

# XRBI

TECHNOLOGY #LIVING IT #LOVING IT

**NERAL (MUMBAI)**



Registration No:

**P52000002828**

**P52000004499**

**P52000002246**



## ABOUT XRBIA NERAL

Sprawling over 22.32 acres, Xrbia Neral is a haven for city dropouts with breath-taking views of the aesthetically pleasing surroundings. It offers 1, 2, & 3 BHK apartments with picturesque location. Located at eastern edge of the Mumbai Metro Region which is one of the most economically promising locations, adds to a financial advantage. Nestled near the shimmering river Poshir and Matheran, here is a township embraced by nature.



## WHERE IS NERAL ?

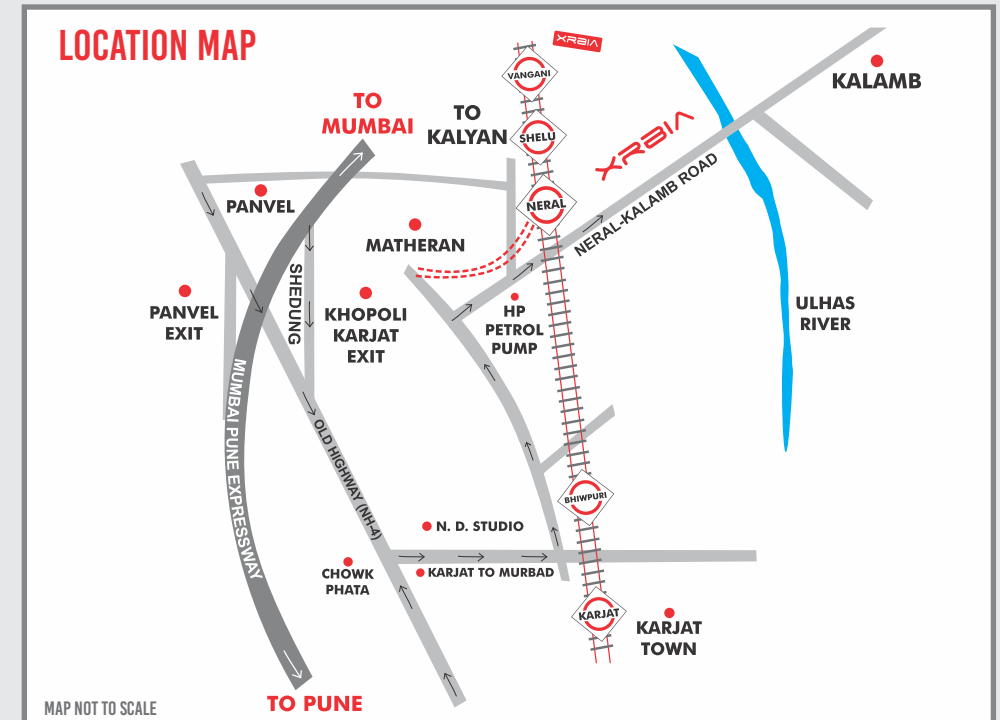
Located near the fast growing Eastern Mumbai region near the pristine river Poshir and Matheran. Xrbia Neral is at a commutable distance from Mumbai city. The proposed international airport is 57.4 km away. The Mumbai-Pune Express Highway is 47.6 km drive away.

| KEY DISTANCE                          |         |
|---------------------------------------|---------|
| Neral Railway Station                 | 8.5 km  |
| Shelu Railway Station                 | 12.9 km |
| Matheran Hill Station                 | 15.5 km |
| Mumbai Pune Express Highway           | 47.6 km |
| Proposed International Airport Panvel | 57.4 km |

## MUMBAI METRO REGION: AN UNRIVALLED GROWTH LOCATION

The growth centres of Kalyan, Vasai-Virar, Bhiwandi-Panvel and Alibaug-Pen will see a great potential to develop due to the Virar-Alibaug Multimodal Corridor (VAMC) giving these regions a much needed developmental boost. While the growth centres & the VAMC complement each other, it is the VAMC that will be transformed into India's strategic trade and commerce hub. The VAMC is also in close proximity to JNPT and the proposed Navi-Mumbai International Airport. In the next 20 years, the MMR will be the largest metropolis in the world with a GDP of \$1 trillion (ie. 66,00,000 crores which is equivalent to the 35th largest nation in the world). Population of MMR will be: 44 million (largest metro globally). This combined with a 23 million work force in an urban area of 1,750 sq. km., will impact the housing demand by 14.8 million.\*

\* Source: MMR'S MEGA PLAN construction world April 2015 cover story





## OUR PROJECTS

Xrbia is building Smart projects at over 18 locations and has launched over 50,000 homes across Maharashtra. The company has received several accolades for its outstanding contributions to the affordable housing industry. The government of India has taken notice of Xrbia and its vision to enhance the lives of customers with the development of world - class cities and top-notch infrastructure and technology. Xrbia received the Rashtriya Udyog Ratan Award in 2015 for its great work in the affordable housing sector. Xrbia received an award for excellence in 'Construction Quality' from the Chief Minister of Maharashtra Mr. Devendra Fadnavis at 'Midday Realty Awards- 2019

## OUR LIVING

Xrbia's Smart projects offer many unique advantages like Social Infrastructure, Gym, Garden Spaces & Clubhouse to keep your family safe and in touch. This is designed to handle the rush of a new urban India and beyond all the pleasure and comfort of living in a community that becomes your new family in future times. XRBIA has been designed to create a positive ecosystem for the neighbourhood and the community; thereby giving our customers a sense of peace and community life.

## OUR TRACK RECORD

Xrbia's vision is to build "100 future ready cities by 2030". Xrbia understands India's need for smarter, efficient, and sustainable cities. Hence, it provides end-to-end urban infrastructure services to enhance the quality of life and living experiences of its residents. Since it's start, Xrbia Developers has delivered 67 Lac sq.ft. establishing itself as India's undisputed smart housing leader. Today, with a customer base of over 20,000 customers, it is a remarkable testimony to the trust and quality Xrbia as a real estate developer commands. Xrbia combines the desire for onsite amenities with the need for affordability, and their townships come with amenities like community centres, swimming pools and commercial complexes. XRBIA is embarking on a new journey that lays the benchmark for quality and modern urban development in the country.

### XRBI A BUS SERVICE

Daily bus service from our site to Neral railway station every hour. Special mobile application available to book a seat for Xrbia citizens.



## XRBI A BRAND PROMISE

01

### TO STAND FOR TRANSPARENCY

We sell only on a carpet area basis.

02

### TO STAND FOR AFFORDABILITY

Our prices start from ₹9 lacs from a 1RK to ₹18 lacs for a 2 BHK.

03

### TO STAND FOR TECHNOLOGY

We strive to present the newest technologies to our customers, that in turn enhance the quality of their lives.

## CUSTOMER FRIENDLY SYSTEMS

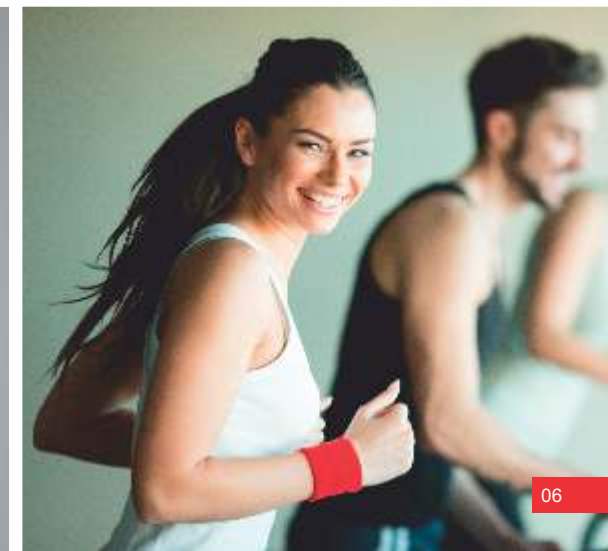
At Xrbia, we have invested in the world's foremost Customer Relationship Management softwares and systems. Our back-office is available on phone and email to sort out your every query and complaint.





## PROJECT AMENITIES

- Swimming Pool
- Club House
- Community Centre
- Concrete Roads
- Kids Play Area
- Landscaped Gardens with Walking Area
- Common Car Parking Spaces
- Gymnasium
- Shuttle Bus Service





## PROJECT SPECIFICATION

### FLOORING

- Bedroom / Kitchen: Vitrified tiles
- Bath / WC / Balcony: Anti-skid ceramic tiles
- All floor lobbies including stilt lift lobby
- Matte finish / glossy ceramic tiles

### KITCHEN

- Granite kitchen platform with SS sink and tap
- Ceramic tile cladding 2 feet height above kitchen platform

### BATHROOMS AND TOILETS

- Bathroom ceramic tiles dado upto 7 feet height
- High quality wash basin
- Water efficient 6x3 litre dual flush EWC in toilet

### MAIN DOORS

- Laminated Flush Doors
- Good quality door fittings

### OTHER DOORS

- Bathroom & Toilet Doors - Flush Doors
- Bedroom Doors - Painted flush Door

### WINDOWS

- Powdered coated aluminum windows

### ELECTRICAL

- Points for water filter, exhaust fan and refrigerator in Kitchen
- Exhaust fan point in WC / Bathroom
- One TV point in the Living room
- Concealed copper wiring
- Elegant modular electrical switches  
For safety, one Earth Leakage Circuit Breaker(ELCB) in every apartment
- One Miniature Circuit Breaker (MCB) for each circuit at the main distribution box in every apartment

### RCC STRUCTURE

- Seismic zone compliant structure
- RCC framed structure

### LIFTS

- Standard good quality lifts

### PAINTING/POLISHING

- Interior: Primer finish
- Exterior: Acrylic emulsion paint

### PLUMBING

- All water supply lines are UPVC/CPVC or equivalent



## PRADHAN MANTRI AWAS YOJANA

### AVAIL UP TO ₹2.67 LACS OF GOVT. SUBSIDY

#### WHO IS ELIGIBLE TO AVAIL THE SUBSIDY ?

1. Purchaser and his family should not have any other dwelling in their name
2. Annual household income should not exceed Rs. 18 lacs
3. Household family means husband, wife and unmarried children
4. The house should be purchased in the name of both, husband and wife or female head of the household and only in cases without an adult female member in the family the house can be in the name of the male.
5. The subsidy will be credited in the home loan account of the Buyer
6. Other terms and conditions shall apply
7. Bank loan is subject to approval from Housing Finance Company / Bank

#### DOCUMENTS REQUIRED

##### FOR SUBSIDY

1. Undertaking from the buyer in the given format
2. Aadhar card and Pan card
3. Any other documents as required by bank/Financial Institution

##### FOR HOME LOAN

1. Income proof for eligibility of loan
2. Identity proof
3. Address proof
4. Last 6 months bank statement
5. Any other documents as required by bank/Financial Institution



1BHK SMART- **A1 A2 A5 A6 A7 A8**

1BHK LUXURY- (B1) (B2) (B3)

**2BHK SMART- C5**

2BHK MEDIUM- D1 D2 D3 D4 D5

**2BHK LUXURY- (D6)**

3BHK SMART- (E2)

100

1BHK SMART- **A3 A4**

1BHK LUXURY- B4 K1 K2 K3 K4

K6 K7 K8

2BHK SMART- C1 C2 C3 C4 C6

C8 C9

**2BHK LUXURY- D8**

**3BHK SMART-** **E1**

**3BHK LUXURY- F1**

**2000**

1BHK SMART- **A9 A10**

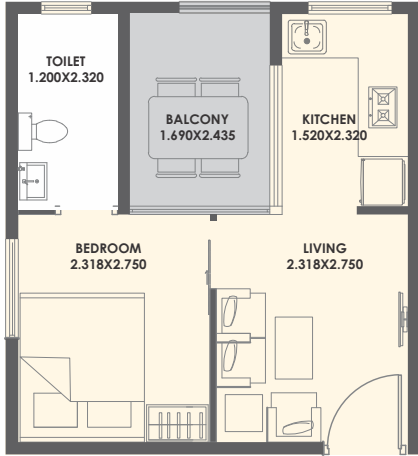
1BHK LUXURY- (B5) (K5) (K9)

**2BHK SMART- C10**

1 BHK SMART



TYPICAL FLOOR PLAN - BUILDING A3 TO A10



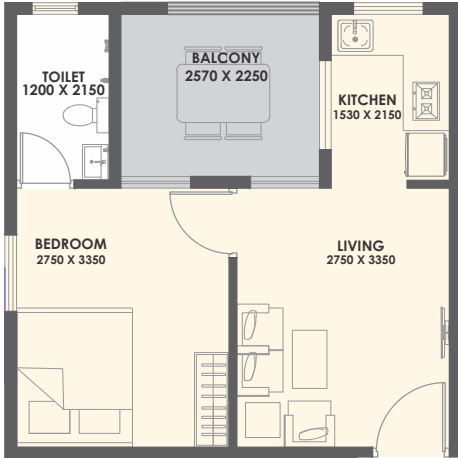
TYPICAL UNIT PLAN - 1BHK SMART

| TYPE - 1 BHK SMART | In sq.mtr. | In sq.ft. |
|--------------------|------------|-----------|
| CARPET AREA        | 21.35      | 230       |
| ENCLOSED           | -          | -         |
| BALCONY            | 3.12       | 33        |
| TERRACE            | -          | -         |
| TOTAL              | 24.47      | 263       |

1 BHK LUXURY



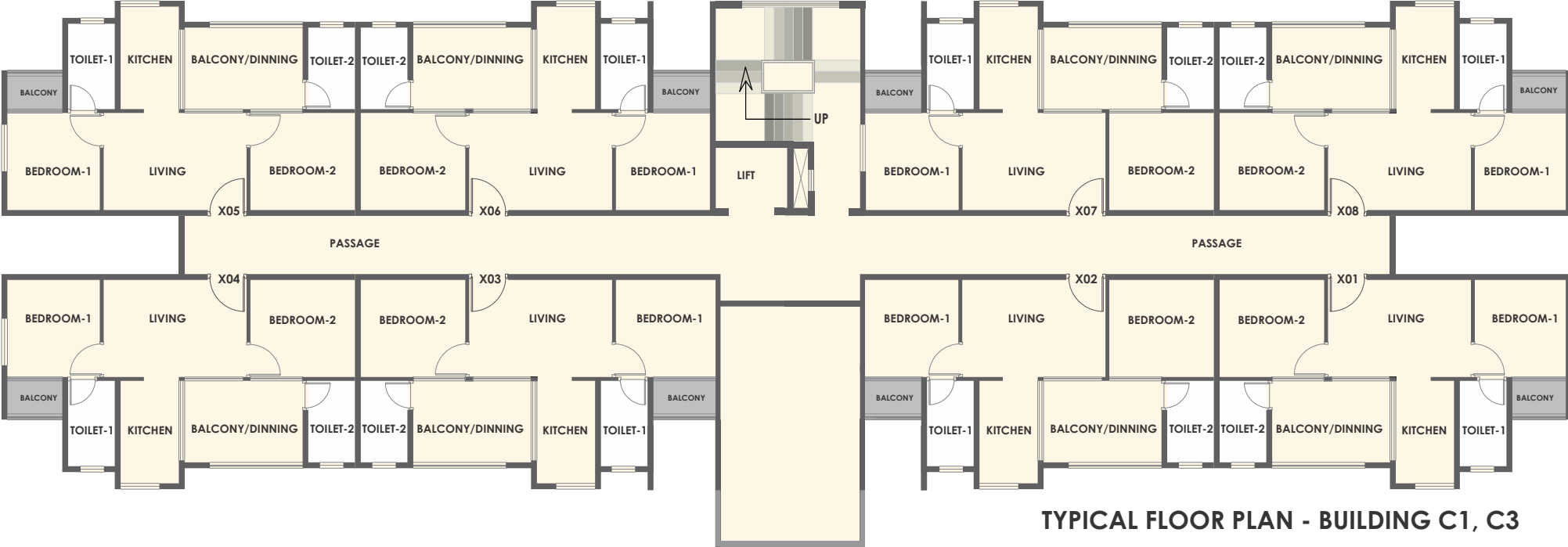
TYPICAL FLOOR PLAN - BUILDING K5 TO K9



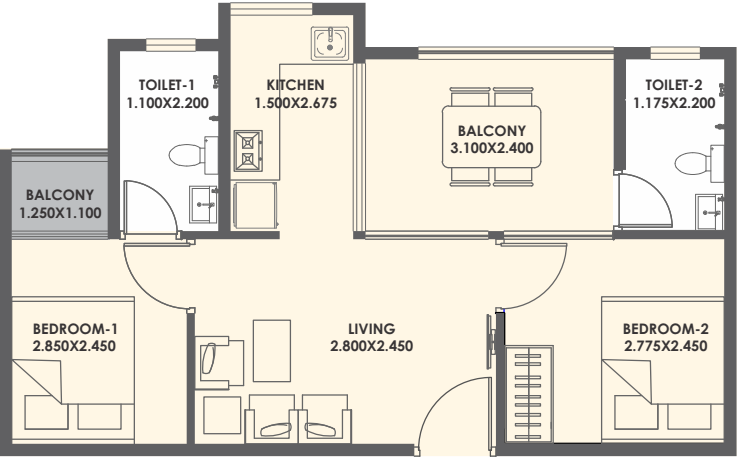
TYPICAL UNIT PLAN - 1 BHK LUXURY

| TYPE - 1 BHK LUXURY | In sq.mtr. | In sq.ft. |
|---------------------|------------|-----------|
| CARPET AREA         | 26.73      | 288       |
| ENCLOSED            | -          | -         |
| BALCONY             | 4.75       | 51        |
| TERRACE             | -          | -         |
| TOTAL               | 31.48      | 339       |

2 BHK SMART



TYPICAL FLOOR PLAN - BUILDING C1, C3



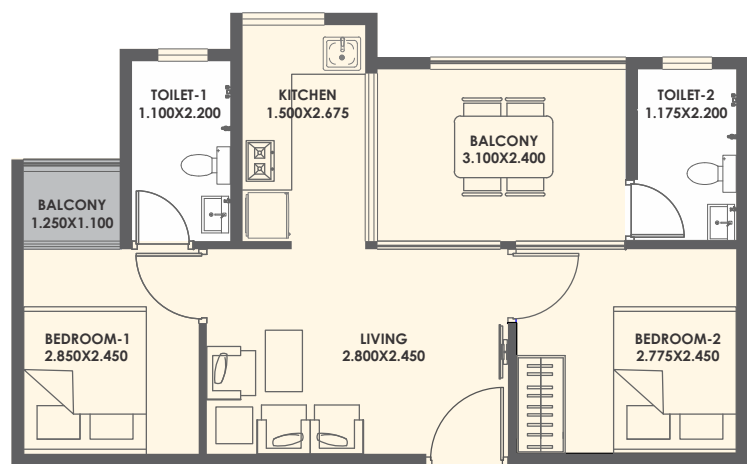
TYPICAL UNIT PLAN - 2BHK SMART

| TYPE - 2 BHK SMART | In sq.mtr. | In sq.ft. |
|--------------------|------------|-----------|
| CARPET AREA        | 33.65      | 362       |
| ENCLOSED           | -          | -         |
| BALCONY            | 5.98       | 65        |
| TERRACE            | -          | -         |
| TOTAL              | 39.63      | 427       |

2 BHK SMART



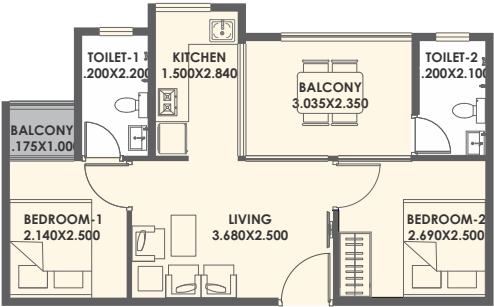
TYPICAL FLOOR PLAN - BUILDING C2



TYPICAL UNIT PLAN - 2BHK SMART

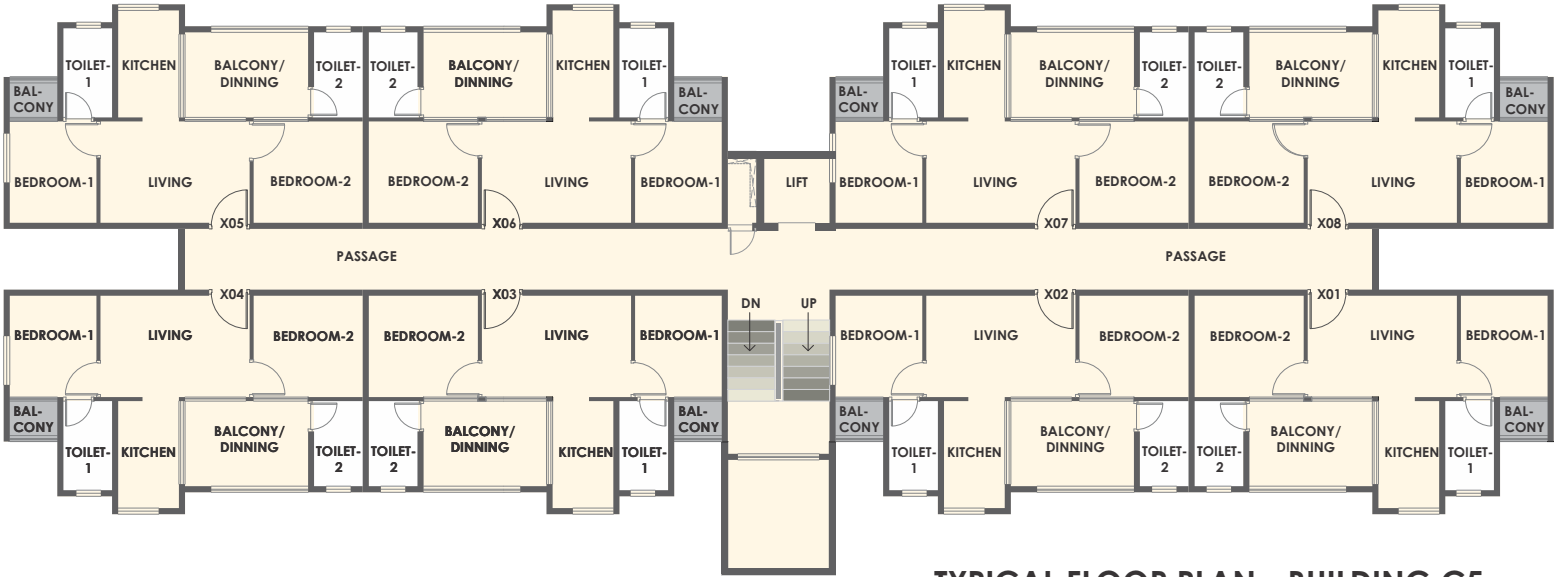
| TYPE - 2 BHK SMART | In sq.mtr. | In sq.ft. |
|--------------------|------------|-----------|
| CARPET AREA        | 33.65      | 362       |
| ENCLOSED           | -          | -         |
| BALCONY            | 5.98       | 65        |
| TERRACE            | -          | -         |
| TOTAL              | 39.63      | 427       |

2 BHK SMART

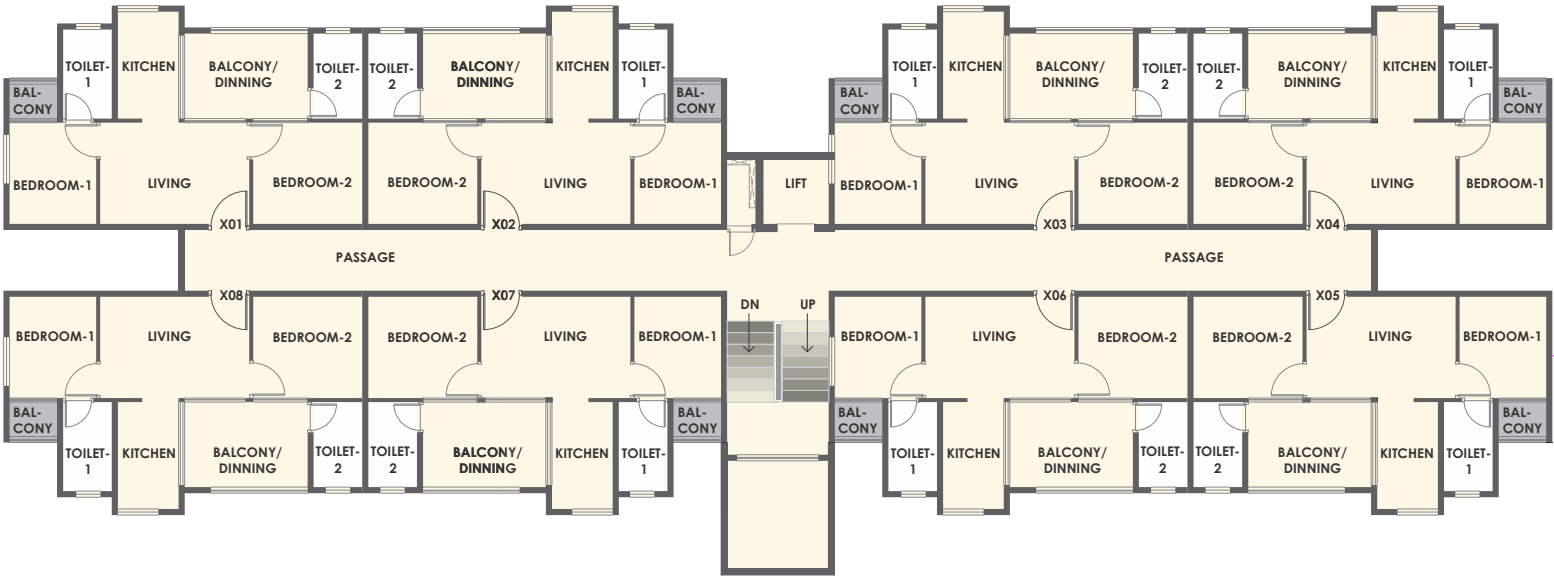


TYPICAL UNIT PLAN -  
2BHK SMART

| TYPE-2 BHK SMART | In sq.mtr. | In sq.ft. |
|------------------|------------|-----------|
| CARPET AREA      | 34.66      | 373       |
| ENCLOSED         | -          | -         |
| BALCONY          | 5.73       | 62        |
| TERRACE          | -          | -         |
| TOTAL            | 40.39      | 435       |

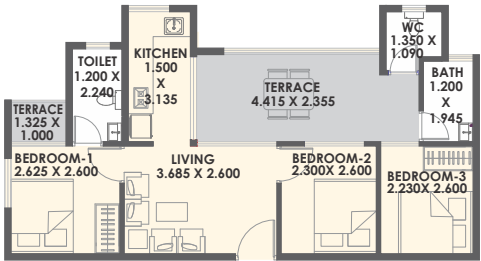


TYPICAL FLOOR PLAN - BUILDING C5



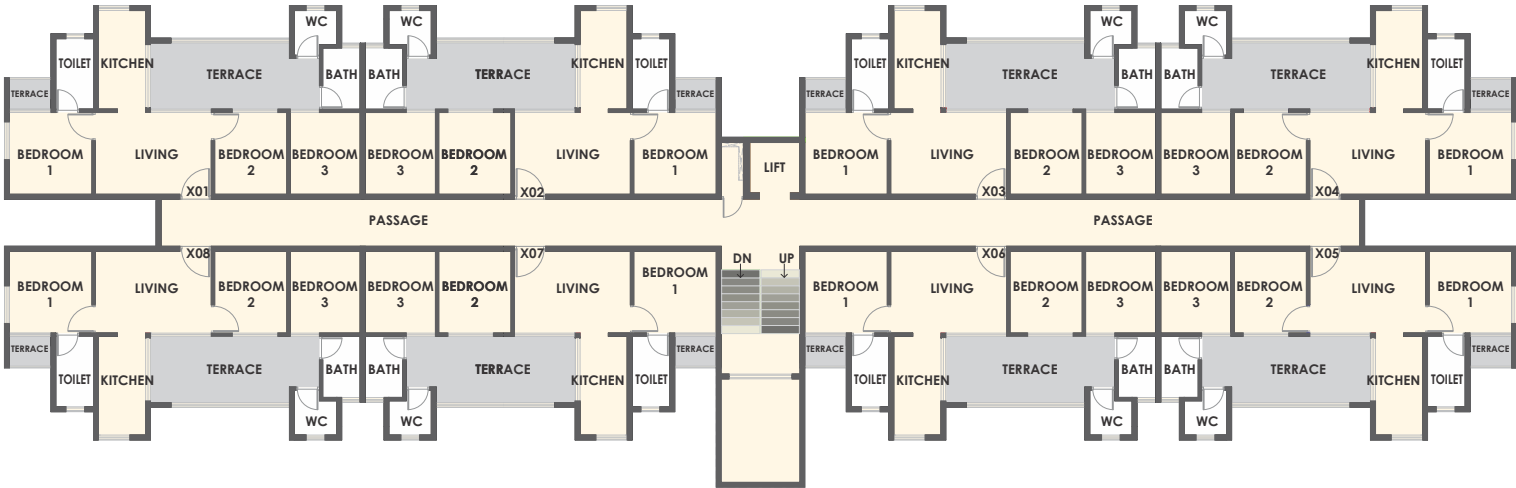
TYPICAL FLOOR PLAN - BUILDING C6

3 BHK SMART

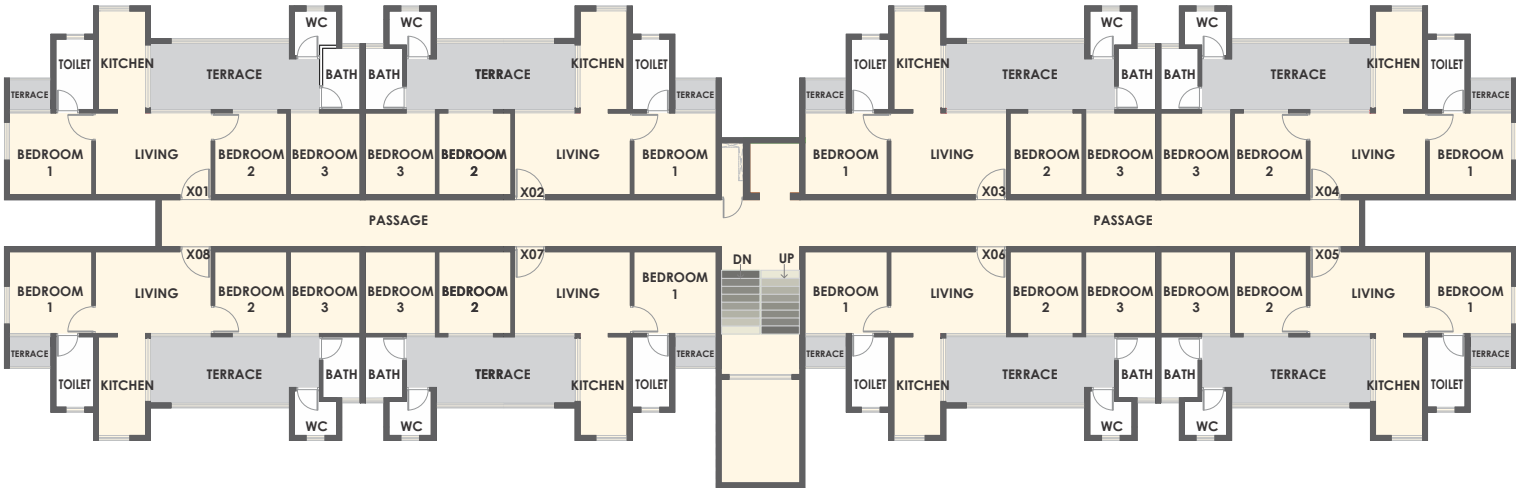


TYPICAL UNIT PLAN - 3 BHK SMART

| TYPE-3 BHK SMART | In sq.mtr. | In sq.ft. |
|------------------|------------|-----------|
| CARPET AREA      | 45.82      | 493       |
| ENCLOSED         | -          | -         |
| BALCONY          | 9.2        | 99        |
| TERRACE          | -          | -         |
| TOTAL            | 55.02      | 592       |



TYPICAL FLOOR PLAN - BUILDING E1



TYPICAL FLOOR PLAN - BUILDING E2



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Project financed by:



L&T Financial Services

#### PUNE

Xrbia Developers Limited  
929, 1st Floor, Mantri House,  
F.C. Road, Pune - 411004.

#### SANPADA

Xrbia Developers Limited  
Office No. F-5 & 6, 1st Floor,  
"The Affairs", Plot No.9, Sector-17,  
Off Palm Beach Road,  
Opp. Bhumiraj Costarica,  
Sanpada, Navi Mumbai - 400705.



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[www.xrbianeral.com](http://www.xrbianeral.com)

DISCLAIMER: The developer reserves the right to amend the layout, plans, dimensions, elevation, amenities and specifications. While every care has been taken in providing this information, the developer cannot be held responsible for any inaccuracies.