

XRBI

TECHNOLOGY #LIVING IT #LOVING IT

**EIFFEL CITY CHAKAN
(PUNE)**



Registration No:
P52100003065
P52100003059

Image of A1 Building

ABOUT XRBIA EIFFEL CITY CHAKAN (PUNE)

Spreading across 13.28 acres, Xrbia Eiffel City Chakan (Pune) features 15 majestic towers with 1, 2 & 3 BHK artistically designed by Architect Hafeez Contractor. Its strategic location facilitates easy access to Pune via the Mumbai-Pune Expressway. The project has well – planned infrastructure at the center of the Golden Triangle of Pune, Mumbai & Nashik and is a promising residential destination.



WHERE IS EIFFEL CITY CHAKAN (PUNE)?

Eiffel City Chakan (Pune) is situated at a strategic location with well-planned infrastructure. It has attracted many big brands from the automobile and engineering industry like General Motors, Daimler-Benz, York, Volkswagen, Bajaj Auto and more. These companies have full set ups for their corporate offices and manufacturing facilities on Chakan's industrial belt.

KEY DISTANCES

Chakan ST Stand	2 km
Chakan Chowk	1.9 km
Mercedes Benz Plant	7 km
Volkswagen Plant	6.4 km
K-Air India Pvt. Ltd.	2.2 km



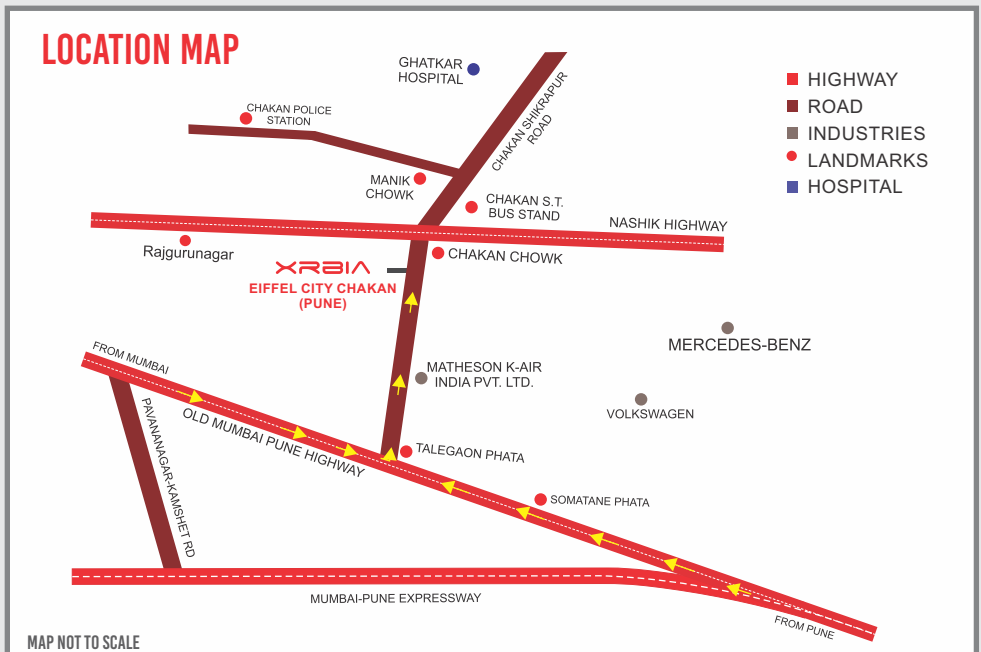
THE GROWTH STORY OF EIFFEL CITY CHAKAN (PUNE)

Chakan has been listed as one of the top potential investment destinations in India by the real estate service company, Cushman & Wakefield. Chakan is a census town in Pune district, located on NH-50 between Pune and Nashik. The area is surrounded by Pimpri-Chinchwad (South), Talegaon Dabhade (West), Pune (South) and Nashik. Chakan is also home to a Special Economic Zone (SEZ) promoted by the Maharashtra Industrial Development Corporation (MIDC). It has since evolved into a major automobile hub. Over 750 large and small industries, including a number of automobile component manufacturers are based in the area.

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, Bhor, 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>





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 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 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 neighborhood and the community; thereby giving our customers a sense of place and community life.

OUR TRACK RECORD

With more than 5 million sq. ft. delivered to 15,000 customers and currently 20 million sq. ft. in the development pipeline, Xrbia has launched over 40,000 houses and has started developing cities in Hinjewadi, Talegaon, Jhambul, Khalapur, Panvel, Neral, Karjat, Vangani etc. Today, Xrbia is one of the leading Affordable Housing Developers in India. Xrbia has invested heavily in Research & Development, not only around construction but also to ensure premium quality. With a land-bank of more than 100 million sq. ft. that can build more than 2 lac homes and house a population of 1 million people, Xrbia is already on its way to building future ready projects.



XRBI A BRAND PROMISE



01

TO STAND FOR TRANSPARENCY

We sell only on a carpet area basis.

02

TO STAND FOR AFFORDABILITY

Our prices start from ₹7.5 lacs for a 1RK to ₹15 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 SYSTEMS

At Xrbia, we have invested in the world's foremost Customer Relationship Management softwares and systems. Our back-office is available 8 hours a day for 7 days a week on phone and email to sort out your every query and complaint.



...
**YOUR
XRBI A
FAMILY**
15,000
**HAPPY
FAMILIES
&
COUNTING**
...





PROJECT AMENITIES

- Multi Activity Lawn
- Jogging Track
- Maze Garden
- Tree Plaza with sitting area
- Indoor Games
- Zen Garden
- Therapeutical Walking Path
- Multi Purpose Play Area
- Forest Trail Gardens







PROJECT SPECIFICATION

FLOORING

- Bedroom / Kitchen: Vitrified tiles
- Bath / WC / Balcony: Anti-skid ceramic tiles
- All floor lobbies including stilt 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 PER FLAT

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

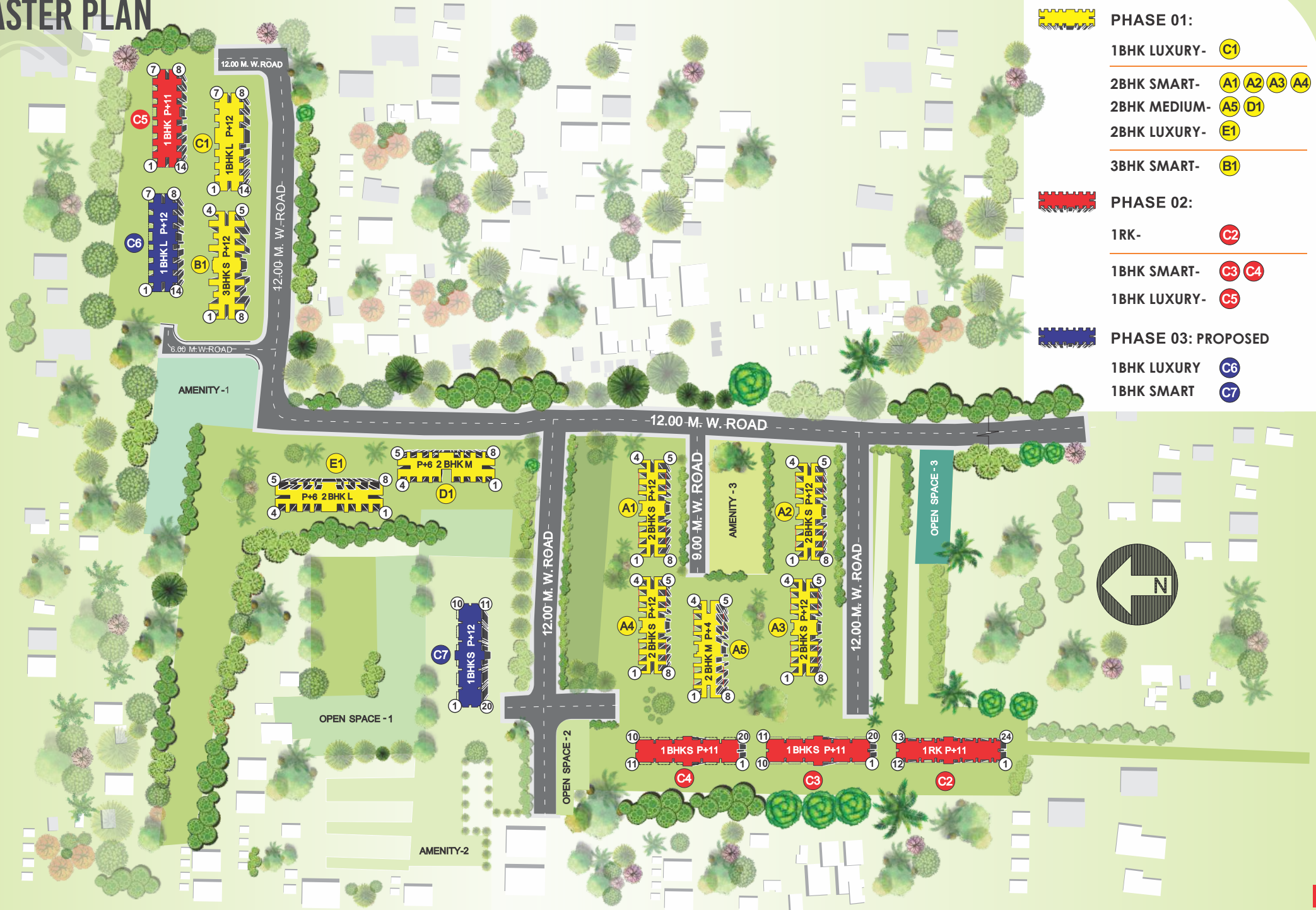
FOR SUBSIDY

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:

- 1BHK LUXURY- (C1)
- 2BHK SMART- (A1 A2 A3 A4)
- 2BHK MEDIUM- (A5 D1)
- 2BHK LUXURY- (E1)
- 3BHK SMART- (B1)



PHASE 02:

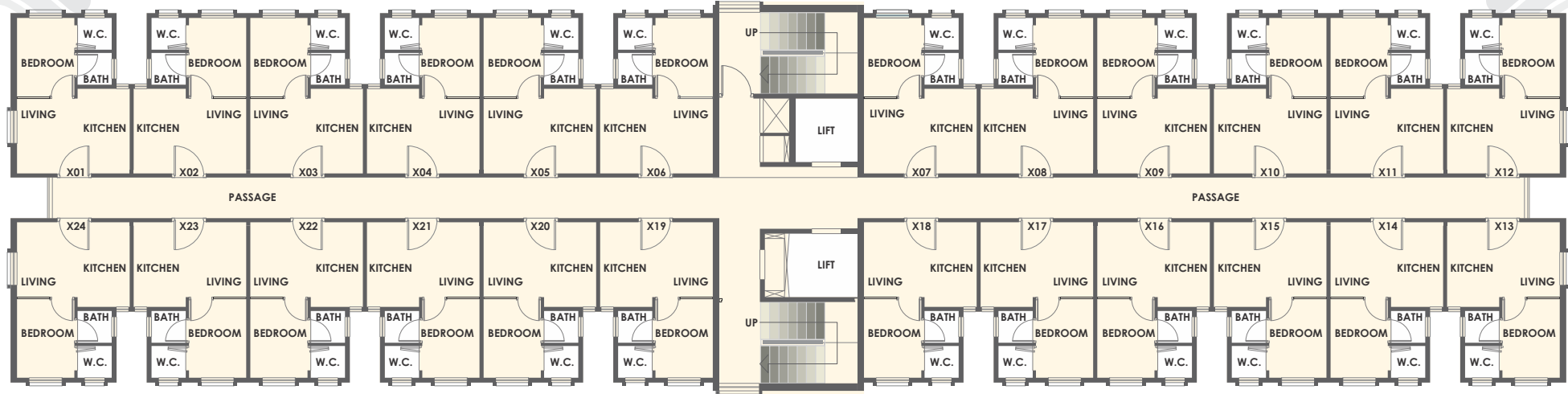
- 1RK- (C2)
- 1BHK SMART- (C3 C4)
- 1BHK LUXURY- (C5)



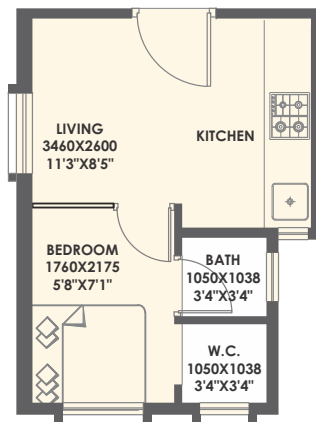
PHASE 03: PROPOSED

- 1BHK LUXURY (C6)
- 1BHK SMART (C7)

1 RK

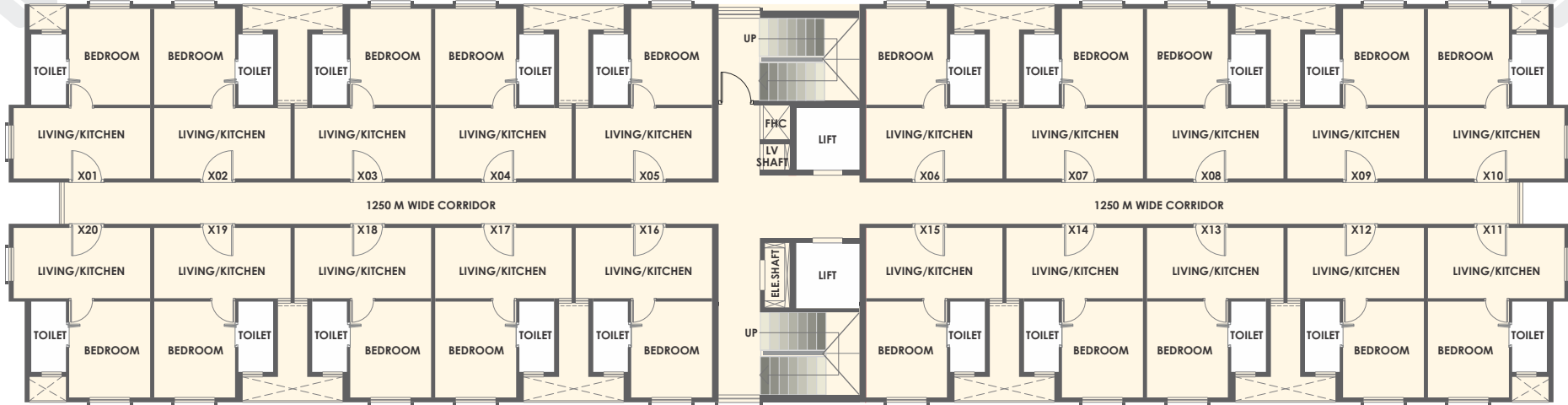


TYPICAL FLOOR PLAN - BUILDING C2 (1ST TO 11TH FLOOR)

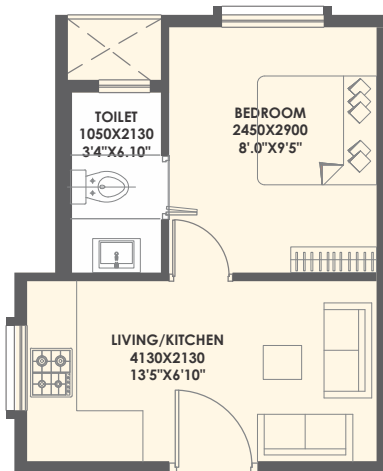


TYPICAL UNIT PLAN

TYPE-1 RK	In sq.mtr.	In sq.ft.
CARPET AREA	15.44	166
BALCONY	0	0
TERRACE	0	0
TOTAL	15.44	166

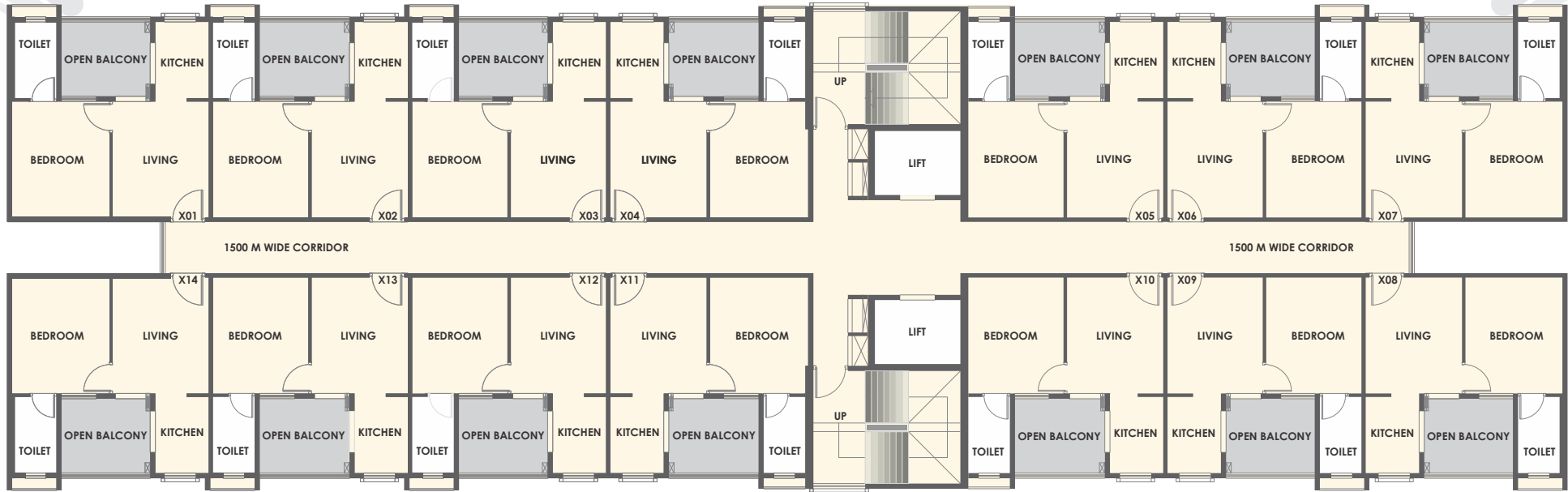


TYPICAL FLOOR PLAN - BUILDING C3 & C4
(1ST TO 11TH FLOOR)

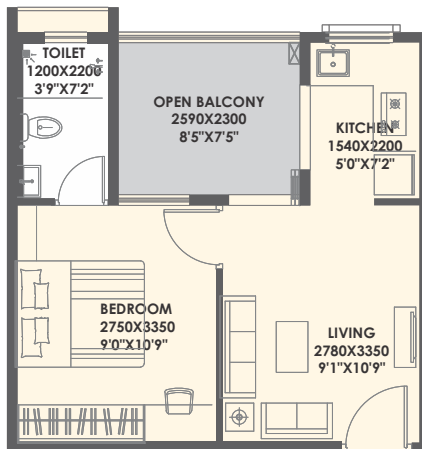


TYPICAL UNIT PLAN

TYPE - 1 BHK SMART	In sq.mtr.	In sq.ft.
CARPET AREA	18.84	203
BALCONY	0	0
TERRACE	0	0
TOTAL	18.84	203

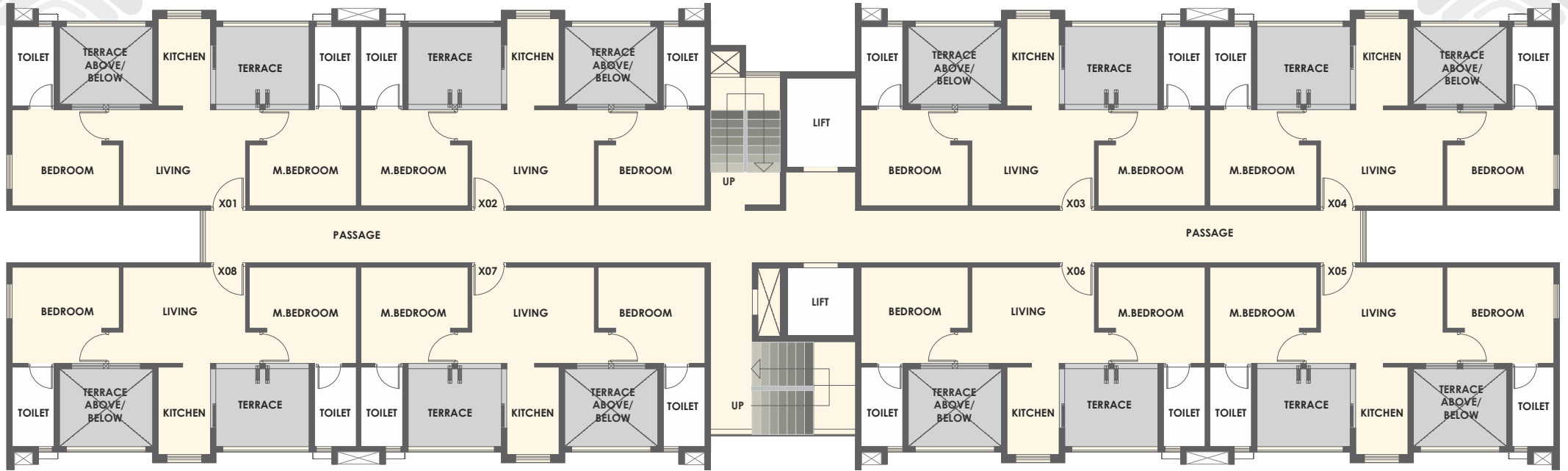


TYPICAL FLOOR PLAN - BUILDING C5 (1ST TO 11TH FLOOR)

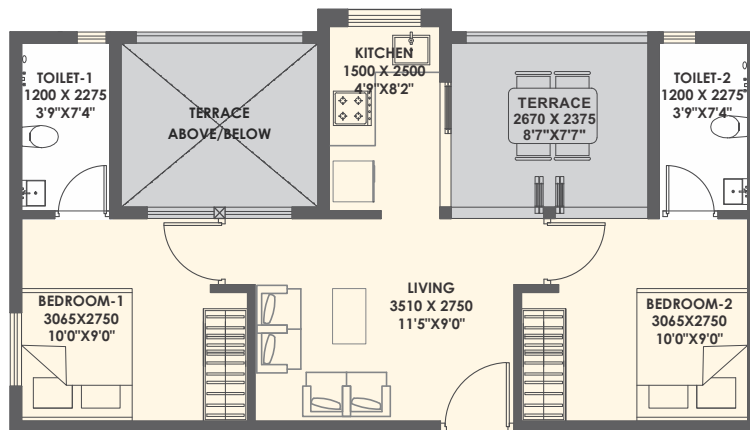


TYPICAL UNIT PLAN

TYPE - 1 BHK LUXURY	In sq.mtr.	In sq.ft.
CARPET AREA	26.49	285
BALCONY	5.50	59
TERRACE	0	0
TOTAL	31.99	344



TYPICAL EVEN FLOOR PLAN - BUILDING A1 TO A4
(2ND, 4TH, 6TH, 8TH, 10TH & 12TH FLOORS)

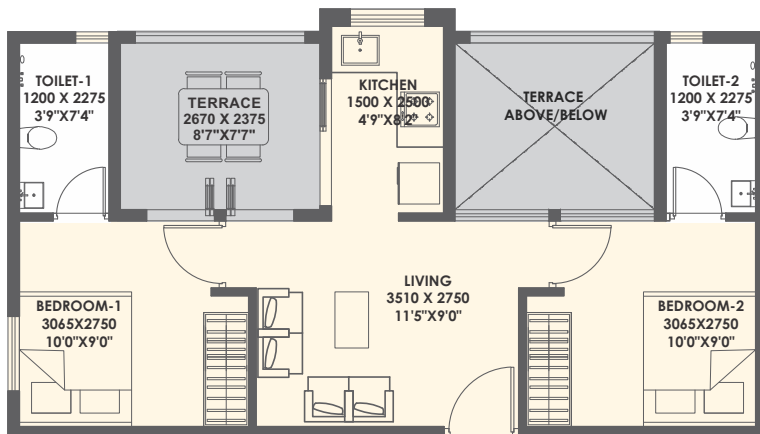


TYPICAL EVEN UNIT PLAN

TYPE-2 BHK SMART	In sq.mtr.	In sq.ft.
CARPET AREA	37.87	408
BALCONY	0	0
TERRACE	5.94	64
TOTAL	43.81	472

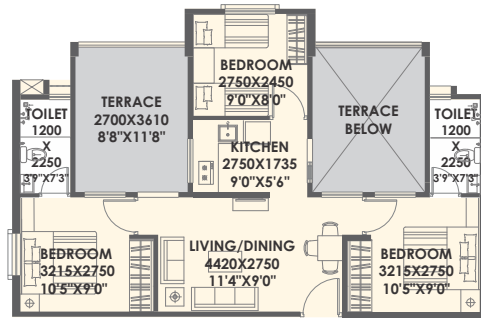


TYPICAL ODD FLOOR PLAN - BUILDING A1 TO A4
(1ST, 3RD, 5TH, 7TH, 9TH & 11TH FLOORS)

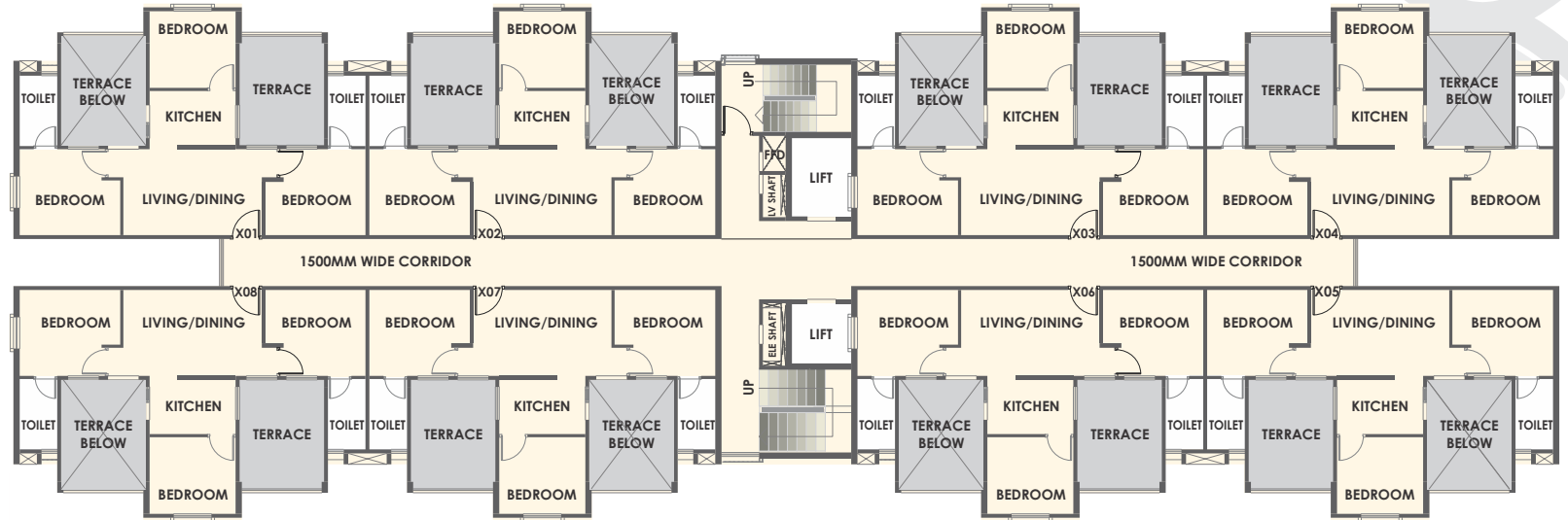


TYPICAL ODD UNIT PLAN

TYPE-2 BHK SMART	In sq.mtr.	In sq.ft.
CARPET AREA	37.87	408
BALCONY	0	0
TERRACE	5.94	64
TOTAL	43.81	472

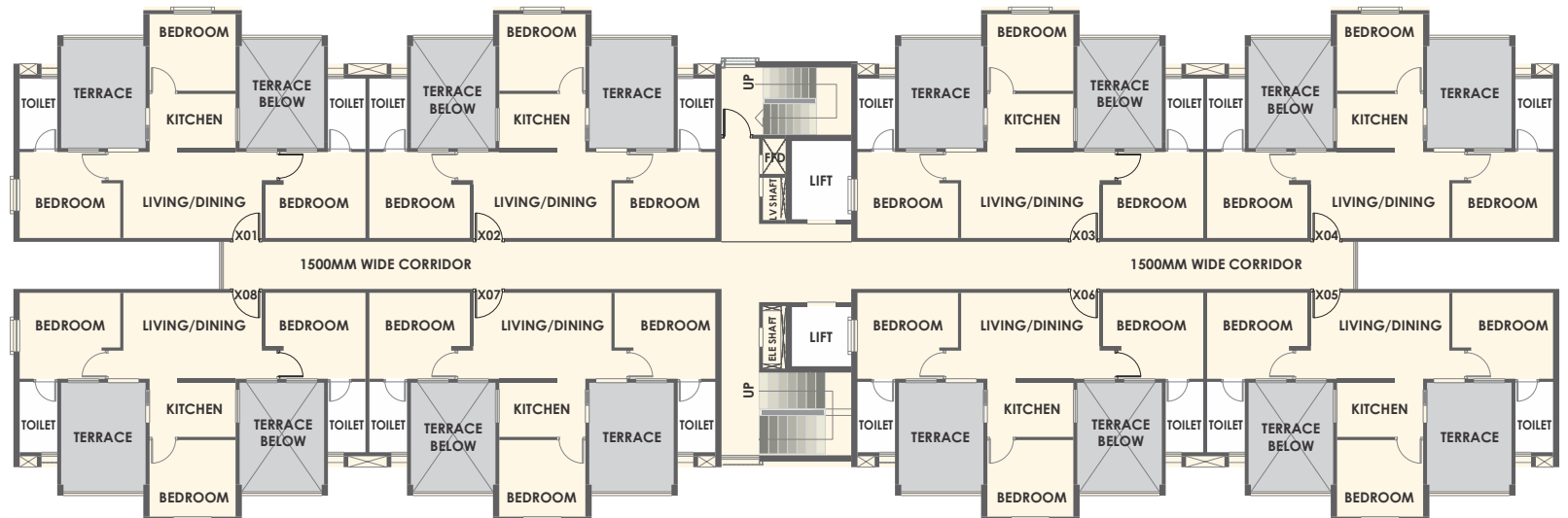


TYPICAL UNIT PLAN



**TYPICAL EVEN FLOOR PLAN - BUILDING B1
(2ND, 4TH, 6TH, 10TH & 12TH FLOORS)**

TYPE-3 BHK SMART	In sq.mtr.	In sq.ft.
CARPET AREA	49.43	532
BALCONY	0	0
TERRACE	9.24	9.24
TOTAL	58.67	632



**TYPICAL ODD FLOOR PLAN - BUILDING B1
(1ST, 3RD, 5TH, 7TH, 9TH & 11TH FLOORS)**

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BANKING PARTNERS



PUNE

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

SANPADA

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.

ANDHERI

XGML, 401, 22 business point,
Opp Andheri Subway, SV Road,
Andheri West, Mumbai-400058.



020 66036510



www.xrbia.com/chakan

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.