A Project by

Duville
ESTATES

Site Address:
New Kharadi - Shivane Riverside Road, Behind Zensar IT Park, Kharadi, Pune 411 014 Cell: +91 7620 974 974 / 9922 992 628 • www.riverdalepune.com

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RERA Registration No. : Riverdale Heights - **P52100008035** https://maharera.mahaonline.gov.in

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Duville Estates Pvt. Ltd.

Duville Estates is a privately held company promoted by Mr. Behram Dubash. The Dubash Family is part of the DBC Group, founded in 1810, which commenced its journey as a Shipping company and now is an acclaimed diversified business group.

The Company's foray into real estate began with the accumulation and maintenance of various parcels of lands over the past two decades. With its ability to create value for customers and partners, the Family has developed 11 residential and three commercial establishments in South of Mumbai and Mumbai's Northern suburb.

Value creation for its customers and Ethics has been the key attribute of the Company since its inception to date. And this same ethos defines the customer-centric culture of Duville Estates.

Through its iconic residential project 'Riverdale', Duville Estates aims to give its customers a superior product, create new benchmarks and give Pune something to be proud of.

Kharadi

The Futuristic City

Known as the city's new IT Hub, Kharadi has come to stay as the planned city of the Eastern region of Pune. With superior connectivity, an airport in proximity and steadily growing business zones, Kharadi is home to many global and domestic companies. This premier business district is commanding a steady price appreciation.

Kharadi is currently well connected to other areas Pune via arterial roads such as Nagar Road and Mundhwa Road. In addition, the upcoming Kharadi-Shivane 24m Riverside Road will further ease access to and from Kharadi, and bring the commute time to areas such as Koregaon Park and Kalyani Nagar down to only a few minutes.

Kharadi houses a thriving social infrastructure comprising of lifestyle centres, shopping malls, some of the finest hospitals, clinics and speciality treatment centres as well as the choicest of schools and higher-education institutions. Kharadi is also home to some of the city's major commercial hubs, including EON IT Park and the World Trade Centre.



8.5 km
Pune International Airport

10.5 km
Pune Railway Station

6 km
Inorbit Mall, Phoenix Market City,
Seasons Mall & Amanora Town Centre

5 km
IT Parks on Nagar Road

3 km
Phoenix World School, City International
School, Victorious Kidss Educares,
Sunrise English Medium School

2 km
Reliance Smart, More Store,
Columbia Asia Hospital

1.5 km
Zensar Technologies, Kharadi IT Park,
World Trade Centre & EON IT Park

800 m
Auto Rickshaw and Bus Stands

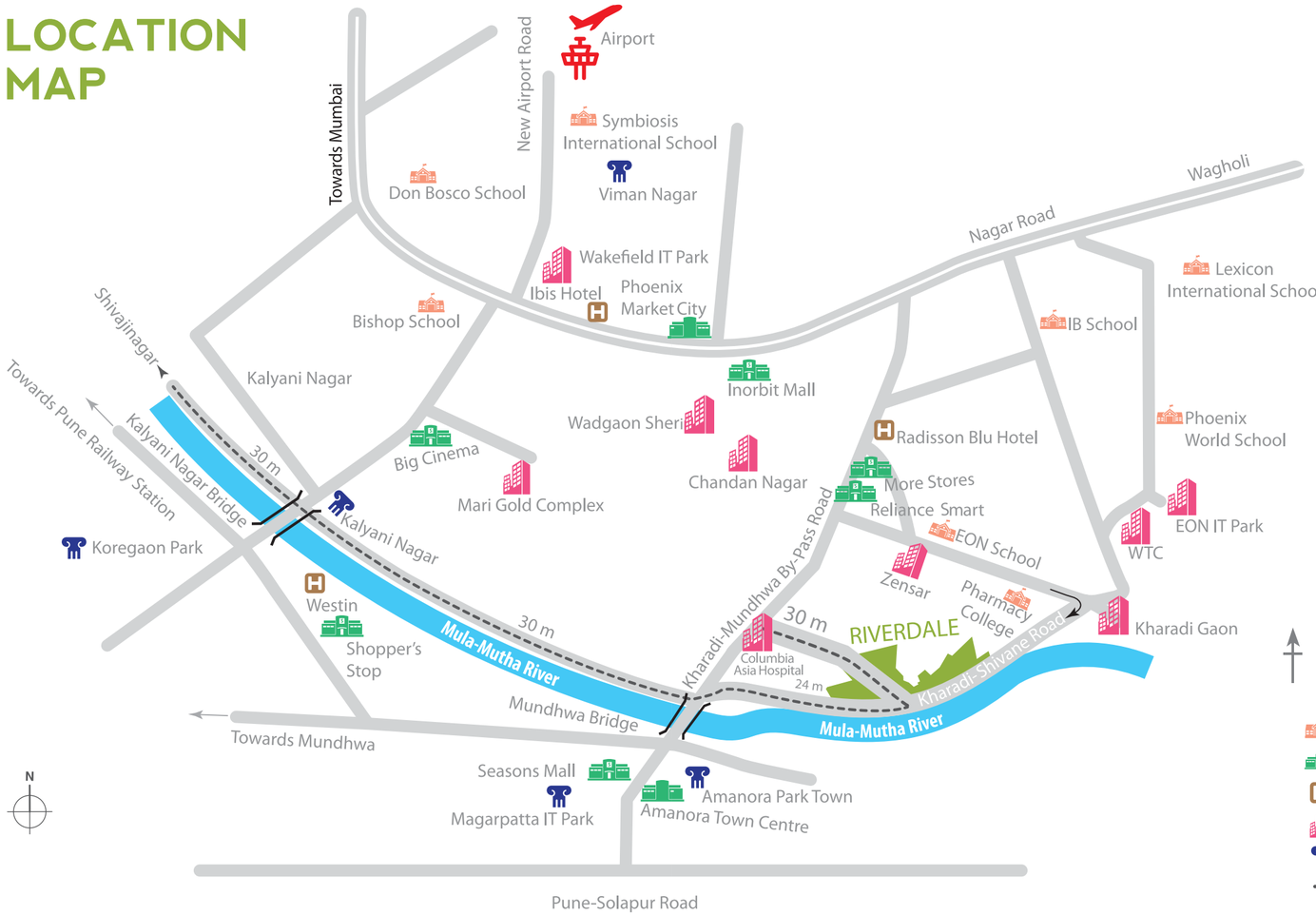
Riverdale

Welcome to Riverdale

We invite you to celebrate the life and lifestyle that defines your tastes. Rediscover yourself through the tranquillity of the river, the pristine landscape and the world called 'Riverdale' that offers an unparalleled living experience.



LOCATION MAP



- Education Center
- Entertainment Avenue
- Hotel & Restaurant
- Major City Landmark
- Major City Sector
- Proposed Roads

- Reliance Smart More Store — 2 kms
- Columbia Asia Hospital — 2 kms
- Seasons Mall, Amanora Mall, Phoenix Mall — 5 kms
- Pune Airport — 6.5 kms
  Pune Railway station — 10 kms
- WTC, EON 1 & 2, Zensar — 1.5 kms
- EON School, Lexicom, Poddar, Kothari, Phoenix School — 3 kms.
- Radisson, Hyatt Hotel — 4 kms

Master Plan


Riverdale
Heights
N
30m DP Road
Amenity Space
Riverdale
Residences I
Riverdale
Suites
12m DP Road
24m DP Road
Mula-Mutha River



Riverdale

With incredible views of the river, the city and the horizon beyond, Riverdale is an exclusive address to boast, located in Kharadi, the upcoming IT hub of Pune. Riverdale is a new 31-acre landmark on the banks of the Mula-Mutha River – A project that redefines the taste of fine living.

"The architectural concept is inspired by the lush natural setting: taking its cues from the ever flowing river and lush green surroundings, the development seeks to distil these elements into an elegant and iconic form,"

Jonas Upton-Hansen, Founder & Managing Director
UHA London

Riverdale Heights

Riverdale Heights is a premium development with spacious 1 and 2 Bedroom apartments. Designed by UHA London, the 5 buildings exude a modern design with a dominant use of glass. The 23-storey towers house apartments intelligently designed to optimize space and give a new meaning to everyday living, while presenting a bold and confident vision of the future. Texture, grandeur, and space define the interior with a distinct modern sensibility. Riverdale Heights offers you the chance to experience luxury at its best, the chance to experience life ahead of the curve.

Riverdale Heights: 1 & 2 BHK Apartments

1 BHK Carpet Area:
482 sq. ft. & 508 sq. ft.

2 BHK Carpet Area:
722 sq. ft. & 768 sq. ft.

2.5 BHK Carpet Area:
964 sq. ft. & 1016 sq. ft.

4 BHK Carpet Area:
1444 sq. ft. & 1536 sq. ft



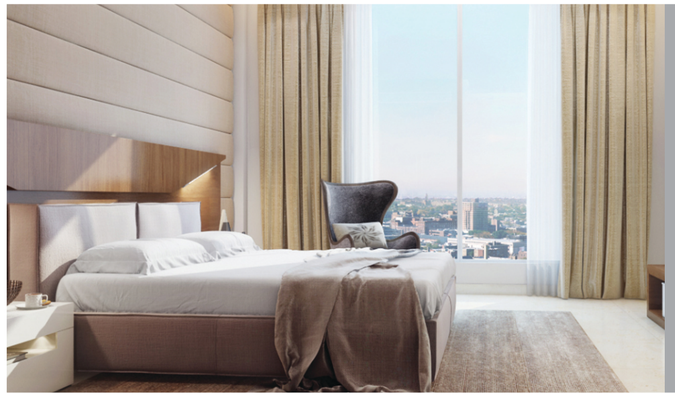


Actual 2BHK Render



Living Room

- Vitrified Tiles
- Floor to Ceiling French Windows with Glass Railing
- Adequate TV / Electrical Points



Bedrooms

- Vitrified Tiles
- Full Height Partially Sliding Windows
- Adequate TV / Electrical Points



Kitchen

- Anti-skid Tiles
- Piped Gas
- Provision for Exhaust Fan
- Water Purifier
- Kitchen Cabinets
- Attached Utility Balcony
- Adequate Electrical Points



Bath

- Anti-skid Tiles
- Provision for Exhaust Fans / Geyser
- Premium Sanitary Fittings
- Premium Chrome Plated Fittings
- Adequate Electrical Points

Intelligent Homes Designed To Deliver An Unparalleled Living Experience

Apartments features



Ample Natural Light and Ventilation in all rooms



International Architecture & Design



Apartments designed to optimize space



Floor to ceiling Glass Windows with a unique design



Video door phones and CCTVs for your security



Power back-up Invertors

VASTU RAVIRAJ

Vastu Complaint



Piped Gas



Water Purifier



Floor plan with Zero wastage of space



Stylish Kitchen Cabinets



Premium Bathroom and Electrical Fittings



Sprinklers in each room for Fire Safety



Separate space to keep AC out door units

Common areas

Indian Green Building Council

Pre-certified IGBC Gold Project



Double Height entrance lobbies



Garbage Chutes on every floor



23-storey high-rise towers



Solar Powered Lighting in Common Areas



Adequate parking for Residents and Visitors

The Amenities Curve

Riverdale Heights enriches the living experience by providing world class amenities to help you Live Active, Live Playful, Live Social, Live Spiritual or just Live in Nature



Kids Zone

- Badminton play area
- Children's play area
- Children's pool
- Cricket pitch with net
- Half Basketball court
- Mini Football area
- Tennis court



Lifestyle Zone

- Car-free landscape at podium level
- Club house
- Community / Banquet hall
- Indoor games
- Library / lounge area



Sports Zone

- Fully equipped gym
- Jogging track
- Reflexology paving
- Senior citizens area
- Swimming pool
- Walking trail
- Yoga studio



The Amenities Curve


3 Levels of Podium Car Park


Swimming Pool with attached Children's Pool


Multi-Purpose Games Room
For Representation Purpose


Landscaped Garden


Reading Room
For Representation Purpose


Fully-Equipped Gymnasium
For Representation Purpose


Banquet Hall with Kitchen Facilities
For Representation Purpose

All images are Actual Renders

1 BHK Apartment

Carpet Area: 482-508 sq.ft.



2 BHK Apartment

Carpet Area: 722-768 sq.ft.



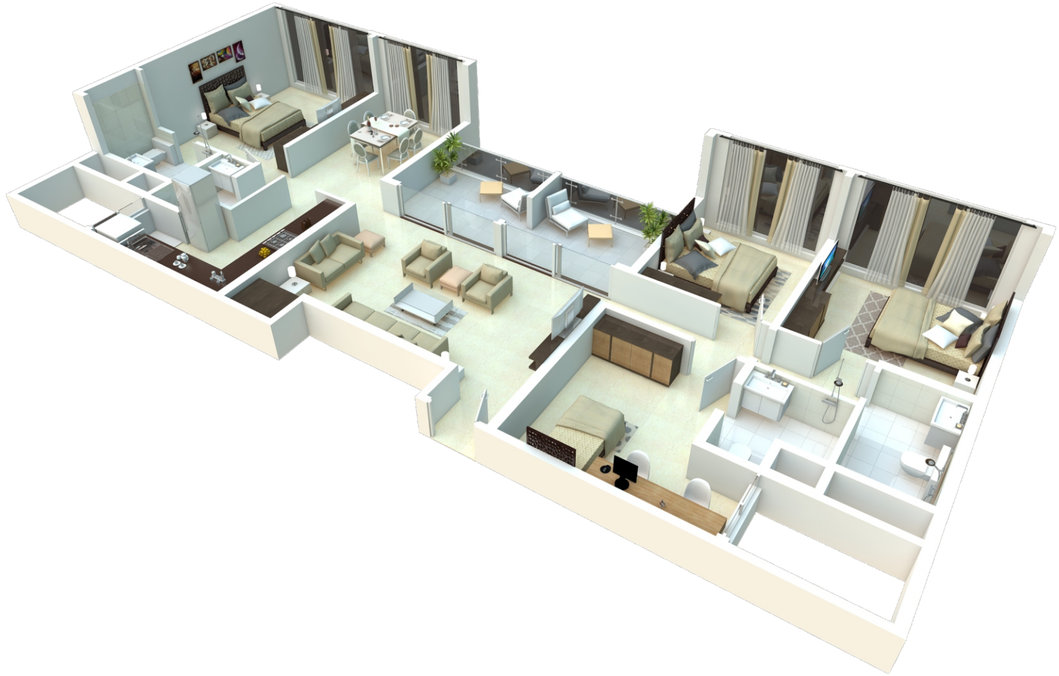
2.5 BHK Apartment

Carpet Area: 964-1016 sq.ft.



4 BHK Apartment

Carpet Area: 1464 - 1536 sq.ft.



Construction Technology

Aluminium Formwork

Product quality and Construction timeline are paramount at Riverdale. In order to build high-quality sturdy intelligent homes, we at Duville Estates are using state-of-the-art Aluminium Formwork technology.

Aluminium Formwork is the latest in new-age construction technology, which improves performance efficiency and helps meet delivery timelines whilst being environment friendly. Compared to the existing Euro-form (made of timber and steel), Aluminium Form has more accuracy in horizontal and vertical structures, improves quality and structural performance. In addition, it creates a safe working environment for construction workers to work in.

Advantages:

- More seismic resistance
- Increased durability
- Lesser number of joints and reduced leakages
- Smooth finishing of wall and slab
- Uniform quality of construction
- Negligible maintenance
- Faster completion



Tower A / Tower B / Tower C / Tower D: Construction Technology used – **System Aluminium Formwork**
Tower E: Construction Technology used – **Conventional**

Partnerships to Create a Landmark

Development Manager

ananta LANDWISE PVT LTD

Pioneers in 360° Consulting & End-to-end Solutions in Real Estate

The firm's Founder & Managing Director, Mr. Milind Korde, is a renowned real estate professional with 25 successful years in real estate – 9 years as the Managing Director of a listed real estate developer. By bringing Ananta on board as Development Managers, Duville Estates has engaged Mr. Korde's experience, expertise and network to enable the project.

As Development Managers, Ananta's role is at the very heart of Riverdale.The Ananta team has pooled in its knowledge and resources by engaging the best global experts in the industry to facilitate the project. As the centre of the development, Ananta has enabled the project by spearheading the master planning and design development, attaining approvals, coordinating with consultants, as well as overseeing marketing, sales and construction.

Engineering & Construction

Shapoorji Pallonji

Construction Contractor

With a rich and diverse legacy, SP Engineering and Construction (SP E&C) is one of the country's oldest, largest and most prolific structural engineering firms.

Many of the country's most iconic landmarks - like airports, hotels, hospitals, skyscrapers, housing complexes, townships, water treatment plants, roads, expressways, factories, nuclear research and nuclear waste handling establishments, scientific and research establishments, stadiums and auditoria, power plants and biotech facilities, etc. - have been built by SP E&C. The formidable capabilities of SP E&C cover every discipline of construction with a focus on its core strengths of civil and structural engineering.

Notable Projects:
Residential:

- Imperial Towers, S.D. Corporation Pvt. Ltd., Mumbai
- Phoenix Residences Pvt. Ltd. (Phoenix Group), Hyderabad
- Great Eastern Royale, Mumbai

Commercial & Others:

- Brabourne Cricket Stadium, Mumbai
- Taj Palace and Tower, Mumbai
- General Motors, Pune
- MCA Stadium, Gahunje, Pune
- Columbia Asia Hospital, Bengaluru
- World Trade Centre, Mumbai
- I-Flex Park, Bengaluru o Bank of India, Mumbai

Awards:

Contractor of the Year Award, 2014

Shapoorji Pallonji Qatar WLL has been bestowed the "Contractor of the Year" award at the Qatar Contractor's Forum and Awards ceremony organised by the International Quality and Productivity Centre (IQPC).

Sarvashreshtha Suraksha Puraskar - Safety Awards, 2009

General Motors, Talegaon, won the "Safety Award" for developing and implementing effective management systems and procedures, and for achieving high levels of OSH standards.

Master Planner:

uhalondon

Riverdale's master planners are none other than Upton-Hansen Architects, an international architecture and design studio based in London. The firm has a global presence, with projects in Europe, Asia and the Americas.

The firm's credibility is secured by the numerous projects it has designed across the globe, including:

- 1973 in Mumbai
- Shymkent Tower, Shymkent Kazakhstan
- The Hongdao Waterfront in China
- Serp & Molot Masterplan, Moscow, Russia
- St Andrews Tower, Gurgaon

Project Management Consultants:

Masters is a leading project management company with a primary focus on the real estate sector. They provide end-to-end solutions to the construction industry while adhering to the highest global standards and practices.

Other projects include:

- The Imperial, Tardeo, Mumbai
- L&T Phoenix City, Hyderabad
- Antilia, private super-luxury residence, Mumbai
- Orbit Sky Garden, Kolkata

Partnerships to Create a Landmark

Principal Architects:

An award-winning Pune-based architectural firm whose accolades include several AESA (Architect, Engineers & Surveyors Association) Awards for delivery and execution, as well as an award for innovative design.

Other projects include:

- Voyage to the Stars, Pune
- Marisoft 3 & 4, Pune
- Park Street, Wakad, Pune
- SP Infocity, Pune

Structural Consultant:

An award-winning structural engineering firm reputed for quality and timely delivery of projects.

Other projects include:

- The Imperial, Tardeo, Mumbai
- Beau Monde, Prabhadevi, Mumbai
- Lake Homes, Powai, Mumbai
- One North, Hadapsar, Pune

MEP Consultants/Green Certification

Ecofirst Services Limited is a 'Sustainable Design Consulting' firm for the built environment. It achieves innovative and affordable solutions through an array of integrated services for Master planning, Water, Energy, Solid waste, Infrastructure and MEP design.

Other projects include:

- Mahindra Splendour, Bhandup, Mumbai
- Mahindra Happinest, Palghar
- Neotown, Bangalore
- Eco Eden City, Boisar, Mumbai

Landscape Architects:

A Dubai-based firm with a primary focus on design and delivery of sensitive, site-specific landscapes.

Other projects include:

- Unimark Riviera, Kolkata
- Kalpataru Riverside, Mumbai
- The Pearl Le Plage Resort, Qatar
- Damac Vogue, Dubai and many more



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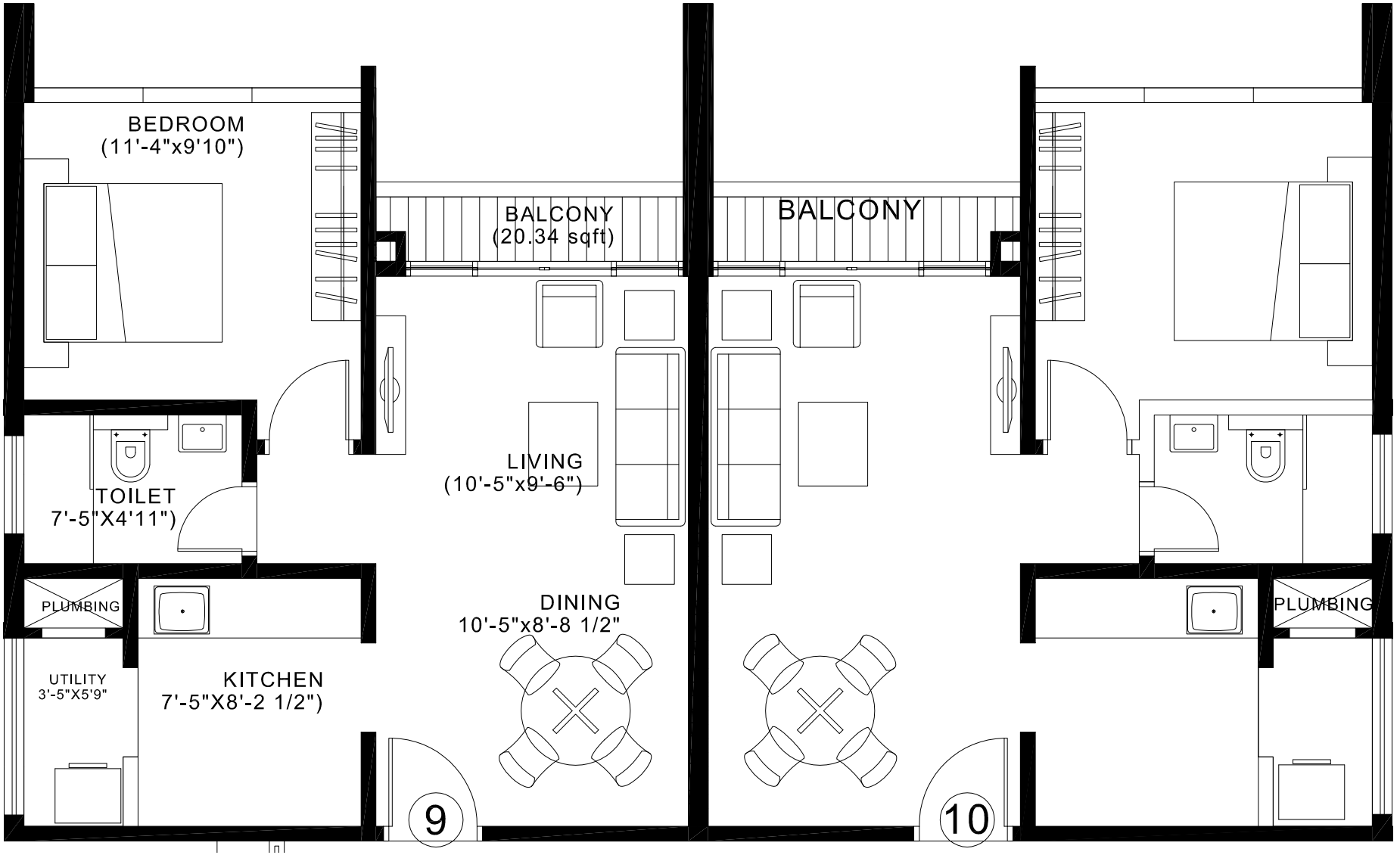
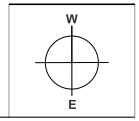
UNIT PLAN 1 BHK EVEN FLOOR
TOWER: E

Riverdale Heights



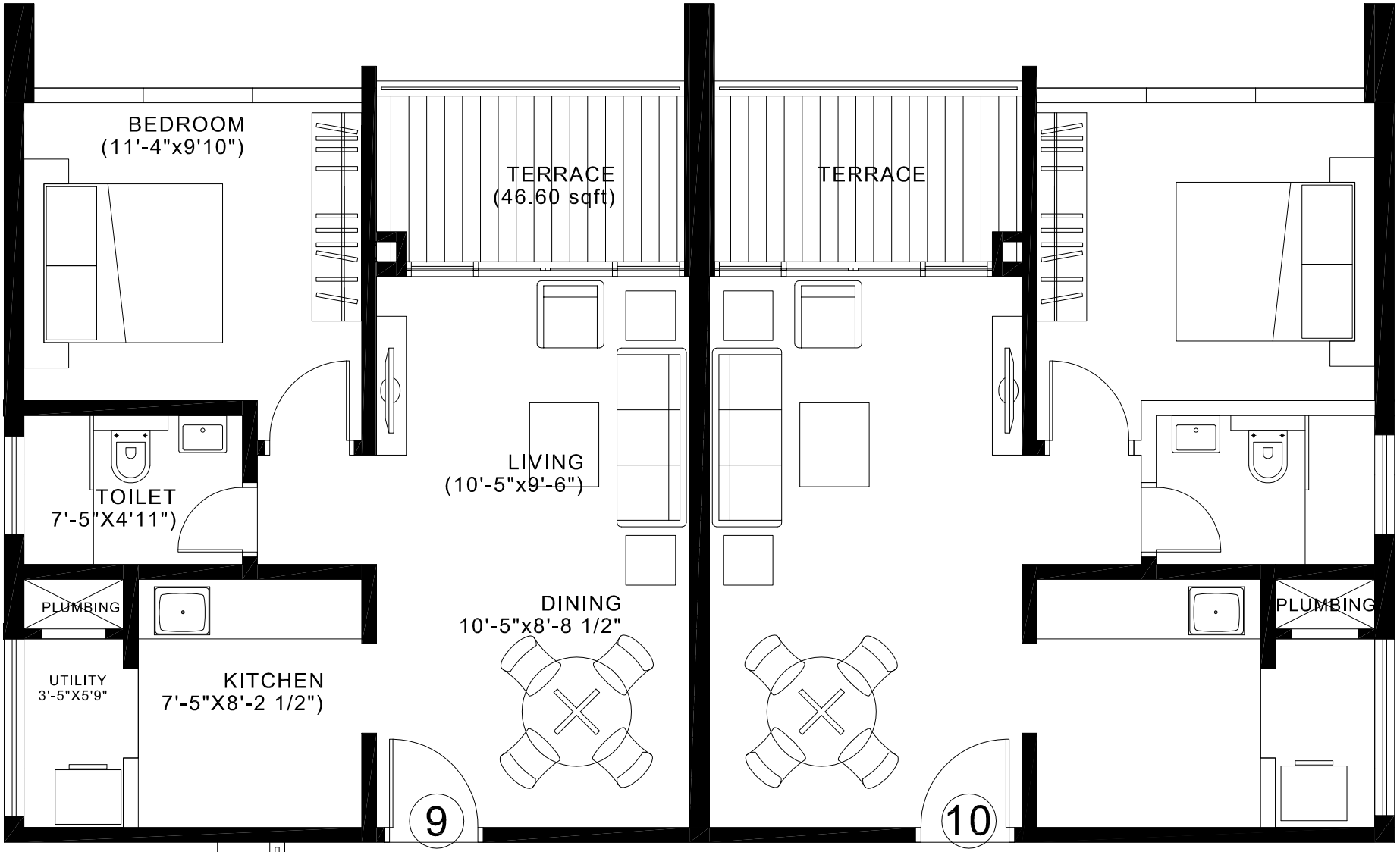
AREA STATEMENT

UNIT TYPE	FLOOR CARPET		BALCONY		TOTAL	
	SQ.M.	SQ.FT	SQ.M.	SQ.FT	SQ.M.	SQ.FT
1 BHK LIVING BALCONY	42.86	461.35	1.89	20.34	44.75	481.69



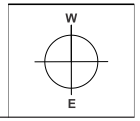
UNIT PLAN 1 BHK ODD FLOOR
TOWER: E

Riverdale Heights



AREA STATEMENT

UNIT TYPE	FLOOR CARPET		TERRACE		TOTAL	
	SQ.M.	SQ.FT	SQ.M.	SQ.FT	SQ.M.	SQ.FT
1 BHK LIVING TERRACE	42.86	461.35	4.33	46.60	47.19	507.95



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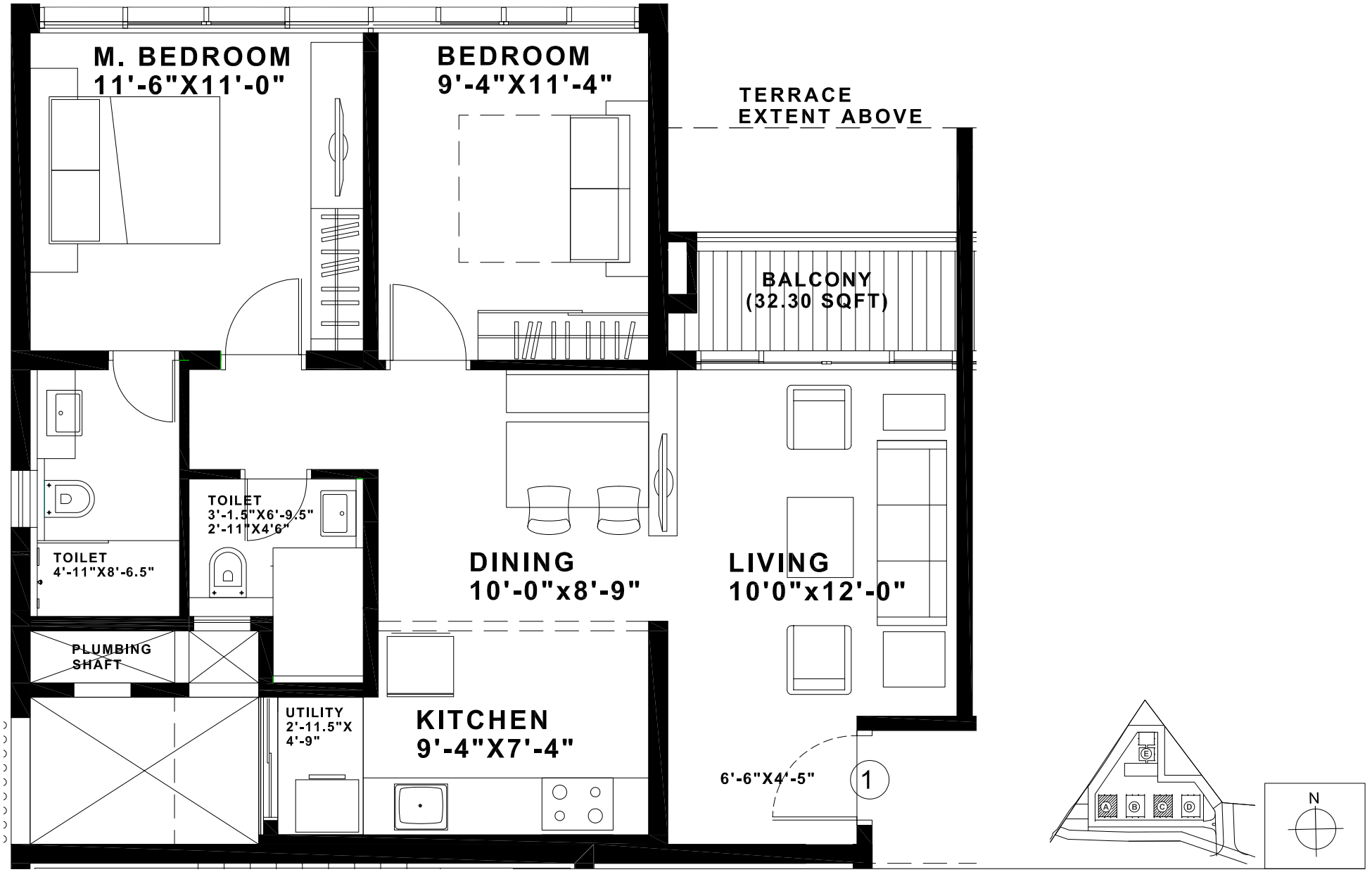
Riverdale Heights - Typical 1 BHK Isometric View

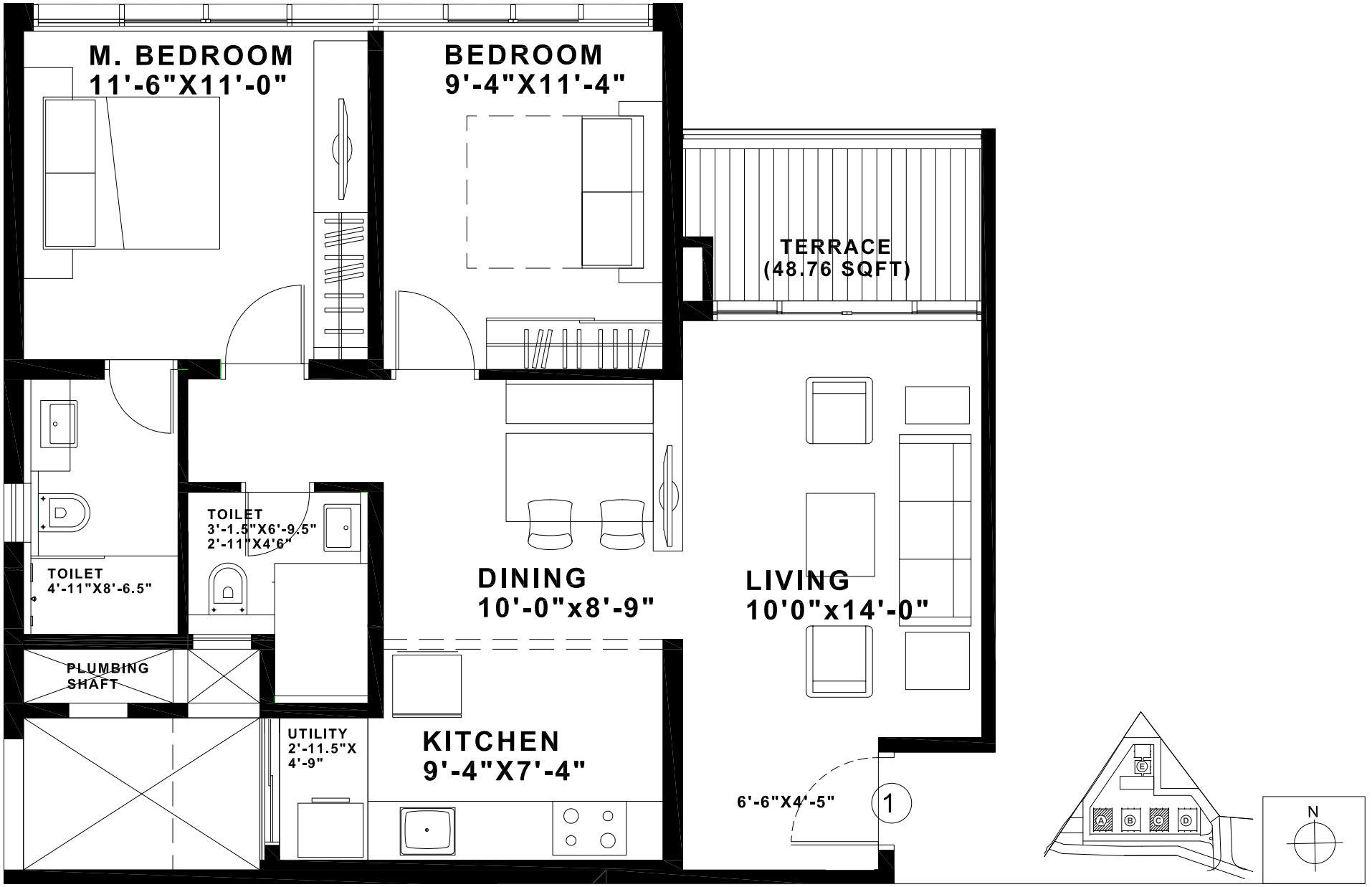
TYPICAL UNIT PLAN 2 BHK EVEN FLOOR

Riverdale Heights



TYPICAL UNIT PLAN 2 BHK ODD FLOOR

Riverdale Heights



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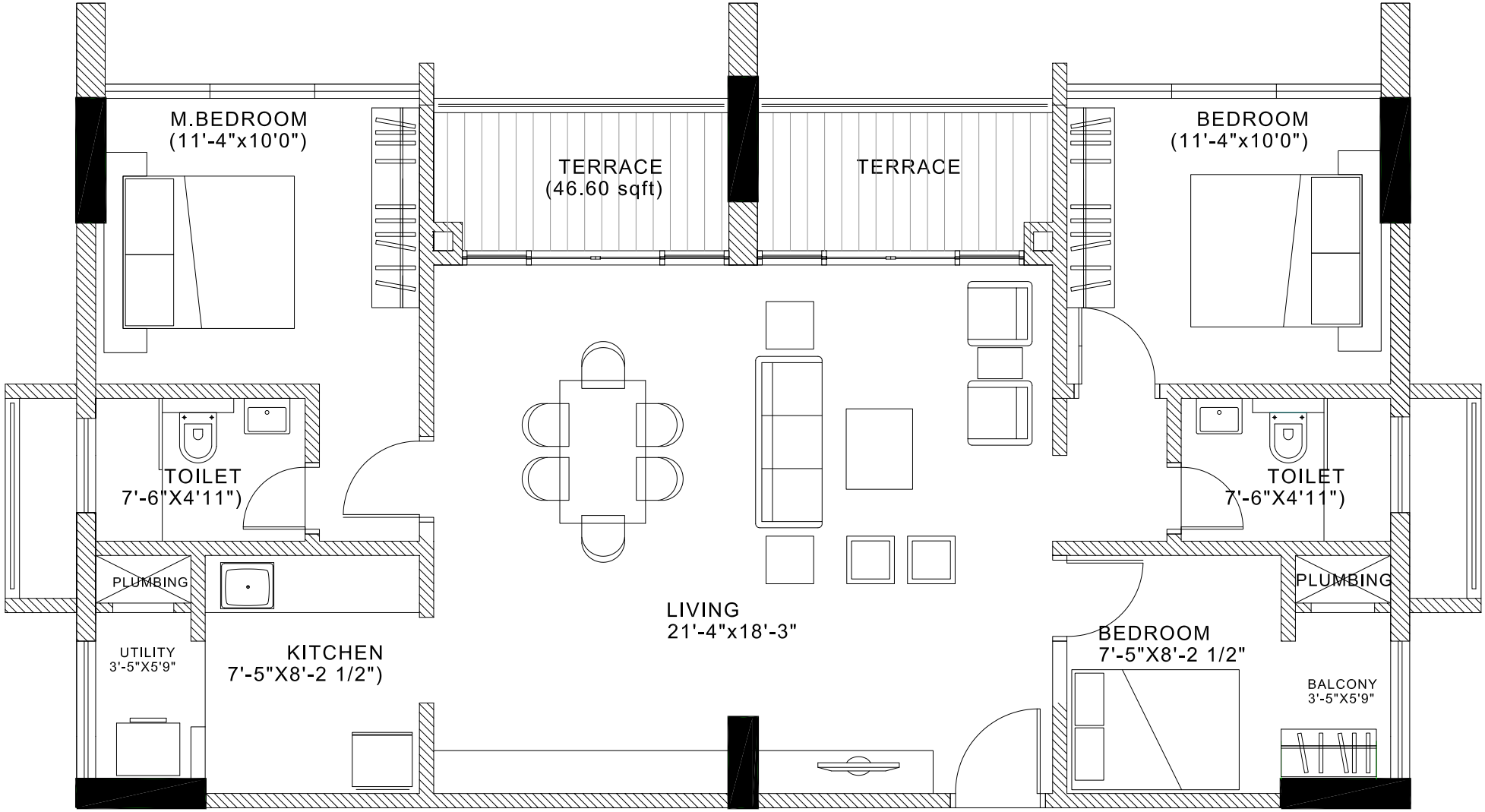
Riverdale Heights - Typical 2 BHK Isometric View

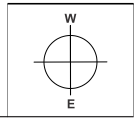
2.5 BHK APARTMENT ODD FLOOR PLAN

Riverdale Heights



AREA STATEMENT

UNIT TYPE	FLOOR CARPET		TERRACE		TOTAL	
	SQ.M.	SQ.FT	SQ.M.	SQ.FT	SQ.M.	SQ.FT
2.5 BHK LIVING BALCONY	89.78	966.4	4.33	46.60	94.11	1013



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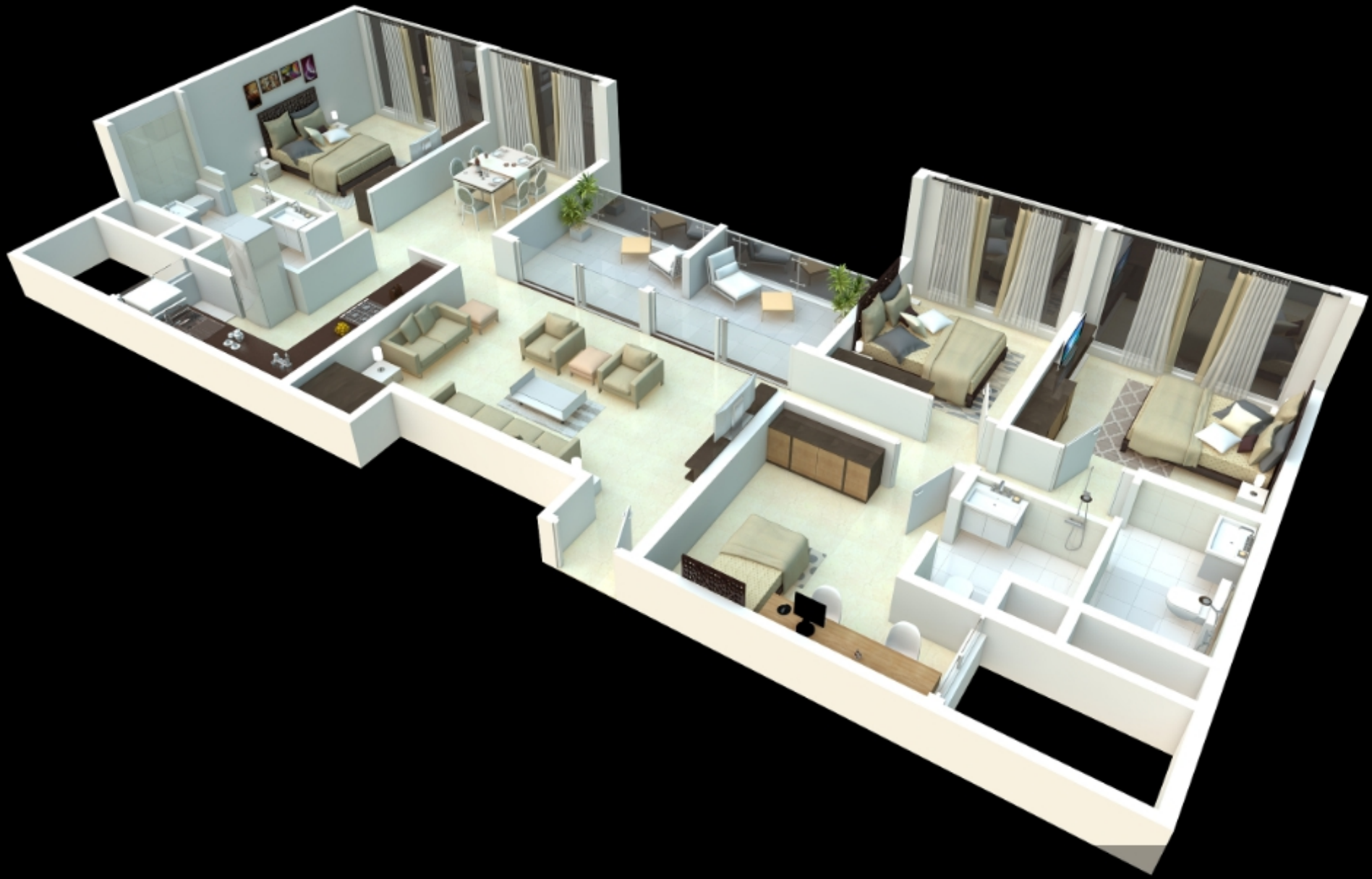
Riverdale Heights - Typical 2.5 BHK Isometric View

TYPICAL 4 BHK COMBINED UNIT PLAN

Riverdale Heights



Riverdale
Heights



Riverdale Heights - Typical 4 BHK Isometric View

Riverdale Heights

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