

XRBIA

TECHNOLOGY #LIVING IT #LOVING IT

VANGANI (BADLAPUR)



Registration No:

P5200008453
P52000009366
P52000012385
P52000010337



ABOUT XRBIA VANGANI (BADLAPUR)

XRBIA VANGANI (BADLAPUR) is 48.86 acres township located on the eastern edge of the Mumbai Metropolitan Region, less than 15 kms from Badlapur MIDC and it adjoins the suburban railway station of Vangani. Designed as a sustainable community, the project boasts of school, shopping center, children's play areas and clubhouse that will give the overall development a real country feel.



WHERE IS VANGANI, BADLAPUR?

Vangani is a suburban railway station of Mumbai. All suburban trains on the Thane-Khopoli line stop here. Vangani sits on the periphery of the 12 Lane Multi-Modal Ring Road that is planned to decongest the vehicular and cargo traffic of Mumbai city. Fueled by a substantial infrastructural growth, Vangani (Badlapur) is expected to be a leading residential destination across the Mumbai Metropolitan Region (MMR).

KEY DISTANCES

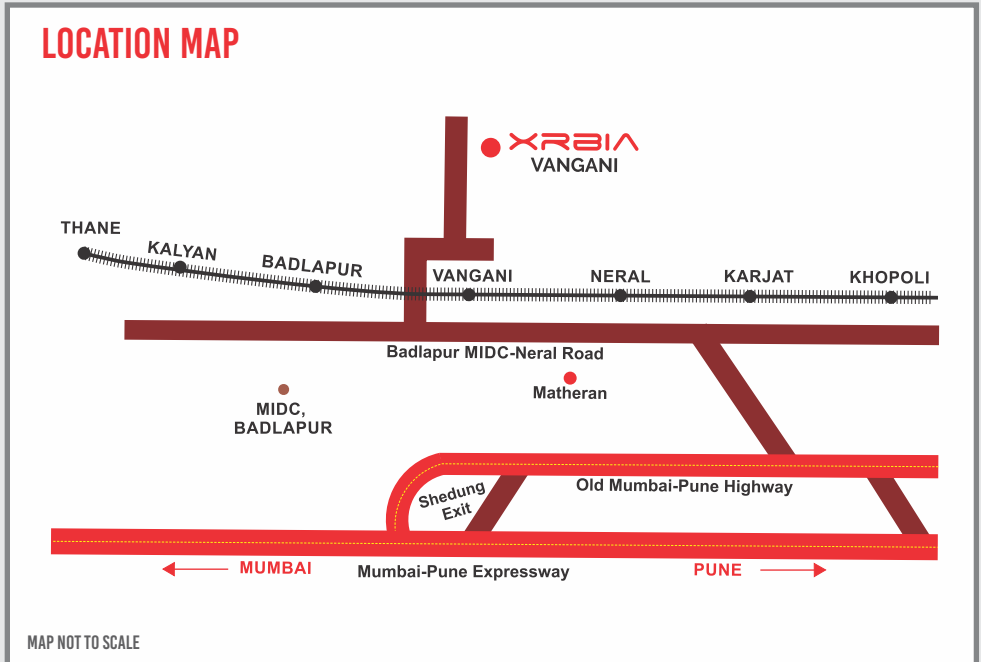
Vangani Railway Station	5.2 km
Badlapur MIDC Road	15.1 km
Vangani to Kalyan	32.6 km



MUMBAI METRO REGION: AN UNRIVALLED GROWTH LOCATION

The growth centres of Kalyan, Vasai-Virar, Bhiwandi-Panvel and Alibaug-Pen will see a great potential to develop due to the Virar-Alibaug Multimodal Corridor (VAMC) giving these regions a much needed developmental boost. While the growth centres & the VAMC complement each other, it is the VAMC that will be transformed into India's strategic trade and commerce hub. The VAMC is also in close proximity to JNPT and the proposed Navi-Mumbai International Airport. In the next 20 years, the MMR will be the largest metropolis in the world with a GDP of \$1 trillion (i.e. 66,00,000 crores which is equivalent to the 35th largest nation in the world). Population of MMR will be: 44 million (largest metro globally). This combined with a 23 million work force in an urban area of 1,750 sq. km., will impact the housing demand by 14.8 million.*

* Source: MMR'S MEGA PLAN construction world April 2015 cover story





OUR PROJECTS

Xrbia is building Smart projects at over 18 locations and has launched over 40,000 homes across Maharashtra. The company has received several accolades for its outstanding contributions to the affordable housing industry. The government of India has taken notice of Xrbia and its vision to enhance the lives of customers with the development of world - class cities with top-notch infrastructure and technology. The company received the Rashtriya Udyog Ratan Award in 2015 for its great work in the affordable housing sector. Xrbia received an award for 'Developer of the Year – Affordable Housing' category from the Chief Minister of Maharashtra Mr. Devendra Fadnavis at 'Navbharat Realty Business Achievers Awards- 2016.'

OUR LIVING

Xrbia's Smart projects offer many unique advantages like Social Infrastructure, Gym, Garden Spaces & Clubhouse to keep your family safe and in touch. This is designed to handle the rush of a new urban India. And beyond all the pleasure and comfort of living in a community that becomes your new family in future times. XRBIA has been designed to create a positive ecosystem for the neighbourhood and the community; thereby giving our customers a sense of place and community life.

OUR TRACK RECORD

With more than 5 million sq. ft. delivered to 15,000 customers and currently 20 million sq. ft. in the development pipeline, Xrbia has launched over 40,000 houses and has started developing cities in Hinjewadi, Talegaon, Jhambul, Khalapur, Panvel, Neral, Karjat, Vangani etc. Today, Xrbia is one of the leading Affordable Housing Developers in India. Xrbia has invested heavily in Research & Development, not only around construction but also to ensure premium quality. With a land-bank of more than 100 million sq. ft. that can build more than 2lac homes and house a population of 1 million people, Xrbia is already on its way to building future ready projects.



XRBI A BRAND PROMISE



01

TO STAND FOR TRANSPARENCY

We sell only on a carpet area basis.

02

TO STAND FOR AFFORDABILITY

Our prices start from ₹7.5 lacs for a 1RK to ₹15 lacs for a 2 BHK.

03

TO STAND FOR TECHNOLOGY

We strive to present the newest technologies to our customers, that in turn enhance the quality of their lives.

CUSTOMER FRIENDLY SYSTEM

At Xrbia, we have invested in the world's foremost Customer Relationship Management softwares and systems. Our back-office is available 8 hours a day for 7 days a week on phone and email to sort out your every query and complaint.



PROJECT AMENITIES

24*7 Security | Cafeteria | Club House | Community Centre | Concrete Roads
Festival Plaza | Gardens | Gymnasium | Kid's Play Area | Landscaped Gardens
with Walking Area | Multipurpose Hall | Power Backup for Common Areas and Lifts
Sports Facility | Street lights | Swimming Pool | Sewage Treatment Plant

PROJECT SPECIFICATIONS

FLOORING

- Bedroom / Kitchen: Vitrified tiles
- Bath / WC / Balcony: Anti-skid ceramic tiles
- All floor lobbies including stilt lift lobby
- Matte finish / glossy ceramic tiles

KITCHEN

- Granite kitchen platform with SS sink and tap
- Ceramic tile cladding 2 feet height above kitchen platform

BATHROOMS AND TOILETS

- Bathroom ceramic tiles dado upto 7 feet height
- High quality wash basin
- Water efficient dual flush EWC in toilet

MAIN DOORS

- Laminated Flush Doors
- Good quality door fittings

OTHER DOORS

- Bathroom & Toilet Doors - Flush Doors
- Bedroom Doors - Painted flush Door

WINDOWS

- Powder coated aluminum windows

ELECTRICAL

- Points for water filter, exhaust fan and refrigerator in Kitchen
- Exhaust fan point in WC / Bathroom
- One TV point in the Living room
- Concealed copper wiring
- Elegant modular electrical switches
For safety, one Earth Leakage Circuit Breaker(ELCB) in every apartment
- One Miniature Circuit Breaker (MCB) for each circuit at the main distribution box in every apartment

RCC STRUCTURE

- Seismic zone compliant structure
- RCC framed structure

LIFTS

- Standard good quality lifts

PAINTING/POLISHING

- Interior: Primer finish
- Exterior: Acrylic emulsion paint

PLUMBING

- All water supply lines are UPVC/CPVC or equivalent



PRADHAN MANTRI AWAS YOJANA

AVAIL UP TO ₹2.67 LACS OF GOVT. SUBSIDY

WHO IS ELIGIBLE TO AVAIL THE SUBSIDY ?

1. Purchaser and his family should not have any other dwelling in their name
2. Annual household income should not exceed Rs. 18 lacs
3. Household family means husband, wife and unmarried children
4. The house should be purchased in the name of both, husband and wife or female head of the household and only in cases without an adult female member in the family the house can be in the name of the male
5. The subsidy will be credited in the home loan account of the buyer
6. Other terms and conditions shall apply
7. Bank loan is subject to approval from Housing Finance Company / Bank

DOCUMENTS REQUIRED

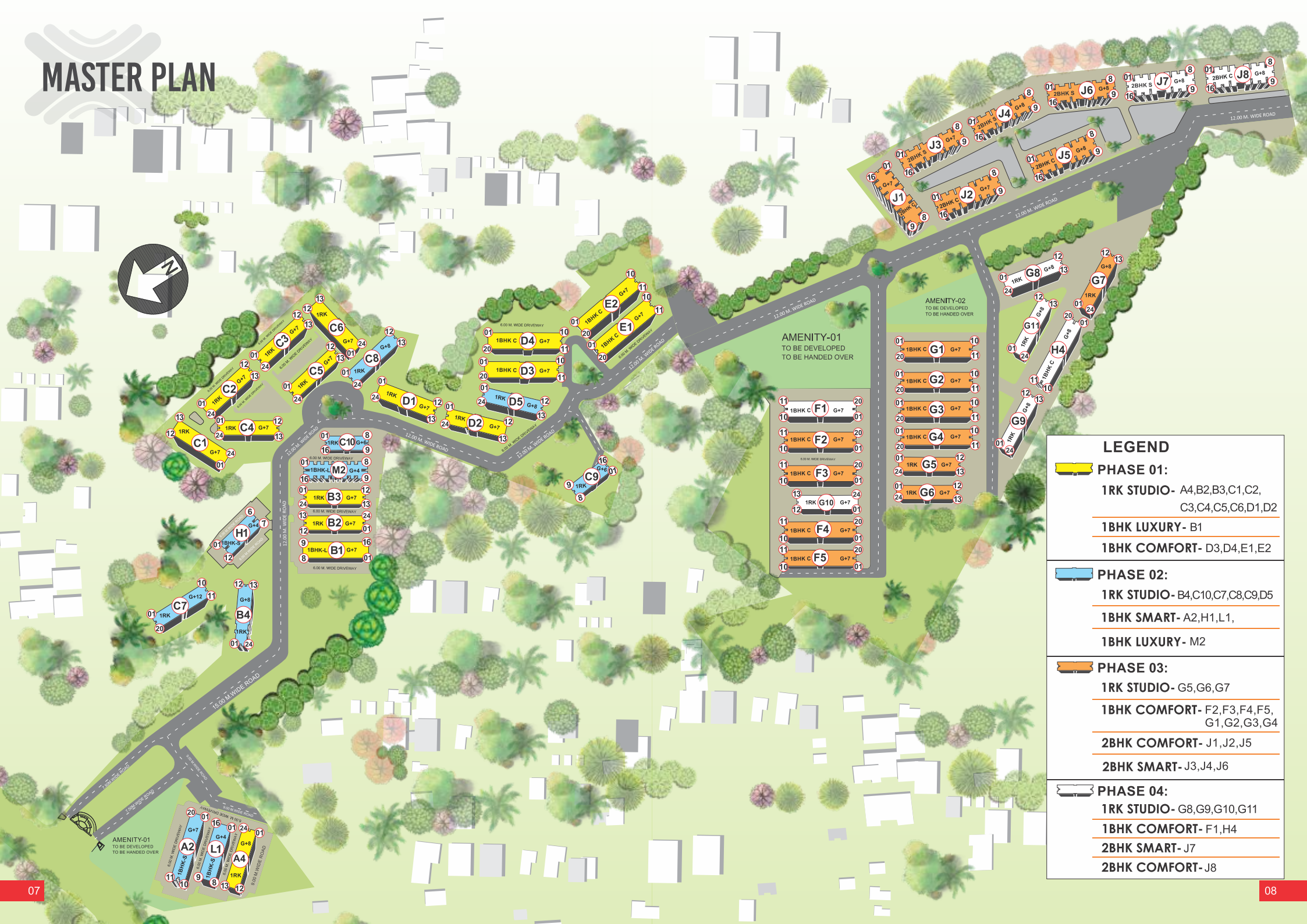
FOR SUBSIDY

1. Undertaking from the buyer in the given format
2. Aadhar card and Pan card
3. Any other documents as required by bank/Financial Institution

FOR HOME LOAN

1. Income proof for eligibility of loan
2. Identity proof
3. Address proof
4. Last 6 months bank statement
5. Any other documents as required by bank/Financial Institution

MASTER PLAN



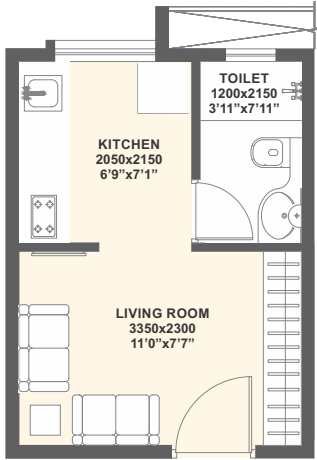
LEGEND

- PHASE 01:**
 1RK STUDIO- A4,B2,B3,C1,C2,
 C3,C4,C5,C6,D1,D2
 1BHK LUXURY- B1
 1BHK COMFORT- D3,D4,E1,E2
- PHASE 02:**
 1RK STUDIO- B4,C10,C7,C8,C9,D5
 1BHK SMART- A2,H1,L1,
 1BHK LUXURY- M2
- PHASE 03:**
 1RK STUDIO- G5,G6,G7
 1BHK COMFORT- F2,F3,F4,F5,
 G1,G2,G3,G4
 2BHK COMFORT- J1,J2,J5
 2BHK SMART- J3,J4,J6
- PHASE 04:**
 1RK STUDIO- G8,G9,G10,G11
 1BHK COMFORT- F1,H4
 2BHK SMART- J7
 2BHK COMFORT- J8

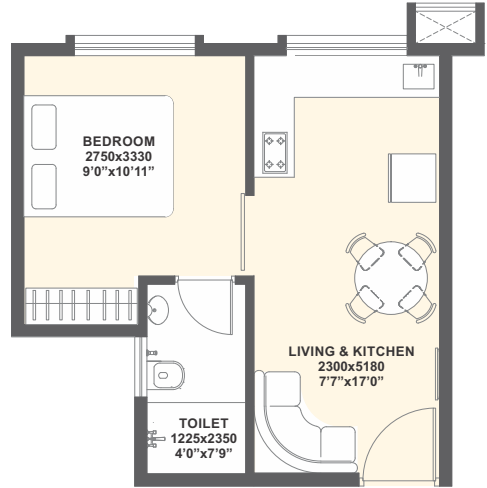


TYPICAL UNIT PLAN

1 RK STUDIO



1 BHK COMFORT



TYPE - 1RK STUDIO	In sq.mtr.	In sq.ft.
CARPET AREA	15.39	166
BALCONY	0	0
TERRACE	0	0
TOTAL	15.39	166

TYPE - 1BHK COMFORT	In sq.mtr.	In sq.ft.
CARPET AREA	24.00	258
BALCONY	0	0
TERRACE	0	0
TOTAL	24.00	258

Disclaimer:

1RK Studio consists of 5 variants with respect to flat area (162 Sq. ft., 164 sq ft, 165 sq ft, 167 sq ft and 168 sq ft). Please refer to the same while selecting a flat.

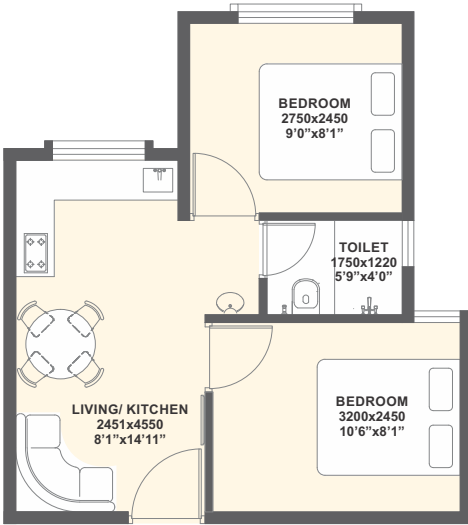
Disclaimer:

1BHK Comfort consists of 4 variants with respect to flat area (252 Sq. ft., 256 sq ft, 258 sq ft and 263 sq ft). Please refer to the same while selecting a flat.

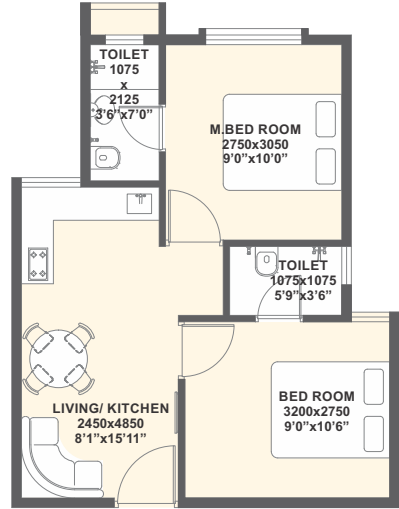


TYPICAL UNIT PLAN

2 BHK SMART



2 BHK COMFORT



TYPE - 2BHK SMART	In sq.mtr.	In sq.ft.
CARPET AREA	29.60	319
BALCONY	0	0
TERRACE	0	0
TOTAL	29.60	319

TYPE - 2BHK COMFORT	In sq.mtr.	In sq.ft.
CARPET AREA	35.19	379
BALCONY	0	0
TERRACE	0	0
TOTAL	35.19	379

Disclaimer:

2BHK Smart consists of 2 variants with respect to flat area (322 Sq. ft and 352 sq ft). Please refer to the same while selecting a flat.

Disclaimer:

2BHK Comfort consists of 4 variants with respect to flat area (379 Sq. ft, 383 Sq ft, 384 Sq ft and 392 sq ft). Please refer to the same while selecting a flat

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BANKING PARTNERS



ANDHERI

XGML, 401, 22 business point,
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Andheri West, Mumbai-400058.

SANPADA

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Opp. Bhumiraj Costarica,
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PUNE

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