



Joint Venture Partner



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RIVER RESIDENCY



Phase III

NOW IN ALL NEW

AVATAR



iSHWAR PARMAR'S
River Residency
M O S H I

1, 1.5 & 2 BHK



Renew

YOUR ASPIRATIONS

Renew your aspirations with homes that promise to elevate and enrich your everyday life experience. Be it endless recreational activities, convenience of a retail plaza, fully equipped air conditioned CBSE School, avant-garde technology or your own private boat club, there is something for everyone. With architecture that envelops privacy and elegance in an upcoming locale, River Residency promises an appealing return on investment.

For us, quality is a habit. And thus right from meticulous planning, sourcing raw-materials to strict control over workmanship, we ensure impeccable quality in every aspect.

Revised

HOLISTIC DEVELOPMENT

River Residency is a cluster of 1, 1.5 & 2 BHK apartments, spread across an extensive 34 acres on the banks of the tranquil Indrayani River. A township that prides itself on modern day amenities coupled with features that ensure you will live a comfortable life.

Nature rich feature | Ergonomic planning
Strategic locale

1 BHK - 53.62 - 59.12 sq.mtr (577-637 ft) | 1.5 BHK - 66.25 - 73.9 sq.mtr (713-796 ft)
2 BHK - 80.96 - 81.76 sq.mtr (871-880 ft)

- | | |
|------------------------|------------------------------------|
| 1 Water body | 8 Boat club |
| 2 Indrayani river | 9 25-acre reserved green zone |
| 3 Clubhouse | 10 Convenient shopping / Hypermart |
| 4 Multi-utility court | 11 SNBP School (CBSE Affiliated) |
| 5 Kid's pool | 12 Secondary School |
| 6 Children's play area | 13 Polyclinic |
| 7 1-acre nature walk | |







Revere

A LIFE OF EXHILARATION

Redefining the sense of luxury living, River Residency's ultra-premium, spacious residences are tailored for your comfort and leisure. The bedrooms, bathrooms and living rooms are designed to spell perfection and indulgence. A world where every day dawns with a newer sense of euphoria and tranquility, at River Residency you can revel in hospitality of nature.





Revamp

THE CONCEPT OF RELAXATION

Relaxation has a new meaning. Take a boat ride whenever you feel like! Paddle-up to the other end of the river and soak up the calmness of life as you look over the lush green landscapes that span across the 25 acres of the reserved green zone.

Boat Club on premises



BOAT CLUB



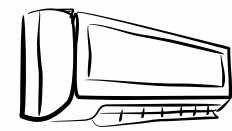


Renovate

YOUR IDEA OF A SCHOOL

Going to school won't be boring anymore! River Residency hosts 'SNPB' CBSE Board School on its premises. Moshi's first fully air-conditioned school, it boasts of state-of-the-art classrooms and other student friendly facilities on campus.

CBSE Board School on premises



*River Residency hosts "SNBP" School (CBSE Board) on its premises. Moshi's first fully air-conditioned school.



CBSE BOARD SCHOOL



Refreshing



TREAT FOR YOUR EYES AND EARS

Chirping of birds shall soon be your favourite every morning music. Dense foliage accompanied by the river flowing alongside, makes River Residency the chosen destination for migratory birds to flock. The 1 acre nature park helps the neighbouring flora and fauna flourish, thereby conserving the sanctity of the area.

25 acres reserved green zone | 1 acre nature park



MIGRATORY BIRDS PARK

Remedial

SERVICES AT YOUR DOORSTEP

River Residency has allocated space for a private polyclinic along with maternity facility. Avail of a wide range of health care services at your doorstep!

Poly clinic on premises



POLYCLINIC



Rejoice

WITH SIBLINGS AND FRIENDS

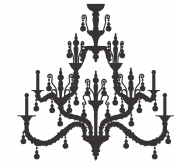
The young ones have a world of their own, and at River Residency they would have a place for every mood. River Residency's children's play area ensures your child prefers the outdoors over their gadgets!

Kid's splash pool | Children's play area | Friends' corner | Skating Rink | Sandpit Area



CHILDREN'S PLAY AREA

Relive



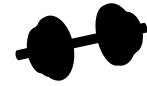
REJOICE PRECIOUS MOMENTS

There's no better place than home to celebrate an important occasion. River Residency has dedicated spaces to make every event in your life memorable. Weddings, festivities, celebrations, performances – we have a venue for all.

Community hall | Party lawn | Open Amphitheatre



COMMUNITY HALL

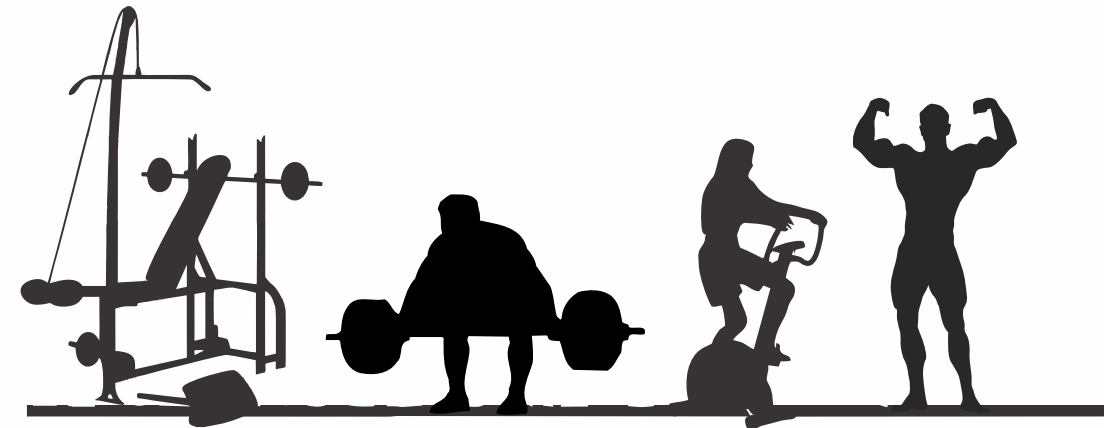


Rejuvenate

YOUR SENSES

River Residency offers ample ways to increase your fitness levels. Choose from fresh air jogging to treadmill running, from Yoga sessions to weight training sessions. Staying fit at River Residency, is convenient.

Gymnasium | Meditation gazebo | Yoga area | Jogging track



GYMNASIUM



Rivine

THE SPORTSMAN IN YOU

Set your pulse racing with plethora of indoor and outdoor gaming options and welcome wellness in all its splendour. Enjoy a game of bridges with friends or bond with your youngster over few shots. Rivine Residency's club house is the perfect place to instil that sportsman spirit in you and your young ones.

Indoor gaming zone | Family pergolas | Multipurpose court | Carom board



CLUBHOUSE

Reunite



WITH NATURE

At River Residency, we guarantee a perfect serene natural setting. An unparalleled one acre nature walk, equipped with a senior citizens' park to ensure nothing falls short in your wellness experience.

Walking trail | Senior citizen's park | Gazebos



NATURE PARK



Reload

YOUR SHOPPING CART

The comfort of having daily needs at a walking distance is something that everyone desires for. Be it shopping for the perfect ingredients for dinner or accompanying your friends for buying the weekly supplies, the retail plaza is where you can utilize your evening without having to travel far. At River Residency, we aim to make every activity a fun filled experience.

Retail Plaza



RETAIL PLAZA



Reassure

YOUR NEAR AND DEAR ONES

We understand that the safety of your loved ones is your priority. And therefore at River Residency, we have the most contemporary technology and security features that make life truly safe for you and your family.

CCTVs at entrance | Intercom service | Fire fighting system | Security guards | Generator back-up for common areas



SECURITY

Refined finishes

Structure: Earthquake resistant RCC framed structure.

Masonry: Cellular light weight concrete block.

Doors: Flush door/painted/laminate.

Windows: Powder coated aluminium windows.

Electrical: High quality concealed fire retardant wiring with reputed quality modular switches. Provision for AC in master bedroom.

Network point: Provision of TV & Telephone connection living & master bedroom.

Flooring: Branded or equivalent 600mmX600mm vitrified tiles in living room, dining room and all bedrooms.

Toilets: Dado up to 7', with antiskid flooring with sanitary ware and premium fittings.

Terrace: Designer railing, anti-skid tiles

Plumbing: Concealed plumbing using CPVC/UPVC/PVC non-corrosive pipes & fittings for longer life

Sanitary ware: Standard white/off-white sanitary ware with chromium plated fittings of a premium brands.

Painting: External-weather shield paint; Internal-OBD paint; doors, windows, grills, etc.-enamel paint.

Lifts: Branded lifts with generator backup. 100% generator backup in common areas

Intercom: All flats with intercom facility.

CCTV: CCTV cameras at entrance gate and on Podium.

Solar water heating system: Hot water connection from overhead solar water system in Master bed room.

Reflective glasses: Reflective glasses in windows for low heat gain leading to energy efficient houses.

Garbage Disposal: Provision of garbage chute in each building.

OWC: Organic waste converter for disposal of organic wastes.

GRIHA: Project built as per GRIHA Norms.

Fire Fighting system: Provision of Fire hydrants and Fire doors in each building.

Barriers free Structures: Handicapped access to common areas & buildings.

Lighting in Common Areas: Energy efficient CFL/LED lights.



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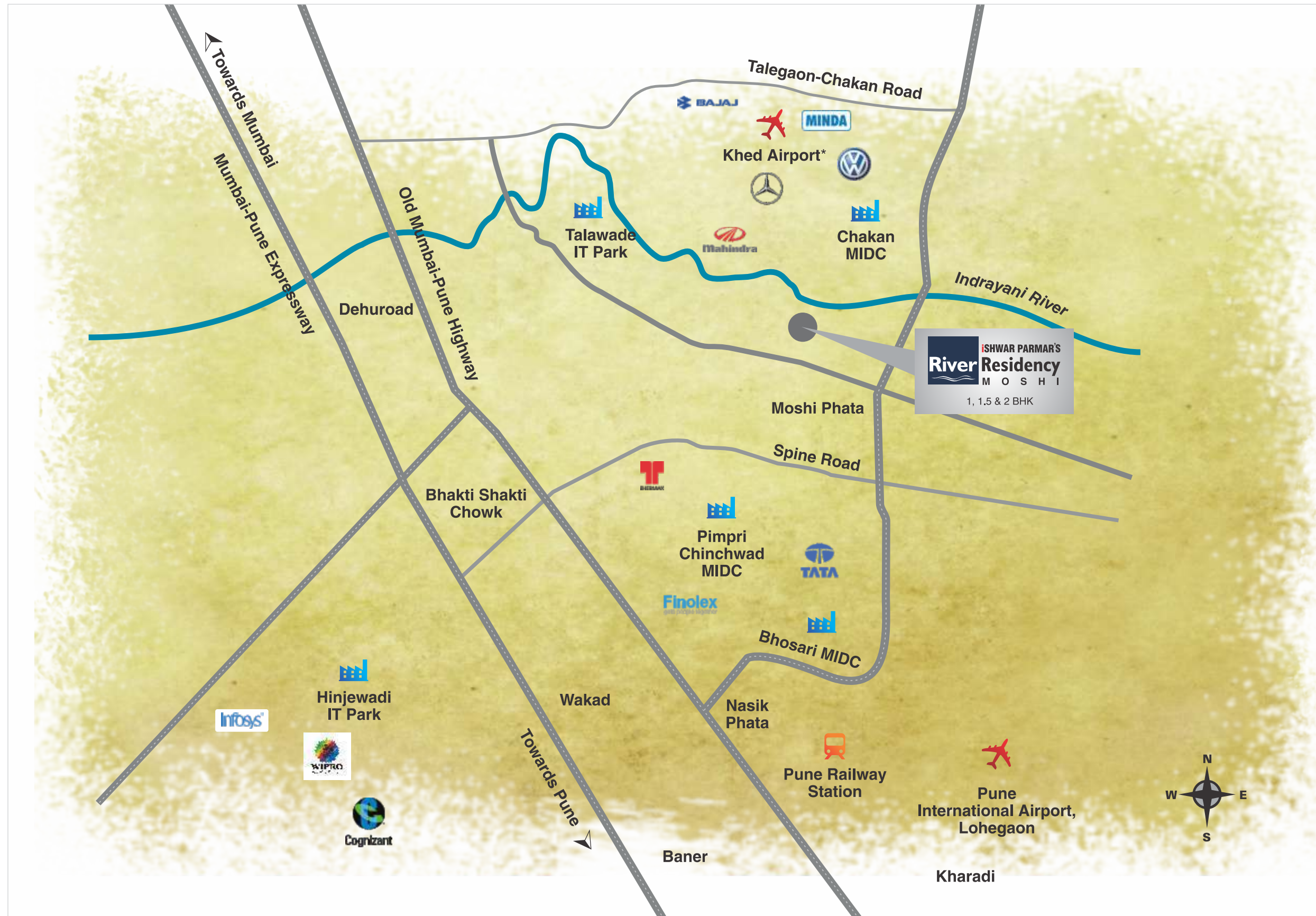
Reap

THE BENIFITS OF HIGHER ROI

Moshi, a rapidly developing mini-metro with modern infrastructure, high-quality real estate and excellent lifestyle amenities has seen matchless expansion and a phenomenal 80% rate of appreciation over the past three years. Moshi is perfectly positioned to offer a life of comfortable convenience as well as a lifetime of value appreciation.

Moshi shares close proximity to the Talawade IT Park and the upcoming International Convention Centre. Located strategically en route to Chakan – Pune's major industrial belt, it is safe to say that Moshi is the suburb for smart investors.





Reach

KEY DISTANCES

Chinchwad Station	20 min	TELCO	16 min
ICC	06 min	Chakan MIDC	17 min
Pune-Nashik Highway	5 min	Mercedes-Benz	20 min
KSB Chowk	14 min	Pune-Mumbai Highway	25 min
Talawade IT Park	11 min	Minda Industries	30 min
Volkswagen	24 min	Bajaj Auto	35 min
Mahindra Vehicles	18 min	Hinjewadi	40 min
Bhosari Bus Depot	15 min		

Revolutionary

GREEN TECHNOLOGY

River Residency is the first residential property in PCMC to register for a rating from GRIHA – the Green Rating for Integrated Habitat, a national rating system for Green Buildings. We are committed at creating eco-friendly and sustainable architecture that envelopes quality, durability and technology.

Some of the key environment friendly initiatives undertaken at River Residency include: Shaded trees along the driveway to reduce the heat island effect, timer based outdoor lighting systems to reduce consumption of electricity, maximum preservation of top soil by minimum excavation, and so on. The amenities such as the one acre nature trail and the boat club attract and encourage the growth of local flora and fauna thereby making River Residency a truly eco-conscious residence.





Journey over the years

The Ishwar Parmar Group was founded by Mr. Ishwar Parmar in 1975. It is a leading construction company with a pioneering vision for city planning and development. A Civil Engineer, Mr. Ishwar Parmar has established many projects in the residential and commercial space. The Ishwar Parmar Group has multiple Slum Development and Rehabilitation projects and is the largest SRA Developer in Pune.

In our endeavour to present an integrated lifestyle to PCMC citizens, the Ishwar Parmar Group has created River Residency, a unique 34 acre township that boasts a full complement of convenience facilities, from clinic to CBSE School and a line-up of unique amenities, including a clubhouse, a boat club and a 1-acre nature walk. The project delivers a never-before lifestyle experience complemented by a superb setting on the banks of the Indrayani. Located in Moshi, which comes under – and benefits from – the authority of the PCMC; the development offers residents easy accessibility to the metros of Pune, Mumbai and Nashik. One of the fastest growing industrial hubs in Pune; Moshi promises high appreciation value, making it an attractive investment destination.

Residential, commercial and industrial complexes, IT Parks and Trade Centres form the building blocks of our success. Innovation and curiosity are the key drivers at the Ishwar Parmar Group. Our projects quantify our vision to encompass each one of the four cornerstones: People, Projects, Planet and Possibilities through all our endeavours.



CREDITS

RCC Consultants
JW CONSULTANTS

Architects
ACHALKAR AND TATOOSKAR

Elevations designed by
HAFEEZ CONTRACTOR

Joint Venture Partner



Vijaylaxmi Group is not just a business, it is a conglomerate, shaping lives and landscapes across India, with an enviable portfolio of industries, like textiles, exports, mining, granites and construction. Vijaylaxmi Group has taken rapid strides in the real estate sector, delivering a large bouquet of products ranging from modern townships, holiday homes and warehousing to slum redevelopment projects. The group also has to their credit a large land bank comparing prominent locales across Maharashtra and Rajasthan.



1, 1.5 & 2 BHK