

XRBIA

BUILDING 100 FUTURE-READY CITIES



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.



@Jambhul, Old Mumbai Pune Highway (NH4), Kanhe Junction, Pune

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THE XRBIA STORY

Xrbia is a unique real estate brand with a mission to build world class cities that provide sustainable housing dedicated to the future of young Indians. We have pioneered a revolutionary concept in the housing sector that promises to meet the needs of an exponential urban expansion. Xrbia builds not only homes, but cities that are environmentally friendly, technologically advanced, committed to education, dedicated to health, and that foster community spirit.



Our vision is to build "100 new cities by 2030". Urban planning in India, based on in-situ development, is inadequate to address the scale of infrastructural and housing shortage. By 2030, India will need 100 million homes. By building a hundred new cities, Xrbia hopes to meet 1% of this need. Xrbia will provide every infrastructural service and will set the benchmark for the cities of the future.

OUR
VISION

ARCHITECT HAFEEZ CONTRACTOR

With over 70 national and international awards, and 350 employees, Architect Hafeez Contractor has conceptualized, designed and executed a wide range of architectural projects including The Imperial Towers, Hyatt Regency, and the Hiranandani Gardens in Mumbai.



STANDARDIZING REAL ESTATE

Architect Hafeez Contractor brings to Xrbia an innovative housing design that optimizes space utilization. This is achieved with a low floor to wall ratio, zero door swing area and unique convertible-use home designs. Seven such models have been standardized and will be featured in all Xrbia projects. As a result of this incredible design approach, Xrbia cities will benefit from speedy production cycles. Xrbia's technology is suitable for industrialization - for the first time in India, homes have been commoditized and standardized; and construction has become comparable to the efficiency of an assembly line in automobile production.

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WELCOME TO XR BIA
SMART CITY-TALEGAON, PUNE
TOMORROW'S PCMC

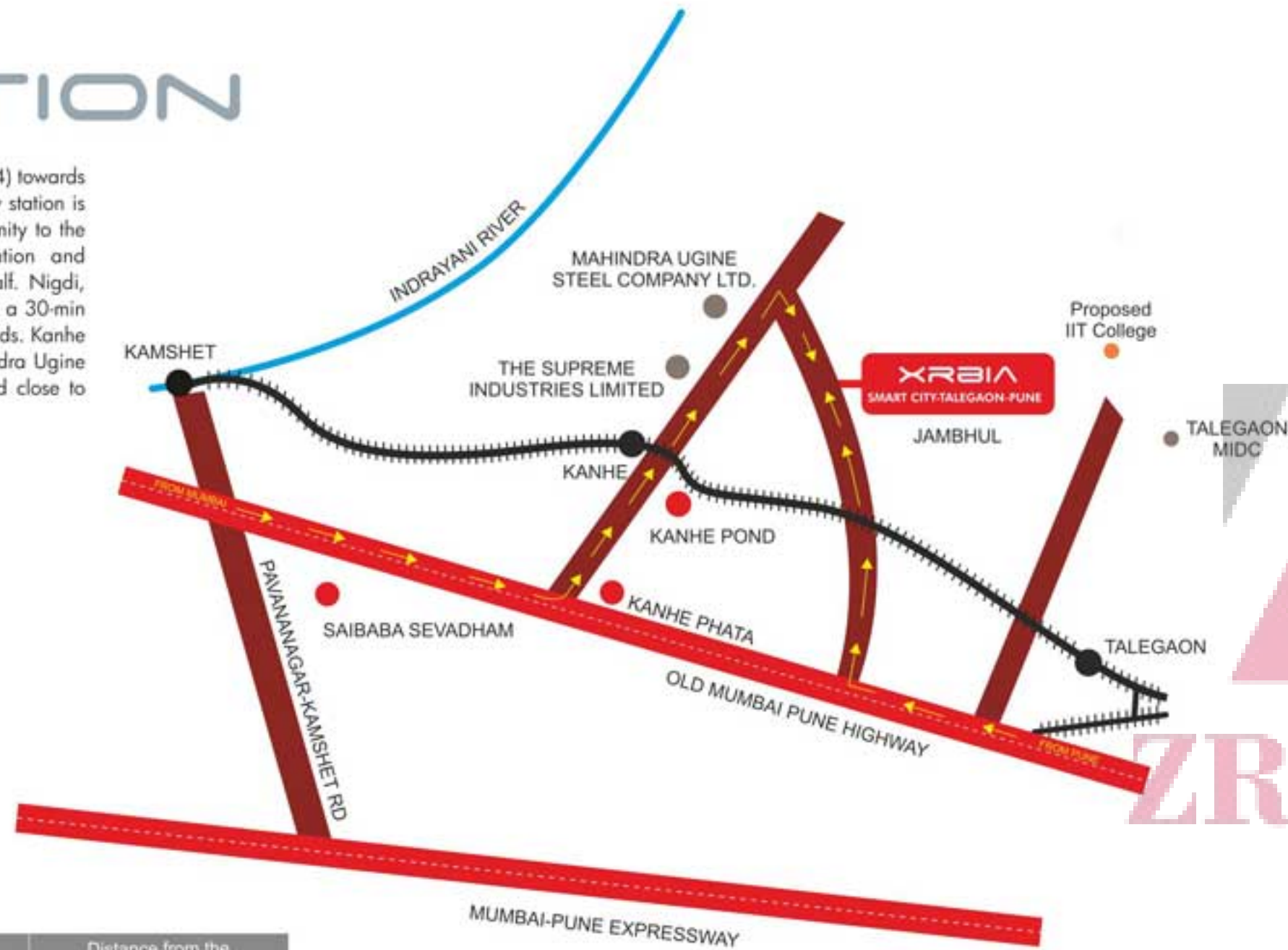


XR BIA SMART CITY - TALEGAON, PUNE, is a 10 acre township that combines contemporary international standard architecture with the demands of the latest modern amenities. Touching the Old Mumbai-Pune Highway (NH-4), this project is less than an hour away from Pune's city center.

ABOUT LOCATION

Located on the old Mumbai-Pune Highway (NH4) towards Pune at the Kanhe Junction. The nearest railway station is Kanhe and Vadgaon which is 5 kms. Its proximity to the Kanhe Phata railway station, Vadgaon station and national highway cuts the traveling time to half. Nigdi, Pimpri-Chinchwad or the city for that matter are a 30-min pleasant drive through these broad-beautiful roads. Kanhe is home to several industrial centres like Mahindra UGINE Steel Company Ltd, Supreme Industries Ltd and close to Birla International School.

- HIGHWAY
- RAILWAY TRACK
- ROAD
- INDUSTRIES
- RIVER
- LANDMARKS



SR.NO.	NAME	Distance from the project site
1	Pune-Mumbai Old Highway	10mins
2	Talegaon MIDC	20mins
3	Nearest Railway Station	10mins
4	The Supreme Industries Limited	20min
5	Mahindra UGINE Steel Company Ltd.	5min

THE GROWTH STORY OF JAMBUL

Jambul is close to many multinational companies, agro-based units. It is also home to thriving poultry belt, largest in Asia in terms of broiler birds per square mile. India's first and only floriculture MIDC is in the Neighborhood. It is also poised to profit from the upcoming Delhi-Mumbai Industrial Corridor. Its also closer to Talegaon MIDC one of the big industrial hub of Maharashtra. From Mumbai it is 110 kms and easily accessible via the Mumbai-Pune Expressway. Located on the old Pune - Mumbai Highway[NH4] with an easy access to the Expressway, 3 railway stations in the vicinity as well as the proposed international airport provides great connectivity to this area. Jambul is a beautiful town with lush greenery and Sahyadri Ranges around it and is well known for its beautiful climate. Indrayani & Pavana are major rivers flowing in the vicinity of Jambul.



MASTERPLAN

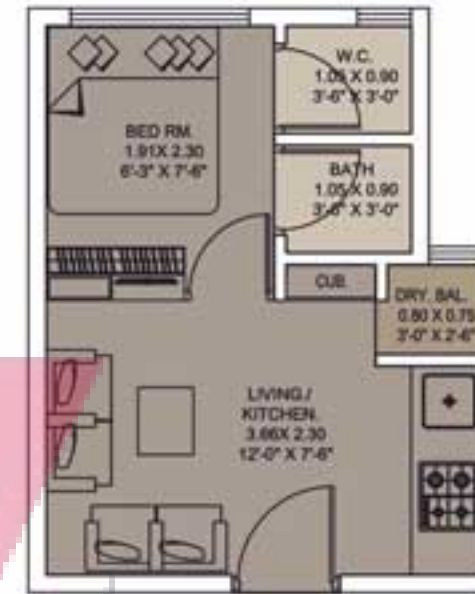


LEGENDS

1. CLUB HOUSE
2. LOTUS POND
3. TENNIS COURT
4. BASKET BALL COURT
5. FOREST WALKING TRAIL
6. PARTY LAWN
7. KIDS PLAY AREA
8. PERGOLLA SITTING
9. JOGGING TRACK
10. RENAISSANCE GARDEN

UNIT PLAN

1 ROOM KITCHEN



FLOOR PLAN

TYPICAL FLOOR PLAN (B3)



TYPICAL FLOOR PLAN (1ST TO 7TH)

TYPICAL FLOOR PLAN (B2, D1-D2)



TYPICAL FLOOR PLAN (1ST TO 7TH)

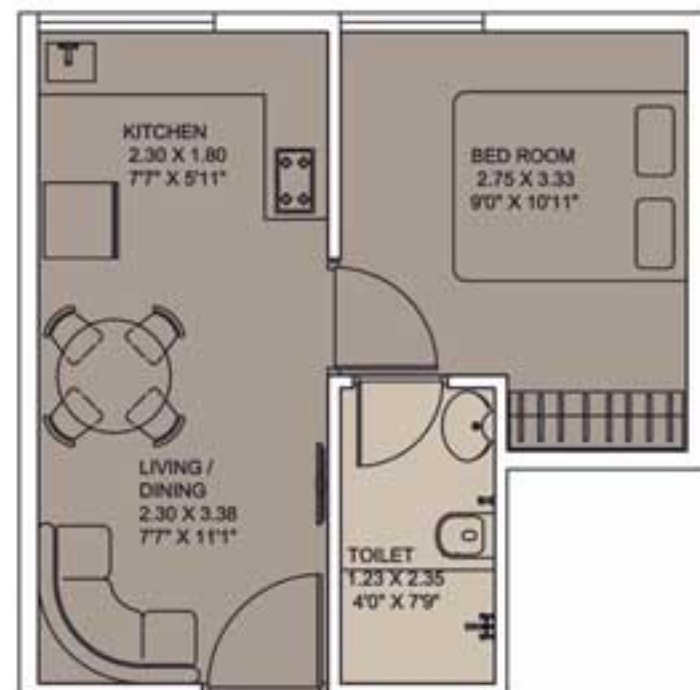
PARTICULARS	1 ROOM KITCHEN
Carpet Area (Sq. Ft.)	165
Saleable Area (Sq. Ft.)	231
Basic Saleable Rate ⁽¹⁾ (INR)	2,670
Basic Cost	6,16,770
City Devt. Charges	200,000
Agreement Value	8,16,770
Down Payment	29,404
Within 30 Days	29,404
Within 90 Days	29,404
EMI For 15 Years	8,167

- Legal charges Rs. 10,000 at the time of registration.
- Floor Rise - Rs 54/- per sq.ft per floor on saleable area will be applicable from 4th floor onwards
- Premium Charges 10% additional for premium view and corner flats
- Taxes - Stamp duty, Registration charges, Service tax and VAT will be extra

- All Cheques must be made out to **Xrbio Abode Developers Pvt. Ltd.**
- Cancellation Charges - Rs 50000 per unit if cancelled within 30 days of booking
- These rates are for limited period and subject to change at the discretion of the company without any prior notice.
- Common car park for 1 RK & 1BHK comfort

UNIT PLAN

1 BHK COMFORT



PARTICULARS	1 BHK COMFORT
Carpet Area (Sq. Ft.)	252
Saleable Area (Sq. Ft.)	353
Basic Saleable Rate (INR)	2,940
Basic Cost	10,37,820
City Devt. Charges	200,000
Agreement Value	12,37,820
Down Payment	44,562
Within 30 Days	44,562
Within 90 Days	44,562
EMI For 15 Years	12,377

UNIT PLAN

1 BHK LUXURY



PARTICULARS	1 BHK LUXURY
Carpet Area (Sq. Ft.)	332
Saleable Area (Sq. Ft.)	465
Basic Saleable Rate (INR)	2,940
Basic Cost	13,67,100
City Devt. Charges	3,00,000
Agreement Value	16,67,100
Down Payment	60,079
Within 30 Days	60,079
Within 90 Days	60,079
EMI For 15 Years	16,671

FLOOR PLAN

TYPICAL FLOOR PLAN (G1-G2)



TYPICAL FLOOR PLAN (1ST TO 7 TH)

FLOOR PLAN

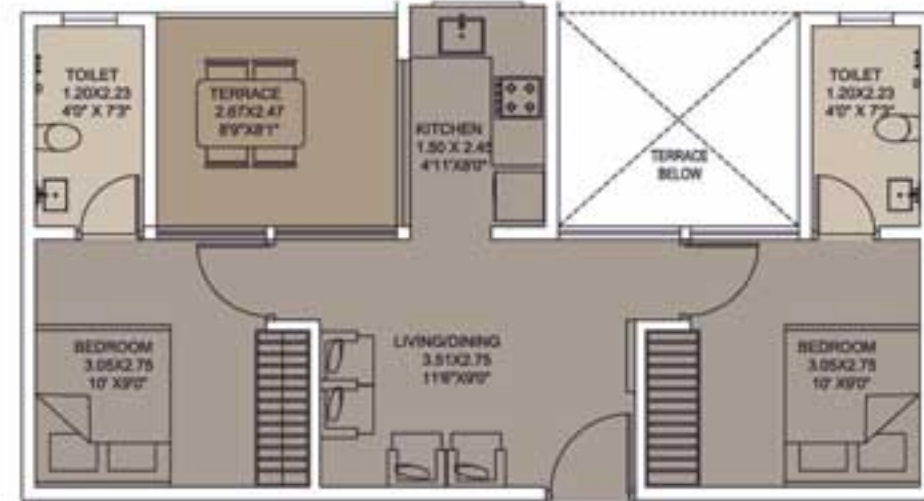
TYPICAL FLOOR PLAN (B1)



TYPICAL FLOOR PLAN (1ST TO 7TH)

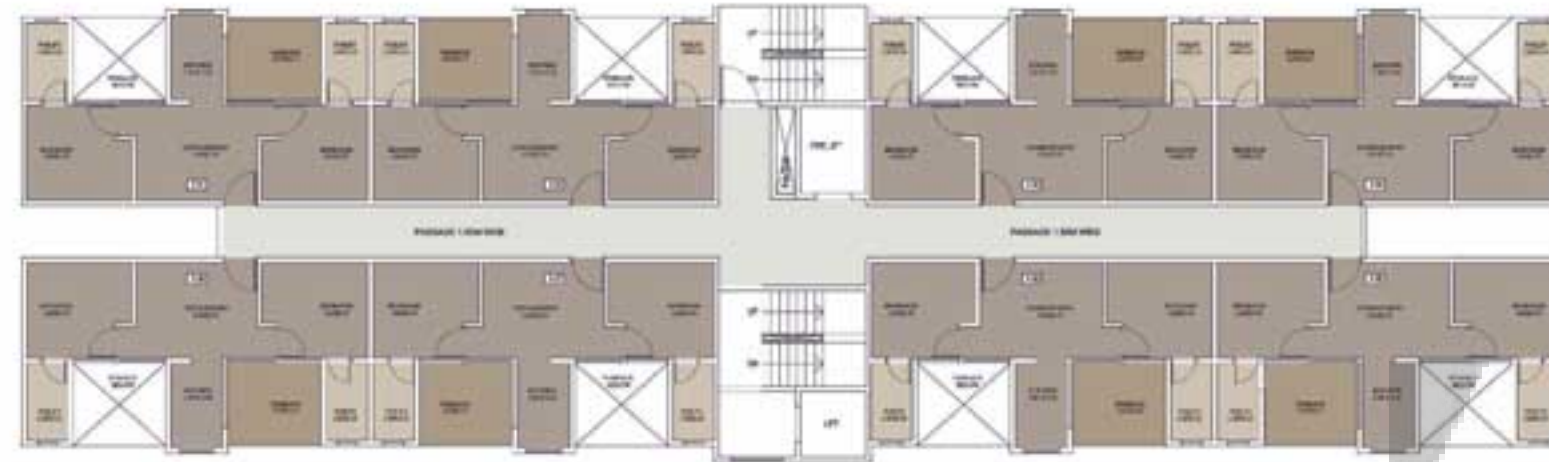
UNIT PLAN

2 BHK SMART



FLOOR PLAN

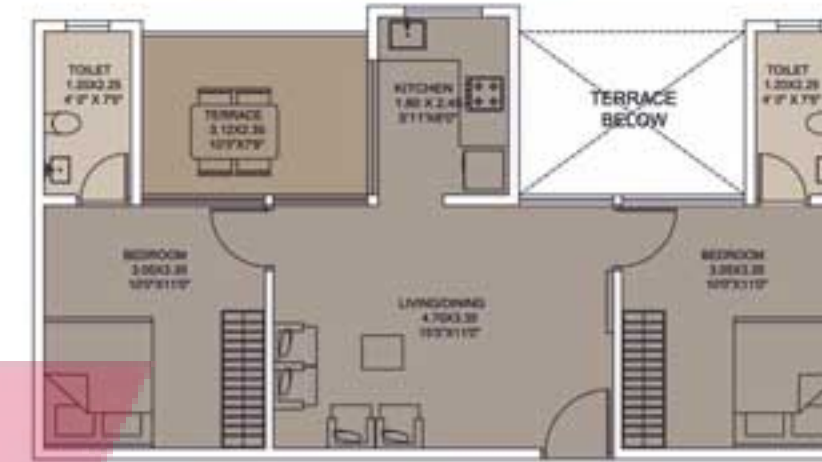
TYPICAL FLOOR PLAN (C1)



TYPICAL FLOOR PLAN
2ND, 4TH, AND 6TH

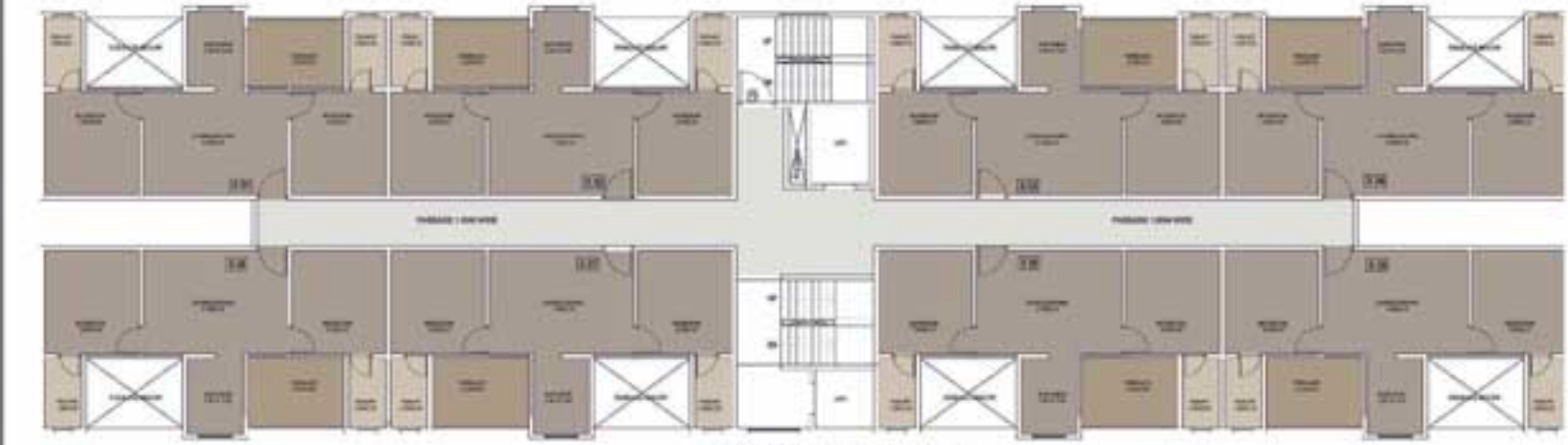
UNIT PLAN

2 BHK LUXURY



FLOOR PLAN

TYPICAL FLOOR PLAN (E1)



TYPICAL FLOOR PLAN
(2ND, 4TH, 6TH)

PARTICULARS	2 BHK SMART
Carpet Area (Sq. Ft.)	461
Saleable Area (Sq. Ft.)	645
Basic Saleable Rate (INR)	3,050
Basic Cost	19,67,250
City Devt. Charges	3,00,000
Agreement Value	22,67,250
Down Payment	81,649
Within 30 Days	81,649
Within 90 Days	81,649
EMI For 15 Years	22,677

TYPICAL FLOOR PLAN (C1)



TYPICAL FLOOR PLAN (1ST, 3RD, 5TH AND 7TH)

PARTICULARS	2 BHK LUXURY
Carpet Area (Sq. Ft.)	583
Saleable Area (Sq. Ft.)	816
Basic Saleable Rate (INR)	3,050
Basic Cost	24,88,800
City Devt. Charges	3,00,000
Agreement Value	27,88,800
Down Payment	1,00,394
Within 30 Days	1,00,394
Within 90 Days	1,00,394
EMI For 15 Years	27,887

TYPICAL FLOOR PLAN (E1)



TYPICAL FLOOR PLAN
(1ST, 3RD, 5TH AND 7TH)

UNIT PLAN 3 BHK SMART



FLOOR PLAN TYPICAL FLOOR PLAN (F1)



TYPICAL FLOOR PLAN 2ND, 4TH, AND 6TH

TYPICAL FLOOR PLAN (F1)



TYPICAL FLOOR PLAN 1ST, 3RD 5TH & 7TH

SPECIFICATIONS AND AMENITIES



OTHER DOORS

Bathroom & Toilet Doors - Water Proof Doors
Windows/Ventilators

STRUCTURE

Seismic Zone III Compliant Structure
RCC Framed Structure

LIFTS*

Standard

PAINTING / POLISHING

Interior - Primer Finish
Exterior - Acrylic Emulsion Paint
Enamel Paint for Ms Grill

PLUMBING

All Water Supply Lines are of
Upvc/Cpvc or Equivalent

EXTERNAL PROJECT AMENITIES

24x7 Security
Local Shopping Complex
Power Back-up for Common Areas and Lifts
Community Centre and Swimming Pool
Landscaped Gardens with Walking Area
Club House

PARTICULARS	3 BHK SMART
Carpet Area (Sq. Ft.)	603
Saleable Area (Sq. Ft.)	844
Basic Saleable Rate (INR)	3,160
Basic Cost	26,67,040
City Devt. Charges	3,00,000
Agreement Value	29,67,040
Down Payment	1,06,868
Within 30 Days	1,06,868
Within 90 Days	1,06,868
EMI For 15 Years	29,675

FLOORING

Bedroom/ Kitchen - Vitrified Tiles
Bath / WC/ Balcony - Anti-skid Ceramic Tiles
All Floor Lobbies including Stilt Lift Lobby -Matt Finish/ Glossy Ceramic Tiles

KITCHEN

Granite Kitchen Platform with SS Sink and Tap
Ceramic Tile Cladding (2 Feet Height above Kitchen Platform)

BATHROOM/TOILETS

Bathroom Ceramic Tiles Dado upto 7 Feet Height
High Quality Wash Basin
Water Efficient 6x3 Litre Dual Flush ewc in Toilet

MAIN DOOR

Specially Designed Doors with Flush Door
Shutters and Good Quality Door Fittings

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 Designer 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

CUSTOMER SUPPORT NETWORK



MANAGING OUR CUSTOMERS

Our Customer Relationship Management team uses the latest international standard Sugar CRM software, which is rated among the top 5 in the world. Our qualified in house call centre is specifically trained to manage end to end operations right from a new customer enquiry to handing over possession. In addition, it handles customer transactions, bookings, payments, receipt generation and relevant documentations.



XR BIA'S SALES VERTICALS

Our customers are supported by India's largest real estate sales force. With over 200 business associates and 50+ dealership centres, 150 corporate distributors and an extensive customer referral program, our network spreads far and wide. We will soon have one dealership for every 10lakh people in Mumbai or an estimated 75 dealerships by 2016. Customers will not have to go far to have all their queries resolved instead, they just find their nearest dealership centre. Additionally, each of our dealerships will feature a real-size apartment so buyers can touch and feel our novel housing design.