

Get Ready To Be A Part Of  
*creative living*







Surround Yourself With  
**Creativity**

**Phase 3**







Your window to creativity opens here. Welcome to Newton Homes Hadapsar, Near Amanora, Phase -3, a project by Ravima Ventures and Shivrup Realtors that celebrates creativity and gives the freedom to express yourself through the beautiful spaces and amenities.

---

2 BHK, 3 BHK Smart, 3 BHK Grand Homes

---

Well-connected to finest schools, colleges, hospitals, IT Parks, Magarpatta City, Amnora Park

---

An excellent community of creative-loving families

---

Ideally located in Hadapsar, Near Amnora that offers great connectivity

# Experience Creative Living

A CREATIVE WAY OF

---



Creativity



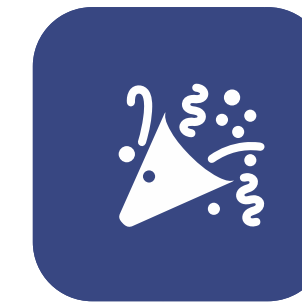
Care



Playing



Safety



Celebration



Learning



## Why Newton Homes Is Your Dream Home?

### What is creativity?

The freedom to live on own terms, explore the unexplored and the freedom to grow. But often, as we grow up, we tend to leave behind the creativity and put on the logical thinking hat.

Newton Homes celebrate creativity in everyone. From simplest hobbies to brightest of passions, it nurtures and helps every individual irrespective of age to express freely, every day. Creativity is bringing out and nurturing the skills, exploring the unexplored and tapping a whole new world.

### What is Newton Creativity Center?

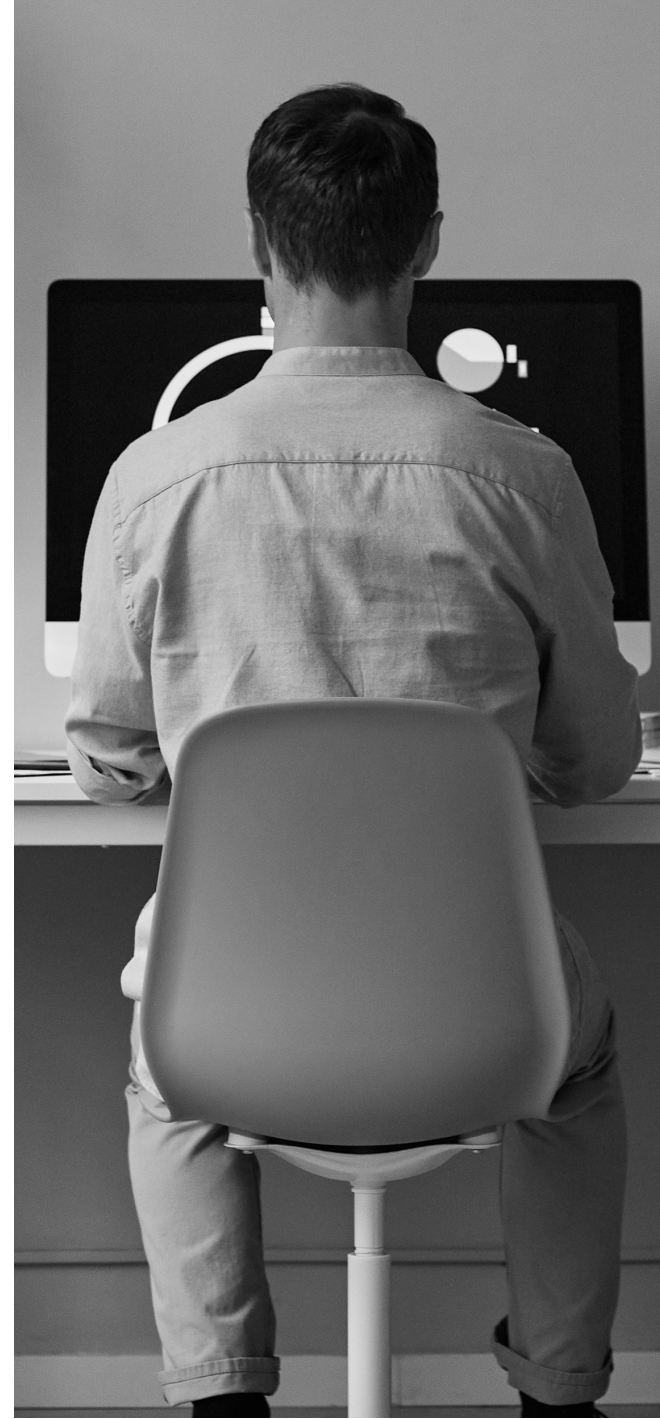
Creativity has no boundaries and we offer the same at Newton Creativity Center. Explore new skills, learn and nurture your talent, develop communication, motor, research skills through different activities at Newton Creativity Center. We believe creativity has no boundaries and hence offer a space for you to explore creative side - Newton Creativity Center.



## Homes Crafted With Maximum Efficiency & Zero Wastage

- Smart Area
- Multi-use spaces
- Natural light & ventilation
- Kitchen with maximum space utilization
- No wastage of space in passages





**A Pinch Of  
Creativity**  
Added To  
3 BHK Smart &  
3 BHK Grand Homes

Don't hold back your creativity when you can have a 3 BHK Smart and 3 BHK Grand homes at Newton Homes, Hadapsar, Near Amanora. You get an extra room to bring out the best in you.

- WFH Room
- Hobby Studio
- OTT Room
- Home Schooling Space
- Pooja Space
- Leisure Space
- Can increase Living / Dining Room

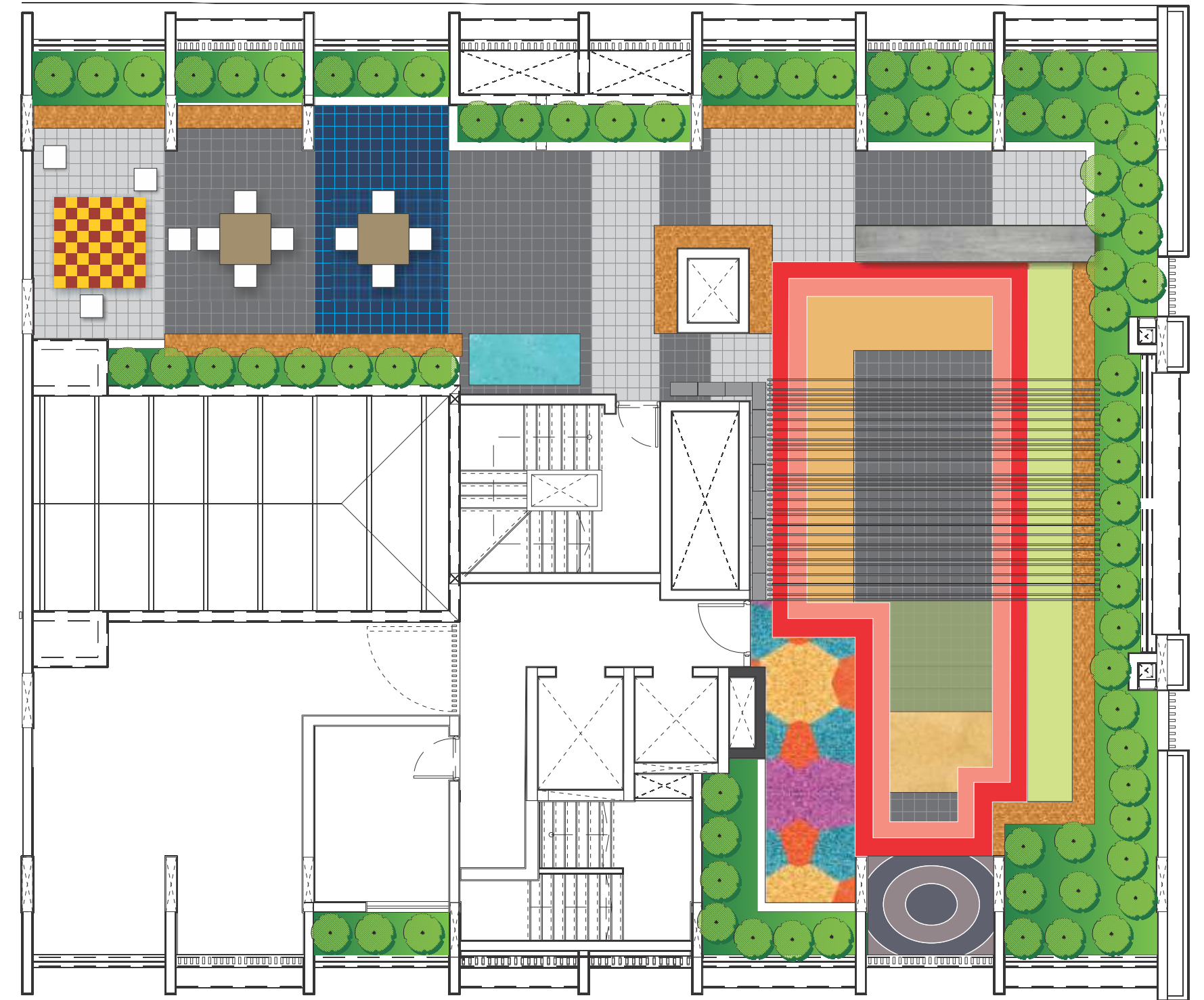


## A Lifestyle For You To Live Creative, Every Day!

Newton Homes, Hadapsar, Near Amanora offers a plethora of lifestyle amenities that bring in the creative vibe for the families to enjoy.



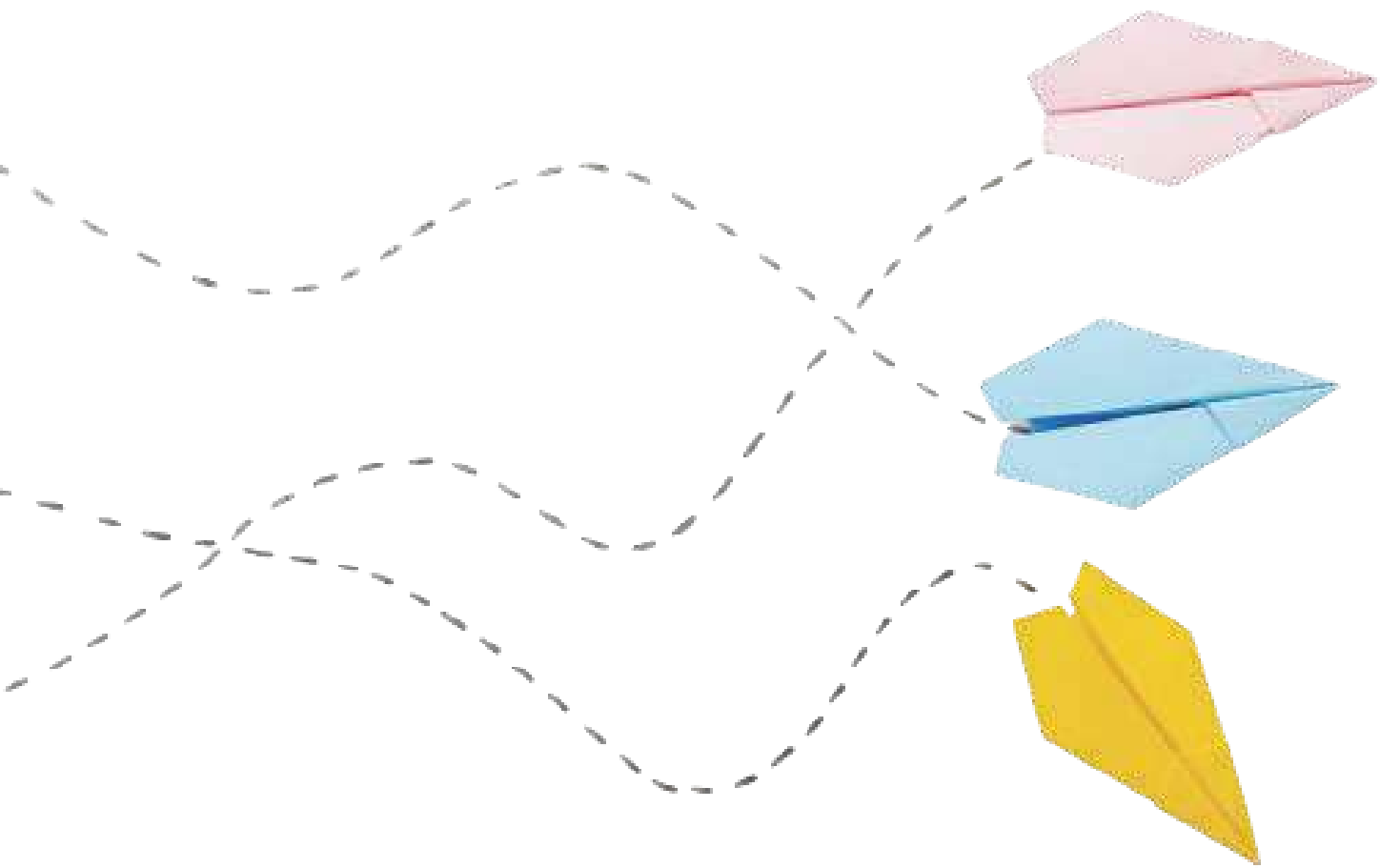
The amenities are designed in a way that each age group has the freedom to express their thoughts and embrace creativity like never before.



### LANDSCAPE CONCEPT LAYOUT

- BLACK BOARD FOR KIDS
- SAND PIT FOR KIDS
- STAR GAZING
- BUFFET COUNTER
- AMPHITHEATER SEATING
- MUSICAL WALL
- BOARD GAME AREA
- FLOOR CHESS
- WATER FEATURE FOR KIDS





## THE SEVEN ADVANTAGES OF A NEWTON HOME

### **Where children grow and glow**

Right from the amenities to home features, the homes are meticulously planned to ensure a conducive environment for children's growth.

### **Where children and parents bond together**

Most recreational amenities are age-proof so that both parents and children can spend quality time together.

### **Where children are safe**

Bruises and bumps are part of the learning process for children. So, the child-focused home features ensure that they are safe as they play, learn and grow.

### **Where experts train young minds**

At Newton Homes, we leave it to the experts. Only the finest experts in education and training will be given the responsibility of nurturing your child. Your child will develop communication skills, thinking skills, fine and gross motor skills, presentation skills and research skills. These experts will fuel your child's imagination and creativity in a focused and sustained manner.

### **Where experience and legacy**

#### **proves itself**

Newton Homes is brought to you by Ravima Ventures, which has a proven track record and specialises in integrating unique ideas into its projects.

### **Where working parents' careers**

#### **flourish**

With childcare been taken care of through child-focused facilities, parents have the privilege of totally focusing on their career growth.

### **Where children explore and learn**

#### **new skills**

The ideal combination of indoor and outdoor amenities along with the Newton Creativity Centre help children develop their right and left brain capabilities effectively.







# GROUND FLOOR PLAN

< <--- 24.00 MTR. WIDE ROAD ---> >

< <--- 12.00 MTR. WIDE ROAD ---> >



WING - A

SHOP NO.	CARPET SQ.M.	LOFT SQ.M.	TOTAL AREA SQ.M.	TOTAL AREA SQ.FT.
01	45.57	20.73	66.3	713.65
02	34.98	16.44	51.42	553.48
03	34.98	16.44	51.42	553.48
04	27.54	12.9	40.44	435.30
05	26.61	12.46	39.07	420.55
06	27.12	12.69	39.81	428.51
14	45.57	20.73	66.3	713.65

WING - C

SHOP NO.	CARPET SQ.M.	LOFT SQ.M.	TOTAL AREA SQ.M.	TOTAL AREA SQ.FT.
09	27.12	12.69	39.81	428.51
10	26.61	12.46	39.07	420.55
11	27.54	12.9	40.44	435.30
12	32.58	15.27	47.85	515.06
13	52.29	29.82	82.11	883.83
15	60.82	36.92	97.74	1052.07

# FIRST FLOOR PLAN



WING - A

OFFICE NO.	CARPET SQ.M.	BALCONY SQ.M.	TOTAL AREA SQ.M.	TOTAL AREA SQ.FT.
01	58.86	10.05	68.91	741.75
02	38.7	0	38.7	416.57
03	58.86	10.05	68.91	741.75
04	17.43	2.97	20.4	219.59
05	16.74	2.87	19.61	211.08
06	17.48	2.95	20.43	219.91
24	17.06	2.85	19.91	214.31
25	17.32	3	20.32	218.72

WING - B

OFFICE NO.	CARPET SQ.M.	BALCONY SQ.M.	TOTAL AREA SQ.M.	TOTAL AREA SQ.FT.
07	25.94	4.6	30.54	328.73
08	25.21	4.55	29.76	320.34
19	17	2.85	19.85	213.67
20	17.45	3	20.45	220.12
21	17.69	3	20.69	222.71
22	16.8	2.85	19.65	211.51
23	17.48	2.95	20.43	219.91

WING - C

OFFICE NO.	CARPET SQ.M.	BALCONY SQ.M.	TOTAL AREA SQ.M.	TOTAL AREA SQ.FT.
09	17.49	2.94	20.43	219.91
10	16.8	2.88	19.68	211.84
11	15.35	3	18.35	197.52
12	25.77	5.18	30.95	333.15
13	59.19	6.77	65.96	709.99
14	37.47	0	37.47	403.33
15	57.46	6.8	64.26	691.69
16	15.72	3	18.72	201.50
17	17.05	2.85	19.9	214.20
18	17.44	2.95	20.39	219.48



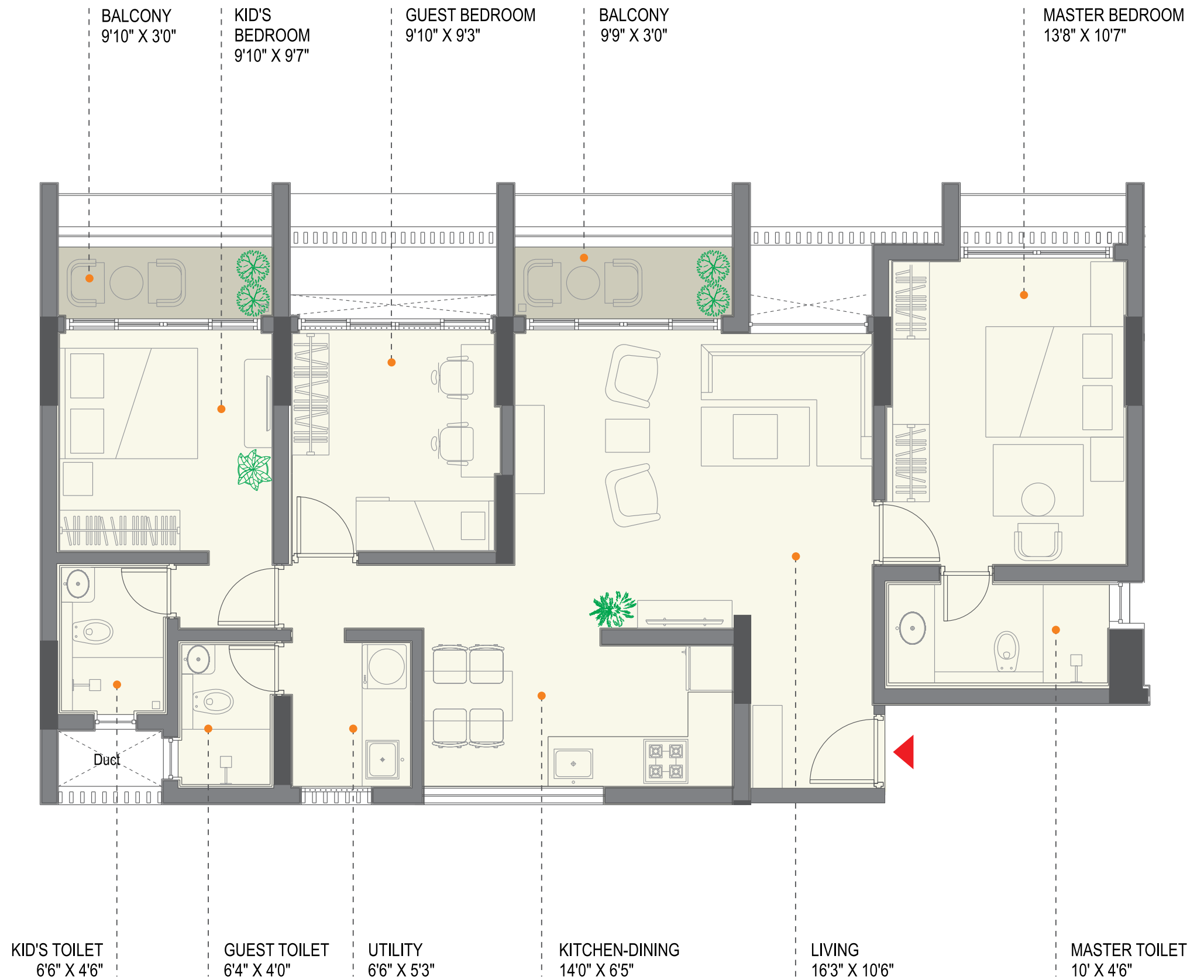


# 3 BHK GRAND

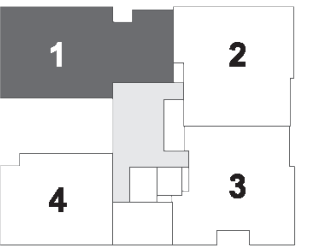
Unit Floor Plan

AREA STATEMENT IN SQ.M & SQ.FT.

TYPE	CARPET SQ.M.	BALCONY SQ.M.	TOTAL SQ.M.	TOTAL SQ.FT.
3 BHK GRAND	88.26	5.95	94.21	1014.06



## WING - C



Key Plan

**3 BHK  
SMART**  
Unit Floor Plan

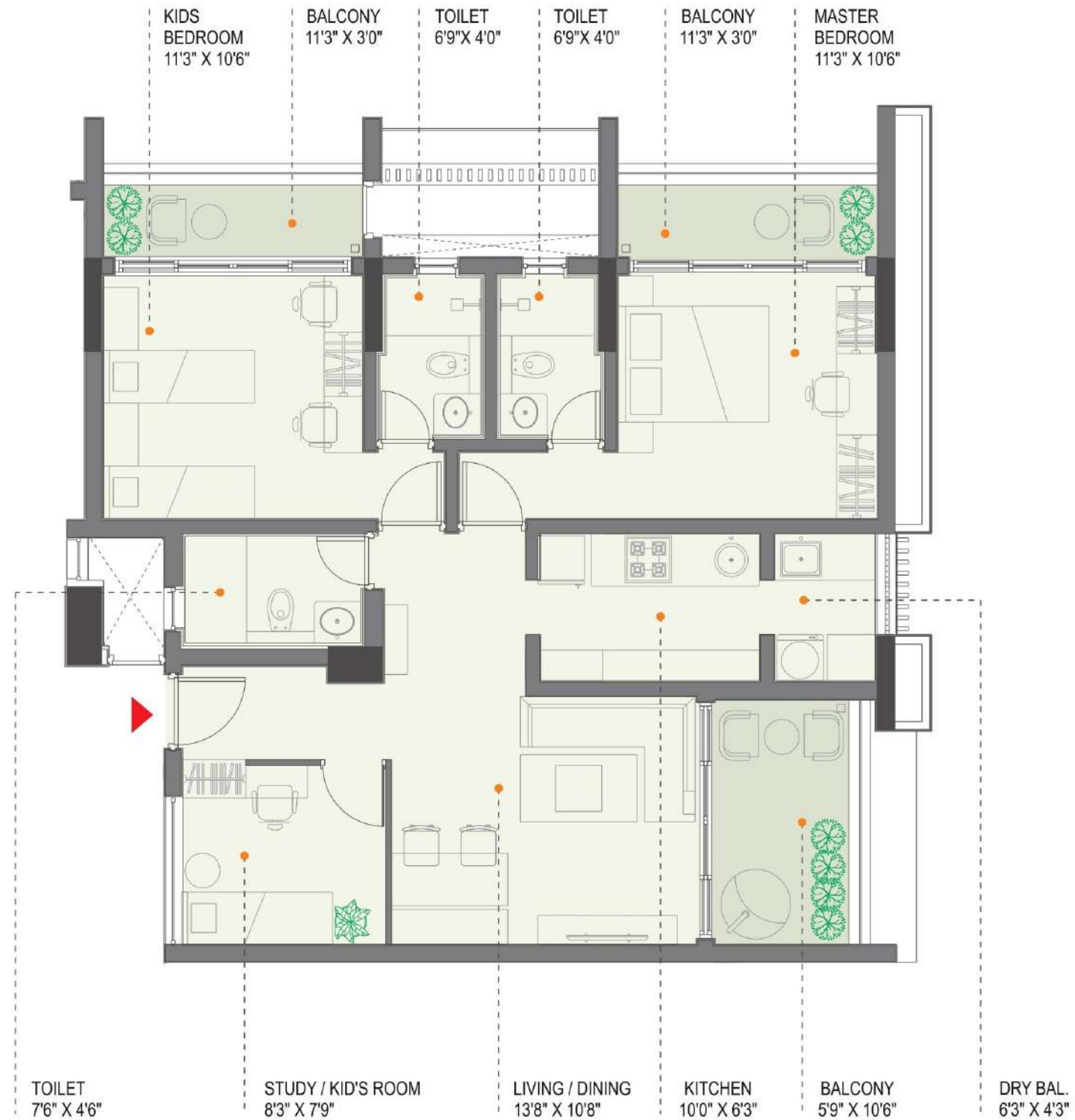
WING - C



Key Plan

AREA STATEMENT IN SQ.M & SQ.FT.

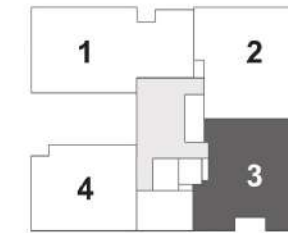
TYPE	CARPET SQ.M.	ENCL. BALC. SQ.M.	TOTAL SQ.M.	TOTAL SQ.FT.
3 BHK SMART	73.28	15.55	88.83	956.17





**3 BHK  
SMART**  
Unit Floor Plan

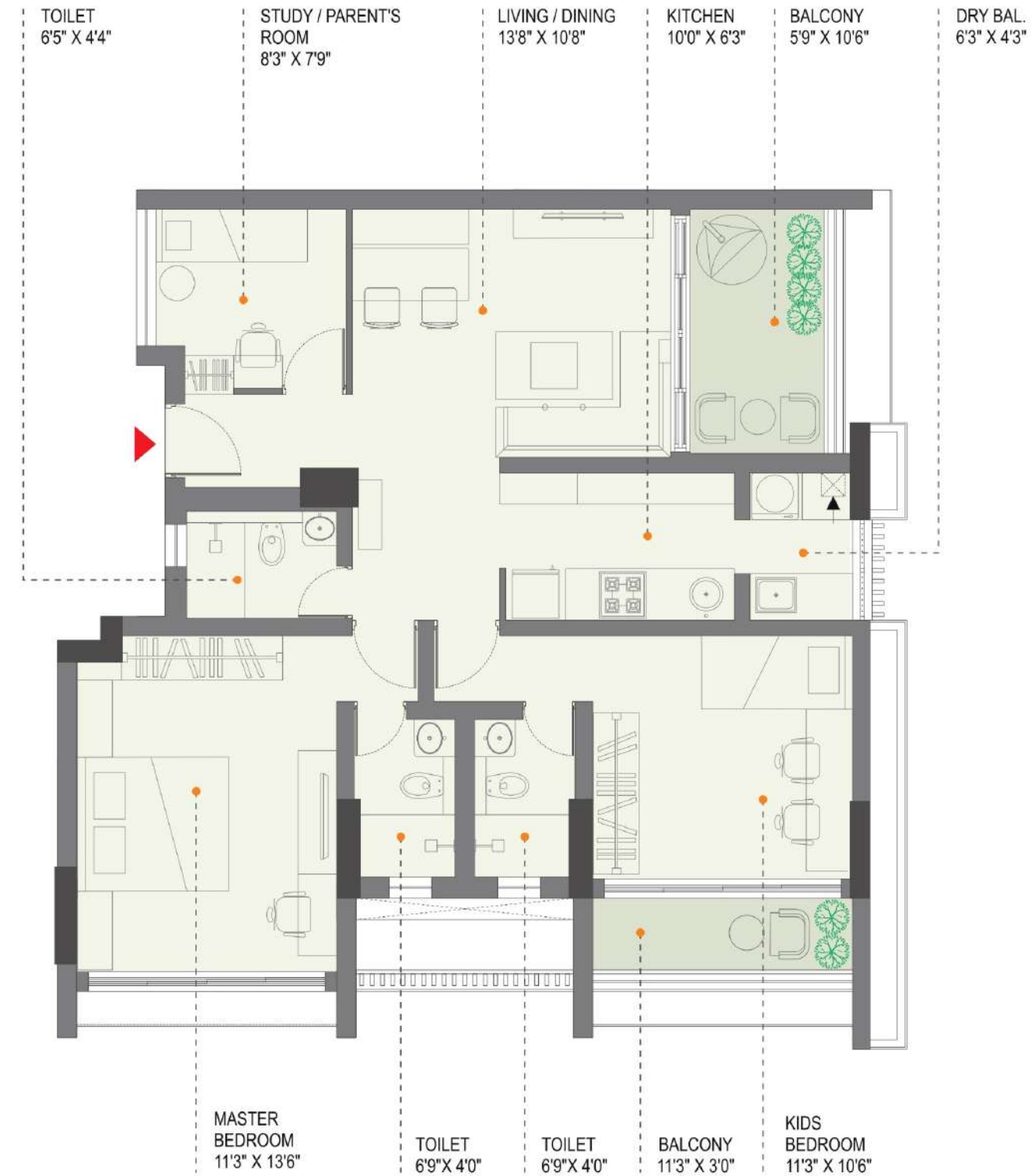
WING - C



Key Plan

AREA STATEMENT IN SQ.M & SQ.FT.

TYPE	CARPET SQ.M.	ENCL. BALC. SQ.M.	TOTAL SQ.M.	TOTAL SQ.FT.
3 BHK SMART	71.84	15.55	87.39	940.67



# 2 BHK

Unit Floor Plan

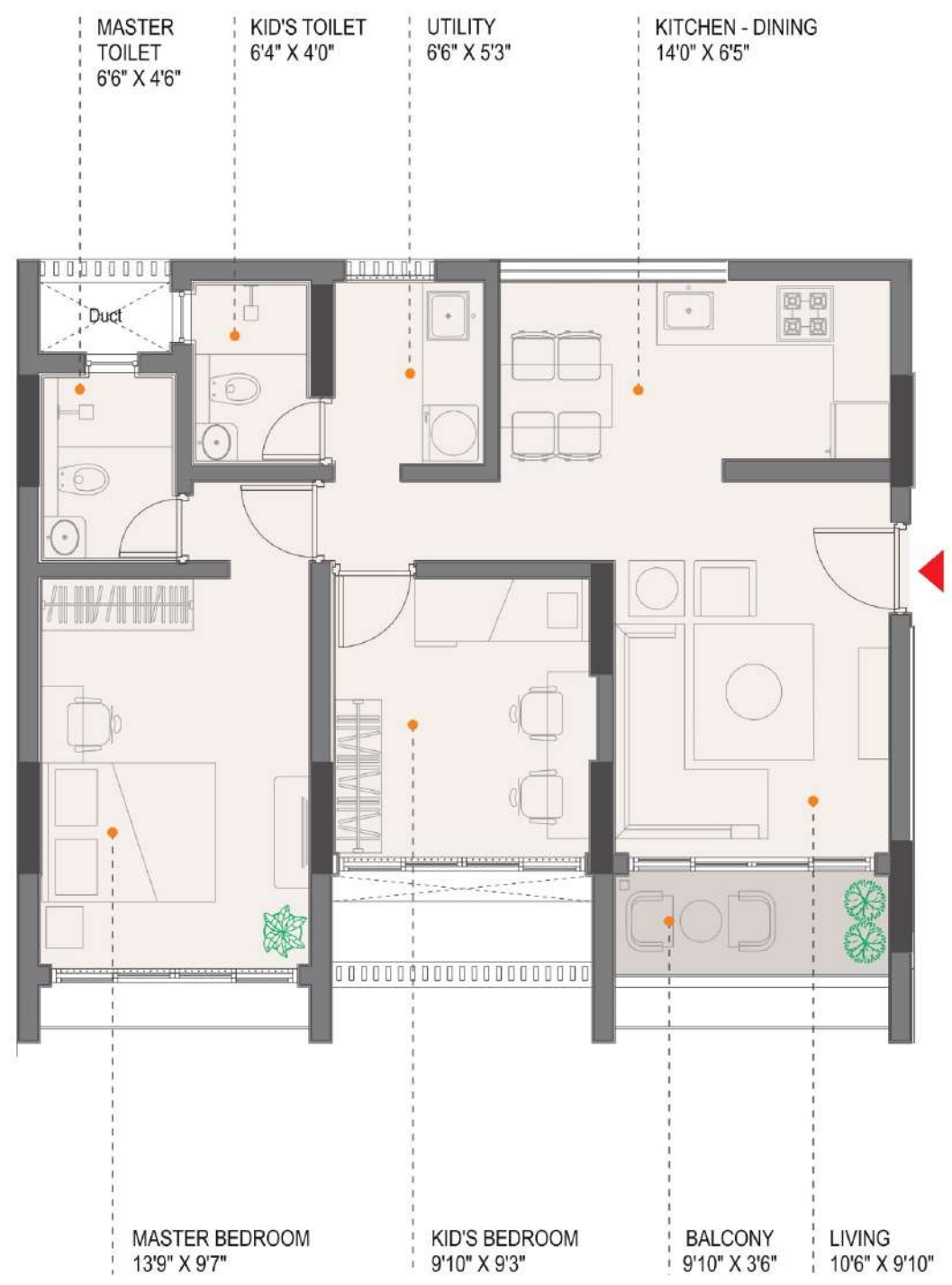
## WING - C



Key Plan

AREA STATEMENT IN SQ.M & SQ.FT.

TYPE	CARPET SQ.M.	ENCL. BALC. SQ.M.	TOTAL SQ.M.	TOTAL SQ.FT.
2 BHK	59.73	3.00	62.73	675.23



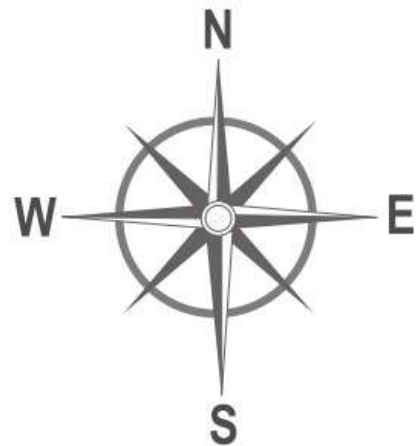


# WING C

Typical Floor Plan

## AREA STATEMENT

FLAT NO.	TYPE	CARPET SQ.M.	ENCL. BALC. SQ.M.	TOTAL SQ.M.	TOTAL SQ.FT.
201,301,401,501,601,901,1001,1101,1301,1401	3 BHK GRAND	88.26	5.95	94.21	1014.06
202,302,402,502,602,702,802,902,1002,1102,1202,1302,1402	3 BHK SMART	73.28	15.55	88.83	956.17
203,303,403,503,603,703,803,903,1003,1103,1203,1303,1402	3 BHK SMART	71.84	15.55	87.39	940.67
204,304,404,504,604,704,804,904,1004,1104,1204,1304,1404	2 BHK	59.73	3.00	62.73	675.23



# AMENITIES







## Terrace Amenities

Music Wall

Splash Play

Chalk Board Activity

Amphitheater

Floor Chess

Stargazing

Sand Pit

## Ground Level Amenities

Play Equipment

Walking Track

Wall Climbing

Multi-Purpose Court

## 7<sup>th</sup> /8<sup>th</sup> Floor Amenities

Space for Library/Tution/Reading Area

Chess

Yoga/Aerobics/Mult-Puroose Hall

Table Tennis

Carrom

Gym Area







### **Safety & Security Features**

- CCTV Camera for the Common Area of Project
- Elevator CCTV Coverage
- Security Cabin
- Ravima Care Security App
- Live Video Call For Individual Homes
- Video Call Alert on Mobile



## Only The Best For Creative Living

Enjoy contemporary living like never before. Indoor specification at Newton Homes, Hadapsar has been carefully crafted to deliver a fine urban living experience.

Every aspect of indoor specification right from walls to flooring, electrical fittings to security and safety features, everything is finely considered to put together an indoor living experience that is smart and urban

## SPECIFICATIONS

### STRUCTURE

- Earthquake-resistant RCC frame structure
- External & internal wall 6 AAC blocks/bricks
- External wall sand-faced plaster
- Internal wall in gypsum/POP finish

### ELECTRICAL FITTINGS

- Child-friendly electrical switches, which are low-voltage, safer than traditional switches, and eliminate the possibility of electrical shocks, are installed in all rooms
- Electrical concealed copper wiring with modular switches and adequate points in all rooms
- Electrical provision for split AC in master bedroom & Children's room
- Ceiling fan points in all rooms
- Motion sensor in kids' toilet

### FLOORING

- Vitrified tile flooring in living room, dining room, kitchen, bedroom and passage
- Anti-skid ceramic flooring in balcony dry balcony and toilets

### PAINTING

- Acrylic based external paint
- Washable paint will be used so that kids can be creative and chalk dust can be removed by just rubbing/washing the wall in children's bedroom

### DOORS & DOOR FRAMES

- Attractive main entrance door with premium quality fittings and fixtures
- Flush door with wooden door frame in all rooms
- Bathroom and WC door frames in granite

### OVERALL DEVELOPMENT

- CCTVs will be placed in all the common areas
- Watch/gadget will be provided per flat so that parents can track every moment of their child while they are far from them

### WINDOWS

- Safety grills in all windows for security
- Aluminium windows with mosquito mesh
- Foldable / openable window in balcony

### BATHROOM & TOILET

- Glazed tiles up to lintel level in all bathrooms
- Concealed plumbing
- Toto/Jaguar or equivalent CP fittings and sanitary fixtures

### GRILLS

- Railings up to 1.2m height will be constructed for the protection of kids
- Oil-painted MS safety grills wall in children's bedroom

### LIFT & RAMP

Ramps will be made to create high accessibility for toddlers and elders

### WI-FI VIDEO DOOR PHONE

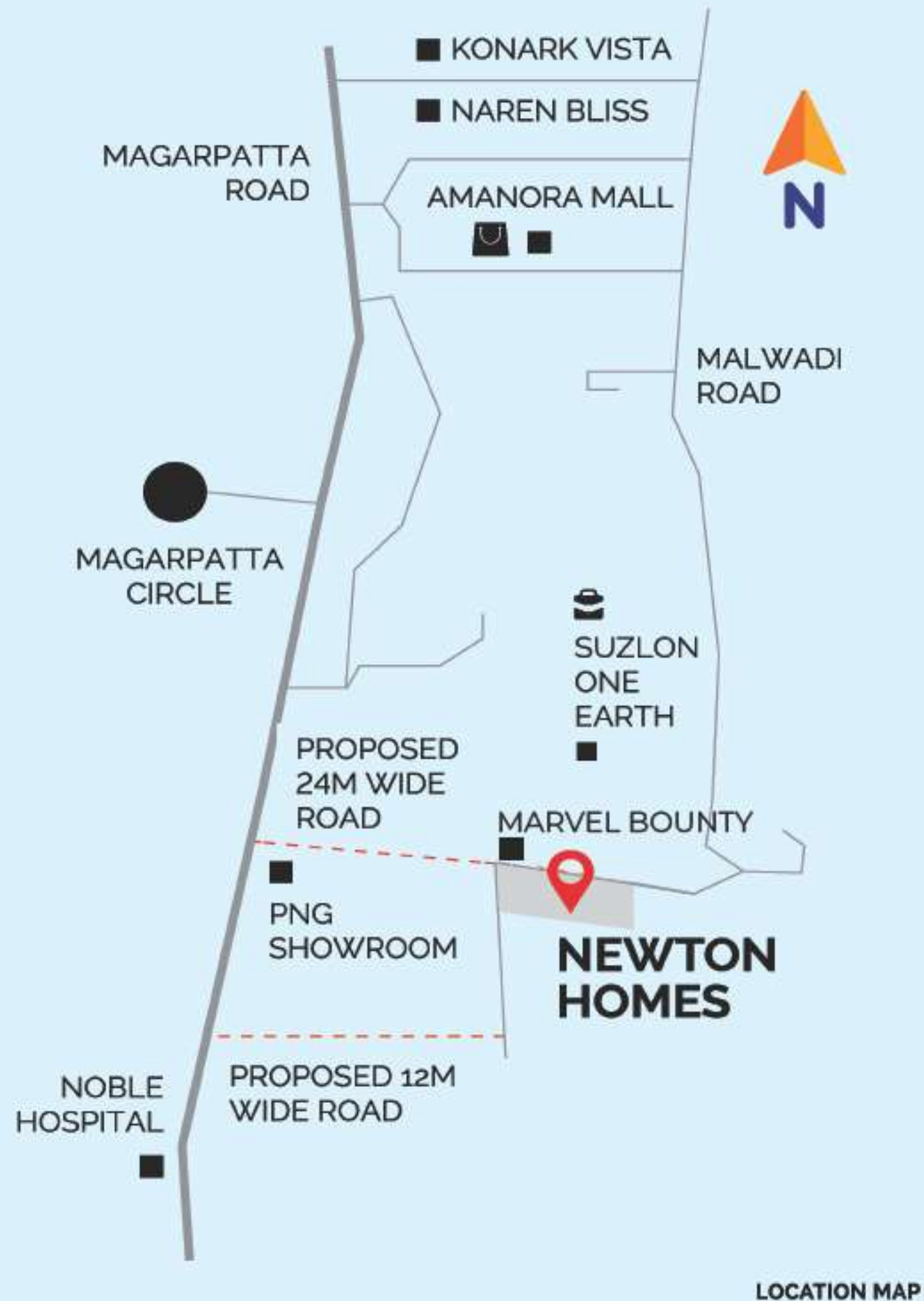
- Live video call when the doorbell rings
- Video call alert on mobile phone when motion is detected

### ECO FEATURES

- Rainwater harvesting
- Sewage treatment plant

### SOFTWARE INTEGRATION

- Wi-Fi biometric data access in app
- GPS tracking data access in app
- 2-tier security through app and video calling
- Wi-Fi doorbell integration through app
- CCTV camera integration for the common areas
- Provision for society grievance booking system



LOCATION MAP

## IN THE VICINITY

- **Daily Necessities**

Grocery & Daily needs (Walking Dist.)  
 Dmart Fast Delivery Point (250m)  
 Shopping Arena (150m)  
 Medical (300m)  
 Hadapsar mandai (500m)

- **Schools & Colleges**

Wisdom School (350 m)  
 Pawar International School (800 m)  
 Bellabong School (500 m)  
 HDFC School (350 m)  
 Little Einstine School (750 m)  
 Dr. Dada Gujar College (900 m)  
 Sadhana School & College (600 m)  
 S M Joshi College (750 m)

- **Workspaces & IT Hubs**

Magarpatta (1.2 Km)  
 We Work (1 Km)  
 Mega Center (1.2 Km)  
 Eon IT Park (4.5 Km)  
 MIDC (1.8 Km)

- **Shopping**

Amanora Mall (600 m)  
 Seasons Mall (1 Km)  
 93 Avenue Mall (2.8 Km)  
 Mantri Market (1 Km)

- **Multispeciality Hospitals**

Yash Hospital (250m)  
 Noble Hospital (1 Km)  
 Sahyadri Hospital (900 m)  
 Poonawala Hospital (1 km)  
 Sane Guruji Hospital (800 m)

- **Facilities**

Solapur Highway (1 Km)  
 Gadital Bus Stop (1.2 Km)  
 Railway Station (6.7 Km)  
 Airport (8 Km)

- **Entertainment**

Vaibhav Theatre (1.2 Km)  
 Inox Theatre (600 m)  
 Cinepolis (1 Km)



# WHY HADAPSAR?

- Urban Connectivity
- Future Ready
- Lifestyle Hub
- Growth Driven

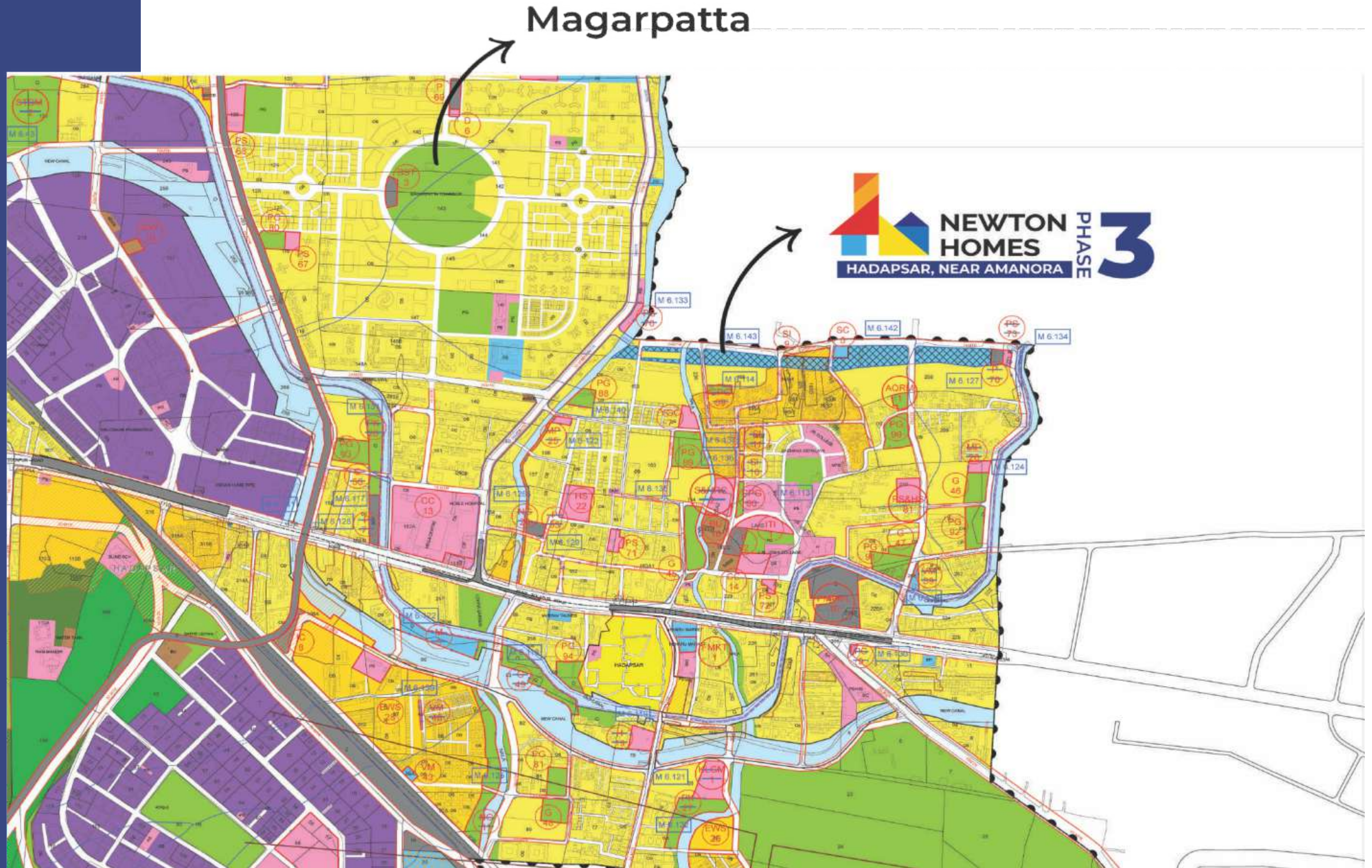
## Experience The Best Connectivity

An array of possibilities open when you have the right connectivity. Newton Homes, Hadapsar, Near Amanora (Phase- 3) stands at a location that has an excellent connectivity with the entire neighbourhood.

This project offers the best access to all the established and upcoming infrastructure of education, work, healthcare, and lifestyle.



Scan QR code for location



HADAPSAR DP PLAN

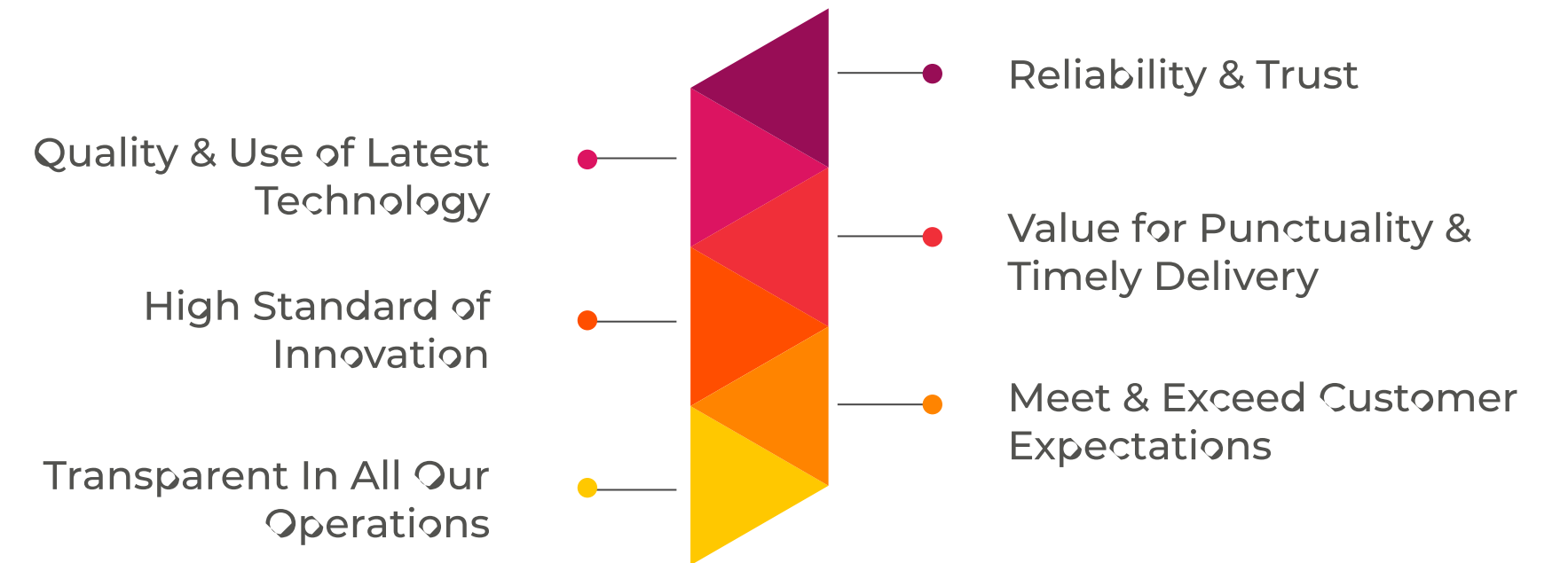




## Crafting Spaces With Love & Care

Ravima Ventures has come a long way from its humble beginnings 20 years ago, to becoming a renowned real estate brand that stands for innovation and customer satisfaction. Crafting spaces with love and passion, we have created a legacy of unmatched quality and community building in Pune.

## OUR 6 CORE VALUE PILLARS



**20**

Years of Legacy

**13+**

Residential &  
Commercial  
Projects

**1300+**

Happy Families





Customer happiness and satisfaction are of paramount importance to us and hence we provide Ravima Care. Through Ravima Care, our philosophy is to spread smiles and create a community of people filled with beaming joy. Home buying is not mere a transaction but an emotion and we take utmost care to protect it.

RAVIMA  
SELF RENT  
ASSISTANCE

RAVIMA  
SIMPLIFIED  
BUYING

RAVIMA  
SECURITY &  
GATEWAY APP

RAVIMA  
UDAAN

RAVIMA  
INNOVATION

For more informations, log on to : [www.ravima.in](http://www.ravima.in)

A Project By



Scan QR  
Code For  
Location

**Newton Homes** - Behind Marvel Bounty, Rajan Bhausaheb Tupe Colony, D.B. Tupe Road, Malwadi, Hadapsar, Pune 411 028  
**Ravima Ventures** : Cityview 7th Floor Office No 703 -704, Seven Loves Chowk, opposite Apsara Theatre, Gultekadi, Pune, 411037

Disclaimer: The materials contained in this brochure should not be considered an offer and are solely of an informational nature. The references, images, advertising or declarations made herein are informational only, and not to be interpreted in any other manner. The developer (Ravima Ventures and/or its affiliates and/or its subsidiaries) reserves the right to make any modifications to the materials, specifications, plans, designs and delivery of the residences advertised here, without any prior notice. All of the specifications contained herein, including technical/promotional, related to images or of any other nature are the property of Ravima Ventures and/or its affiliates and/or its subsidiaries and such specifications may not be used by any person, including an individual entity, without the prior written consent of Ravima Ventures and/or its affiliates and/or its subsidiaries.