

Duville
ESTATES

www.riverdalepune.com

Address: Riverdale Grand, Plot
Bearing / CTS / Survey / Final Plot
No. S. NO. 16/2A , 16/2B, 16/3, 14
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MAHA RERA Registration No.: P52100034877

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Maha RERA Registration No.
RIVERDALE GRAND
P52100034877



Maha RERA Registration No.
RIVERDALE AVENUE
P52100034874

Riverdale
Grand

A
Beautiful
Life!



A Beautiful Life!

Life is meant to be a collection of ‘magical moments’ like the ‘rapturous laughter’ of children being heard and the sound of innocence that resonates. It is these little moments that give me ‘butterflies’.

The ‘butterfly’ is symbolic of the pure, unadulterated joy that it brings into our lives. But the most beautiful emotion evoked through the ‘butterfly’ is the ‘unrestrained happiness’. This is when the ‘butterfly’ becomes synonymous with the cheerfulness that can be found at Riverdale Grand.

This is the beginning of ‘A Beautiful Life’ at Riverdale Grand. So, make life feel like a movie. Make every day pure magic. Come live your life at Riverdale Grand.





The Corporate Legacy

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.



1810

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



1837

Rogers & Co., India's leading manufacturer 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'



1986

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



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.



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.



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.



The Envisioning Of The Riverdale Micro Township By The Riverfront



When the search for land commenced, the thinking was to create and build homes closer to nature's elements. We were blessed to have been able to procure land that fitted into our vision of being able to create a micro township by the riverfront. Amidst most residential settlements, one seldom finds the sort of open spaces that are required for practical living. As a matter of understanding, the spate of current developments involve excessive amounts of concrete building structures built in close proximity to one another that results in a lot of clutter.

We felt that not having to look into someone else's balcony and not having another building in one's line of sight was a rarity these days. Hence, when this land was identified, the panoramic views that were envisioned from here and amidst higher floors that spawned across the horizon were truly a blessing. Needless-to-say, to have these elements of nature such as the river and the water flowing by in the distance certainly induced a very definitive sense of calm. This in more ways, being therapeutic in nature.

The uninterrupted horizon was truly awe inspiring. But what really took our breath away was the view that was visualized from the other side of the riverbank. This began to look like the most spellbinding symphony of buildings created in a single line, All of them dotting the riverbank along the Riverdale Riverside Road. The majestic beauty of the ascent of all of these high-rise buildings in the midst of a panoramic sunset undoubtedly painted the most breadth-taking skyline.

The flowing river, the riverfront, the Riverdale Riverside Road and all of the Riverdale projects beginning from Riverdale Residences on the left to Riverdale Suites, Riverdale Grove and Riverdale Grand make this a spectacle worthy of being designated 'A Landmark' not just in Kharadi and in East Pune but across.

Mr. Behram Dubash
Chairman-Duville Estates



Duville Estates Chronology



Since this was the last piece of development at Riverdale and that we wanted to develop something special, something spectacular in the framework of a luxury residential offering, we began with the understanding of our buyer's needs. Her need to buy not just a bigger home but how to make this a comprehensive community that offered every single lifestyle amenity not just for her but for every single member of her family such that it would become possible for her as well as her children and the parents and in-laws to enjoy every bit of living within the community.

After the methodical approach deployed to distil insight of our buyer's needs, we used the learning in meticulously designing a diverse range of product offering, thereby providing her a wider choice from a room size as well as a price point. All of this having been arrived at post several months of investment of time and energy and going back to the drawing board to arrive at the best possible set of permutation and combination of 3 bed homes that fitted beautifully into the conundrum of 'deluxe luxury' meant for the 'family'.

Consequently, what was arrived at was four differently- sized 3 bed offerings. These are a pair of river-front facing apartments with clear panoramic views of the horizon which are indeed quite spectacular. There are then yet another pair that offer stunning views of the twilight. And then there are two more differently sized apartments on the floor that offer partial views of the riverfront and the city.

Having researched and understood the acquired tastes of our buyer, their discerning preferences and the lifestyle requirements that ought to be provided to them so that the entire family has their lifestyle and leisure needs taken care of. We felt reassured that this is arguably the best thought through home.

For us at Duville Estates, it is the culmination of years of rigour poured into the fruition of a long-held vision. It is with a deep sense of pride that we welcome you to Riverdale Grand - a new standard of living built uniquely for the family and one that is aptly positioned for simply living

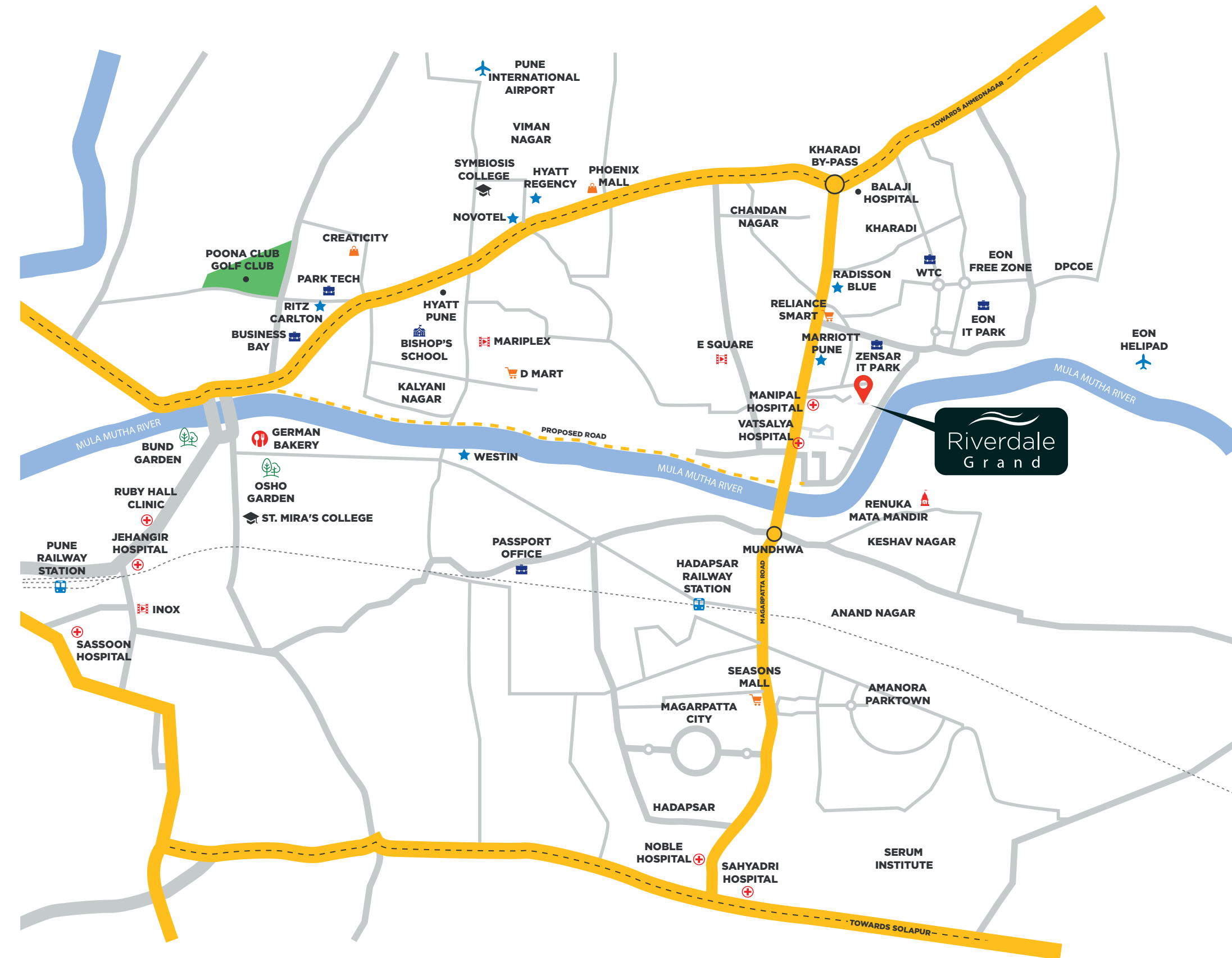
‘A Beautiful Life’



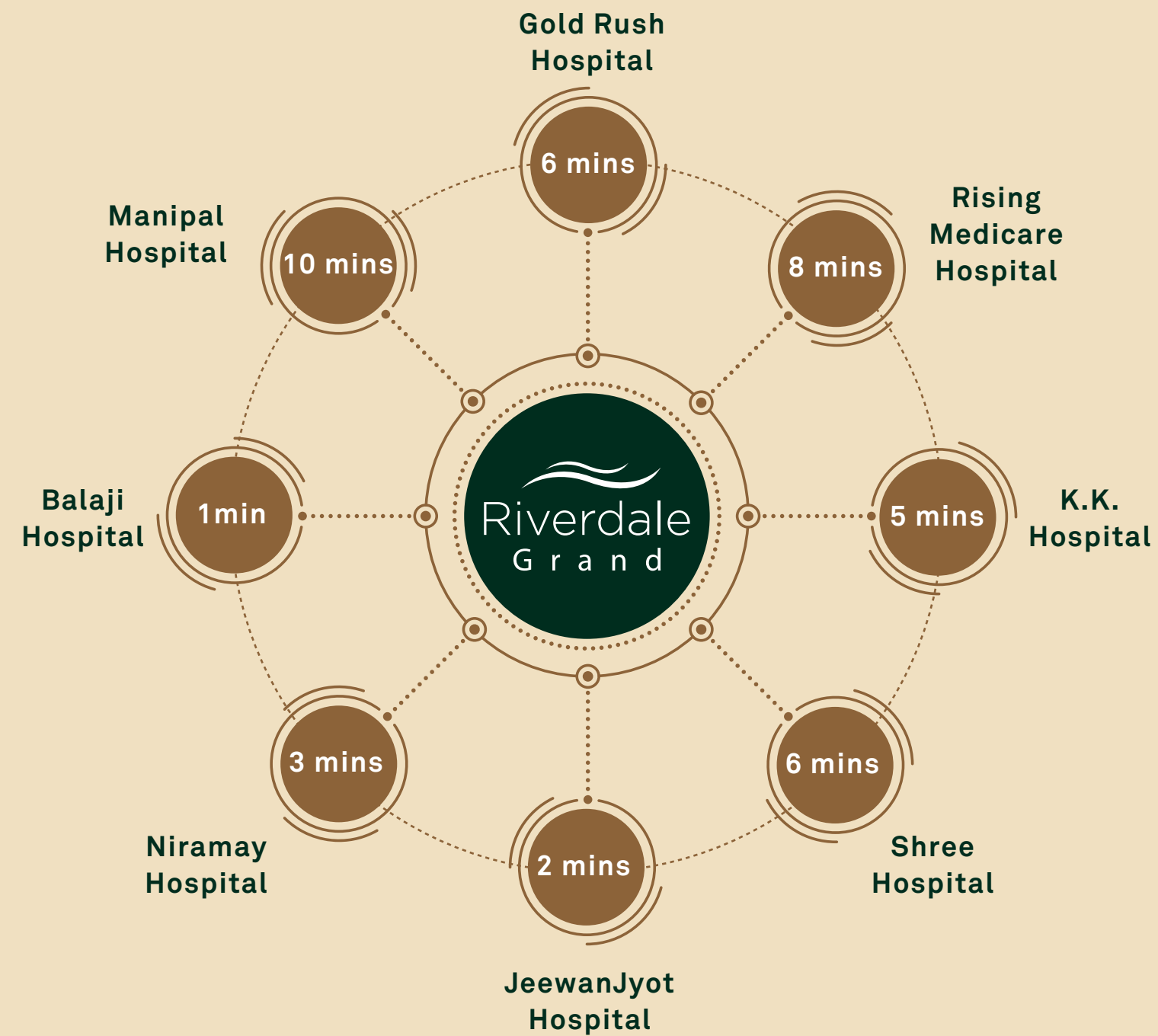
Mr. Tushad Dubash
Director – Duville Estates



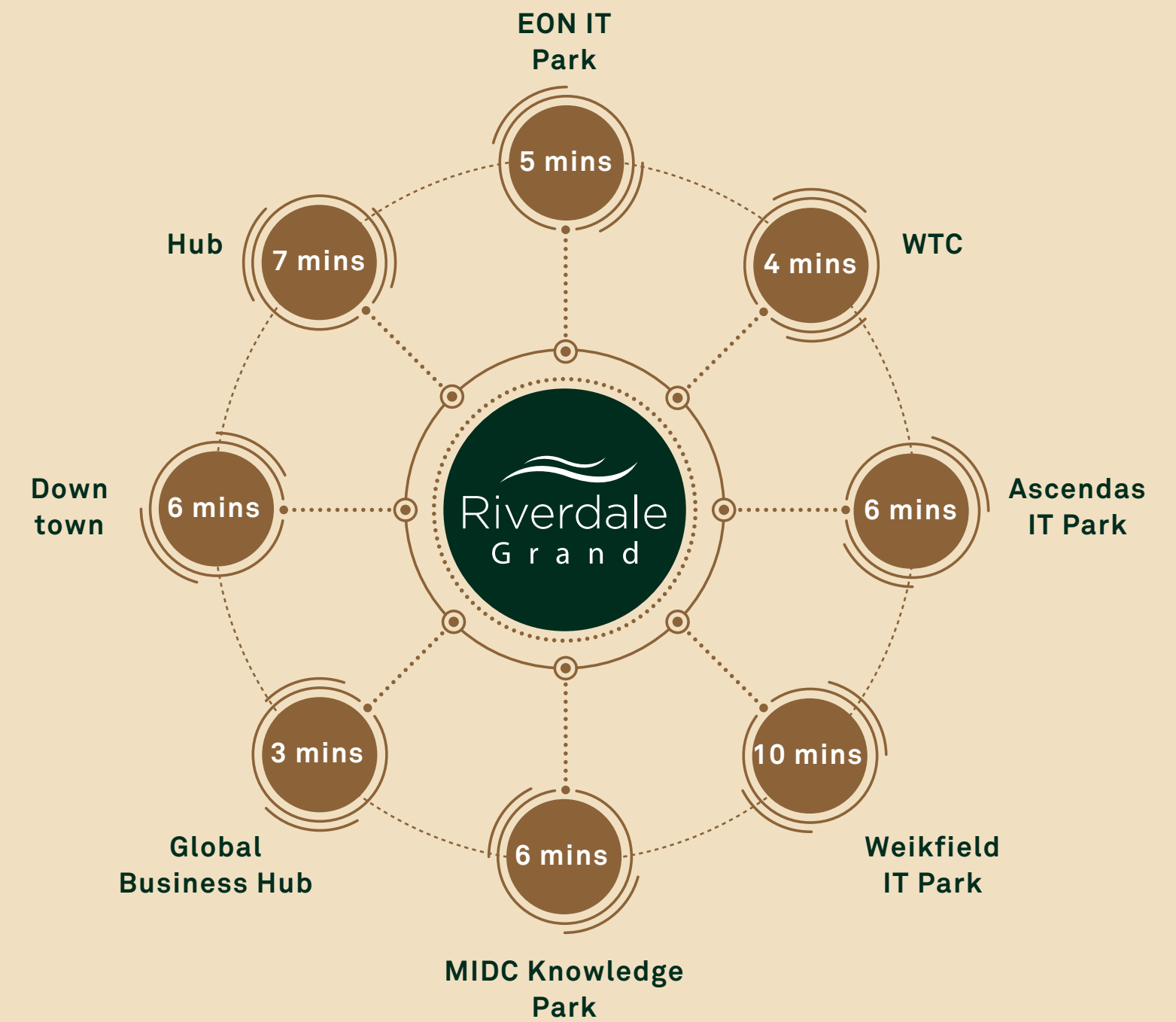
A Beautiful Life At The Heart of Kharadi



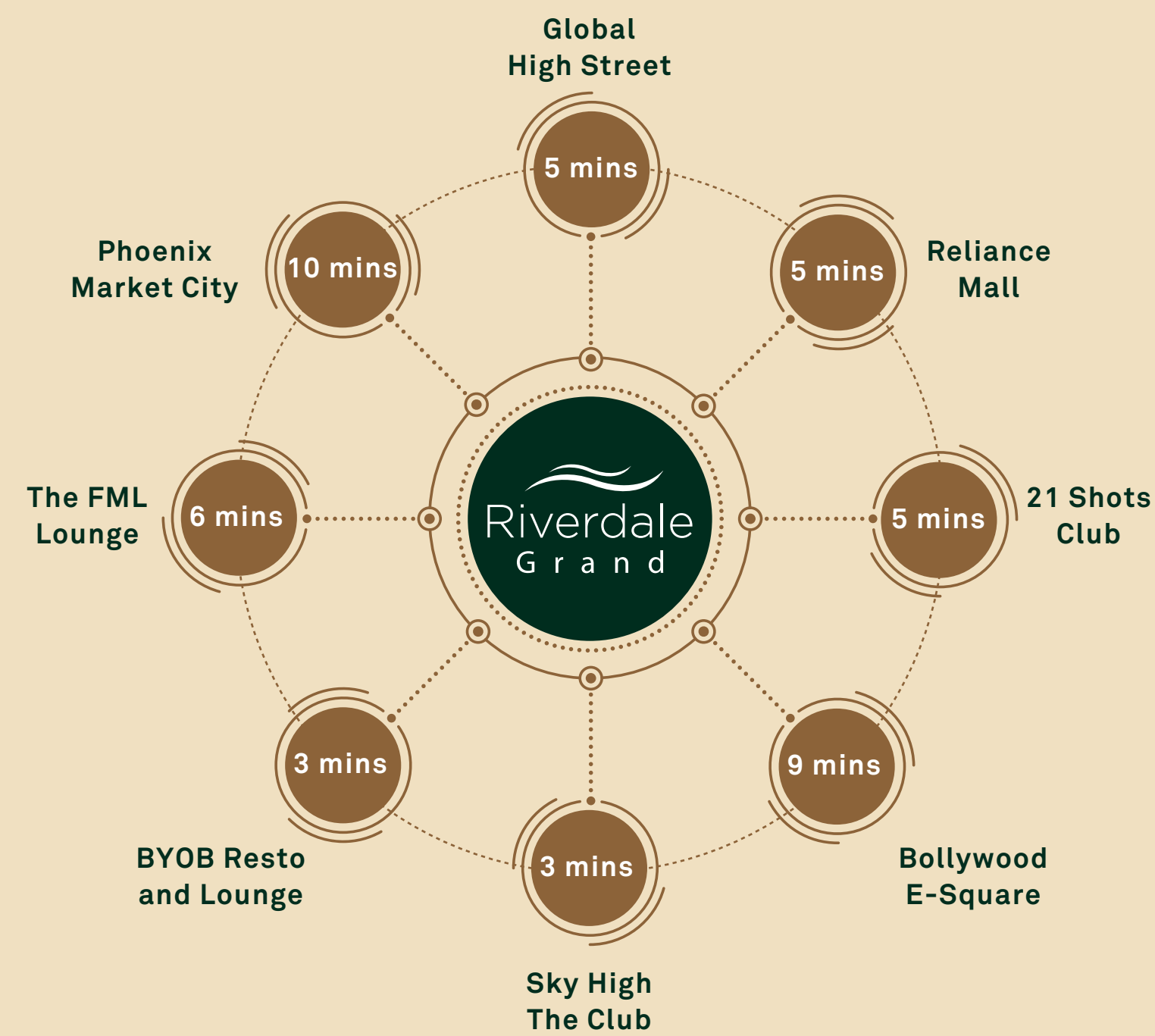
Proximity To Healthcare



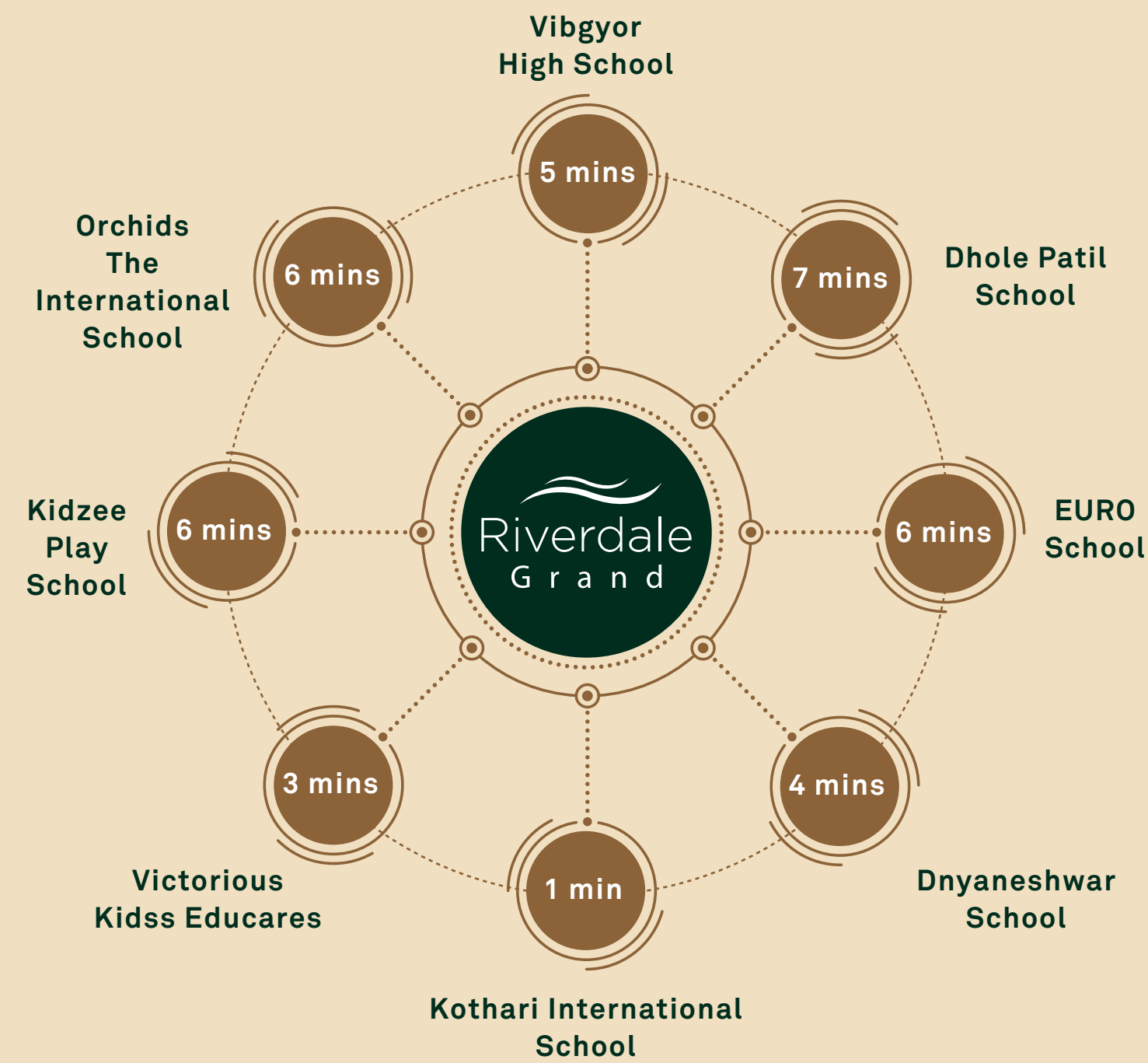
Proximity To The Central Business District Of Kharadi



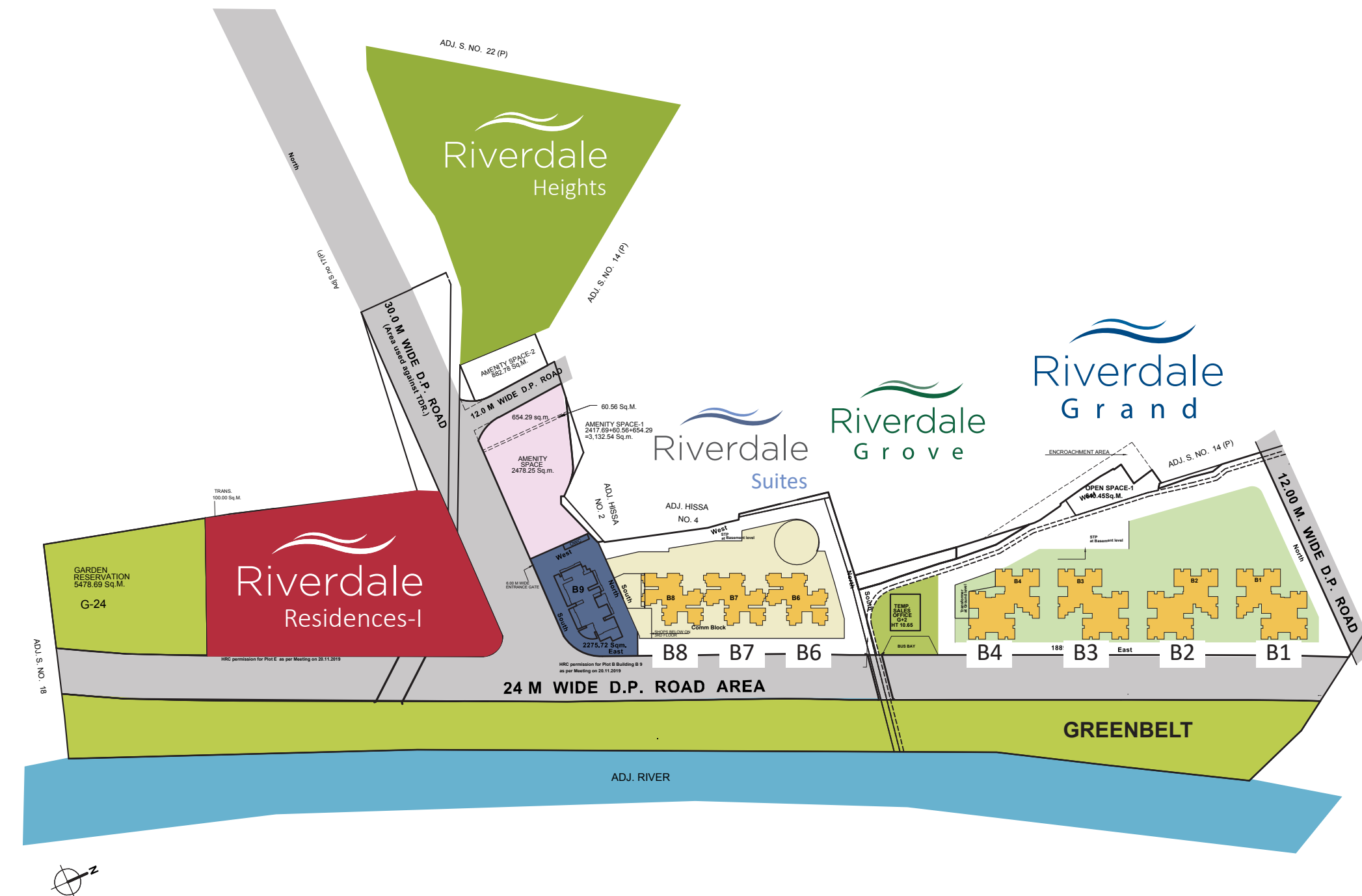
Proximity To Entertainment & Lifestyle



Proximity To Schools



Master Plan Of The Riverdale Micro Township





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

The Grand

Uber Luxurious Residences

‘A MASTERPIECE’

Riverdale Grand is an assortment of uber luxurious 3 bed homes. These are methodically designed to offer a range of carpet size options within this upmarket residential enclave. It is a community with a host of lifestyle indulgences that have been thoughtfully planned for every single member of the family.

Riverdale Grand is the starting point of love, hope and happiness. It is the place where you create memories, the place for ‘new beginnings’, the place you should call ‘Home’.





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Experience A Beautiful Life At Riverdale Grand



Riverdale Grand is more than just a description of being ‘Uber Luxurious Residences’. It is a ‘Home’ for those who understand ‘Familial Living’. Riverdale Grand offers expansive, panoramic views from the ‘Riverfront Collection’. These views are enjoyable from the outdoor seating areas at the Podium and from within the apartment. Riverdale Grand is the manifestation of much planning and rigour invested into the design of every lifestyle amenity within this gated community and more importantly within every home.

Life takes you through
unexpected challenges every single day
but love gets you back home
in one piece.

Residential Tower Reception Lounge

Riverdale
Grand



An Ode To The Family

This is about 'together-time' This is about making
'time' This is about 'family-time'. A family unified by
'LOVE' in moments of uncertainty is inseparable.

At Riverdale Grand, distances vanish through the
convergence of spaces, bridging love between one
another simply because it is impossible not to feel the
love when we're together.

Ground Level Amenities



The location of the amenities shown are for indicative and representation purposes only and their actual position may vary.

- A RETAIL PLAZA ACCESS WITH COMBINATION OF STEPS AND AMPHI THEATRE SEATING
- B STREET SIDE RETAIL PLAZA WITH OUTDOOR SEATING
- C WHEELCHAIR ACCESS TO RETAIL PLAZA
- D RETAIL PLAZA ACCESS FROM 12M WIDE ROAD
- E ENTRY EXIT TO COMMERCIAL PARKING AT LOWER LEVEL WITH GUARD CABIN AND ENTRY GATE

- F FIRE TENDER PATH WITH PAVING DETAILS FOR ACTIVE LIFE STYLE LOOP WHICH INCLUDES SKATING PATH, WALKING . JOGGING TRACK WITH MARKINGS
- G PET PARK WITH LAWN AND SEATING
- H GRAVEL BED FOR PET PARK
- I PAVING PATTERN ON DRIVEWAY LEADING TO THE PARKING ENTRY

- J RESIDENTIAL LEVEL PARKING ACCESS
- K MULTIPURPOSE COURT 1
- L AMPHI THEATRE SEATING FOR FUTSAL COURT AREA
- M ENTRY EXIT FOR TOWERS WITH GUARD CABIN AND ENTRY GATE

- N SPACE FOR SERVICES
- O 24M WIDE DP ROAD
- P DESIGNATED BUS STOP
- Q MULTIPURPOSE COURT 2

- R PERIPHERAL PLANTING
- S TURFCELL GRASS CUT OUTS
- T SKATING ZONE WITH MOUND
- U HALF BASKETBALL COURT WITH MARKING

Podium Level Amenities



The location of the amenities shown are for indicative and representation purposes only and their actual position may vary.

- A CLUB HOUSE WITH INDOOR AMENITIES
- B MULTIPURPOSE PARTY LAWN AS SPILLOVER FOR CLUBHOUSE
- C OUTDOOR BARBEQUE SPACE ADJOINING THE CLUBHOUSE
- D ENTRY TO POOL FROM CHANGING ROOMS
- E 25M LONG ADULTS LAP WITH OVERFLOW EDGE
- F SHALLOW LEISURE / JACUZZI POOL SURROUNDED BY PLANTING

- G 0.50M DEEP KIDS LAP POOL WITH OVERFLOW EDGE
- H POOL OVERFLOW GUTTER WITH BUBBLERS AS BACKGROUND WATER FEATURE PARTY SPILL OVER
- I ACCESS TO CLUB HOUSE
- J ENTRY EXIT FROM TOWER LOBBY TO PODIUM LANDSCAPE
- K WALKWAY ALONG POOL EDGE CONNECTING LOBBIES AMENITIES

- L STEPPERS IN PLANTING CONNECTING AMENITIES
- M OUTDOOR KIDS EXPERIENCE AREA WITH PLAY EQUIPMENT AND RUBBERISED FLOORING
- N RAISED PLANTER WALLS WITH SEATING AROUND IT
- O OUTDOOR PRIVATE GARDEN FOR PODIUM LEVEL APARTMENTS
- P OUTDOOR GAMES AREA WITH RIVERSIDE CANOPY

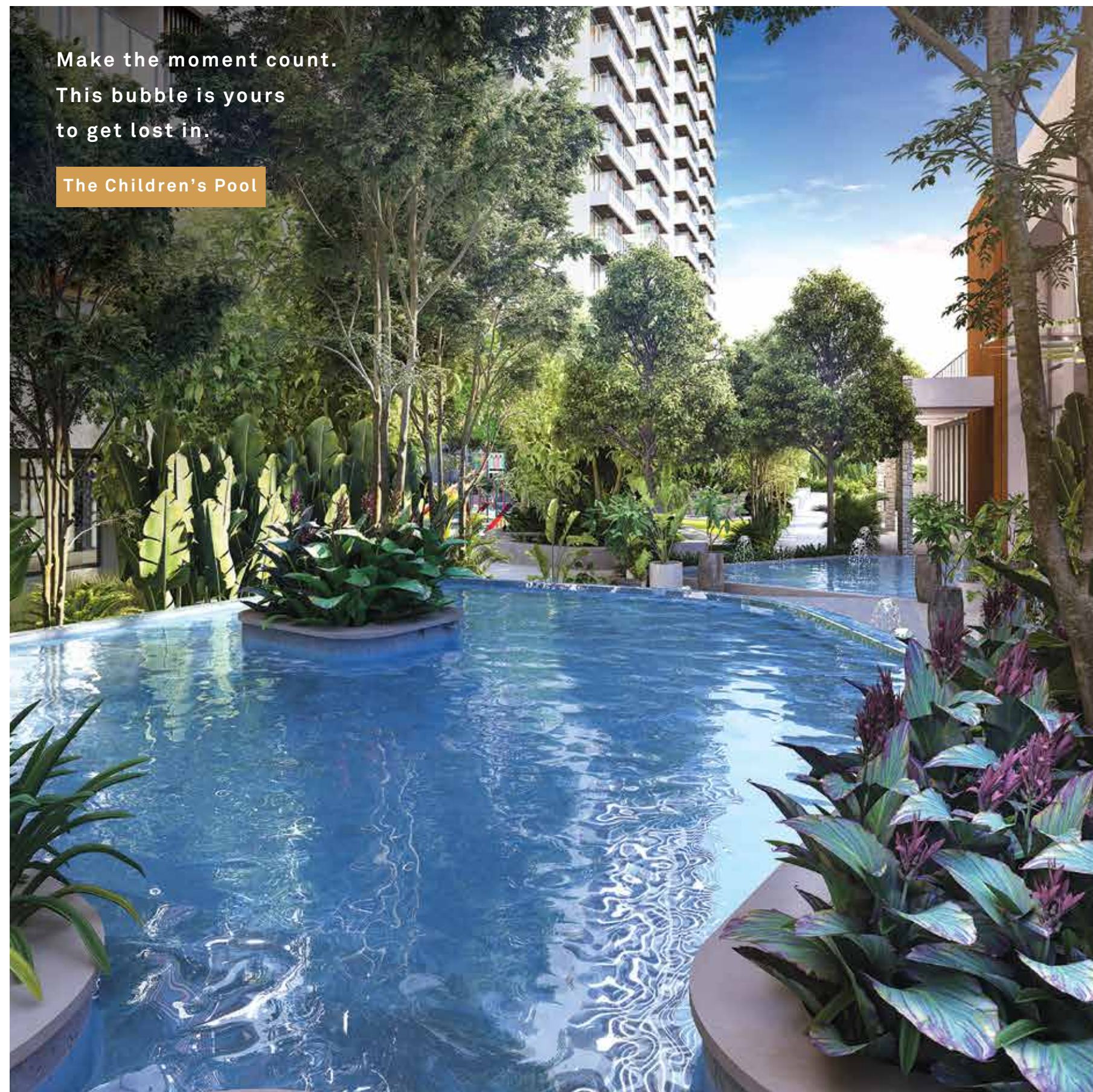
- Q OUTDOOR EXERCISE AREA AND YOGA DESK WITH RIVER SIDE CANOPY
- R SENIORS AREA WITH RAISED PLANTER SEATING AND ACUPRESSURE WALKWAY
- S RAISED PLANTER SEATS WITH HERB GARDEN

Where Life Feels
Like A Candystore

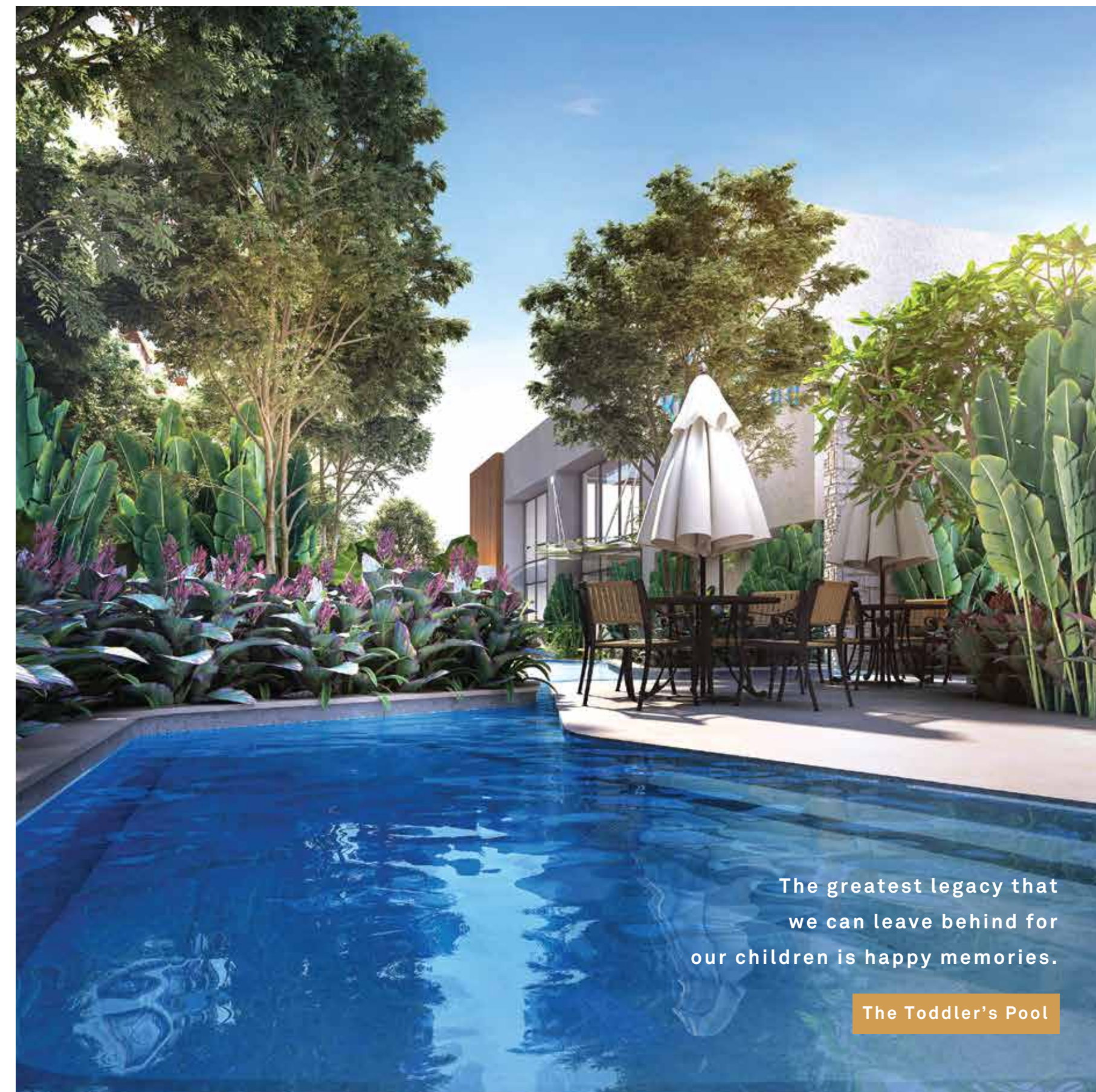


The laughter of your
child playing is
a parent's greatest blessing.

The Outdoor Kids Experience Area



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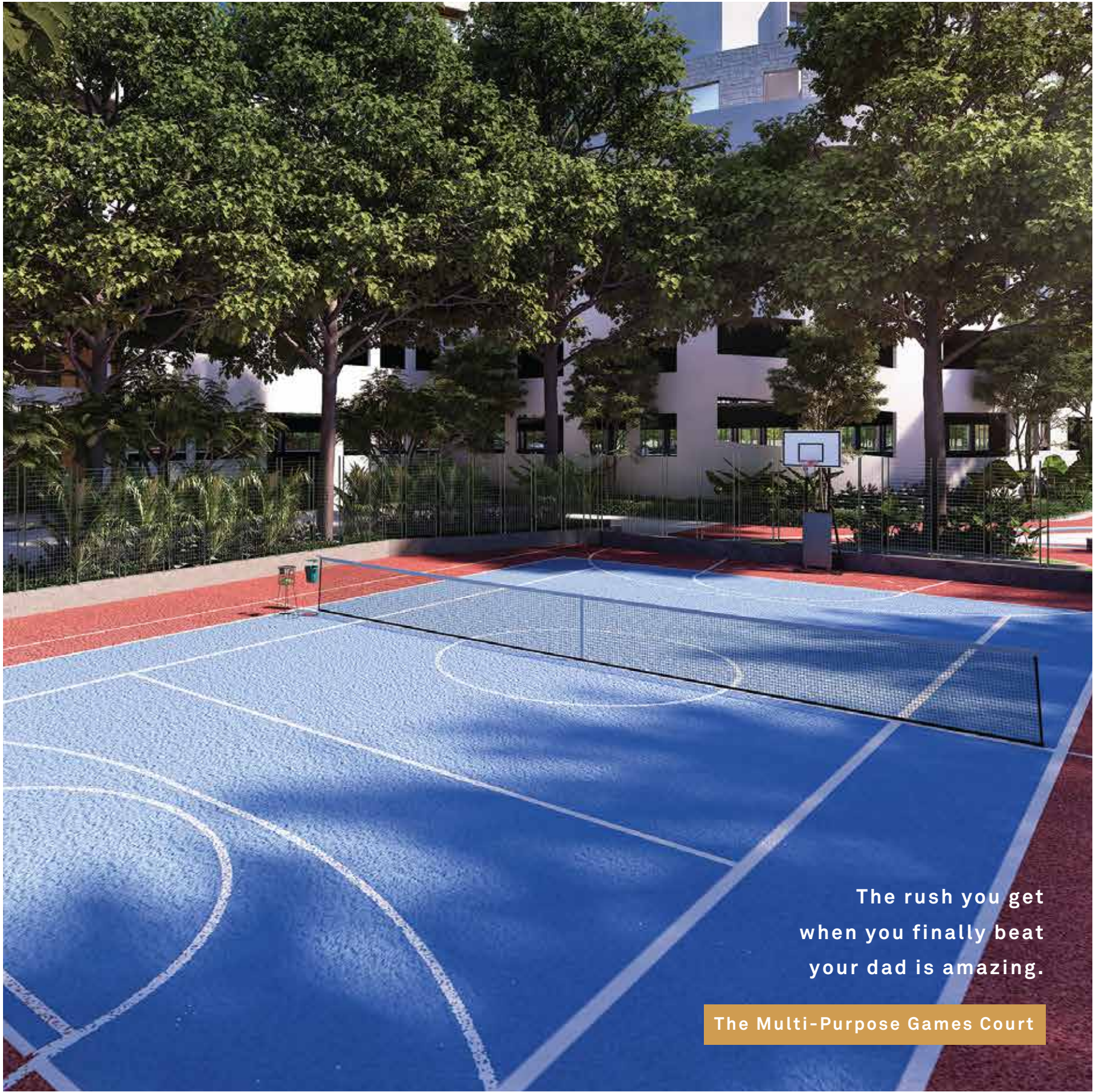
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Here is where you
take your 'A' game to
the last point.

The All-Purpose Futsal Court

These images are illustrative renders for visualization purposes only.



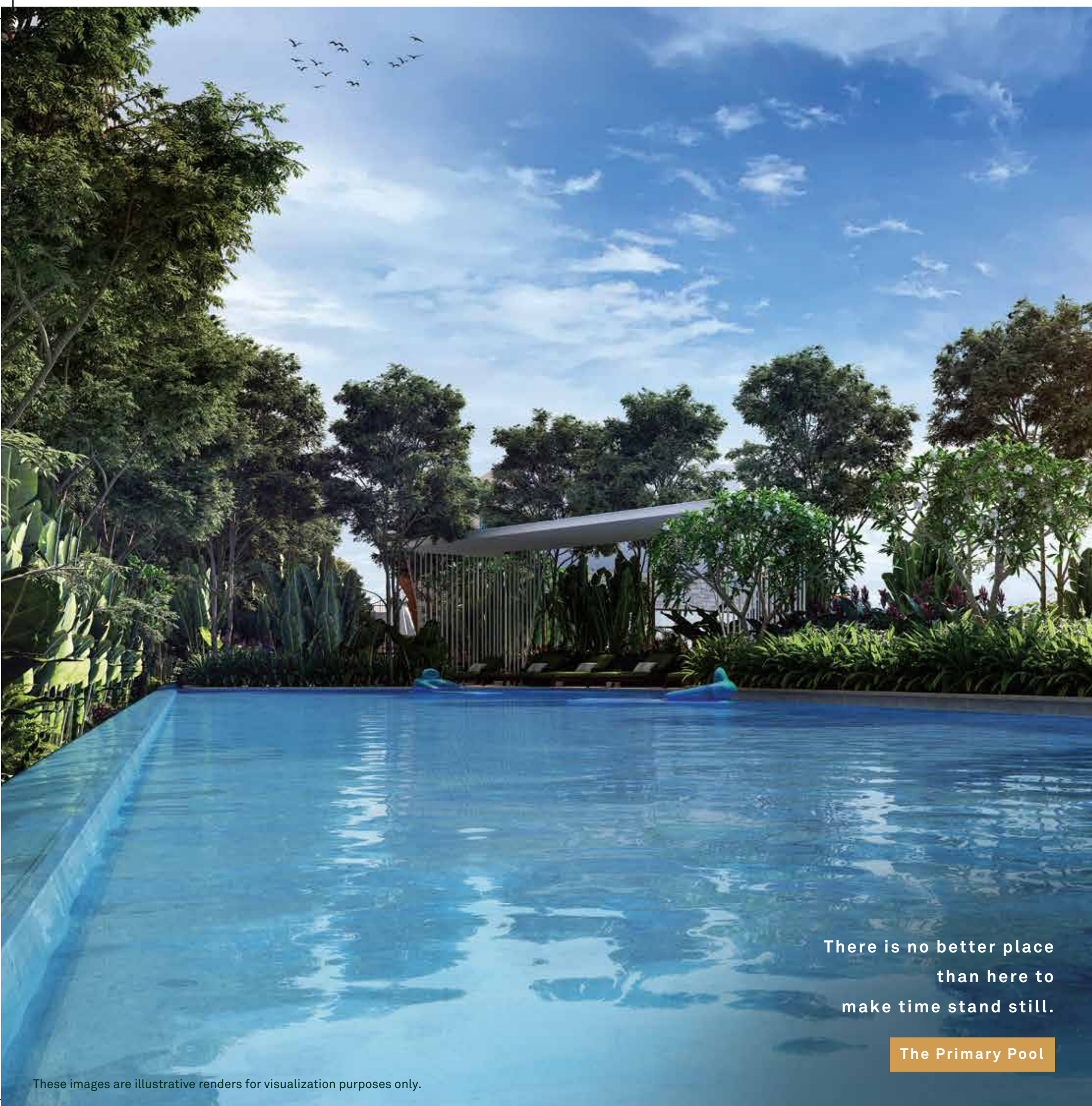
The rush you get
when you finally beat
your dad is amazing.

The Multi-Purpose Games Court

These images are illustrative renders for visualization purposes only.

Live Life On The Active Side





There is no better place
than here to
make time stand still.

The Primary Pool

These images are illustrative renders for visualization purposes only.



This place is the
one that will carry us
onwards together.

The Riverside Canopy

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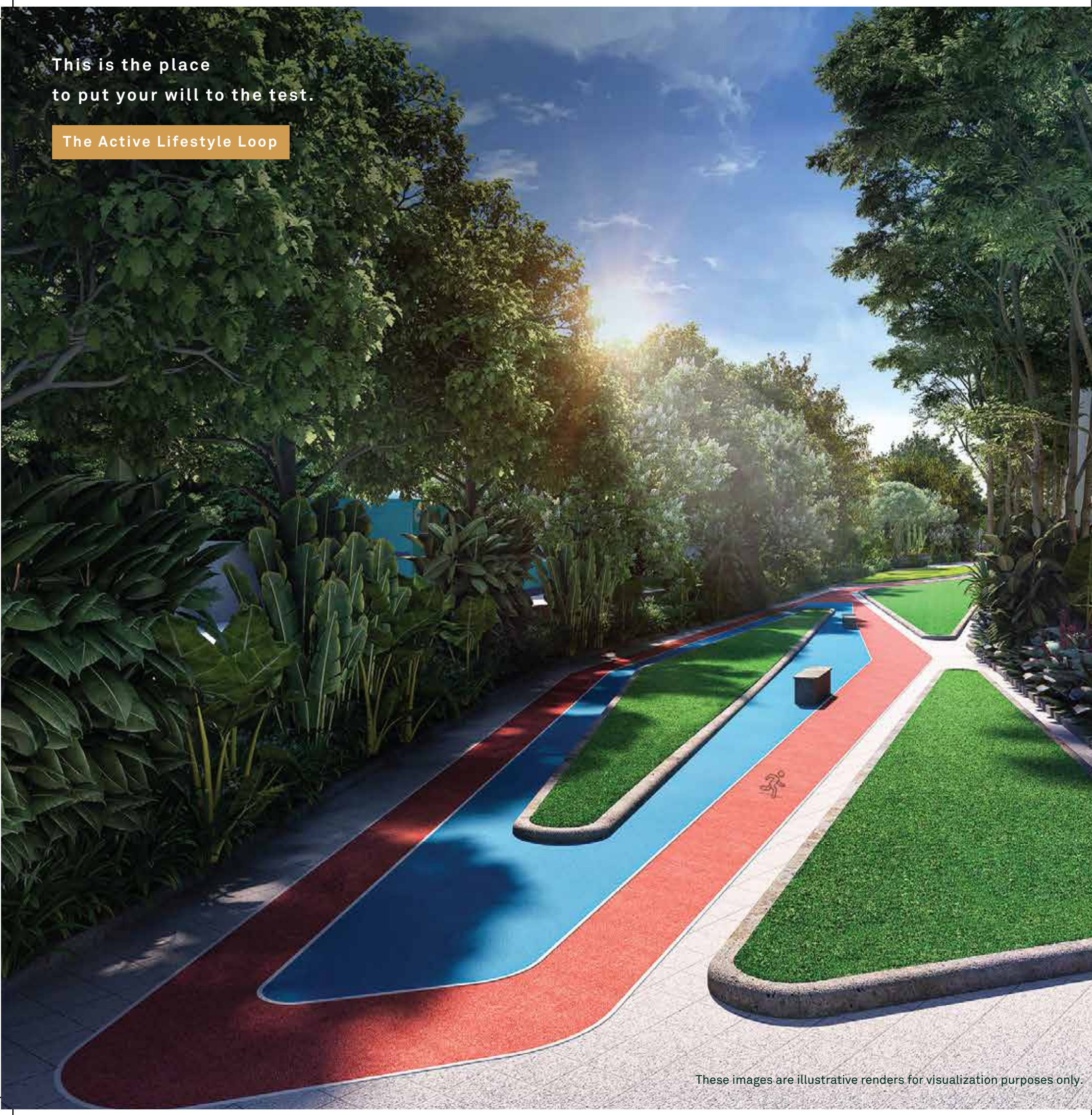
The place to
balance your mind,
body and soul.

The Yoga Area

These images are illustrative renders for visualization purposes only.

This is the place
to put your will to the test.

The Active Lifestyle Loop



These images are illustrative renders for visualization purposes only.

The head rush is what
will get you back from
the brink.

The Half Basketball Court



These images are illustrative renders for visualization purposes only.

There is a better
vacation place than
the Maldives.

The Leisure Pool



These images are illustrative renders for visualization purposes only.

Add A Golden Touch To The Silver Years



When you were younger,
it was them watching out for you.
It's a nice place to walk with them
and watch them smile.

The Acupressure Walk Way



The place that you take
your parents to,
to simply show them
that you care.

The Podium Leisure Area

These images are illustrative renders for visualization purposes only.



The pool side place at
dusk is where you float
and never stop
chasing sunsets.

The Poolside Deck

These images are illustrative renders for visualization purposes only.

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A place to walk
your best friend or
just let him lie.

The Dog Park



When you have all
the time in the world to
cultivate your garden.

The Herb Garden

These images are illustrative renders for visualization purposes only.



Take your friend
to a nicer place which is
their own world.

The Pet Gravel Park

These images are illustrative renders for visualization purposes only.

An architectural rendering of the Riverdale Grand Clubhouse entrance. The building is a modern, two-story structure with a light-colored, textured facade. The entrance is framed by large glass windows and doors, with a glass canopy supported by metal poles. The area is landscaped with various tropical plants in pots, including banana plants and ferns, and a small pool with water fountains. The sky is blue with light clouds.

Riverdale Grand Clubhouse

The 'GRAND CLUB' brings alive the spirit of celebration and togetherness.

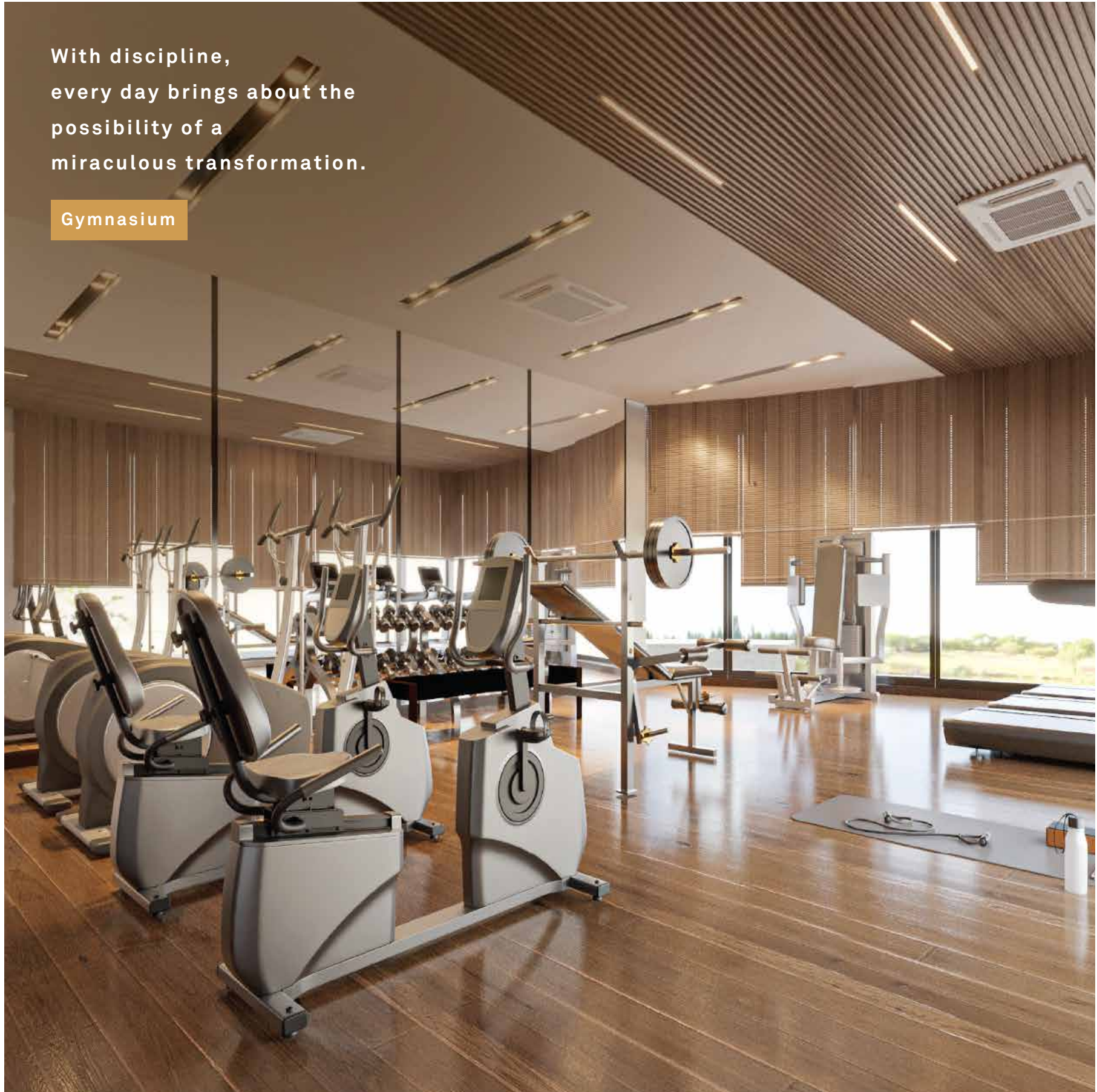
Clubhouse Reception Lobby Area



Riverdale
Grand
Clubhouse

With discipline,
every day brings about the
possibility of a
miraculous transformation.

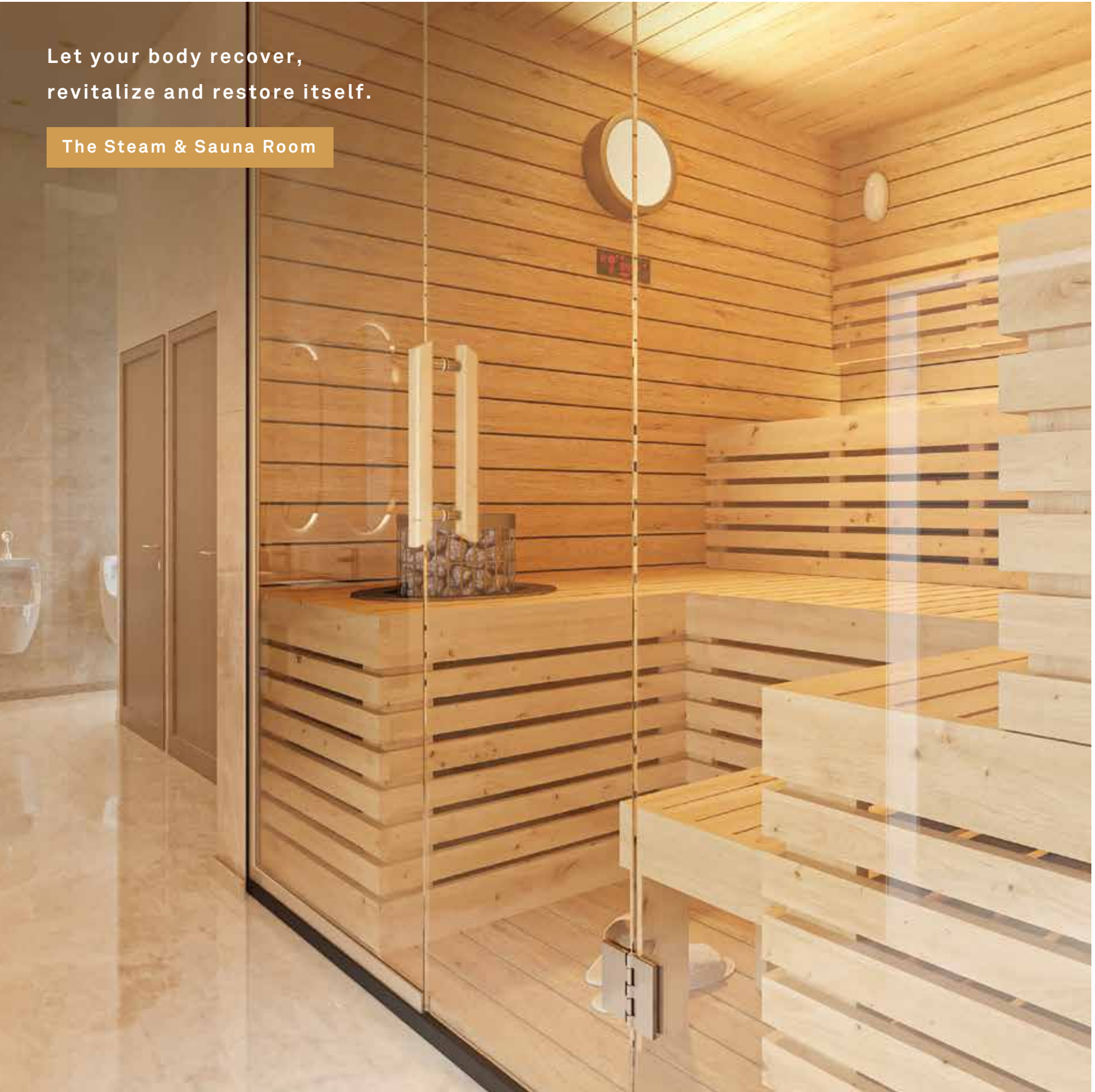
Gymnasium



These images are illustrative renders for visualization purposes only.

Let your body recover,
revitalize and restore itself.

The Steam & Sauna Room



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Sometimes it is necessary to
not only celebrate the big successes
but also the smallest
milestones achieved.

Multi-purpose Banquet Hall



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When the need to move past
just one more level is never ending

Indoor Board Games Area_ground Level



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The place to find tranquility,
to unwind and recharge

Outdoor Yoga Area_First Floor



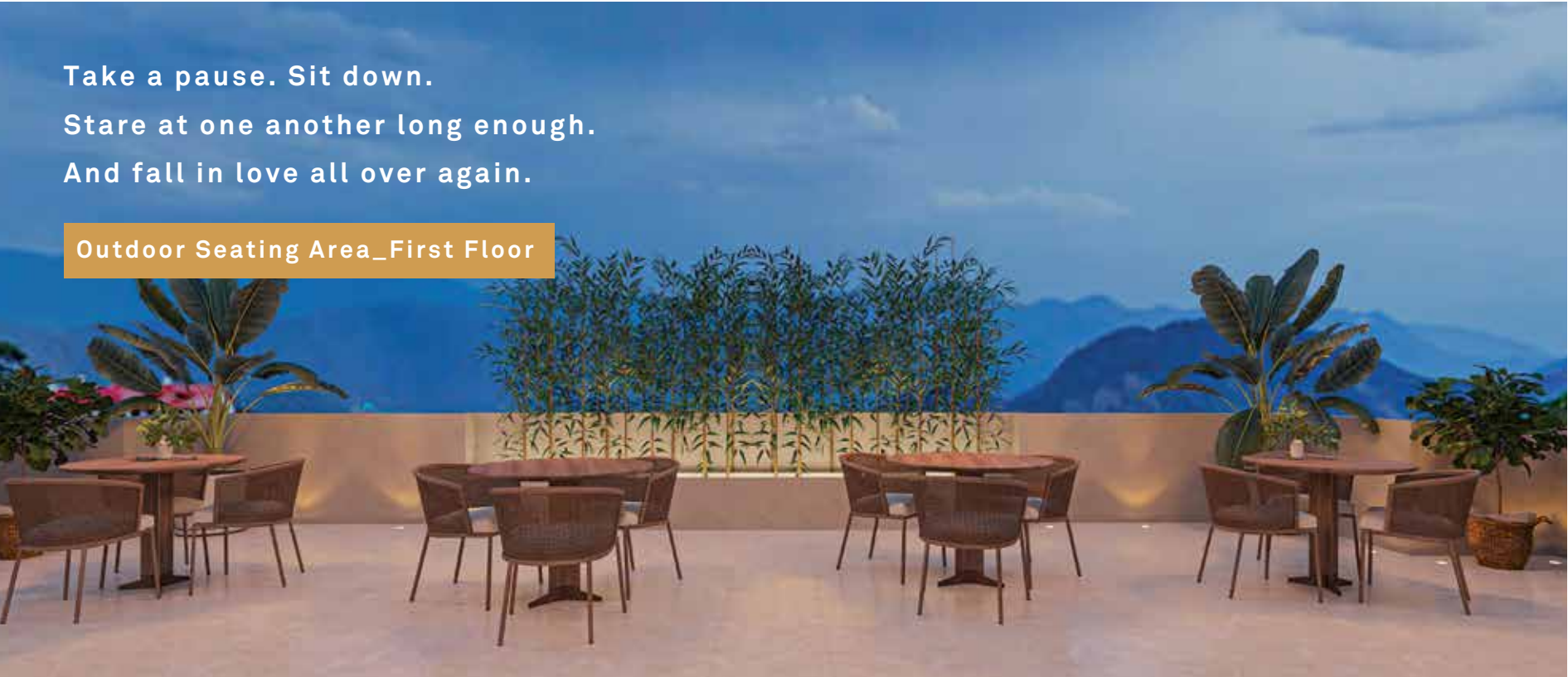
When the best consolation to
a difficult day begins with you hearing,
“will you come and play with me?”

Toddler’s Play Area

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Take a pause. Sit down.
Stare at one another long enough.
And fall in love all over again.

Outdoor Seating Area_First Floor



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A place filled with
laughter & clatter.

Creche

Being alone in a place
that transports you has
a strange beauty to it.

Library

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When the need to
move past just one more
level is never ending

Indoor Board Games Area

These images are illustrative renders for visualization purposes only.

Find happiness at the grand
mini theatre celebrating even the
smallest of successes.

Mini-theatre

Welcome To A
Dream Come True

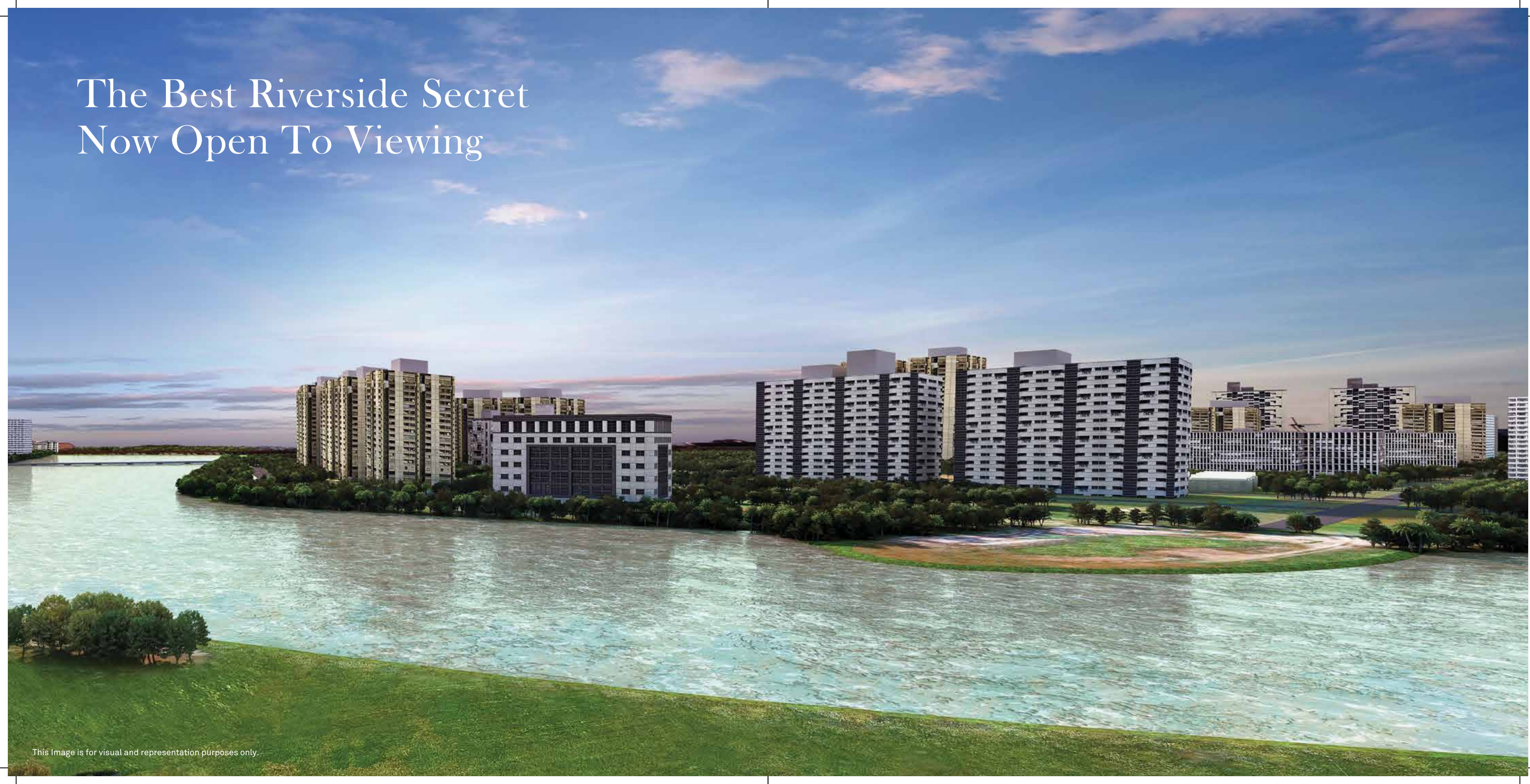


An aerial night photograph of a modern, multi-story apartment complex. The building features a series of interconnected towers with a light-colored facade and numerous balconies, many of which are illuminated from within. At the base of the towers is a long, low-rise commercial strip with various storefronts, including 'DUMI', 'MELAWA', and 'Cafe Cocoa'. A road with light trails from passing vehicles runs along the front of the building. The surrounding area includes lush greenery and other city buildings visible in the distance under a dramatic, orange-hued twilight sky.

Experience
A Beautiful Life

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

The Best Riverside Secret Now Open To Viewing



This Image is for visual and representation purposes only.

At Your Riverside Patio,
Time Floats In Perpetuity As You Chase
The Sunset Through The Night

The furniture, fixtures, soft furnishings and views depicted are for visual and indicative representation purposes only.



This space is the huddle room, the place to showcase commitment & love, for making time even when you have none.

The Living & Dining Room

- High-pressure decorative laminate (Anti-fungal & Anti-bacterial)
- Increased dimensional stability
- Laminate layers are specially selected
- Laminate layers are impregnated with melamine, resin pressed, hardened under heat
- Bonding Is delamination proof
- Scratch & Stain Resistant



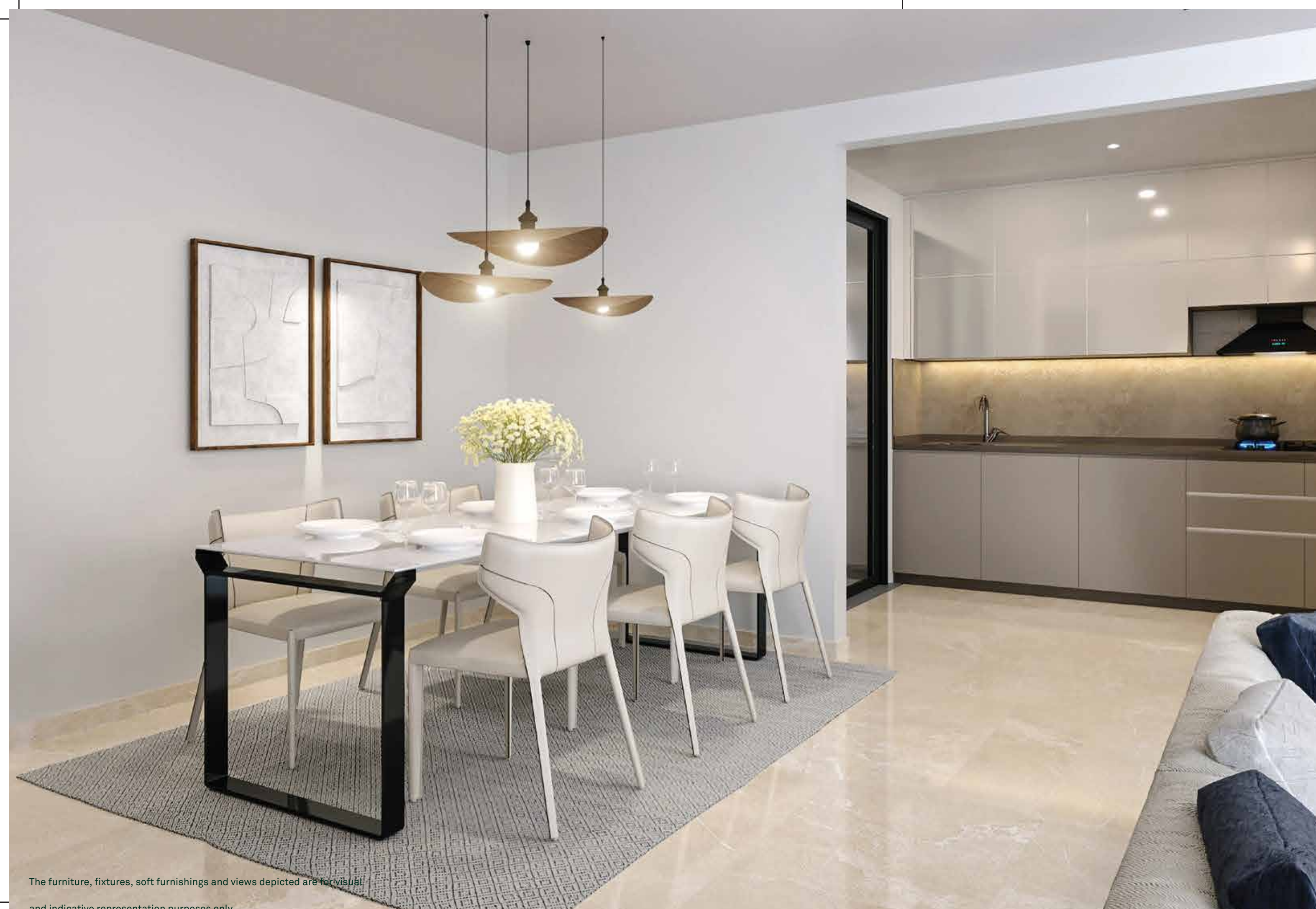


**The secret ingredient
is to always love what you're
cooking.
The secret sauce is to bring
soul to the recipe.**

The Kitchen

- Spatial ergonomics best suited for mobility within the kitchen
- Ample room to place a double door refrigerator
- Superior quartz finish for the kitchen counter top
- Best-in-class chimney & hob combine
- Excellent colour combination for the modular kitchen (bottom & top cabinets for storage) attached spacious utility balcony





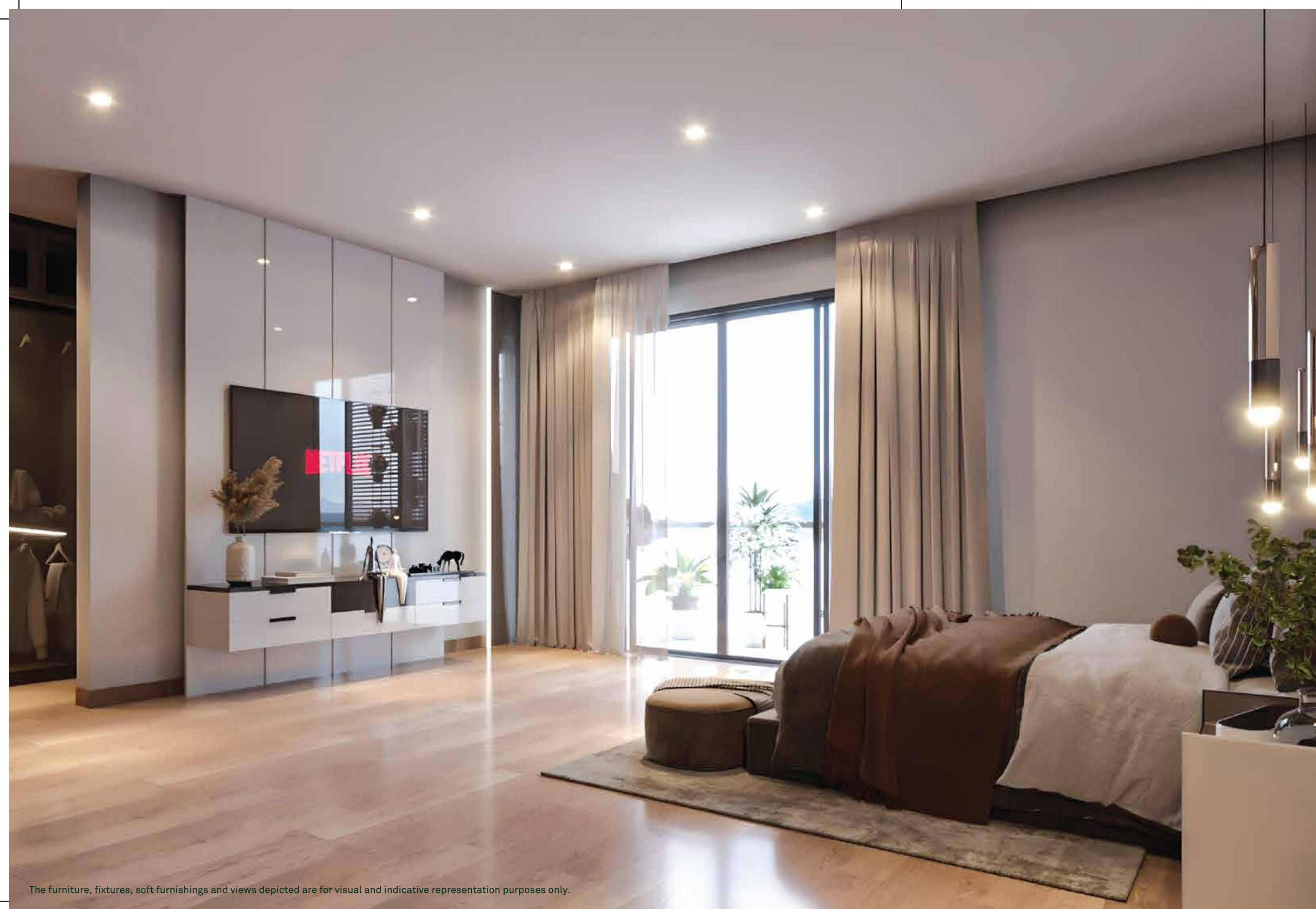
The furniture, fixtures, soft furnishings and views depicted are for visual and indicative representation purposes only.

**This weekend have sushi
at your favourite table.
Unlimited happiness, love &
smiles in buffet servings.**

The Dining Area

- A place for family-time & family conversations
- The zone for informal chats & keeping tabs on what's going on with the children
- A great place for celebrations, diners & bonding





**A brand new day.
Your story begins right here
with the rising of
the sun in your horizon.**

The Master Bedroom

- Aesthetic walk-in closet designed for non-intrusiveness
- Room size designed for comfort
- Best-in-class wooden finished tiles
- Best deployment of technology for longer life
- Balcony in every bedroom





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**This space is gift wrapped
with tonnes of love;
a private world for your
child to explore.**

The Childrens' Bedroom

- A private fantasy wonderland
- Enough space for study, screen-time & sleep
- Window for fresh air, sunlight & counting the stars at night



Eco-Friendly Homes



Welcome To A Dream Come True



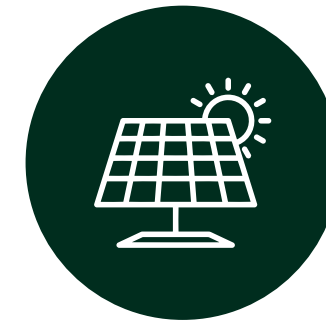
Pre-certified IGBC
gold building



Rainwater
harvesting system



Water treatment
recycling plant



Solar-powered lighting
in common areas



Adequate visitors'
car parking



Recycling and reuse of
waste construction
material



Large windows for
maximum natural
light and cross
ventilation to save
electricity



Separation of wet
and dry trash for
eco-friendly disposal



Non-smoking
common areas



Use of locally
available material to
reduce wastage
during transportation



Energy-efficient
mobility system



Spaces designed for
the differently-abled

Brands Being Used To Build Your Home



Mep/water Treatment/fire System



**ASTRAL
PIPES**
PLUMBING
& DRAINAGE
SYSTEMS



FIRE
SUPPRESSION
& DETECTION
SYSTEMS



SOLAR
POWER
GENERATION



WASTE
MANAGEMENT



RAINWATER
HARVESTING



SEWAGE
TREATMENT

Construction & Build Quality



HYUNDAI ALUMINUM
IMPORTED
ALUFORM
FOR TOWER



DR. FIXIT
WATERPROOFING EXPERT
WATER
PROOFING
TREATMENT



SAINT-GOBAIN
HIGH-QUALITY
SANDWICHED
LAMINATED GLASS
PANEL RAILING
FOR BALCONIES



HIGH-SPEED
ELEVATORS



SAINT-GOBAIN
HIGH QUALITY
ALUMINIUM
SLIDING DOORS

Internal Specifications



VARMORA
TILES + BATHWARE
PREMIUM HIGH-
QUALITY VITRIFIED
GLAZED TILES /
DURABILITY/
AESTHETICS/ECO-
FRIENDLY



Slazk
KITCHEN COMPONENTS
by **Asianpaints**
FULLY
MODULAR
KITCHEN
& APPLIANCES



GROHE
CP FITTINGS



TOTO
SANITARY
WARE



merino
LAMINATE &
INTERNAL
FLAT
SPECIFICATIONS



legrand
PREMIUM QUALITY
SWITCH SOCKETS
& ELECTRICAL
ACCESSORIES

Internal Specifications



LIST OF COMMON AREA AMENITIES

- Clubhouse: Gymnasium, Indoor Games, Community Hall, Library, Lounge Area
- Mini Theatre
- Yoga Deck
- Kids Play Area
- Swimming Pool with Kids' Pool
- Multipurpose Sports Area (Badminton, Tennis, Basketball Etc.)
- Jogging Track/Walking Trail
- Seniors Area With Reflexology/Acupressure Pathway
- Pet Zone
- CCTVS For Security
- Solar Powered Lighting
- Creche
- Cricket Practice Net
- Gazebo For Sit Out
- Party Lawn with Pantry
- Steam & Sauna



MAIN ENTRANCE LOBBY

- Vitrified Tiles Flooring
- Wall Finished in Acrylic Emulsion Paint and Combination of Vitrified Tiles Dado And Wall Paper.
- Lift's Architraves in Granite/ Quartz or similar
- Gypsum Board Panel Ceiling with Acrylic Emulsion Paint
- Hardware – SS Finish



OTHER FLOORS LOBBY

- Vitrified Tiles for Flooring
- Wall Finished in Acrylic Emulsion Paint and Vitrified Dado Tiles In between Lifts and Lifts Architraves in Granite/ Quartz or similar
- Gypsum Board Panel Ceiling with Acrylic Emulsion Paint



STAIRCASE

- Pavit Tiles (Antiskid Tiles) For Landing, Mid Landing, Treads, Risers, Skirting for All Floors
- M.S. Railing, Paint Finished
- Wall Finished in Acrylic Distemper Paint



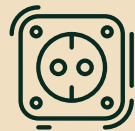
KITCHEN

- Glazed Vitrified Tiles Flooring
- Ceramic Wall Tiles for Dado Above Platform Up to Bottom of Kitchen Cabinet
- Acrylic Emulsion Paint Above Tile Dado and Ceiling.
- Modular Kitchen
- Water Purifier (Without RO)
- Provision For Exhaust Fan
- Branded CP Fittings
- Provision Piped Gas Connection
- Facia Strip on Kitchen Platform
- Provision For Dishwasher
- Kitchen Sink
- Dry Balcony to Have Washing Machine Provision.
- Kitchen Sink to Have Hot Water Provision Through Geyser



TOILETS

- Anti-Skid Ceramic Tiles Flooring.
- Ceramic Wall Tile Dado Up to False Ceiling
- Granite/Quartz Counter for Wash Basin in Master Toilet.
- Branded CP Fittings and Fixtures
- Branded Wall Hung Sanitary Fittings.
- Provision For Geyser in Toilet
- Glass Partition in Master Bedroom Bathroom
- Wash Basin to Have Hot Water Provision in All Toilets Through Geyser
- Umbra Patti for All Toilets
- Door Frame – Granite/ Quartz
- Tile Spacers Floor and Wall Tiles



ELECTRIC POINTS

- Adequate Number of Electrical Points Will Be Provided.
- Three Phase Power Supply.
- Switches: Branded
- Living & Bedrooms Will Be Provided with Telephone and TV Point and Internet Point in All Bedrooms.
- Intercom
- Video Door Phone Security System
- Inverter For Each Flat (Kitchen, Dining and Living Room - Light + Fan



BALCONY

- Anti-Skid Ceramic Tiles Flooring and Skirting
- S.S. Railing with Glass Panel
- All Walls Painted in Exterior Grade Paint.
- Floor Tile Spacers



MAIN DOOR

- Door Frame: Red Miranti Wood/similar. Door Shutter: Flush Door, Both Side Veneer Finished Laminated.
- Hardware – SS Finish
- Main Door Height – 8 Feet with Architrave



WINDOWS

- Window Frame and Shutters – Powder Coated Aluminium Framed Sliding Windows / Openable Glass Sliding Window.
- Mosquito Metal Mesh



LIVING/DINING/BEDROOMS

- Glazed Vitrified Tiles Flooring and Skirting.
- Acrylic Emulsion Paint for Wall and Ceiling.
- Wooden Finish Vitrified Tiles in Master Bedroom.



LIFTS

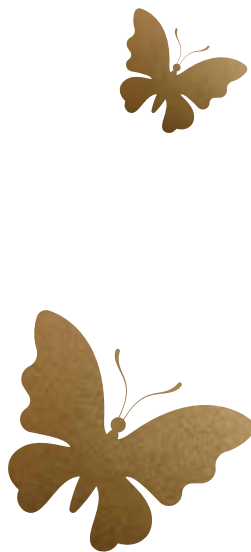
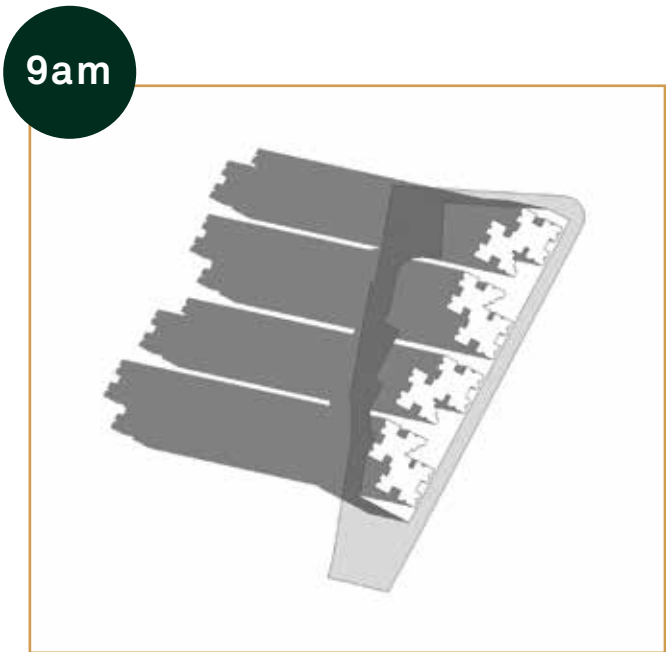
- Two Passenger Lifts & 1 Stretcher Lift of Suitable Speed and Capacity.



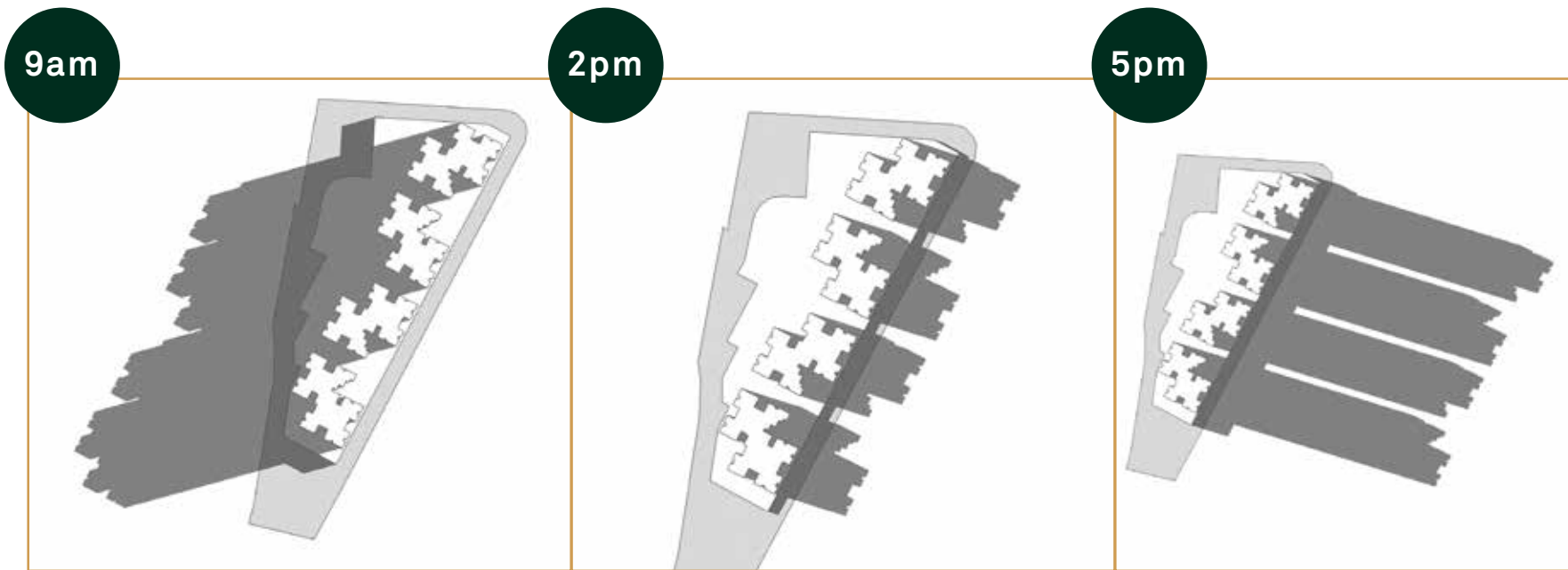
OTHER DOORS

- Door Frame: Red Miranti Wood/ similar.
- Door Shutter: Flush Door, Both Side Laminate Finished
- Hardware – SS Finish
- All Door Height – 7 Feet

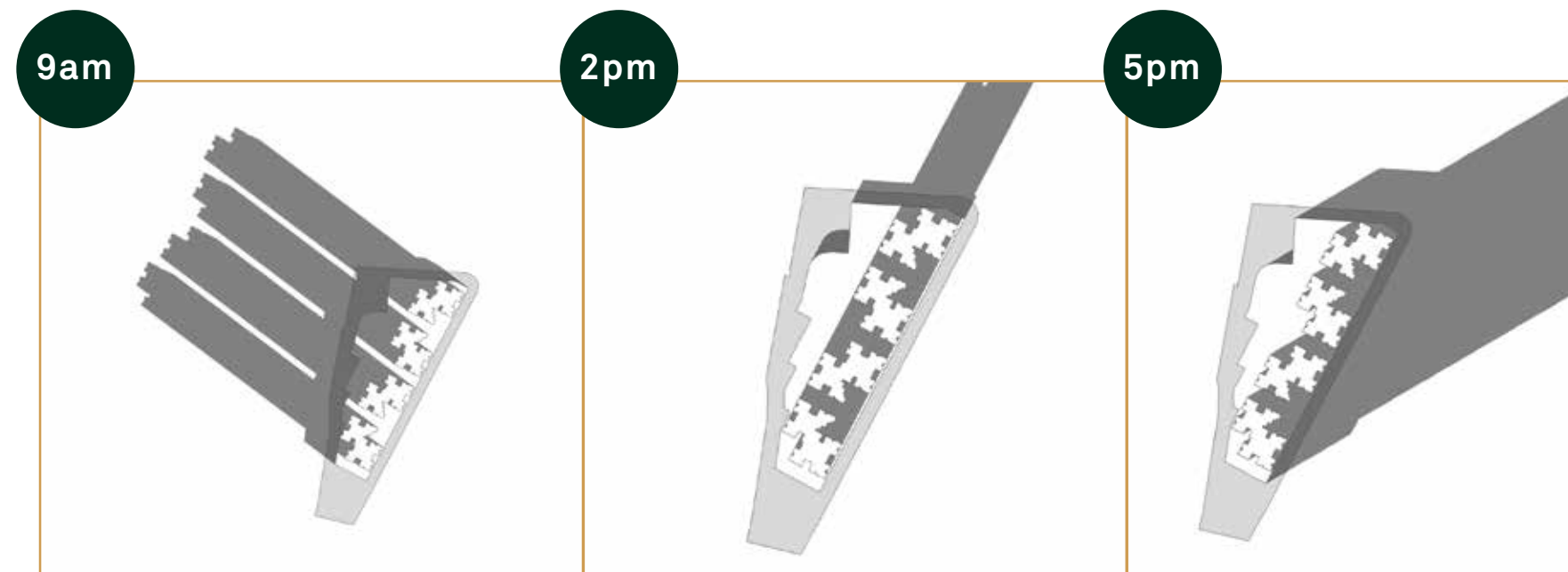
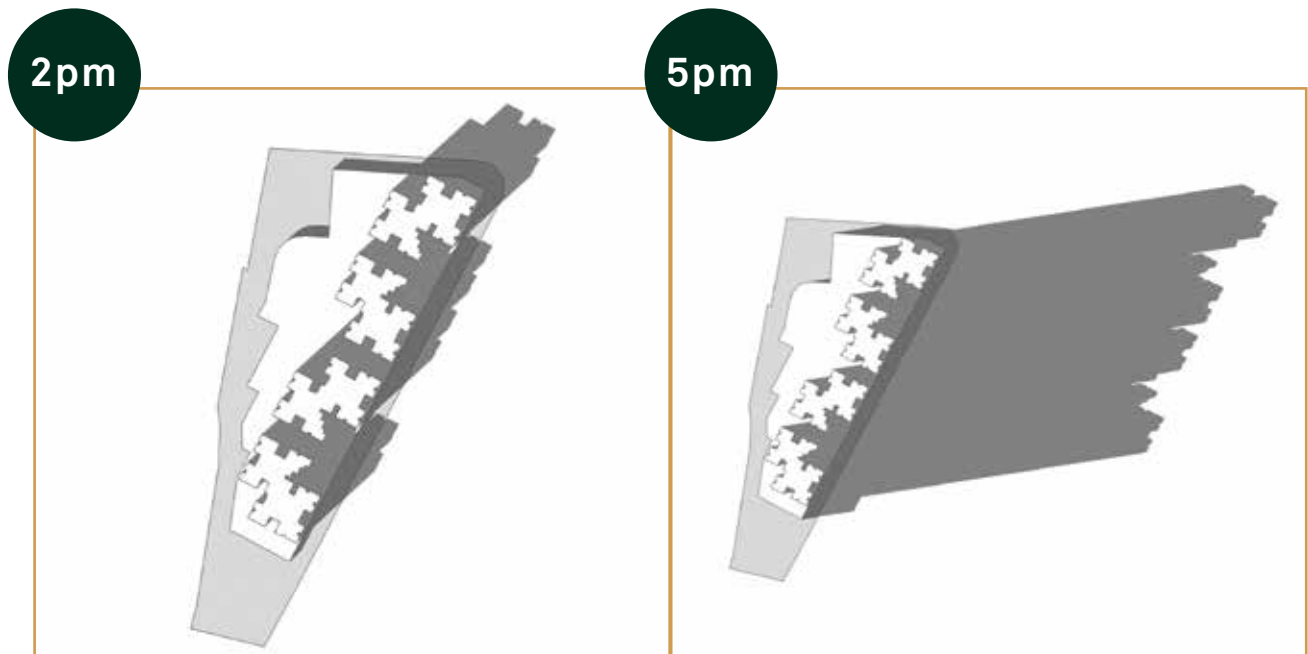
Sun Path Analysis - March



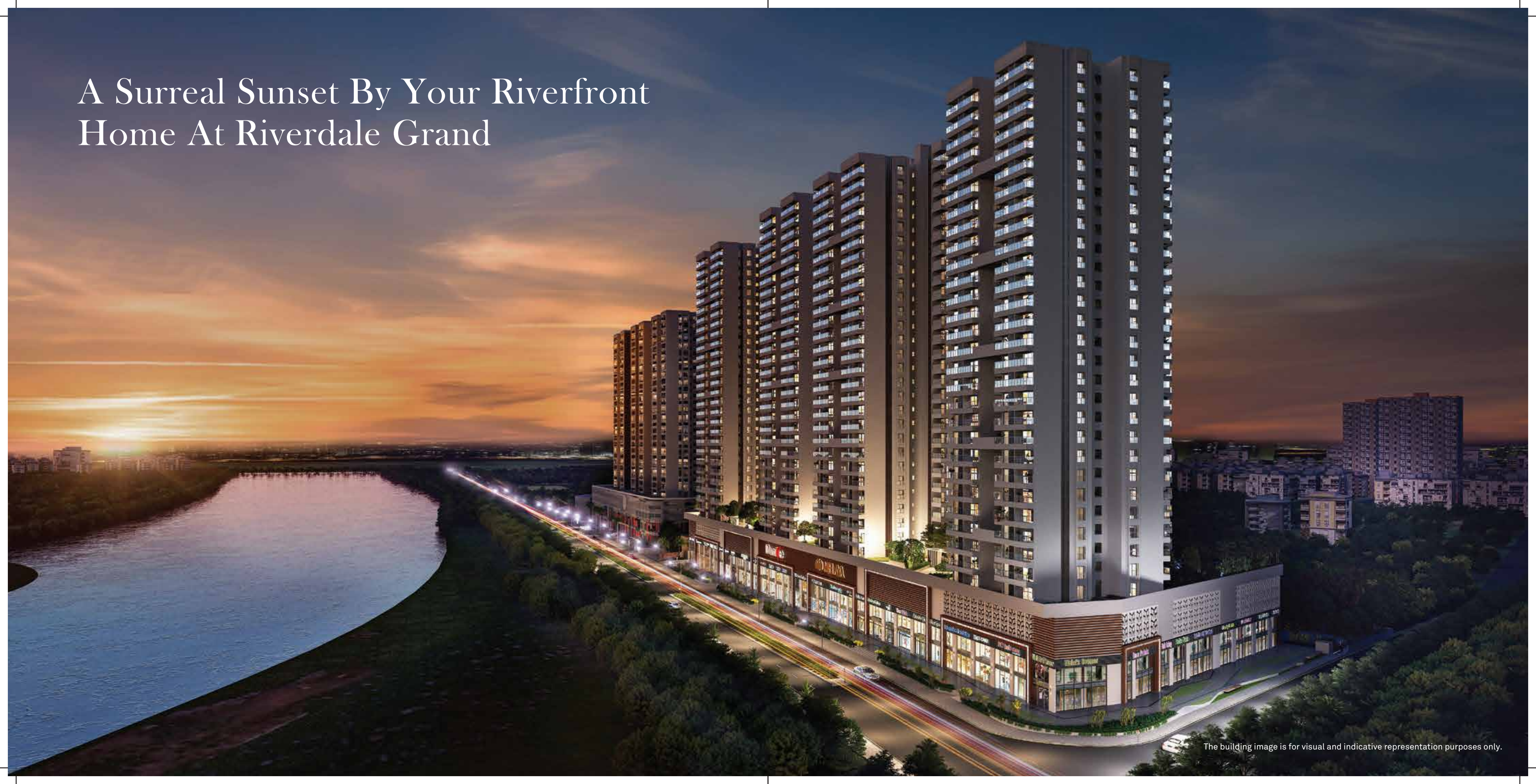
Sun Path Analysis - June



Sun Path Analysis - December



A Surreal Sunset By Your Riverfront Home At Riverdale Grand



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

A Commitment To Deliver Excellence, Fulfilled

Year of Launch: 2016



RENDERED IMAGES

Year of Completion & Handover: 2019



ACTUAL IMAGES

Year of Launch: 2016



RENDERED IMAGES

Year of Completion & Handover: 2019



ACTUAL IMAGES

A Commitment To Deliver Excellence, Fulfilled

Year of Launch: 2017



RENDERED IMAGES

Year of Completion & Handover: 2021



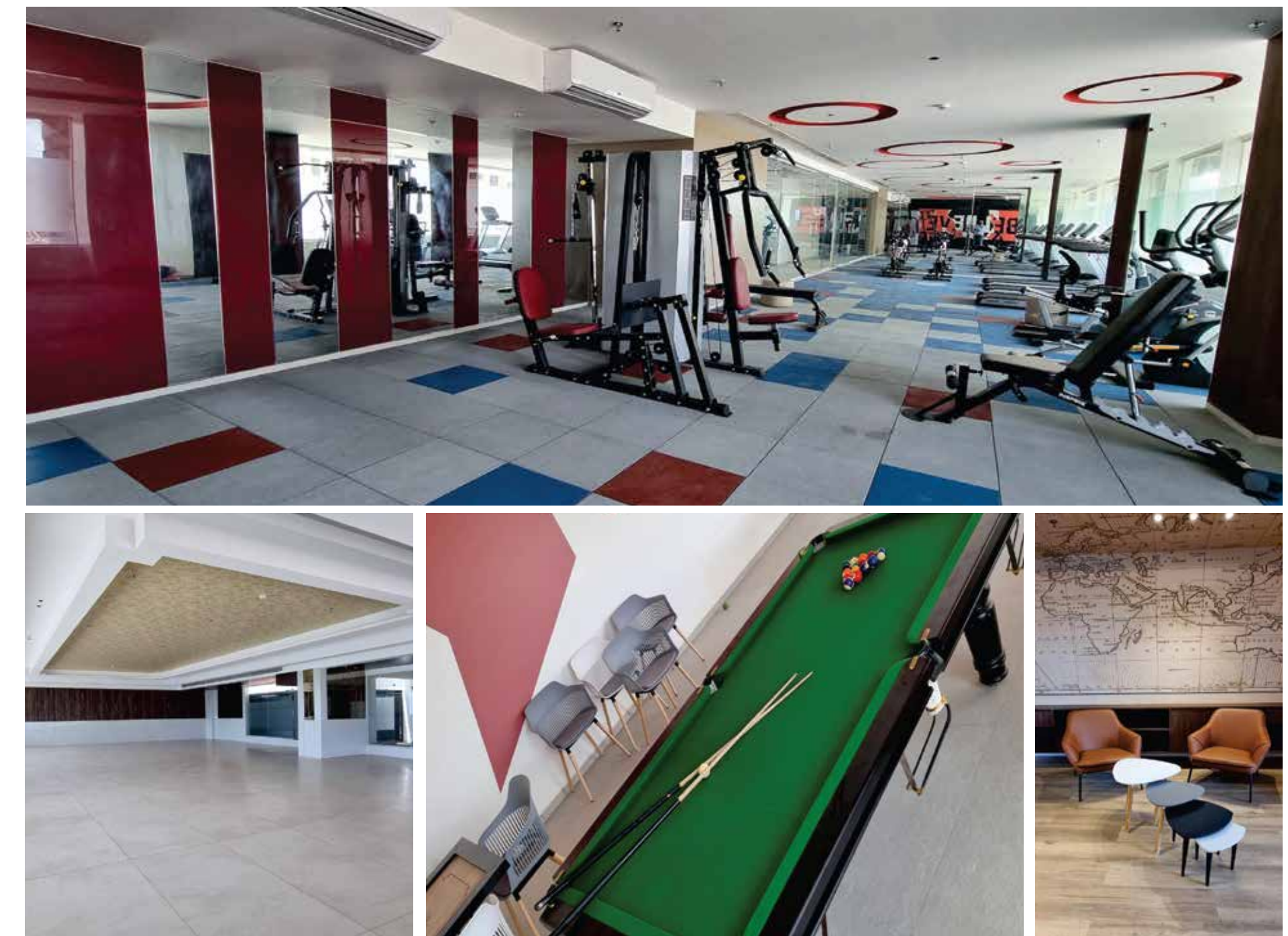
ACTUAL IMAGES

Year of Launch: 2017



RENDERED IMAGES

Year of Completion & Handover: 2021



ACTUAL IMAGES