

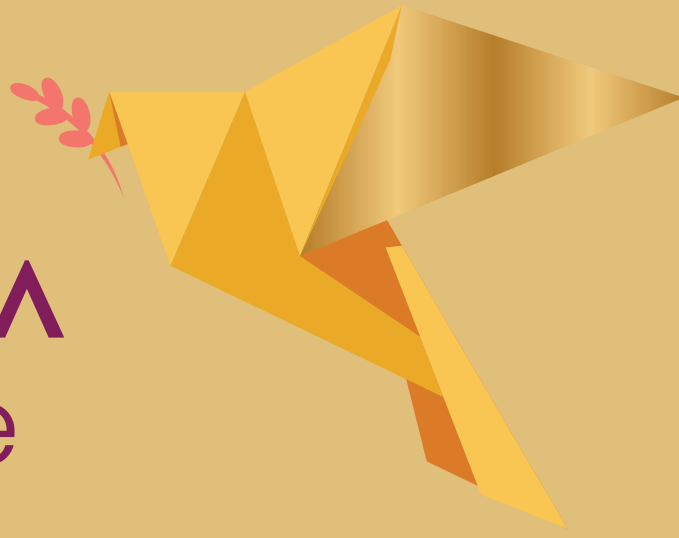


Where creativity finds form and  
luxury finds purpose.

**Live the ROYALE life.**



# The **RAVIMA** Advantage



Ravima Ventures has been at the forefront of Pune's real estate market for over 20 years, building homes that are more than just bricks and mortar. With a track record of excellence, timely delivery, and an unrelenting commitment to community building, we invite you to reimagine property investment—the right way.

20+

Year Legacy

2.0M

Sq.ft. Delivered

2500+

Families

1.3M

Sq.ft. Delivered

7

Locations



# WHY



# NEWTON HOMES

## is the Perfect Place for You?

---

- Where Young Minds Grow & Glow
- Where Little Learners & Parents Bond Together
- Where luxury meets imagination elevating your lifestyle
- Where Young Minds Thrive at Newton Creativity Center
- Elegance in every detail, sophistication in every space
- Where We Make A Community Of Creative Minds

## Why Is Newton Homes Your Dream Home?

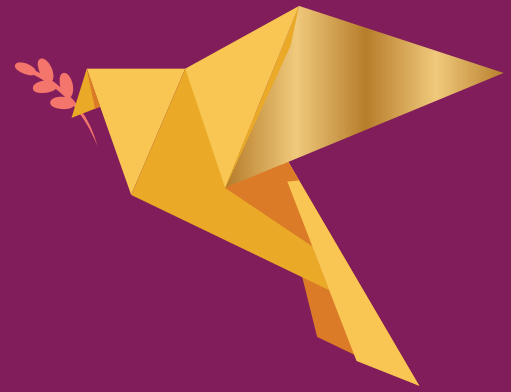
At the heart of this vision lies the Newton Creativity Center, a space designed to inspire and ignite innovation. Here, ideas come to life, and talents are honed under expert guidance. It's not just a center; it's a community where creativity thrives and dreams take flight.

Creativity is bringing out and nurturing skills, and tapping into a whole new world.

# WHY CHOOSE



## NEWTON HOMES *Royale*



Newton Homes Royale is more than just a residential project, it's a thoughtfully crafted environment where creativity and luxury come together seamlessly. Every home here nurtures personal growth, learning, and self-expression. With spacious residences, elegant interiors, and premium finishes, our homes are built to match evolving aspirations.

The 54 curated amenities encourage mindful living and everyday joy.

Newton Homes Royale offers excellent connectivity to IT parks, schools, and lifestyle hubs, making it a perfect choice for modern professionals and growing families.

Backed by Ravima Ventures' legacy of trust, timely delivery, and customer-first thinking, Newton Homes Royale is where you live inspired.







Artistic Impression for presentation purpose only.



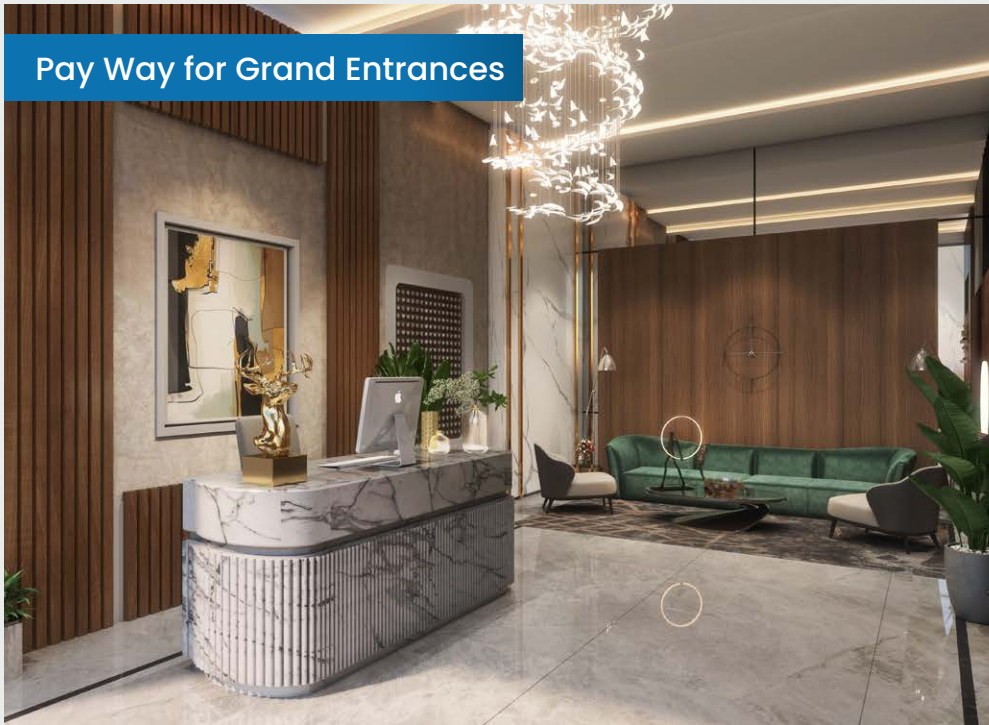
Artistic Impression for presentation purpose only.



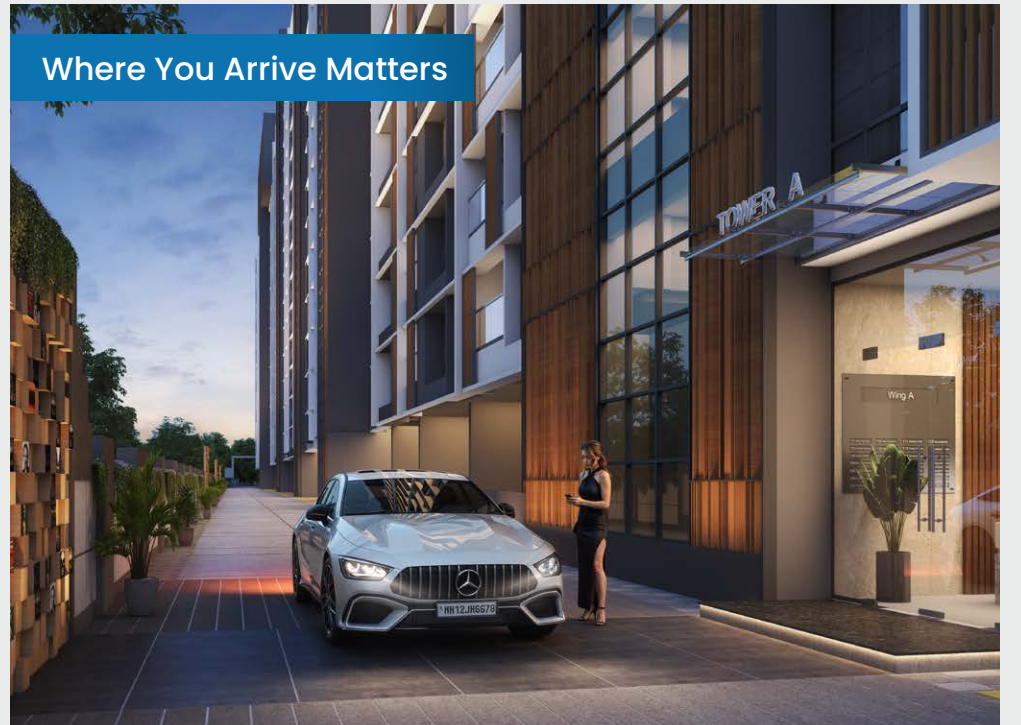
Breathe in Freshness



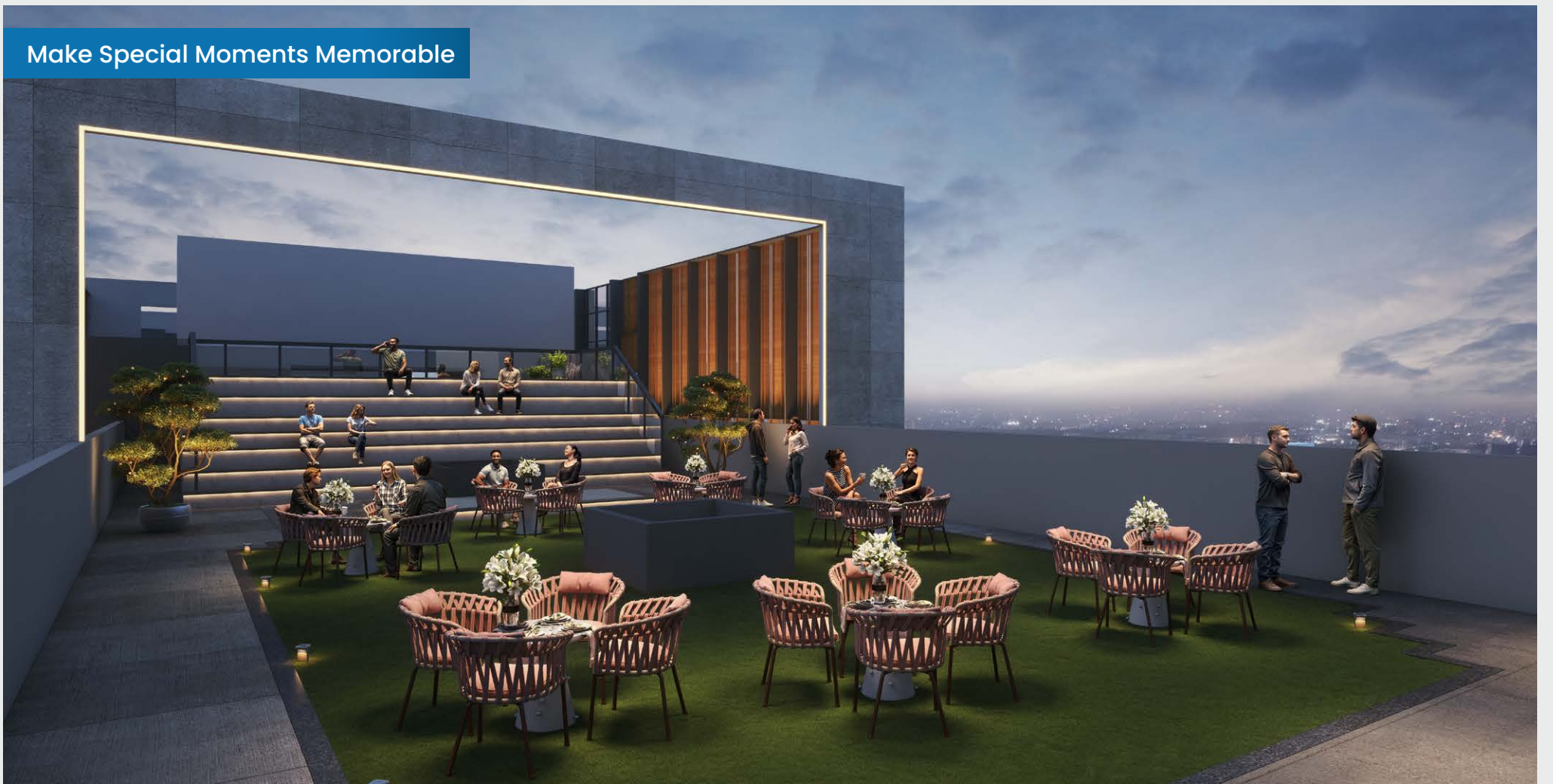
Pay Way for Grand Entrances



Where You Arrive Matters



Make Special Moments Memorable



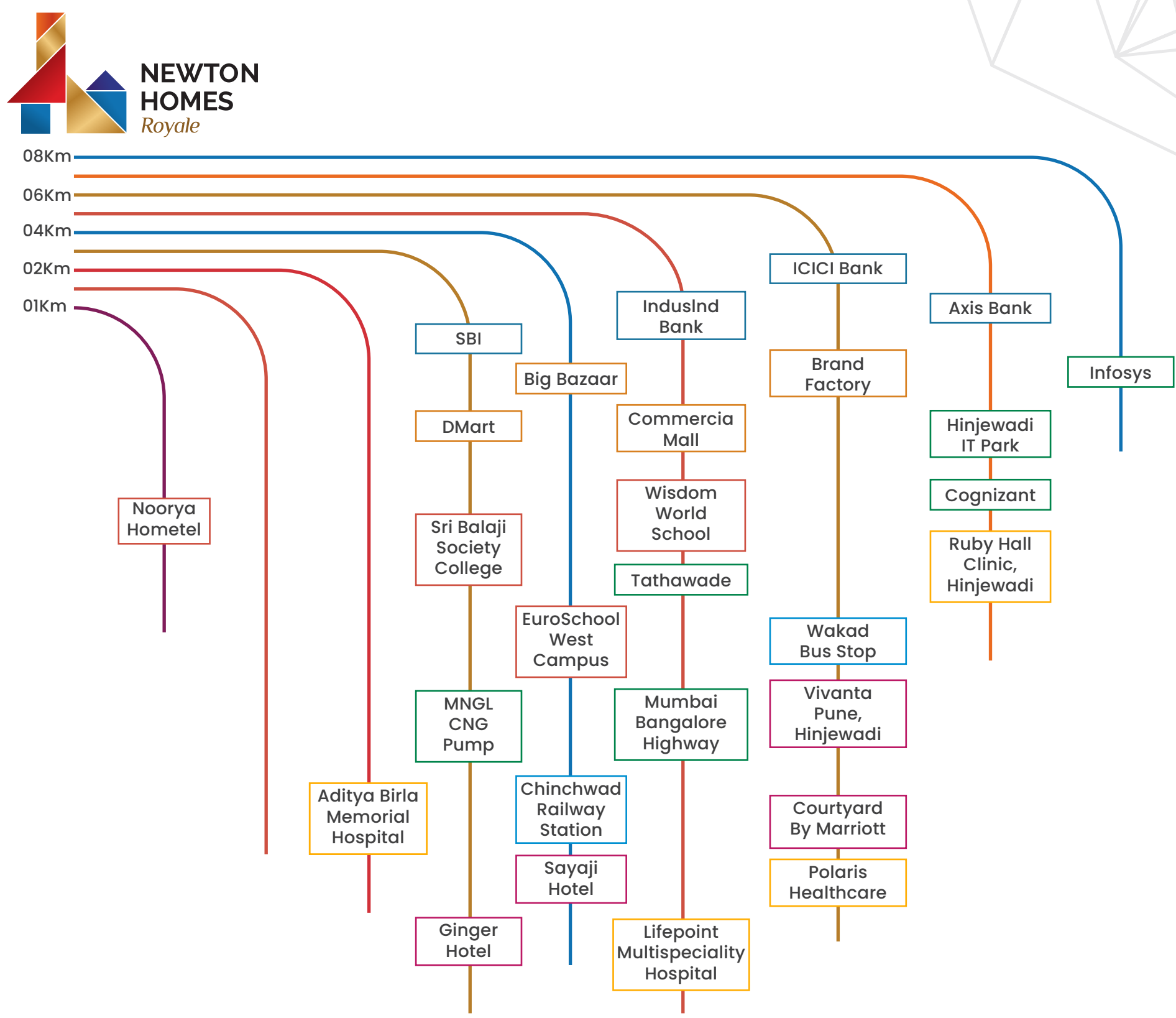


ACTUAL FLAT PHOTOS





# LOCATION HIGHLIGHTS



## UNMATCHED CONNECTIVITY FOR SEAMLESS TRAVEL

- 

Quick access to  
Mumbai - Pune Expressway,  
Pune-Bengaluru Highway & NH 48
- 

Fastest Growing Hub of PCMC  
Surrounded by Wakad, Baner,  
Hinjewadi, and Ravet, Heart of Chinchwad
- 

Proximity to  
IT Hubs & Business Districts
- 

Infosys - 8.7 km, Wipro - 7.7 km,  
Accenture - 8.5 km,  
Hinjewadi IT Park - 7.5 km
- 

All Conveniences  
Within Reach
- 

Daily essentials, shopping, and leisure  
just minutes away  
DMart - 3.3 km, Decathlon - 3.3 km,  
Xion Mall - 5.6 km, Big Bazaar - 4.4 km
- 

Just 5 Mins Away from  
key necessities  
Aditya Birla Memorial Hospital - 1.7 km
- 

Central Connectivity to  
Top-tier educational institutions  
Podar International School - 4 km,  
Akshara International - 4.1 km,  
Dr. D.Y. Patil Institute - 4 km
- 

Premium social infrastructure at  
just minutes away  
Noorya hotel - 1 km,  
Sayaji Hotel - 4.3 km,  
Courtyard by Marriott - 5.5 km
- 

A smart investment in  
a prime growth corridor  
Proposed, World Trade Center - Proposed,  
Metro Connectivity - Proposed

# Maximum Proximities



## Schools & colleges

- EuroSchool West Campus - 4 km
- Akshara International School - 4.1 km
- Indira National School - 4 km
- Sri Balaji Society College - 2.8 km
- Dr. D. Y. Patil Biotechnology Bioinformatics Institute - 4 km
- Rajarshi Shahu College of Engineering - 4.4 km
- Podar International School - 4 km
- Wisdom World School - 5.4 km
- Vibgyor School - 4.2 km
- Elpro International School - 2.4 km
- SNBP International School - 7.6 km
- Pimpri Chinchwad College of Engineering - 3.1 km
- S.B. Patil Institute of Management - 3.8 km



## Food and Malls

- DMart - 3.3 km
- Decathlon - 3.3 km
- Big Bazaar - 4.4 km
- Commercia Mall - 4.9 km
- White Square - 5.5 km
- City One Mall - 4 km
- Elpro City Square Mall - 1.8 km
- Phoenix Mall - 5.5 km
- Reliance SMART - 1.8 km



## Workplaces & Landmark

- MNGL CNG Pump - 2.6 km
- Mumbai Bangalore Highway - 5.3 km
- Infosys - 8.7 km
- Cognizant - 7.2 km
- Wipro - 7.7 km
- Accenture - 8.5 km
- Hinjewadi IT Park - 7.5 km
- IBM - 8.2 km
- Mumbai-Pune Expressway - 6.5 km
- NH 48 (Old NH 4) - 5 km
- Pune-Bangalore Highway - 5 km
- The Workclub (Ravima Venture) - 4.6 km
- Empire Estate Business Centre - 6.3 km



## Hotels

- Noorya Hometel - 1 km
- Ginger Hotel - 3.1 km
- Sayaji Hotel - 4.3 km
- Vivanta Pune, Hinjewadi - 5.7 km
- Courtyard By Marriott - 5.5 km



## Hospitals

- Aditya Birla Memorial Hospital - 1.7 km
- Lifepoint Multispeciality Hospital - 4.5 km
- Polaris Healthcare - 4.6 km
- Surya Mother and Child care
- Superspeciality Hospital - 5.6 km
- Ruby Hall Clinic, Hinjewadi - 6 km
- Phoenix Hospital - 4.6 km
- Lokmanya Hospital - 3.5 km





**NEWTON  
HOMES**  
*Royale*

## PROJECT DETAILS

| DETAILS       | TYPE              |
|---------------|-------------------|
| Project Size  | 3 Acres           |
| Towers        | 6 Towers          |
| Total Units   | 336 Units         |
| Floors        | 14+ Parking Floor |
| Configuration | 2, 3, 4 BHK       |
| Entrance      | East & West       |

- Top Terrace Area - 29,000 sq.ft.

- No. of Amenities - 50+

- 5 Creative Centres

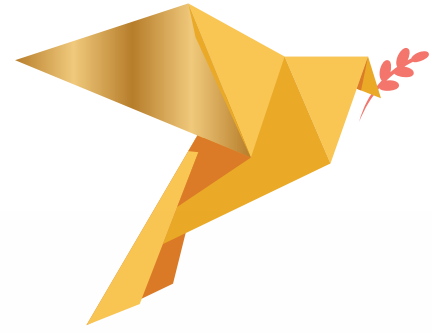
- Lavish Entrance Lobby

- Spacious Layouts

- Unmatched Specifications



# 0wastage Homes

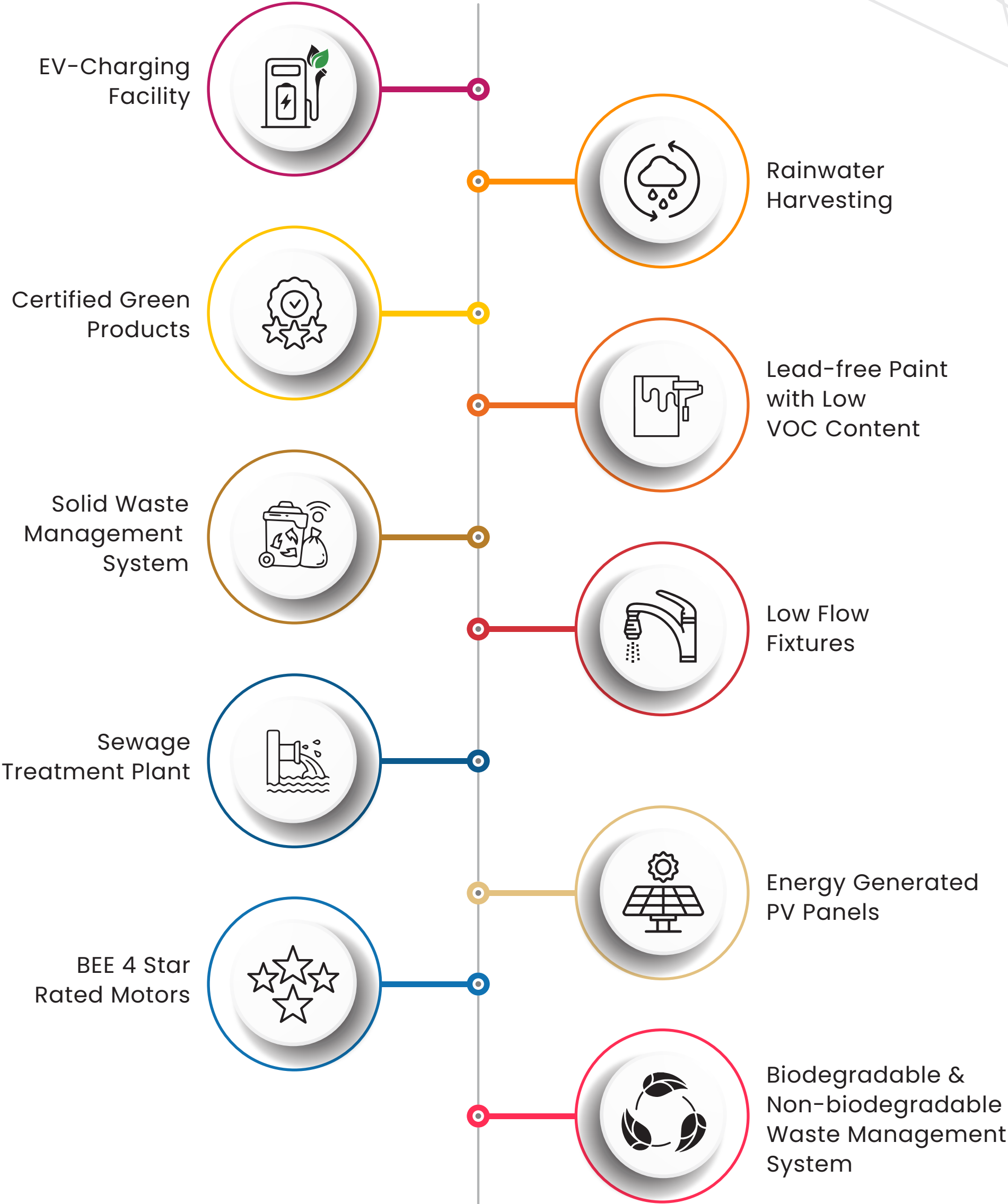


## CRAFTED WITH MAXIMUM EFFICIENCY AND ZERO WASTAGE.

- Smartly designed by architects
- Multi-use spaces
- Natural light and ventilation
- Kitchen with maximum utilization
- No wastage of space in passages



# SUSTAINABLE & ECO-FRIENDLY DESIGN



# AUTOMATION & SMART FEATURES



## Guard Phone

- Record Video and Audio of Visitor
- Call Broadcast Feature in case of Emergency
- Receive SOS Alarm Alerts



## Lobby Video Entry Station

- Face Recognition
- QR Code Reader for Guest using mobile APP



## Video Door Phone

- Building Intercom
- Built-in SOS Soft Button
- Mobile App Integration
- Guard Management Console Integration
- Live Alerts for Gas Leak/Heat Detector to Guard Console & Society Office
- Snapshot Recording
- Night Vision
- Motion Detection and Recording
- Relay for Door Lock Integration

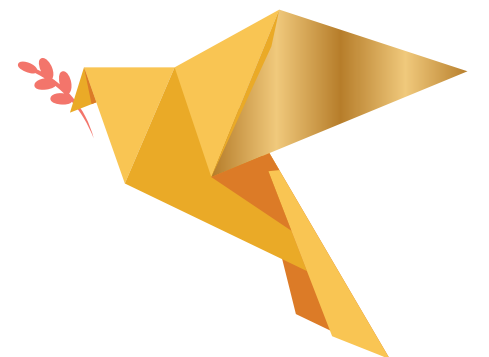


## Smart Digital Door Lock

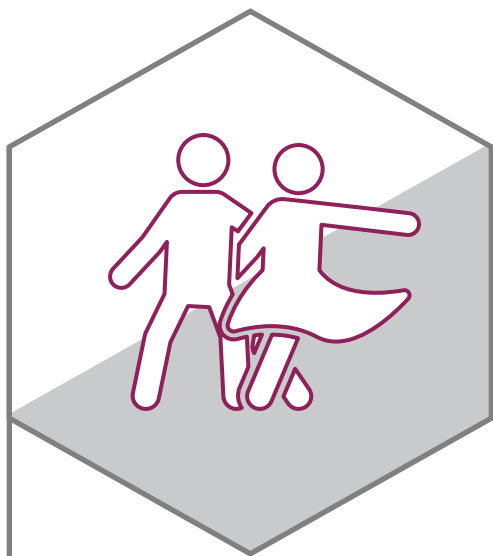
- Unlocking ways using Biometric PIN+  
Smart Card+Mechanical Key+Mobile App
- Video Door Phone integration
- Door Force Alarm
- Auto lock on 3 incorrect attempts

**RAIMA**  
CARE  
APP

- Visitor Management
- Property & Member Management
- Grievance Booking & Property Maintenance Management
- Event & Notice Alert
- Amenity Booking System
- Community Module.

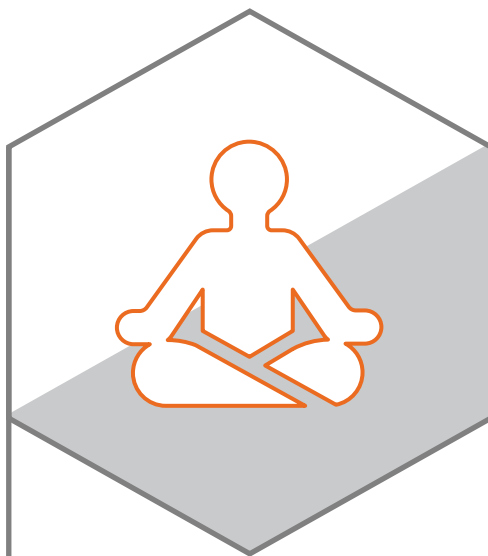


# A MULTIVERSE OF CREATIVE CENTER GATEWAYS



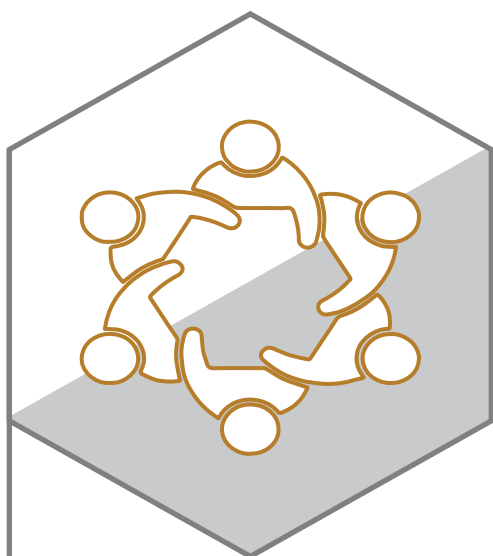
## HEALTH CENTRE

- Gym
- Yoga
- Meditation
- Spinning
- Cardio
- Weight Training



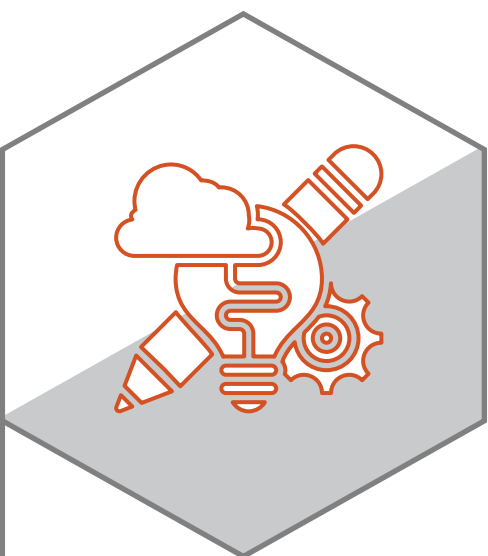
## RECREATIONAL CENTRE

- Board Games
- Table Tennis
- Pool Table
- Foosball
- Carrom



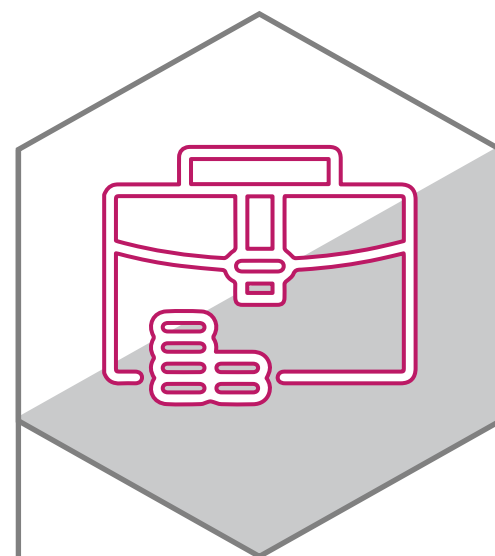
## COMMUNITY CENTER

- Banquet Hall
- Buffet Counter
- Dining Area
- Guest Room + Pods for Guest



## NEWTON CREATIVITY CENTER-STORYTELLING

- Arts and Craft Room
- AfterSchool Activities
- Daycare / Toddler's Space
- Tuition Room / Story Telling
- Seminar / Workshop Area
- Music / Dance / Hobby Room



## BUSINESS CENTER

- Co-working space
- Conference Room
- Library



# PROJECT AMENITIES

## GROUND-LEVEL AMENITIES



Multipurpose Court



Senior Citizen Pavilion



Paddle Court



Exercise Station

## ROOFTOP AMENITIES



Therapeutic & Tranquil



Meditation Garden



Meditation Pavilion



Acupressure Pathway



Amphitheatre (20-25)



Sensory Garden



Walking Pathway



Art & Craft Pavilion



Rooftop Jamming Pavilion



Science and Mathematics Activity



Kids Pool



Outdoor Game Pavilion



Stargazing Zone



Story Pavilion



Oxygen Park



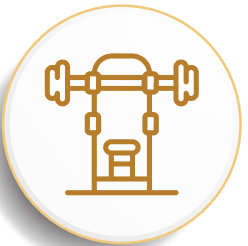
Herb Garden



Party Lawn (70-75)



Senior Citizen Park



Outdoor Gym and Calisthenics



Art Platform



Hammock Swing



Outdoor Gathering Space



Jacuzzi



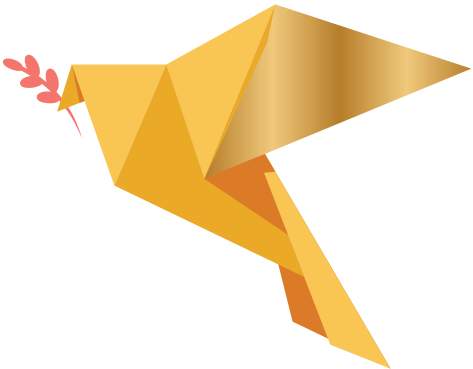
Swimming Pool



Toddlers Play Park (Upto 5-6 years Old)



Party Deck (40-45)



# PROJECT SPECIFICATIONS

## Structure, External and Internal Finish

- Earthquake-resistant RCC frame structure
- External & Internal walls AAC blocks
- External walls sand faced plaster
- Internal walls in gypsum/POP finish
- Exterior Acrylic weather shield paints with texture.
- Superior quality interior paint
- Oil paint of MS grills.

## Electrical Fittings

- Child-friendly electrical switches
- Electrical concealed copper wiring with modular switches and adequate points in all rooms
- Electrical provision for split AC in master bedroom, all common bedroom and living room
- Ceiling fan points in all rooms
- Loft provision for inverter and router in the lobby area.
- Built-In foot lamp in all bedrooms
- Branded make switches and accessories (Legrand or equivalent)
- Designated space for AC outdoor unit.
- DB Box - Legrand

## Plumbing

- CPVC concealed plumbing in kitchen, toilets and utility areas.
- Kohler or equivalent CP fittings and sanitary Fixtures
- Low flow Fixtures

## Flooring

- Premium vitrified tile for flooring in living, dining, kitchen, bedroom and passage. (800mm x 1600mm)
- Matt finished ceramic flooring in balcony, dry balcony and toilets. (600 x 1200)

## Windows

- Toughend glass railings upto 1.2mtr height for safety
- Unique window designs for better light, ventilation, and feel like balcony
- Premium powder coated aluminium sliding doors for master bedroom balcony
- Moldable foldable door with 100% opening for living balcony
- Full body stone frames for toilet and kitchen window frames
- Reflective glass for windows reduces heat, enhancing comfort

## Bathroom and Toilets

- Glazed tiles upto lintel level in all bathrooms.
- Concealed Plumbing
- Cold and Hot Mixer fittings in all bathrooms
- Grid false ceiling for all bathrooms with sensor lights
- Niche for soap, shampoo, body wash etc.
- Exhaust fan
- Rain shower in master bathroom
- Shaving Mirror in master and common toilet

## Lift and Ramp

- Automatic stretcher lift
- Ramps at entrance lobby for toddlers and elders
- Individual Milk and Newspaper holder near maindoor of each flat



# PROJECT SPECIFICATIONS

## Door and Door Frames

- Decorative main entrance door with digital lock and Video door phone.
- Laminated Flush door with wooden door frame in all bedrooms
- Premium full body stone door frame for toilets
- Mortise handle lock for all bedrooms
- Sliding doors for balcony in master bedroom

## Master Bedroom

- Dedicated Work from home area.
- Provision of two wardrobe space(he/she)

## Kitchen

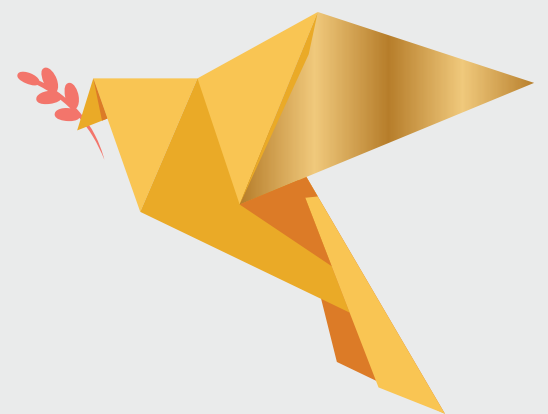
- Sink with glass washer(Vegetable washer and tray)
- Service counter
- Dedicated electrical points
- Space for water Jar
- 2nd sink in dry balcony for cleaning utensils
- Parallel platform – Premium full body stone (Artificial marble)
- Provision for water purifier
- Exhaust fan with electric point
- Wall to wall window for natural sunlight and ventilation
- Gas leak detector
- Floor trap Anti cockroach

## Terrace

- Matt finished flooring (600 x 1200)
- Artificial stone shelf with charging points for mobile, laptops, alexa etc.
- Decorative PVC ceiling for terrace with light fittings (wooden finish)
- Glass Railing with fins in both balconies for AC outdoor unit and plantation

## Dry Balcony

- Matt finished flooring (600 x 1200)
- Electrical point for washing machine
- Additional SS sink with service counter
- Space for dry clothes



# MASTER LAYOUT PLAN

## Ground Level Amenities

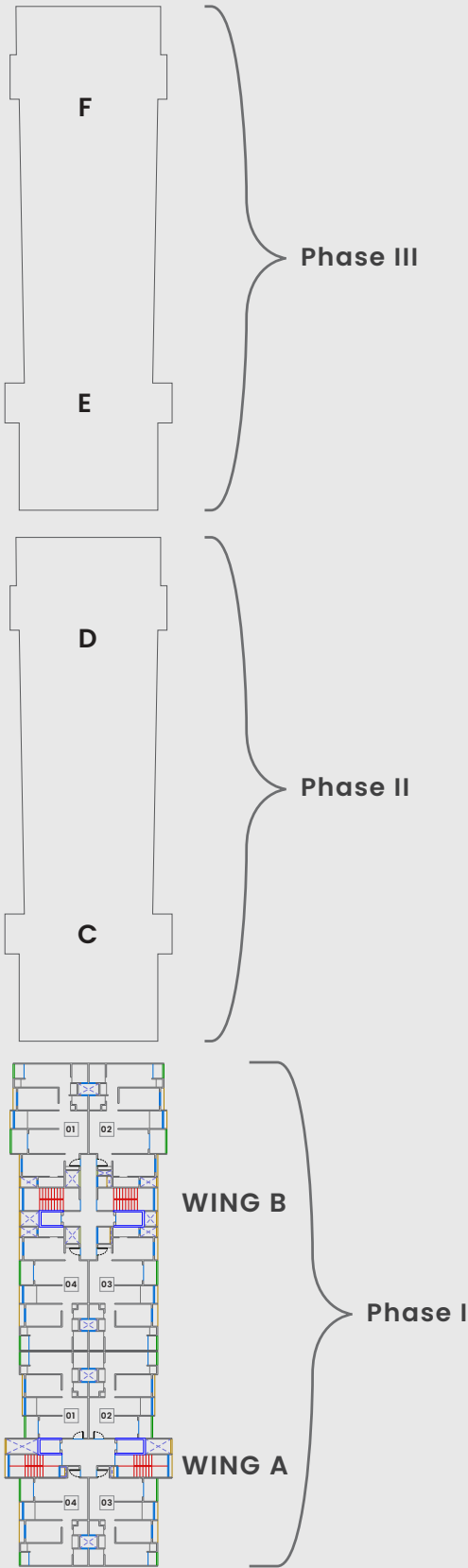
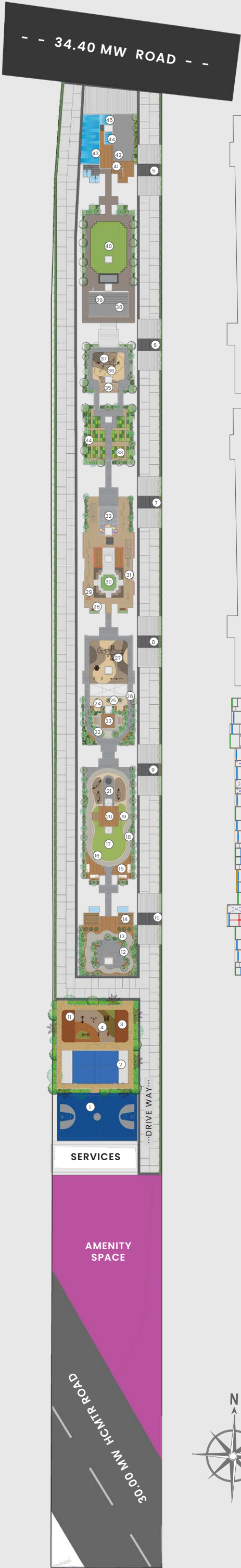
- 1 Multipurpose Court
- 2 Paddle Court (Play Area)
- 3 Senior Citizen Pavilion
- 4 Exercise Station

## Featured Creative Drop Off Points

- 5 Knowledge Wall
- 6 Social Wall
- 7 Wall Of Spirituality
- 8 Wall Of Patriotism
- 9 Wall Of Health
- 10 Wall Of Nature

## Rooftop Amenities

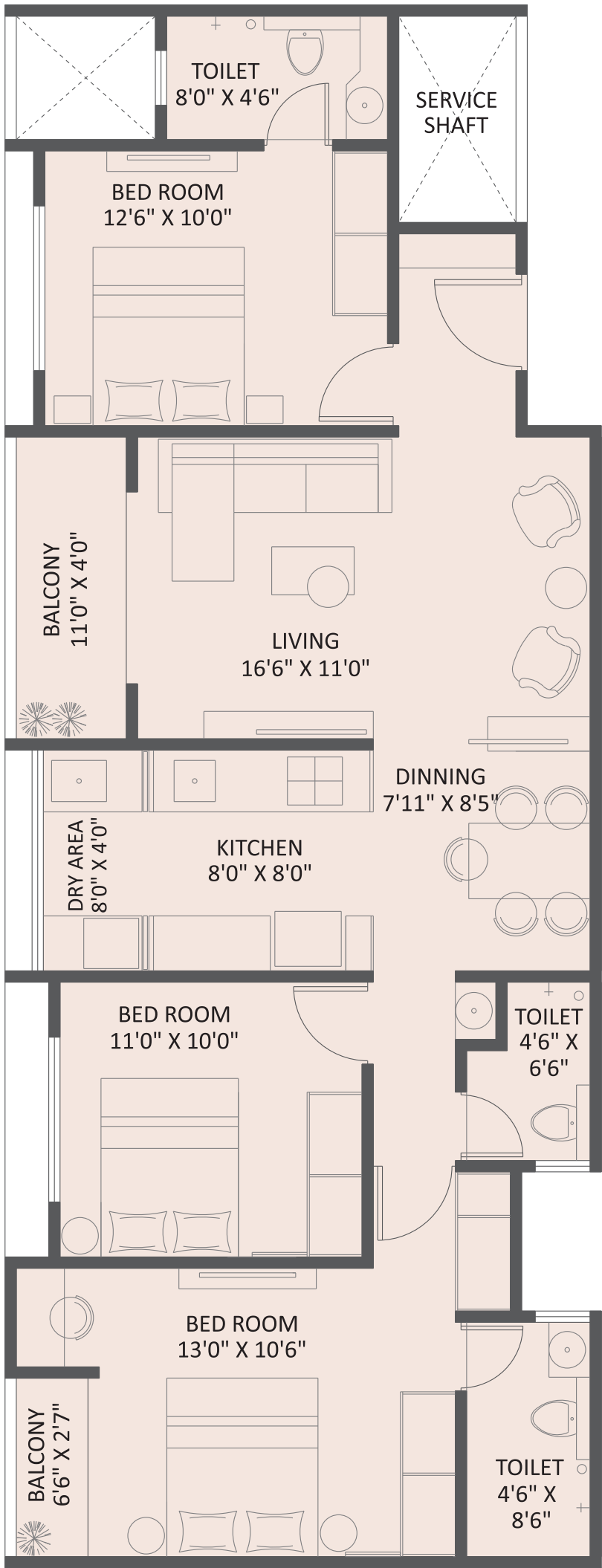
- 11 Seating Pavillion
- 12 Therapeutic & Tranquil Meditation Garden
- 13 Acupressure Pathway
- 14 Meditation Pavillion
- 15 Seating Lounge
- 16 Low Level Cave
- 17 Outdoor Gathering Space
- 18 Walking Track
- 19 Art Platform
- 20 Art & Craft Pavillion
- 21 Roof Top Jamming Pavillion
- 22 Sensory Garden
- 23 Outdoor Game Pavillion
- 24 Fixed Comfortable Garden Benches For Senior Citizens
- 25 Senior Citizen Park
- 26 Connecting Bridge (On Terrace Level)
- 27 Toddlers Play Park
- 28 Pavillion For Comfortable Seating
- 29 Space Related Instruction Based Floor Games Circuit
- 30 Stargazing Area
- 31 Science And Mathematics Related Instruction Based Floor Games Circuit
- 32 Story Pavillion
- 33 Herb Garden
- 34 Oxygen Park
- 35 Picnic Area
- 36 Calisthenics Park
- 37 Outdoor Gym
- 38 Pantry
- 39 Amphitheatre
- 40 Party Lawn
- 41 Deck Area
- 42 Party Deck
- 43 Swimming Pool
- 44 Jacuzzi
- 45 Kids Pool



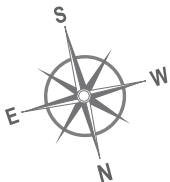


# Wing-A | 3 BHK | Typical Unit Plan

Carpet Area – 1014 Sq.ft.

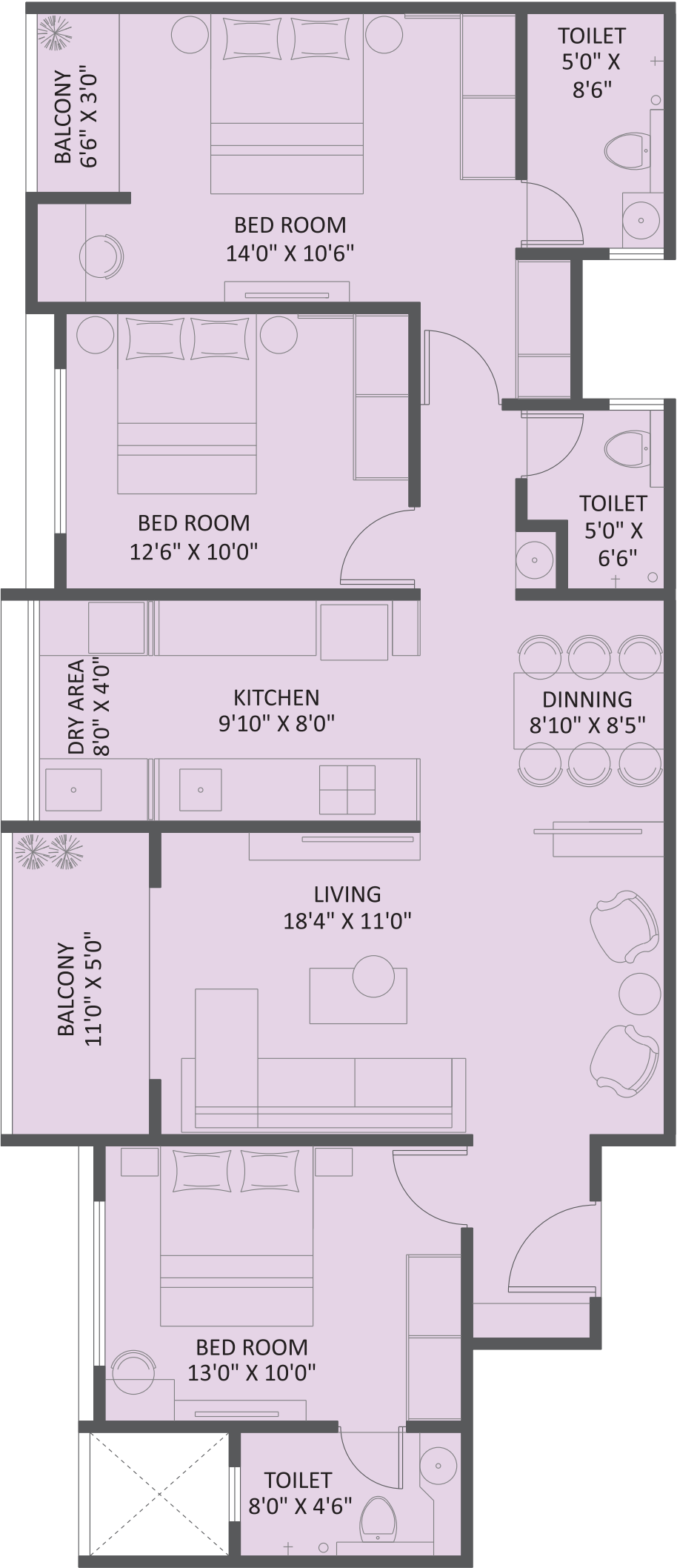


| TYPE  | CARPET    | OPEN BALC. | TOTAL CARPET |            |
|-------|-----------|------------|--------------|------------|
|       | ( SQ.M. ) | ( SQ.M. )  | ( SQ.M. )    | ( SQ.FT. ) |
| 3 BHK | 88.54     | 5.66       | 94.20        | 1014       |

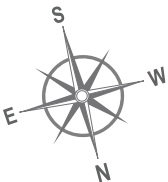


# Wing-A | 3 BHK | Typical Unit Plan

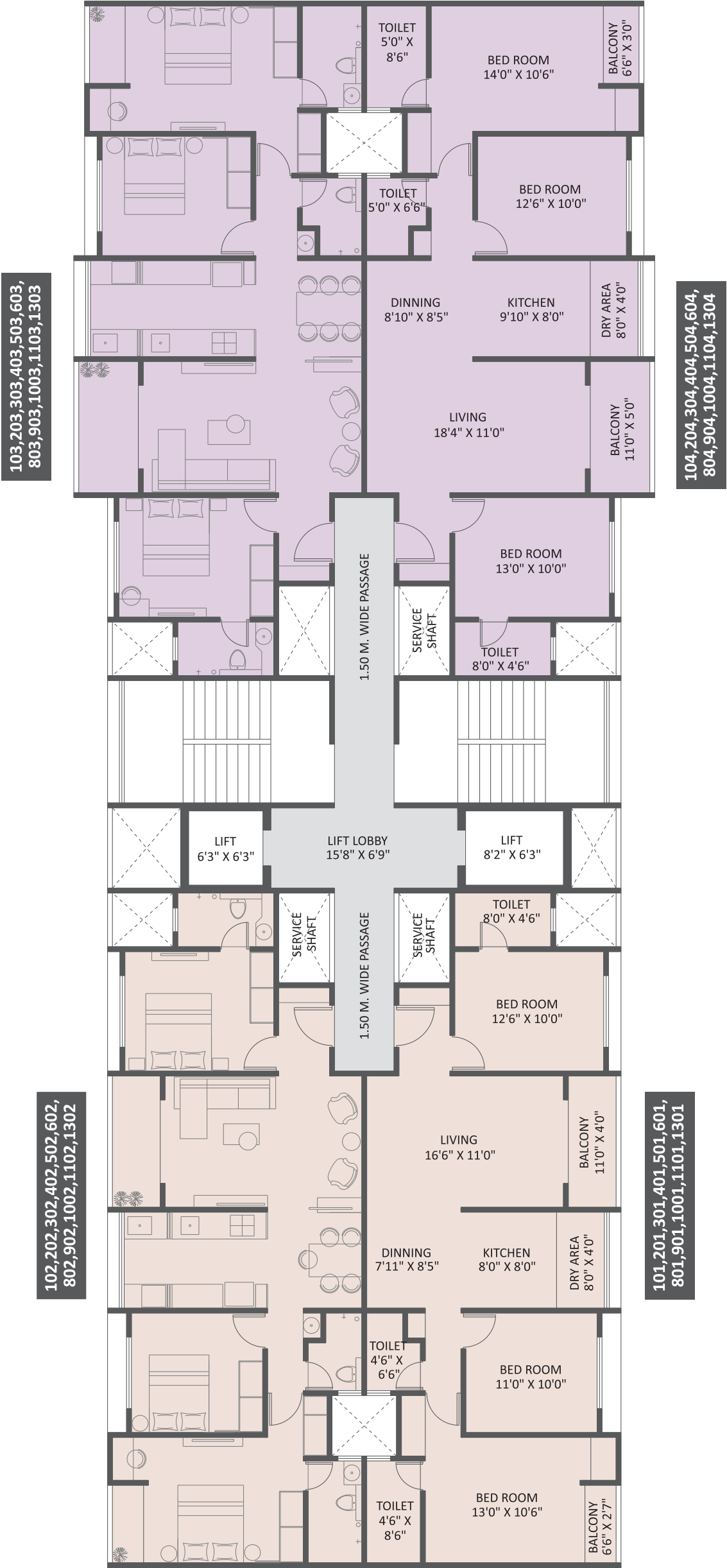
Carpet Area – 1118 Sq.ft.



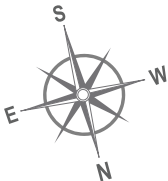
| TYPE  | CARPET    | OPEN BALC. | TOTAL CARPET |            |
|-------|-----------|------------|--------------|------------|
|       | ( SQ.M. ) | ( SQ.M. )  | ( SQ.M. )    | ( SQ.FT. ) |
| 3 BHK | 96.95     | 6.89       | 103.84       | 1118       |



# Wing-A | Typical Floor Plan (3BHK Units)

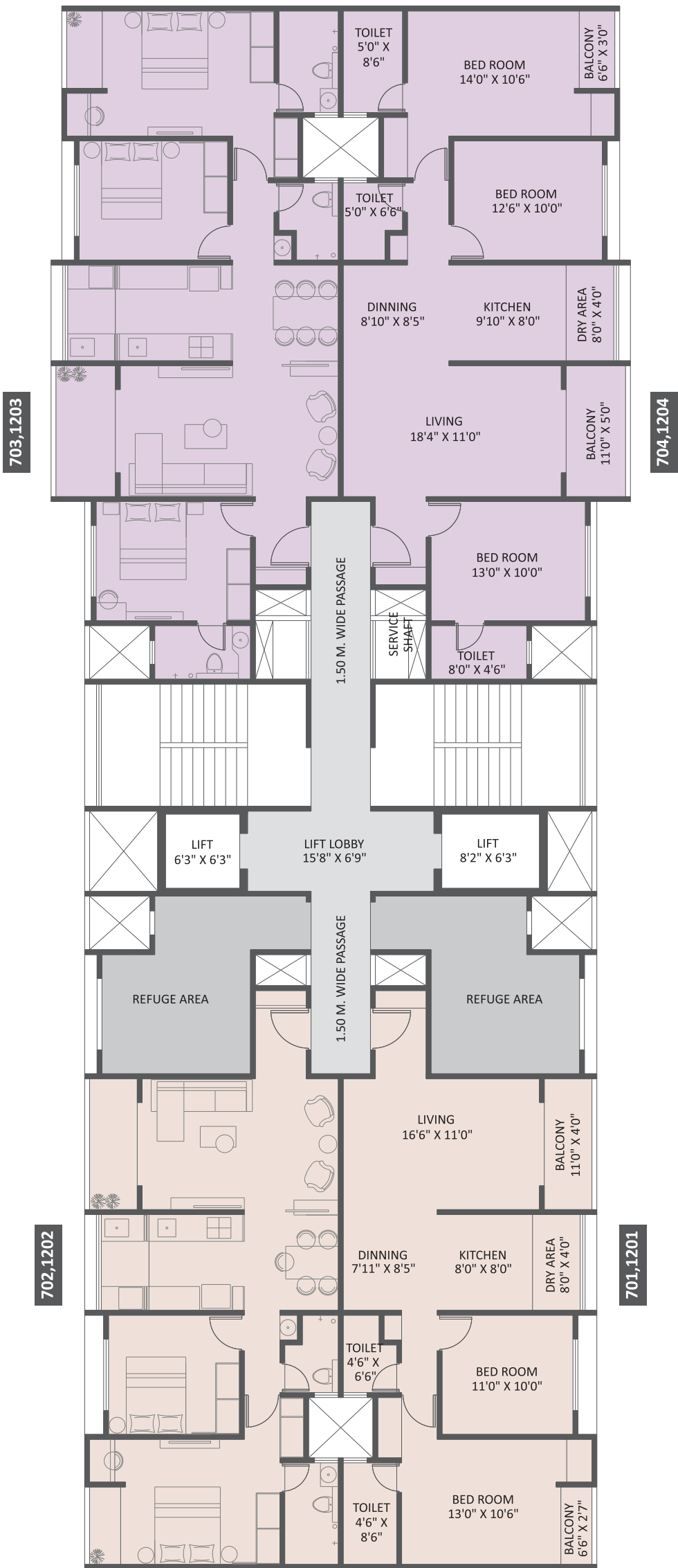


| FLAT NO.   | TYPE  | CARPET    | OPEN BALC. | TOTAL CARPET |            |
|--|-------|-----------|------------|--------------|------------|
|  |       | ( SQ.M. ) | ( SQ.M. )  | ( SQ.M. )    | ( SQ.FT. ) |
| 101, 201, 301, 401, 501, 601 / 801, 901, 1001, 1101, 1301, 1401<br>102, 202, 302, 402, 502, 602 / 802, 902, 1002, 1102, 1302, 1402 | 3 BHK | 88.54     | 5.66       | 94.20        | 1014       |
| 103, 203, 303, 403, 503, 603 / 803, 903, 1003, 1103, 1303, 1403<br>104, 204, 304, 404, 504, 604 / 804, 904, 1004, 1104, 1304, 1404 | 3 BHK | 96.95     | 6.89       | 103.84       | 1118       |

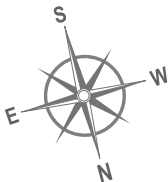


# Wing-A | Refuge Floor Plan (3BHK & 2BHK Units)

7th & 12th Floor

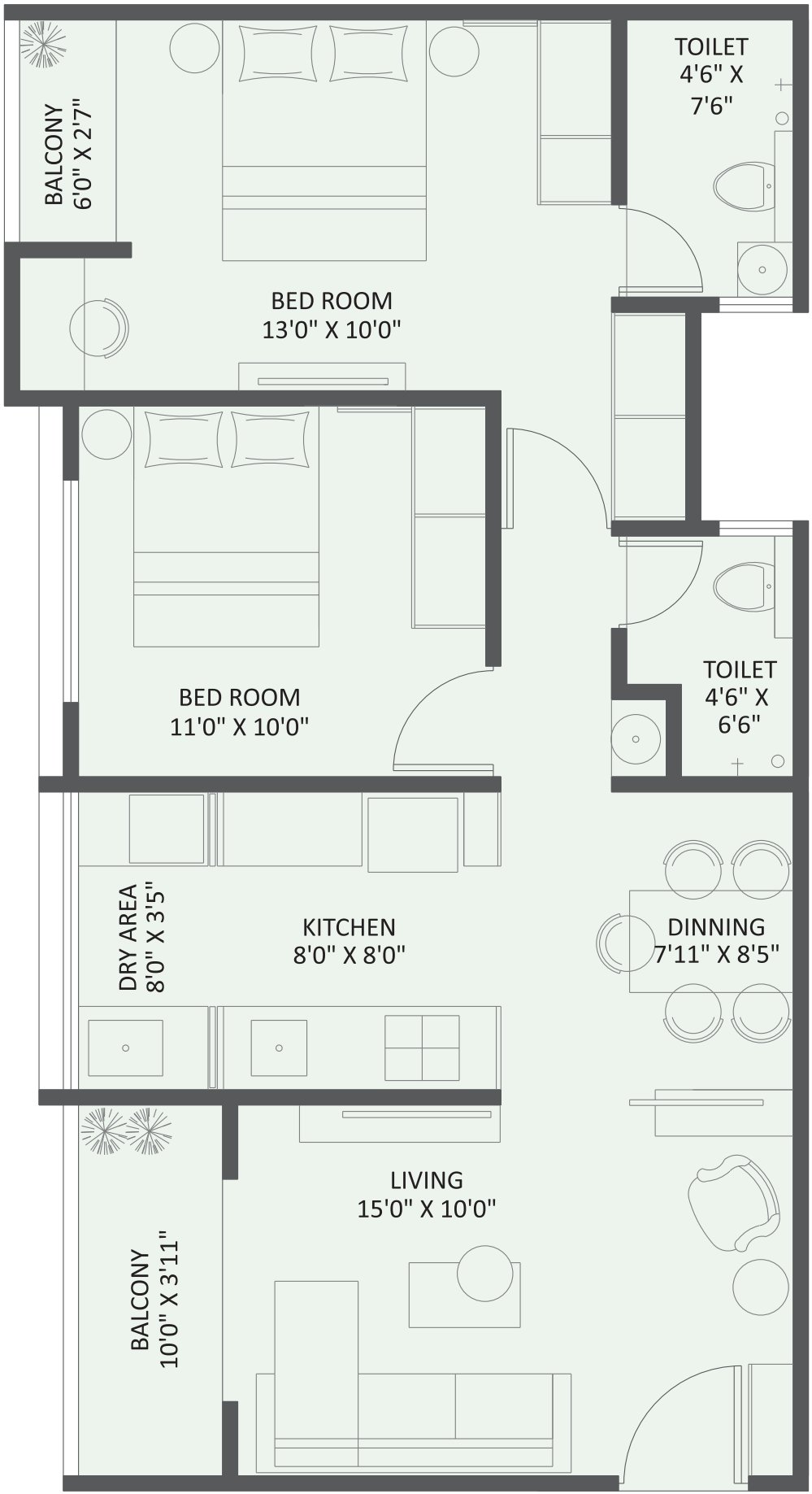


| FLAT NO.              | TYPE  | CARPET    | OPEN BALC. | TOTAL CARPET |            |
|-----------------------|-------|-----------|------------|--------------|------------|
|                       |       | ( SQ.M. ) | ( SQ.M. )  | ( SQ.M. )    | ( SQ.FT. ) |
| 701, 1201 / 702, 1202 | 2 BHK | 72.53     | 5.66       | 78.19        | 841        |
| 703, 1203 / 704, 1204 | 3 BHK | 96.95     | 6.89       | 103.84       | 1118       |

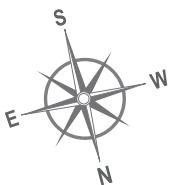


# Wing-B | 2 BHK | Typical Unit Plan

Carpet Area – 757 Sq.ft.

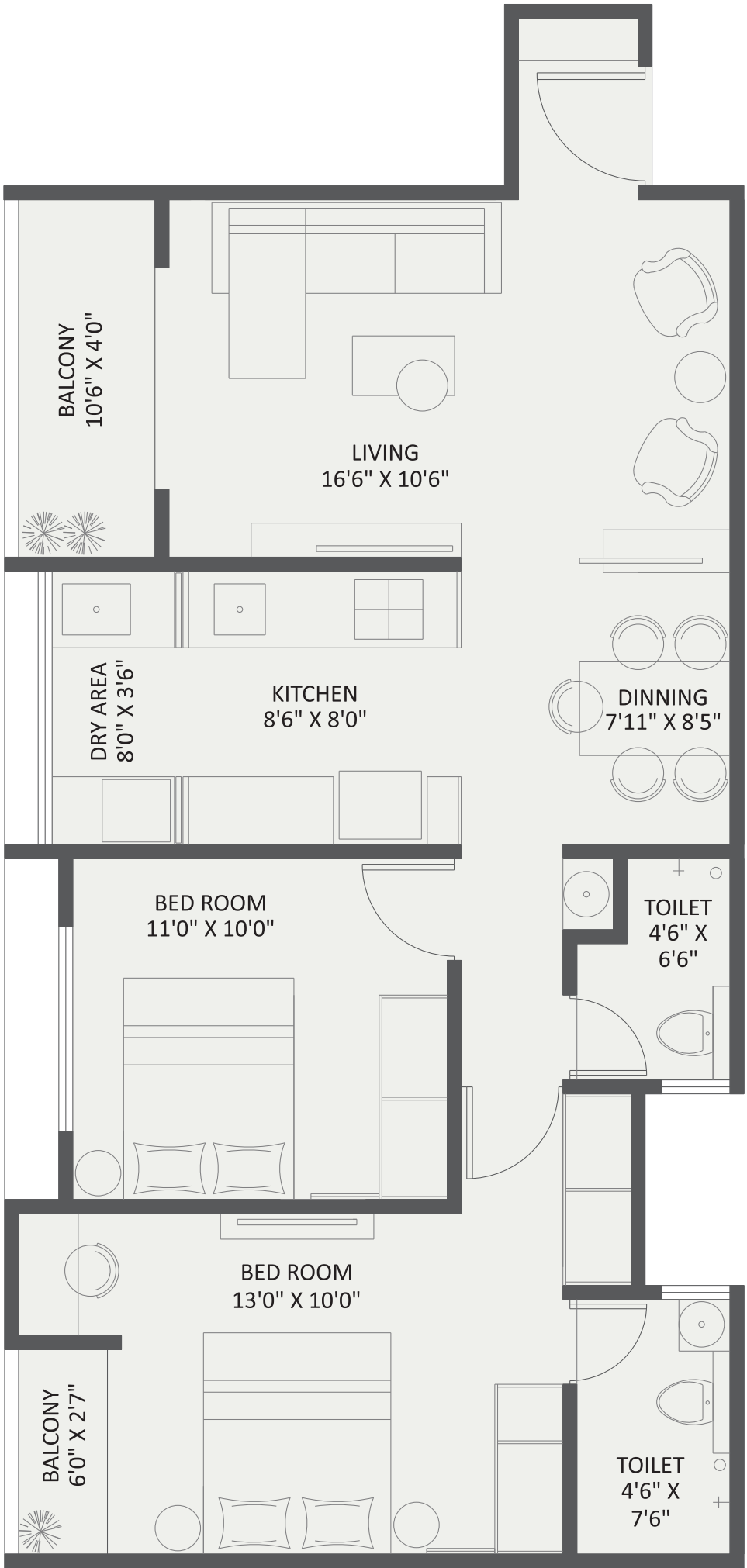


| TYPE  | CARPET    | OPEN BALC. | TOTAL CARPET |            |
|-------|-----------|------------|--------------|------------|
|       | ( SQ.M. ) | ( SQ.M. )  | ( SQ.M. )    | ( SQ.FT. ) |
| 2 BHK | 65.22     | 5.07       | 70.29        | 757        |

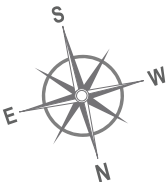


# Wing-B | 2 BHK | Typical Unit Plan

Carpet Area – 807 Sq.ft.

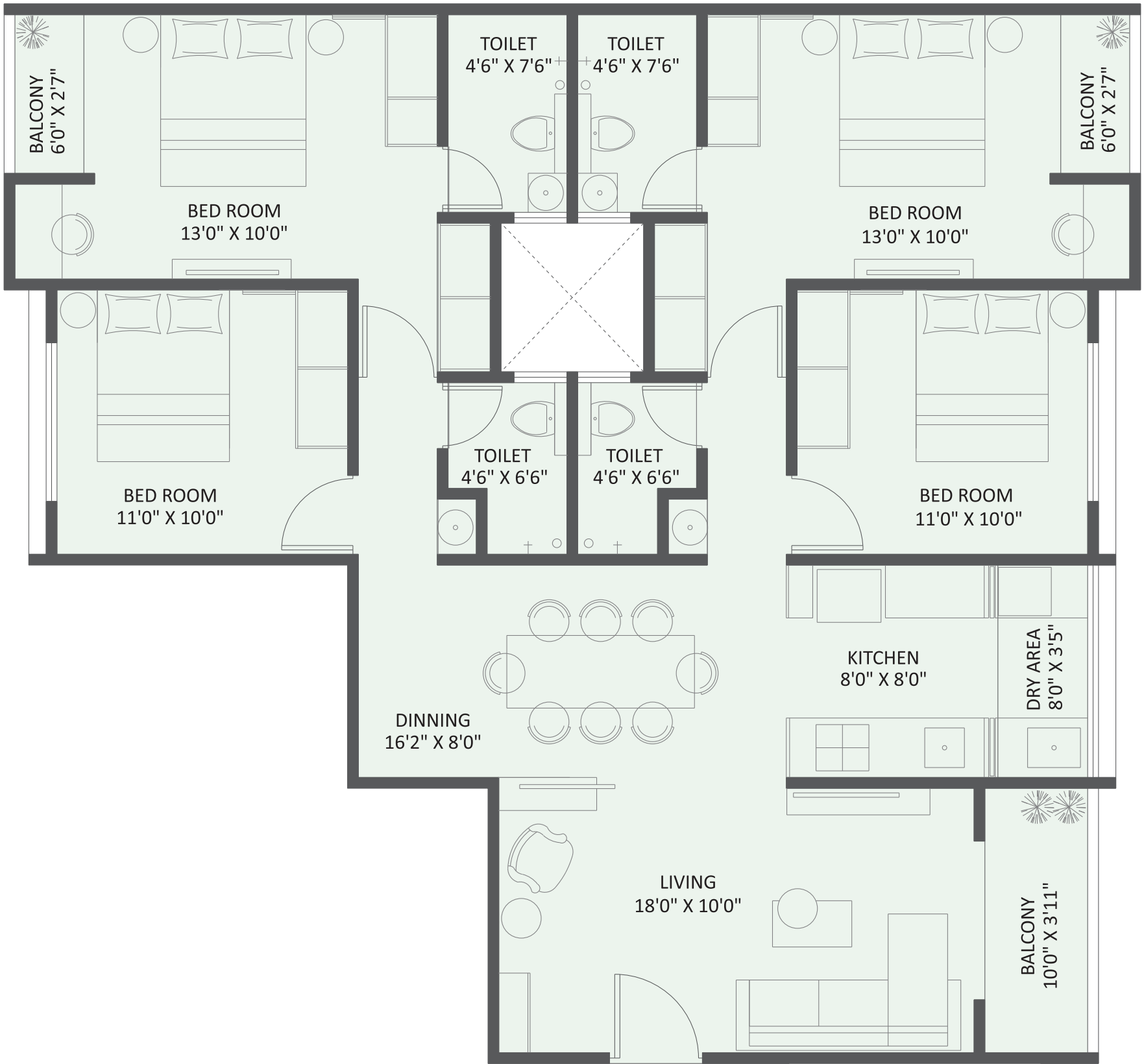


| TYPE  | CARPET    | OPEN BALC. | TOTAL CARPET |            |
|-------|-----------|------------|--------------|------------|
|       | ( SQ.M. ) | ( SQ.M. )  | ( SQ.M. )    | ( SQ.FT. ) |
| 2 BHK | 69.58     | 5.36       | 74.94        | 807        |

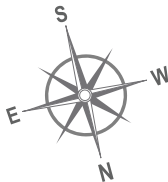


# Wing-B | 4 BHK | Typical Unit Plan

Carpet Area – 1251 Sq.ft.

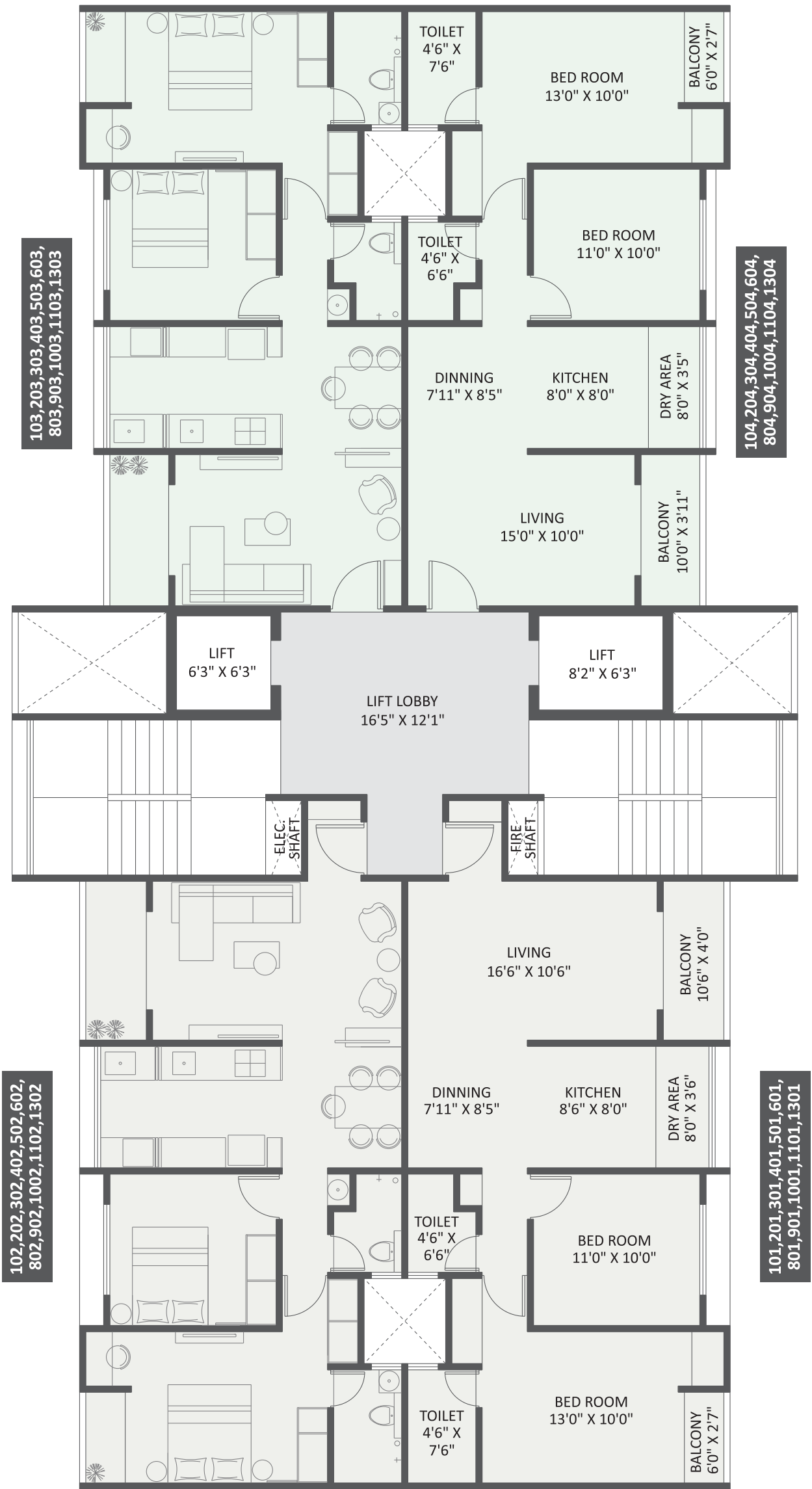


| TYPE  | CARPET    | OPEN BALC. | TOTAL CARPET |            |
|-------|-----------|------------|--------------|------------|
|       | ( SQ.M. ) | ( SQ.M. )  | ( SQ.M. )    | ( SQ.FT. ) |
| 4 BHK | 109.76    | 6.52       | 116.28       | 1251       |

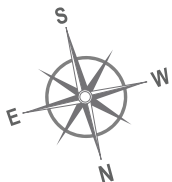




# Wing-B | Typical Floor Plan (2BHK Unit)

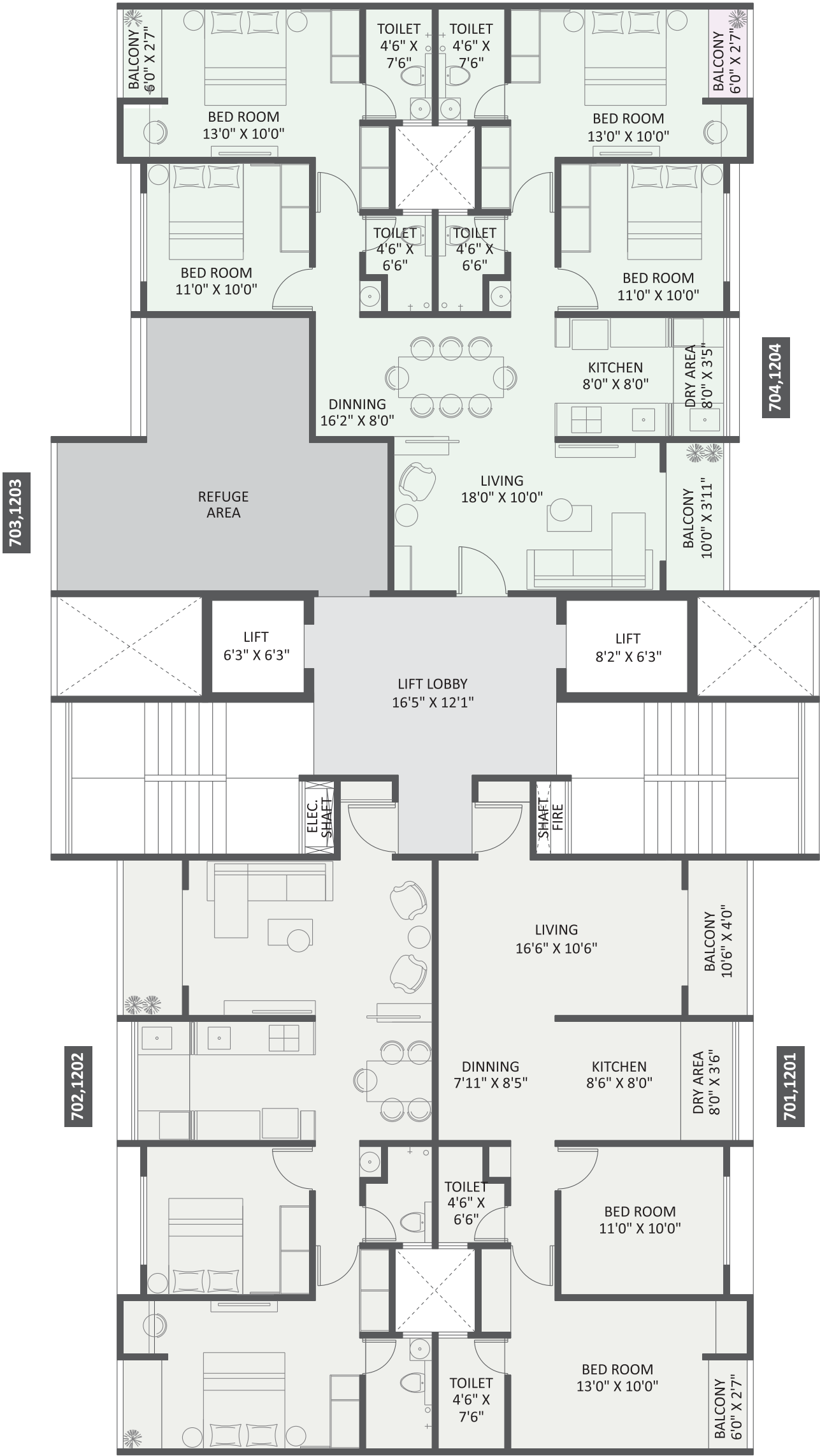


| FLAT NO.   | TYPE  | CARPET    | OPEN BALC. | TOTAL CARPET |            |
|--|-------|-----------|------------|--------------|------------|
|  |       | ( SQ.M. ) | ( SQ.M. )  | ( SQ.M. )    | ( SQ.FT. ) |
| 101, 201, 301, 401, 501, 601 / 801, 901, 1001, 1101, 1301<br>102, 202, 302, 402, 502, 602 / 802, 902, 1002, 1102, 1302 | 2 BHK | 69.58     | 5.36       | 74.94        | 807        |
| 103, 203, 303, 403, 503, 603 / 803, 903, 1003, 1103, 1303<br>104, 204, 304, 404, 504, 604 / 804, 904, 1004, 1104, 1304 | 2 BHK | 65.22     | 5.07       | 70.29        | 757        |

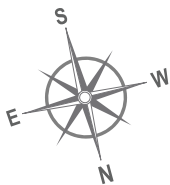


# Wing-B | Refuge Floor Plan (2BHK & 4BHK Units)

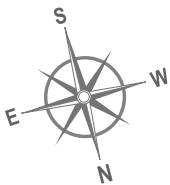
## 7th & 12th Floor



| FLAT NO.             | TYPE        | CARPET    | OPEN BALC. | TOTAL CARPET |            |
|----------------------|-------------|-----------|------------|--------------|------------|
|                      |             | ( SQ.M. ) | ( SQ.M. )  | ( SQ.M. )    | ( SQ.FT. ) |
| 701, 1201, 702, 1202 | 2 BHK       | 69.58     | 5.36       | 74.94        | 807        |
| 703, 1203            | Refuge Area |           |            |              |            |
| 704, 1204            | 4 BHK       | 109.76    | 6.52       | 116.28       | 1251       |



# Wing-B | Amenity Floor Unit Plan (14th Floor)



# PROJECT GOOGLE MAP



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# RAVIMA

## ONGOING PROJECTS



 **NEWTON  
HOMES**  
**TATHAWADE**  
BY RAVIMA  
Phase II



 **NEWTON  
HOMES**  
**PHASE 3**  
**HADAPSAR, NEAR AMANORA**  
BY RAVIMA



 **NEWTON  
HOMES**  
**HADAPSAR, NEAR RUNWAL SEAGULL**  
BY RAVIMA



**THE  
WORK  
CLUB**  
 **PIMPRI**  
BY RAVIMA



**THE  
WORK  
CLUB**  
 **HADAPSAR**  
BY RAVIMA



 **NEWTON  
HOMES**  
*Royale*  
**THERGAON-CHINCHWAD**

## COMPLETED PROJECTS

**Solace Park**  
B.T. Kavde Road

**Ariiana**  
Kharadi

**Yellow Blossom**  
B.T. Kavde Road

**Astria**  
Kondhwa

**Astria**  
Kondhwa

**Green Clouds**  
Paud Road

**Greenaria A & B**  
Hadapsar

**Astria - Phase II**  
Kondhwa

**Newton Homes Phase I, II, III**  
Hadapsar

**Feelbliss - Phase I**  
Bavdhan

**Newton Homes Phase I**  
Runwal Seagull, Hadapsar

**Newton Homes Phase I**  
Tathawade

& many more...

**NEWTON HOMES COMING SOON AT MUNDHWA**

# RAVIMA CARE

RAVIMA  
REWARDS

RAVIMA  
INNOVATION

RAVIMA  
UDAAN

RAVIMA  
SELF RENT  
ASSISTANCE

RAVIMA  
SIMPLIFIED  
BUYING

RAVIMA  
SECURITY &  
GATEWAY APP

## 6 CORE VALUES



01

Value for Timely Delivery  
& Punctuality

02

Quality & Use of  
Latest Technology

03

Meet & Exceed Customer  
Expectations

04

High Standard of  
Innovation

05

Reliability & Trust

06

Transparent In  
All Operations



RAVIMA  
AWARDS & RECOGNITION



GOT A  
SPARKLING  
GOLD  
CERTIFICATION





# FASTEST RERA COMPLETION



Proposed Date of Completion 30-10-2022  
as per RERA **MahaRera no: P52100016582**  
Completion Date **02-03-2022**



Proposed Date of Completion 30-04-2023  
as per RERA **MahaRera no: P52100016523**  
Completion Date **30-03-2022**



Proposed Date of Completion 30-04-2023  
as per RERA **MahaRera no: P52100016523**  
Completion Date **01-09-2022**



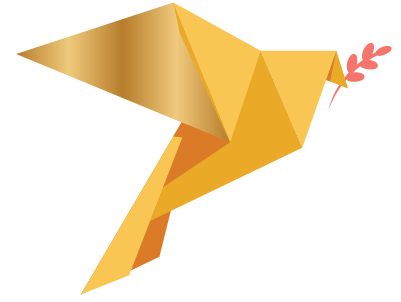
Proposed date of completion 10-07-2025  
Actual RERA Date **31-07-2025**



Proposed Date of Completion 30-04-2023  
as per RERA **MahaRera no: P52100027555**  
Completion Date **07-10-2022**



Proposed date of completion 03-03-2025  
as per RERA **MahaRera no: P52100016522**  
Actual RERA Date **30-09-2025**



Build Smart Build Strong

Cityview 7th Floor Office No 703-704.  
Seven Loves Chowk, opposite Apsara Theatre,  
Gultekadi, Pune, Maharashtra - 411 037

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**Site Address:** Walhekar Wadi Road, Sathe Colony,  
Chinchwad, Pune, Pimpri-Chinchwad,  
Maharashtra - 411 033



MahaRERA No.  
**PR1261012500528**

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