

XRBI

TECHNOLOGY #LIVING IT #LOVING IT

RIVERFRONT (TALEGAON)



Registration No:
P52100000379

ABOUT XRBIA RIVERFRONT (TALEGAON)

Xrbia Riverfront is a 6.52 acres project on Somatne Phata to Hinjewadi Road along the pristine banks of river Pavana, 20% of the property is dedicated to open spaces with pools, parks, walkways, recreational areas and parking spaces.



WHERE IS RIVERFRONT (TALEGAON) ?

Situated on the Western Ghats, Xrbia Riverfront has a picturesque location with still lakes, blue skies, rolling hills and lush greenery. The residential enclave is 3.1 km away from the Mumbai-Pune Expressway and 9.7 km from Talegaon station. It is just a 18.9 km drive from Hinjewadi. This pristine project is well-connected to Pune and Mumbai. Hinjewadi & Talegaon are prime locations with numerous schools, colleges, shopping centres, IT parks, automobile companies and hospitals in the vicinity.

KEY DISTANCE	
Indyana Global Technical Campus	3.1 km
IIMS (School Of Business Management)	12.5 km
Mumbai-Pune Expressway	3.1 km
India's Biggest IT Capital-Hinjewadi	20.3 km
Talegaon Railway station	9.7 km
Chakan MIDC	22.5 km
Urse MIDC	3.4 km
Indira college	19.1 km

THE GROWTH STORY OF RIVERFRONT (TALEGAON)

Riverfront is the destination for the future. The massive development in the area located on the cusp of the Mumbai-Pune Express Highway is exploding with commercial investments, existing auto-mobile hub, a number of government projects and hence, lots of residential investment opportunities. Strategically placed at one of the strongest geographies in the western India, Riverfront is in close proximity to Mumbai and Pune with less than 20.3 km from Hinjewadi IT Parks, Industrial Belt of Pimpri-Chinchwad and Maval & Chakan.

PUNE METROPOLITAN REGIONAL DEVELOPMENT AUTHORITY - PMRDA

PMRDA is taking forward its vision for setting up a bustling business hub. Today about 400 villages are part of the PMRDA. PMRDA has proposed to expand its jurisdiction from 3,500 sq.km. to 7,000 sq.km. by including more villages in its limits. The PMRDA will cover Maval and Pune city entirely and parts of Haveli, Bhor, Daund, Shirur, Mulshi and Khed talukas of Pune district. The authority will comprise Pune and Pimpri Chinchwad municipal corporations and Talegaon Dabhade, Lonavala, Alandi municipal councils along with villages spread across the district.

*Source: <http://www.hindustantimes.com/pune-news/pmrda-begins-its-development-plan-for-400-villages-around-pune/story-19SQaO59mG1O8YG7TFpe6L.html>



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.



XRBIA 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

- 24X7 Security
- Club House
- Community Centre
- Concrete Roads
- Gymnasium
- Kid's Play Area
- Landscaped Gardens
- Multipurpose Hall
- Street lights
- Swimming Pool





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

MASTER PLAN



LEGEND

PHASE 1:

2BHK- B1 B2 B3

3BHK- C1 C2

PHASE 2:

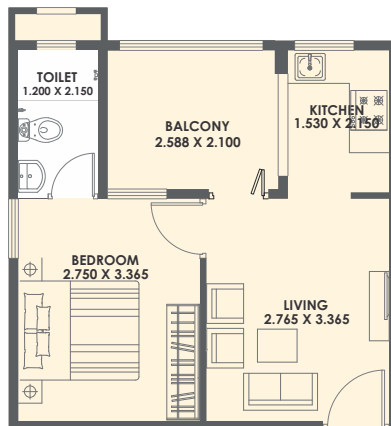
1BHK- A1 A2

2BHK- B4 B5 B6

1 BHK COURTYARD

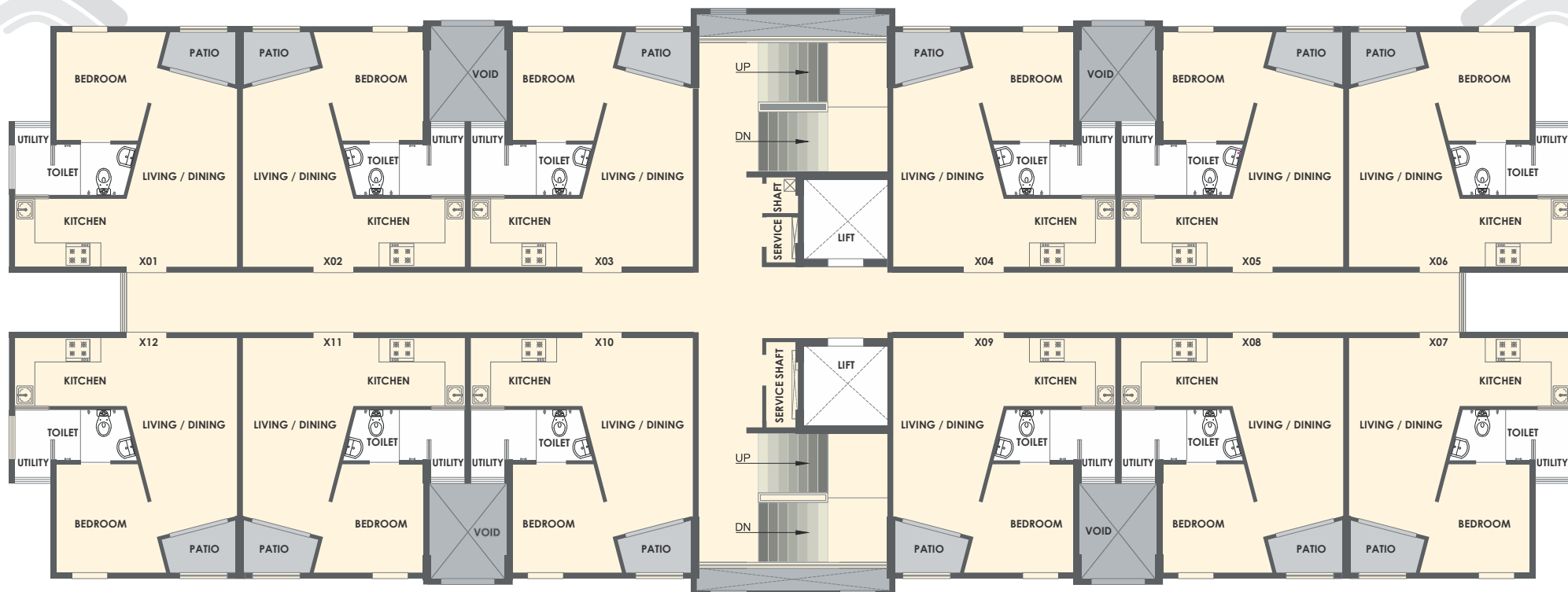


TYPICAL FLOOR PLAN - BUILDING A1

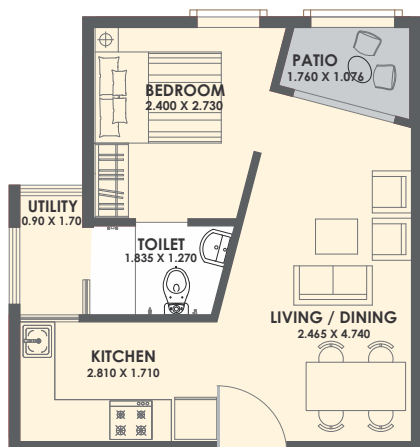


TYPICAL UNIT PLAN

TYPE-1 BHK COURTYARD	In sq.mtr.	In sq.ft.
CARPET AREA	26.89	289
BALCONY	4.78	51
TERRACE	-	-
TOTAL	31.67	341

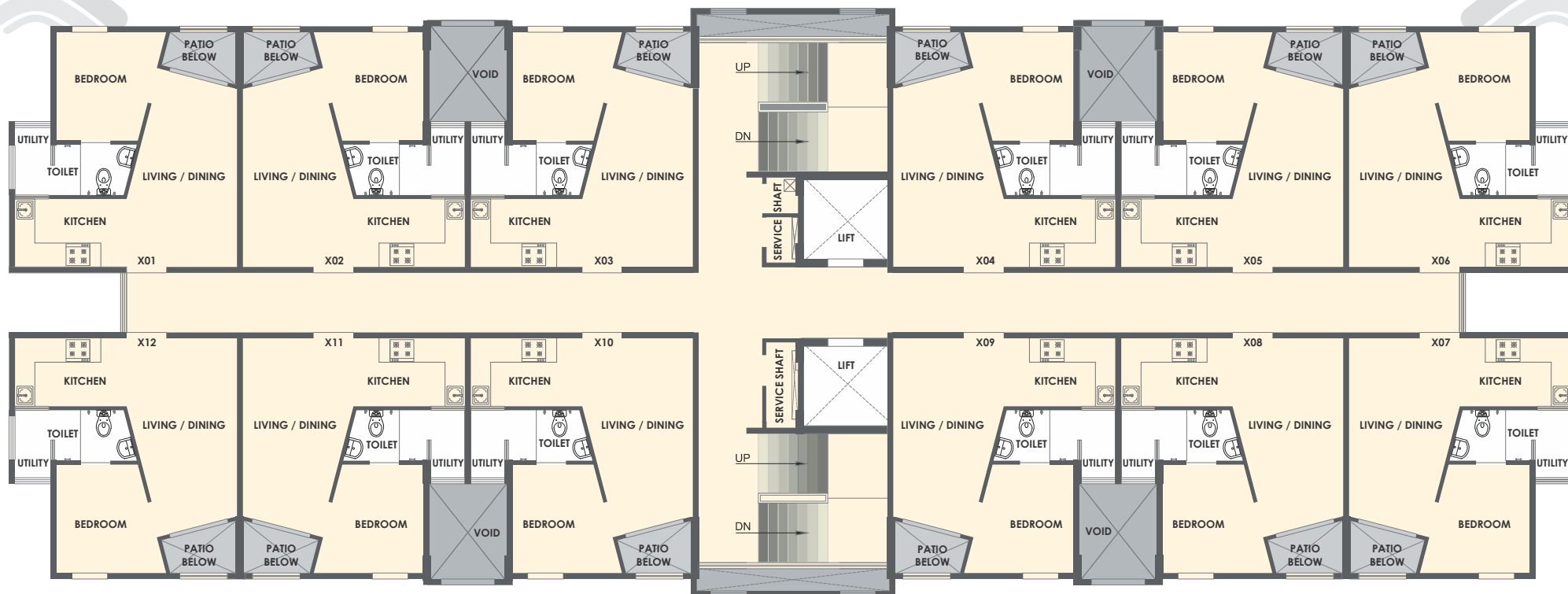


TYPICAL ODD FLOOR - BUILDING A2- 1ST / 3RD / 5TH / 7TH FLOOR

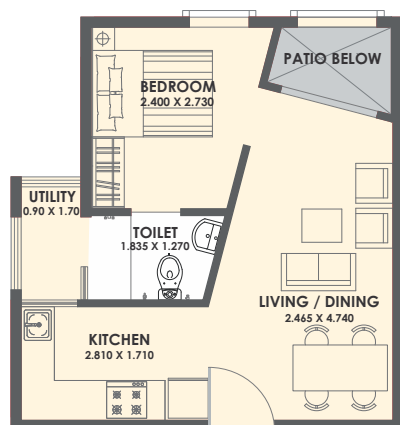


TYPICAL ODD UNIT PLAN

TYPE - 1 BHK LUXURY	In sq.mtr.	In sq.ft.
CARPET AREA	27.11	292
BALCONY	1.53	16
TERRACE	1.95	21
TOTAL	30.59	329

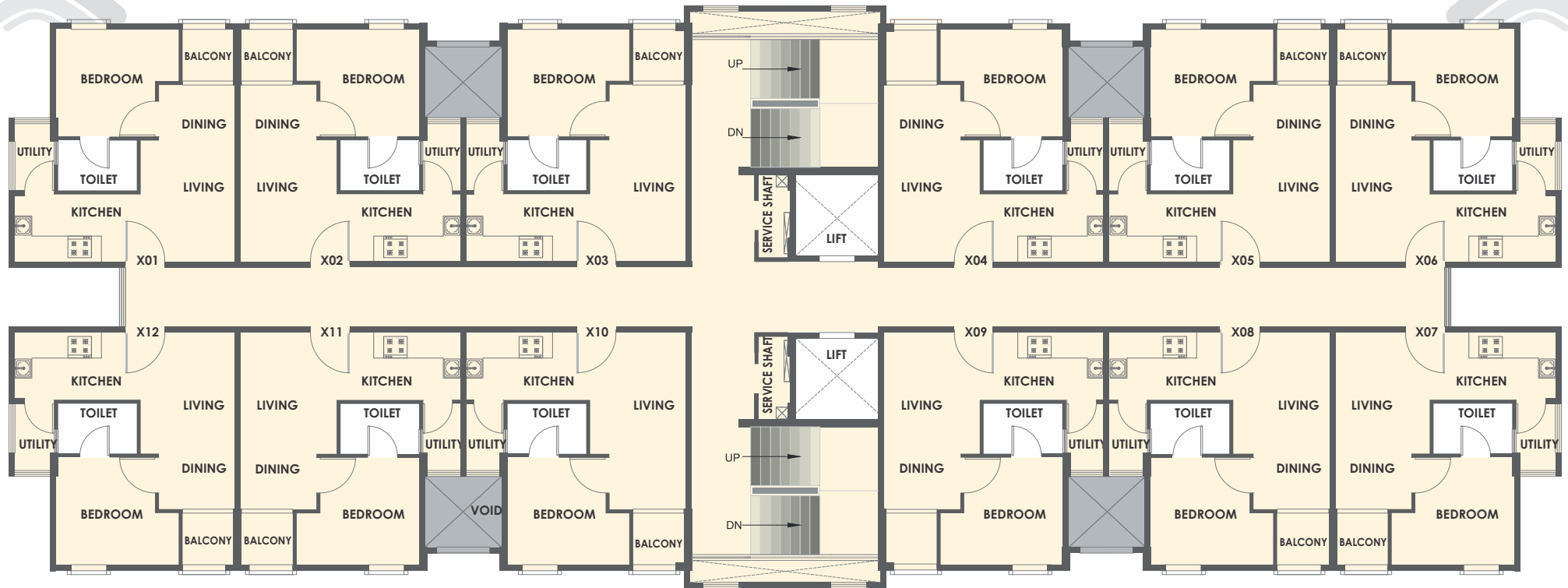


TYPICAL EVEN FLOOR - BUILDING A2 - 2ND / 4TH / 6TH FLOOR

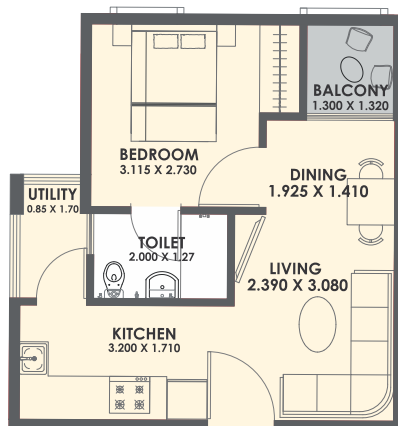


TYPICAL EVEN UNIT PLAN

TYPE - 1 BHK LUXURY	In sq.mtr.	In sq.ft.
CARPET AREA	27.11	292
BALCONY	1.53	16
TERRACE	-	-
TOTAL	28.64	308

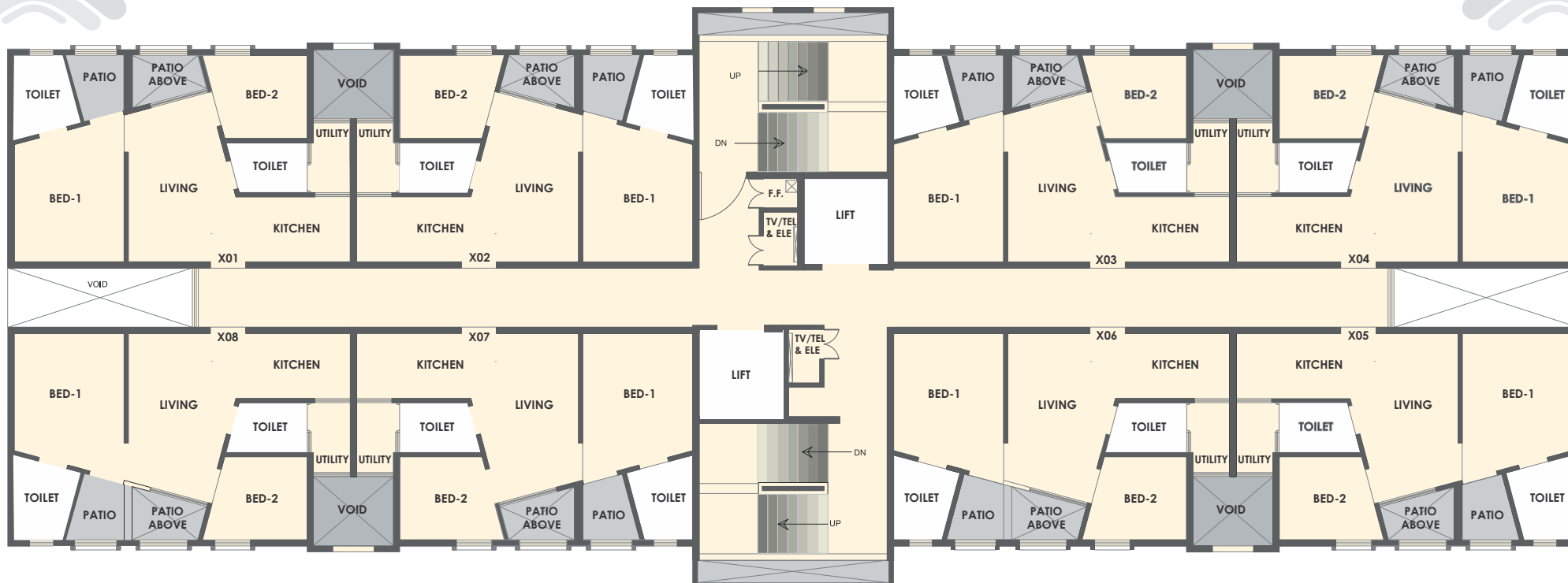


TYPICAL FLOOR PLAN- BUILDING A2- 8TH TO 11TH FLOOR

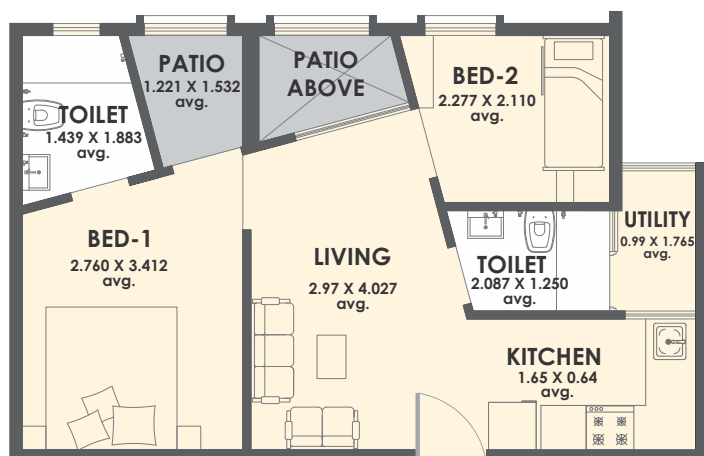


TYPICAL UNIT PLAN

TYPE - 1 BHK LUXURY	In sq.mtr.	In sq.ft.
CARPET AREA	27.31	294
BALCONY	3.35	36
TERRACE	-	-
TOTAL	30.66	330



TYPICAL EVEN FLOOR PLAN - BUILDING B1, B2, B3

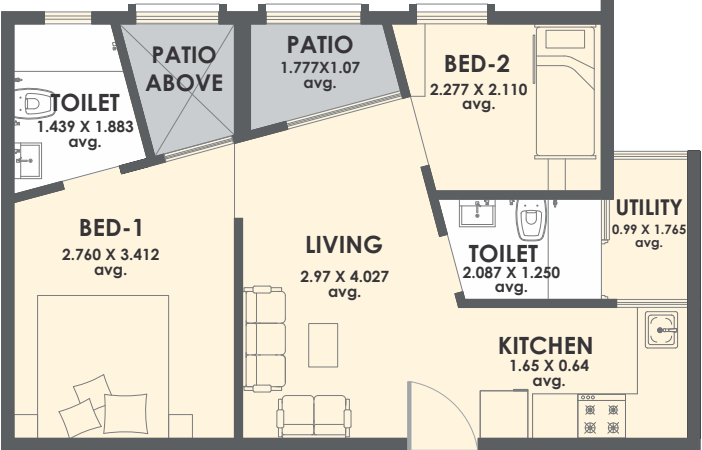


TYPICAL EVEN UNIT PLAN

TYPE - 2 BHK LUXURY	In sq.mtr.	In sq.ft.
CARPET AREA	36.44	392
BALCONY	1.74	19
TERRACE	1.97	21
TOTAL	40.15	432

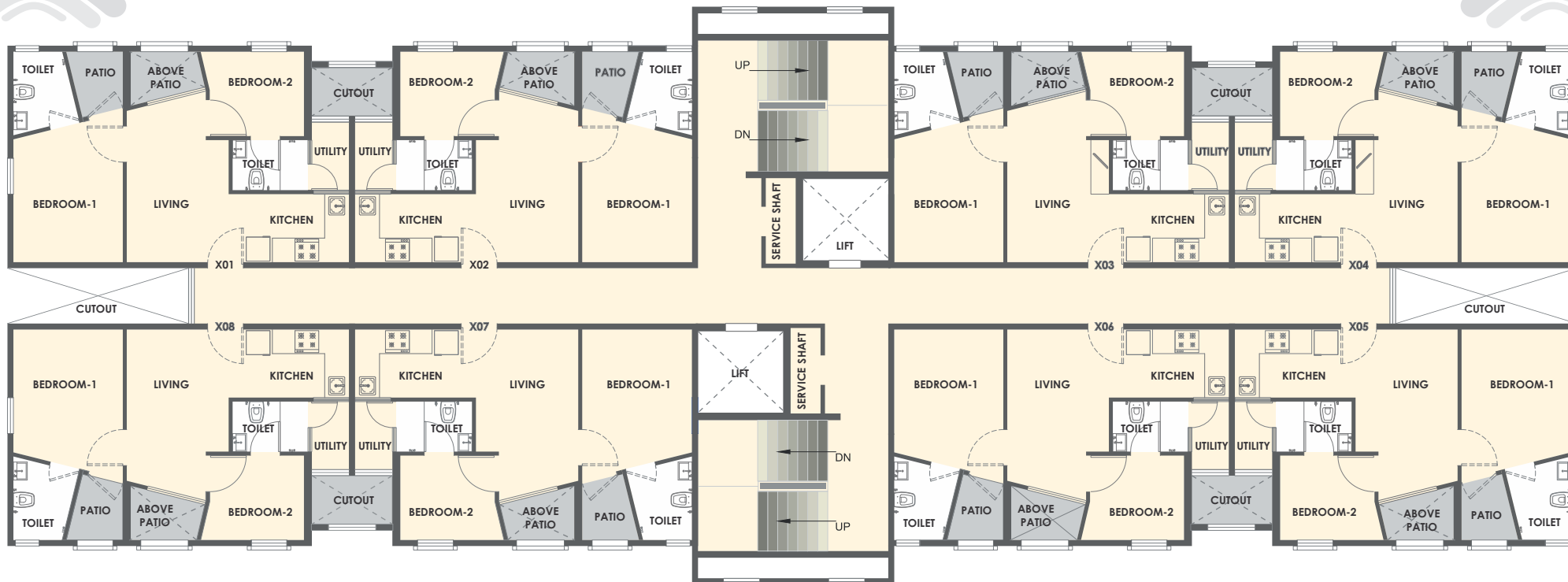


TYPICAL ODD FLOOR PLAN - BUILDING B1, B2, B3

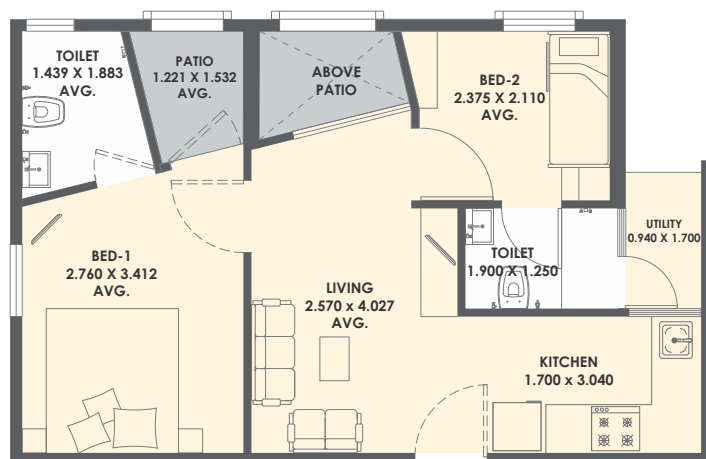


TYPICAL ODD UNIT PLAN

TYPE - 2 BHK LUXURY	In sq.mtr.	In sq.ft.
CARPET AREA	36.44	392
BALCONY	1.74	19
TERRACE	1.91	21
TOTAL	40.09	432

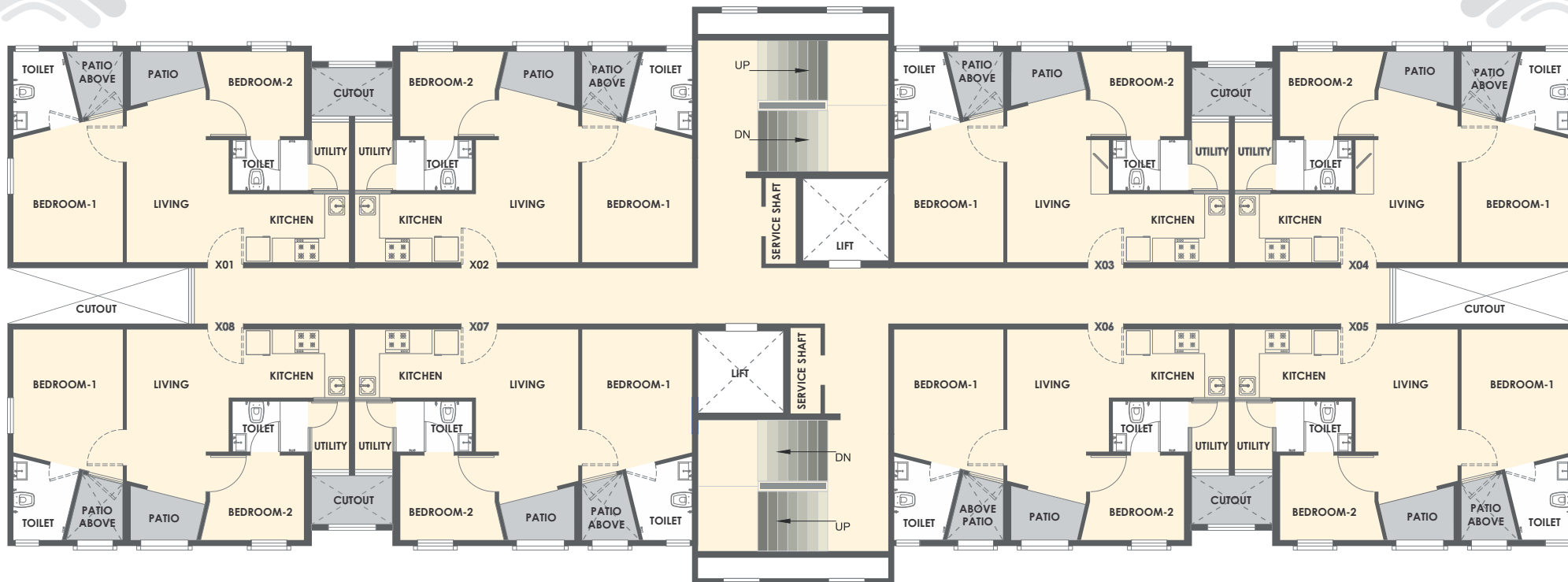


TYPICAL EVEN FLOOR PLAN-BUILDING B4, B5, B6

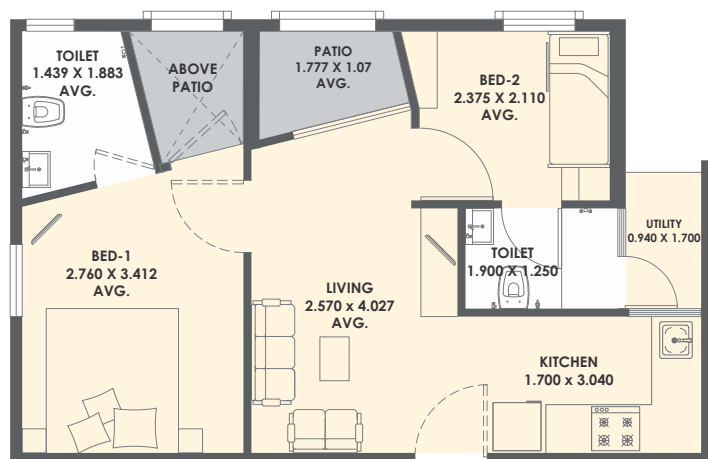


TYPICAL EVEN UNIT PLAN

TYPE - 2 BHK LUXURY	In sq.mtr.	In sq.ft.
CARPET AREA	36.60	391
BALCONY	1.76	19
TERRACE	1.89	20
TOTAL	40.01	431



TYPICAL ODD FLOOR PLAN-BUILDING B4, B5, B6



TYPICAL ODD UNIT PLAN

TYPE - 2 BHK LUXURY	In sq.mtr.	In sq.ft.
CARPET AREA	36.60	394
BALCONY	1.76	19
TERRACE	2.00	22
TOTAL	40.36	434



TECHNOLOGY #LIVING IT #LOVING IT

Project financed by:



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. Bhuriraj Costarica,
Sanpada, Navi Mumbai - 400705.



020 67603169



www.xrbia.com/talegaon

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.