

# XRBI

TECHNOLOGY #LIVING IT #LOVING IT

HINJEWADI (PUNE)



## SHOPPING COMPLEX



## ABOUT XRBIA HINJEWADI (PUNE)

### INDIA'S FIRST READY AFFORDABLE HOUSING TOWNSHIP

Xrbia Hinjewadi, pune is a master-planned community of over 10,000 apartments. 320 families are already residing in Phase 1 of the project. Other infrastructural amenities like Clubhouse, School, Hospitals, Multiplexes, Educational Institutes and shopping centre to commence operations in nearby areas.

### SCHOOL



### CHILDREN PLAY AREA



### CLUB HOUSE



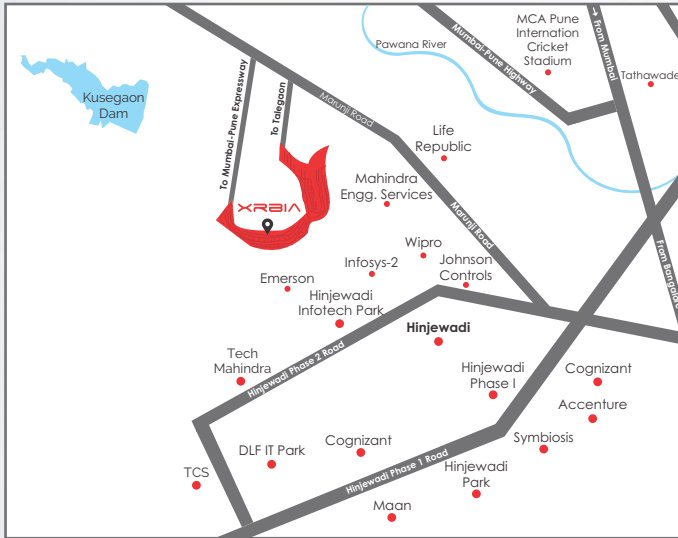


# WHERE IS HINJEWADI, PUNE

Hinjewadi is home to India's biggest IT cluster, and hosts some of the biggest names in the business, both national and international. The Chakan – Talegaon belt is just 25 kms away and home to automobile giants like Volkswagen, Mercedes Benz, Bajaj Auto etc. Hinjewadi and the Chakan-Talegaon stretch are changing the shape of Pune. The city is also becoming one of the most promising industrial clusters in India.

## KEY DISTANCE

Mumbai-Pune expressway	5 min
Hinjewadi IT Park	10 min
Talegaon and Chakan	30 min
Chakan – Talegaon Industrial belt	30 min
Volkswagen, Mercedes Benz, Bajaj	20 min



## THE GROWTH STORY OF HINJEWADI (PUNE)

Hinjewadi, a suburb of Pune, India nestles quietly at the foot of the picturesque Sahyadri Hills. Until about a decade ago, it was famous for bumper crops of rice & sugarcane. Today, Hinjewadi is also home to India's biggest IT cluster, and hosts some of the biggest names in business, both Domestic and International. With a 25,000-strong workforce, Infosys Technologies is the biggest employer in the IT park. Other companies with centers there include Wipro Technologies, Tata Technologies, Cognizant, Tech Mahindra and KPIT Cummins Infosystems. Tata Consultancy Services (TCS) and Microsoft are in the process of setting up campuses at Hinjewadi.

## PUNE METROPOLITAN REGIONAL DEVELOPMENT AUTHORITY - PMRDA

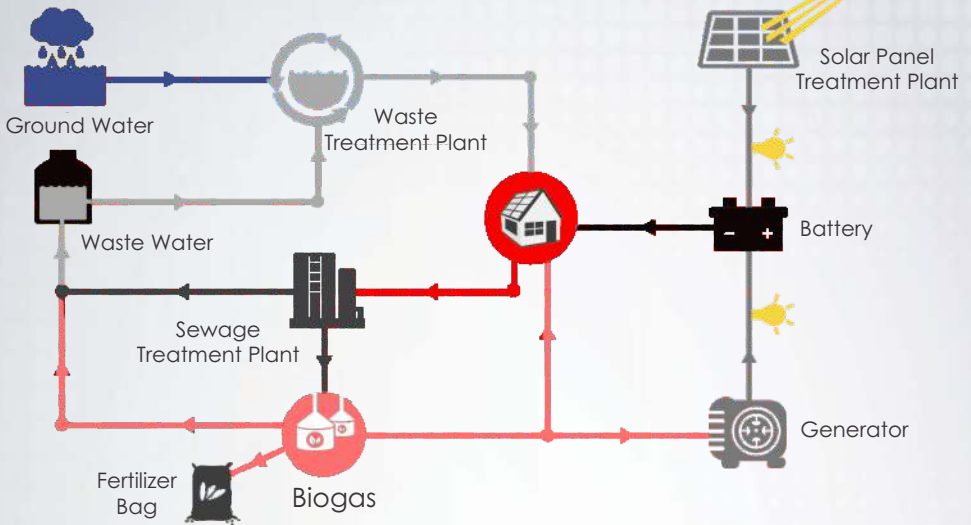
PMRDA is taking forward its vision for setting up a bustling business hub. Today, about 400 villages are part of the PMRDA. PMRDA has proposed to expand its jurisdiction from 3,500 sq. kms. to 7,000 sq km by including more villages in its limits. The PM RDA will cover Maval and Pune city entirely and parts of Haveli, Bhore, Daund, Shirur, Mulshi and Khed talukas of Pune district. The authority will comprise Pune and Pimpri Chinchwad municipal corporations and Talegaon Dabhade, Lonavla, Alandi municipal councils along with villages spread across the district.

## CHILDREN PLAY AREA





# THE XRBIA RENEWABLE ENERGY SYSTEM



Xrbia has embraced the latest advancements in renewable technology to create an innovative renewable energy system. The energy that powers each Xrbia project will be generated and managed using sustainable sources. This system does not only benefit the environment but is also expected to cut the average utility bill of its residents. The renewable energy system is comprised of three main components: the biogas plant which uses solid and liquid waste to generate biogas, organic manure and potable water. The water treatment plant recycles waste water for alternate use and the PV and battery plant uses renewable sources of energy such as solar power to reduce traditional fossil based sources.

## INTERNET OF THINGS TECHNOLOGY

Xrbia has taken steps to advance with the latest technology in security systems and utility cost management. Each Xrbia Project will deploy Smart City Technology, designed to enable:

- Real-time data collection across environmental, access and impact data points
- Granular control of billing utilities like water, electricity and gas
- Real-time data on usage of utilities and services
- Pro-active security systems



## OUR CITIES

Xrbia is building Smart cities at over 18 locations and has launched over 40,000 homes across Maharashtra. The company has received several accolades for its outstanding contributions to the affordable housing industry. The government of India has taken notice of Xrbia and its vision to enhance the lives of customers with the development of world-class cities with top-notch infrastructure and technology. The company received the Rashtriya Udyog Ratan Award in 2015 for its great work in the affordable housing sector. Xrbia received an award for 'Developer of the Year' – Affordable Housing' category from the Chief Minister of Maharashtra at Navbharat Realty Business Achievers Awards-2016.

## OUR LIVING

Xrbia offers many unique advantages like Bus Services, Clubhouse, Shopping Mall, Smart Card, Child Tracking System, Dedicated School Network and Smart Security features to keep your family safe and in touch. This is designed to handle the rush of a new urban India. And beyond all the pleasure and comfort of living in a community that becomes your new family in future times, XRBIA has been designed to create a positive ecosystem for the neighborhood and the community; thereby giving our customers a sense of place and community life.

## OUR TRACK RECORD

Xrbia with a sale and build rate of 2000 houses a month is undoubtedly India's most affordable housing leader. They delivered their first project of 1800 houses in 2012 at Chakan, Pune followed by the successful launch of 4000 houses in Hinjewadi, Pune. This year alone Xrbia built cities across 18 locations in India and launched 40,000 houses spread across Maharashtra in cities like Talegaon, Jambhul, Panvel, Neral and Karjat. Xrbia has invested heavily in the Research & Development, not only around construction but also operations. With over 30 million sq.ft. of existing land under development and 119 million sq.ft. of planned projects, Xrbia is already on its way to building future ready cities.



# XRBI A BRAND PROMISE

01

## TO STAND FOR TRANSPARENCY

We use the internet to book flats online and sell only on a carpet basis

02

## TO STAND FOR AFFORDABILITY

We endeavor to be 20% below the market price  
Therefore our prices start from ₹7.5 lacs for a 1 RK to ₹15 lacs for a 2 BHK

03

## TO STAND FOR TECHNOLOGY

We strive to present the newest technologies to our customers, which in turn enhance the quality of their lives

### CUSTOMER FRIENDLY SYSTEMS

At Xrbia, we have invested in the world's foremost Customer Relationship Management softwares and systems. Our back-office is available 12 hours a day for 7 days a week on phone and email to sort out your every query and complaint. Because it

is highly systemized, customers can be reassured that redressal of issues is a highly methodical and automatic process. Each customer has a dedicated relationship manager to help in various issues like loans, guruh pravesha, registration, etc.

### LATEST CONSTRUCTION & SMART TECHNOLOGIES

Xrbia employs the world's latest aluminum formwork technologies for construction. This technology makes the houses earthquake proof, water and rodent proof and has a design life of more than 100 years.

Additionally, our Smart City Technology is able to give you information on your phone and computer on consumption of water, electricity, gas and every other township amenity.



# PROJECT AMENITIES

Shopping Centre | Amphitheatre | Clubhouse | Landscaped Garden | School | Multi Activity Park  
Football Court | Multiplex | Business Centre | Fountain Area Children's Play Area | Senior Citizen Park  
Forested stepped Garden | Multi-purposed Ground Community Centre | Concrete Roads | Cafeteria  
Festival Plaza | Gymnasium Local Shopping Complex | Retail Malls | Street lights | Car Parking | Tennis-  
Court | Basketball Court

## PROJECT SPECIFICATIONS

### FLOORING

- 1 Bedroom / Kitchen: Vitrified tiles
- 2 Bath / WC / Balcony: Anti-skid ceramic tiles
- 3 All floor lobbies including stilt lift lobby
- 4 Matt finish / glossy ceramic tiles

### KITCHEN

- 1 Granite kitchen platform with SS sink and tap
- 2 Ceramic tile cladding 2 feet height above kitchen platform

### BATHROOMS AND TOILETS

- 1 Bathroom ceramic tiles dado upto 7 feet height
- 2 High quality wash basin
- 3 Water efficient 6x3 litre dual flush EWC in toilet

### MAIN DOORS

- 1 Specially designed doors with flush door
- 2 Shutters and good quality door fittings

### OTHER DOORS

- 1 Bathroom & Toilet Doors - Water Proof Doors
- 2 Windows / Ventilators
- 3 Powder Coated Aluminium Windows
- 4 Large french sliding door between hall and balcony

### ELECTRICAL

- 1 Points for water filter, exhaust fan and refrigerator in Kitchen
- 2 Exhaust fan point in WC / Bathroom
- 3 One TV point in the Living room
- 4 Concealed copper wiring
- 5 For safety, one Earth Leakage Circuit Breaker (ELCB) in every apartment
- 6 One Miniature Circuit Breaker (MCB) for each circuit at the main distribution box in every apartment

### PLUMBING

- 1 All Water supply lines are UPVC/CPVC or equivalent

### EXTERNAL PROJECT AMENITIES

- 1 Primary health centre
- 2 24X7 Security
- 3 Local shopping complex
- 4 Atm/Cash point
- 5 Power back-up for common areas and lifts
- 6 Community centre
- 7 Festival plaza
- 8 Landscaped garden with walking area
- 9 Club house
- 10 School





# NO INCOME PROOF HOME LOAN SCHEME

This project is approved by all major banks. A customer can get a loan from a bank if he has the required documents. However, our 'No Income Proof Home Loan scheme' also gives the opportunity to any Indian citizen with basic identity documents like PAN Card & Aadhar Card or passport or ration card to avail of an Xrbia Home Loan. House buyers can avail of an installment payment facility despite having no formal income documents or not qualifying for any bank loan.

## BOOKING & CANCELLATION

You will need to make a booking amount of ₹1,60,500 at any of our booking centers or with our agents at an early date in order not to be disappointed regarding availability or getting locations of choice. The booking system is a real-time online process and you can get a confirmation instantaneously. In the same way if a buyer cancels the flat. The cancellation amount will be ₹50,000 which is to cover costs of paying brokerages, documentation, processing costs and other direct costs.

**All Cheques must be made in favour of Xrbia Hinjewadi Developers Pvt. Ltd.**

## PRADHAN MANTRI AWAS YOJANA AVAIL ₹2.5 LACS OF GOVT. SUBSIDY

### WHO IS ELIGIBLE TO AVAIL THE SUBSIDY ?

1. Purchaser and his family should not have any other dwelling in their name
2. Annual household income should not exceed ₹18 lacs
3. Household family means husband, wife and unmarried children
4. The house should be purchased in the name of both, husband and wife
5. One family should be eligible to purchase only one unit
6. The subsidy will be credited in the home loan account of the Buyer
7. Other terms and conditions shall apply
8. Bank loan is subject to approval from Housing Finance Company / Bank

### DOCUMENTS REQUIRED

#### For subsidy

1. Undertaking from the buyer in given format
2. Income proof that his income is less than ₹18 lac
3. Aadhar Card or Voter ID card or PAN card
4. Any other document as may be required by the Bank / Financial Institution

#### For home loan

1. Income proof for eligibility of loan
2. Age proof
3. CIBIL for credit background
4. Address proof
5. Identity proof
6. Any other document as may be required by Bank / Financial institution





# MASTER PLAN

## LEGEND

1. SHOPPING PLAZA
  2. SHOPPING CENTRE
  3. MULTIPURPOSE GROUND
  4. AMPHITHEATRE
  5. CHILDREN'S PLAY AREA
  6. SENIOR CITIZEN'S PARK
  7. FORESTED STEPPED GARDEN
  8. 18 M WIDE APPROACH ROAD
  9. 12 M WIDE ROAD
  10. STEPPED SIDE GARDENS
  11. 1 BHK SMART A7, A8
  12. 1 BHK LUXURY A9, A10,
  13. B1, B2, B7, B8, C3, C4, C5, C6
  14. 2 BHK A1, A2, A3, A4, A5, A6, A11, A12, A14, A15, B3, B6, C2, C7, D1, D6
  15. ACTIVITY PARK
  16. CLUB HOUSE/SHOPPING
  17. PROPOSED SCHOOL & JUNIOR COLLEGE BLOCK 1&2
  18. PLAY COURT
  19. AMENITY
  20. FIRE STATION
  21. PROPOSED SUB STATION
  22. FEATURE ROUNDABOUTS
  23. MAIN AVENUE ROAD
  24. GARDEN 1
  25. GARDEN 2
  26. GARDEN 3
  27. GARDEN 4
  28. PLAY COURTS
  29. BUSINESS CENTER
  30. SHOPPING MALL
  31. MULTIPURPOSE PLAYGROUND
  32. MULTIPLEX
  33. CLUSTERED DEVELOPMENT
- \* SOME OF THE AMENITIES ARE ONLY PLANNED AND MAY NOT BE EXECUTED.

- 1 BHK SMART
- 2 BHK - 2
- 1 BHK LUXURY
- 2 BHK-3
- 2 BHK-1
- 3 BHK
- FOR FUTURE DEVELOPMENT





OPEN VIEW



ROAD VIEW

TYPICAL FLOOR PLAN OF 1BHK - LUXURY EVEN FLOOR (GR, 2ND, 4TH, 6TH)

OPEN VIEW



ROAD VIEW

TYPICAL FLOOR PLAN OF 1BHK - LUXURY EVEN FLOOR (GR, 2ND, 4TH, 6TH)

OPEN VIEW



ROAD VIEW

TYPICAL FLOOR PLAN OF 1BHK - LUXURY ODD FLOOR (1ST, 3RD, 5TH, 7TH)

OPEN VIEW



ROAD VIEW

TYPICAL FLOOR PLAN OF 1BHK - LUXURY ODD FLOOR (1ST, 3RD, 5TH, 7TH)



ROAD VIEW



HILL VIEW

TYPICAL FLOOR PLAN OF 1BHK - LUXURY EVEN FLOOR (GR, 2ND, 4TH, 6TH)

ROAD VIEW



HILL VIEW

TYPICAL FLOOR PLAN OF 1BHK - LUXURY EVEN FLOOR (GR, 2ND, 4TH, 6TH)

ROAD VIEW



HILL VIEW

TYPICAL FLOOR PLAN OF 1BHK - LUXURY ODD FLOOR (1ST, 3RD, 5TH, 7TH)

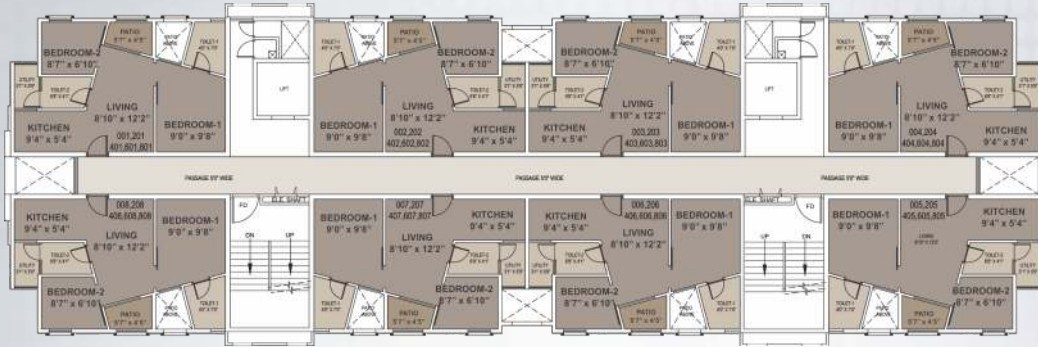
ROAD VIEW



HILL VIEW

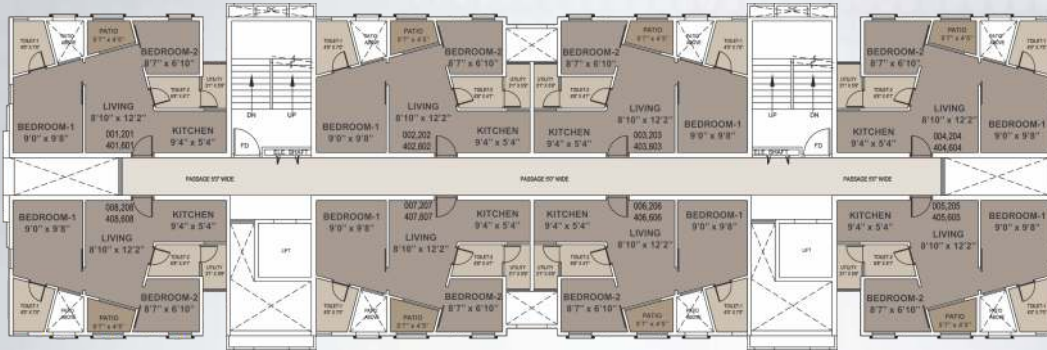
TYPICAL FLOOR PLAN OF 1BHK - LUXURY ODD FLOOR (1ST, 3RD, 5TH, 7TH)

ROAD VIEW





OPEN VIEW



ROAD VIEW

TYPICAL FLOOR PLAN OF 2BHK - EVEN FLOOR (GR, 2ND, 4TH, 6TH)

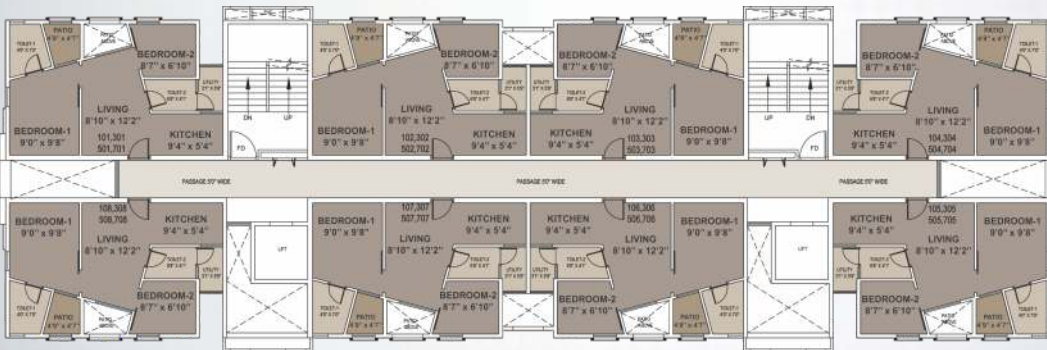
ROAD VIEW



HILL VIEW

TYPICAL FLOOR PLAN OF 2BHK - EVEN FLOOR (GR, 2ND, 4TH, 6TH)

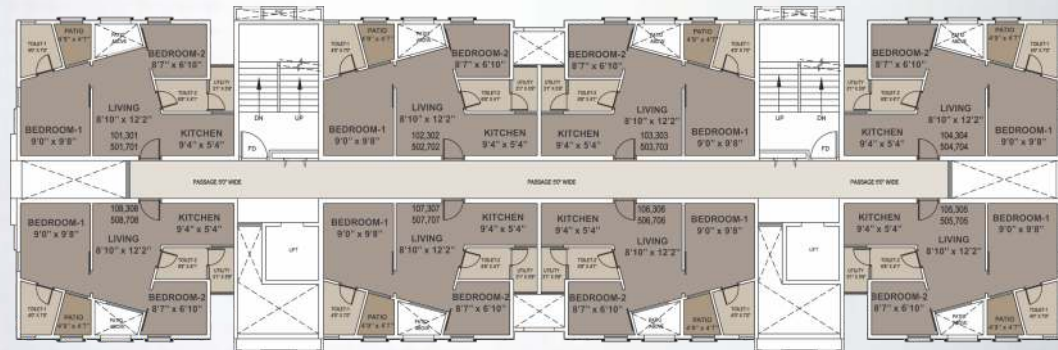
OPEN VIEW



ROAD VIEW

TYPICAL FLOOR PLAN OF 2BHK - ODD FLOOR (1ST, 3RD, 5TH, 7TH)

ROAD VIEW



HILL VIEW

TYPICAL FLOOR PLAN OF 2BHK - ODD FLOOR (1ST, 3RD, 5TH, 7TH)



OPEN VIEW



ROAD VIEW

TYPICAL FLOOR PLAN OF 2BHK - EVEN FLOOR (GR, 2ND, 4TH, 6TH)

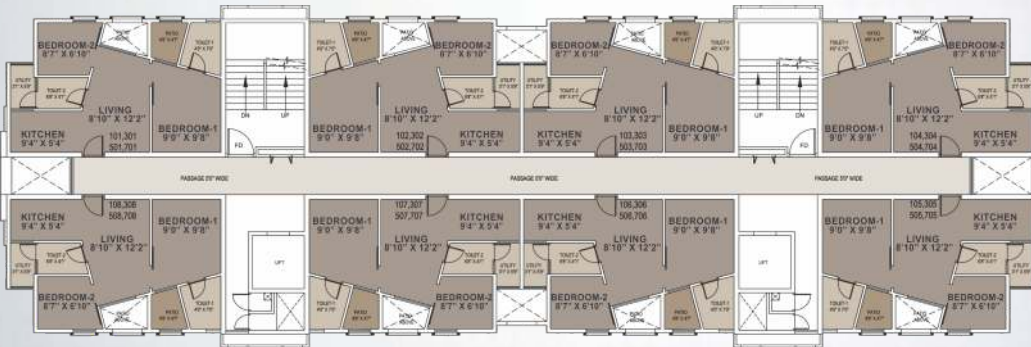
ROAD VIEW



HILL VIEW

TYPICAL FLOOR PLAN OF 2BHK - EVEN FLOOR (GR, 2ND, 4TH, 6TH)

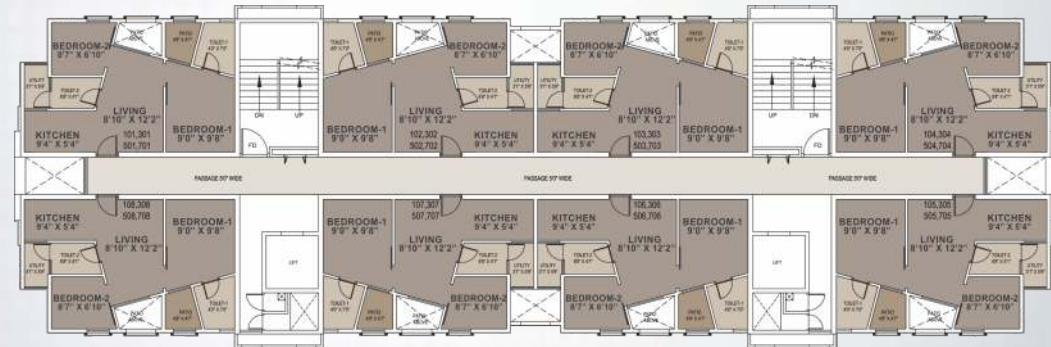
OPEN VIEW



ROAD VIEW

TYPICAL FLOOR PLAN OF 2BHK - ODD FLOOR (1ST, 3RD, 5TH, 7TH)

ROAD VIEW



HILL VIEW

TYPICAL FLOOR PLAN OF 2BHK - ODD FLOOR (1ST, 3RD, 5TH, 7TH)

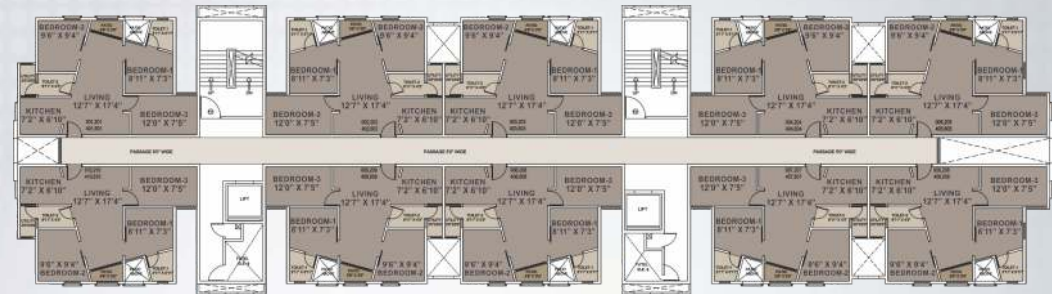
ROAD VIEW



HILL VIEW

TYPICAL FLOOR PLAN OF 3BHK - EVEN FLOOR (GR, 2ND, 4TH, 6TH)

OPEN VIEW



ROAD VIEW

TYPICAL FLOOR PLAN OF 3BHK - EVEN FLOOR (GR, 2ND, 4TH, 6TH)

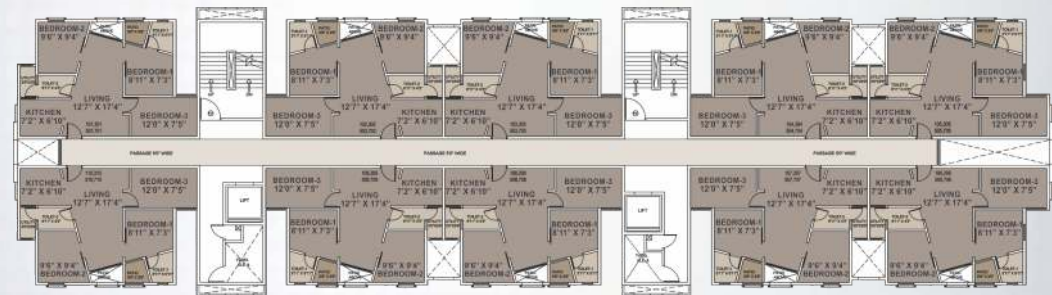
ROAD VIEW



HILL VIEW

TYPICAL FLOOR PLAN OF 3BHK - ODD FLOOR (1ST, 3RD, 5TH, 7TH)

OPEN VIEW



ROAD VIEW

TYPICAL FLOOR PLAN OF 3BHK - ODD FLOOR (1ST, 3RD, 5TH, 7TH)



ROAD VIEW



HILL VIEW

TYPICAL FLOOR PLAN OF 3BHK - EVEN FLOOR (1ST, 3RD, 5TH, 7TH)

ROAD VIEW



HILL VIEW

TYPICAL FLOOR PLAN OF 3BHK - ODD FLOOR (GR, 2ND, 4TH, 6TH)



TYPICAL EVEN FLOOR UNIT



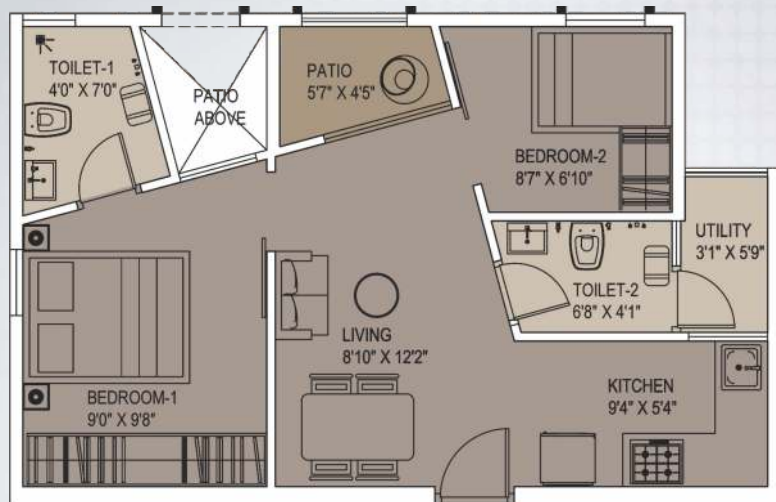
TYPICAL ODD FLOOR UNIT

TYPE	CARPET AREA	SALEABLE AREA
EVEN FLOOR	318 sq.ft.	445 sq.ft.
ODD FLOOR	294 sq.ft.	412 sq.ft.

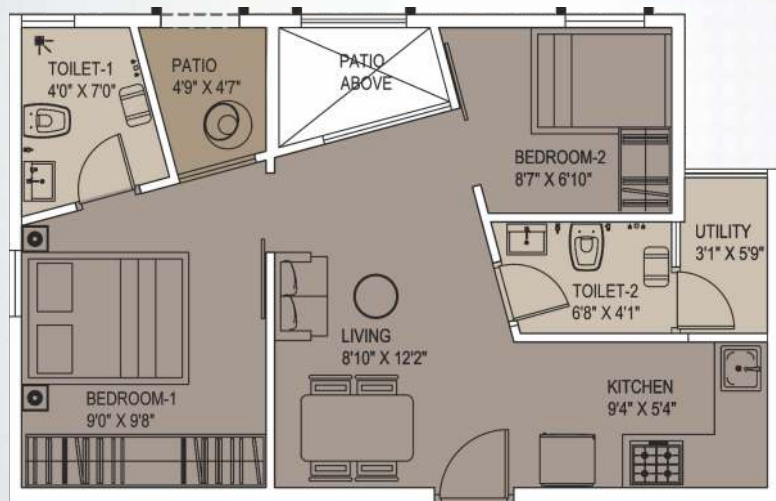


## 2 BHK - UNIT PLANS

BUILDING - A14, A15, B3, B6, C2, C7, D1, D6



TYPICAL EVEN FLOOR UNIT

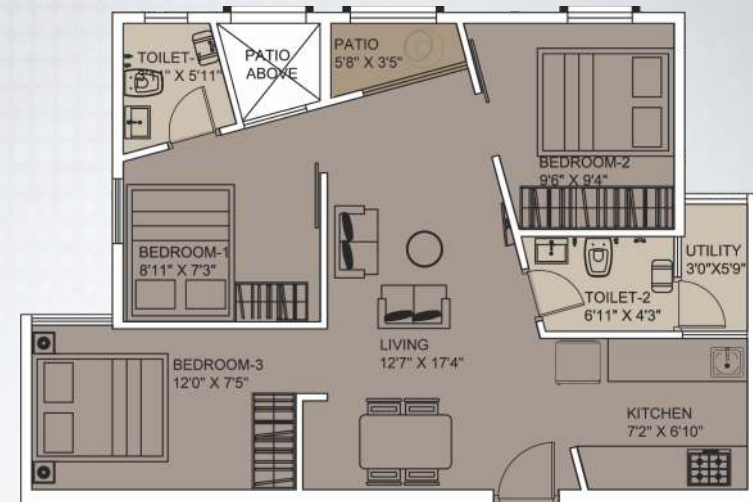


TYPICAL ODD FLOOR UNIT

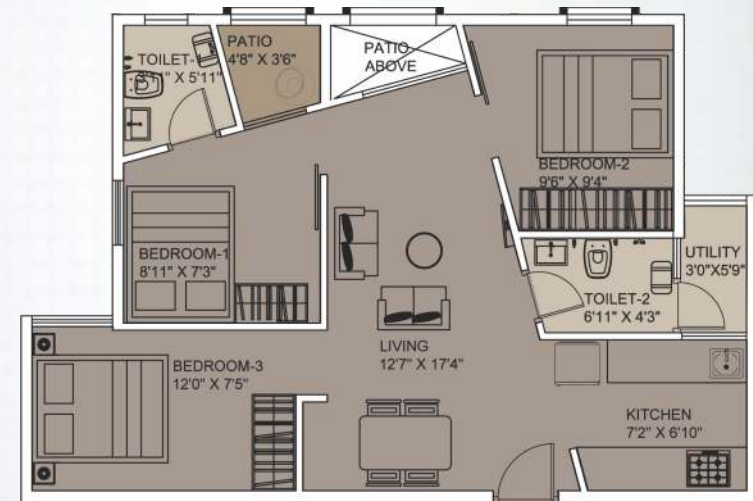
TYPE	CARPET AREA	SALEABLE AREA
EVEN FLOOR	419 sq.ft.	587 sq.ft.
ODD FLOOR	416 sq.ft.	582 sq.ft.

## 3 BHK - UNIT PLANS

BUILDING - B7, C4, C5, C6



TYPICAL EVEN FLOOR UNIT



TYPICAL ODD FLOOR UNIT

TYPE	CARPET AREA	SALEABLE AREA
EVEN FLOOR	572 sq.ft.	801 sq.ft.
ODD FLOOR	570 sq.ft.	798 sq.ft.



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**BANKING PARTNERS**



**PUNE**

Showroom No.7, ICC Trade Tower, Ground Floor, Senapati Bapat Road, Pune - 411 016.

**SANPADA**

Office No. F-5 & 6, 1st Floor,  
"The Affaires", Plot No.9, Sector-17,  
Off Palm Beach Road, Opp. Bhuriraj Costarica,  
Sanpada, Navi Mumbai - 400705.

**ANDHERI**

Geo Nova 401, 4th Floor Business Point,  
Opp. Andheri Sub Way, Andheri (West),  
Mumbai - 400058.



**020 6603 6591**



**[www.xrbia.com/hinjewadi](http://www.xrbia.com/hinjewadi)**

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