



RAMAN VARA

1 BHK LUXURY HOMES @ BANER

3 SIDES OPEN FLATS
VASTU COMPLIANT FLATS
PRIVACY FLATS



SHREE ENTERPRISES
WE BUILD LIFESTYLE DREAM HOMES

9175 73 43 45
9975 90 63 42



RERA REGISTRATION NUMBER
P52100033036
www.maharera.mahaonline.gov.in

MEMBER OF
CREDAI
PUNE METRO



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RAJAN
SANGHVI
Pinecliff Club Road, Baner
Ready Possession
with 2G
Call Us Now
917556235 / 997906342

Raman Vara - 12 One BHK
Premium flats
1BHK, Premier location
@Pancard Club Road,
Prime Baner,Pune

Connect yourself to the inner serenity away from the hassling life!



Ready possession – Occupation Certificate from PMC

Soft possession is delivered

Families are living there

**Experience your Luxury life at Baner Surrounded by peaceful
Nature Mountains**

6 Storey Tower with 2 level Car Parking + 6 Residential floors

with common Amenities

Per floor 2 Flats Only

2 bathrooms per flat

1BHK Carpet : 440 sq. ft.

63 lacs (All inclusive)

(Covered Car Parking with Electrical Charging Point)

100% Vastu Complaint

• Natural Light and Highly Naturally ventilated flats

• Three sides open with covered Balcony

100% Privacy flats

Terrace Amenities:-

Yoga Terrace

Terrace Garden

Children's Play Area

Dedicated Senior Citizen sitting Area

Solar Water

Brands in action

- **Lift OTIS**
- **Astral pipes**
- **Euro section three tier windows**
- **Molded heavy doors**
- **Le Grand switches**
- **Poly cab wiring**
- **Hindware sanitary fittings**

Call for more details

Rekha Bharti

Raman Vara

9175734345










TYPICAL FLOOR PLAN- 1ST, 2ND, 3RD, 4TH, 5TH, 6TH & 7TH



AREA LEFT FOR 9.00M ROAD.
AREA UNDER 6.00M ROAD.

Carpet Area Statement in sq.m.

Flat No.	Carpet	Open Balc.	Total Useable	Total Useable in sq. ft.
101,201,301,401,501,601,701	39.85	2.91	42.76	460.27
102,202,302,402,502,602,702	37.89	3.07	40.96	440.9

Amenities

- Attractive Elevation
- Entrance with attractive gate.
- Underground tank and overhead tank for domestic water use.
- Lift & person OTIS/ KONE with temporary battery back up.
- Solar water on terrace for both bathroom limited hours.
- CCTV with 30 days back up.
- Inverter and battery back for common lighting for emergency.
- Compound wall with gate.
- Mechanical stack car parking with limited power backup.
- Firefighting hoses.
- Internet and TV cable provision in living room and bedroom.
- Inverter power provision all rooms.
- Rainwater harvesting.
- Two-wheeler and four-wheeler electrical charging point in parking.
- Aqua guard provision in kitchen.
- Bore and submersible pump with separate underground and overhead tank.



Artista Imagination View



Ample sunlight and plenty air ventilation

Three sides of flat open with windows and separate balcony

Privacy flats

Per floor 2 flats only

Vastu compliant project

Vridhi energy flats



Living room



Living room

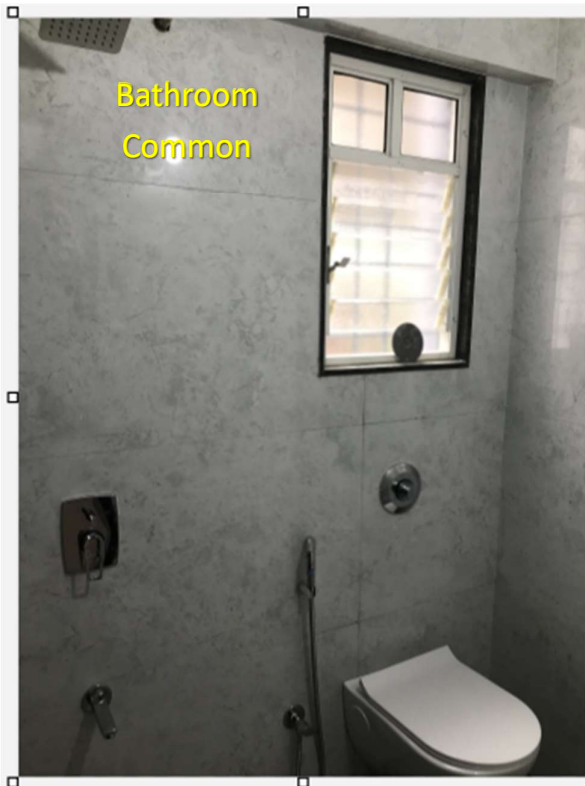


Living room



Kitchen





Bathroom
Common



Bathroom
Common



Bathroom attached



Bathroom attached

Bedroom



Bedroom window
view









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Location Map
not to scale



Key Distances			
• Hinjewadi IT Park	15 Mins.	• Pashan	05 Mins.
• Bengaluru- Mumbai Bypass	02 Mins.	• Balewadi Sports Complex	05 Mins.
• Education Institutes	05 Mins.	• CBSC & ICSC Schools	05 Mins.
• Aundh	09 Mins.	• Hospitals & Banks	05 Mins.
		• Proposed Metro Station	05 Mins.



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MEMBER OF
CREDAT
PUNE METRO



SHREE ENTERPRISES
WE BUILD LIFESTYLE DREAM HOMES

Site address: S. No. 17/1/1,
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Diagonal Opp. to Rachana Ethernia,
Pancard Club Road, Baner, Pune- 45.
Email: ramanvara@aol.com
Web: www.ramanvara.com
For Bookings Call:
9175 73 43 45, 9975 90 63 42

Credits:
Architect:
Ar. Rajendra Gaikwad
R.C.C. Consultant:
Mr. Rahul Kapse
Legal Advisor:
Adv. Milind Adam
Adv. Dattatray Deshmukh

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