



signature living
in an iconic landmark

www.adityabuilders.com

Get high on life.



A rarefied world that inspires nothing less than awe
A dimension of distinction awaits.



ADITYA
VIVAAZ
RAVET - Next Aundh

They say “A home is where the heart is”
And here we are,
in the heart of comfort & convenience.



Artistic Impression

Expect the Extraordinary!

The true measure of luxury





Basket Bridge, Ravet

An Iconic New Presence on The Ravet Skyline

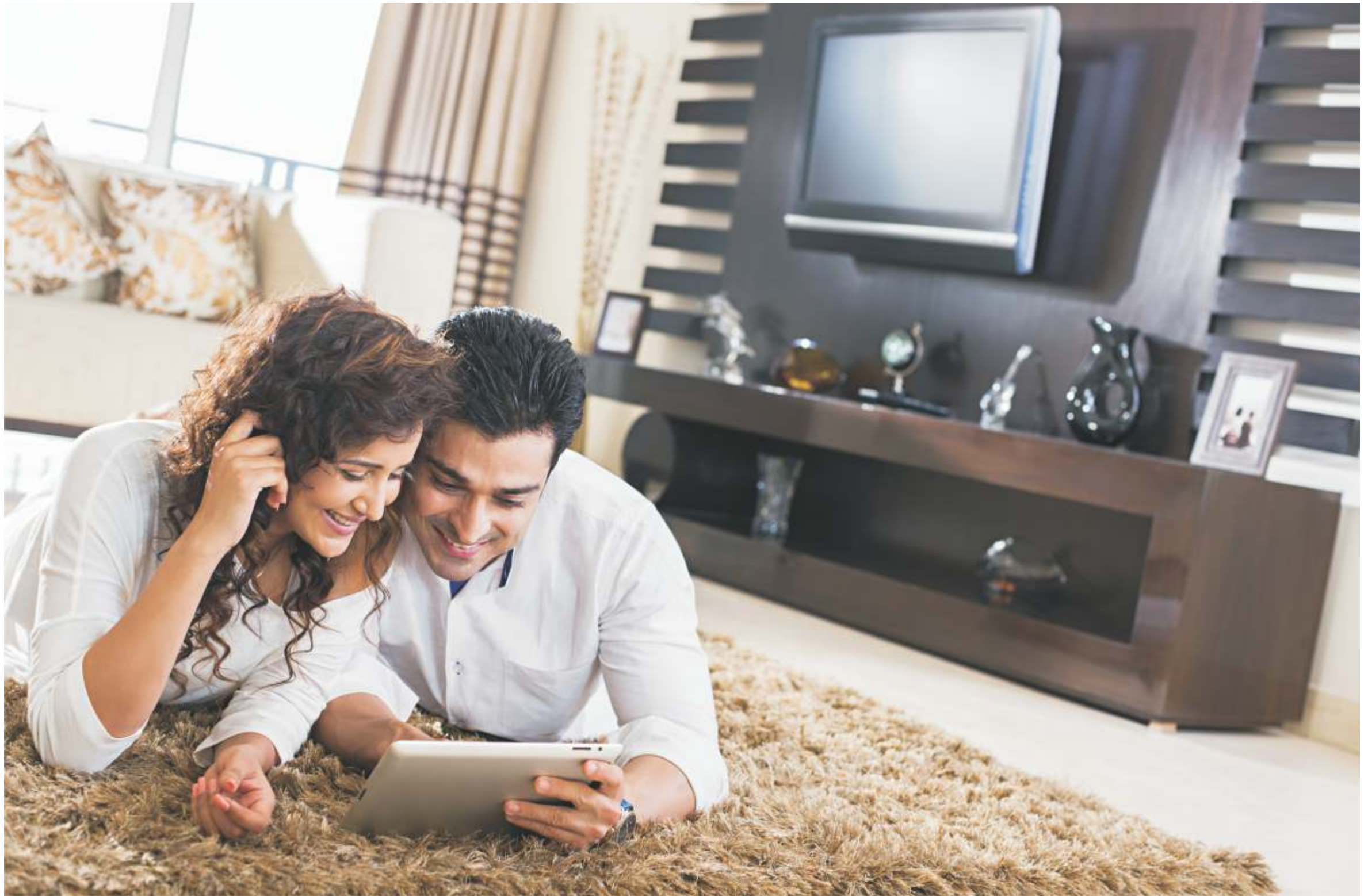
Designed and finished with the highest standards, this is an opportunity to come home to the ultimate address in the most relaxing residencies. Welcome to **Aditya Vivaaz**, which is excellently placed in the most developed and infra-rich location, Ravet – rightly looked upon as the next Aundh!!

Aditya Vivaaz comprises of 2 & 3 BHK tastefully crafted apartments being built to reflect residents' expectations. These homes offer top-notch features to suit vivacity of metropolitan life and put you within easy reach of your everyday lifestyle needs.

Discover the essence of living well, as you immerse yourself in the beauty at every corner. Fulfil your every whim and fancy, for here is home to many little wonders.

The one common focus throughout the making of this masterpiece is 'You'.

Come. Experience. Luxuriate yourself





A special life has evolved to compliment your luxury!

You are about to be accorded by joyful togetherness with your beautiful family, to unwrap every wonderful day. Indeed an exquisite home you would be proud of always.

Your living spaces are all thoughtfully planned with meticulous attention, thereby resulting in seamless and impeccable designs inside and outside.

Escape to the world where the lush greenery, open space, a serene promenade make you cut off from the worries of the world and yet maintain the desired connectivity with the universe of your choice.

Elegantly designed to flaunt your address



Master Layout

Swimming Pool Club Viviana Play Zone

Alivia

Alisa

Alva



Multipurpose Rooftop Terrace

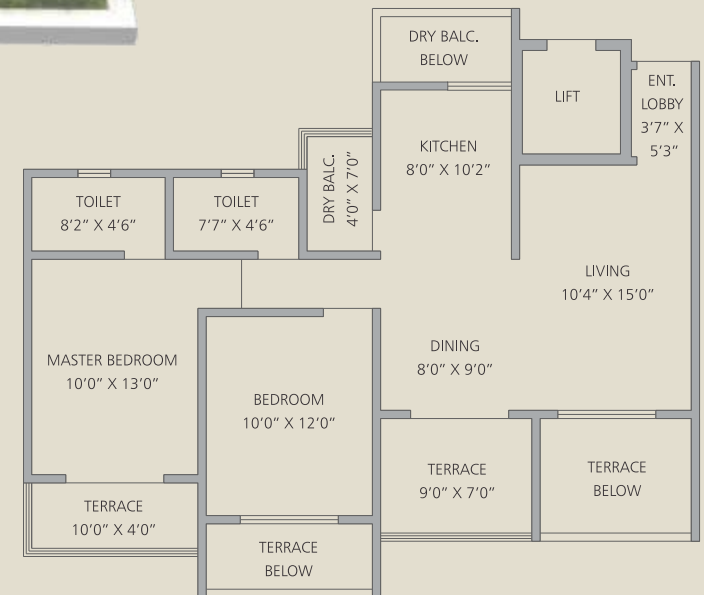
Amphitheatre

Beautiful Landscaping

Artistic Impression



Artistic Impression



2BHK

103.08 Sq.Mtr. (1110 Sq.Ft.)

107, 307, 507, 707, 907, 1107

108, 308, 508, 708, 908, 1108

101, 301, 501, 701, 901, 1101

102, 302, 502, 702, 902, 1102



106, 306, 506, 706, 906, 1106

105, 305, 505, 705, 905, 1105

104, 304, 504, 704, 904, 1104

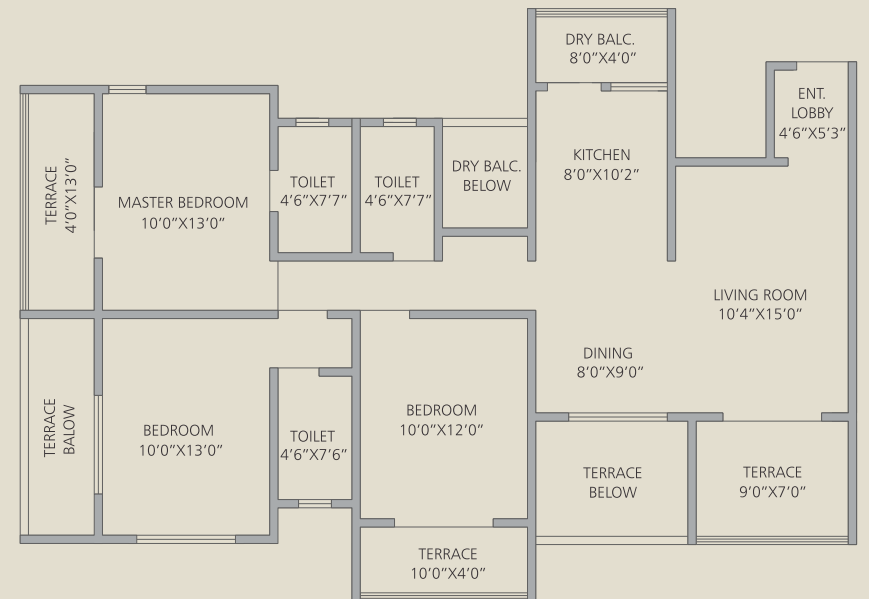
103, 303, 503, 703, 903, 1103

Type	Carpet in Sq. Mtr.	Area Sq. Mtr.
2 BHK	76.76	103.62 (1115 sq.ft.)
	76.36	103.08 (1110 sq.ft.)
3 BHK	96.65	130.48 (1405 sq.ft.)
	96.25	129.94 (1400 sq.ft.)





Artistic Impression



3BHK

135.80 Sq.Mtr. (1460 Sq.Ft.)

207, 407, 607, 807, 1007

208, 408, 608, 808, 1008

201, 401, 601, 801, 1001

202, 402, 602, 802, 1002



206, 406, 606, 806, 1006

205, 405, 605, 1005

204, 404, 604, 1004

203, 403, 603, 803, 1003

Type	Carpet in Sq. Mtr.	Area Sq. Mtr.
2 BHK	77.12	104.11 (1120 sq.ft.)
	76.72	103.57 (1115 sq.ft.)
3 BHK	100.59	135.80 (1460 sq.ft.)
	100.19	135.26 (1455 sq.ft.)



Live your passion! Truly a resort-like feeling



Club
Viviana



Artistic Impression

Enticing amenities to relax and rejuvenate

Club Viviana - This is your space for leisure – replete with diverse amenities.

Bestow equilibrium upon your mind and body, take a cool dip in the invigorating swimming pool, enjoy indoor games or simply choose to sit & have a hearty chat with like-minded neighbours, or just enjoy a tranquil walk on the beautifully manicured green lawn – all these can work wonders on your mood.

When premium quality blends with aesthetics and finesse, the outcome is sheer opulence!!

Relax. Indulge. Live





Club Viviana

Surround yourself with the best-in-class lifestyle



Invigorating Amenities

- Wi-Fi enabled Clubhouse
- Multipurpose Hall
- Swimming Pool with Water body
- Kids Pool
- Gymnasium
- Reading Area
- Kidzona (Kids activity room)
- Yoga, Aerobics & Meditation in Multipurpose Hall
- Entertainment/TV area with attached Terrace



Indoor Games

- Table Tennis
- Chess
- Carrom Board
- Playing Cards etc



Value-additions

- Children's Play area with Rubber mat flooring
- Senior Citizens' Corner
- Open-Air Multipurpose Play Court for different outdoor sports
- Outdoor Pantry
- Wheel Chair ramps
- Lush green Lawn
- Alluring landscaping
- Perennial Flowering Plants
- Open-Air Amphitheatre
- Artistic Wall
- Sculptural Feature



Tasteful interiors to complement your stature



Living and Dining

- Vitrified Tiles flooring (800mm x 800mm) with skirting
- Designer Main Door
- Premium Aluminium Sections Powder-coated Windows with Mosquito mesh
- Marble Window Sill
- Safety Grill from inside
- Premium Quality Modular Switches
- Provision for T.V., Telephone, and Broadband Points
- Premium Emulsion Paint



Kitchen

- Vitrified Tiles flooring (800mm x 800mm) with skirting
- Designer Modular Kitchen
- Electric Chimney & Glass top Hob
- Premium L-shaped Granite Kitchen Platform
- Stainless Steel Sink
- Designer Tiles Dado up to Lintel level
- Dado tiles below sink area
- Premium Aluminium Sections Powder-coated Windows with Mosquito mesh
- Granite Window Sill
- Chromium Plated Fittings
- Provision for Water Purifier
- Anti-Cockroach Trap
- Gas Leak Detector
- Premium Quality Modular Switches
- Points for Fridge, Mixer, Microwave
- Premium Emulsion Paint



Imaginary View



Imaginary View



Bedroom

- Vitrified Tiles flooring (800mm x 800mm) with skirting
- Laminated Flush door shutters with premium fittings
- Premium Aluminium Sections Powder-coated Windows with Mosquito mesh
- Safety Grill from inside
- Marble Window Sill
- Premium Quality Modular Switches
- Provision for T.V., Telephone, and Broadband Points in Master Bedroom
- A/C power point in Master Bedroom
- Premium Emulsion Paint



Bathroom / Toilet

- Designer Anti-skid flooring tiles
- Designer Dado tiles up to lintel level
- Marble door frame
- Waterproof flush door shutters with premium fittings
- Marble Window frame
- Designer Counter wash basin in master bathroom
- Wall hung European commode
- Concealed Flush Valve
- Chromium Plated Fittings
- Louvered windows with mosquito mesh
- Exhaust Fan
- Provision for Boiler/Geyser
- Anti-Cockroach Trap
- Solar water point in one toilet
- Premium Quality Modular Switches



Imaginary View



Imaginary View

All the Specifications here have been thoughtfully planned and the sole inspiration behind them is you.



Living / Dining / Bedroom Terrace

- SS Railings with toughened glass in terraces
- Premium Aluminium Sections Powder-coated sliding door with Mosquito mesh
- Anti-skid flooring
- Light fitting



Utility Area / Dry Terrace

- Provision for Washing Machine
 - a) Inlet/outlet point b) light points
- Designer Antiskid flooring tiles
- Dado tiles up to 3 ft



Digital Facilities

- Digital Main Door Lock
- Coloured Video Door Phone
- Intercom facility between lobby, main gate and all flats
- Emergency Panic Button



Imaginary View



Imaginary View



Artistic Impression



Common Specifications

- Earthquake resistant RCC framed structure
- AAC Blocks masonry
- Sand-faced Plaster for External Wall
- Internal Wall with Smooth Finish
- Concealed copper wiring with circuit breakers
- Provision of Common Dish for Television
- Provision for Inverter back up in flat
- External Acrylic Paint

A magnificent entrance to a majestic world





ADITYA
VIVAAZ
STEP INTO SMART LIVING



Artistic Impression

Exterior Impressions



Designer Entrance Lobby

- Decorative Marble / Granite Flooring
- POP Ceiling with Decorative Lights
- Smart Access Card Entry from Lobby
- Name Plate for each Flat
- Seating for Visitors
- Security Desk
- First-Aid Kit
- Wheel Chair Ramp



Convenience

- Premium Automatic Elevators
- Generator/Power backup for Lifts & Common Area
- Fire Fighting System
- Toilet at Parking Level



Project Amenities

- Decorative Entrance Gate with Security cabin
- Internal Tremix Concrete / Paver blocks Driveways
- Designer Street Lights
- Waiting lounge at the entrance



Eco Conscious - Green Initiatives

- Architectural design that ensures good ventilation and maximum use of natural lighting
- Use of environment friendly construction materials
- Rain Water Harvesting System
- Solar Water system
- Drip irrigation system for garden
- Environment-friendly Organic Waste Composter
- Sewage Treatment Plant
- Use of energy efficient fixtures
- Green Landscaping



Security

- Boom Barrier at Main Gate
- CCTV Camera at Entrance Gate
- 24x7 Security



Landscaping, Plants

- Expansive green area for numerous conservation

Party Corner

- Because every celebration means a lot

Kitchen Garden

- Every homemaker's delight

Seating Area

- To make the most of your finest moments

Place for Yoga, Meditation

- For Holistic living at an elevated level to cherish solitude

Senior Citizen Area

- For the peace of mind you deserve

Skating

- A Unique experience. Feel on top

Others

- Ample Lighting
- Provision for Wi-Fi
- Provision for Pantry

Multipurpose Rooftop Terrace For a wonderful indulgence



Artistic Impression



Artistic Impression

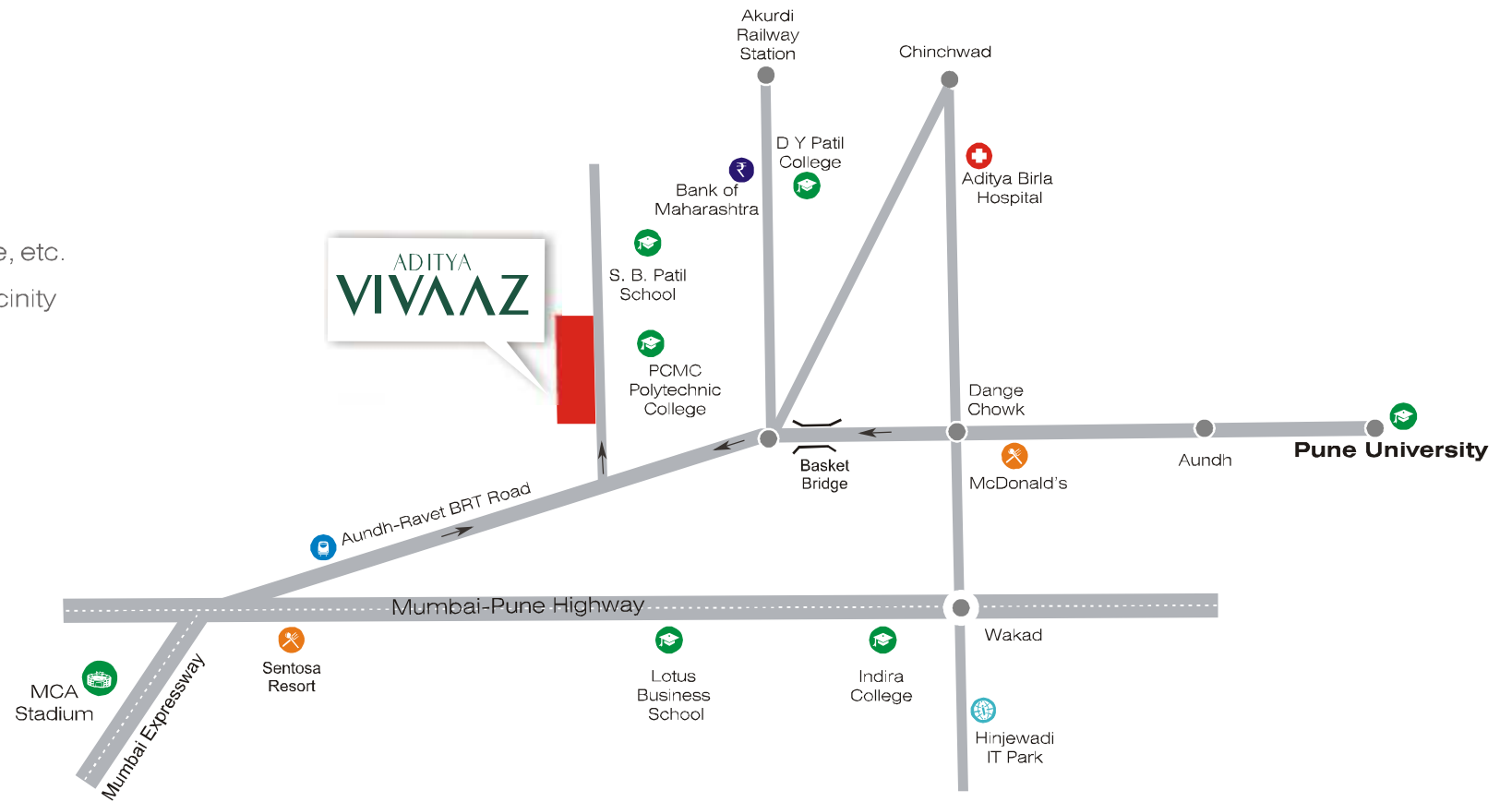
RAVET, more valuable with time

Embrace a life of connected living

Without connectivity, luxury is futile. A home becomes truly luxurious when it is well-connected with the world outside. Aditya Vivaaz is strategically located in the rewarding destination of Ravet – the gateway of Pune City. It's a junction of the old Mumbai-Pune highway, the Katraj-Dehu Road bypass and the Mumbai-Pune Expressway and is placed advantageously close to Hinjewadi IT hub as well as the MIDC industrial belt.

Advantage Ravet

- Just 15 min. from Aundh
- Superb Connectivity
- Excellent Investment Potential
- Ready Infrastructure like Roads, Water, Drainage, etc.
- Schools, Colleges, Hospitals, Banks are in the vicinity



NOT TO SCALE

Drive Distance



Find yourself in the heart of conveniences



TRANSPORT

- Adjacent to BRT Road
- Railway station in a close proximity
- State Transport available
- Public Transport within easy reach



EDUCATION CENTERS,

- S.B. Patil Public School
- CMS English Medium School
- Saint Ursula School
- Blossom Public School
- Akshara International School
- Rasiklal M Dhariwal (RMD) International School
- Vidyanand Bhavan High School



NEARBY COLLEGES

- D. Y. Patil Engg. College
- PCMC Engg. College
- Indira Institute of Management
- Pimpri Chinchwad Polytechnic (PCP) College
- Lotus Business School
- Rajarshi Shahu College



NEARBY PLAY SCHOOLS

- Pune International Pre-School
- Podar Jumbo Kids
- Wonder Kids
- Shiny Pearl Preschool



BANKS & ATMs

- State Bank of India
- Bank of Maharashtra
- ICICI Bank
- Axis Bank
- Syndicate Bank
- Punjab Maharashtra Co-op Bank
- Pavana Sahkari Bank



MEDICAL FACILITIES

- Aditya Birla Hospital
- Unique Hospital
- Ojas Multi specialist Hospital
- Lokmanya Hospital
- Venkatesh General Hospital
- Varad Hospital



FOOD JOINTS

- Sentosa Resorts, Water Park
- Blue Water
- Central Hotel
- Hotel The Ashoka
- Delhi Darbar
- RooseWood Hotel



SHOPPING

- D Mart
- Star Bazar Mall
- Big Bazaar



FITNESS

- XFIT, Amol Fitness
- Sanitorium Gym
- Verve Fitness
- Sign Fitness



TELECOM & POST

- BSNL office: near Akurdi Railway Station
- Post Office: Chinchwadgaon, Chinchwad railway station road



COMMERCIAL CENTERS

- IT parks & MNCs are closely located
- Automobile hubs and MIDC industries are in close proximity

The Creators of



Not just a Builder, but a Family Builder who cares about you!

Aditya Builders, established in 1979, has emerged as a cognizable brand in the arena of real estate development, and is widely celebrated for its residential, commercial milestones, and hospitality.

For us, quality is not just a set of standards, but the best ingredient in everything you get, and so we are determined to meet the stringent standards of quality in all facets of our projects.

Ethics is spelled in bold capital letters on every single sq.ft. that we have built over these 3 decades. Our belief in our founding principles and an unwavering commitment to adhere to the same principles, has won over the trust of over 10000 joyful families. We believe we could establish this faith of our patrons, by being socially and environmentally responsible citizens and developers.

We believe in pushing our boundaries, creating innovation-inspired projects, challenging limits, and above all adhering to the core values of integrity, and we continue to look forward to grow even more responsibly, thereby providing our customers a rewarding experience of associating with us.

36 Years' Experience **10000 Satisfied Families** **100 Successful Projects**



ADITYA GARDEN CITY
WARJE-ADJOINING KOTHRUD



ADITYA SHAGUN
BAVDHAN



ADITYA BREEZE PARK
BALEWADI



NISARG PLOTS
BAVDHAN



HIGHLAND WINDS
KONDHWA



ADITYA CENTEEGRA
F. C. ROAD, DECCAN GYMKHANA



COMFORT ZONE
BALEWADI



ADITYA SANSKRUTI
NARHE



Corporate Office:

619, Sadashiv Peth, Bajirao Road, Opp. Bank of Maharashtra, Pune-30
Tel: 91-20-2449 0851/2 Mobile: 96234 53441

Mumbai Office:

714, Gokhale Road(N), Above ICICI Bank, Dadar(W), Mumbai-28
Telefax: 91-22-2445 0376 Mobile: 93246 42005

Call: **96 2345 3430 / 33**



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Designed by **Turtle Communications**

The Team

D.G. Kale & Associates
Architect

Ar. Vinod Dhusia
Concept Architect

J+W Consultants
Structural Consultants

Forethought India
Landscape Architect

Adv. P.M. Khire
Legal Adviser

Happiness begins here...



