



3 & 2 BHK NATURE HOMES
AT CENTRAL NIBM



Ram India Group, established in 1991, is a renowned name in Pune's real estate landscape, embodying the values of Pace, Passion, and Perfection in every project. With a strong legacy of delivering luxurious residential and commercial spaces, our commitment to quality construction, innovative design, and strategic locations set us apart from the rest.

We don't just meet deadlines; we work at such a pace that we often deliver ahead of schedule. Driven by a passion for excellence and perfection we aim to create spaces filled with love, trust, and compassion. Ram India continues to redefine the standard of modern living while offering exceptional value for money.

OUR LEGACY



15+
PROJECTS COMPLETED



30+
YEARS OF
EXPERIENCE



27+
LACS SQ. FT. AREA
DEVELOPED

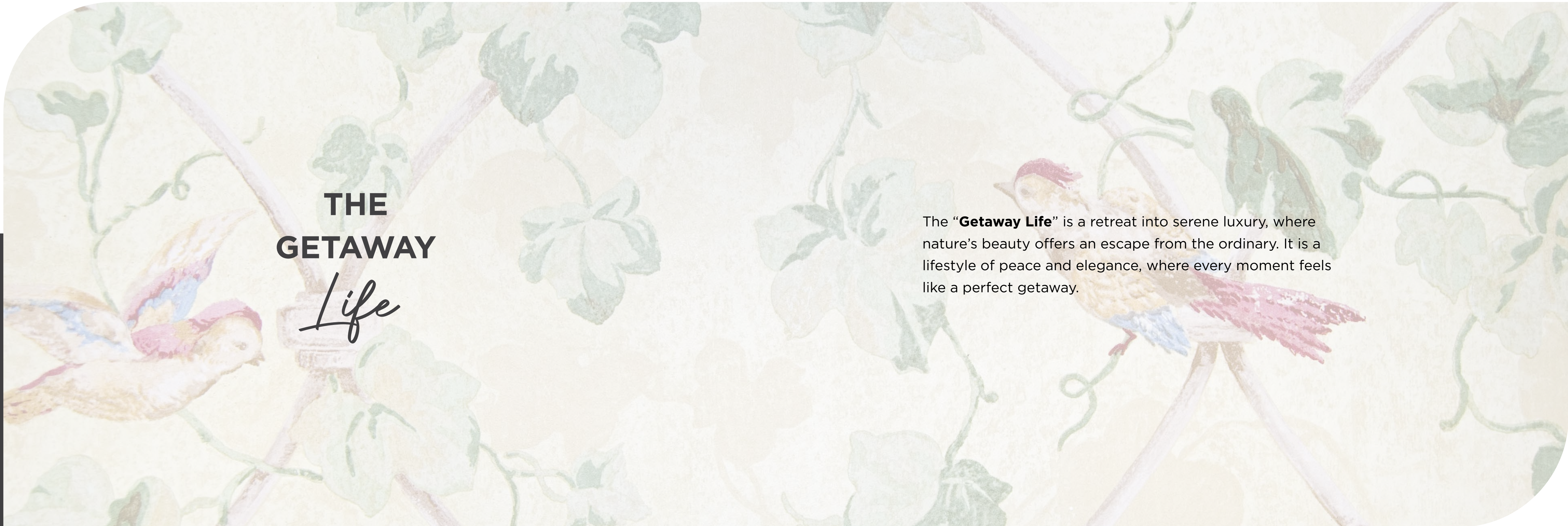


11,000+
HAPPY RESIDENTS



THE GETAWAY *Life*

The “**Getaway Life**” is a retreat into serene luxury, where nature’s beauty offers an escape from the ordinary. It is a lifestyle of peace and elegance, where every moment feels like a perfect getaway.





INTRODUCING

Foresta

3 & 2 BHK NATURE HOMES

AT CENTRAL NIBM

Live at the heart of the city with all conveniences nearby, while enjoying the peace and tranquility of lush greenery and forested surroundings. With **Foresta**, you get to experience the perfect balance of modern living and nature.



Artistic Impression



Conceptual Image



**LIFE OF THE
FORESTS**
Luxuries
OF A CITY HOME





Conceptual Image

YOUR DREAM GETAWAY IN THE CITYSCAPES

NIBM Road stands as one of the most vibrant neighbourhoods in Pune's southern corridors. It has emerged as one of the most suitable housing destinations for discerning homebuyers. It offers a peaceful lifestyle with a rare blend of a serene environment with the conveniences of an upscale urban lifestyle, a perfect harmony of peace and sophistication.





PROJECT

Highlights



Exclusive & Serene Living



A Limited Collection of Just 36 Residences



Rooftop Amenities for All Ages



Everyday Conveniences at Your Doorstep



Artistic Impression

KEY

Distances

Shopping & Lifestyle



- » Walking Distance from Tribeca High Street 400 m
- » Royale Heritage Mall 2.6 km
- » Close to Upcoming City Pride Multiplex

Green & Elite Outdoor Spaces



- » NIBM Forest Reserve Trail 2.3 km
- » Anandvan Forest Reserve at Walking Distance 2.4 km

Healthcare & Multispecialty Hospitals



- » Ruby Hall Clinic 1.9 km

Fine Dining & Luxury Restaurants



- » The 1st Brewhouse (Doolally) 8.5 km
- » The Urban Foundry 450 m
- » Barbeque Nation 1.5 km
- » Agent Jack's 1.3 km
- » Punjab Exotica 1.2 km
- » Pimlico 1.3 km
- » Tales & Spirits - Hunters Bistro 4.7 km
- » The Sea Secret 1.3 km
- » Highland 320 m

Premium Educational Institutions



- » VIBGYOR High School, NIBM 2.7 km
- » The Bishop's Co-ed School, Undri 3.5 km
- » Delhi Public School, Undri 4 km
- » RIMS International School 500 m

Connectivity



- » Pune Airport 15.2 km
- » Pune Railway Station 8.5 km
- » MG Road & Camp Area 6.3 km

Hotels & Clubs



- » The Corinthians Resort & Club 4.2 km
- » Westin Pune, Koregaon Park 8.8 km
- » JW Marriott Pune 14 km
- » Marriott Suites Pune 7.9 km



**WHERE
ROOFTOP LUXURY
MEETS QUIET
GREEN BLISS**



Calisthenics



Conceptual Image



Conceptual Image

Open Air Gym

Children & Toddlers' Play Area



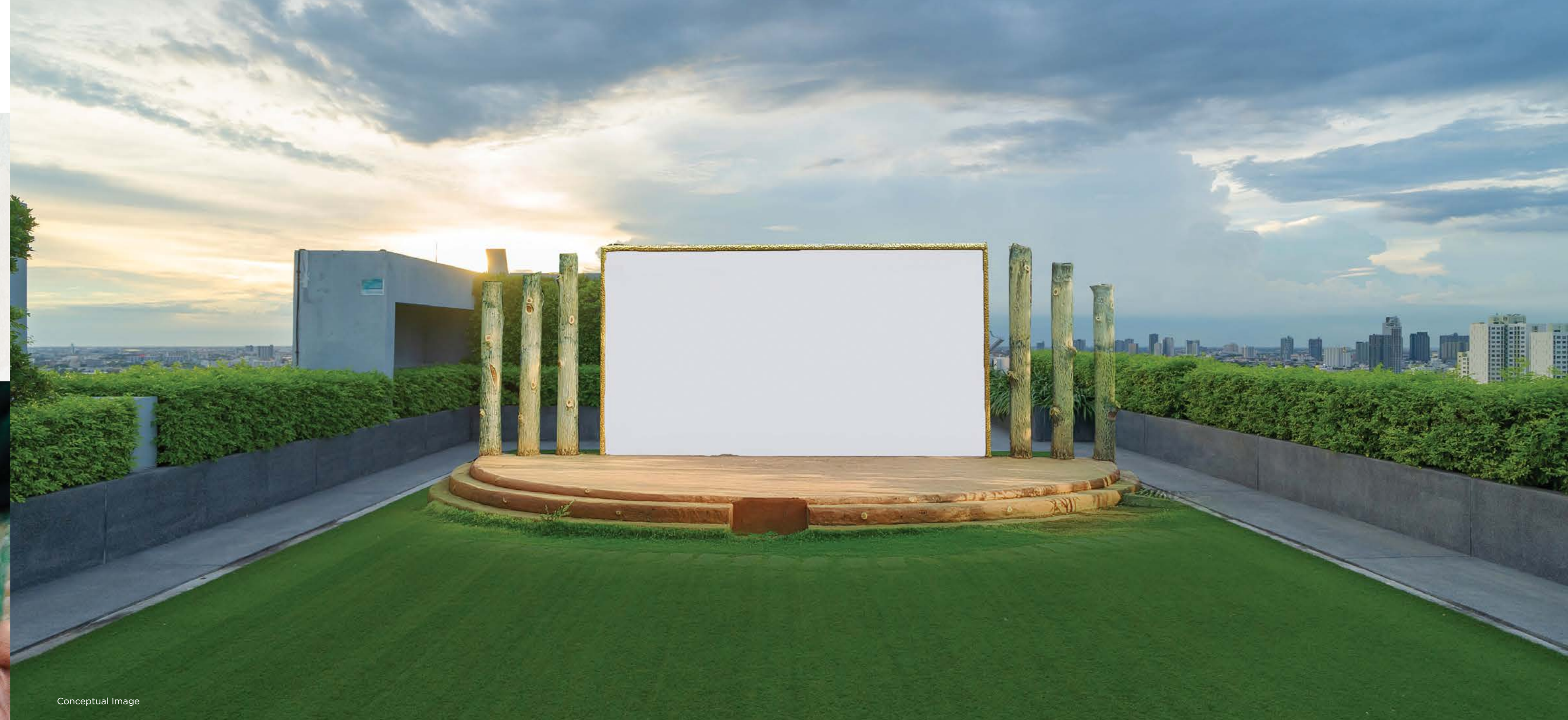
Party Lawn



Buffet Counter



Conceptual Image



Conceptual Image

Stage Area





SPECIFICATIONS

Structure

- Earthquake resistance RCC structure

Masonry

- AAC blocks

Electrical

- Earth Leakage Circuit Breakers concealed copper wiring
- Fire-resistant wires / cables
- Adequate electric points with quality modular switches
- Earth Leakage Circuit Breaker
- Distribution board with MCB

Plaster

- **External:** Sand-faced Double Coat finish plaster
- **Internal:** Gypsum Smooth Finish plaster to wall & ceiling

Doors

- Decorative main door with Digital Lock
- Internal laminated door with Mortise Lock
- FRP door for bathrooms & toilets with Cylindrical Lock
- Powder coated galvanized folding door for terrace of living or bedroom

Windows

- 2/3 Track Powder-coated aluminium sliding windows with mosquito mesh
- Granite window sill

Flooring

- 4’ x 2’ Marble Finish Tiles with skirting in entire flat except one master bedroom
- Wooden Finish Tile Flooring in one master bedroom
- Anti-skid Ceramic Flooring for attached terrace

Safety & Security

- CCTV surveillance in common area

Bathroom

- Anti-skid ceramic flooring
- Half glass partition
- False ceiling
- Dado Tiles up to lintel level
- Sanitary ware of standard make
- Diverter for hot and cold water
- Standard make exhaust fan
- Provision for geyser

Kitchen and Adjoining Balcony

- Kitchen platform with stainless steel sink
- Glazed tile dado up to 2 feet height above kitchen platform
- Provision for chimney
- Provision for washing machine with water inlet
- Provision for water purifier

Electrification

- Concealed electrical points with FR copper wiring

- Telephone & cable point in living & one master bedroom
- AC point in Master bedroom and Living room

- Provision for inverter backup

Paint

- OBD Paint in entire flat
- External Finish: Apex Paint
- Oil paint for grills & MS railings

Plumbing

- Concealed plumbing
- Jaquar / Aquant / Kerovit / Roca or equivalent fittings in bathroom, toilets & kitchen

Terrace

- Designer glass railing

Lift

- One lift with generator backup



CUT SECTIONS



- | | | |
|----------------|----------------|---------------------|
| 1. Lobby | 4. Kitchen | 7. Toilet |
| 2. Living Room | 5. Dining Area | 8. Master Bedroom 1 |
| 3. Balcony 1 | 6. Bedroom | 9. Master Toilet 1 |

3 BHK SERENE - 1070 SQ. FT.



- | | | |
|----------------|---------------------|----------------------|
| 1. Lobby | 5. Dining Area | 9. Master Toilet 1 |
| 2. Living Room | 6. Bedroom | 10. Master Bedroom 2 |
| 3. Balcony 1 | 7. Toilet | 11. Master Toilet 2 |
| 4. Kitchen | 8. Master Bedroom 1 | 12. Balcony 2 |

3 BHK TRANQUIL - 949 SQ. FT.

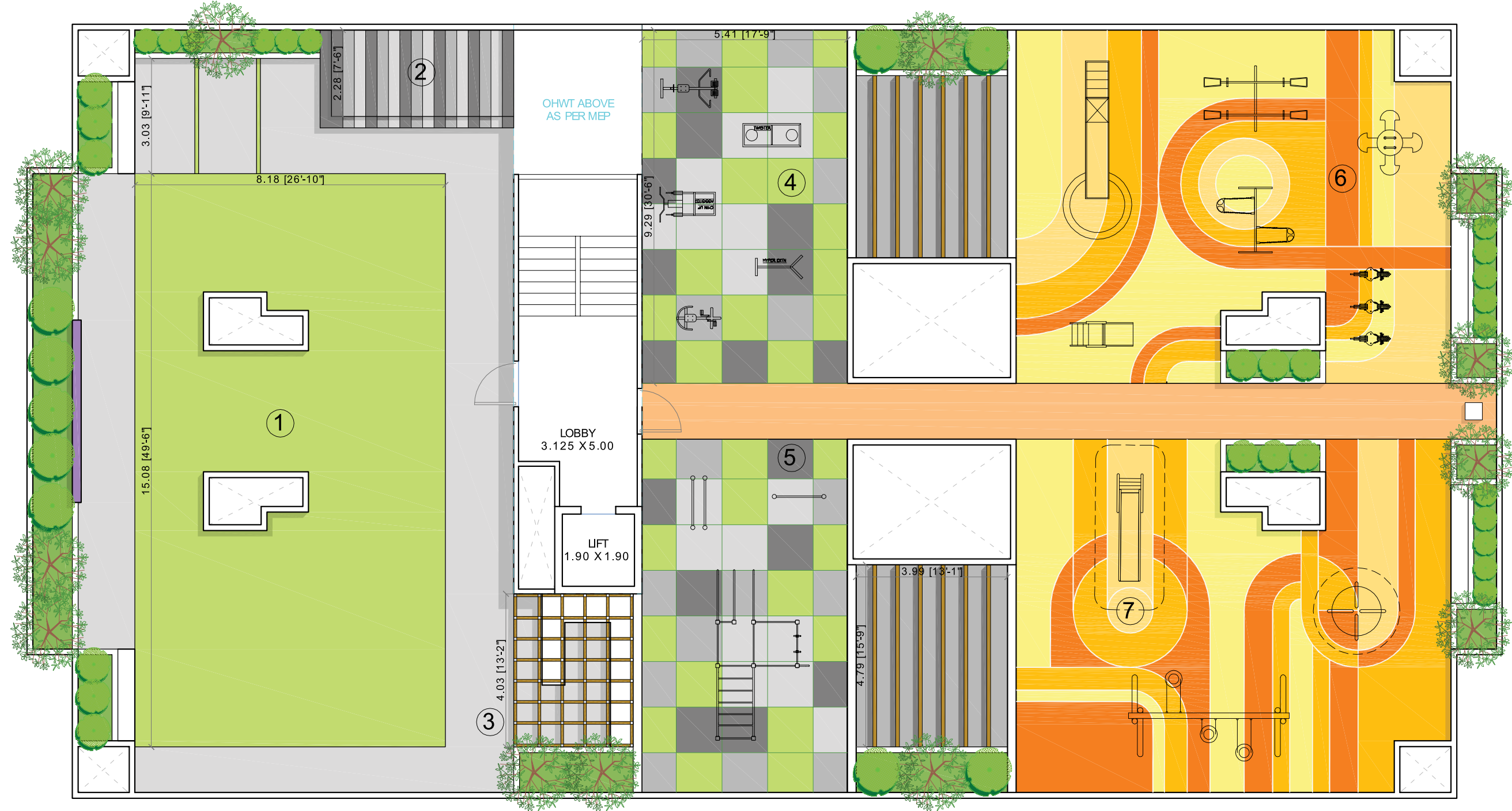


- | | | |
|----------------|---------------------|----------------------|
| 1. Lobby | 5. Dining Area | 9. Master Toilet 1 |
| 2. Living Room | 6. Bedroom | 10. Master Bedroom 2 |
| 3. Balcony 1 | 7. Toilet | 11. Master Toilet 2 |
| 4. Kitchen | 8. Master Bedroom 1 | |



TYPICAL FLOOR PLAN

CARPET STATEMENT					
FLAT NO.	FLAT TYPE	CARPET AREA		TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
		FLAT CARPET	OPEN BALC.		
101	3 BHK	86.67	12.76	99.43	1070
102	2 BHK	64.15	7.49	71.64	771
103	3 BHK	86.67	12.76	99.43	1070
104	3 BHK	86.67	12.76	99.43	1070
105	3 BHK	80.72	7.49	88.21	949
106	3 BHK	86.67	12.76	99.43	1070



1. Party Lawn

2. Stage Area
3. Buffet Counter

4. Open Air Gym
5. Calisthenics

6. Children's Play Area
7. Toddlers' Play Area





OUR ONGOING PROJECTS



Green Hive Plus
Premium 2 BHK Homes in Phursungi



Address One
Lavish 3 & 4 BHK
Apartments in Bibwewadi



OUR COMPLETED PROJECTS

Green Hive Phase 1
1 & 2 BHK Flats

Phursungi

Heritage+
2 BHK Flats at Gangadham

Katraj Road

Livogue
1 & 2 BHK Flats

Hadapsar

Life Park
2 & 3 BHK Flats

NIBM Annexe

Dew Drops
1 & 2 BHK Flats

Saswad

Unnati Previlege
2 BHK Flats

Kondhwa Khurd

Unnati Heritage
2 BHK Flats

Market Yard Annex

Unnati
1, 2 & 3 BHK Flats

Market Yard Annex

Crimson Crest
1 & 2 BHK Flats

Hadapsar

Green Divine
1 & 2 BHK Flats

Hadapsar

Mayur Vatika
2 & 3 BHK Flats

Dapodi

Mayur Trade Center
Office Spaces & Showrooms

Chinchwad

Mayur Nagari
1, 2 & 3 BHK Flats

New Sangvi





MahaRERA No.: **P52100080286**
<https://maharera.mahaonline.gov.in>



RAM INDIA GROUP
PACE PASSION PERFECTION
REAL ESTATE

Scan for Location



Site Address: Survey No. 22/2A/2/3,4,5, Kondhwa Khurd, Off NIBM Road, Pune, Maharashtra 411 048

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