



Riverdale
KHARADI, PUNE

Duville
ESTATES



Riverdale
G r a n d



Master Layout Plan



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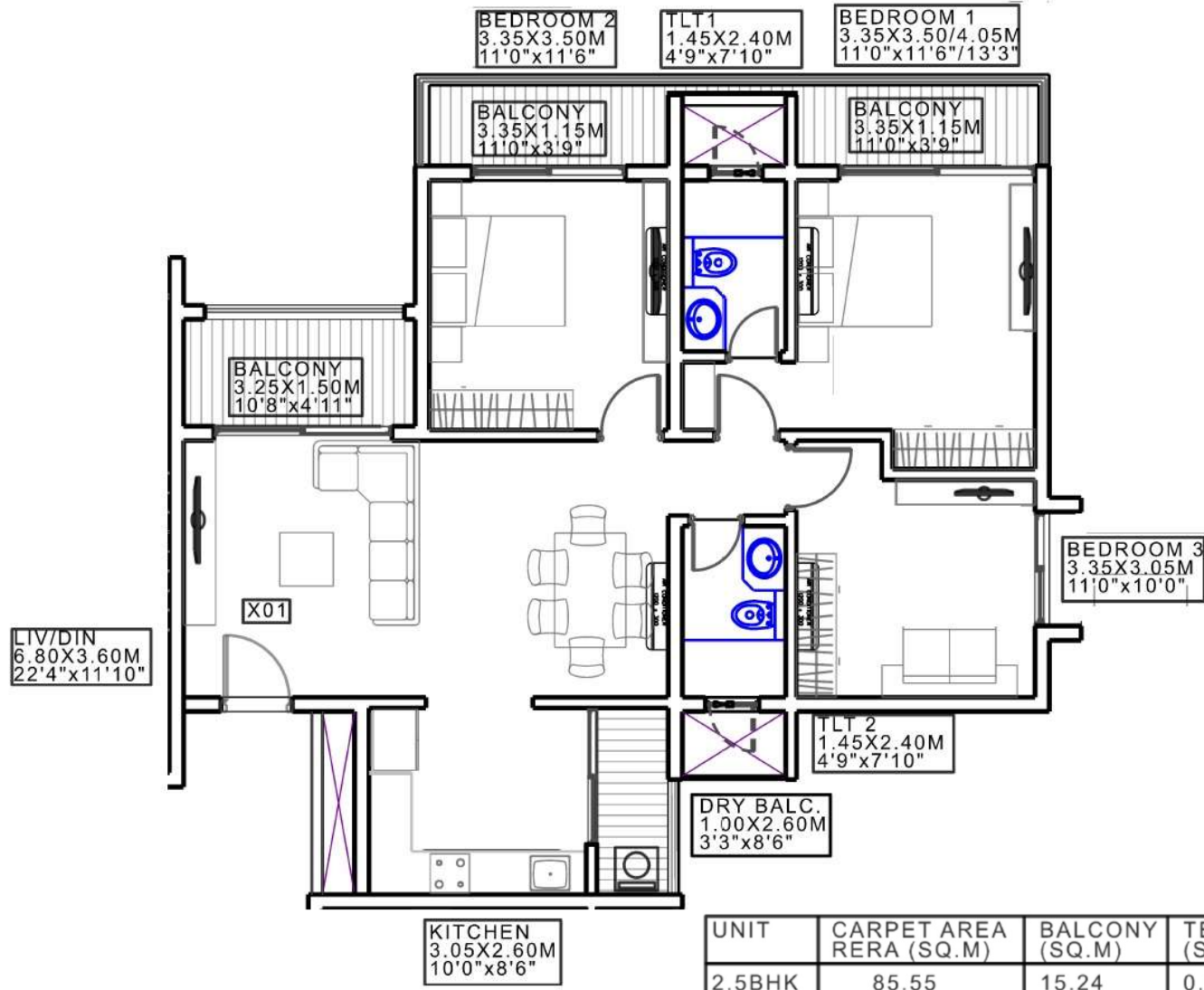
Project Brief

- 4 Highrise Towers Consisting of Exclusive 2.5bhk and 3bhk
 - Ground + 4 Level Parking + 26 Floors (B1 & B4 Tower)
 - Ground + 4 Level Parking + 25 Floors (B2 & B3 Tower)
 - 6 units per floor of 2.5 and 3bhk. Total Units – 612
 - All amenities will be on Ground and Podium level
 - Work Commencement - June'23
 - Possession 31st Dec' 26 + 6months Buffer i.e 30th June 2027 (B1 & B2 Tower)
 - MAHARERA project completion date 28th April 2028
 - MAHARERA project registration number P52100034877
 - Ground floor will have Showrooms/Highstreet Retail
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Typical Floor Plan

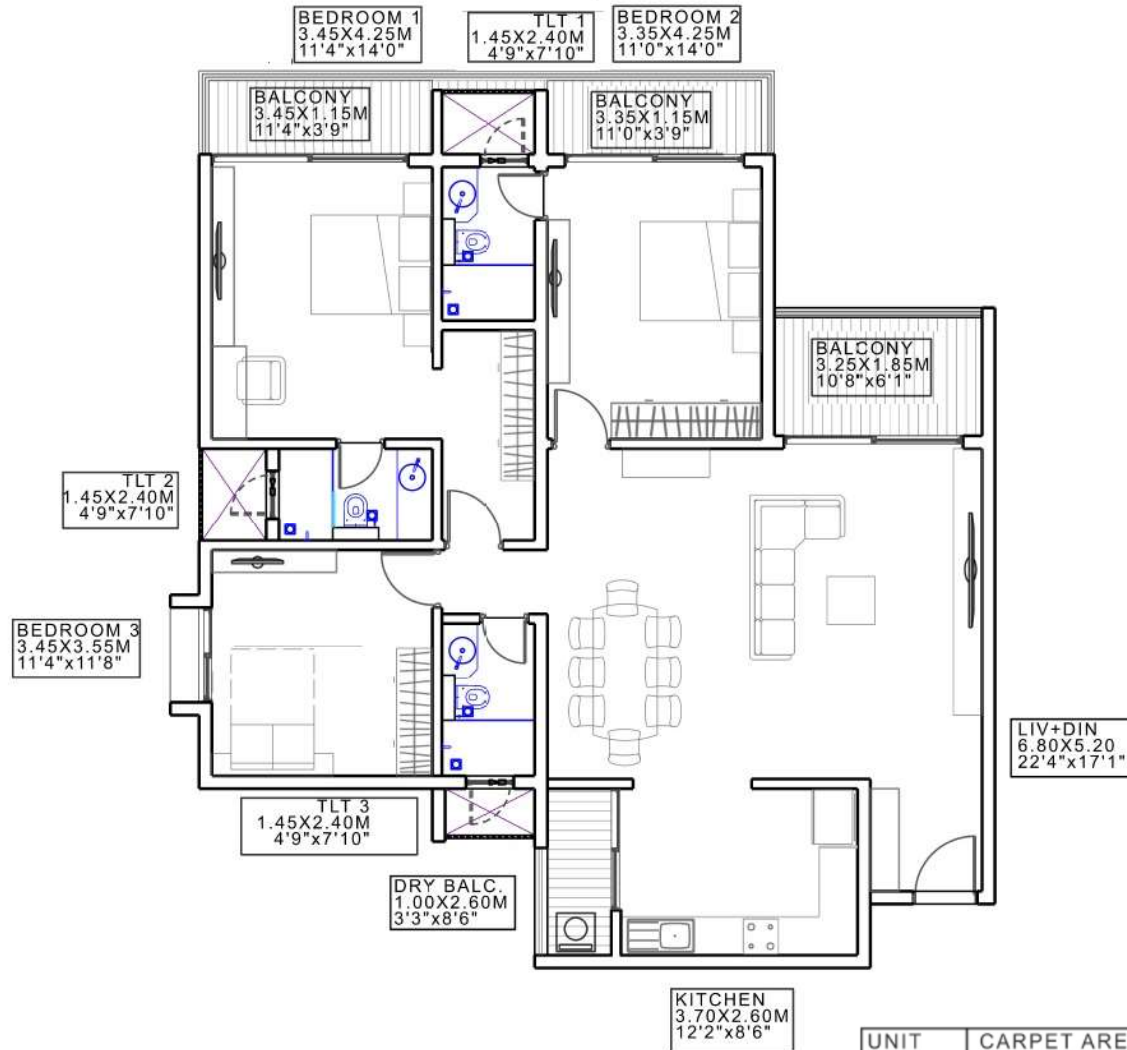


Unit Plan 2.5 Bhk
(1 Series)



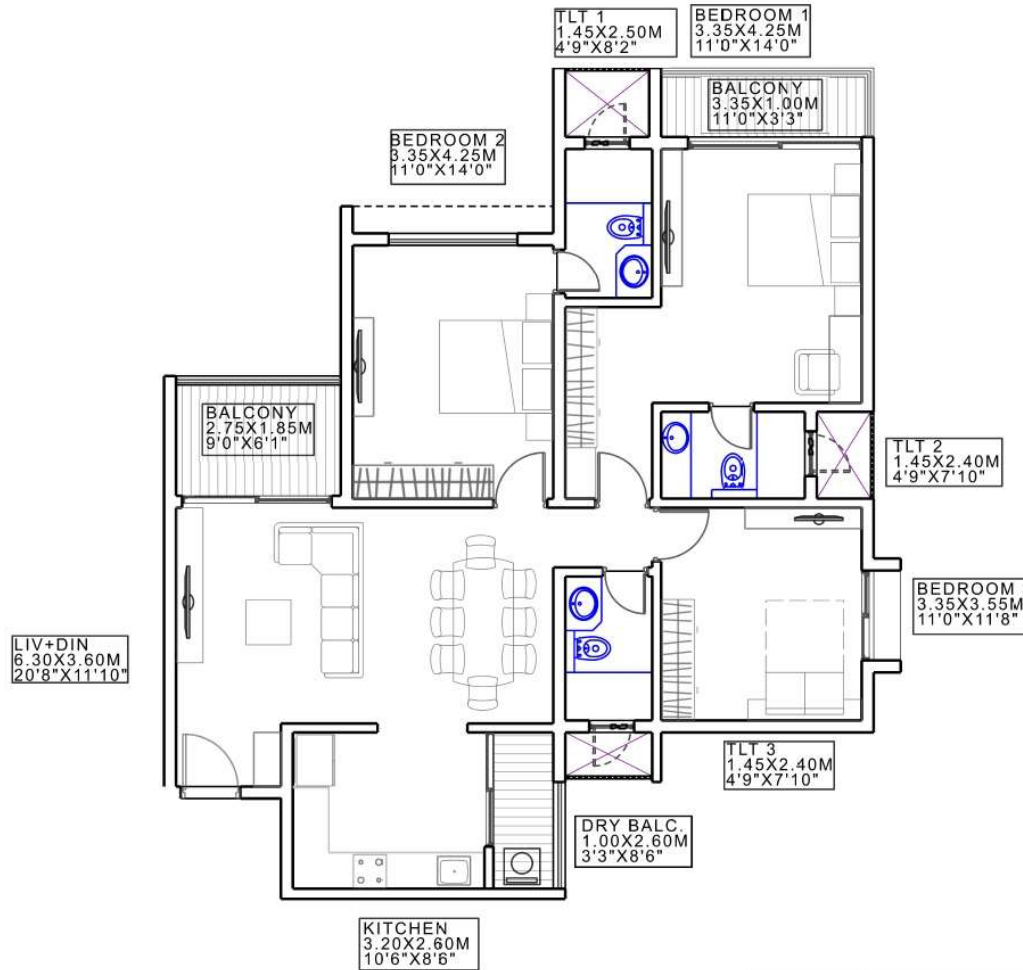
UNIT	CARPET AREA RERA (SQ.M)	BALCONY (SQ.M)	TERRACE (SQ.M)	TOTAL (SQ.M)	TOTAL (SQ.FT)
2.5BHK	85.55	15.24	0.00	100.79	1084.89

Unit Plan 3 Bhk
(2 & 3 Series)



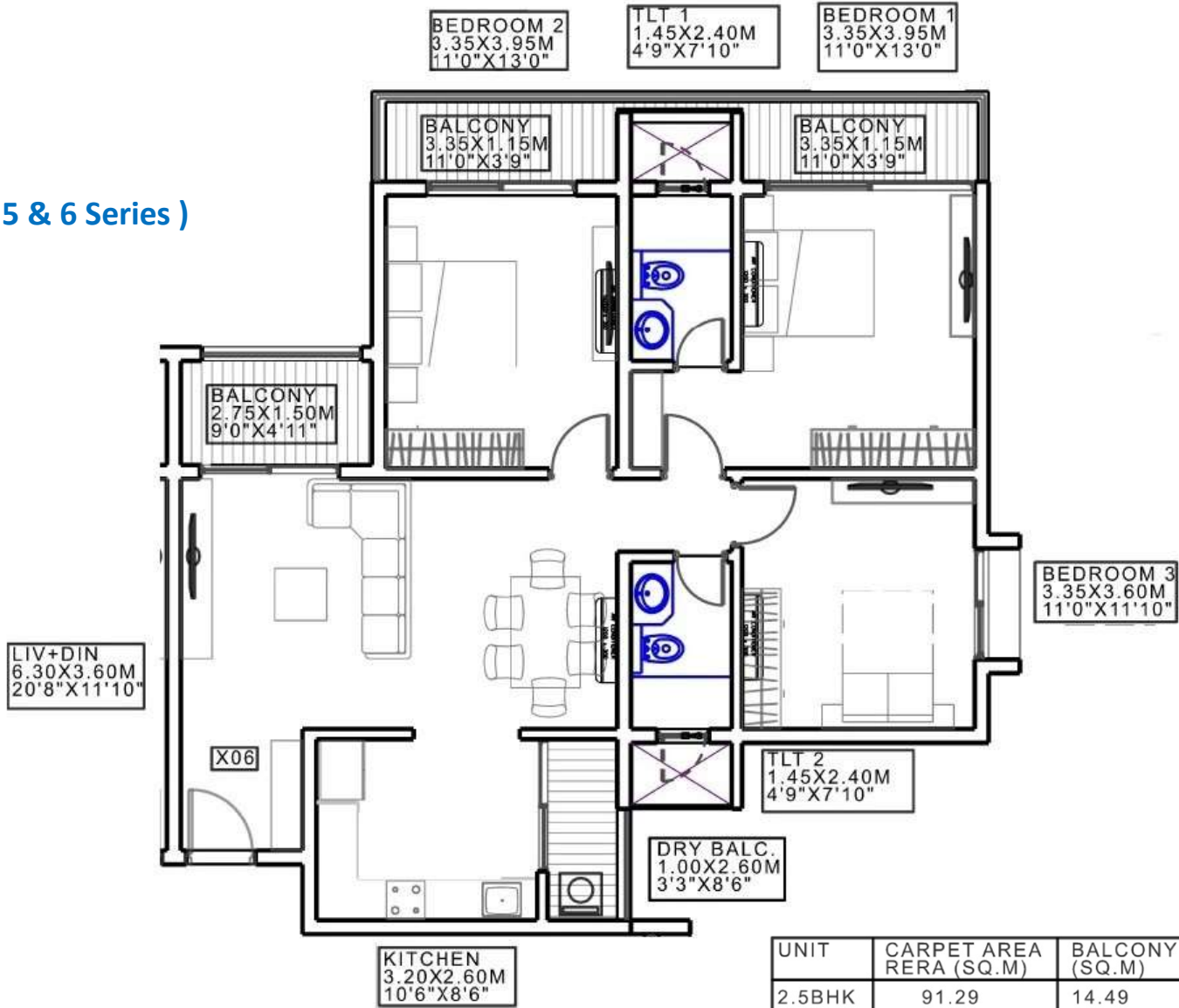
UNIT	CARPET AREA RERA (SQ.M)	BALCONY (SQ.M)	TERRACE (SQ.M)	TOTAL (SQ.M)	TOTAL (SQ.FT)
3.0BHK	115.17	16.49	0.00	131.66	1417.17

Unit Plan 3 Bhk (4 Series)



UNIT	CARPET AREA RERA (SQ.M)	BALCONY (SQ.M)	TERRACE (SQ.M)	TOTAL (SQ.M)	TOTAL (SQ.FT)
3.0BHK	99.50	11.09	0.00	110.59	1190.38

Unit Plan 2.5 Bhk (5 & 6 Series)



UNIT	CARPET AREA RERA (SQ.M)	BALCONY (SQ.M)	TERRACE (SQ.M)	TOTAL (SQ.M)	TOTAL (SQ.FT)
2.5BHK	91.29	14.49	0.00	105.78	1138.60

Common Area Amenities

List of common Area Amenities

- Clubhouse: Gymnasium, Indoor games, Community Hall, Library, lounge area.
- Mini Theatre: 25–30-person seating capacity.
- Yoga Deck
- Kids Play Area
- Swimming Pool (With Project name engraving) with Kids pool.
- Multipurpose sports area (Badminton, Tennis, Basketball etc.)
- Jogging Track/Walking Trail
- Seniors Area with reflexology/Acupressure pathway
- Pet Zone
- CCTVs for security
- Solar powered lighting in common areas.
- Creche
- Cricket practice net
- Gazebo for sit out
- Party lawn with pantry
- Steam & Sunna

MAIN ENTRANCE LOBBY

- Vitrified tiles flooring
- Wall finished in acrylic emulsion paint and combination of Vitrified tiles dado and wall paper. Lift's architraves in granite.
- Gypsum Board panel ceiling with acrylic emulsion paint.
- Hardware – SS Finish

OTHER FLOORS LOBBY

- Vitrified tiles flooring
- Wall finished in acrylic emulsion paint and Vitrified tiles dado in between Lifts and Lift's architraves in granite.
- Gypsum Board panel ceiling with acrylic emulsion paint.

STAIRCASE

- Pavit Tiles (Antiskid Tiles) for landing, mid landing, treads, risers, skirting for all floors.
- M.S. railing, paint finished.
- Wall finished in acrylic distemper paint.

LIFTS -

- Two passenger lifts & 1 stretcher lift of suitable speed and capacity.

Internal Specifications

LIVING/DINING/BEDROOMS

- Glazed Vitrified tiles flooring and skirting.
- Acrylic emulsion paint for wall and ceiling.
- Wooden finish vitrified tiles in master bedroom.

KITCHEN

- Glazed Vitrified tiles flooring
- Ceramic wall tiles for dado above platform up to bottom of kitchen cabinet.
- Acrylic emulsion paint above tile dado and ceiling.
- Modular Kitchen
- Water purifier (without RO)
- Provision for Exhaust Fan.
- Branded CP Fittings.
- Provision Piped Gas connection.
- Facia Strip on kitchen platform
- Provision for Dishwasher
- Kitchen sink
- Dry balcony to have washing machine provision.
- Kitchen sink to have hot water provision through geyser

BALCONY

- Anti-skid ceramic tiles flooring and skirting
- S.S. railing with glass panel
- All walls painted in exterior grade paint.
- Floor tile spacers

MAIN DOOR:

- Door Frame: Red Miranti Wood.
- Door Shutter: Flush Door, both side Veneer finished Laminated.
- Hardware – SS Finish
- Main door height – 8 feet with architrave

OTHER DOORS

- Door Frame: Red Miranti Wood.
- Door Shutter: Flush Door, both side Laminate finished
- Hardware – SS Finish
- All door height – 7feet

Internal Specifications

WINDOWS

- Window Frame and Shutters – Powder Coated Aluminium framed sliding windows / Openable glass sliding window.
- Mosquito metal mesh

TOILETS

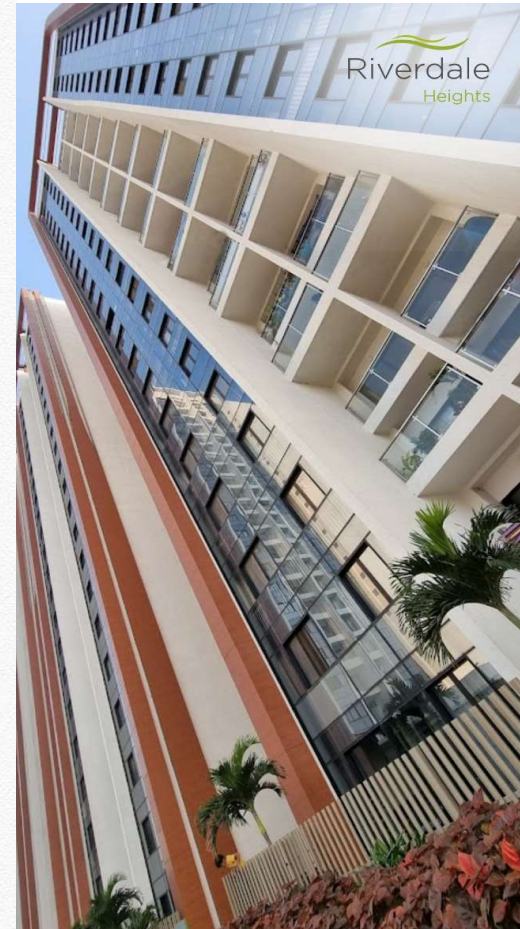
- Anti-skid ceramic tiles flooring.
- Ceramic wall tile dado up to false ceiling
- Granite counter for wash basin in Master toilet.
- Branded CP fittings and fixtures
- Branded Wall hung sanitary fittings.
- Provision for Geyser in Toilet
- Glass Partition in Master Bedroom bathroom
- Wash basin to have hot water provision in all toilets through geyser
- Umbra Patti for all toilets
- Door frame – granite
- Tile spacers floor and wall tiles

ELECTRIC POINTS

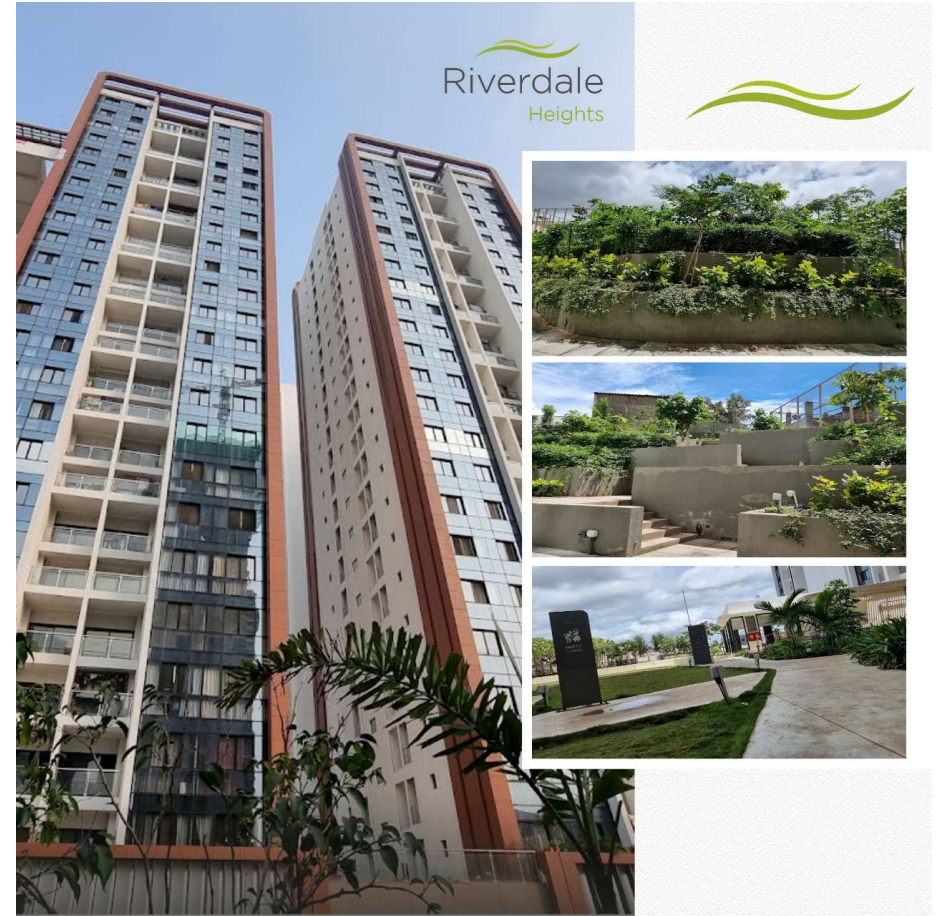
- Adequate Number of Electrical points will be provided.
- Three Phase Power supply.
- Switches: Branded
- Living & Bedrooms will be provided with telephone and TV point and Internet point in all bedrooms.
- Intercom
- Video Door Phone Security System
- Inverter for each flat (Kitchen, dining and Living room - light + fan)



Completed Projects



Completed Projects



Riverdale Grand
MAHARERA Certificate

Project Registration Number
P52100034877



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P52100034877

Project: **RIVERDALE GRAND**, Plot Bearing / CTS / Survey / Final Plot No.: **14/1/2(P), 16/2A(P), 16/2B, 16/3(P)** at
KHARADI, Haveli, Pune, 411014,

- Duville Estates Private Limited** having its registered office / principal place of business at Tehsil: **Pune City**, District: **Pune, Pin: 411001**.
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (l) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **28/04/2022** and ending with **30/09/2028** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premnand Prabhu
(Secretary, MahaRERA)
Date: 28-04-2022 17:29:17

Dated: **28/04/2022**
Place: **Mumbai**

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority



Thank You

