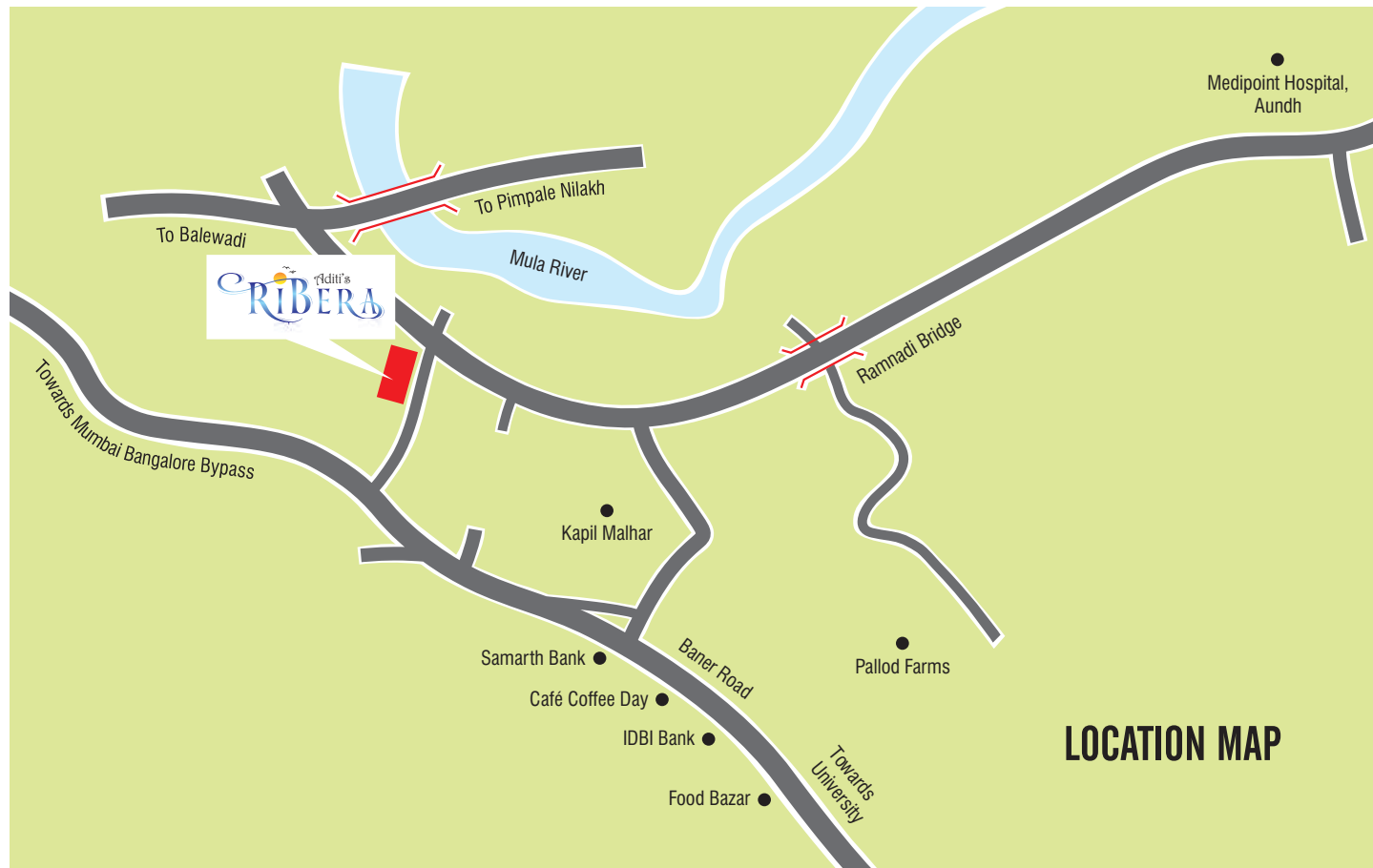


Aditi's
RIBERA
2 & 3 BHK FLATS



LOCATION MAP

Credits

Architect

Tomato Architect
Ar. Jyotindra Nikam

RCC Consultant

Sanyojan Consultant

Site Address

S.no. 173/1+2+3+4, Baner,
Aundh Balewadi DP Road, Pune 45.

A Project by



Tel.: 020 66014789, 30224789
Mob.: 7620012320, 9823244100
Website: aditidevelopers.com
Email: aditi Realtors10@gmail.com

The contents of the brochure are purely conceptual and have no legal bindings on us. Developers reserve the right to amend the layout, number of floors & units, elevation, colour scheme, specifications and amenities etc. without notice.

RIBERA

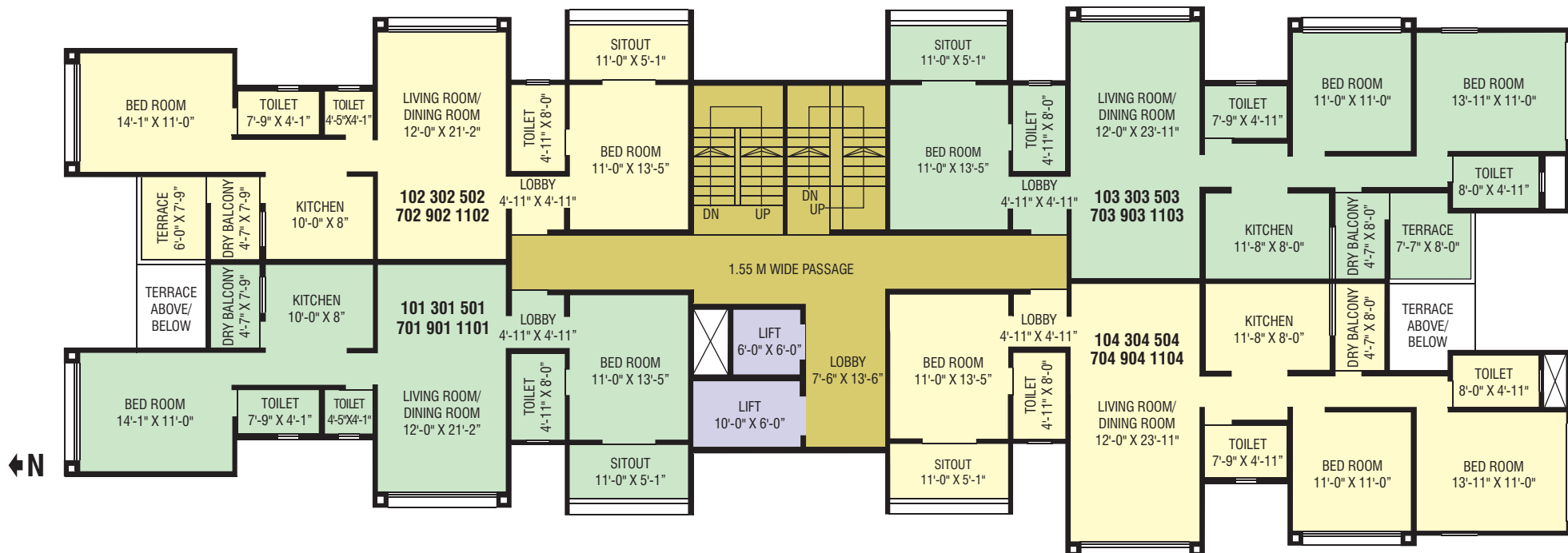
LUXURIOUS 2 & 3 BHK APARTMENTS AT BANER



Contemporary and stylish that's your home at **Ribera**. Welcome to a lifestyle which is unique in every essence and aspect. Breathtakingly beautiful and amazingly spacious 2 & 3 BHK luxurious Flats will simply charm you beyond words. The impeccably planned architecture with value for money specifications are just some of the things that make **Ribera** a class apart residential project. Beautifully crafted landscaped Garden, Amphitheater and Children play area adds to the joy of living an active life.

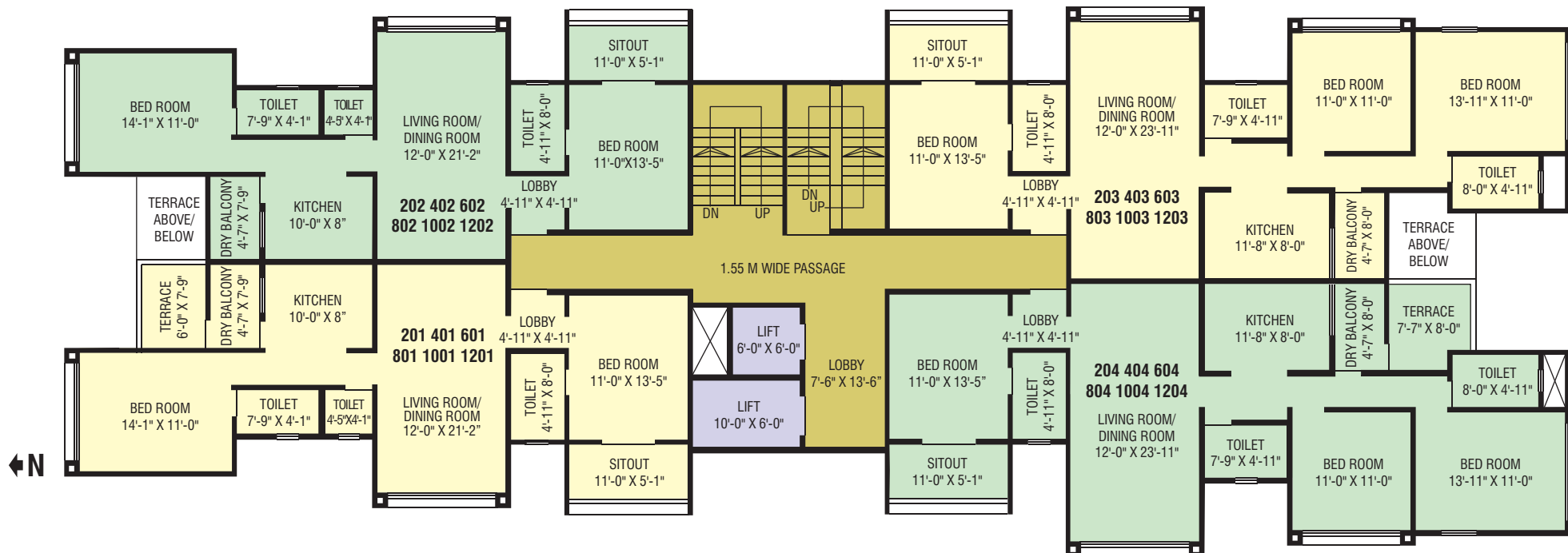
Situated in a prime and plush location of Baner, a most vibrant and well developed residential areas of Pune. Facilities such as parks, grocery stores, restaurants and coffee shops, Malls and Multiplex are a short drive away from here.





TYPICAL FLOOR PLAN - 1st, 3rd, 5th, 7th, 9th & 11th

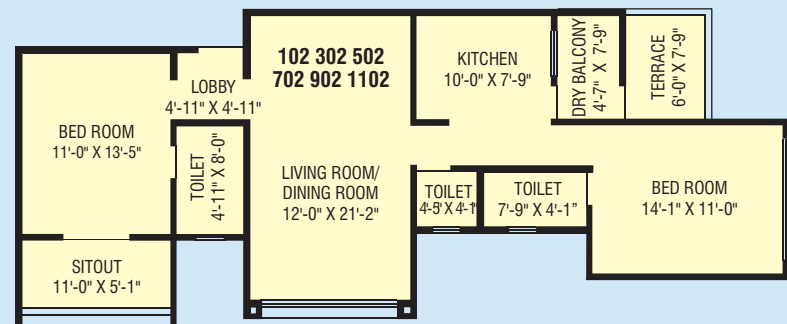
Flat No.	Type	Carpet Area. (Sq.M.)	Terrace Area (Sq.M.)	Salable Area (Sq.M.)	Salable Area (Sq.Ft.)
101 301 501 701 901 1101	2 BHK	83.17 (895 sq.ft)	-	108.12	1164.00
102 302 502 702 902 1102	2 BHK	83.17 (895 sq.ft)	4.23 (46 sq.ft)	113.62	1223.00
103 303 503 703 903 1103	3 BHK	105.17 (1132 sq.ft)	5.25 (57 sq.ft)	143.55	1545.00
104 304 504 704 904 1104	3 BHK	105.17 (1132 sq.ft)	-	136.72	1472.00



TYPICAL FLOOR PLAN - 2nd, 4th, 6th, 8th, 10th & 12th

Flat No.	Type	Carpet Area. (Sq.M.)	Terrace Area (Sq.M.)	Salable Area (Sq.M.)	Salable Area (Sq.Ft.)
201 401 601 801 1001 1201	2 BHK	83.17 (895 sq.ft)	4.23 (46 sq.ft)	113.62	1223.00
202 402 602 1002 1202	2 BHK	83.17 (895 sq.ft)	-	108.12	1164.00
203 403 603 803 1003 1203	3 BHK	105.17 (1132 sq.ft)	-	136.72	1472.00
204 404 604 804 1004 1204	3 BHK	105.17 (1132 sq.ft)	5.25 (57 sq.ft)	143.55	1545.00

2 BHK VIEW



3 BHK VIEW



ULTRA MODERN AMENITIES

- Decorative Entrance Gate
- Security Cabin
- Designer Entrance lobby with name boards.
- Children's play area
- Tremix concrete Driveways
- Wall compound with decorative flower bed
- Street lights on Driveways
- CCTV in entrance lobby
- Elevators of Otis / Kone Make
 - Passenger Lift for 6 persons
 - Stretcher lift with auto floor rescue device (ARD)
- Rest area & Toilet for Drivers, Servant & Society Staff
- Mechanical independent Parking
- Visitor's Parking
- Generator backup for Common passage, elevators, waterpumps & fire fighting system
- Intercom Facility connected with Main gate security cabin
- Firefighting system with Separate U.G. Water tank & Overhead Water tank.
- Separate U.G. water tank for Drinking water & Utility water
- Piped Gas Connection from Gas Bank.
- Vermiculture Pits for wet garbage.
- Solar System with heater back up
- Rainwater Harvesting
- Open air Party Lawn & Gym on terrace
- Open air amphitheatre in garden
- Space for Indoor games





SUPERLATIVE SPECIFICATIONS

■ R.C.C. STRUCTURE

- Earthquake resistance RCC Structure

■ WALL FINISHING

- POP / Gypsum plaster from internal side
- Double coat plaster from External side

■ ELECTRICAL SPECIFICATIONS

- Concealed copper wiring with MCB
- All Bedrooms & Living room pre-wired with TV, Voice & data cables
- Premium modular switches with adequate number of points
- Video door phone
- Exhaust Fan in all bathroom & kitchen
- Provision for Inverter in each flat
- Provision for Split AC in bedrooms, Living & Dining
- Generator Backup for Lifts, Common passages, Water pumps & Parking

■ FLOORING

- 600 mm X 600 mm laser cut Vitrified double polished tiles in all Bed rooms, Living room & Kitchen
- Anti - skid ceramic tiles in Bathrooms, terrace & Dry balcony

■ TOILETS

- Concealed plumbing with Premium quality CP fittings & Sanitary fixtures in all bathrooms
- Designer glazed tiles dado in all bathrooms up to Ceiling
- Shower enclosure / Partition in all baths
- Granite Door frames & windows frames in all bathrooms
- Washbasin with counter
- Provision for Boiler in all bathrooms

■ KITCHEN

- Granite kitchen platform with S.S. sink
- Separate Gas Line from Gas Bank
- Dry balcony with point for washing machine, dish washer & sink
- Glazed tile / Ceramic tile dado up to Ceiling above Kitchen platform & White glazed tile below Kitchen platform
- Granite / Marble Frame for Kitchen window

■ WINDOWS & DOORS

- Entry Door - 1 mtr Wide Decorative waterproof wooden door with Premium Handles and Hardware
- Internal Doors including Toilet & Dry balcony, - waterproof wooden flush doors with both side laminate
- Jindal make Powder coated Aluminum sliding window with Mosquito net & MS Safety grill
- Marble window seals

■ PAINT

- Oil Board distemper paints for internal walls
- Acrylic paint for external walls

■ BALCONY

- Relling of toughened glass with SS fittings & Fixtures

