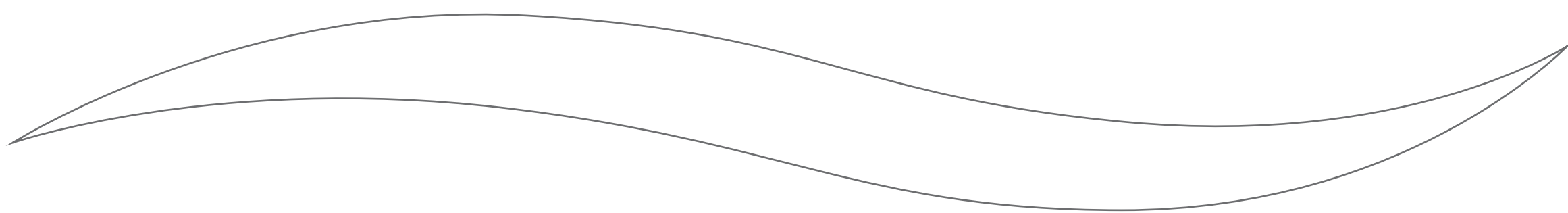


AURA
WATERS





AURA

By Ranawat Group

Luxuriously perfect vibe



Home is a feeling, a connect and an emotion. It is a dream that is the most cherished one. And while everyone has a different image of it, there is one thing that is constant; the warmth that surrounds and the vibe that makes it your own.

Aura is rightly the vibe that responds to the desire for a perfect lifestyle. It is an idea conceptualized and configured to match your dreams, the one detailed to bring solace and vigour to your life.



SUSTAINABLE LIVING

A lifestyle designed to promote responsible living by ensuring energy conservation and reducing carbon footprint.

This is made possible with bigger openings that result in cross ventilation and ample natural light to breeze into every corner of the home.



OVERALL WELL-BEING

A wholesome vibe, Aura is conceptualized with details like the conscious use of colours, plants that promote cleaner air, natural materials and amenities that fulfil the need for relaxation and rejuvenation.

To sum it up, Aura is crafted to soothe all your senses and ensure the well-being of mind, body and soul.



THOUGHTFUL DESIGN

Vastu compliant homes with a design that ensures utmost privacy and well-planned layout that ensures optimal utilization of space.

The efficiency of this design is such that it minimizes circulation spaces in the homes as well as amenity areas. As a result, what you get at Aura is bigger individual spaces.



**Artistic impression*

AURA WATERS



Sublime luxury



Adding a dimension of luxury to Sinhadgad Road, Aura Waters brings spacious 2 & 3 BHK apartments with carefully curated amenities and chic specifications. Serene, Immersive and Happy is how life flows here.



The intersection of quiet and liveliness

Set in a rapidly extending location Sinhagad Road, Aura Waters brings a mesmerising blend of tranquillity and vigour. Efficiently designed to promote physical as well as mental well-being, Aura Waters is a seamless flow of a modern contemporary lifestyle. Homes here are in harmony with nature and promote sustainable and responsible living.

**Artistic impression*

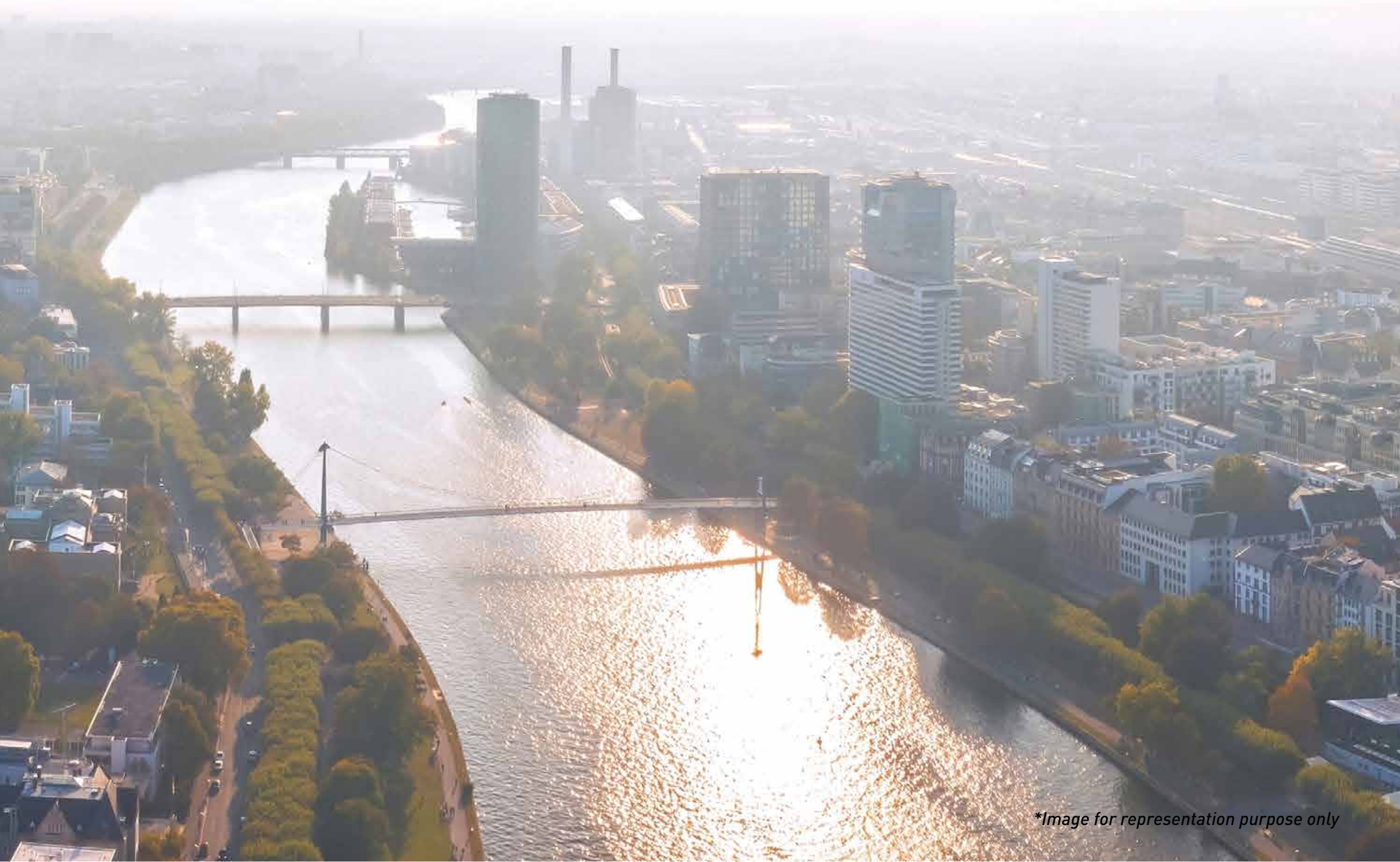
AURA WATERS



**Artistic Impression*

Astoundingly Calming Views

Why Sinhagad Road?



**Image for representation purpose only*

EXCEPTIONAL CONNECTIVITY

Seamless connectivity to the prime locations of the city

Easy connectivity to the popular IT hub of Hinjawadi

Links to the newly developed Chandani Chowk

NEXUS OF ENTERTAINMENT AND LIFESTYLE

Proximity to tourist destinations like Khadakwasla Dam, Sinhagad Fort etc.

Presence of recreational centres, gardens and restaurants

Shopping destinations and everyday needs at an insignificant distance

EVER EVOLVING STRETCH

Consistent infrastructural development resulting in capital appreciation

Increasing demand amongst home buyers and investors

ROBUST INFRASTRUCTURE

Upcoming metro that will add to convenience of commute

Principal road connecting the Pune-Mumbai & Pune-Bengaluru National Highways

Developing to become a sought-after locale like Karve Nagar

THE BIG PART OF YOUR COMMUTE MADE EASY

Upcoming bridge connecting Sinhagad Road to Kothrud & Karve Nagar



Key Distances

ENTERTAINMENT & SHOPPING

Fun Time Multiplex	2.9 Km
P. L. Deshpande Garden	3.5 Km
Abhiruchi Mall	3.8 Km
D Mart	3.8 Km
Publiq Mall	4.9 Km
Rajiv Gandhi Zoological Park	8.3 Km
Khadakwasla Dam View Point	8.6 Km

SCHOOLS & COLLEGES

Helios International School	550 m
Tree House High School	3.0 Km
Cummins Engineering College	3.7 Km
Sinhgad College, Vadgaon	4.4 Km
Navale Medical College	4.4 Km
Sinhgad Spring Dale School	6.5 Km

TRANSPORT

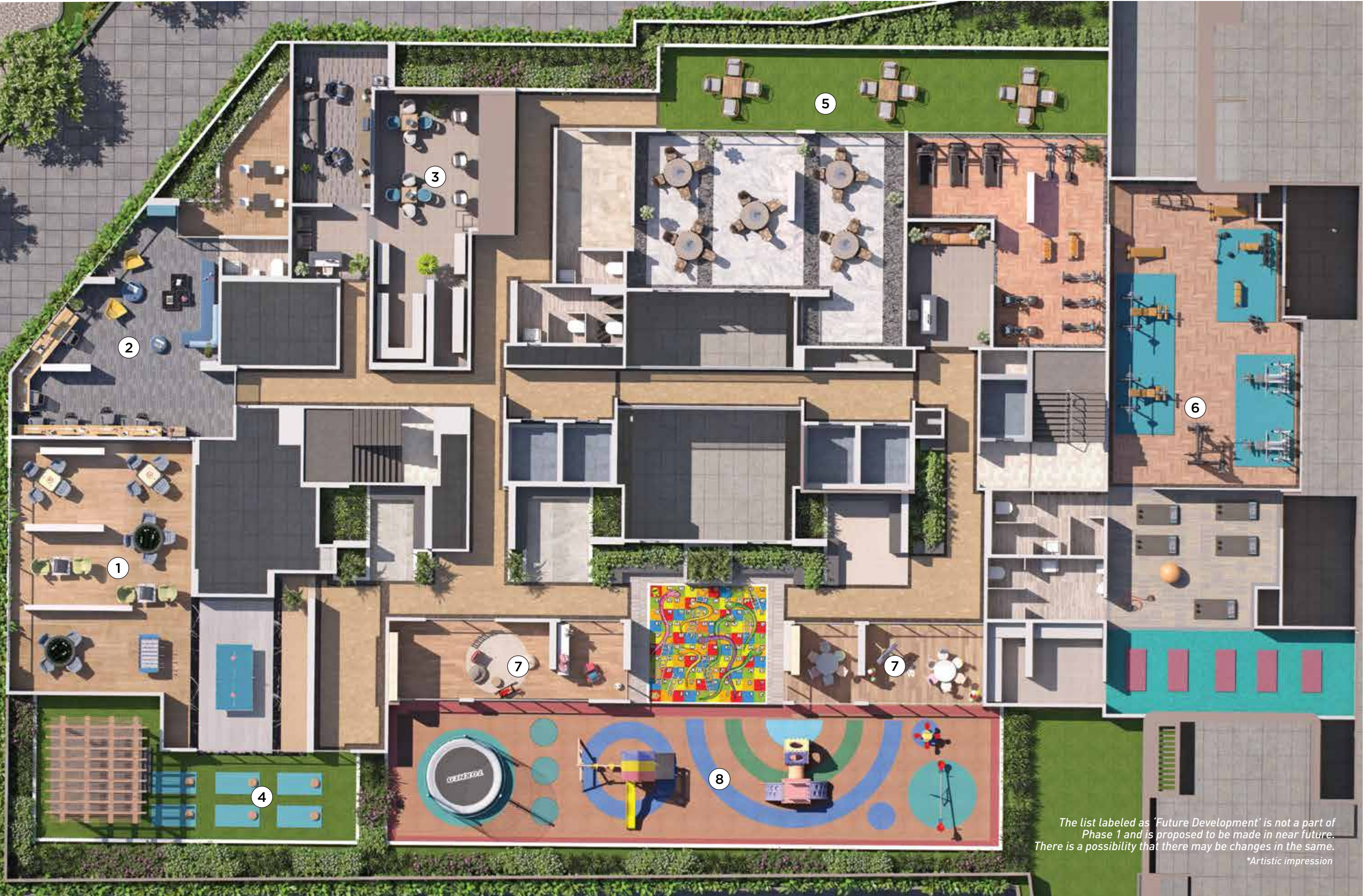
Swargate Bus Stand	7.3 Km
Shivajinagar Bus Stand	9.1 Km
Pune Railway Station	11.0 Km
Airport	18.0 Km

LANDMARK

Santosh Hall	1.5 Km
Rajaram Bridge	2.8 Km
Mumbai-Bengaluru Highway	3.0 Km
Nanded City	5.9 Km
Saras Baug	6.4 Km
Deccan	7.1 Km
Kothrud	7.3 Km

HEALTHCARE

Jagtap Hospital	2.0 Km
Mai Mangeshkar Hospital	2.5 Km
Pulse Multispeciality Hospital	3.6 Km
Shashwat Hospital	3.9 Km
Deenanath Mangeshkar Hospital	4.6 Km
Global Hospital	4.8 Km
Navale Hospital	5.9 Km



The list labeled as "Future Development" is not a part of Phase 1 and is proposed to be made in near future. There is a possibility that there may be changes in the same.
*Artistic impression

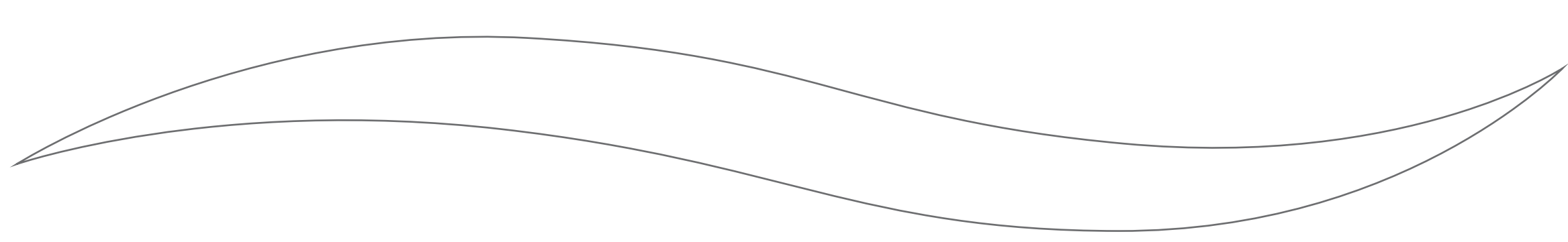
Podium Amenities

PHASE 1

- ① INDOOR GAMES ARENA
- ② CO-WORKING SPACE
- ③ LIBRARY
- ④ MEDITATION NEST IMMERSSED IN LANDSCAPE

FUTURE DEVELOPMENTS

- ⑤ PARTY LAWN
- ⑥ MULTI-FUNCTIONAL GYM
- ⑦ CRÈCHE FOR TODDLERS
- ⑧ KIDS' PLAY AREA





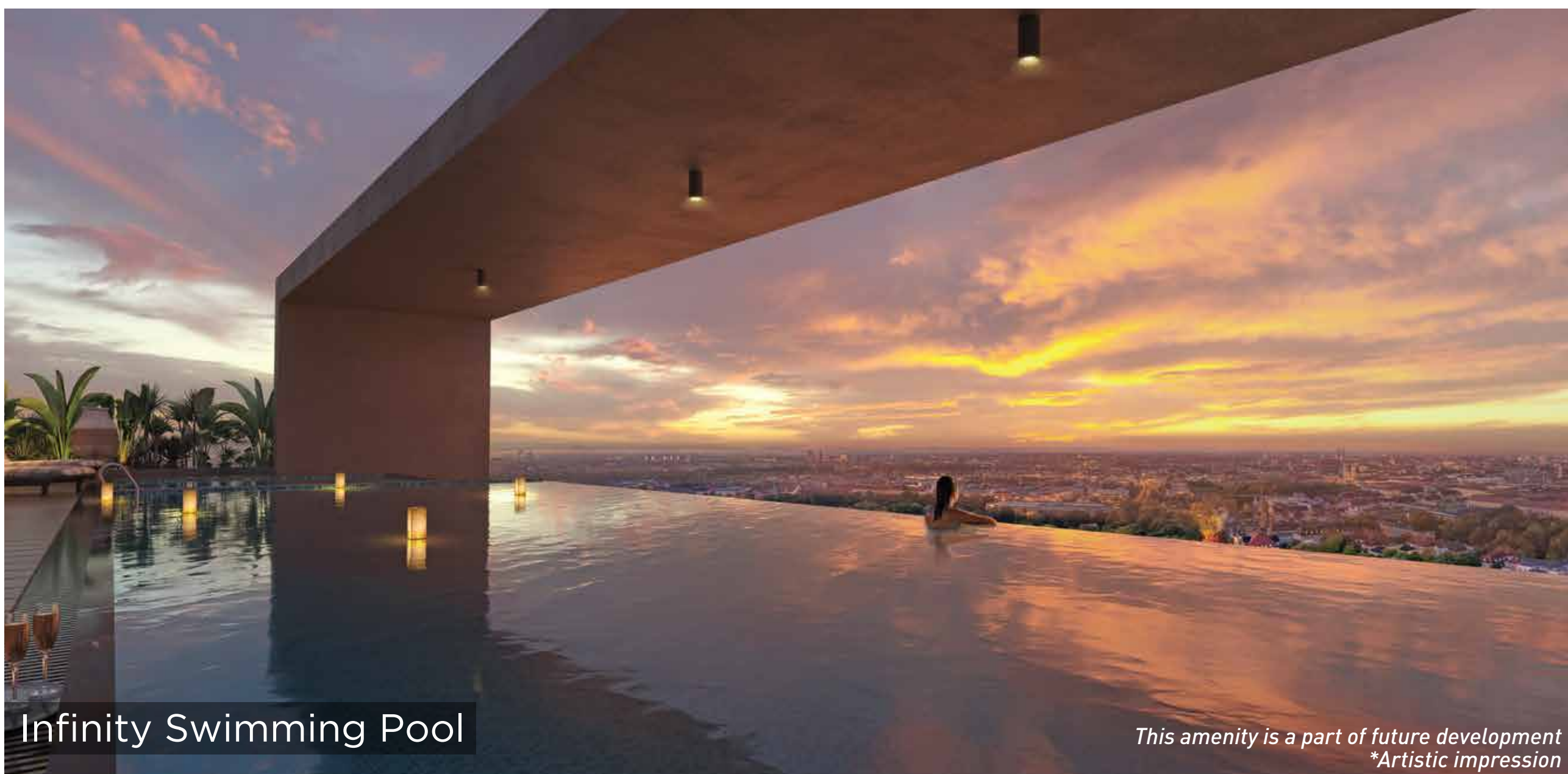
Ground & Rooftop Amenities

PHASE 1

- ① LANDSCAPE SEATING AREAS
- ② OBSERVATORY SKY DECK
- ③ ZEN GARDEN
- ④ ROOFTOP LANDSCAPE GAZEBO
- ⑤ CABANA SEATINGS

FUTURE DEVELOPMENTS

- ⑥ ACUPRESSURE PATHWAY
- ⑦ AMPHITHEATRE
- ⑧ TEMPLE
- ⑨ MULTI-PURPOSE PLAY COURT
- ⑩ NET CRICKET BOX
- ⑪ OPEN AIR THEATRE
- ⑫ INFINITY SWIMMING POOL
- ⑬ BABY POOL
- ⑭ HAMMOCK GARDEN
- ⑮ OPEN AIR CAFÉ AND FIRE PIT
- ⑯ SENIOR CITIZEN SIT-OUTS
- ⑰ BARBECUE AREA
- ⑱ ROOFTOP YOGA DECK



Infinity Swimming Pool

*This amenity is a part of future development
Artistic impression



Cabana Seatings

**Artistic impression*



Observatory Sky Deck

An Elevated Lifestyle



Zen Garden

**Artistic impression*



Senior Citizen Sit-outs

*This amenity is a part of future development
Artistic impression



Open Air Café and Fire Pit

*This amenity is a part of future development
Artistic impression

A Tranquil Lifestyle



Open Air Theatre

*This amenity is a part of future development
Artistic impression



Hammock Garden

*This amenity is a part of future development
Artistic impression



Meditation Nest Immersed in Landscape

**Artistic impression*

Embrace the Leisure Moments



Kids' Play Area

*This amenity is a part of future development
Artistic impression



Indoor Games Arena

**Artistic impression*



Multi-functional Gym

*This amenity is a part of future development
Artistic impression

Enlivening Way of Life



Co-working Space

**Artistic impression*



Multi-purpose Play Court

*This amenity is a part of future development
Artistic impression



Library

**Artistic impression*

Work-Read-Play



Party Lawn

**Artistic impression*



Temple and Acupressure Walkway

**Artistic impression*

~

A Balance of Solace and Vigour

Specifications



CONSTRUCTION

- A-class, Earthquake Resistant RCC Construction



FLOORING

- Vitrified Tile Flooring
- Designer Wall & Floor Tiles in Toilets
- Anti-skid Tiles for Balconies/Terraces



DOORS

- Decorative Main Door
- Thermo Laminated Flush Doors With SS Fittings for Bedrooms
- Water Resistant Door Shutters for Toilets



SECURITY

- Boom Barrier & Security Cabin on Entrance Gate
- Intercom Facility with VDP and Access Control
- CCTV Surveillance for Common Areas



BBM AND PLASTERING WORK

- Brickwork in AAC Blocks
- External Double Coat Plaster



KITCHEN

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



PLUMBING, BATHROOM AND TOILETS

- Concealed Plumbing
- White/Colored Ceramic Sanitaryware of a Reputed Brand
- Top of the Line CP Fittings
- Provision for Boilers and Exhaust Fans in All Toilets



PAINT

- Internal Acrylic Premium Emulsion Paint
- Exterior Building Textured Paint



WINDOWS

- Powder Coated Aluminium Windows with Mosquito Nets
- MS Safety Grills for Windows



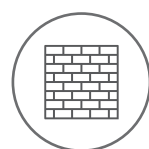
LIFTS

- Automatic Lifts of Reputed Make with Genset/Inverter Back Up



ELECTRICALS

- Concealed Copper Wiring With ELCB and MCB Switches
- Electrical Switches of a Reputed Brand
- Adequate Points for Lights, Fans and TV
- Provision for Split AC in Living Room and All Bedrooms



WALL

- Gypsum Punning on Walls

Key features

- Double Height Grand Entrance Lobby
- Designer Grand Entrance Gate
- Common Solar Panels for Hot Water
- Outdoor Light System for Driveways and Exterior of Building
- Common Toilet on Parking Floors
- Society Office

About Ranawat Group

A legacy of 30 years, Ranawat Group strives to bring innovative solutions that add value to people's lives. Inclusivity, sustainability and responsibility towards the ecosystem reflect in every project that the company undertakes. With a customer-centric approach, Ranawat Group aims to create happy experiences for everyone hence quality, timeliness and transparency are at its core. Known for quality construction, the company holds strong technical expertise and is continuously creating benchmarks for quality in the real estate industry.

**1000+ SMILES
PAINTED**

**30+ YEARS OF
EXPERIENCE**

**4 MILLION SQ. FT.
AREA DEVELOPED**

RANAWAT
GROUP

BE MORE. DO MORE.

Our Projects



KATRAJ-KONDHWA ROAD
Commercial Plotting Project



BT KAWADE ROAD
Premium Showrooms & Office Spaces



GANGADHAM CHOWK
Premium Showrooms & Office Spaces



WANOWRIE
Premium Commercial Spaces



MARKET YARD
2 & 3 BHK Luxurious Homes



SOPAN BAUG NXT
2 BHK Homes



KARVE NAGAR
2 & 3 BHK Premium Homes



MOHAMMADWADI
2 BHK Apartments, Shops & Office Spaces

AURA WATERS

SALES OFFICE: S.No. 10/1 & S.No. 13/1A/2, Behind Sun City,
Anand Nagar, Vadgaon Budruk, Sinhagad Road, Pune - 411051

CORPORATE ADDRESS: Centre Point Building, Shop No. 15 & 16, 1st Floor,
Mitra Mandal Chowk, Parvati Paytha, Pune - 411009

 MahaRERA No.: P52100047184

Credits

PRINCIPAL ARCHITECT

Ethique Architects & Associates

LIASIONING ARCHITECT

Group Consultants

STRUCTURAL CONSULTANT

Sunil Mutalik & Associates

LEGAL CONSULTANT

Kamlesh Chajjed

MEP CONSULTANT

Skyline MEP Consultants

LANDSCAPE CONSULTANT

Mahesh Nampurkar

MEDIA & DESIGN

Square One Media Solutions Pvt. Ltd.

A Project By

RANAWAT
GROUP

BE MORE. DO MORE.

This brochure is a representation of Phase 1, which includes Tower A & B only, of the project Aura Waters. It also shows proposed future developments which are subject to change as the project progresses. The contents including designs, layouts, amenities, facilities, images displayed/provided, are solely for information purpose and are not intended to constitute solicitation. It is an artistic impression/schematic representation of the project shown and is indicative of the project that can be built. This material does not constitute a contract of any type between the developer/promoter/owner and the recipient. Nothing should be construed to be final. Since the project is under evolution, there is a possibility that there may be certain changes in the project as represented in promotional material. Every interested buyer is required to verify all the details independently prior to concluding any decision of buying any unit.

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BE MORE. DO MORE.