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A name that is synonymous to the promise of delivering excellence, Rachana Lifestyle specializes in constructing advanced residential and commercial landmarks that define the standards of modern-day living. With its unrivalled developments in the prime locations of the city such as Aundh, Baner, Law College, Model Colony, Fergusson College Road, and more, Rachana Lifestyle has successfully decorated the skyline of Pune with eternal brilliance.

Every residential project of ours is created in accordance to the needs and the tasteful lifestyle of our customers. Each detail, from the built quality to the aesthetics, is a mark of distinctive appeal that matches the desires of our customers.

At Rachana Lifestyle, the residential and commercial projects we develop are imbued with intricate construction practices and chic aesthetics that prove to be suitable for their owner's palate.

We follow the avant-garde approach of construction, where each project is carefully built to counter the ever-changing environment conditions, and yet keep their regal look intact over the years.

OVER 10,000 HAPPY FACES | OVER 40 PROJECTS | OVER 30 YEARS OF EXPERIENCE



NATIONAL REAL ESTATE LEADERSHIP
CONGRESS & AWARDS
POWERED BY
ZEE BUSINESS



A Luxury Class Apart
Built with Finest Aesthetics



Homes that Promote Serene and Smart Living

Rachana Lifestyle has always specialized in creating progressive landmarks that define the standards of modern-day living. With Eternia, we have successfully espoused the unconventional way of living, without compromising on tranquillity.

Every aspect of it has been built keeping in mind the ever-changing environment conditions, thus making 'Eternia' live up to its name. Its flawless construction quality is in tune with Rachana's perpetual promise of never compromising on top-notch architectural standards and immaculate quality.



RACHANA
ETERNIA
The Art of Chic Living



RACHANA ETERNIA - 2 BHK LUXURY HOMES IN BANER

Pervaded with an assurance to provide you with a lavish life, your home at Rachana Eternia is nothing short of a scintillating haven. Its unrivalled built, exquisite interiors, and world-class amenities makes it a perfect abode for you and your family.

These limited edition 36 apartments in configuration of 2 bedroom, living and kitchen, admeasuring approx. 970 sq. ft. each, are perfect were those looking for compact and smart living options in suburbs of Baner.

The meticulous planning done for the project has resulted in spacious living spaces, which have been further accentuated with the help of pleasing hues and essentials that foster an ever-inspiring lifestyle.



LIVING ROOM

Adorned with high quality specifications, the living room is trendy, stunning, and ever ready to welcome your visitors, or for some simple soothing moments with your family.



BEDROOMS

The bedrooms are a perfect personification of utmost coziness. Whether it is a peaceful slumber, or productive power nap, these bedrooms are the canopy of utter bliss.



DINING

Breakfast, lunch, or dinner, this scintillating dining room has it all. It is a perfect place to host your guests, or have a hearty meal with your family.



KITCHEN

Bring mouth-watering delicacies to the table from a kitchen that has it all. Crafted in a way that will augment your culinary talents, every meal you cook would be a thing of heaven.



All images are for representational purpose only and not actuals.





THE RESIDENCES



Own a truly holistic and treasured lifestyle



Images for representational purpose only



SPECIFICATIONS

FLOORING

GVT / Vitrified Tiles flooring in all rooms and ceramic flooring in toilets and ceramic flooring in attached terraces.
Combination of Glazed or Matt Finish Ceramic tiles dado up to Lintel level in all toilets.

DOORS & WINDOWS

Plywood door frame with both side Laminated flush door shutter for main door & other door shutters.
Granite Door Frame for Toilets & Dry balcony.
Night Latch lock for main door and cylindrical locks for other doors.
Powder-coated glazed Aluminium sliding windows with Mosquito mesh.

ELECTRIFICATION

Concealed electrical copper wiring in all rooms.
Switches- ISI mark modular switches.
TV point & Telephone point in living room and Master bedroom.
Plug point for Kitchen Chimney above kitchen otta.
Power Points for Washing Machine, Dish washer, Microwave and fridge.
Broadband / Net connectivity provision near D.B for Wi Fi.
Boiler & Exhaust Fan points in all toilets.
Provision for AC in Master bedroom.
Wiring Provision for inverter installation in each flat.

PLUMBING

Concealed plumbing.
Hot and Cold water mixer for shower.
White coloured sanitary ware.

AUTOMATION

Wi-Fi connectivity provision.
Video door phone with Intercom facility.

WALL FINISHING

Acrylic Oil bound distemper painting for internal walls and ceiling of all rooms.
Semi Acrylic paint for exterior walls.

KITCHEN

8' long kitchen platform with granite top and stainless steel sink.
Glazed tiles dado up to 2' height over kitchen platform.
Provision for water purifier.

GENERAL SPECIFICATIONS

RCC framed structure conforming to IS provisions for Earthquake.
6" thick brick / block masonry walls for outside & 4" thick brick / block masonry walls for inside.
Double Coat Sand faced plaster externally & gypsum plaster internally.
Glass Railing for attached Terraces.
Lift / Elevator of Standard make.
Water storage tank on ground floor and overhead water tank on top with pumping arrangement.
Tremix concrete/ Chequered Tiles / Paving blocks for parking.

COMMON AMENITIES

Firefighting system.
Rain water harvesting.
Wormiculture for Wet Garbage Disposal.
Common toilet in Parking.
Generator back up for lift, common facilities and common areas.

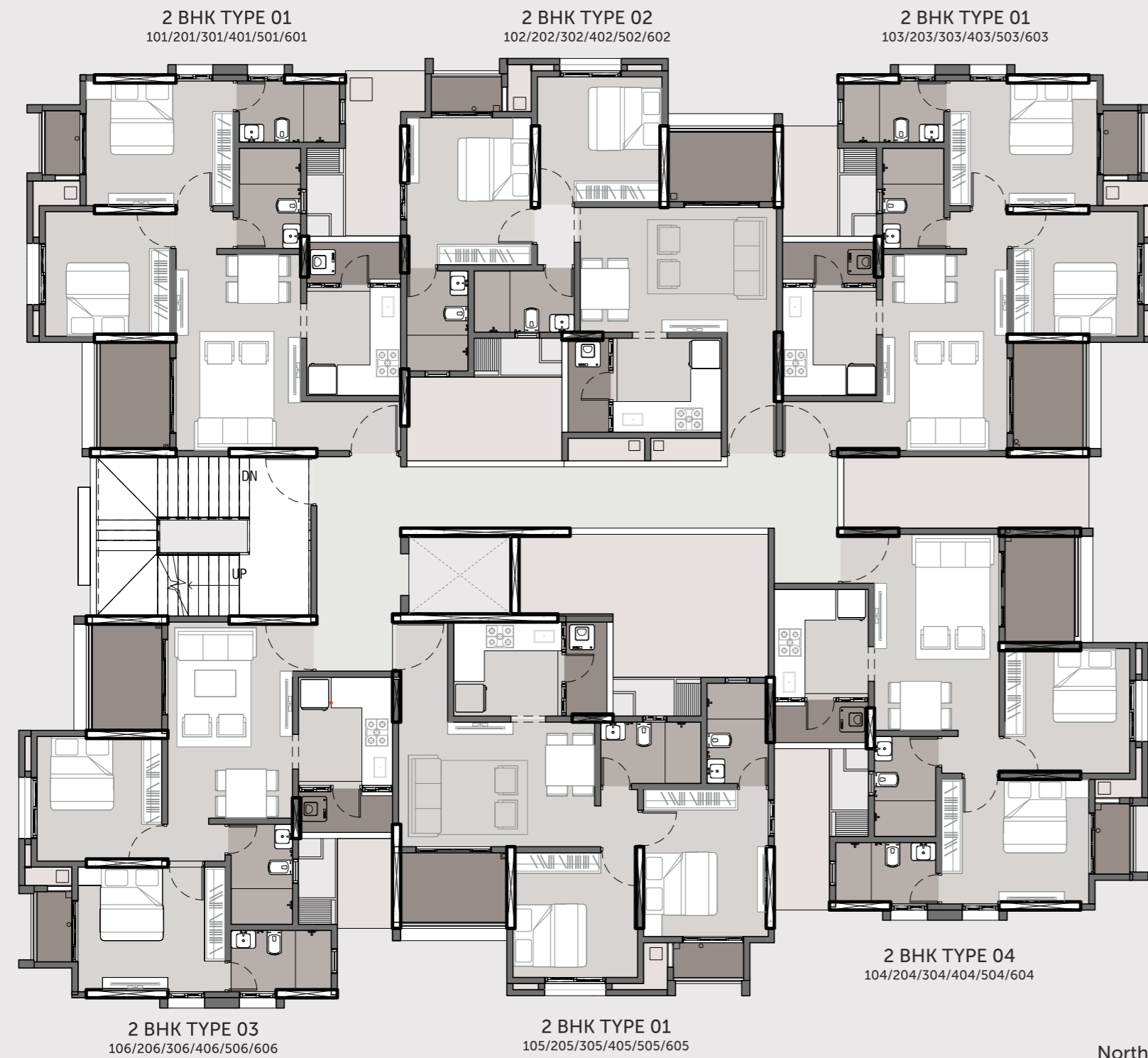


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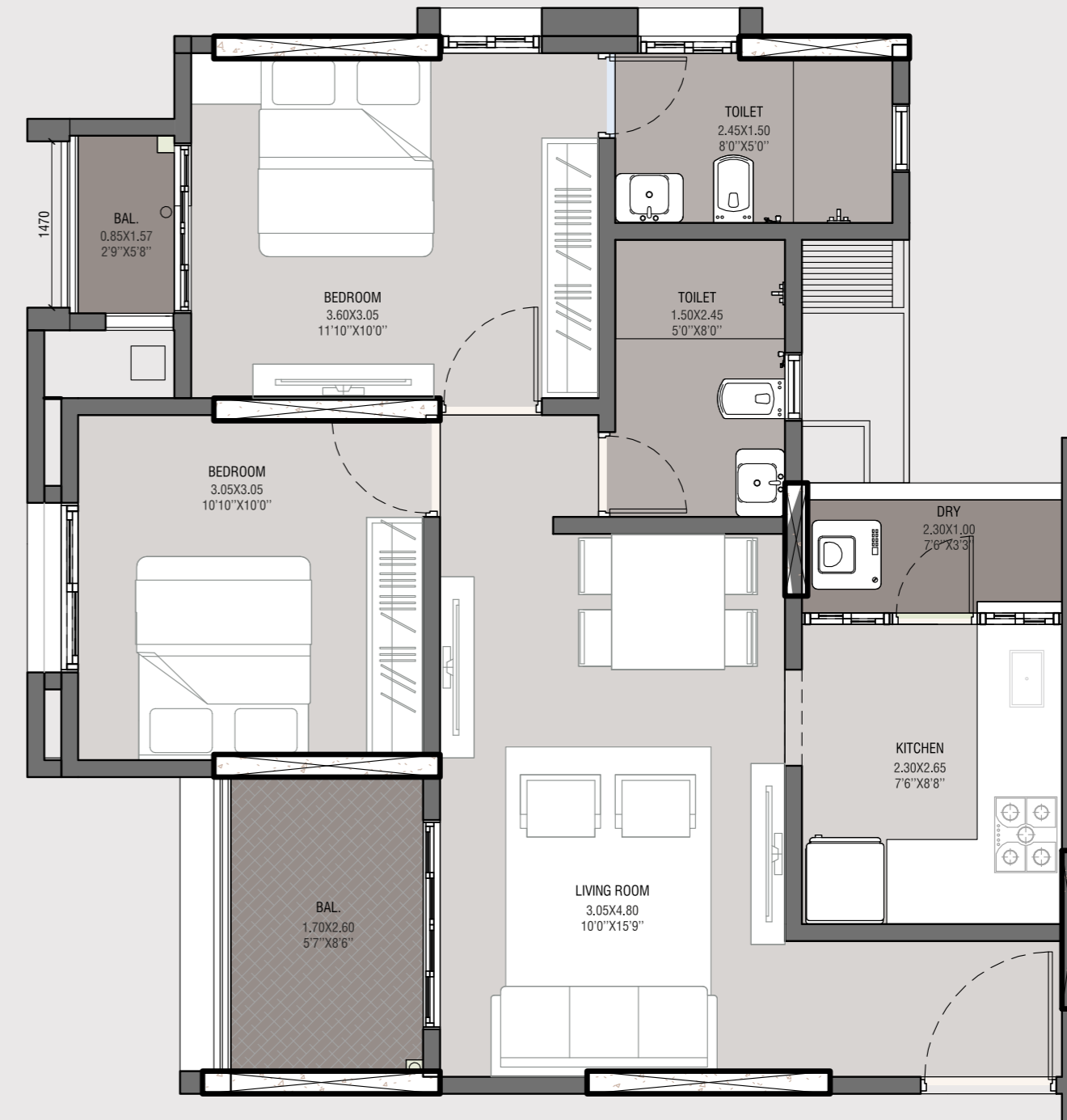
TWO BEDROOM
TYPICAL LAYOUT PLAN



TYPICAL FLOOR LAYOUT (1ST FLOOR - 6TH FLOOR)



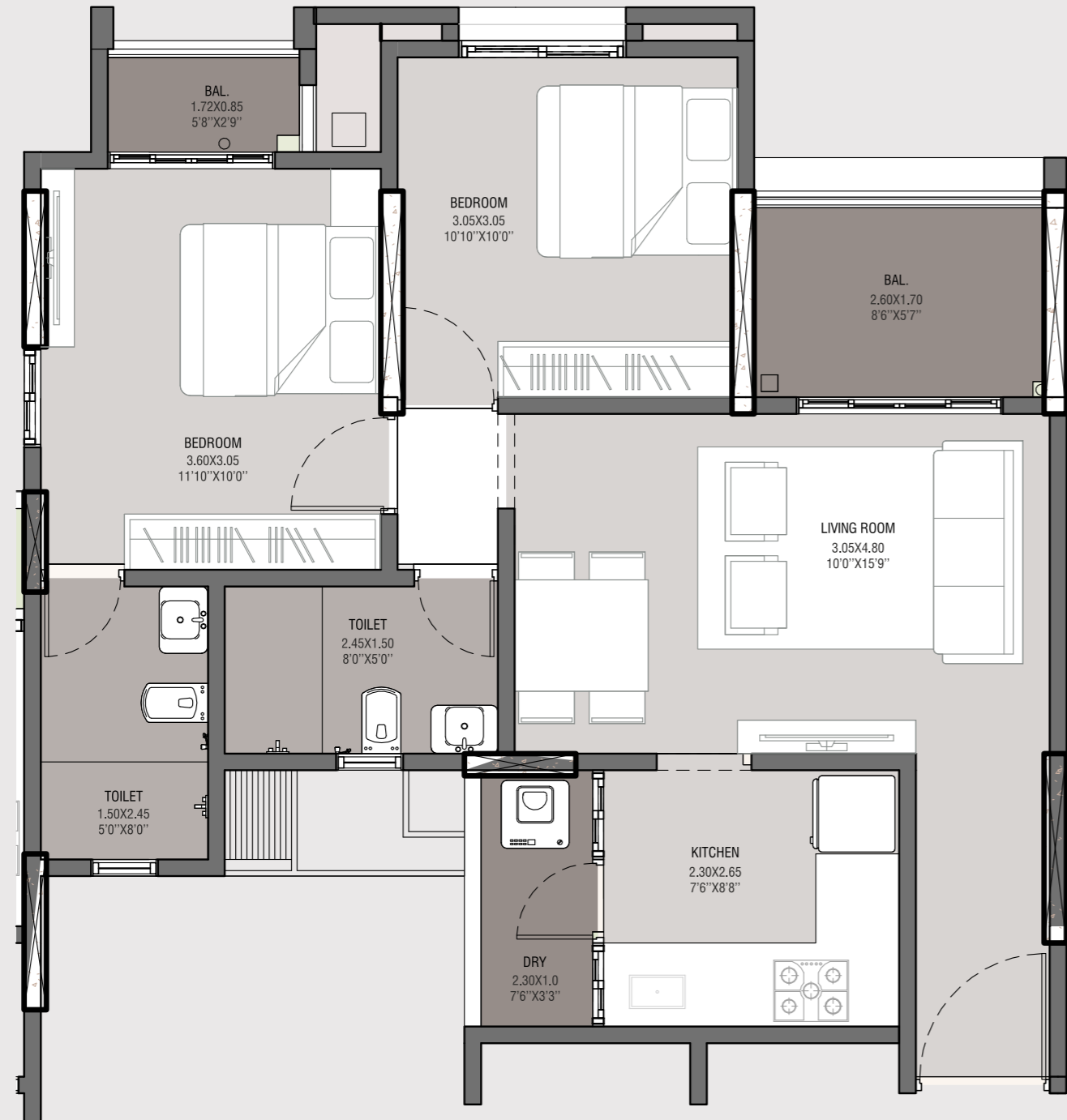
2 BHK TYPE 1
101/201/301/401/501/601 & 103/203/303/403/503/603



Unit Carpet : Area 55.94 Sq. Mtr. | Saleable Area 78.32 Sq. Mtr.
Balcony : Area 7.84 Sq. Mtr. | Saleable Area 10.98 Sq. Mtr.
Total : Area 63.78 Sq. Mtr. | Saleable Area 89.30 Sq. Mtr.



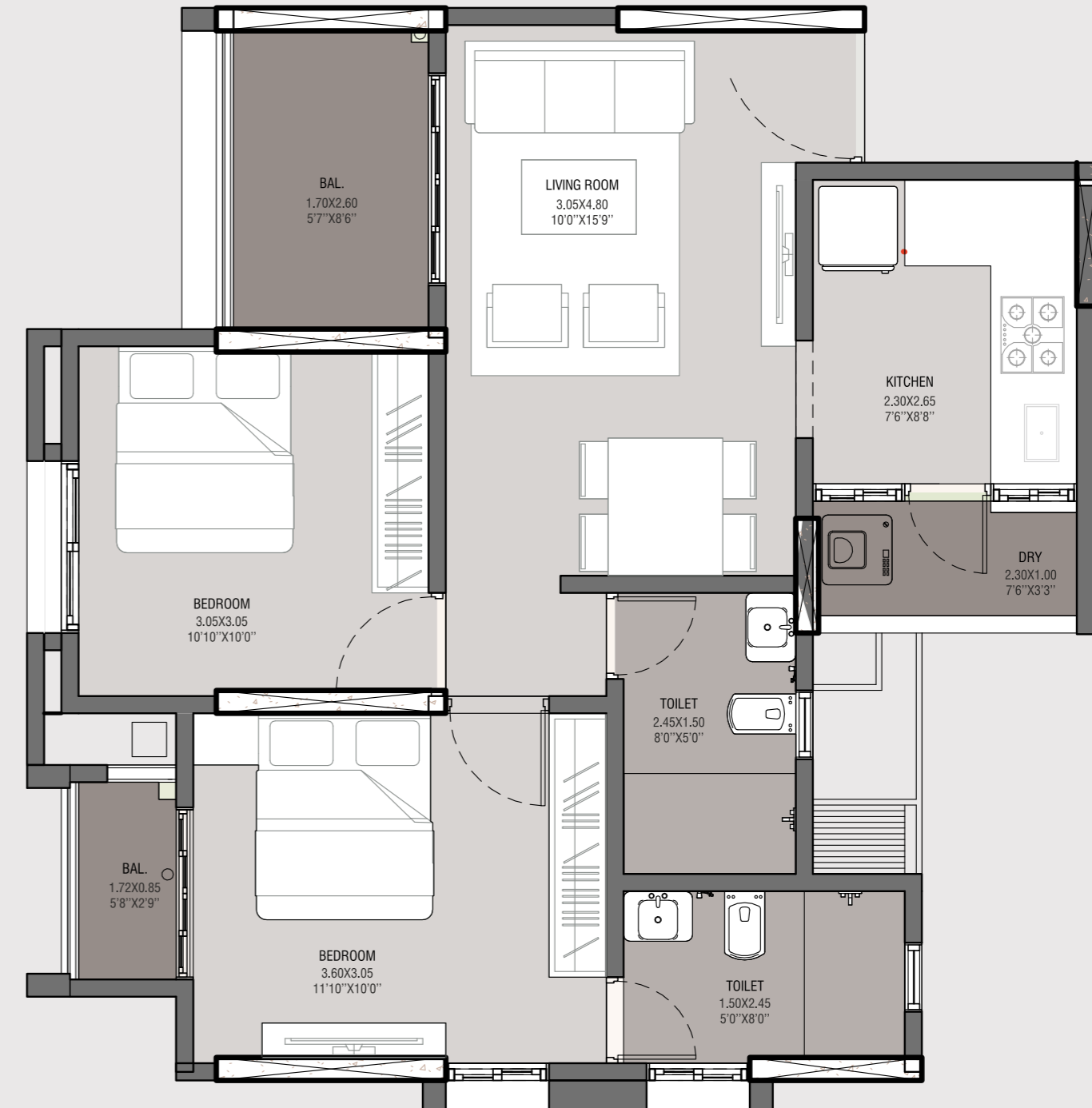
2 BHK TYPE 2
102/202/302/402/502/602



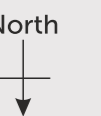
Unit Carpet : Area 56.30 Sq. Mtr. | Saleable Area 78.82 Sq. Mtr.
Balcony : Area 7.97 Sq. Mtr. | Saleable Area 11.15 Sq. Mtr.
Total : Area 64.26 Sq. Mtr. | Saleable Area 89.96 Sq. Mtr.



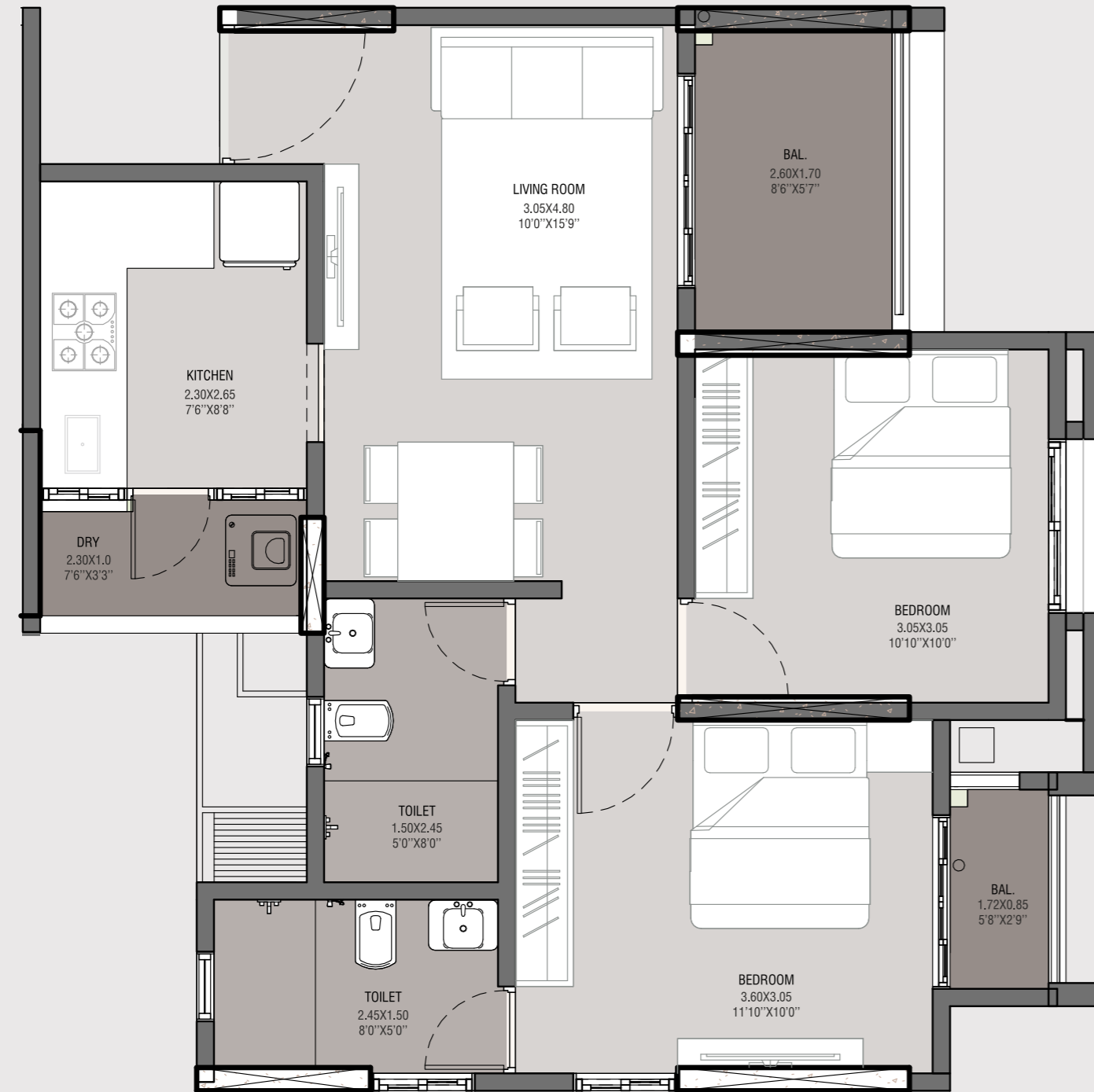
2 BHK TYPE 3
106/206/306/406/506/606



Unit Carpet : Area 53.32 Sq. Mtr. | Saleable Area 74.64 Sq. Mtr.
Balcony : Area 7.97 Sq. Mtr. | Saleable Area 11.15 Sq. Mtr.
Total : Area 61.29 Sq. Mtr. | Saleable Area 85.79 Sq. Mtr.



2 BHK TYPE 4
104/204/304/404/504/604



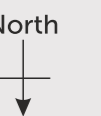
Unit Carpet : Area 53.68 Sq. Mtr. | Saleable Area 75.15 Sq. Mtr.
Balcony : Area 7.97 Sq. Mtr. | Saleable Area 11.15 Sq. Mtr.
Total : Area 61.64 Sq. Mtr. | Saleable Area 86.30 Sq. Mtr.



2 BHK TYPE 5
105/205/305/405/505/605



Unit Carpet : Area 55.95 Sq. Mtr. | Saleable Area 78.32 Sq. Mtr.
Balcony : Area 7.97 Sq. Mtr. | Saleable Area 11.15 Sq. Mtr.
Total : Area 63.91 Sq. Mtr. | Saleable Area 89.47 Sq. Mtr.



LOCATION IS EVERYTHING

Rachana Eternia is located in Baner, one of Pune's most prominent locales. Its proximity to key commercial places, IT Parks and shopping hubs makes it well-connected and convenient. It is where the city's most distinguished and elite choose their homes.

In addition to being strategically located in the west of Pune with well-developed road around it, Rachana Eternia's location also offers great connectivity to major IT Parks and other commercial establishments. It is surrounded by young, cosmopolitan, high income groups residing in catchment areas like Aundh, Baner, Balewadi, Pune University etc.

NEIGHBOURHOOD & DISTANCE CHART

SCHOOLS & HIGHER EDUCATIONAL INSTITUTES

The Orchid School	1.8 Kms
Vibgyor International High School	1.9 Kms
NICMAR	2.5 Kms
MITCON Institute of Management	2.5 Kms
DAV Public School	4.7 Kms
Vidya Valley School	5.5 Kms
Ryan International School	6.6 Kms
Euro Kids School	6.9 Kms
Pune University	7.0 Kms
Indira College	7.2 Kms
Mercedes Benz International School	7.7 Kms
Symbiosis International University	9.5 Kms

HOSPITALITY

Sadanand Resorts	2.3 Kms
Hotel Orchid	2.6 Kms
Holiday Inn	3.4 Kms
Sayaji Hotel	5.4 Kms
Hyatt Place	7.1 Kms
Courtyard Marriott	7.1 Kms

HOSPITAL & HEALTH CARE

Baner Multi-speciality Hospital	2.3 Kms
Jupiter Hospital	2.4 Kms
Medipoint Hospital	4.1 Kms
Ruby Hall Clinic	7.6 Kms
Aditya Birla Memorial Hospital	9.5 Kms

SHOPPING

Croma	1.7 Kms
Westside	2.4 Kms
Reliance Fresh	2.4 Kms
D-Mart	2.7 Kms
Panataloons	2.7 Kms
Westend Mall	4.9 Kms
Ozone Mall	5.3 Kms

IT PARKS

Bitwise Terra Tower	0.5 Kms
Cummins IT Park	2.1 Kms
Veritas Technologies	3.3 Kms
Hinjewadi Phase-I	8.0 Kms

MOVIE THEATRE

Cinepolis Aundh	5.2 Kms
E-Square Hinjewadi	7.0 Kms

RESTAURANTS

Balewadi High Street	1.6 Kms
Malaka Spice	2.2 Kms
Green Park Hotel	3.6 Kms

PROJECT LOCATION PLAN

(Map Not Scale And Indicative)

