

Project by



RAICHANDANI
RISE.TOGETHER

CREDITS

Architects
Jay Aeram

RCC Consultant:
Parag Chopra

Legal:
HK Legal

SITE ADDRESS

Survey 56, Aple Ghar Society, Kharadi, Pune- 411014

CORPORATE OFFICE

Row House No. 5 & 6, Raichandani Group, Naylor Road,
Behind Conrad Hotel, Pune, Maharashtra 411001.

AURA

BY RAICHANDANI

Strategic Partner



www.raichandanigroup.com



MAHA RERA
P52100078960

<https://maharera.mahaonline.gov.in/>

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A NEW KIND OF ENERGY

A NEW KIND OF ENERGY

Step into **AURA**
and Experience a New Vibe

VISIONARIES OF INSPIRED LIVING

Meet the Builders Behind Aura's Unique Energy

Aura is the culmination of the visionaries who passionately crafted every detail, ensuring that a unique energy flows through every corner. Our builders are driven by the pursuit of inspired living, and their dedication to quality and excellence shines through every aspect of Aura. Meet the visionaries who have reimagined what it means to create living spaces that exude a different kind of energy, where every element is a testament to their commitment to crafting homes that inspire and uplift.

In Sync with a Grand Vision



RAICHANDANI

RISE.TOGETHER



RAICHANDANI



HYDERABAD



PUNE



GOA



INDORE



BHOPAL



KARIMNAGAR

3+

MILLION SQ.FT.
CONSTRUCTED

2

DECADES

6

CITIES

75+

PROJECTS

4+

MILLION SQ.FT.
UPCOMING

RISE.TOGETHER

One of the key players of the real estate industry; Raichandani Group began its journey from Hyderabad and is now rapidly expanding its footprint across Pune, Goa, Indore, Bhopal and Karimnagar.

Set up by a team of professionals; the Group is engaged in a broad spectrum of projects ranging from residential and commercial to retail and shopping areas. The company's USP lies in an innovative approach, high engineering capability, high quality services and enduring sustainability.

The company has many distinctions to its credit like, impeccable execution standards and on time delivery track record. Each of the company's construction becomes a landmark area because of the careful thought given to location.

The success of Raichandani Group is a result of leveraging high class construction material and ensuring high service standards.





UNVEILING

AURA

BY RAICHANDANI

A Vibrant Tapestry of
Feelings & Experiences

Aura unravels a vibrant tapestry of feelings, infusing every aspect with a unique energy that transcends the ordinary. It is a place where emotions dance and experiences intertwine to create a symphony of joy, inspiration, and tranquility. From the captivating architecture to the thoughtfully designed spaces, Aura paints a vivid picture that evokes a profound sense of belonging and fulfillment. Discover a project that weaves together the fabric of emotions and invites you to live life to the fullest.

Artistic Impression



अहिंसा परमो धर्म

AWAKEN THE WITHIN

Find Peace At Your Door Steps

At the heart of Aura lies a serene space for inner peace, a Jain temple where faith finds form. Whether it's a quiet morning prayer, a meditative pause, or a soulful celebration, this sacred space invites you to pause, reflect, and reconnect. Because when spirituality is close, so are clarity, calm, and a deeper sense of belonging.

In Sync with Spirituality





EMBRACE THE EXTRAORDINARY

Aura's Lifestyle Experiences Unleash New Energy

Aura beckons you to awaken your senses and embrace a life of authenticity and purpose. We believe in being in sync with the essence of being, where every moment becomes an opportunity for self-reflection, growth, and meaningful connections. At Aura, discover spaces designed to inspire mindfulness, embrace conscious choices, and nurture a deeper connection with yourself and others. Immerse yourself in an environment that encourages personal transformation and living in alignment with your truest self. Experience a life where every aspect is in perfect sync with the essence of being.

In Sync with Life





Conceptual Image

UNITED IN UNIQUENESS

A Community That Feels
Like Family



A place where every interaction feels warm, and shared values quietly weave people together. Here, everyday moments grow into lasting connections, and neighbours feel like an extension of home. It's not just where you live, it's where you truly belong.

In Sync with the Essence of Being

Ground Floor Amenity



Conceptual Image

Prayer room / Meditation center for Jain community on the ground floor

Terrace Amenities



Conceptual Image

Kid's Play Area ● ● ●



Party / Artificial Lawn



Multipurpose Hall



Gym



Yoga Deck ● ● ●



Wooden Deck ● ● ●



Sitting Alcove ● ● ●



Indoor Games



Walking Track



Club House





Transcend Opulence

Experience a Luxurious
Energy Retreat at Aura

Immerse yourself in a luxurious energy retreat at Aura, where opulence intertwines with a distinct sense of vitality. Step into a realm of exquisite residences meticulously designed to envelop you in unparalleled luxury. Every detail exudes elegance, from the lavish finishes to the awe-inspiring architectural elements. As you enter your sanctuary, feel the transformative energy that permeates the space, elevating your senses and rejuvenating your spirit. Experience the epitome of luxury living, where a different kind of energy reigns supreme and indulgence knows no bounds.

In Sync with Life



Artistic Impression

2 BHK - LKD



Living Area ● ● ●

Dining Area ● ● ●



Kitchen ● ● ●



Bedroom 1



2 BHK BEDROOM



Bedroom 2



3 BHK - LKD



Living Area • • •

Dining Area • • •



Kitchen • • •



3 BHK - BEDROOM



Bedroom 2



3 BHK BEDROOM



Bedroom 3



1st FLOOR PLAN



3 BHK
CARPET AREA

1096 sq. ft.

1142 sq. ft.

2 BHK
CARPET AREA

807 sq. ft.

826 sq. ft.

2nd, 3rd, 4th FLOOR PLAN



3 BHK CARPET AREA	1096 sq. ft.	1142 sq. ft.
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2 BHK CARPET AREA	807 sq. ft.	826 sq. ft.
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5th FLOOR PLAN



3 BHK
CARPET AREA

1096 sq. ft.

1142 sq. ft.

2 BHK
CARPET AREA

807 sq. ft.

826 sq. ft.

6th, 7th & 9th TYPICAL FLOOR PLAN



8TH REFUGE FLOOR PLAN



3 BHK CARPET AREA	1096 sq. ft.	1142 sq. ft.
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2 BHK CARPET AREA	807 sq. ft.	826 sq. ft.
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SPECIFICATIONS



STRUCTURAL

- + **Foundation & frame structure:** RCC Foundation and RCC frame structure to withstand wind and seismic load as per revelation IS code.
- + **Walls:** Reinforced shear walls with aluminum form wall/cement concrete blocks.



DOOR & WINDOWS

- + **Main Door:** 7 ft Factory-made Engineered Wood frame with veneer-finished laminate, and premium hardware. (Godrej/Yale main door handle)
- + **Internal Doors:** 7 ft Factory-made Engineered Wood frame with finished laminate.
- + **Toilet/Utility Doors:** Factory-made Engineered Wood framed with one side laminate & the other with waterproof laminate flush shutter with premium hardware.
- + **Sliding Door:** Aluminum Powder-coated Double-glazed Sliding Doors with performance glass, premium hardware and mosquito mesh as per design.
- + **Windows:** Aluminum Anodized Double-glazed Sliding Windows with performance glass with premium hardware as per design with mosquito mesh track.
- + Biometric Lock for the main door of Hafele or equivalent brand.
- + Smart handle for main door.



WALL FINISHES

- + **External:** Textured/Smooth finish with two coats of exterior emulsion paint of Jotun/Asian/JSW.
- + **Internal:** Smooth Gypsum finish with two coats of premium emulsion paint of premium make, over a coat of primer.



TILES CLADDING / DADOING

- + **Bathrooms:** Dado tiles up to false ceiling height using glazed ceramic/vitrified tiles of premium make.
- + **Utilities:** Ceramic dado tiles up to 5 ft in height.



KITCHEN

- + **Otta & Sink:** Kitchen with granite counter top with Stainless Steel Sink bowl and glazed tile dado upto 4' height above platform.
- + Provision for exhaust fan.



RAILING

- + **Railing:** Mono chrome engineered crafted Railing with 6-inch RCC block work.
- + Mono steel railing with powder-coated finish.



BATHROOM

- + Countertop washbasin with a single lever mixer or equivalent make.
- + EWC with the flush valve of equivalent make.
- + Single-lever wall mixer with bath spout and the overhead shower of Grohe/Jaguar or equivalent make.
- + Chrome-plated Faucets of Jaguar fitting or equivalent make.
- + Provision for geysers in bathrooms.
- + Exhaust fans provision for all bathrooms.



LIFTS

- + High-speed automatic passenger lifts with rescue device and V3F for energy efficiency.
- + Otis/Schindler/Kone or equivalent make.
- + Service lifts with V3F for energy efficiency of Mitsubishi / Schindler / Toshiba or equivalent make.
- + Marble / Granite / Tile cladding entrance.



ELECTRICAL

- + Power outlets for geysers in all bathrooms.
- + Power plugs for cooking range and appliances (Chimney, refrigerator, microwave oven, mixers / grinders, geyser & water purifier) in the kitchen.
- + Power outlets for the washing machine & dishwasher in the utility area.
- + Miniature Circuit Breakers (MCB) of the premium brand for distribution boards.
- + Modular switches of premium make.



FACILITIES FOR DIFFERENTLY ABLED

- + Access and non-slippery ramps at all entrances shall be provided for the physically challenged, appropriately designed preferred car park, uniformity in floor level, and visual warning signages.



DTH, TELECOM & INTERNET

- + Provision for DTH connection in Living Room.
- + Telephone points for all apartments.
- + Wi-Fi internet provision for all apartments.



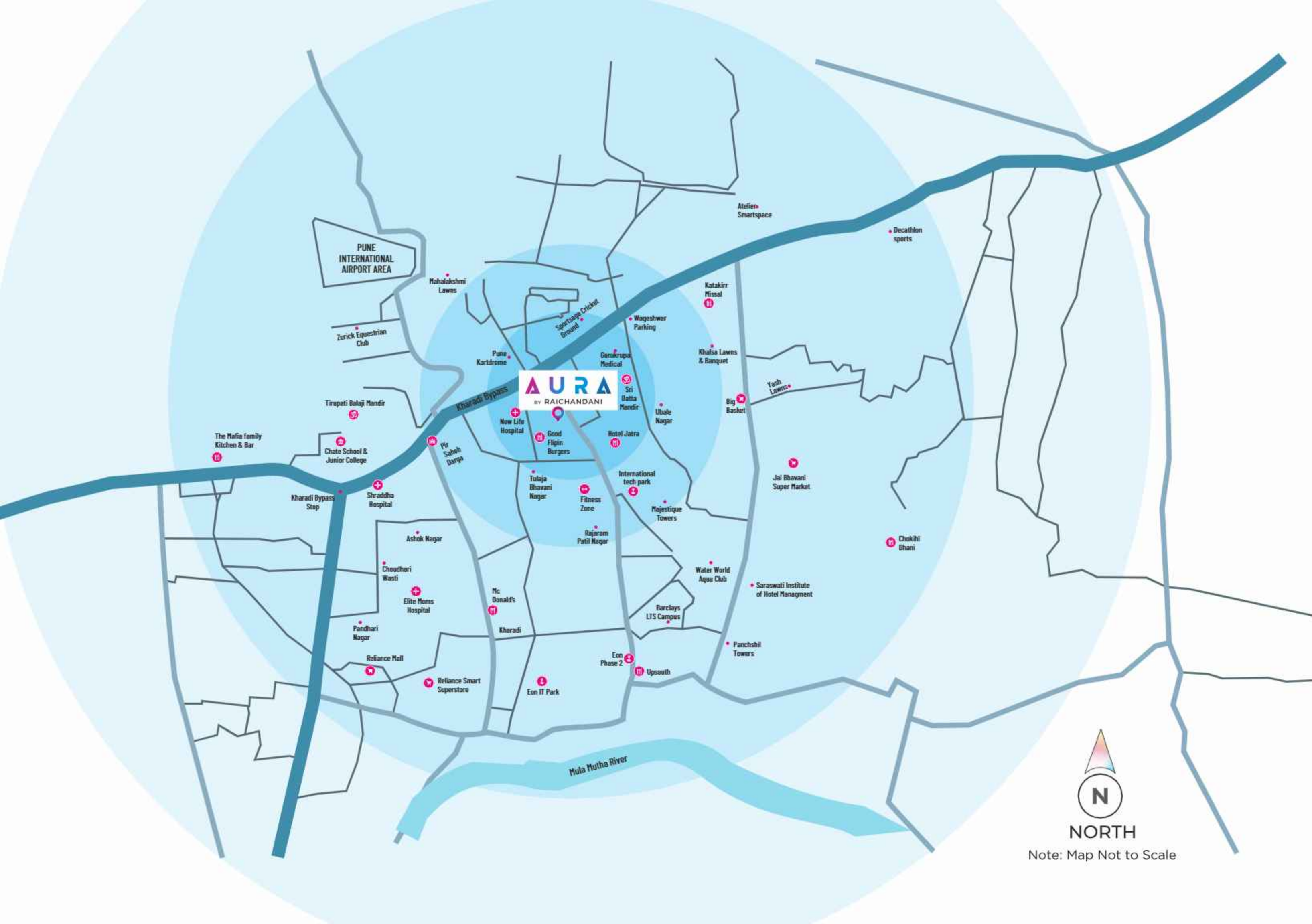
POWER BACKUP

- + 100% DG backup, with acoustic enclosure and AMF for all common areas.



VAASTU

- + Vaastu Compliance as per standards.



DIRECTIONS

Nearby Locations

500 m	Nagar Road Highway
1 Km	Victorious and Phoenix School
2 Km	Kharadi Bypass
2.5 Km	Mahalaxmi Lawns
3 Km	Radisson Blu and WTC
5 Km	Phoenix Market City
5 Km	EON IT Park
8 Km	Airport