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2 & 3 BHK PREMIUM HOMES

“ENTER INTO A NEW ERA OF PERFECT LIVING”

## THE NEW ERA OF CREATION BEGINS

Creation becomes a perfection when two strong entities come together. It happens because their joint creation is an amalgamation of the finest workmanship and respective expertise.

River Dale Residency is an outcome of a similar endeavour, where Pinnac Anand Housing LLP and Ranawat Group have joined hands thus benefiting the buyers of having the best in every sphere of their requirements.

Pinnac Anand Housing LLP are renowned as a maker of big projects that stand as landmarks in their respective localities and highly appreciated by the residents. Ranawat group with three decades of experience has a strong technical background of working in the prime real estate sector of Pune.

Happy Living is your dream and it becomes a reality when two experienced entities namely Pinnac Anand LLP and Ranawat Group come together and add to your happiness through a truly beautiful project.



\*Artistic Impression





WING A

WING B

WING C

\*Artistic Impression

DRIVEWAY

LANDSCAPED PODIUM

SENIOR CITIZEN SIT OUT

DECK VIEW POINT

DRIVEWAY



ADJACENT PLAYGROUND DEVELOPED BY PMC



WING D

WING E

Existing Structure

WALKING TRACK

LAWN

KIDS PLAY AREA

ENTRANCE GATE

120 FT. DP ROAD



## THE ERA OF BETTER LIFESTYLE

River Dale Residency is certain to become a big attraction for the people who possess an apartment here solely because of the location. Karve Nagar has always been a better locality of modern Pune city, with a better connectivity to make the intercity movement convenient.

The location has become a part of Kothrud and has every facility at nearby distance. May it be shopping for daily needs, schools and colleges or medical and health facilities, the area has each and every requirement fulfilled within the nearest perimeters.

River Dale Residency is designed to perfection with needs of the residents who are accustomed to ultramodern lifestyle of present era.

The project River Dale Residency has 2 & 3 BHK Premium Homes of convenient sizes and of course suitable budget. All the three wings offer a good view. The entire area being a residential zone is free from air and sound pollution.



\*Artistic Impression









## THE ERA OF CONNECTIVITY

River Dale Residency is located at Pune's most busy and upgraded area of Karvenagar, which is known for the best surrounding and residential locality with best road connectivity.

Absence of any major industry makes it pollution free.

Karvenagar is also blessed with excellent educational facilities, ultramodern medical services and finest shopping zones to make a town in itself.



5 Min. from  
Mumbai Pune National Highway



15 Min. from  
Swargate Bus Stand



22 Min. from  
Pune Station



15 Min. from  
Chandani Chowk



40 Min. from  
Pune Airport



10 Min. from upcoming  
Karvenagar Metro Station

### Schools & Colleges

Tree House High School,  
Karnataka High School,  
Abhinav School,  
MKSSS's Cummins College of Engineering.

### Hospitals

Deenanath Mangeshkar Hospital,  
Sahyadri Super Speciality Hospital,  
Shaswat Hospital,  
Deoyani Multi Speciality Hospital.

### Restaurants

Abhishek Veg, Nisarg,  
Woods Villa Family Restaurant,  
Ratna Veg, Sawai Restaurant,  
Naivedyam Veg.



### IT Parks

I-Space IT Park,  
Hinjewadi IT Park,  
Lohia Jain IT Park,  
Galore Tech IT Park.

### Banks & ATM

State Bank of India,  
HDFC Bank,  
Yes Bank,  
Bank of Baroda.

### Sports & Recreation

Pegasus Health Club,  
Solaris,  
City Pride.

### Retail

Reliance Mall,  
Croma,  
Kakde Plaza,  
Hi Fashion.



CHILDREN'S PLAY AREA

\*Artistic Impression



MULTIPURPOSE HALL

\*Artistic Impression



WELL EQUIPPED GYMNASIUM

\*Artistic Impression

## THE ERA OF INDOOR PLEASURES

River Dale Residency is a complete world in itself as it has some of the unique amenities to elevate the pleasure. Children's Play Park, Well equipped Gym and Multipurpose community hall brings in the happy and healthy moments to the residents.





SENIOR CITIZEN SIT OUT

\*Artistic Impression



LANDSCAPED PODIUM

\*Artistic Impression

## THE ERA OF NEWNESS

The podium and senior citizen sitout in the ultramodern form gives a new look to the project and can be used for multiple functions as jogging track or walkway natural ambience for leisure and pleasure.

Observation deck is a very unique feature, viewing gallery with telescope on rooftop that will make people enjoy some beautiful panoramic views of the city.



DECK VIEW

\*Artistic Impression



\*Artistic Impression

## THE ERA OF HIGH COMFORT

We define housing projects on two parameters namely the exteriors and interiors and for us the interiors are even more important than the exterior.

The interiors are defined by the comfort elements within the project. River Dale Residency is blessed with superior comfort ideas that makes your life satisfactory within the vicinity.

Each home is designed with a forethought of the user habits and requirements, which in our terms is user-friendly design. The residents can use maximum space according to their needs.





## THE NEW ERA OF INTIMACY

The design of River Dale Residency is convenient on all counts as it ensures better connectivity to the Living Room and also assures the maximum privacy to the occupants.

The master bedroom and other bedrooms are spacious to become a private and intimate world of your own pleasure.



## THE NEW ERA OF TOGETHERNESS

Living Room and kitchen are the most occupied parts of any home and we have designed them to give better space utilization. Every design element at homes in River Dale Residency is perfectly placed as per your expectation.

Spa-like bathrooms, cleverly designed powder rooms perfect for your home in which Bath time gets infinitely more fun.



# 2 BHK APARTMENT



3 BHK APARTMENT





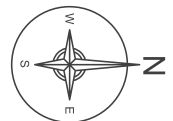


# WING B TYPICAL FLOOR PLAN



## CARPET AREA STATEMENT (IN SQ.FT.)

UNIT NO.	CARPET AREA	ENCLOSED BALCONY	TOTAL
1	702.67	103.12	805.79
2	632.17	103.12	735.29
3	677.38	106.56	783.94
4	888.78	106.56	995.35





# WING C

## TYPICAL FLOOR PLAN



### CARPET AREA STATEMENT (IN SQ.FT.)

UNIT NO.	CARPET AREA	ENCLOSED BALCONY	TOTAL
1,2,3,4	966.93	144.78	1111.71



# SPECIFICATIONS

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## CONSTRUCTION

- A- class, Earthquake Resistant RCC Construction

## BBM AND PLASTERING WORK

- Brickwork in AAC Blocks
- External double coat plaster

## FLOORING

- Vitrified tile flooring for entire flat
- Designer wall & floor tile in toilets
- Anti-skid tiles for Balconies / Terraces

## WALL AND CEILING

- Gypsum punning on walls

## WINDOWS

- Aluminum Windows with mosquito nets
- MS safety grills for windows

## DOORS

- Decorative both side laminated finished main door
- Laminated Flush doors with SS fittings for Bedrooms
- Water Resistant door shutters with tubular lock for toilets

## KITCHEN

- Granite Kitchen Counter
- Stainless Steel Sink
- Provision for Water Purifier

## PAINT

- Internal O.B.D. Paint
- Exterior of building to be finished with Acrylic Paint of external grade

## PLUMBING, BATHROOM AND TOILETS

- Concealed plumbing
- White/colored ceramic sanitary ware of a good brand
- Top of the line CP fitting of a good brand
- Provision for Boilers and Exhaust fans in all toilets

## ELECTRICAL

- Concealed copper wiring in the entire flat with ELCB and MCB switches in the main board
- Electrical Switches of a good brand
- Adequate points for lights, fans and TV
- Telephone points in Living room and Bedrooms
- Provision for DTH
- Provision for Split AC in Living Room and Master Bedroom

## LIFTS

- Modern, Automatic lifts of reputed make with genset back-up/Inverter

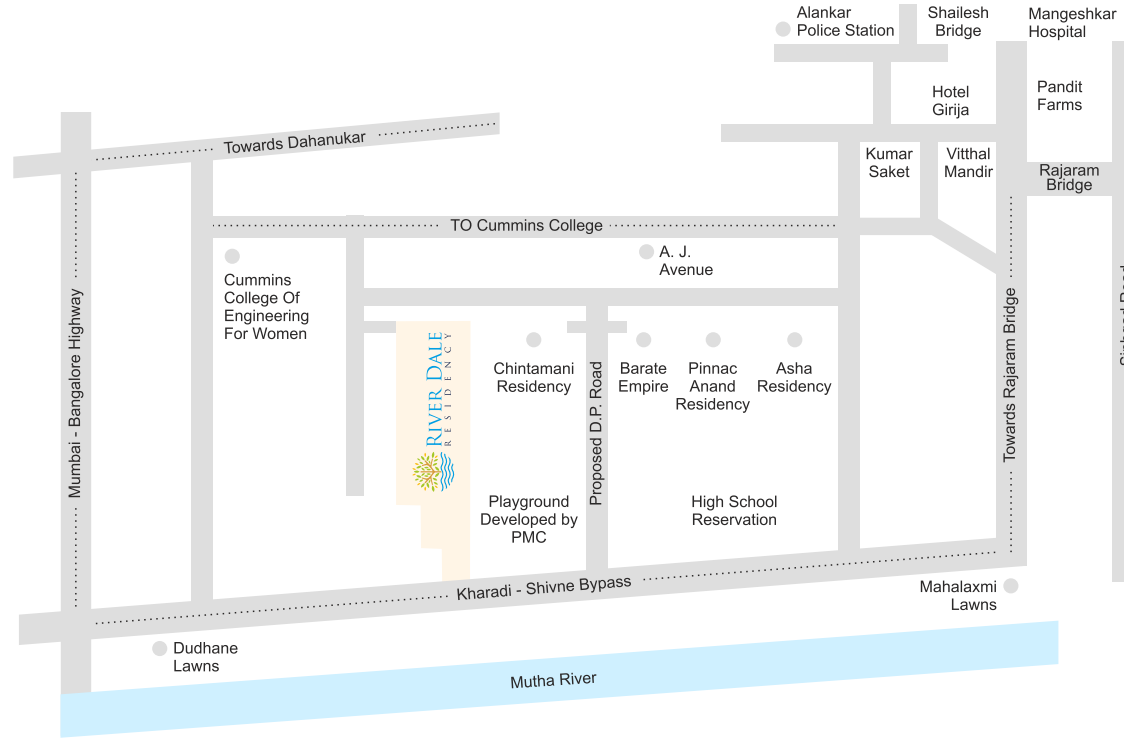
## COMMON AMENITIES

- Boom Barrier & Security Cabin on Entrance Gate
- Common Solar water heater for entire project
- Intercom facility with VDP and Access Control
- Senior citizens Sit-out
- Play Area for Kids
- Deck View Point
- Community Hall
- Well Equipped Gymnasium
- Landscaped Podium
- Gazebo and Recreational Area
- Outdoor light system for driveways and exterior of building
- Society Office





\*Artistic Impression



### SITE ADDRESS

S. No. 9 (Part), 36 Meter D. P. Road, Behind Cummins College, Karvenagar, Pune – 411052.

### CORPORATE OFFICE

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PROJECT BY

**PINNAC ANAND**  
HOUSING LLP

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The project has been registered via MAHA-RERA No P5210004952 and is available on the website <https://maharera.mahaonline.gov.in>