

Duville
ESTATES

www.riverdalepune.com

Address:
Riverdale Grove, Plot Bearing / CTS / Survey / Final Plot No.: S No 16/2A,
17/1, 17/3, 17/4 and 17/5 at KHARADI, Haveli, Pune, 411014

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Maha RERA Registration No. - **P52100029023**

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Duville
ESTATES

Riverdale
G r o v e

AT THE CENTER OF LIFE

OLD VALUES. NEW STRUCTURES.

The Dubash legacy was established a couple of centuries ago in 1810. Since then, the Dubash family has diversified from their main business of shipping services into other sectors while upholding time-tested tradition & values.

Mr. Behram Dubash, the Chairman of Duville Estates draws from his vast experience in business towards the purpose of making a meaningful difference to the real estate sector, while delivering unparalleled value. It is this intent that has envisioned the development of the 31 acre micro township called 'RIVERDALE'. The vision of Duville Estates is to give its customers a superior product that will exceed their expectations and create new benchmarks for the industry. With close attention to quality and detail a Duville Estates product is crafted by best-in-class experts to endure for generations.

1810



Cursetjee Mancherji was established as interpreters and contractors in the Port of Bombay.

1837



Rogers & Co, India's leading manufacturers of aerated drinks and famous for its "Raspberry" and "Vimto" drinks, was established.

1860



The business was expanded to include husbanding of vessels - this activity subsequently became known as dubashing.

1912



Began trading between India and Italy with two steam ships owned by the family - Zarathustra and Elavi. Both these vessels were torpedoed during the First World War by the German battleship Emden.

1915



Darabshaw Dubash was requested by the Bombay Municipality to develop a sea-front piece of land off Nepean Sea Road. Subsequently, the Municipal Corporation named the road passing through this development Darabshaw Lane.

1929



Darabshaw B. Cursetjee's Sons was established and went on to become Asia's largest stevedores.

1936



Ahura Chemicals, a leading manufacturer of speciality chemicals, now known as Pulcra Chemicals India Pvt. Ltd., was established.

1986



Oceanglobe Container Services, India's leading ISO tank container service provider was established.

1990



Oriental Floratech, India's first commercial floriculture enterprise was established as a joint venture with Tata Industries Ltd. to cultivate Dutch quality roses.

1997



Together with P&O Ports, Australia won the bid to establish India's first international container terminal at NSCIT in Nhava Sheva.

2002



Cosco Shipping India Pvt. Ltd., a joint venture with COSCO, the world's largest shipping company, was formed.

2015



Duville Estates launches a micro-township called Riverdale in Kharadi, Pune.



DUVILLE ESTATES OLD VALUES | NEW STRUCTURES

Mr. Behram Dubash
Chairman - Duville Estates

It is often said that time, ethics and people are the most important criterion by which **commitment to business** can be measured. In today's scenario, this finds context with additional metrics such as processes, profit, the planet and **sustainability**.

The family have over the last couple of centuries been involved in multiple businesses. The foremost amongst them being shipping. They, subsequently diversified into other businesses. One of the most recent ones was the investment in land. This was made several decades ago and marked a critical milestone as land holds significant value in this country.

Real Estate represents **significant opportunity** from an asset allocation point of view. The most important evaluation criterion while deciding investment in real estate is 'LOCATION' and this has a direct correlation to the capital values. While making a decision of this nature, it is important to look into the future and hand-pick the right location. It would not be an understatement to say that we managed to get this correct when we invested in this **31-acre** land parcel in **Kharadi**

Being able to recall quite vividly, during the stage of land identification, this location was marshland and nobody could have possibly anticipated that so much of development would take place this quickly. But today, Kharadi is arguably one of the most sought-after residential areas not only in the East of Pune but right across this city.

The Pace of **infrastructural development** has laid the foundation for **Kharadi** to gradually appropriate the reputation of becoming the business nerve centre. Given the accelerated pace of migration of some note-worthy corporations into this micro-geography, the immediate catchment in a couple of kilometer radii from the riverfront and this 31 acre township has already transformed itself into the Central **Business District of Kharadi** that claims some of the biggest identities across IT, Fintech amongst others. In parallel, this area has witnessed a huge growth in the number of entrepreneurial start-ups and has resulted in a thriving business environment. Needless-to-add, residential development has followed this momentum and it is here that Riverdale as a micro-township was envisioned.

Over the passage of time, since Duville Estates was formed in 2015 and Riverdale launched, we've successfully delivered some of the best designed living communities at Riverdale Heights and at Riverdale Residences. With the first phase of development coming to a close, we've now embarked on the next stage of development within Riverdale with the beginning of the next phase called Riverdale Grove.

Summarily, they claim that location is everything in real estate and never has this been found to be truer than that of Riverdale.



FOREWORD

Mr. Tushad Dubash
Director - Duville Estates

Riverdale Grove has been named after its location which has a serene lining of a green belt of groves, woods and other plantation that runs alongside both banks of the river.

In **today's time**, given the availability of multiple options and varying price points, home buying has become a **well-considered decision**. The customer's decision to buy a home is heavily influenced not just by the cost but by other considerations such as the size, the layout, the **amenities** and **most importantly the location**. Further, the **decision to purchase** an apartment is seen in the context of real estate as an asset class vis-à-vis any other form of investment. As a result of which, the home buyer evaluates every rupee that is being invested **vis-à-vis** the actual carpet area that is being made available.

*Our approach in offering a product to the home buyer began with its design, fitment and relevance to the buyer. Much time has been invested in the ideating, drawing and the **conceptualization** of the **ideal sizing before finalizing** the blue print. This has resulted in the **most efficient utilization** of space for these **2 Bed Apartment** sizes and would best suit our home buyer's needs.*

We wanted to be sure of the sizes and right from the conceptualization and design stage to the prototyping and **finalization stage** that the layout and the floor plans have been researched with a cross-section of our customers, channel associates and other stakeholders. Post **feedback**, these have culminated into these **3 independent types of 2 Bed Apartments** that have zero wastage of **space**.

The first is the best price-value sizing that best suits the first-time home buyer. The next is an option specifically meant for the home buyer who wants to upgrade into better room sizes and prefers the convenience of location to one that is situated at a distance from her office. The third typology being offered is the largest sizing having direct riverfront views making it the most premium offering. We feel that this range of 2 bed product offering on a single floor is what will differentiate Riverdale Grove in this segment from any other offering in the market.

The panoramic views that stretch across the embankments and the pristine beauty of nature is what makes this location so spectacular. Riverdale Grove will be known for a vibrant sense of living amongst its community.



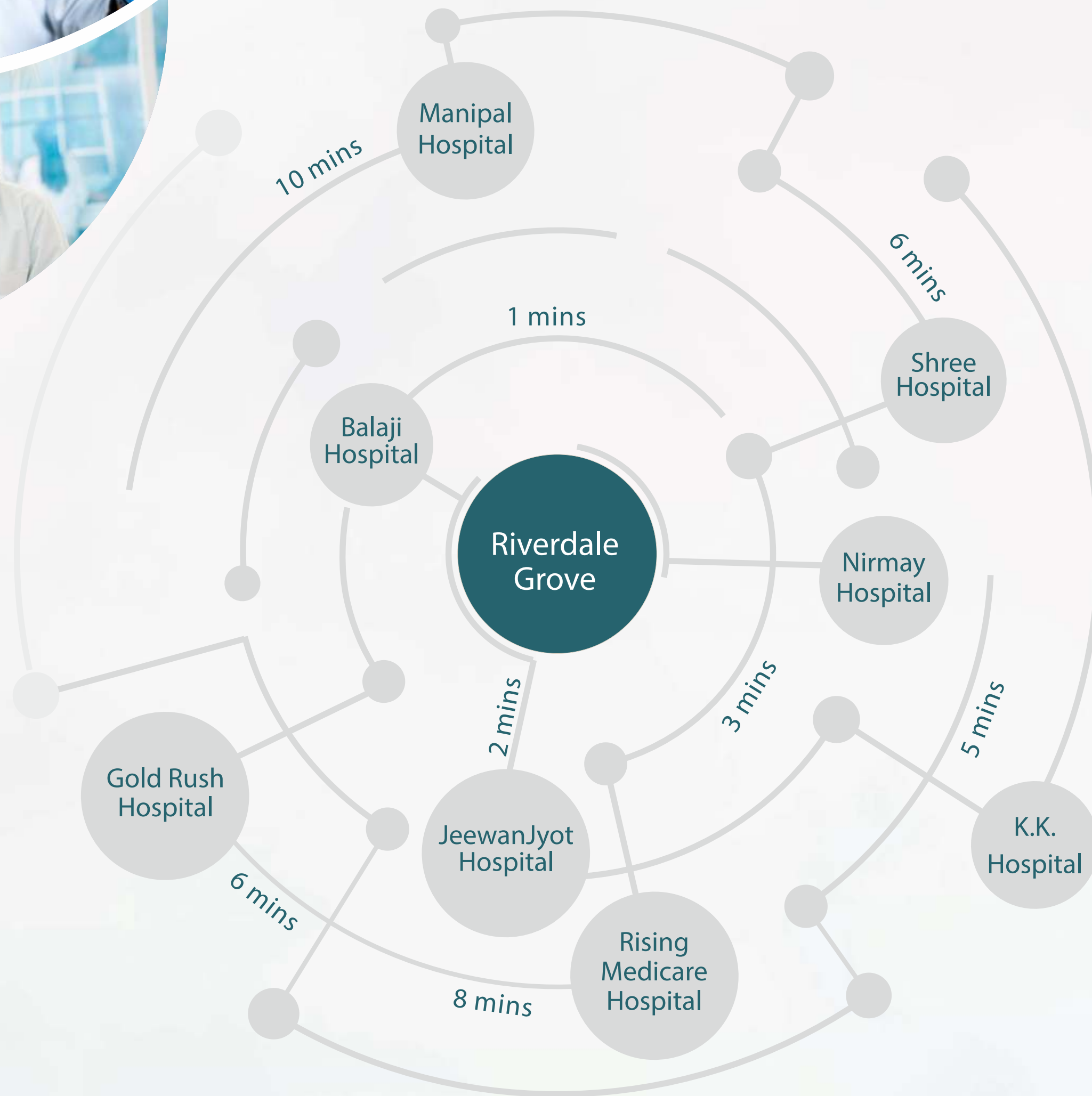
At the Center of Life

The building image is for visual and Indicative representation purposes only.

A network diagram with 'Riverdale Grove' as a central node, connected to various icons representing different sectors like education, sports, and community services. The background features a faint image of a hand reaching out.



At the Center of Healing



Well-equipped healthcare choices in your vicinity

- 📍 Gold Rush Hospital – 6 mins
- 📍 Rising Medicare Hospital – 8 mins
- 📍 Manipal Hospital – 10 mins
- 📍 Balaji Hospital (1 min)
- 📍 Nirmay Hospital (3 mins)
- 📍 JeewanJyot Hospital (2 mins)
- 📍 Shree Hospital (6 mins)
- 📍 K.K. Hospital (5min)

At the Center of Commerce & Enterprise



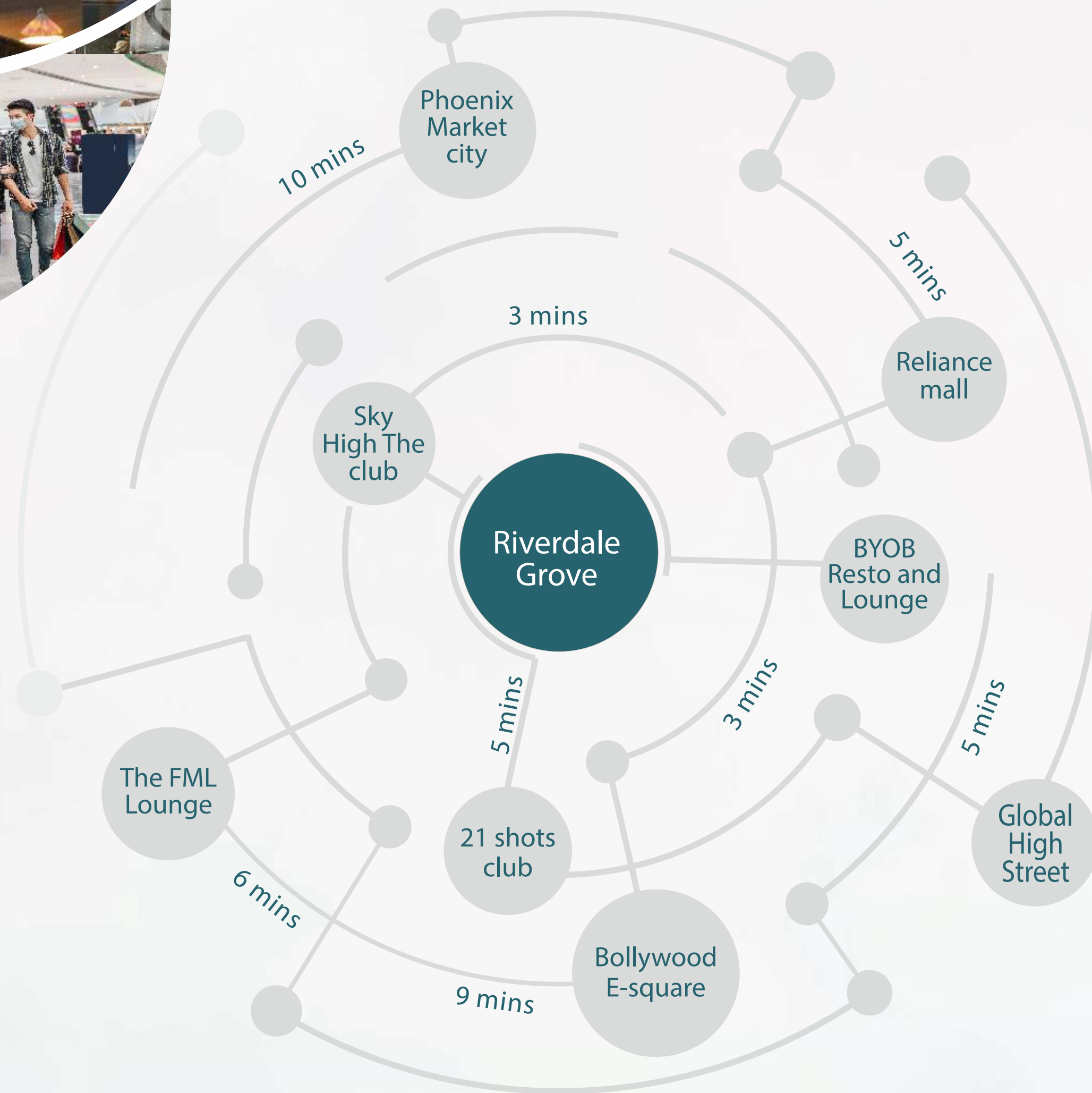
The Central Business District is in your vicinity

- 📍 Eon IT Park – 5 mins
- 📍 WTC – 4 mins
- 📍 Hub – 7 mins
- 📍 DownTown – 6 mins
- 📍 Ascendas IT park (6 mins)
- 📍 Global Business hub (3 mins)
- 📍 Weikflied IT park (10 min)
- 📍 MIDC Knowledge Park (6 mins)





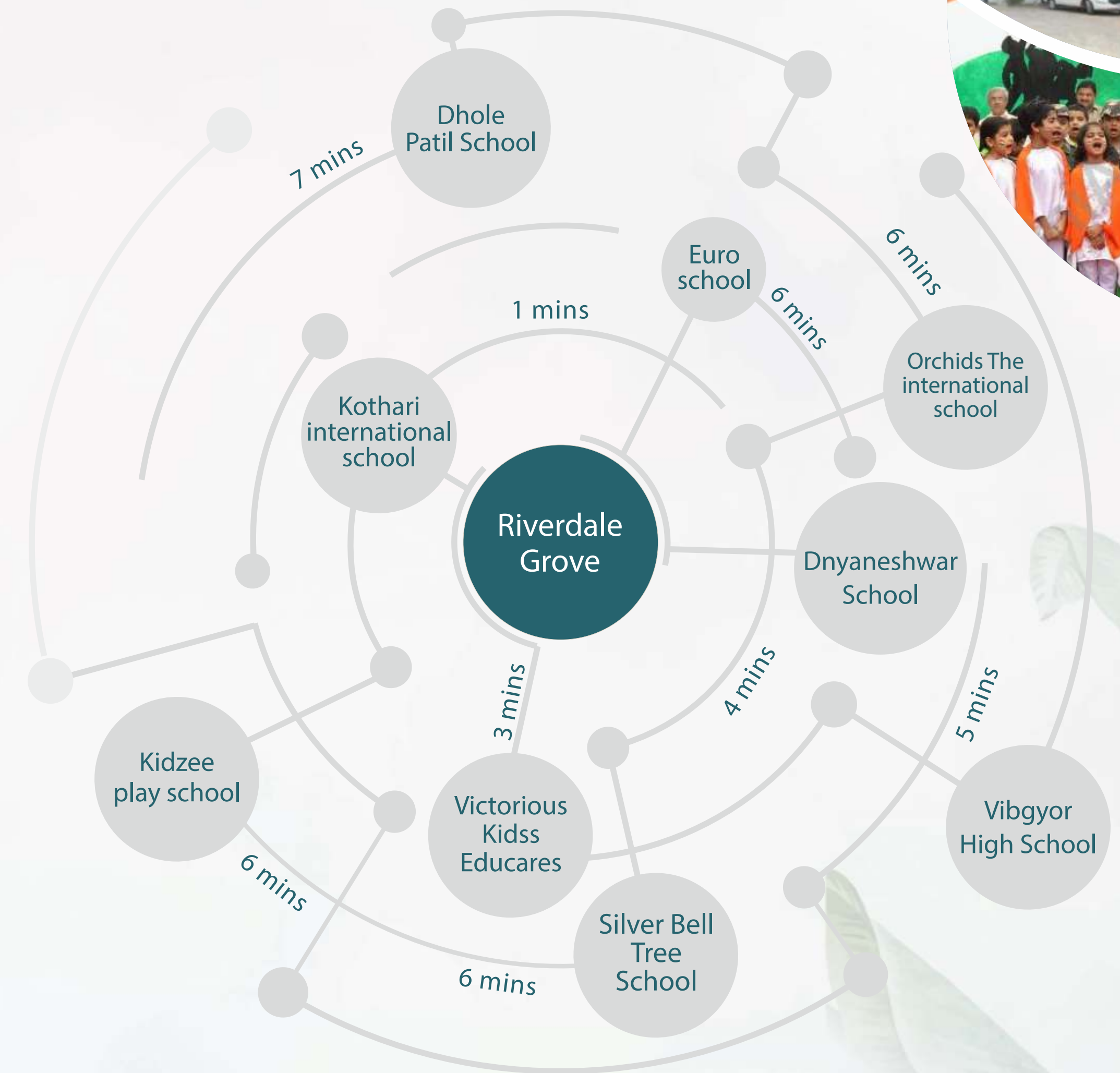
At the Center of Revitalization



A plethora of Indulgences and Experiences nearby

- Global High Street (5 mins)
- Reliance mall (5 mins)
- Phoenix Market city (10 mins)
- The FML Lounge (6mins)
- BYOB Resto and Lounge (3 mins)
- Sky High The club (3 mins)
- 21 shots club (5 mins)
- Bollywood E-square (9 mins)

At the Center of Enlightenment



Educational establishments in your proximate distance

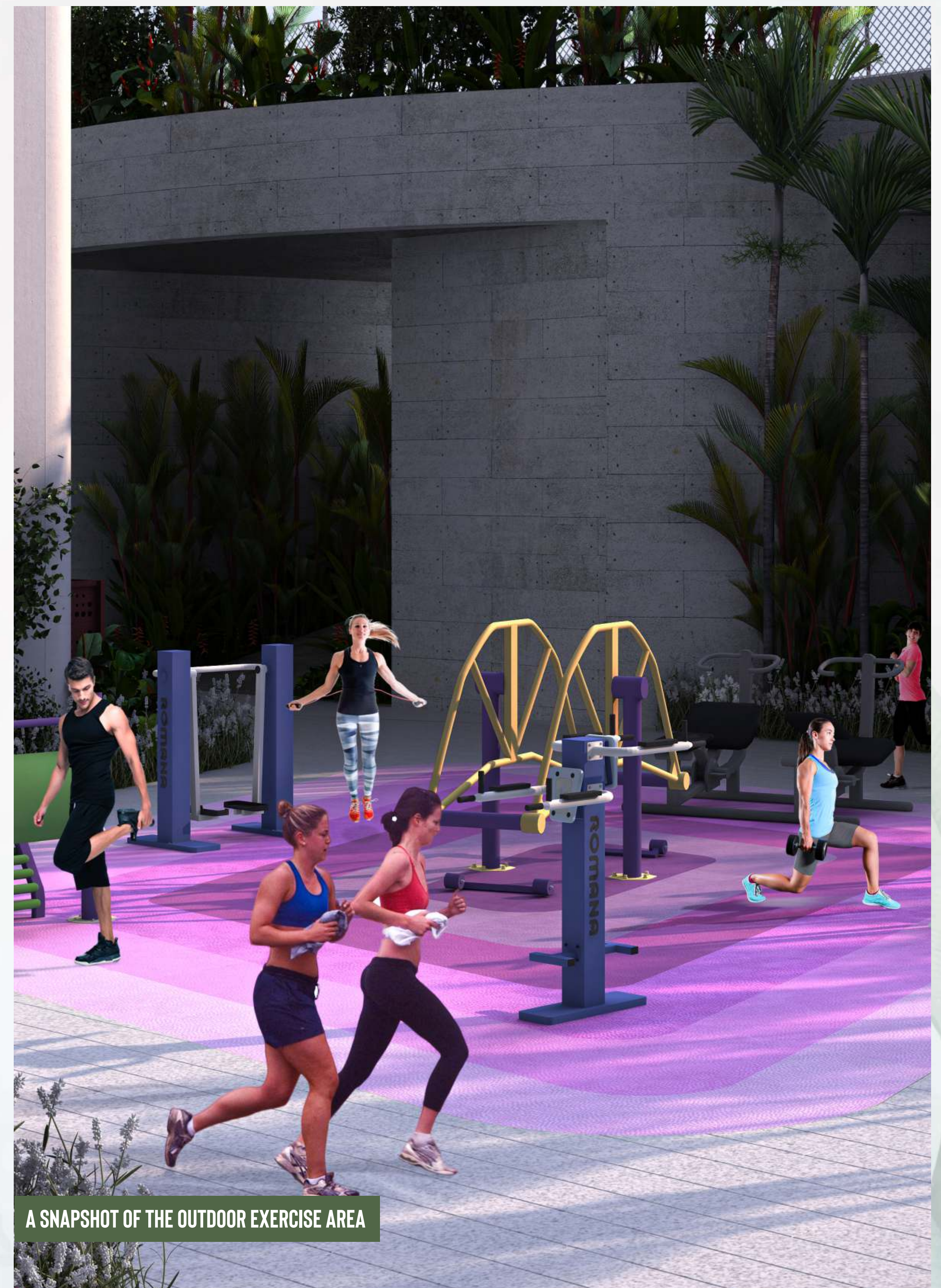
- Vibgyor High School (5 mins)
- Orchids The international school (6 mins)
- Silver Bell Tree School (6 mins)
- Dhole Patil School (7 mins)
- Kidzee play school (6 mins)
- EURO School (6 mins)
- Victorious KidssEducares (3 mins)
- Kothari international school (1 min)
- Dnyaneshwar School (4 mins)



PODIUM PLAN



- A. Club House With Indoor Amenities
- B. Entry Exit To Clubhouse
- C. Spiral Staircase Leading To The Multipurpose Court On The Roof Of The Clubhouse
- D. Outdoor Exercise Area
- E. Entry Exit From Tower Lobby To Podium Landscape
- F. Outdoor Livesize Lawn Chess
- G. Outdoor Private Garden For Podium Level Apartments
- H. Riverside Canopy With Loose Seating
- I. Multi Purpose Open Lawn Facing The River
- J. Outdoor Kids Experience Area With Play Equipment
- K. Shade Canopy With Loose Seating Overlooking Kids Play Area
- L. Accupressure Path For Walking And Raised Planter Over Column For Trees
- M. Raised Timber Yoga Deck Overlooking Pool
- N. Pool Overflow Gutter With Bubblers As Background Water Feature For Seating Deck
- O. 25m Long Adults Lap Pool With Overflow Edge
- P. Steppers In The Pool To Divide The Kid's And Adult's Pool
- Q. 0.50m Deep Kids Pool
- R. Ramp To Enter The Clubhouse
- S. Outdoor Shower Area
- T. Floral Garden / Edible Garden
- U. Bbq Counter In The Multipurpose Lawn
- V. Movable Net Cricket Pitch





A VIEW OF THE CHILDREN PLAYING OUTSIDE

AT THE CENTER OF LIFE

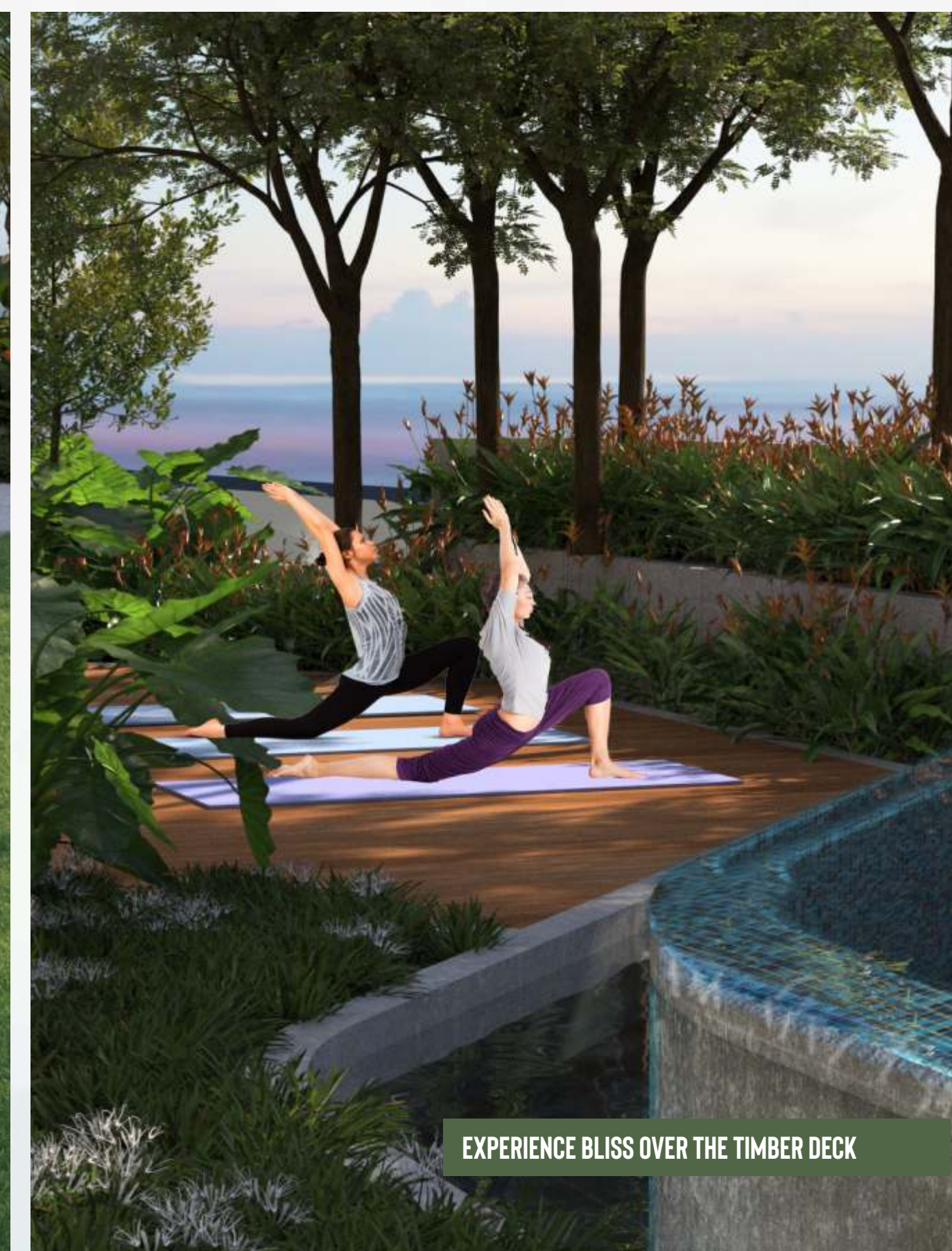
These images are illustrative renders for visualization purposes only



WATCH THE LIVELINESS OF CHILDREN PLAYING WHILE YOU HAVE AN EXHILARATING VIEW OF IT ALL



FEEL THE VIBE WHILE THE PARTY MOMENTUM IS GROWING

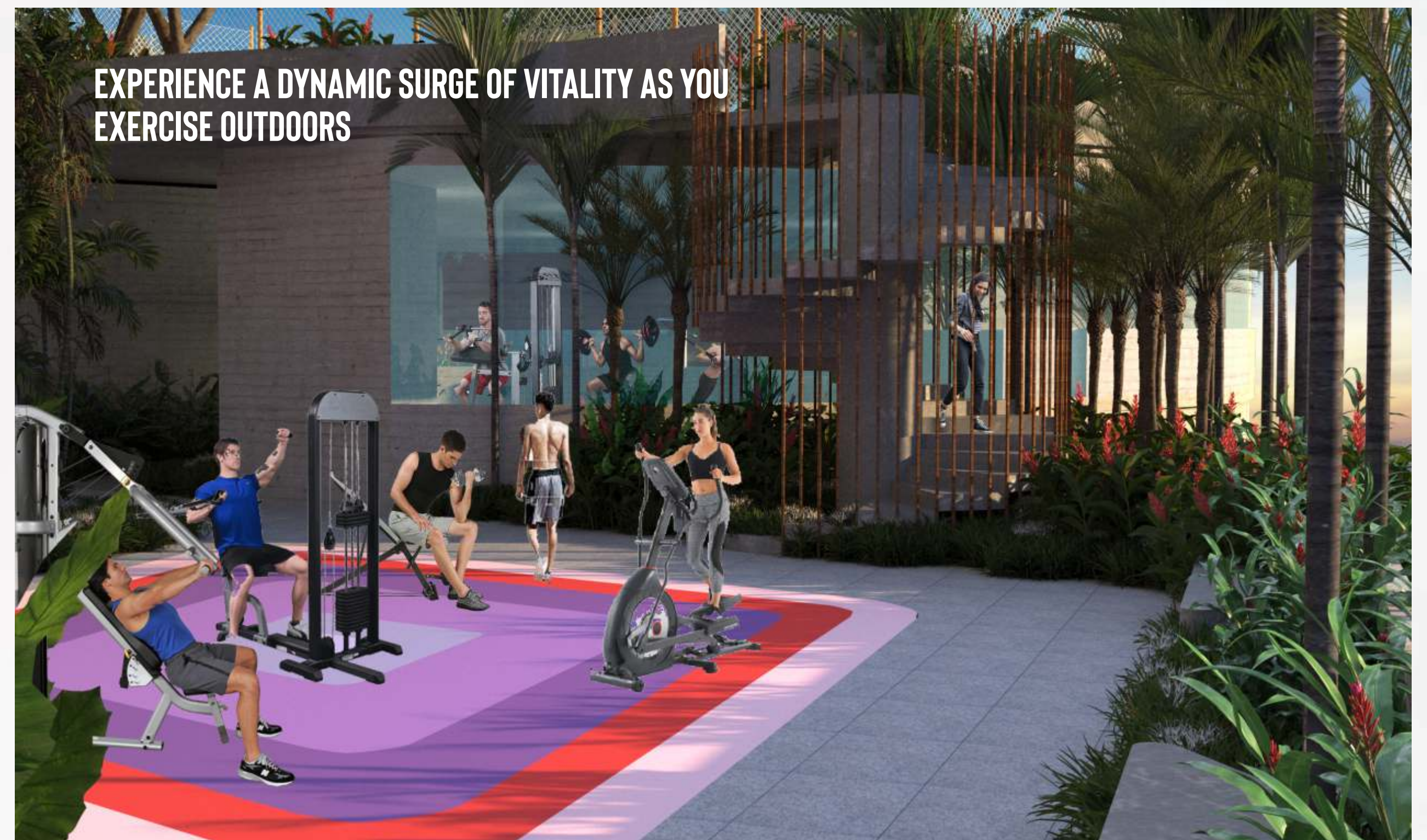


EXPERIENCE BLISS OVER THE TIMBER DECK

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These images are illustrative renders for visualization purposes only



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CLUBHOUSE AMENITIES & Outdoor Amenities on the Podium



AT THE CENTER OF LIFE

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A RANGE OF FACILITIES TO REVEL IN AT THE CLUBHOUSE

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FEEL INVIGORATED,
WORK OUTDOORS UNDER THE CANOPY

AT THE CENTER OF LIFE

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These images are illustrative renders for visualization purposes only

CLUBHOUSE AMENITIES





At the Center of Life

THE RIVERFRONT COLLECTION



“ I have 2 school-going kids and my business is based close to Kharadi. Since a long time, we were planning to reside in Kharadi. I got to know about this mind-blowing township called Riverdale Residencies from the internet. Me and my wife came down to see this property, I must say, it was love at first sight! Not only has it cut down on my travelling time, the prestigious schools nearby are such a sigh of relief for us. It was the picture-perfect decision I took for my budding family ”

2 BHK LARGE - RIVERFRONT COLLECTION

TYPE	NAME	VIEW	CA (Sq.Mtr)	CA (Sq.Ft)
2BHK Large	Riverfront Collection	River View	74.03	797

THE RIVULET COLLECTION



“ We wanted a 2 bed apartment but we were on a slightly tighter budget while we wanted a larger home, we felt that this was the best home in terms of the value that it provided especially in terms of the sizes of the bedrooms and we did get a bit of everything including the view. But without a doubt, the best part of the deal we’ve got is the location and that our home will be close to everything and we are sure of the choice that we have made ”

2 BHK REGULAR - RIVULET COLLECTION

TYPE	NAME	VIEW	CA (Sq.Mtr)	CA (Sq.Ft)
2BHK Regular	Rivulet Collection	River / City View	66.05	711

THE URBAN COLLECTION



THE AZURE COLLECTION



“ We have been in Pune for almost the last 10 years and while we have our own home, we were looking to invest within a certain budget. The Urban Collection at Riverdale Grove has been such a blessing that it matches all of our needs and ticks all the boxes. We are really very happy with our investment made here at Riverdale Grove ”

“ We are a small family and we have just moved to Kharadi in Pune due to the new job that my husband got. We were looking for a spacious apartment in Kharadi and the internal space was very important. Even more important than squeezing the are to forcefully squeeze two bedrooms. And so we were pleasantly surprised when we found this spacious layout that also gave us a beautiful view of the riverfront. ”

2 BHK - URBAN COLLECTION

TYPE	NAME	VIEW	CA (Sq.Mtr)	CA (Sq.Ft)
2BHK	Urban Collection	City View	57.13	615

1 BHK LARGE - AZURE COLLECTION

TYPE	NAME	VIEW	CA (Sq.Mtr)	CA (Sq.Ft)
1BHK Large	Azure Collection	River View	60.29	649

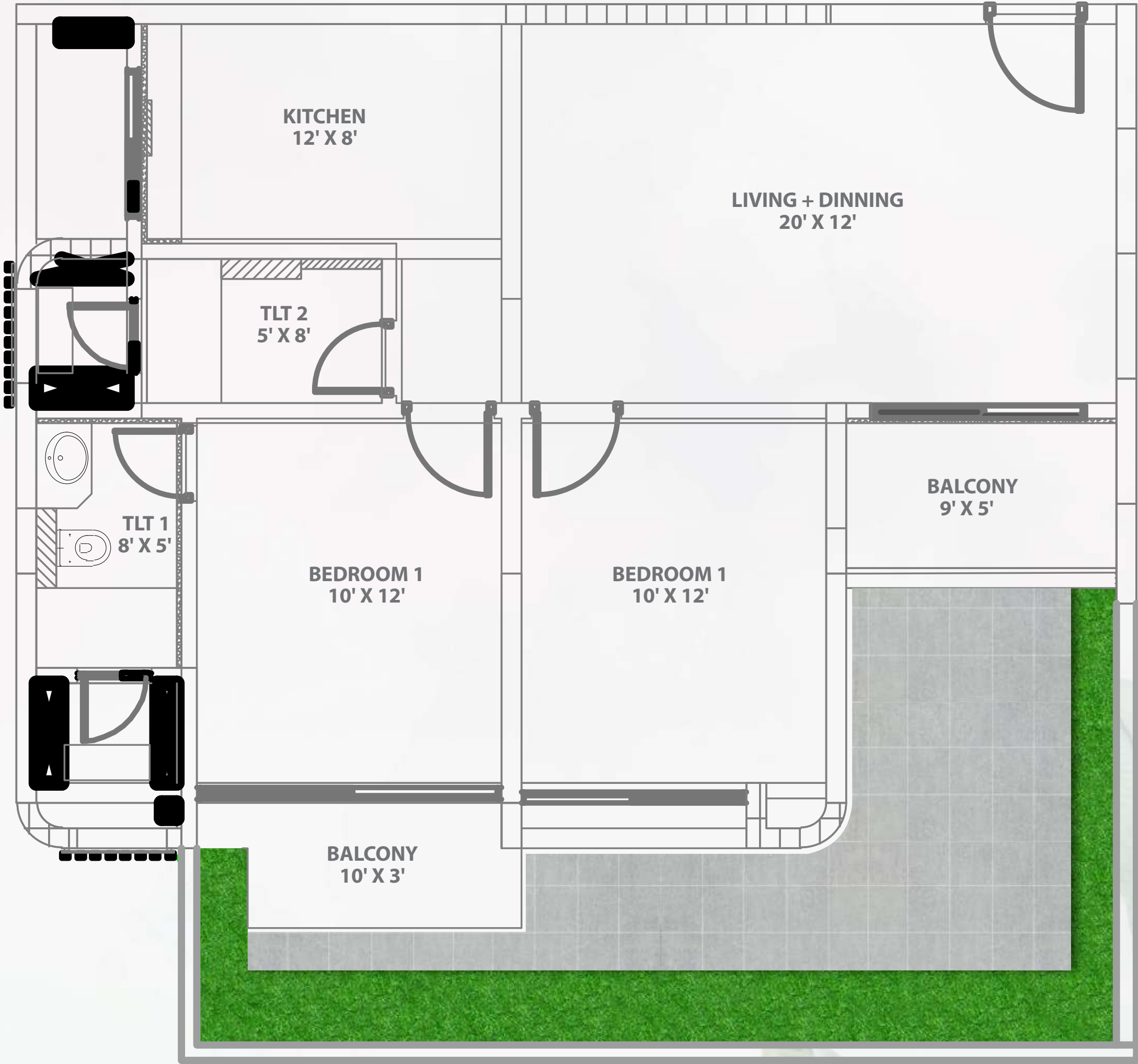
THE PRIVATE GARDEN COLLECTION

The Riverfront Garden Collection



“ We had earlier seen a similar layout at Riverdale Heights but we were a little unfortunate that when we came back to the city after the second wave of the pandemic, the garden apartments were all sold out. However, with the launch of Riverdale Grove, the relationship manager contacted us with a similar layout and we grabbed this opportunity. This is possibly the best decision we could have taken given as the entire family likes to spend a lot of time outside ”

RIVERFRONT APARTMENT



2 BHK LARGE - RIVERFRONT APARTMENT

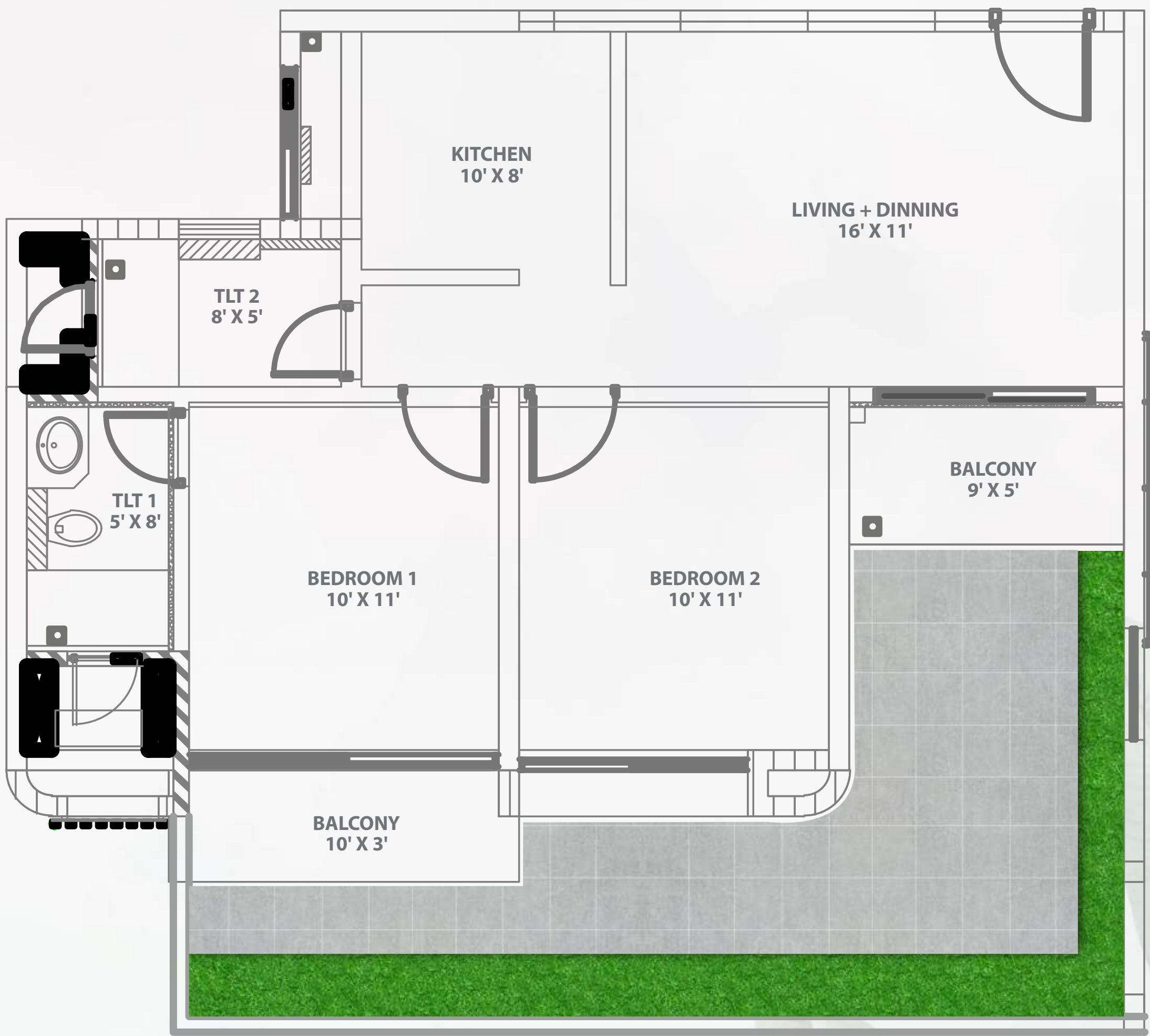
TYPE	NAME	VIEW	CA (Sq.Mtr)	CA (Sq.Ft)	GARDEN AREA (Sq.Mtr)	GARDEN AREA (Sq.Ft)
2BHK Large	Riverfront Apartment	Garden View	74.04	797	29.07	313

THE PRIVATE GARDEN COLLECTION

The Rivulet Garden Collection



RIVULET APARTMENT



2 BHK LARGE - RIVULET APARTMENT

TYPE	NAME	VIEW	CA (Sq.Mtr)	CA (Sq.Ft)	GARDEN AREA (Sq.Mtr)	GARDEN AREA (Sq.Ft)
2BHK Large	Rivulet Apartment	Garden View	66.05	711	29.17	314

THE PRIVATE GARDEN COLLECTION

The Urban Garden Collection



URBAN APARTMENT



2 BHK LARGE - URBAN APARTMENT

TYPE	NAME	VIEW	CA (Sq.Mtr)	CA (Sq.Ft)	GARDEN AREA (Sq.Mtr)	GARDEN AREA (Sq.Ft)
2BHK Large	Urban Apartment	Garden View	57.13	615	26.94	290

The FLOOR PLATE!

Urban Collection

Rivulet Collection

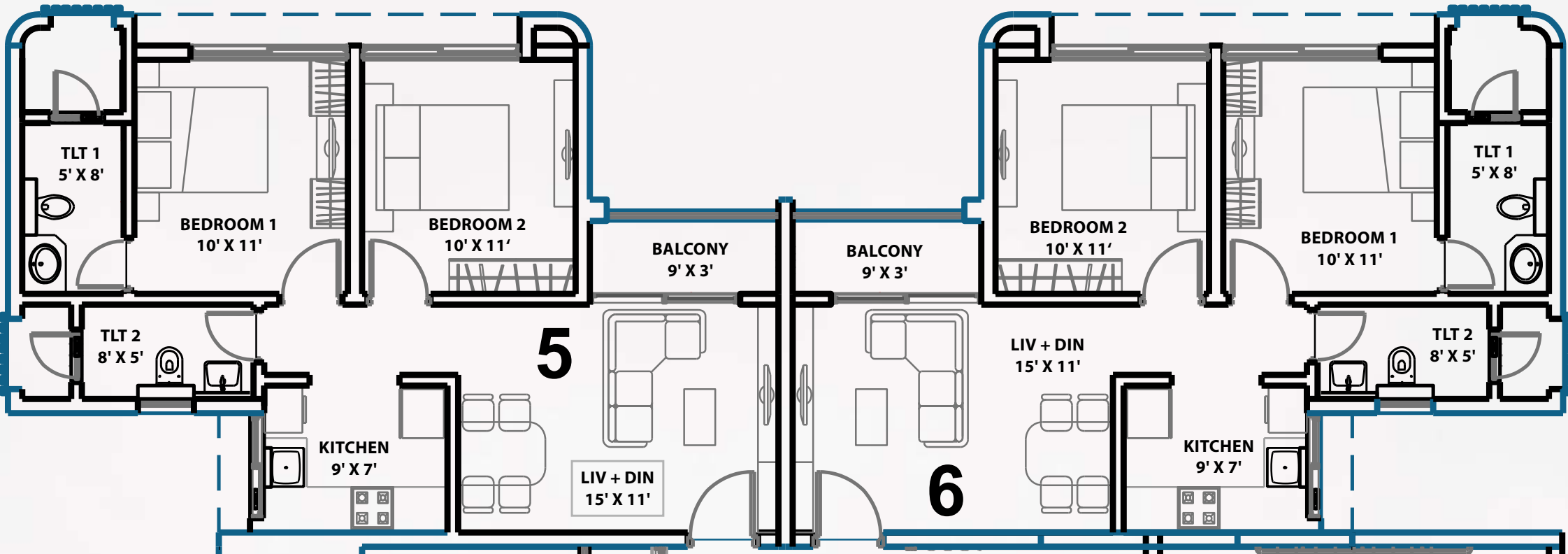
Riverfront Collection

Riverdale
Grove

AT THE CENTER OF LIFE

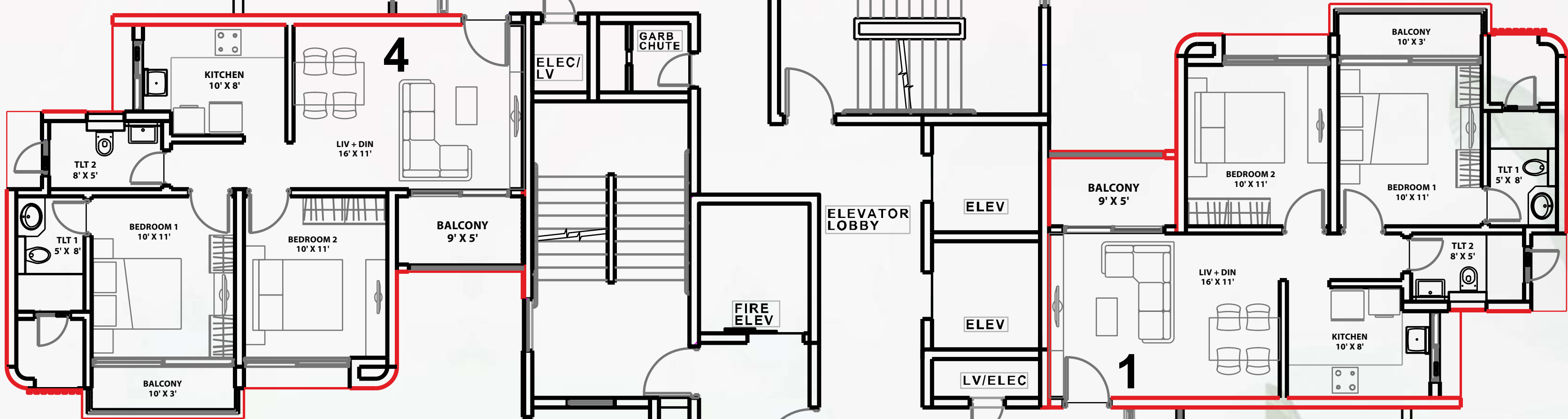
2 BHK - URBAN COLLECTION

TYPE	NAME	VIEW	CA (Sq.Mtr)	CA (Sq.Ft)
2BHK	Urban Collection	City View	57.13	615



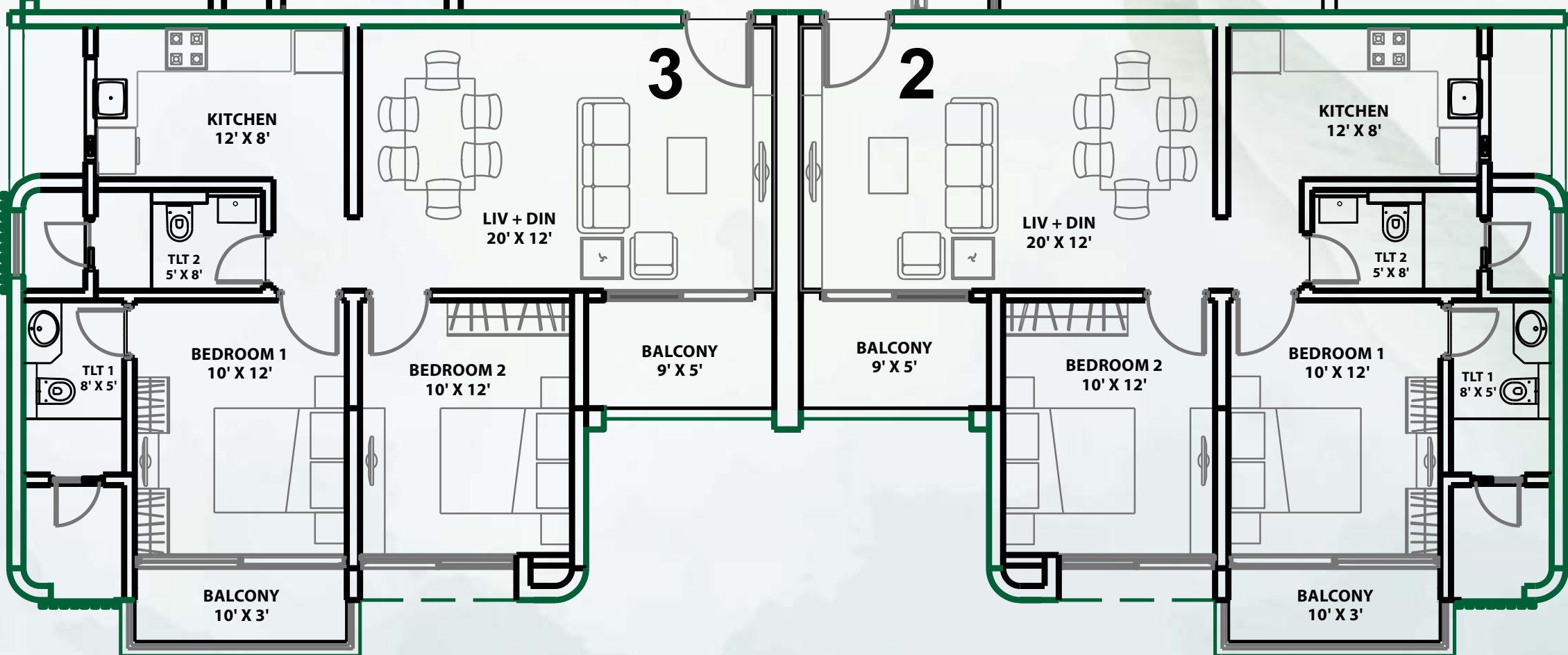
2 BHK REGULAR - RIVULET COLLECTION

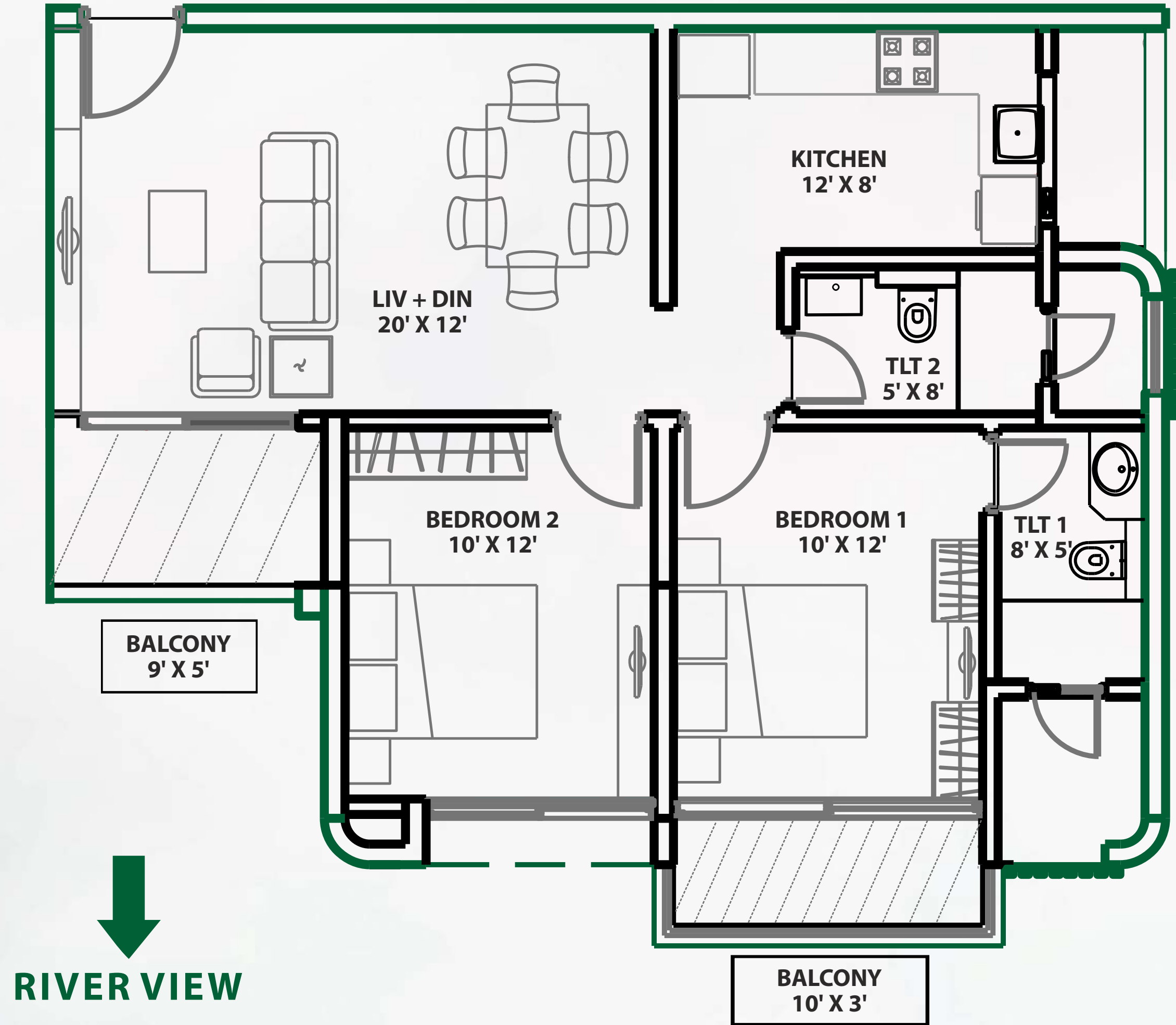
TYPE	NAME	VIEW	CA (Sq.Mtr)	CA (Sq.Ft)
2BHK Regular	Rivulet Collection	River / City View	66.05	711



2 BHK LARGE - RIVERFRONT COLLECTION

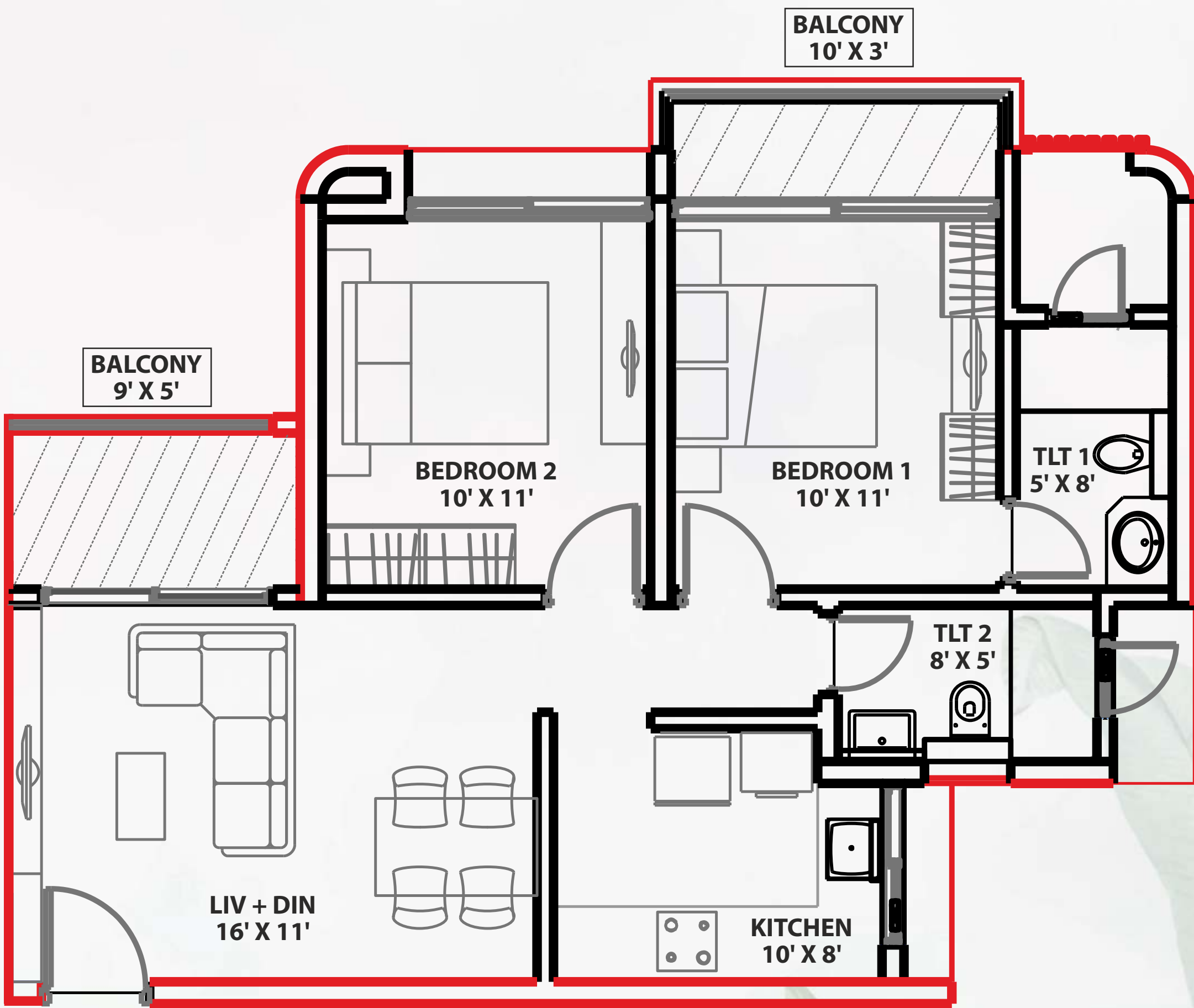
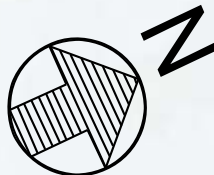
TYPE	NAME	VIEW	CA (Sq.Mtr)	CA (Sq.Ft)
2BHK Large	Riverfront Collection	River View	74.03	797





2 BHK LARGE - RIVERFRONT COLLECTION

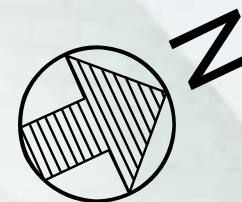
TYPE	NAME	VIEW	CA (Sq.Mtr)	CA (Sq.Ft)
2BHK Large	Riverfront Collection	River View	74.03	797



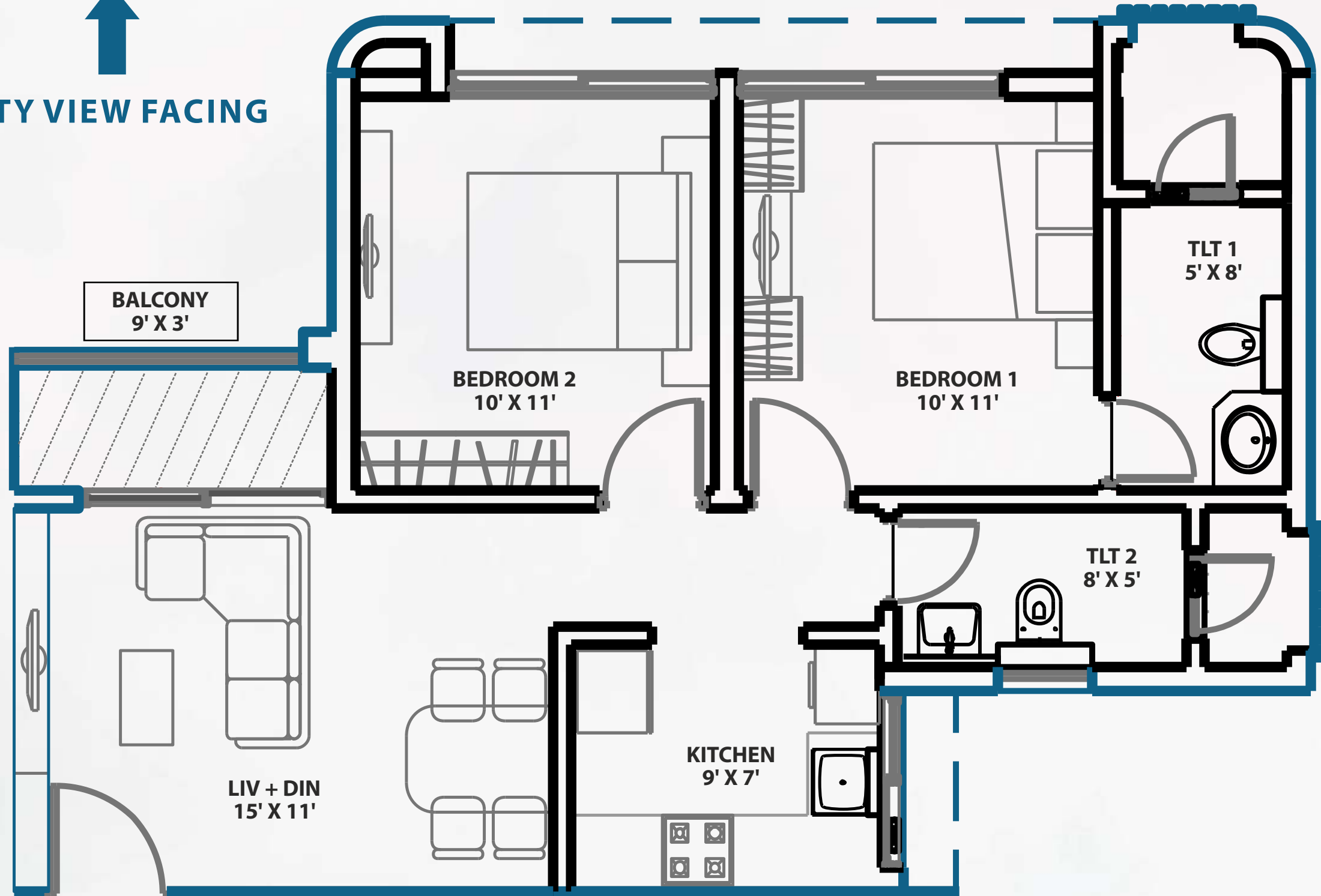
RIVER VIEW & CITY VIEW OPTIONS

2 BHK REGULAR - RIVULET COLLECTION

TYPE	NAME	VIEW	CA (Sq.Mtr)	CA (Sq.Ft)
2BHK Regular	Rivulet Collection	River / City View	66.05	711

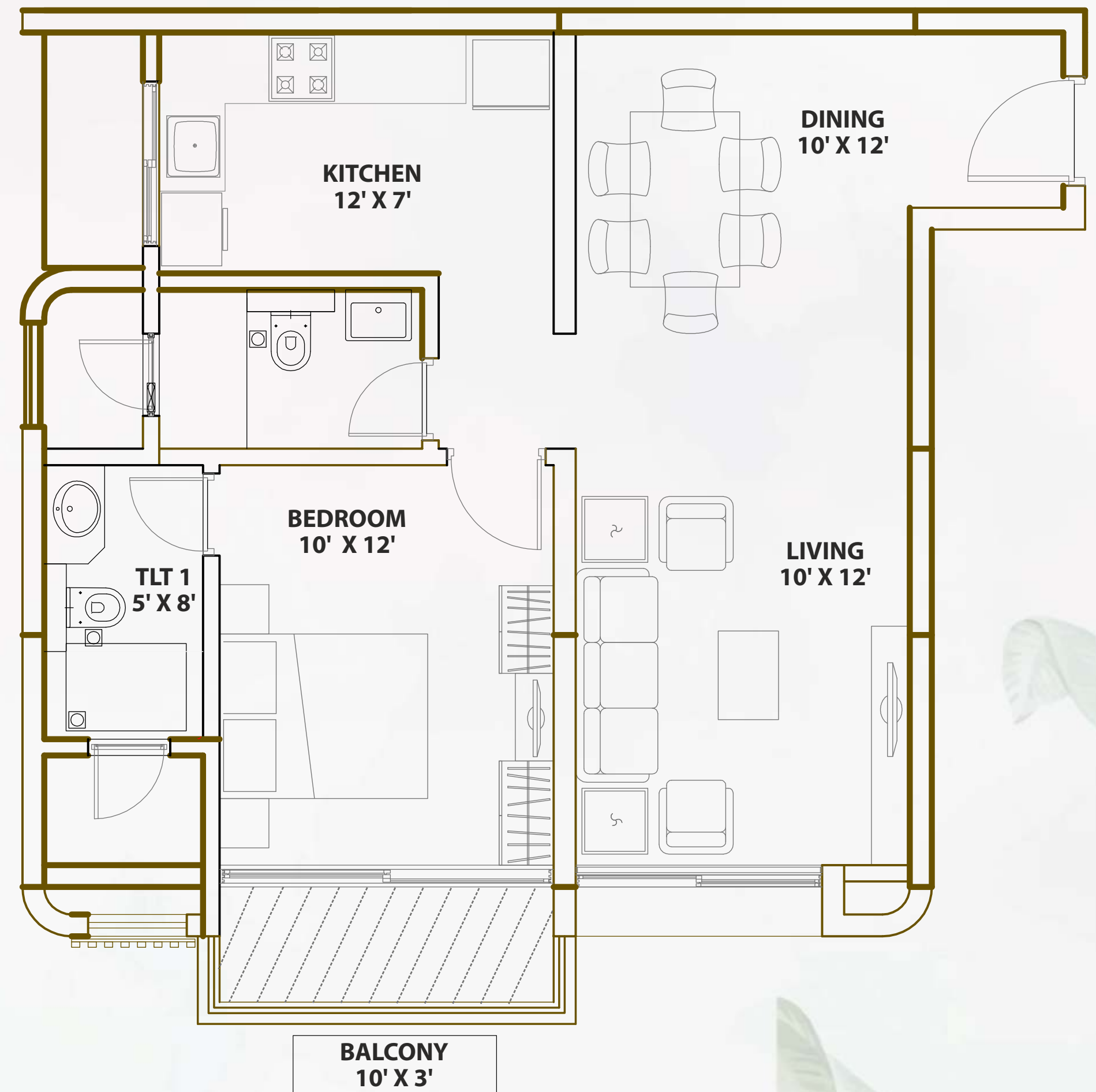
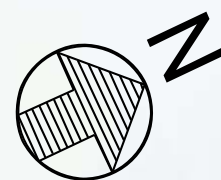


CITY VIEW FACING



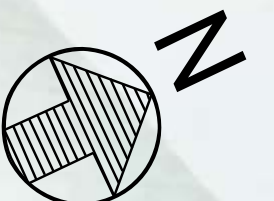
2 BHK - URBAN COLLECTION

TYPE	NAME	VIEW	CA (Sq.Mtr)	CA (Sq.Ft)
2BHK	Urban Collection	City View	57.13	615



1 BHK LARGE - AZURE COLLECTION

TYPE	NAME	VIEW	CA (Sq.Mtr)	CA (Sq.Ft)
1BHK Large	Azure Collection	River View	60.29	649



A COMMITMENT TO DELIVER EXCELLENCE, FULFILLED

Year of Launch: 2016



RENDERED IMAGES

Year of Completion & Handover: 2019



ACTUAL IMAGES

Year of Launch: 2016



Year of Completion & Handover: 2019



RENDERED IMAGES

ACTUAL IMAGES

A COMMITMENT TO DELIVER EXCELLENCE, FULFILLED

Year of Launch: 2017



Year of Completion & Handover: 2021



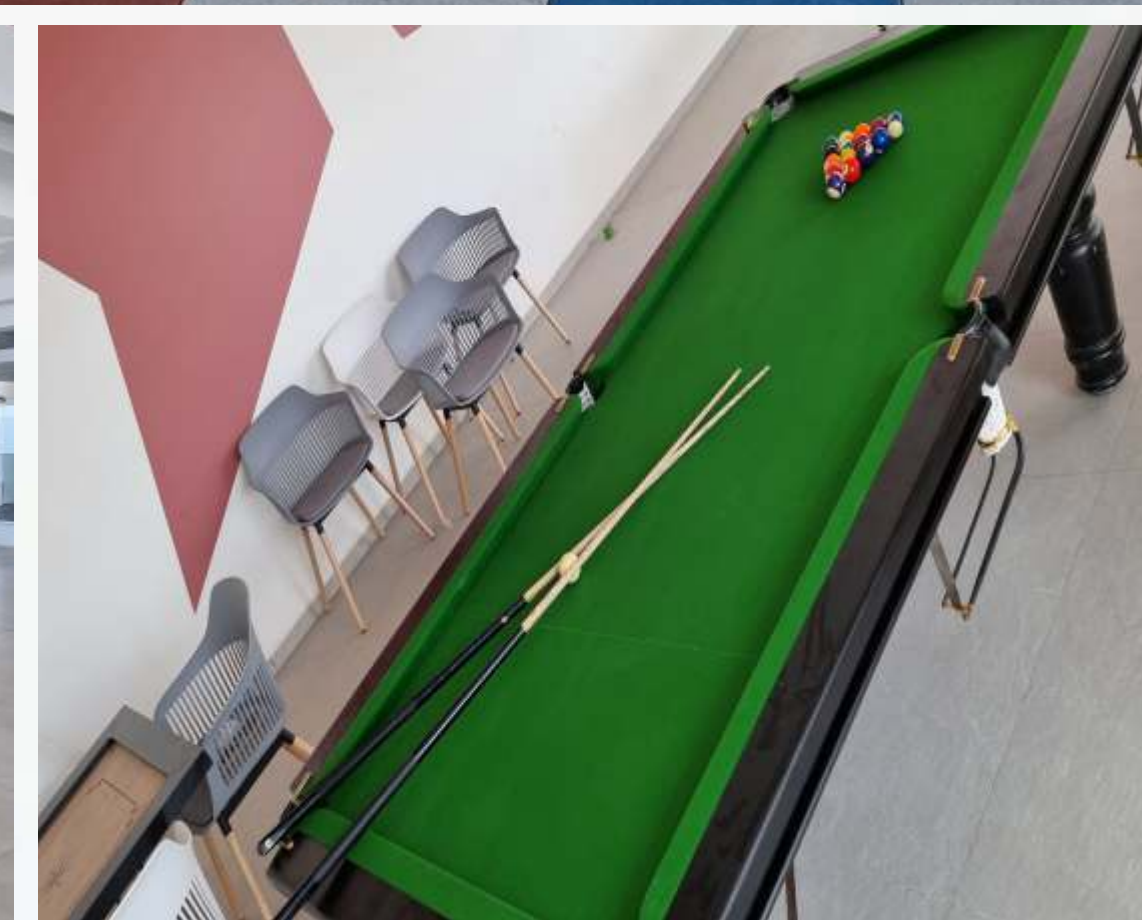
RENDERED IMAGES

ACTUAL IMAGES

Year of Launch: 2017



Year of Completion & Handover: 2021



RENDERED IMAGES

ACTUAL IMAGES

At the Center of Life



DESIGNED FOR
RELAXATION

- ◆ Full Length Sliding Windows ◆ Premium Elegant Tiling ◆ Open – Well Designed Living Space
- ◆ Optimized Usage Of Space Without Any Wastage



LIVING ROOM + DINING ROOM

DESIGNED FOR
REJUVENATION

◆ All Master Bedrooms Have Attached Balconies ◆ Full Length Sliding Windows
◆ Well Ventilated Design ◆ Wood Finished Tiling

MASTER BEDROOM

DESIGNED FOR
CULINARY DELIGHTS

◆ **Spacious & Well-designed Layout**



KITCHEN

DESIGNED FOR
COMFORT

- ◆ Anti-skid Tiles ◆ Adequate Area For Shower & Bath ◆ Premium Sanitary Fittings
- ◆ Provisions For Exhaust Fan & Geyser ◆ Adequate Electrical Points

BATHROOM



WE **BELIEVE** THAT A **HAPPIER WORKER**
WILL DIRECTLY LEAD TO **HAPPIER**
CUSTOMERS

VISION

To deliver to our customers a superior product that will exceed their expectations and resonate with an adherence to the highest standards in design and quality delivered without compromise.

MISSION

To work relentlessly to deliver your home to the set of standards that will be appreciated for the level of quality achieved.

PHILOSOPHY

Borrowing from our time-tested ideology of delivering higher value, we will deliver your home as per the exacting standards set. When we mention Quality, we ensure that this is being delivered from a functional stand point as well as an aesthetic perspective:

TECHNICAL DETAILING

1

SILICON FILLING & EMBEDDING



FUNCTIONAL BENEFIT – The silicon application across all corners within the bathrooms in between the spacers allows for an easier and a quicker removal of the tile in case this is required without damaging the other tiles.

VISUAL-AESTHETIC BENEFIT – It provides a relief lining between the tiles and an appealing look and feel representing a smooth form & finish of the product.

Attention to detail is critical and the right methodology and processes are necessary to ensure better living within your home.

2

FALSE CEILING WITHIN THE BATHROOM



FUNCTIONAL BENEFIT – In the case of any repairs and inspection required at the ceiling level, this can be easily done by removing the relevant blocks, thereby also eliminating the need for any ceiling gypsumwork or painting that could be required once the repairs are completed.

VISUAL-AESTHETIC BENEFIT – The armstrong panels provide for an aesthetic layer, instead of the conventional ceiling.

The right rigour, planning and execution to delivering high quality is critical to the final form and finish of your home.

3

GROUT FILLING AROUND THE BASIN



FUNCTIONAL BENEFIT – There is white water-proofing cement applied through specialist with technical expertise around the base of the basin alongside its rim.

VISUAL-AESTHETIC BENEFIT – It provides a clean and a smooth finish that is seamless and appealing to the counter

Our approach is to the completion of work as per the benchmarks that have been set.

4

CP SANITARY WARE SILICON FILLING



FUNCTIONAL BENEFIT – The silicon application delivers a smooth finish.

VISUAL-AESTHETIC BENEFIT – A uniform application of white cement provides a clean look to the sanitary ware.

Deployment of the right expertise in the sort of technical detailing that needs to be incorporated to ensure the best quality finish for your home.

5

SUSPENDED PLUMBING WITH ANTI-CORROSIVE FITMENTS



FUNCTIONAL BENEFIT – Provides easy access for plumbing repairs.

VISUAL-AESTHETIC BENEFIT – Provides for a clean aesthetic ceiling.

Detailed process involved in the finish by meticulous supervision of the orkmanship involved.

6

TILE SPACERS WITH FILLING SEALANT

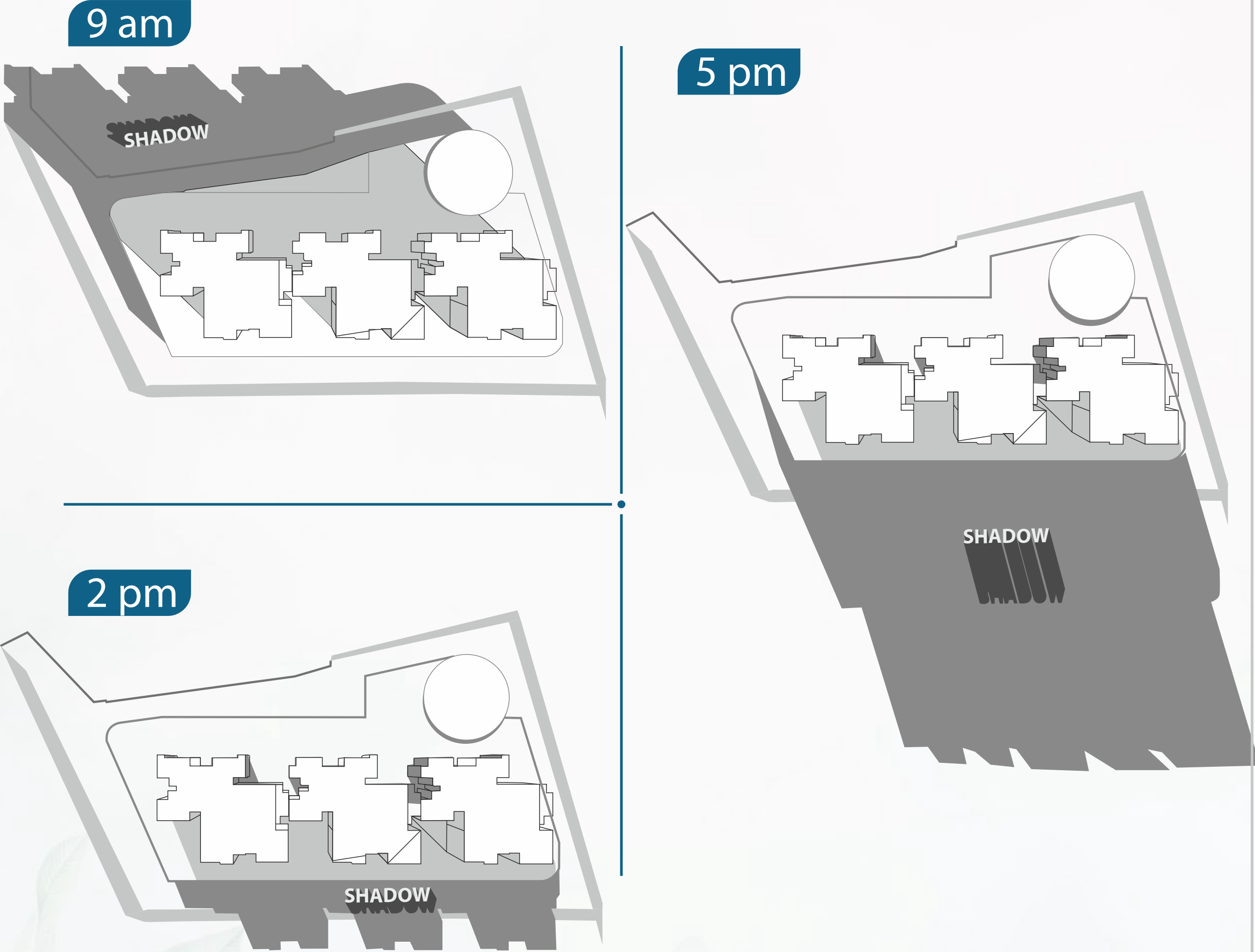


FUNCTIONAL BENEFIT – Living Room Tiles are fitted with Bostik Epoxy Grouting that provides a layer of water-proofing while regular cleaning of the flooring. These also help for an easy and convenient removal and fixing of tiles.

VISUAL-AESTHETIC BENEFIT – This helps provide a uniform look to the apartment.

Carefully set standards are followed such that it allows for the finish that is required.

SUN PATH ANALYSIS - JUNE 21ST



SUN PATH ANALYSIS - DECEMBER 21ST

