

XRBI A

TECHNOLOGY #LIVING IT #LOVING IT

AMBI (TALEGAON), PUNE

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BANKING PARTNERS



SANPADA

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

PUNE

Xrbia Developers Limited
929, 1st Floor, Mantri House,
F.C. Road, Pune - 411004.

 **020 67685625**

 **www.xrbiaambi.com**

DISCLAIMER: The developer reserves the right to amend the layout, plans, dimensions, elevation, amenities and specifications. While every care has been taken in providing this information, the developer cannot be held responsible for any inaccuracies.



Registration No:
P52100001409
P52100001487

ABOUT XRBIA AMBI (TALEGAON)

Xrbia Ambi (Talegaon) is a 11.47 acres project with classic 1RK, 1BHK & 2 BHK apartments in close proximity to the beautiful hill station of Lonavala.



WHERE IS AMBI (TALEGAON) ?

Ambi (Talegaon) is located 17.2 km from Chakan MIDC and 26 km from the Hinjewadi IT Park. It is well connected to Pune & Mumbai via the Mumbai-Pune Expressway, which is 6.0 km away, and the old Mumbai-Pune Highway, which is just 3.7 km away.

KEY DISTANCE	
Talegaon MIDC	2.4 km
Talegaon Railway Station	2 km
Old Mumbai-Pune Highway (NH4)	3.7 km
Mumbai-Pune Expressway Highway	6.0 km
D.Y. Patil Institute	Just Adjacent

THE GROWTH STORY OF AMBI (TALEGAON)

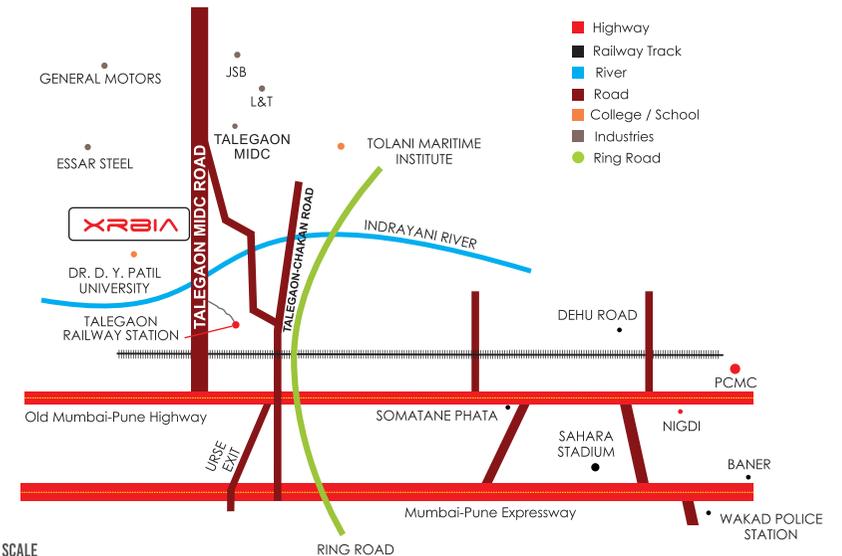
The Talegaon-Chakan corridor is amongst the world's fastest growing areas. It is famously known as the Detroit of India. The 25 km Chakan - Talegaon belt is a Special Economic Zone promoted by MIDC where automobile giants like Mercedes, BMW, Bajaj Auto Ltd. have set up their units. The property prices in this locality are estimated to increase at an unprecedented rate. Talegaon MIDC, is developing over 250 acres of land for Asia's Biggest Floriculture Park. The multi modal logistics park is a first of its kind in Pune is spread across 237 acres in Talegaon industrial belt.

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 km to 7,000 sq km by including more villages in its limits. The PMRDA 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 of Pune and Pimpri Chinchwad municipal corporations and Talegaon Dabhade, Lonavla, Alandi municipal councils along with villages spread across the district.

*Source: <http://www.hindustantimes.com/pune-news/pmrda-begins-its-development-plan-for-400-villages-around-pune/story-I9SQaO59mG1O8YG7TFpe6L.html>

LOCATION MAP



MAP NOT TO SCALE



OUR PROJECTS

Xrbia is building Smart projects 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 and top-notch infrastructure and technology. Xrbia received the Rashtriya Udyog Ratan Award in 2015 for its great work in the affordable housing sector. The company received an award for 'Developer of the Year - Affordable Housing' category from the Chief Minister of Maharashtra Mr. Devendra Fadnavis at 'Navbharat Realty Business Achievers Awards- 2016.'

OUR LIVING

Xrbia's Smart projects offer many unique advantages like Social Infrastructure, Gym, Garden Spaces & Clubhouse 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 neighbourhood and the community; thereby giving our customers a sense of peace and community life.

OUR TRACK RECORD

Xrbia's vision is to build "100 future ready cities by 2030". Xrbia understands India's need for smarter, efficient, and sustainable cities. Hence, it provides end-to-end urban infrastructure services to enhance the quality of life and living experiences of its residents. Since it's start, Xrbia Developers has delivered 67 Lac sq.ft. establishing itself as India's undisputed smart housing leader. Today, with a customer base of over 20,000 customers, it is a remarkable testimony to the trust and quality Xrbia as a real estate developer commands. Xrbia combines the desire for onsite amenities with the need for affordability, and their townships come with amenities like community centres, swimming pools and commercial complexes. XRBIA is embarking on a new journey that lays the benchmark for quality and modern urban development in the country.



XRBIA BRAND PROMISE



01

TO STAND FOR TRANSPARENCY

We sell only on a carpet area basis.

02

TO STAND FOR AFFORDABILITY

Our prices start from ₹9.09 lacs for a 1 RK to ₹17.5 lacs for a 2 BHK.

03

TO STAND FOR TECHNOLOGY

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

CUSTOMER FRIENDLY SYSTEM

Our back office and customer support team is available to cater your every need for assistance on calls as well as emails.





PROJECT AMENITIES

- Clubhouse
- Gardens
- Kid's Play Area
- Swimming Pool
- Concrete Roads
- Landscaped Gardens with Walking Area
- Shopping Complex
- Sports Facility
- Street Lights





PROJECT SPECIFICATION

FLOORING

- Bedroom / Kitchen: Vitrified tiles
- Bath / WC / Balcony: Anti-skid ceramic tiles
- All floor lobbies including still lift lobby
- Matte finish / glossy ceramic tiles

KITCHEN

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

BATHROOMS AND TOILETS

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

MAIN DOORS

- Laminated Flush Doors
- Good quality door fittings

OTHER DOORS

- Bathroom & Toilet Doors - Flush Doors
- Bedroom Doors - Painted flush Door

WINDOWS

- Powdered coated aluminum windows

ELECTRICAL

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

RCC STRUCTURE

- Seismic zone compliant structure
- RCC framed structure

LIFTS

- Standard good quality lifts

PAINTING/POLISHING

- Interior: Primer finish
- Exterior: Acrylic emulsion paint

PLUMBING

- All water supply lines are UPVC/CPVC or equivalent



PRADHAN MANTRI AWAS YOJANA

AVAIL UP TO ₹2.67 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 Rs. 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 or female head of the household and only in cases without an adult female member in the family the house can be in the name of the male.
5. The subsidy will be credited in the home loan account of the Buyer
6. Other terms and conditions shall apply
7. Bank loan is subject to approval from Housing Finance Company / Bank

DOCUMENTS REQUIRED

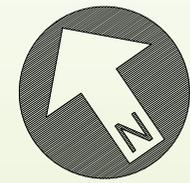
FOR SUBSIDY

1. Undertaking from the buyer in the given format
2. Aadhar card and Pan card
3. Any other documents as required by bank/Financial Institution

FOR HOME LOAN

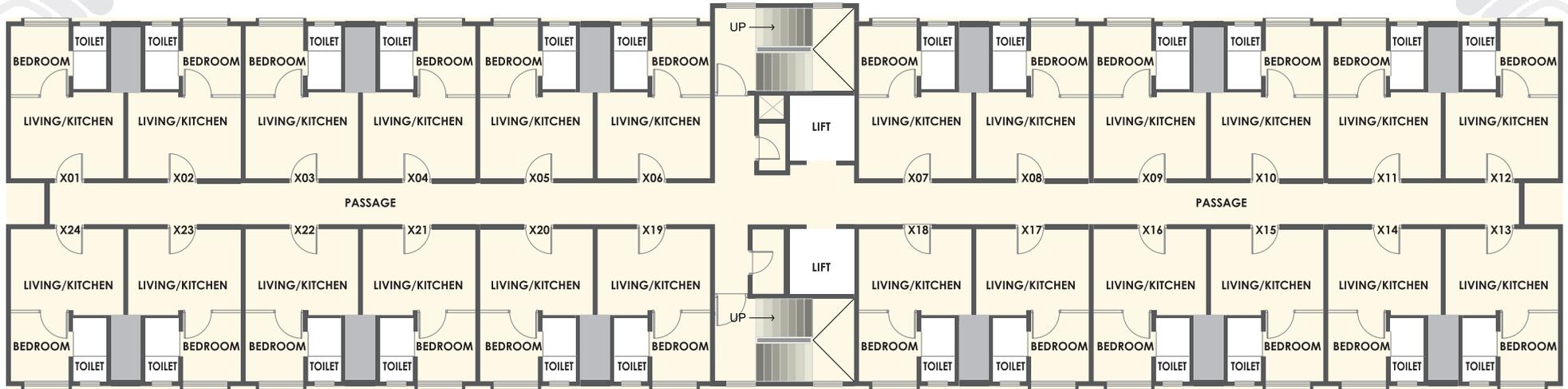
1. Income proof for eligibility of loan
2. Identity proof
3. Address proof
4. Last 6 months bank statement
5. Any other documents as required by bank/Financial Institution

MASTER PLAN

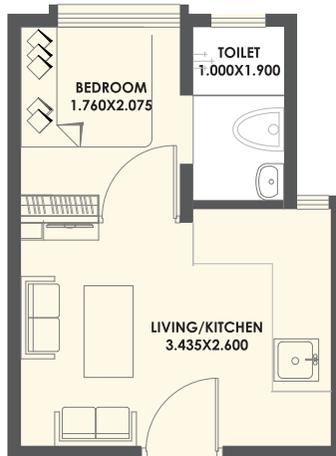


LEGEND

- PHASE 01:**
- 1RK- A2
 - 1BHK SMART- A3 A4 A6
 - 2BHK SMART- A5
 - 2BHK COMFORT- A9
- PHASE 02:**
- 1BHK SMART- A1 A8 A10 A7
- FUTURE DEVELOPMENT:**
- BUILDING- A11
 - VILLA- V2 V1

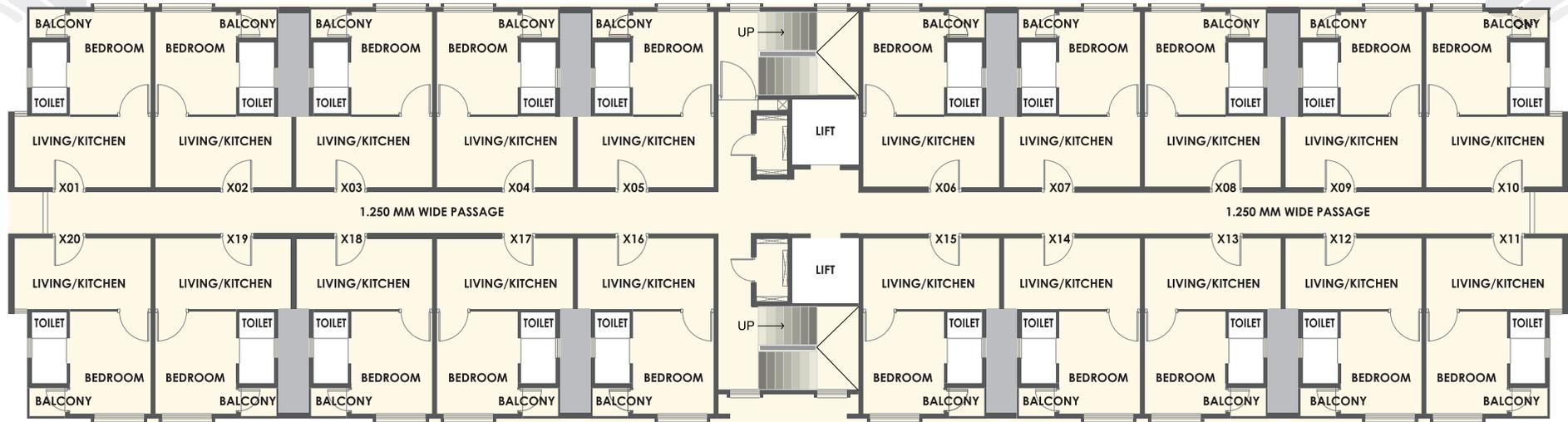


TYPICAL FLOOR PLAN - BUILDING A2

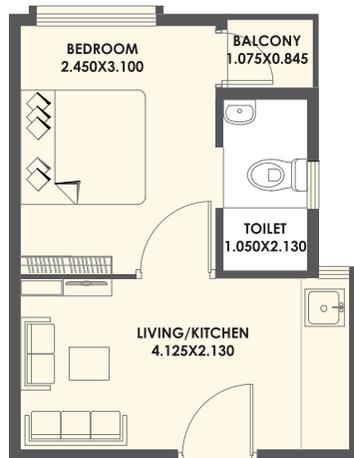


TYPICAL UNIT PLAN

TYPE - 1 RK	In sq.mtr.	In sq.ft.
CARPET AREA	12.54	135
ENCLOSED	2.54	27
BALCONY	-	-
TERRACE	-	-
TOTAL	15.08	162

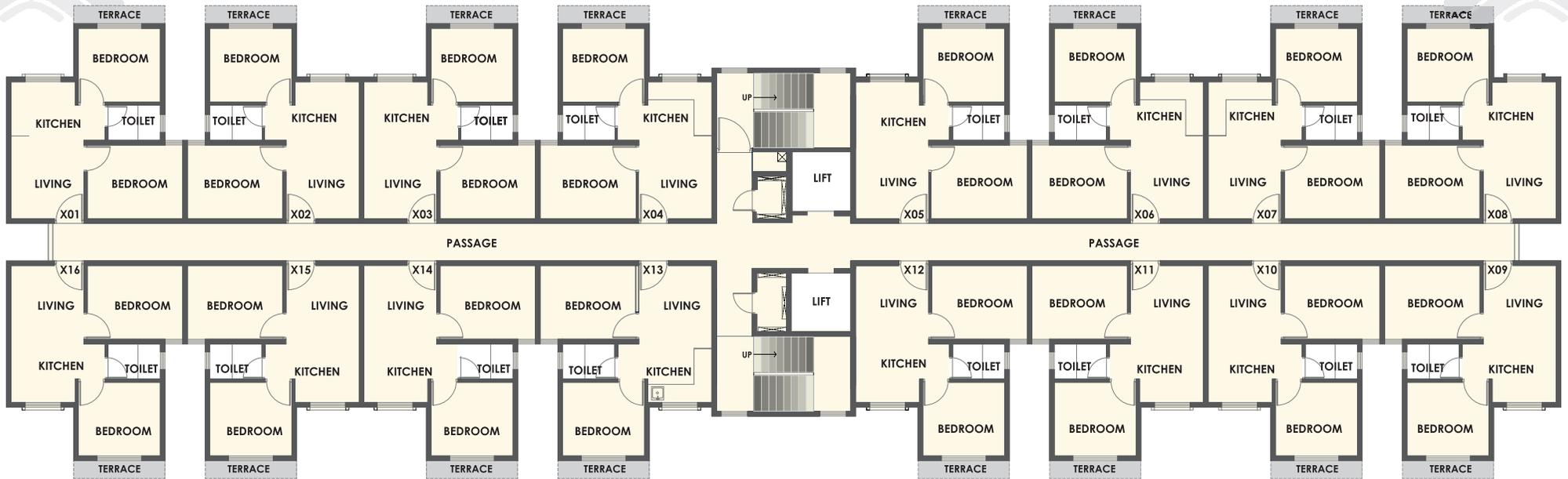


TYPICAL FLOOR PLAN - BUILDING A1,A3,A4,A7,A8

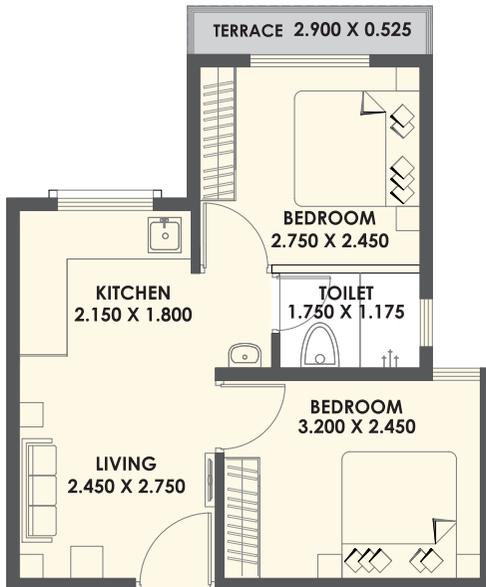


TYPICAL UNIT PLAN

TYPE - 1 BHK SMART	In sq.mtr.	In sq.ft.
CARPET AREA	17.3	186
ENCLOSED	2.43	26
BALCONY	0.91	10
TERRACE	-	-
TOTAL	20.64	222

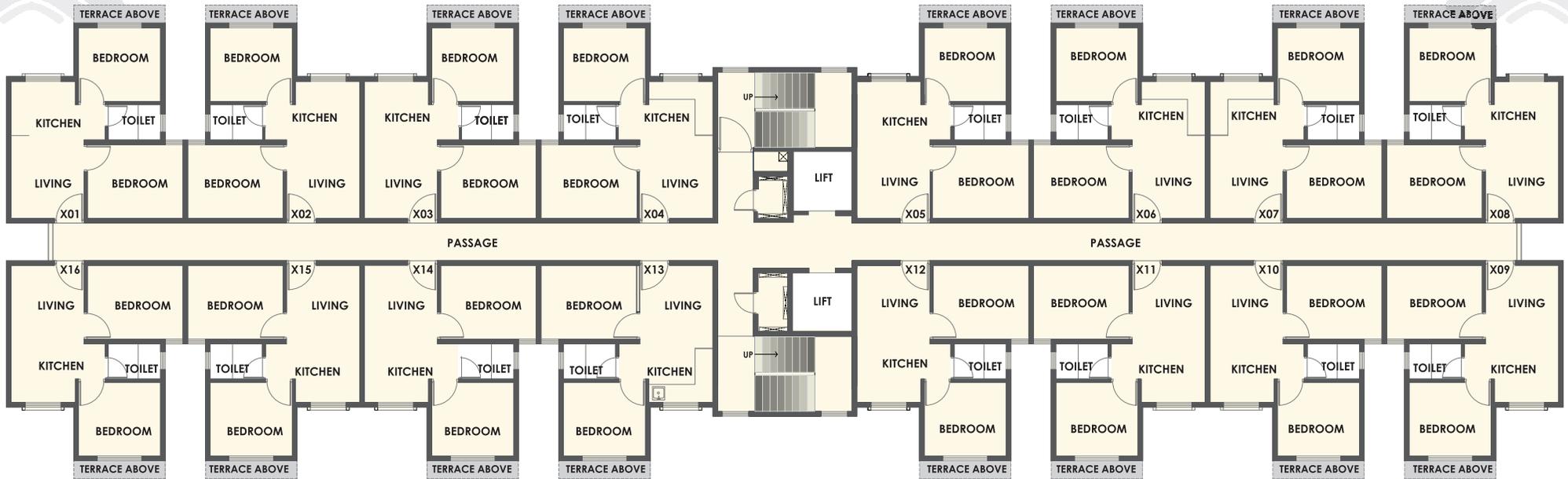


TYPICAL ODD FLOOR PLAN - BUILDING A5
(1ST, 3RD, 5TH, 7TH & 11TH)



TYPICAL ODD UNIT PLAN

TYPE - 2 BHK SMART	In sq.mtr.	In sq.ft.
CARPET AREA	27.02	291
ENCLOSED	3	33
BALCONY	-	-
TERRACE	1.52	16
TOTAL	31.54	340

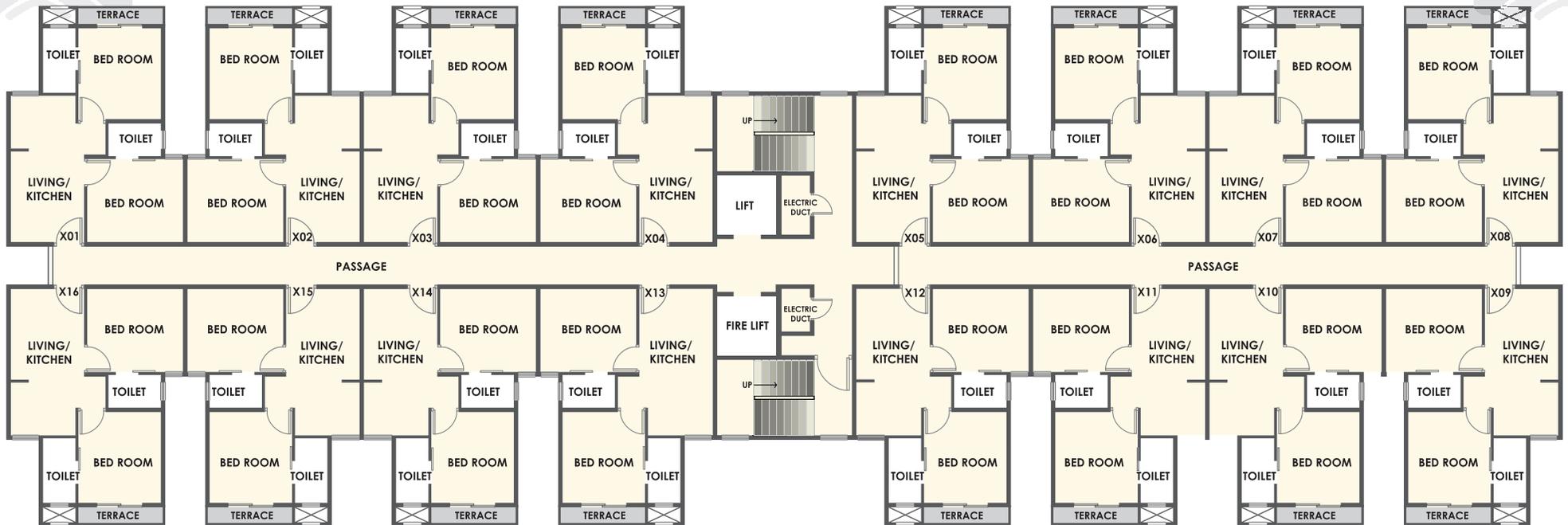


TYPICAL EVEN FLOOR PLAN - BUILDING A5
(2ND, 4TH, 6TH & 10TH)

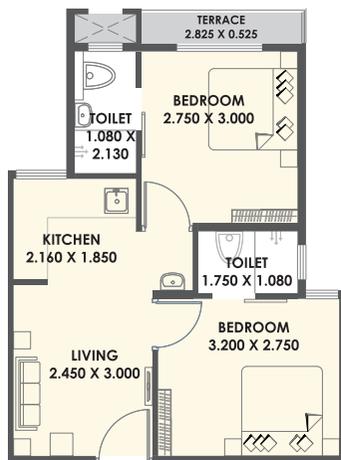


TYPICAL EVEN UNIT PLAN

TYPE - 2 BHK SMART	In sq.mtr.	In sq.ft.
CARPET AREA	25.59	275
ENCLOSED	4.43	48
BALCONY	-	-
TERRACE	-	-
TOTAL	30.02	323

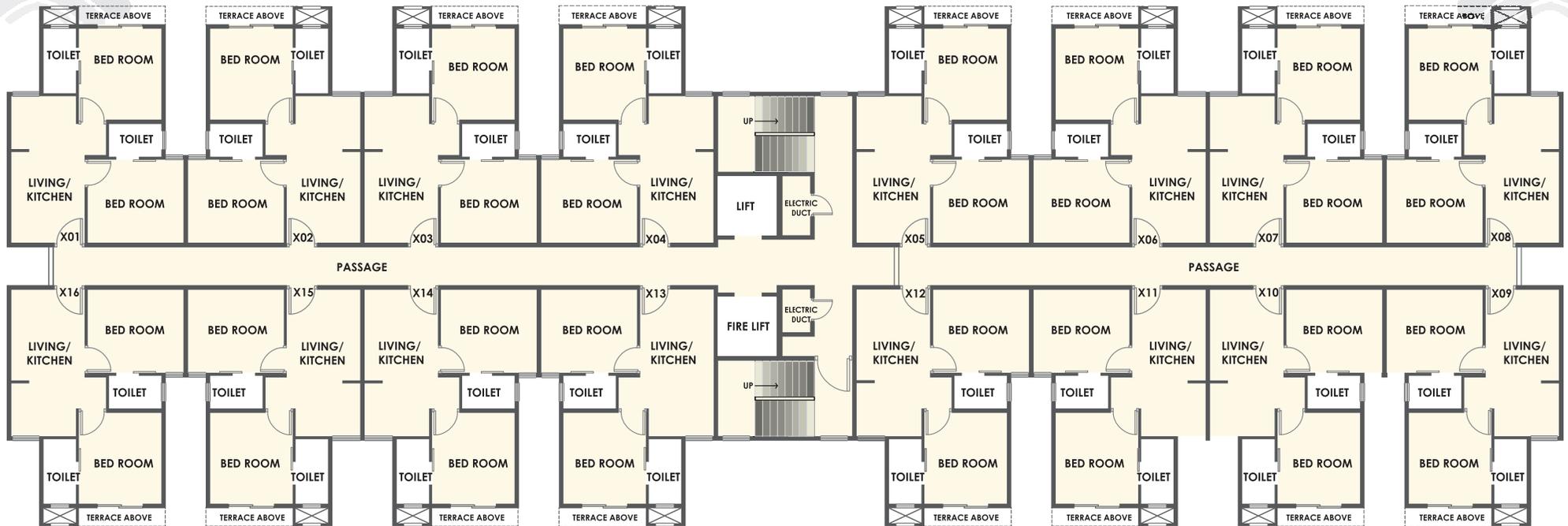


TYPICAL ODD FLOOR PLAN - BUILDING A9
(1ST, 3RD, 7TH & 9TH FLOOR)

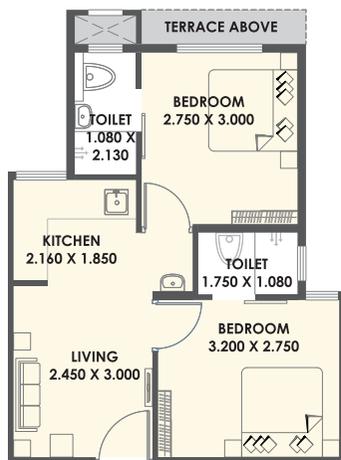


TYPICAL ODD UNIT PLAN

TYPE - 2 BHK COMFORT	In sq.mtr.	In sq.ft.
CARPET AREA	31.93	344
ENCLOSED	3.68	39
BALCONY	1.48	16
TERRACE	-	-
TOTAL	37.09	399



TYPICAL EVEN FLOOR PLAN - BUILDING A9
(2ND, 4TH, 6TH & 10th FLOOR)



TYPICAL EVEN UNIT PLAN

TYPE - 2 BHK COMFORT	In sq.mtr.	In sq.ft.
CARPET AREA	31.07	334
ENCLOSED	4.54	49
BALCONY	-	-
TERRACE	-	-
TOTAL	35.61	383