XRBIA

TECHNOLOGY #LIVING IT #LOVING IT

ABODE (JAMBHUL)



Registration No:
P52100001412

ABOUT XRBIA ABODE (JAMBHUL)

A flourishing life with a fine balance of international architecture and lush greenery awaits you at Xrbia Abode (Jambhul). Spread across 8.18 acres, it offers 1, 2 and 3 BHK homes with easy access to the expressway. Here, you stay at peace as well as in sync with the fast progressing life of a metro dweller.







WHERE IS ABODE (JAMBHUL)

The township is located on the old Mumbai-Pune Highway (NH4) towards Pune at the Kanhe Junction. The nearest railway stations are Kanhe and Vadgaon which are 3.9 km & 2.9 km away respectively. Its proximity to the Kanhe Phata railway station, Vadgaon station and national highway cuts the travel time to half. Nigdi, Pimpri-Chinchwad is a 22.5 km pleasant drive through these broad beautiful roads.

KEY DISTANCES	
Old Mumbai-Pune Highway	1 km
Talegaon MIDC	11.5 km
Vadgaon Railway Station	2.9 km
Kanhe Railway Station	3.9 km
The Supreme Industries Limited	2.1 km
Mahindra Ugine Steel company	2.2 km

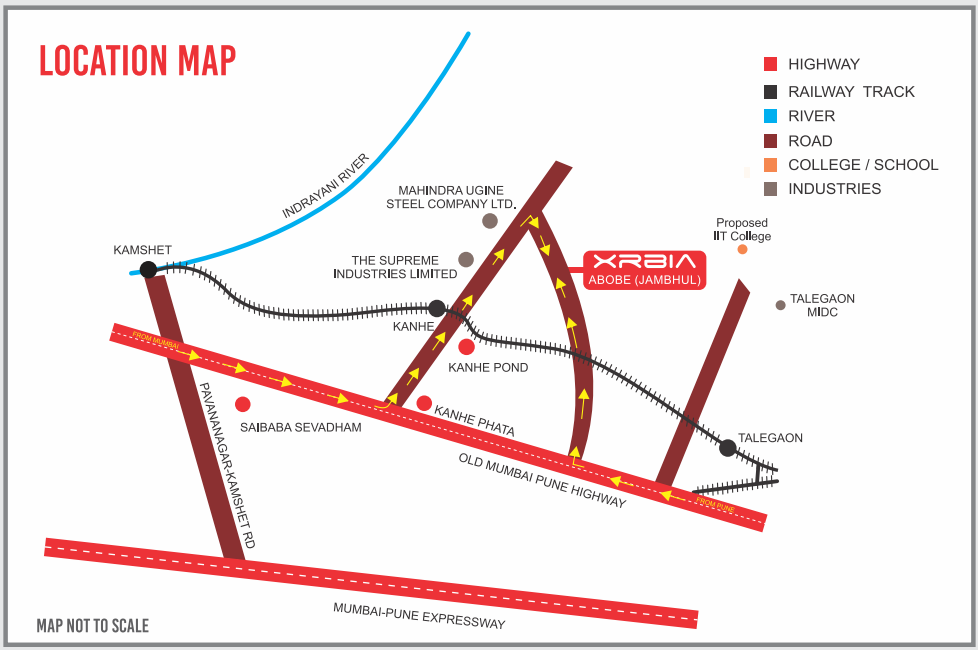
THE GROWTH STORY OF ABODE (JAMBHUL)

Abode is close to many multinational companies and agro-based units. It is also home to a thriving poultry belt. The largest in Asia in terms of broiler birds per square mile. India's first and only floriculture MIDC is in the neighborhood. It is poised to profit from the upcoming Delhi-Mumbai Industrial Corridor. It is close to Talegaon MIDC, one of the big industrial hubs of Maharashtra. It is 109 km from Mumbai and easily accessible via the Mumbai-Pune Expressway. Located on the old Mumbai-Pune Highway (NH4) with easy access to the Expressway & 3 railway stations in the vicinity, the area provides great connectivity.

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 of Pune and Pimpri Chinchwad municipal corporations and Talegaon Dabhade, Lonavla, 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-t9SQaO59mG1O8YG7TFpe6L.html



OUR PROJECTS

Xrbia is building Smart projects at over 18 locations and has launched over 40,000 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 with top-notch infrastructure and technology. The company received the Rashtriya Udyog Ratan Award in 2015 for its great work in the affordable housing sector. Xrbia received an award for 'Developer of the Year – Affordable Housing' category from the Chief Minister of Maharashtra Mr. Devendra Fadnavis at 'Navbharat Realty Business Achievers Awards-2016.'

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 neighborhood and the community; thereby giving our customers a sense of place and community life.

OUR TRACK RECORD

With more than 5 million sq. ft. delivered to 15,000 customers and currently 20 million sq. ft. in the development pipeline, Xrbia has launched over 40,000 houses and has started developing cities in Hinjewadi, Talegaon, Jhambul, Khalapur, Panvel, Neral, Karjat, Vangani etc. Today, Xrbia is one of the leading Affordable Housing Developers in India. Xrbia has invested heavily in Research & Development, not only around construction but also to ensure premium quality. With a land-bank of more than 100 million sq. ft. that can build more than 2 lac homes and house a population of 1 million people, Xrbia is already on its way to building future ready projects.



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 ₹7.5 lacs for a 1RK to ₹15 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 8 hours a day for 7 days a week on phone and email to sort out your every query and complaint.







PROJECT AMENITIES

- Club House
- Kids' Play Area
- Jogging Track
- Community Center
- Concrete Roads
- Festival Plaza
- Gardens
- Gymnasium
- Landscaped Gardens with Walking Area



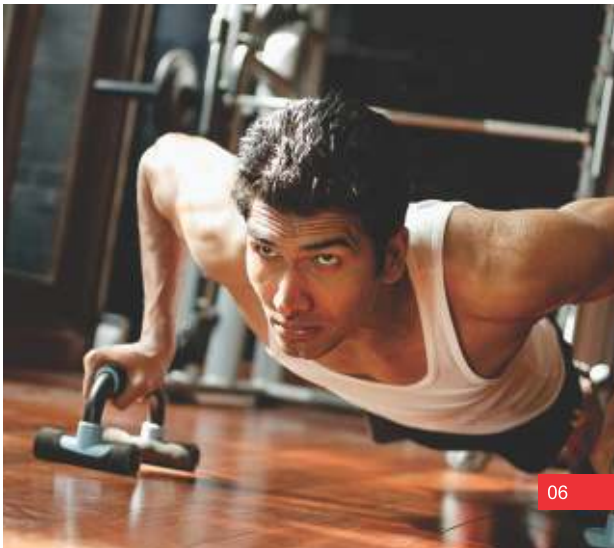












PROJECT SPECIFICATION

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

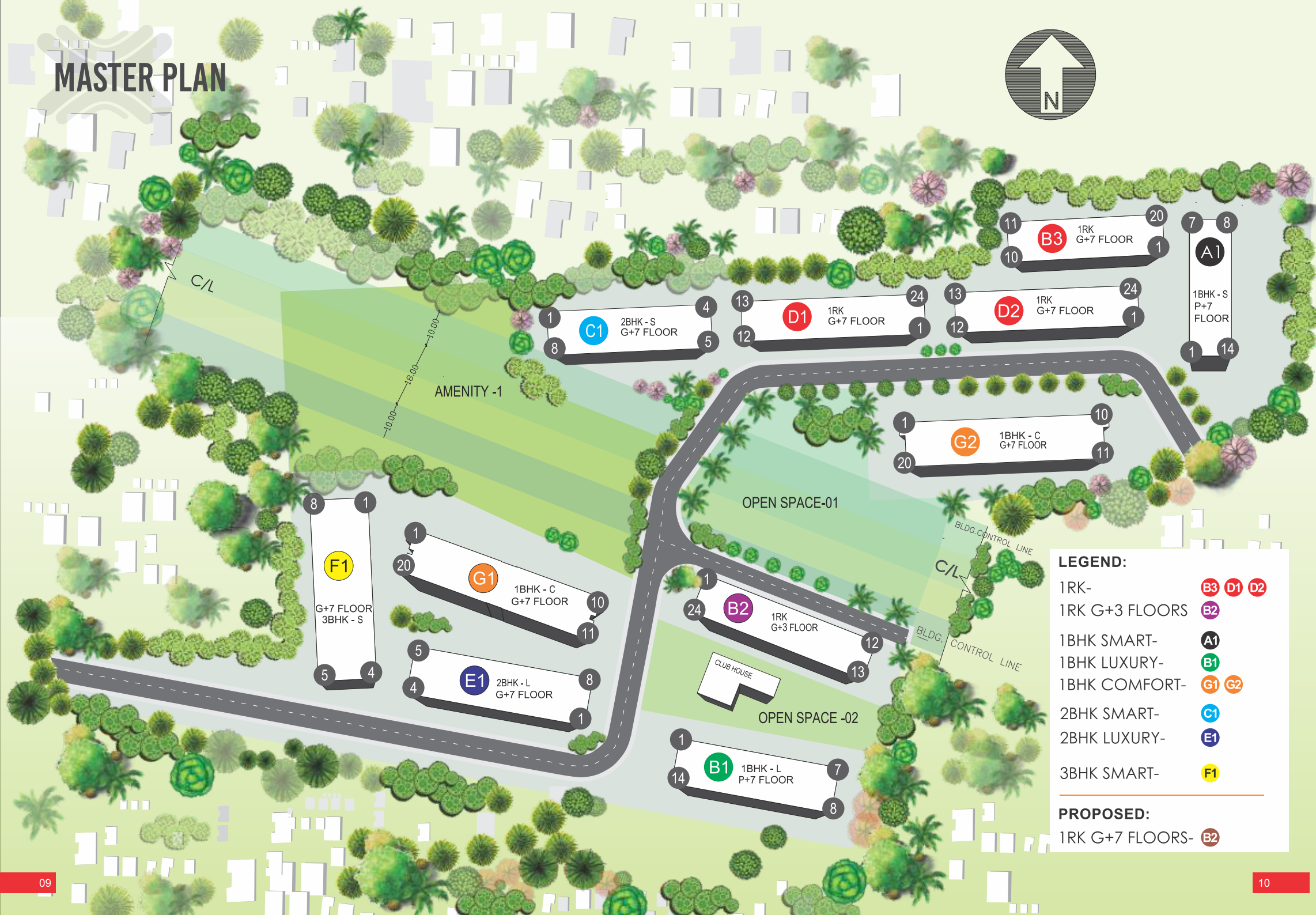
FOR SUBSIDY

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



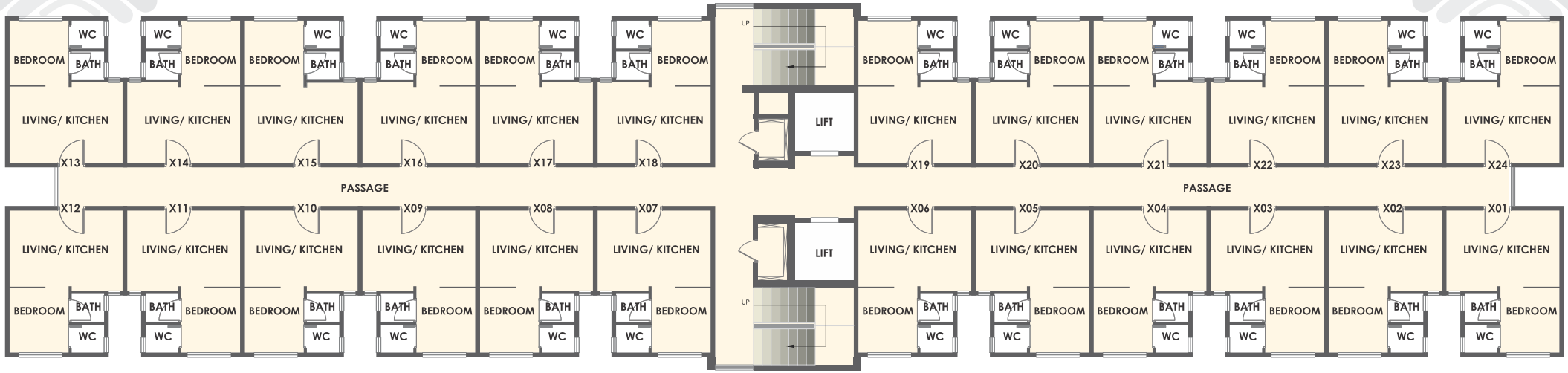
LEGEND:

1RK-	B3 D1 D2
1RK G+3 FLOORS	B2
1BHK SMART-	A1
1BHK LUXURY-	B1
1BHK COMFORT-	G1 G2
2BHK SMART-	C1
2BHK LUXURY-	E1
3BHK SMART-	F1

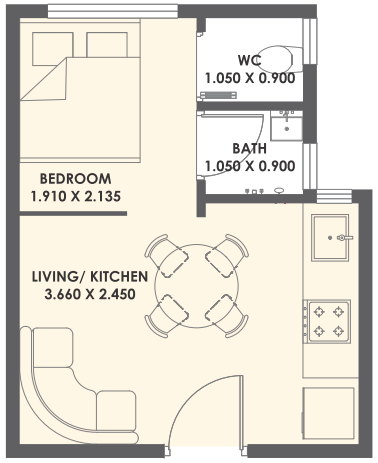
PROPOSED:

1RK G+7 FLOORS- B2

1 RK STUDIO



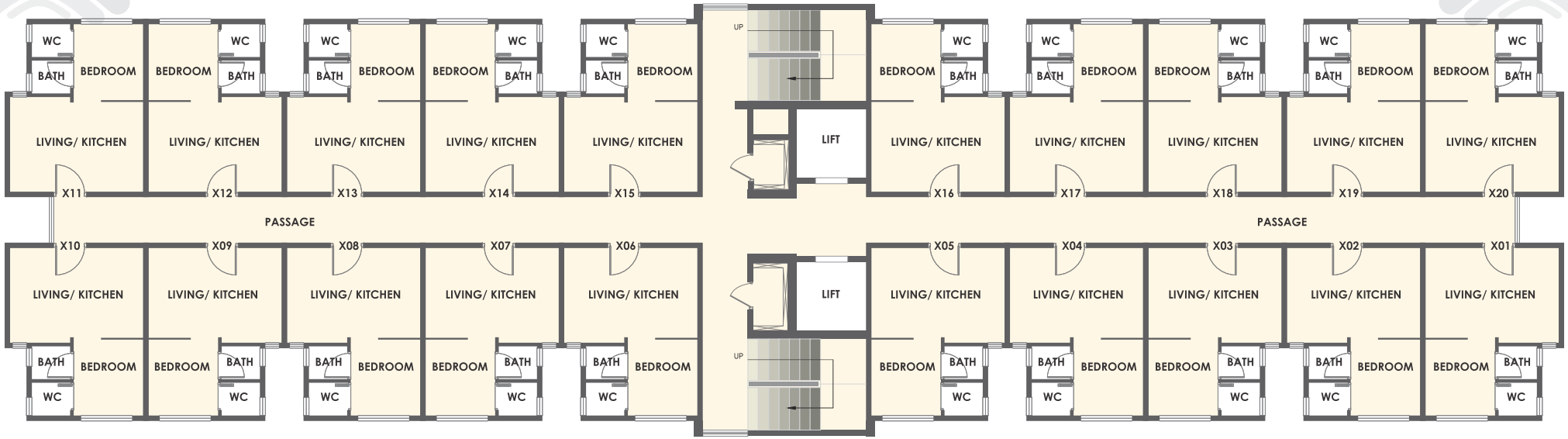
TYPICAL FLOOR PLAN - BUILDING D1, D2 (1ST TO 7TH FLOORS) & B2 (1ST TO 3RD FLOORS)



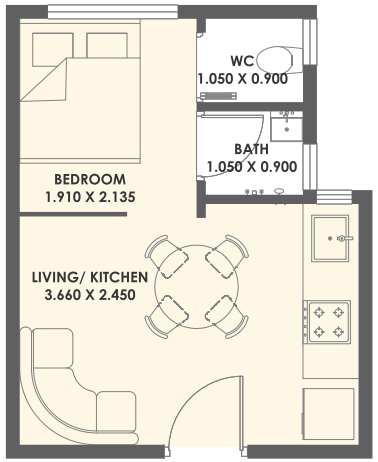
TYPICAL UNIT PLAN

TYPE - 1 RK STUDIO	In sq.mtr.	In sq.ft.
CARPET AREA	15.98	172
BALCONY	0	0
TERRACE	0	0
TOTAL	15.98	172

1 RK STUDIO



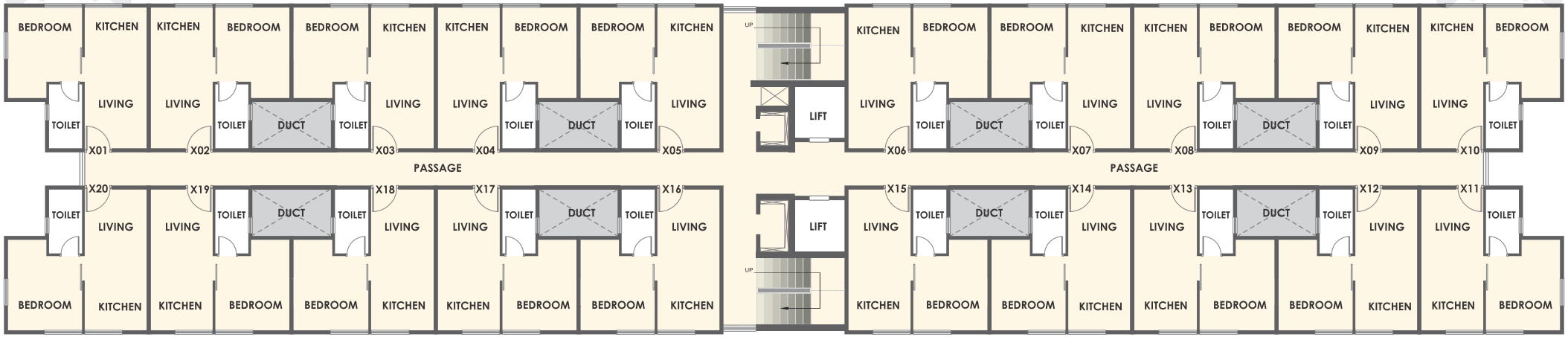
TYPICAL FLOOR PLAN - BUILDING B3 (1ST TO 7TH FLOORS)



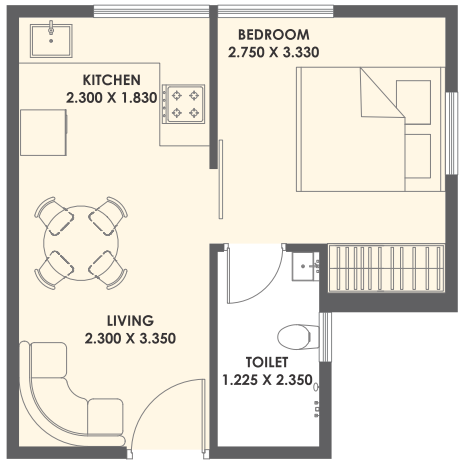
TYPICAL UNIT PLAN

TYPE - 1 RK STUDIO	In sq.mtr.	In sq.ft.
CARPET AREA	15.98	172
BALCONY	0	0
TERRACE	0	0
TOTAL	15.98	172

1 BHK COMFORT



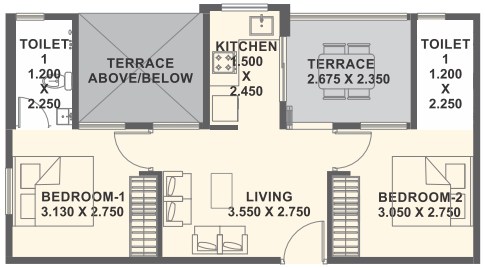
TYPICAL FLOOR PLAN - BUILDING G1 & G2 (1ST TO 7TH FLOORS)



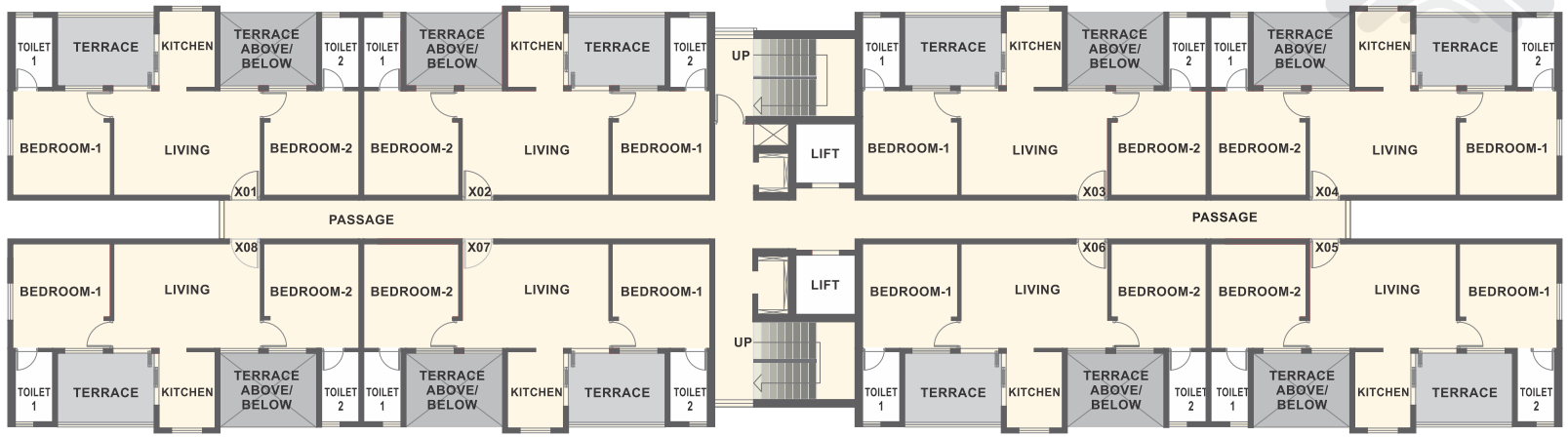
TYPICAL UNIT PLAN

TYPE - 1BHK COMFORT	In sq.mtr.	In sq.ft.
CARPET AREA	24.43	263
BALCONY	0	0
TERRACE	0	0
TOTAL	24.43	263

2 BHK SMART

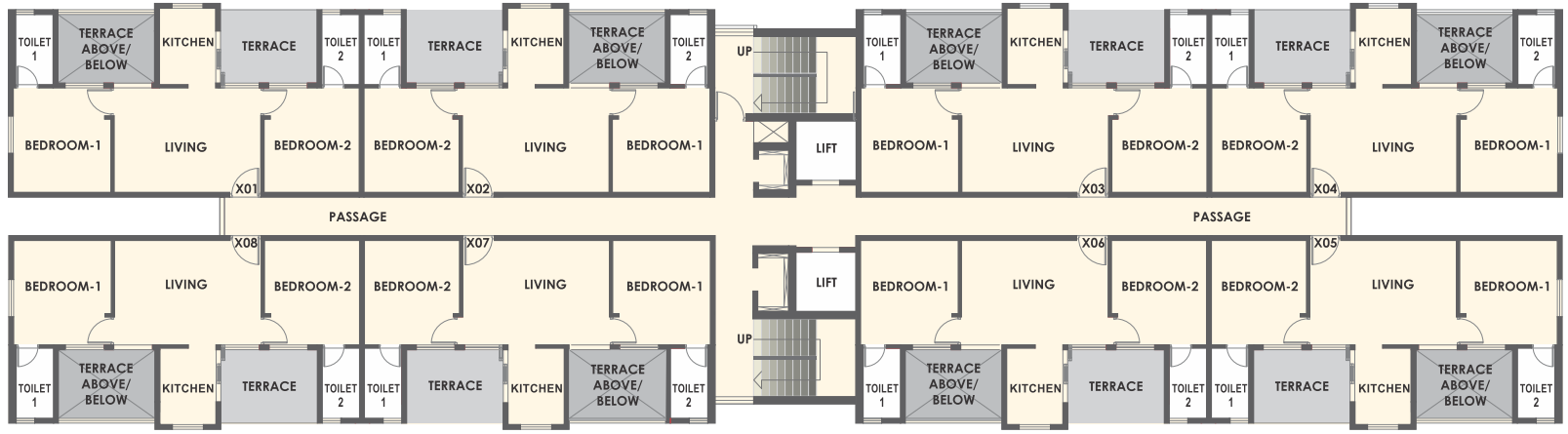


TYPICAL UNIT PLAN



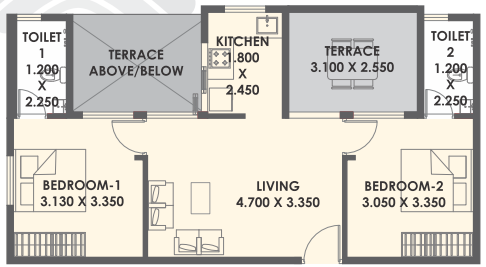
TYPICAL EVEN FLOOR PLAN - BUILDING C1
(2ND,4TH, & 6TH FLOOR)

TYPE - 2 BHK SMART	In sq.mtr.	In sq.ft.
CARPET AREA	38.36	413
BALCONY	0	0
TERRACE	5.88	63
TOTAL	44.24	476



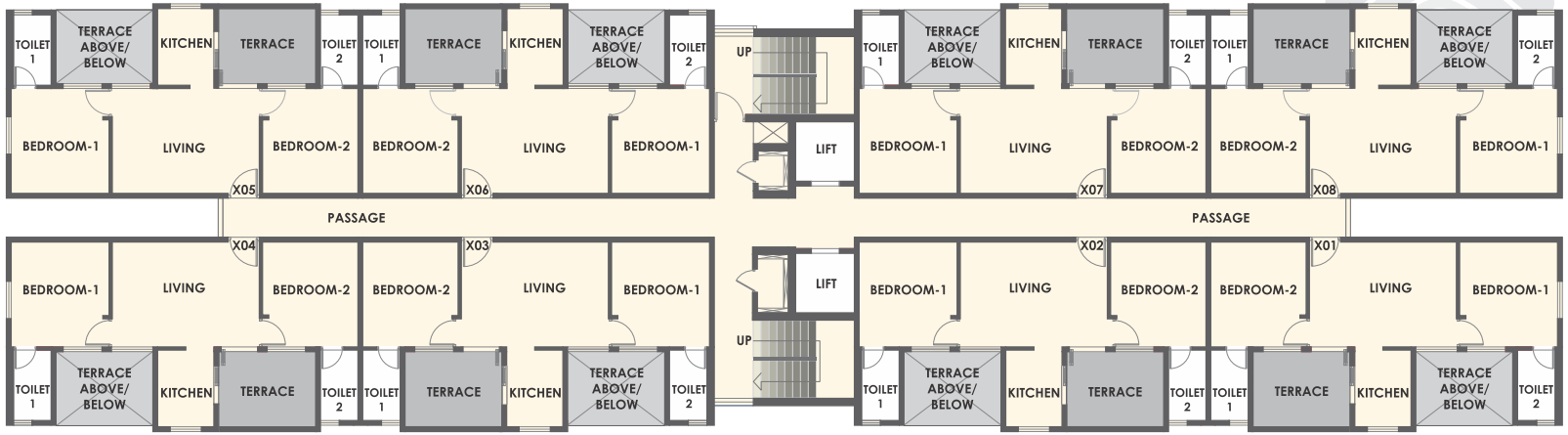
TYPICAL ODD FLOOR PLAN - BUILDING C1
(1ST, 3RD, 5TH & 7TH FLOOR)

2 BHK LUXURY

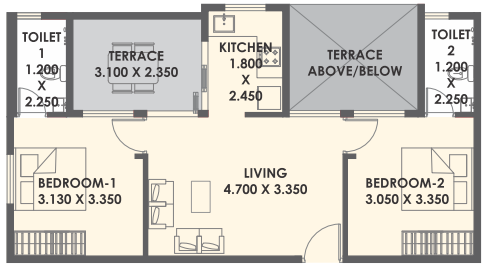


TYPICAL EVEN UNIT PLAN

TYPE-2 BHK LUXURY	In sq.mtr.	In sq.ft.
CARPET AREA	48.69	524
BALCONY	0	0
TERRACE	7.44	80
TOTAL	56.13	604

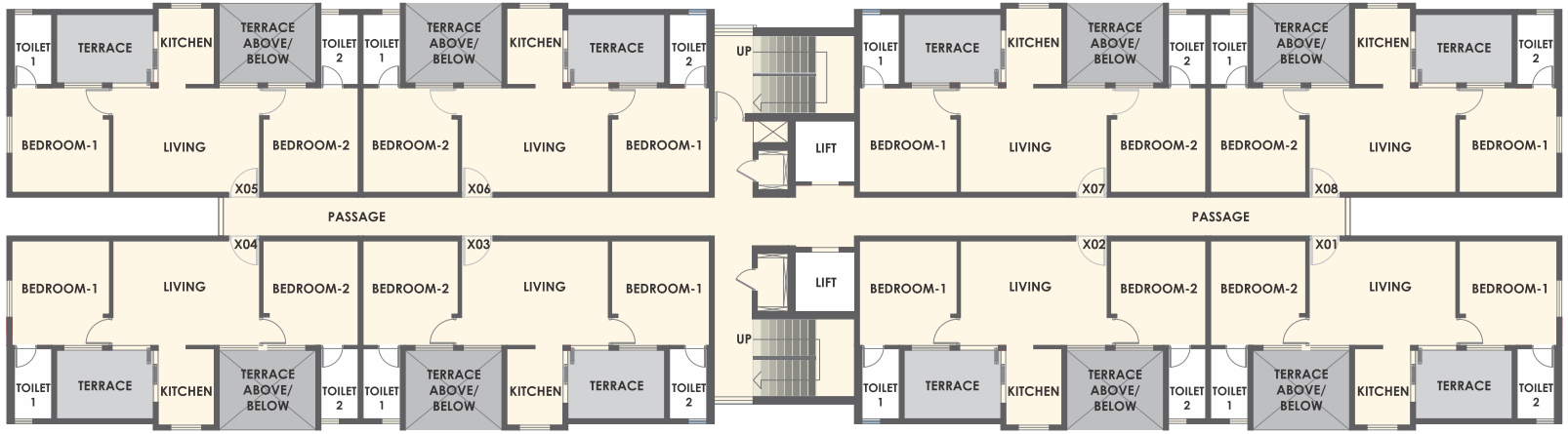


TYPICAL EVEN FLOOR PLAN - BUILDING E1 (2ND, 4TH & 6TH FLOOR)



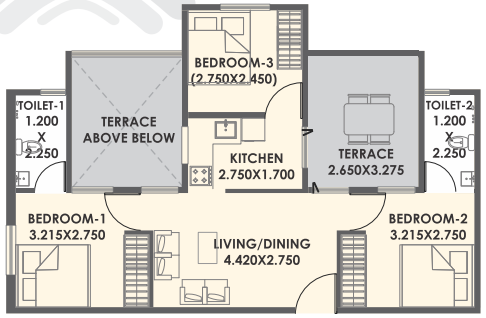
TYPICAL ODD UNIT PLAN

TYPE-2 BHK LUXURY	In sq.mtr.	In sq.ft.
CARPET AREA	49.03	528
BALCONY	0	0
TERRACE	6.82	73
TOTAL	55.85	601



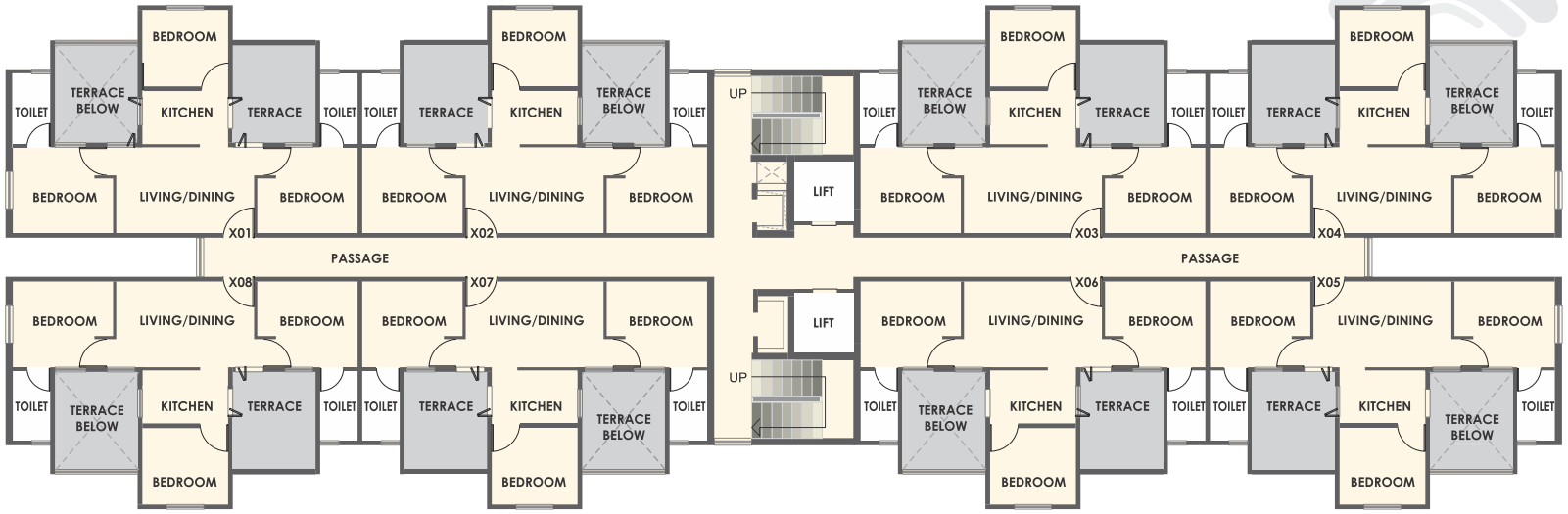
TYPICAL ODD FLOOR PLAN - BUILDING E1 (1ST, 3RD, 5TH & 7TH FLOOR)

3 BHK SMART

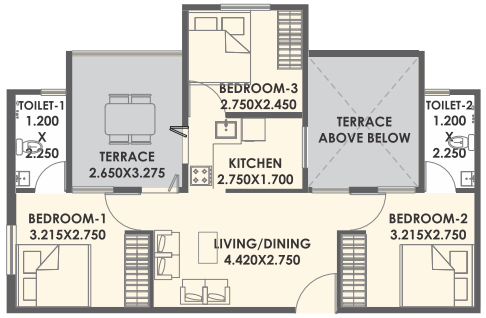


TYPICAL EVEN UNIT PLAN

TYPE-3 BHK SMART	In sq.mtr.	In sq.ft.
CARPET AREA	49.93	538
BALCONY	0	0
TERRACE	8.28	89
TOTAL	58.21	627



TYPICAL EVEN FLOOR PLAN - BUILDING F1 (2ND, 4TH AND 6TH FLOOR)



TYPICAL ODD UNIT PLAN

TYPE-3 BHK SMART	In sq.mtr.	In sq.ft.
CARPET AREA	49.93	538
BALCONY	0	0
TERRACE	8.28	89
TOTAL	58.21	627



TYPICAL ODD FLOOR PLAN - BUILDING F1 (1ST, 3RD, 5TH & 7TH FLOOR)

XRBIA

TECHNOLOGY #LIVING IT #LOVING IT

BANKING PARTNERS

L&T Financial Services Housing Finance

TATA CAPITAL Home Loans

YES BANK

IIFL

Indiabulls HOME LOANS

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

SANPADA
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.

ANDHERI
XGML, 401, 22 business point,
Opp Andheri Subway, SV Road,
Andheri West, Mumbai-400058.

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