



RERA REGISTRATION NUMBER  
P52100033036  
[www.maharera.mahaonline.gov.in](http://www.maharera.mahaonline.gov.in)

*Connect yourself to the inner serenity  
away from the hassling life !*



# RAMAN VARA

1 BHK LUXURY HOMES @ BANER

- PROJECT BY -



**SHREE ENTERPRISES**  
WE BUILD LIFESTYLE DREAM HOMES



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## Project Highlights



Close to NATURE



Close to IT PARK



Close to PRIME AREA



Luxury LIFESTYLE



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## TYPICAL FLOOR PLAN- 1ST, 2ND, 3RD, 4TH, 5TH, 6TH & 7TH



### Carpent Area Statement in sq.m.

Flat No.	Carpent	Open Balc.	Total Useable	Total Useable in sq.ft.
101,201,301,401,501,601,701	38.54	2.85	41.39	445.52
102,202,302,402,502,602,702	36.49	2.85	39.34	423.46

## Amenities

- Attractive Elevation
- Entrance with attractive gate.
- Underground tank and overhead tank for domestic water use.
- Lift 6 person OTIS/ KONE with temporary battery back up.
- Solar water on terrace for both bathroom limited hours.
- CCTV with 30 days back up.
- Invertor and battery back for common lighting for emergency.
- Compound wall with gate.
- Mechanical stack car parking with limited power backup.
- Firefighting hoses.
- Internet and TV cable provision in living room and bedroom.
- Invertor power provision all rooms.
- Rainwater harvesting.
- Two-wheeler and four-wheeler electrical charging point in parking.
- Aqua guard provision in kitchen.
- Bore and submersible pump with separate underground and overhead tank.



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Artist's Imagination View



**A**mpler sunlight and plenty air ventilation

**T**hree sides of flat open with windows and separate balcony

**P**rivacy flats

**P**er floor 2 flats only

**V**astu compliant project

**V**ridhi energy flats

## LIFESTYLE Specifications

### STRUCTURE:

- Earthquake resistant R.C.C. structure.
- 5" thick AAC Brick work for exterior & interior wall.

### EXTERNAL & INTERNAL PLASTER:

- External double coat plaster and internal wall plaster with Sunla finish.

### CEILING:

- Putty finish ceiling for all rooms.

### KITCHEN:

- Black granite kitchen platform with S.S. sink.
- Wall tiles for kitchen otta up to ceiling level.
- Separate electric points for washing machine, water purifier & fridge.

### DOOR:

- Granite door frames for all rooms with laminated shutter.
- PVC coated shutters for toilets.

### WINDOWS:

- Aluminum sliding powder coated windows for all rooms with granite frame.
- Oil painted MS window grill.

### FLOORING:

- Double charged Vitrified tile flooring for all rooms.
- Anti-skid flooring for bathrooms and terraces.
- Chequered tiles flooring in parking.

### TOILETS:

- Anti-skid Ceramic tile flooring and dado up to ceiling.
- Sanitary fitting- White colour, wall mounted commode and washbasin.
- Hot & Cold wall mixer of 'Jaguar' or equivalent.
- Provision of electric points for Geyser & exhaust fan.

### AIR CONDITIONER:

- Provision of AC point in bedroom.

### ELECTRICAL:

- Modular 'PolyCab' electrical switches with concealed 'PolyCab' copper wiring with MCB controls.
- TV / Internet point in living and bedrooms.

### PAINTING:

- Plastic emulsion paint for all Internal walls and
- Acrylic paint for all external walls.

### LIFT:

- Lift with temporary battery back-up.

### SECURITY:

- Video Door phone for each flat.
- Smoke detector.
- CCTV control for all premises.



**Baner** is situated in North -West Pune, Baner is a residential cum commercial locality placed alongside the Mumbai Highway. It is surrounded by Balewadi, Aundh, Pashan, Sus and Mahalunge. Residential demand is primarily driven by working professional employed in the software companies located in Baner itself and other close by employment hubs such as Rajiv Gandhi Infotech Park in Hinjewadi. Most of the residential developments in Baner are in the form of multi-storey apartment projects.

The locality has road connectivity via Baner Road, Mumbai Highway (NH-48) and Pashan-Sus Road. The buses run by Pune Mahanagar Parivahan Mahamandal Limited (PMPML) connects Baner with different areas in the city. Pune Junction Railway Station (12 km) and Pune International Airport (18 km) can be reached in an hour. Moreover, the 23.3 km planned metro Line 3 (Hinjewadi Phase III - Civil Court) development which is progressing very fast, would further improve the physical infrastructure of Baner and boost connectivity in the region.

#### **Social & retail infra**

Baner offers all necessary amenities to its residents. The locality and its near surroundings contains several prominent educational institutions, healthcare facilities, shopping complexes, malls, sports complex, banks and restaurants. Popular retail cum entertainment avenues within 7 km include Westend Mall, Reliance Mall, D Mart Baner, Balewadi High Street and Xion Mall. Other key amenities include VIBGYOR High School, CM International School, National Institute of Construction Management and Research (NICMAR), GS Moze College of Engineering, Jupiter Hospital, Aundh Institute of Medical Sciences and Vitalife Medipoint Hospital.

#### **Nearby employment hubs**

Baner is home to several software companies such as Cummins India, Media ocean, Siemens, Xoriant Solutions, Microsoft, etc. Moreover, Baner is closely connected with Rajiv Gandhi Infotech Park, a significant employment hub spread across 3 phases in Hinjewadi. It has presence of several IT/ITeS & BPO entities, along with some automotive and biotechnology companies. Key companies here are Infosys, Cognizant, Wipro Technologies, Capgemini, Tata Consultancy Services, etc. Proposed Google office in Baner -Balewadi area.

#### **Social life and entertainment**

Baner has large variety of restaurants, cafes and pubs. Some of the most notable ones being Malaka Spice, The K Factory, Minus 18 Degrees, Pimp My Wok and Flying Duck. One can find individual stores such as Fab India, Westside, Pantaloons etc. It is a popular hangout spot in the city due to variety of cuisines on offer and development of Balewadi High Street.



# RAMAN VARA

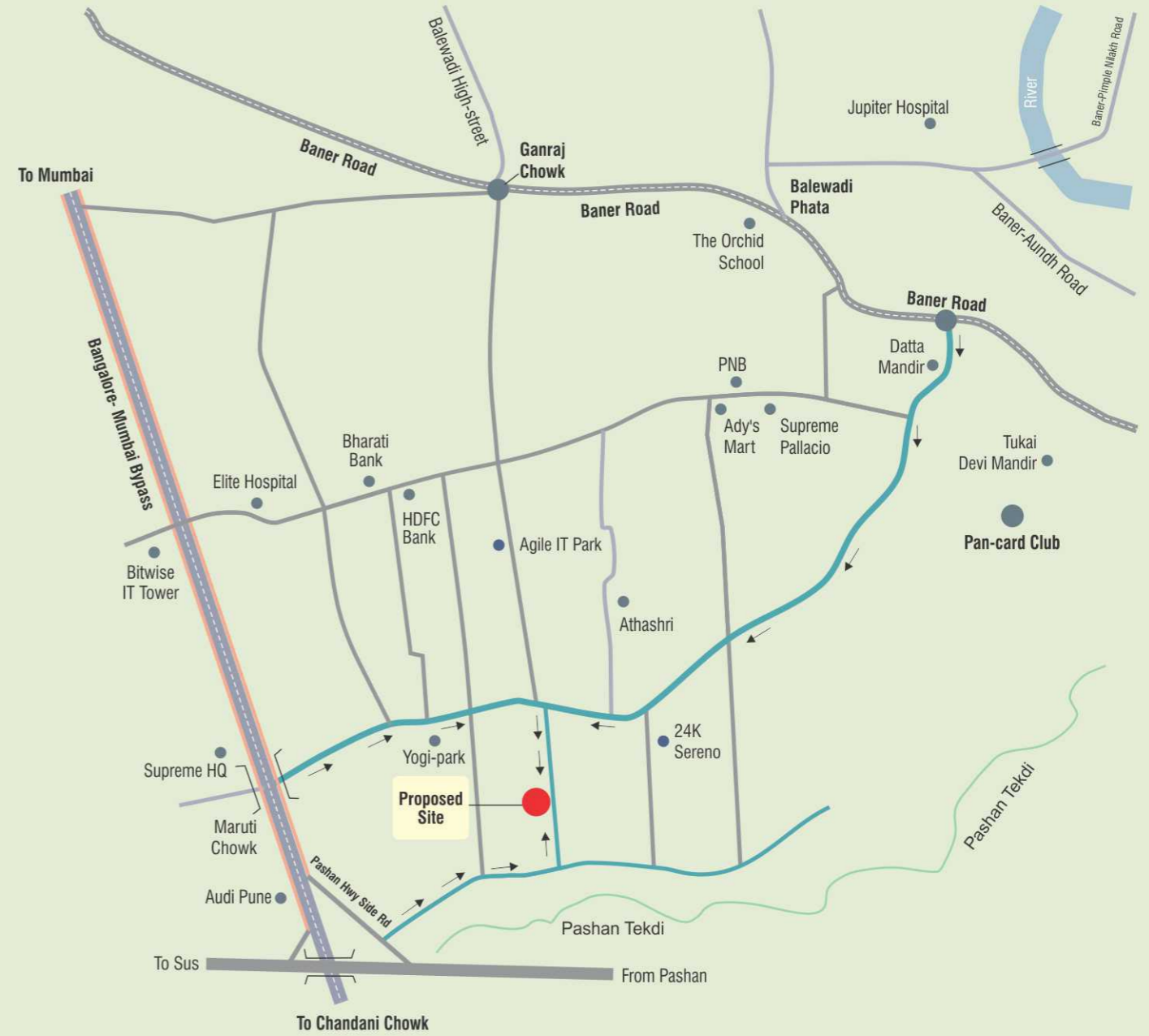
1 BHK LUXURY HOMES @ BANER

### Key Distances

• Hinjewadi IT Park	15 Mins.	• Pashan	05 Mins.
• Bengaluru- Mumbai Bypass	02 Mins.	• Balewadi Sport's Complex	05 Mins.
• Education Institutes	05 Mins.	• CBSC & ICSC Schools	05 Mins.
• Aundh	09 Mins.	• Hospitals & Banks	05 Mins.
		• Proposed Metro Station	05 Mins.

### Location Map

not to scale



  
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Site address: S. No. 17/1/1,  
 Opp. Shreephal Building, Ajinkya Park,  
 Diagonal Opp. to Rachana Ethernia,  
 Pancard Club Road, Baner, Pune- 45.

Credits:  
Architect:  
 Ar Rajendra Gaikwad  
R.C.C. Consultant:  
 Mr. Rahul Kapse  
Legal Advisor:  
 Adv. Milind Adam  
 Adv. Dattatray Deshmukh