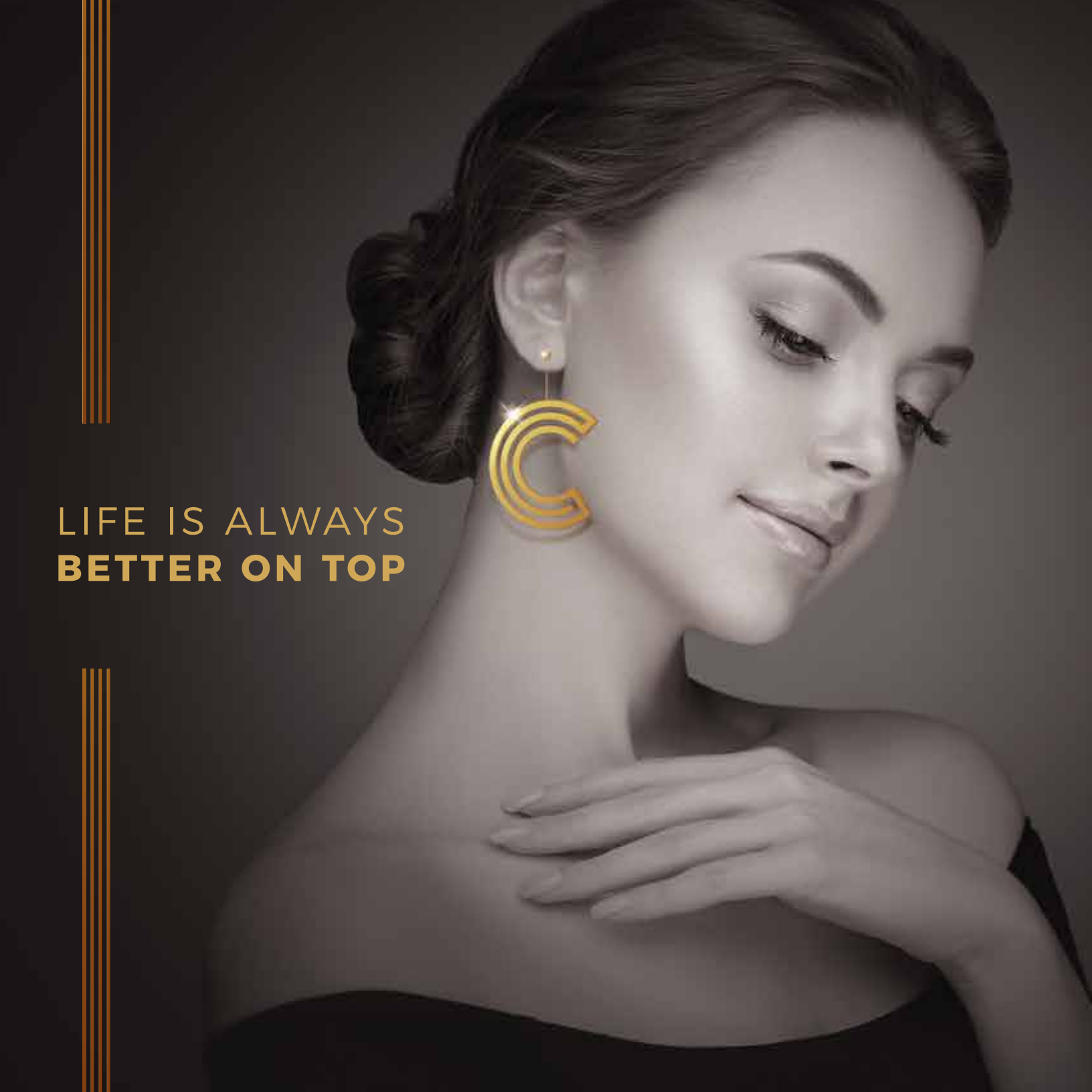


RAHUL  
**ARCUS**  
— B A N E R —

**READY TO MOVE-IN**  
SPACIOUS 4.5 BHK HOMES

A black and white photograph of a woman with her hair styled in a bun, wearing a large, ornate gold earring. She is looking down and to the side, with her hand resting on her shoulder. The background is dark and moody.

LIFE IS ALWAYS  
**BETTER ON TOP**

# RAHUL CONSTRUCTION CO.

BUILDING DREAMS SINCE 1977

## RAHUL CONSTRUCTION

OFFICE (PRABHAT ROAD)

Home is where the heart is - and this is the emotion that we strive to infuse in all our projects. At Rahul Construction, through our eventful 45+ years, we strive to understand people's evolving priorities while choosing a home.

In a family business with humble beginnings, we focus on creating the ideal space to uphold the values that can enable a family to prosper. Thoughtful planning, customer-centric designs and excellence in construction quality are our hallmarks. We endeavour continuously to deliver value for each penny of yours.



ACTUAL SITE IMAGE

**4+**

Decades Of Legacy

**40+**

Completed Projects

**10+ Million**

Total Sq. Ft. Delivered

**5+ Million**

Total sq. ft. In Pipeline

**10,000+**

Happy Customers



# RAHUL ARCUS TOWER E

NOT JUST A HOME, IT'S YOUR  
SIGNATURE OF SUCCESS

A true epitome of your unique taste,  
**RAHUL ARCUS TOWER E**

is a thoughtfully designed artistic living space that combines the best of luxury, innovation & functionality to ensure comfort that's uncompromised. Soak in the fresh morning breeze, embrace the warmth of natural light, step through the elegant wooden doors into exquisite Italian-style marbled flooring and revel in the world-class fittings that add class and allure to your aesthetically furnished Rahul Arcus abode.

**MOVE UP IN LIFE  
WITH OUR  
READY TO MOVE-IN**

Ultra Luxurious 4.5 BHK Homes

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# ARCUS



Artistic Impression

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# WORLD CLASS AMENITIES

- Club House With World-Class Amenities
- Children's Play Area
- Swimming Pool - 50ft X 25ft
- Baby Pool - 15ft X 15ft
- Indoor Badminton Court
- Gymnasium
- Meditation And Yoga Area
- indoor Games Like Card Table, Carrom Board Chess, etc.
- Elegant Entrance Lobby
- Complete Premises Covered Under CCTV Cameras
- Well Designed And Illuminated Landscaped Gardens



# SPECIFICATIONS



- Italian-Style Flooring Tiles In Living Room, Kitchen And Passages (1800mmx1200mm)
- Designer Tiles In All Toilets (1200mmx600mm)
- Aesthetically Designed Doors And Windows
- Laminated Finish On Main And Internal Doors With Exclusive Fittings
- UPVC Windows, Granite Windowsill With Mosquito Net For Terrace Doors
- Uninterrupted 24/7 Water Supply Through Overhead Water Tanks
- Ample Corporation Water Supply
- Best-in- Class Automatic High-speed Schindler Lifts (1.7 M.P.S.) With Generator Backup
- Security Video Intercom System With Door-Phone For Each Flat

- Granite Kitchen Platform With Stainless Steel Sink
- Designer Glazed/Ceramic Dado Tiles Above The Platform Upto 2 ft
- Utility Space For Washing Machine And Drying Clothes
- Bathrooms With Granite And Branded Ceramic Tiles
- World-class CP Fittings By Grohe
- World-class Sanitary Fittings By Toto
- Wall-hung European Water Closets With Soft Close
- Uncompromised Construction
- Earthquake-resistant Framed Structures That Conform To Is Code

- Generator Backup For Common Areas And Lifts
- Premium Quality Modular Switches
- 1/3 Phase Connection For All The Apartments
- Daikin Ac In All 4 Bedrooms
- Next-Gen Electrification
- Concealed Copper Wiring With Main Circuit Breakers
- T.V. Points In Living Rooms And Master Bedrooms
- Internal And External 6" Thick High-quality Acc Blocks

AMENITY / (1<sup>ST</sup> RESI. FLOOR PLAN)



'E' - BUILDING  
AMENITY / 1<sup>ST</sup> RESI. FLOOR PLAN  
PROPOSED DEVELOPMENT AT S. NO. 47 (PART), BANER, PUNE.

RERA AREA STATMENT FOR FLATS:

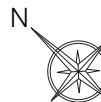
| TYPE | FLAT NOS | ROOM CARPET | TERRACE (SQ.M) |         | TOTAL USABLE AREA |         |
|------|----------|-------------|----------------|---------|-------------------|---------|
|      |          | SQ.M        | SITOUT         | TERR.G. | SQ.M              | SQ.FT   |
| 4BHK | 101      | 193.46      | 10.43          | 163.84  | 367.73            | 3958.00 |
|      | 102      | 193.46      | 10.43          | 118.60  | 322.49            | 3471.00 |
|      | 104      | 193.46      | 6.78           | 292.55  | 492.79            | 5304.00 |

NOTE: SHRUB-BED AREA IS NOT INCLUDED IN TOTAL USABLE AREA.

## TYP. EVEN FLOORS (2<sup>ND</sup>, 4<sup>TH</sup>, 6<sup>TH</sup>, 8<sup>TH</sup>, 12<sup>TH</sup>, 14<sup>TH</sup>, 16<sup>TH</sup> & 18<sup>TH</sup>)

**RERA AREA STATMENT FOR FLATS:**

| TYPE | FLAT NOS                                                                                       | ROOM CARPET | SITOUT | TOTAL USABLE AREA |         |
|------|------------------------------------------------------------------------------------------------|-------------|--------|-------------------|---------|
|      |                                                                                                | SQ.M        | SQ.M   | SQ.M              | SQ.FT   |
| 4BHK | 201, 401, 601, 801, 1201,<br>1401, 1601, 1801<br>202, 402, 602, 802, 1202,<br>1402, 1602, 1802 | 174.38      | 24.07  | 198.45            | 2136.00 |
|      | 203, 403, 603, 803, 1203,<br>1403, 1603, 1803                                                  | 174.38      | 24.74  | 195.12            | 2100.00 |
|      | 204, 404, 604, 804, 1204,<br>1404, 1604, 1804                                                  | 174.38      | 20.39  | 194.72            | 2096.00 |



\* THIS MARKETING COLLATERAL IS PURELY CONCEPTUAL REPRESENTATION & NOT A LEGAL OFFERING. ALL THE DATA & THE IMAGES SHOWN ARE ONLY INDICATIVE IN NATURE. ALL THE PLANS & THE AREAS ARE SUBJECT TO ACCOMMODATE CHANGES AS PER THE SANCTIONING AUTHORITIES. ALL THE DIMENSIONS & AREAS SHOWN MAY VARY/DIFFER DUE TO CONSTRUCTION CONTINGENCIES & SITE CONDITIONS.  $3.28 \text{ FT.} = 1 \text{ M}$

TYP. ODD FLOORS ( 3<sup>ND</sup>, 7<sup>TH</sup>, 9<sup>TH</sup>, 11<sup>TH</sup>, 13<sup>TH</sup>, 17<sup>TH</sup> )



RERA AREA STATMENT FOR FLATS:

| TYPE | FLAT NOS                        | ROOM CARPET SQ.M | SITOUT SQ.M | TOTAL USABLE AREA SQ.M | SQ.FT   |
|------|---------------------------------|------------------|-------------|------------------------|---------|
| 4BHK | 301, 701, 901, 1101, 1301, 1701 | 174.33           | 26.57       | 200.90                 | 2162.00 |
|      | 302, 702, 902, 1102, 1302, 1702 |                  |             |                        |         |
|      | 303, 703, 903, 1103, 1303, 1703 |                  |             |                        |         |
|      | 304, 704, 904, 1104, 1304, 1704 | 174.33           | 21.64       | 195.97                 | 2109.00 |



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# REFUGE FLOORS ( 5<sup>ND</sup> & 15<sup>TH</sup> )



RERA AREA STATMENT FOR FLATS:

| TYPE | FLAT NOS            | ROOM CARPET | SITOUT | TOTAL USABLE AREA |         |
|------|---------------------|-------------|--------|-------------------|---------|
|      |                     | SQ.M        | SQ.M   | SQ.M              | SQ.FT   |
| 4BHK | 501, 502 1501, 1502 | 174.33      | 26.57  | 200.90            | 2162.00 |
| 3BHK | 503 1503            | 159.33      | 21.99  | 181.32            | 1952.00 |
| 3BHK | 504 1504            | 159.20      | 21.65  | 180.85            | 1947.00 |



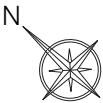
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# REFUGE FLOOR (10<sup>TH</sup>)



RERA AREA STATMENT FOR FLATS:

| TYPE | FLAT NOS   | ROOM CARPET | SITOUT | TOTAL USABLE AREA |         |
|------|------------|-------------|--------|-------------------|---------|
|      |            | SQ.M        | SQ.M   | SQ.M              | SQ.FT   |
| 4BHK | 1001, 1002 | 174.33      | 24.07  | 198.40            | 2136.00 |
| 3BHK | 1003       | 159.18      | 20.74  | 179.92            | 1937.00 |
| 3BHK | 1004       | 159.07      | 20.39  | 179.46            | 1932.00 |



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# REFUGE FLOOR (19<sup>TH</sup>)



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RERA AREA STATMENT FOR FLATS:

| TYPE | FLAT NOS | ROOM CARPET SQ.M | SITOUT SQ.M | TOTAL USABLE AREA SQ.M | SQ.FT   |
|------|----------|------------------|-------------|------------------------|---------|
| 4BHK | 1901     | 174.38           | 26.57       | 200.95                 | 2163.00 |
|      | 1902     | 172.55           | 26.57       | 199.12                 | 2143.00 |
|      | 1903     | 174.33           | 22.         | 196.33                 | 2113.00 |
|      | 1904     | 174.41           | 21.65       | 196.06                 | 2110.00 |

# REFUGE FLOOR ( 20<sup>TH</sup> )



RERA AREA STATMENT FOR FLATS:

| TYPE | FLAT NOS | ROOM CARPET SQ.M | SITOUT SQ.M | TOTAL USABLE AREA SQ.M | SQ.FT   |
|------|----------|------------------|-------------|------------------------|---------|
| 4BHK | 2001     | 167.11           | 26.42       | 193.53                 | 2083.00 |
|      | 2002     | 172.55           | 25.32       | 197.87                 | 2130.00 |
|      | 2003     | 174.37           | 20.76       | 195.13                 | 2100.00 |
|      | 2004     | 174.33           | 20.39       | 194.72                 | 2096.00 |



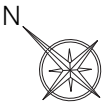
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# REFUGE FLOOR (10<sup>TH</sup>)



RERA AREA STATMENT FOR FLATS:

| TYPE | FLAT NOS | ROOM CARPET SQ.M | SITOUT SQ.M | TOTAL USABLE AREA SQ.M | SQ.FT   |
|------|----------|------------------|-------------|------------------------|---------|
| 4BHK | 2101     | 168.07           | 26.58       | 194.65                 | 2095.00 |
|      | 2102     | 172.55           | 26.57       | 199.12                 | 2143.00 |
|      | 2103     | 174.33           | 22.00       | 196.33                 | 2113.00 |
|      | 2104     | 174.41           | 21.64       | 196.05                 | 2110.00 |



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### IN & AROUND

- **Gold's Gym** - 1.3 kms
- **The Orchid Hotel** - 2.4 kms
- **D-Mart** - 2.7 kms
- **Balewadi High Street** - 2.8 kms
- **Jupiter Hospital** - 3.3 kms
- **Chellaram Hospital** - 4.6 kms
- **Ryan International School** - 5.7 kms
- **Hinjewadi IT Park** - 8.7 kms



Artistic Impression



PROJECT WITHIN PMC LIMIT

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