



MAGARPATTA ROAD - MUNDHWA



PR1261012500924

<https://maharera.maharashtra.gov.in/projects-search-result>



A LIFESTYLE
THAT WEARS
THE CROWN

The RAVIMA Advantage

Ravima Ventures has been at the forefront of Pune's real estate market for over 25 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.

25+

Year Legacy

3M

Sq.ft. Delivered

3500+

Families

1.3M

Sq.ft. Ongoing

7

Locations





MAGARPATTA ROAD - MUNDHWA

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 50+ 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.

WHY IS NEWTON HOMES ROYALE 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

Discover a Home
where every direction opens to
maximum possibilities.

Outside, happening neighborhoods of East Pune.
Inside, a world full of joy!

Experience a life without limits, where every moment,
and experience reaches to its maximum.





Live-work-play-unwind AllWithinMinutes!

- BUSINESS**
 Magarpatta Cyber City
 EON IT Park
 Kharadi IT Park
 SP Infocity
 Baba Kalyani Research Centre
- SCHOOLS & EDUCATION**
 Orchids The International School
 Venus World School
 Pawar Public School
 HDFC school
- LIFESTYLE**
 Amanora Mall
 Seasons Mall
 Kopa Mall
 Phoenix Market City
- HEALTHCARE**
 Manipal Hospital
 Noble Hospital
 Shatayu Hospital
 Sahyadri Super Speciality Hospital
- CONNECTIVITY**
 Hadapsar Railway Station
 Proposed Hadapsar Metro Station
 Hadapsar Koregaon Park Link Road
 Pune International Airport
- HOTELS**
 The Westin Pune, Koregaon Park
 Marriott Suites Pune
 Radisson Blu, Kharadi
- CAFES AND RESTAURANTS**
 Irani Cafe
 Third Wave Coffee
 Hard Rock Cafe
 The Lakehouse
- LEISURE & RECREATION**
 Empress Botanical Garden
 Butterfly Trampoline Park
 Diamond Waterpark

NOW		IN NEXT 3 TO 4 YEARS	
01 MIN	HADAPSAR RAILWAY STATION	01 MIN	HADAPSAR RAILWAY METRO STATION
05 MIN	SEASONS MALL AMANORA MALL	05 MIN	AMANORA CITY
08 MIN	MAGARPATTA CITY	08 MIN	CYBER CITY
10 MIN	KHARADI	10 MIN	WAGHOLI OUTER RING ROAD CONNECTOR
10 MIN	VIMAN NAGAR	15 MIN	EON IT PARK
10 MIN	KOREGAON PARK	20 MIN	PURANDAR AIRPORT
20 MIN	PUNE INTERNATIONAL AIRPORT	PHASE 2 METRO CONNECTIVITY	
		15 MIN	SWARGATE
		30 MIN	CHANDANI CHOWK
		35 MIN	HINJAWADI IT PARK



A Terminal Built for Tomorrow World-class infrastructure, and direct access to India's key cities.

Project Overview

Hadapsar is developed into a full-fledged satellite terminal for long-distance trains under the Indian Railways' Amrit Bharat Station Scheme, with an estimated cost of ₹135 crore. The primary goal is to reduce congestion at Pune Junction, which currently handles some of the highest train volumes in the region.

Connectivity from project

To improve passenger accessibility, a new approach road measuring 100 metres in length and 7.5 metres in width is being developed behind the terminal. The station will have two access routes - one from Chorpadi Junction, and another passing through the project, directly connecting Amanora to the station.

Major Upgrades

Extension of Up and Down platforms to 600 metres to handle 24-coach trains. Modern amenities including waiting halls, enhanced seating, digital display systems, lifts, escalators, and a 12-metre-wide foot overbridge. New station building with commercial facilities. Improved parking and water supply systems.

Direct Connectivity From Hadapsar

(Without Going To Pune Junction) -
Within Maharashtra -
Mumbai
Nanded (Marathwada Region)
Latur (Marathwada)
Osmanabad
Parbhani
Solapur (On Some Routes)
Nagpur (Vidarbha - Via Special Trains)
Daund (Nearby Junction)

Other Indian States -

Telangana: Secunderabad, Hyderabad, Kazipet, Warangal
Rajasthan: Jodhpur, Ajmer (On Jodhpur Route)
Gujarat: Stations On Jodhpur Route (Ahmedabad Region)
Bihar: Muzaffarpur (Via Special Trains)
Uttar Pradesh: Ghazipur (Via Special Trains)
Assam: Guwahati (Via Special Trains)
Madhya Pradesh: Connections On Certain Routes

Future Expansion: More long-distance trains from Pune Junction are expected to be shifted to Hadapsar to reduce congestion, so the list will grow significantly in coming months.

Upcoming Development



Reach Seasons, Amanora - 5 min | Swargate-15 min
Chandani Chowk-30 min | Hinjawadi - 45 min
Hadapsar Railway Metro Station



Reach Koregaon Park in 10 min
Hadapsar-Koregaon Park Link Road



Reach EON IT Park in 15min
DP Road Connecting Keshav Nagar



DP Road Connecting Manjri
Reach Amanora in 5 min

Source (write this in small letters)
The Indian Express | "Hadapsar station all set to ease Pune Jn burden from Jan 26"
Times of India | "Hadapsar station ready to ease burden on Pune Junction"
Hindustan Times - "Pune's Hadapsar railway station set for major upgrade under Amrit Bharat Scheme"
The Hindu - "Hadapsar station to get modern facilities"
Deccan Herald - "Pune's Hadapsar station set to become satellite terminal"



A *Lifestyle* that wears the crown

Magarpatta-Mundhwa

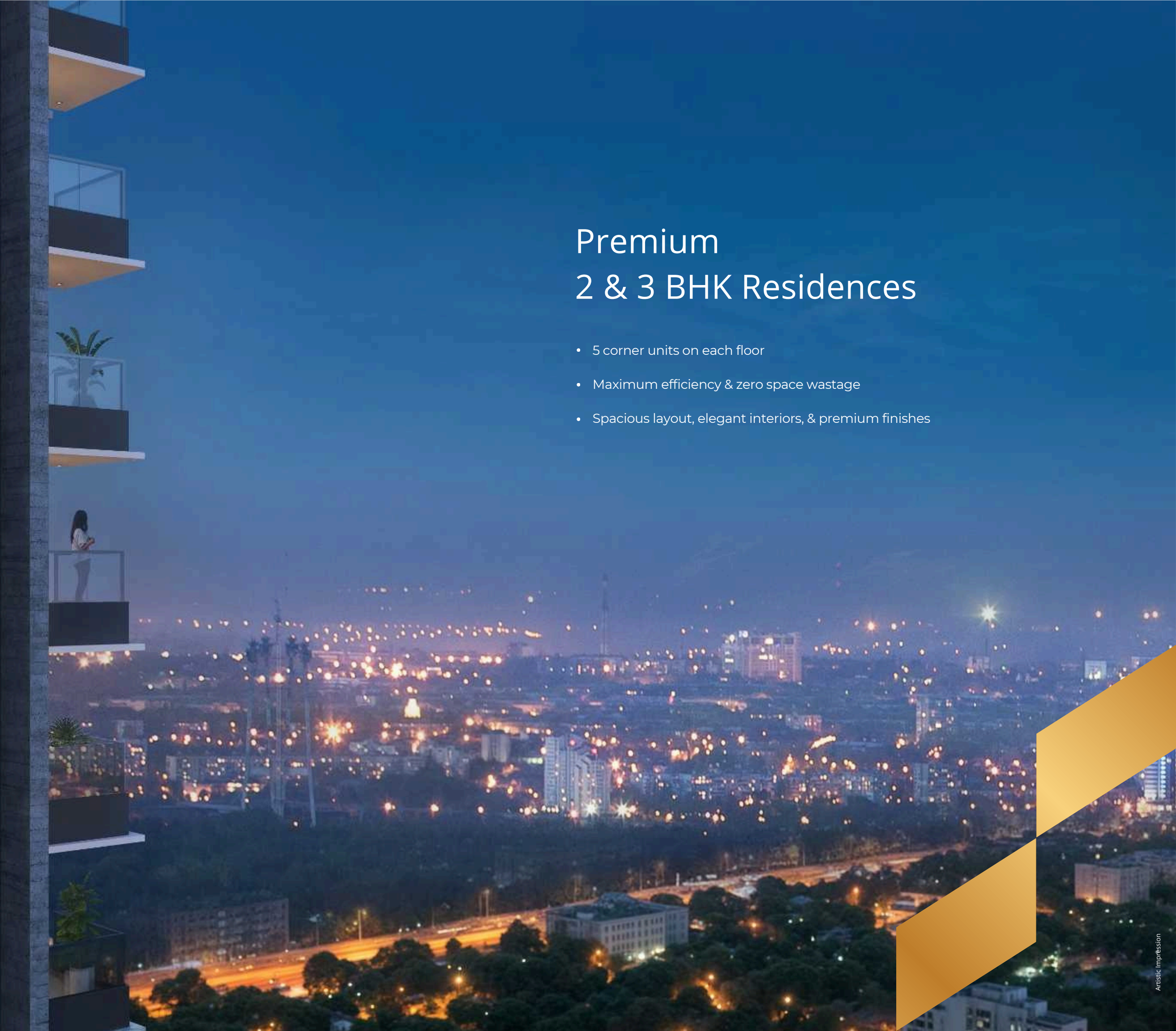
2 Acres | 2 Towers | 23 Floors | 226 Units | 5 Corner Units

50+ Lifestyle Amenities across 4 Levels



Premium 2 & 3 BHK Residences

- 5 corner units on each floor
- Maximum efficiency & zero space wastage
- Spacious layout, elegant interiors, & premium finishes





PROJECT AMENITIES

- 1. Science & Mathematics Interactive Floor Games
- 2. Knowledge Wall
- 3. Stage
- 4. Party Lawn
- 5. Walking Track
- 6. Buffet & Serving Area

- 7. Stargazing Zone
- 8. Adventure Park
 - A. Spider Web
 - B. Rock Climbing
 - C. Rabbit Hole
 - D. Low Level Cave
- 9. Giant Chess Board

- 10. Pavilion For Comfortable Seating
- 11. Outdoor Gathering Pavilion
- 12. Amphitheater
- 13. Amphi Seating
- 14. Art & Craft Pavilion
- 15. Feature Wall

- 16. Swimming Pool
- 17. Jacuzzi
- 18. Kids Pool
- 19. Pool Side Deck
- 20. Outdoor Shower
- 21. Changing Room And Shower

- 22. Picnic Area / Potluck Area
- 23. Callisthenic
- 24. Outdoor Gathering Space / Outdoor Cinema Screen
- 25. Tranquil Meditation Garden
- 26. Senior Citizen's Sit-out Lounge
- 27. Acupressure Pathway

- 28. Meditation Pavilion
- 29. Seating Area with Pergola
- 30. Children's Play Zone
- 31. Pickleball Court
- 32. Multipurpose Sports Court
- 33. Landscaped Walking Pathway

- 34. Grand Entrance
- 35. Drop-off Point
- 36. Driveway



Artistic Impression

23rd Floor Indoor Amenities spread across 4500 Sq. Ft.

Open-Air Amenities spread across 12,000 sq. ft.



Artistic Impression

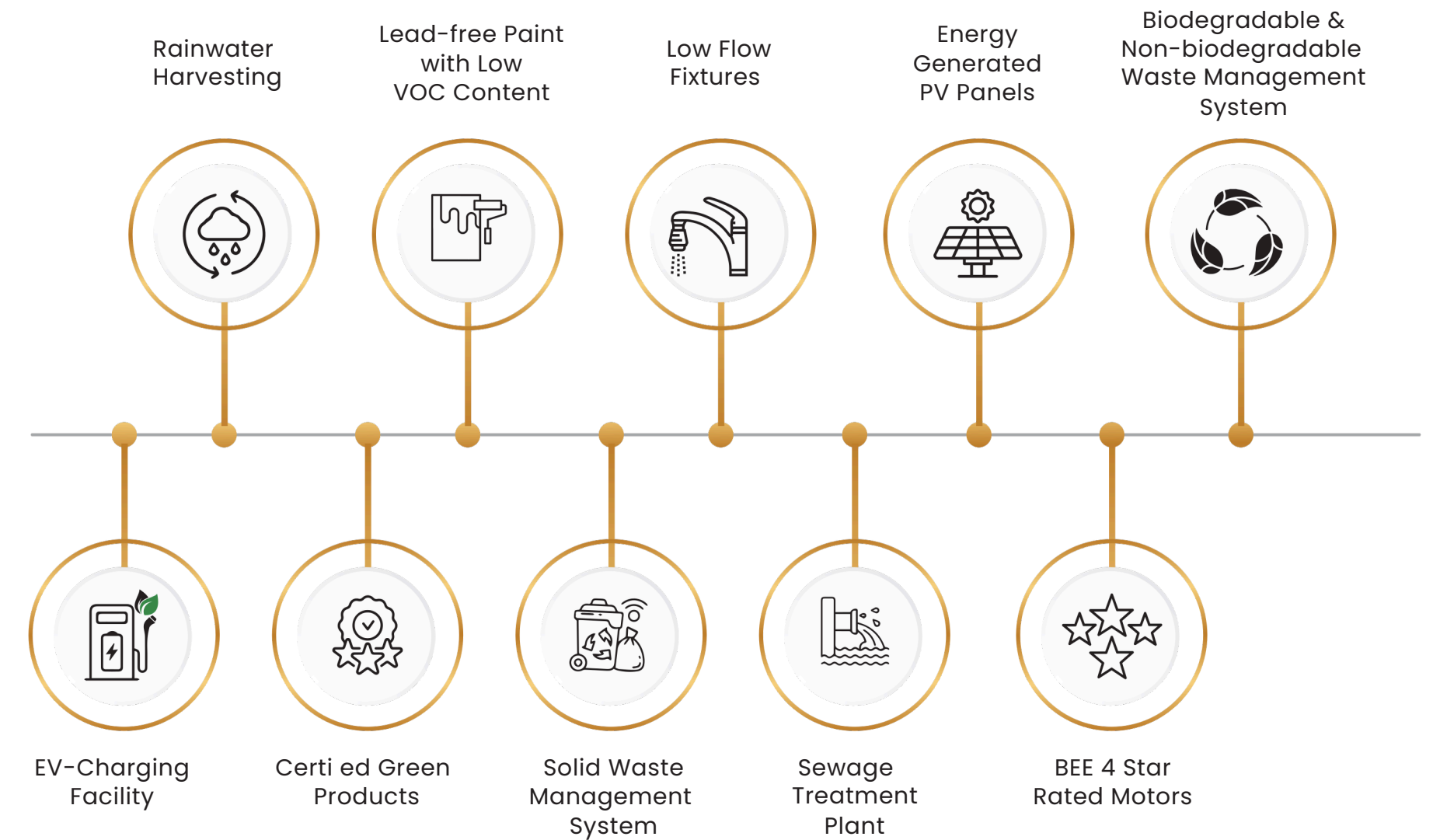
0 wastage Homes



**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



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



Lobby Video Entry Station

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



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



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

A MULTIVERSE OF CREATIVE CENTER GATEWAYS



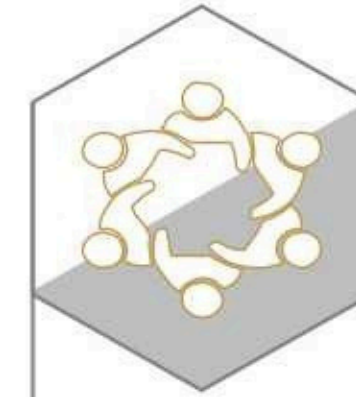
HEALTH CENTRE

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



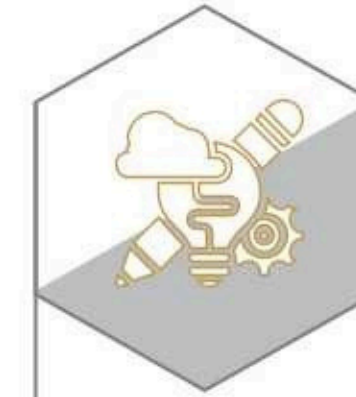
RECREATIONAL CENTRE

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



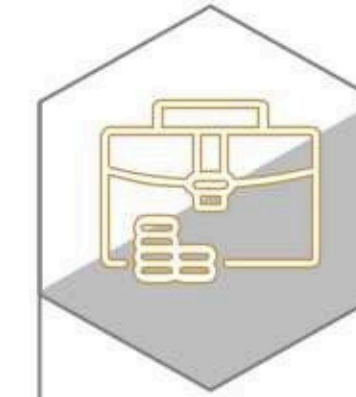
COMMUNITY CENTER

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



NEWTON CREATIVITY CENTER

- 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

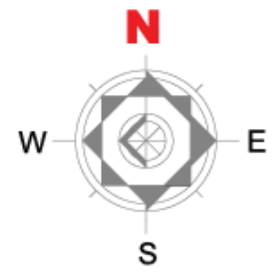


MAGARPATTA ROAD - MUNDHWA



WING - A

2 BHK | 796 SQ.FT
CARPET AREA



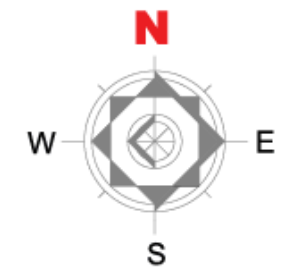


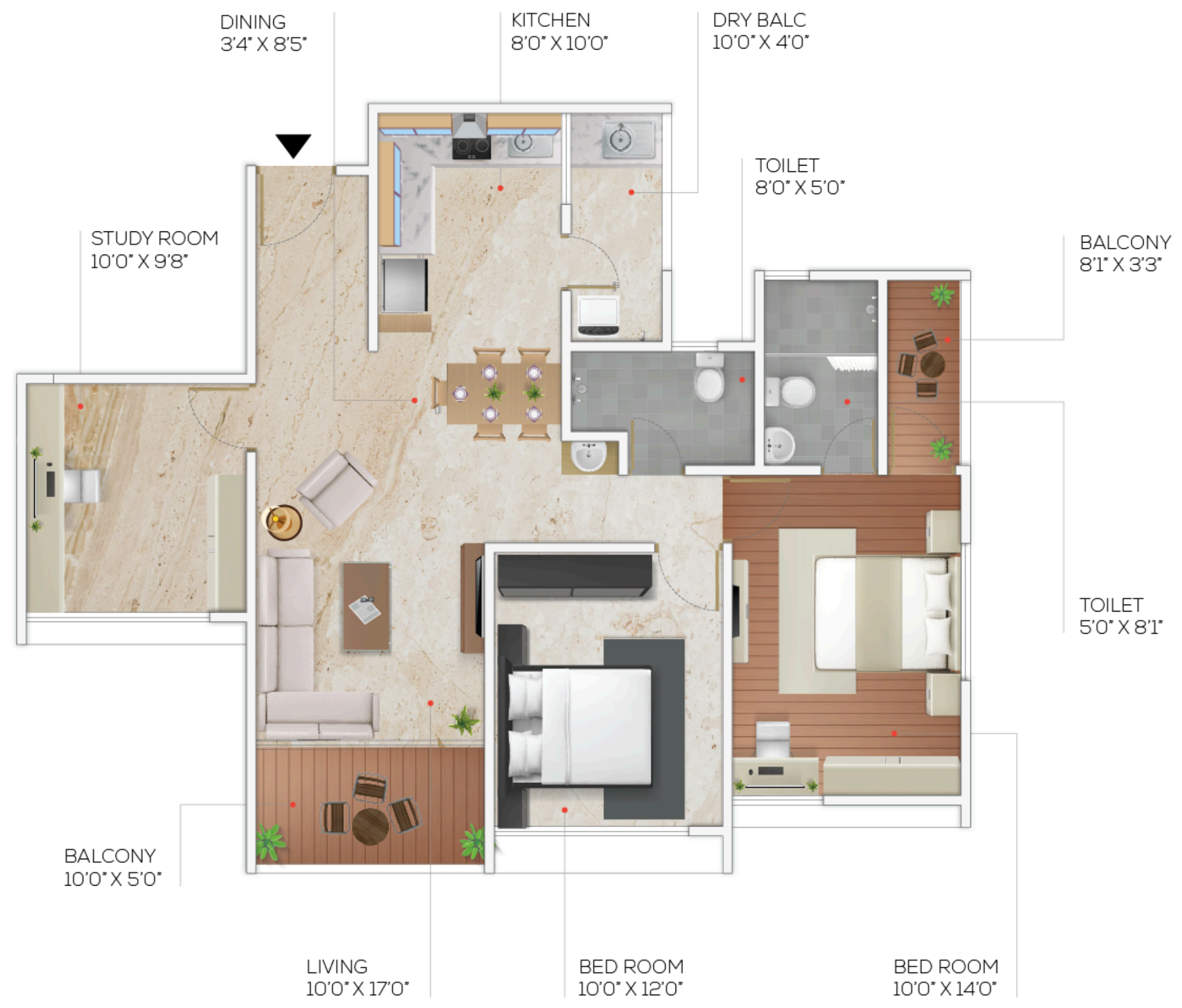
MAGARPATTA ROAD - MUNDHWA



WING - A

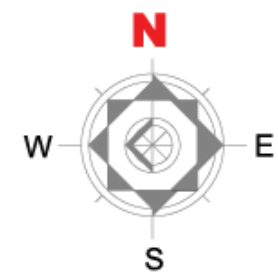
2 BHK | 841 SQ.FT

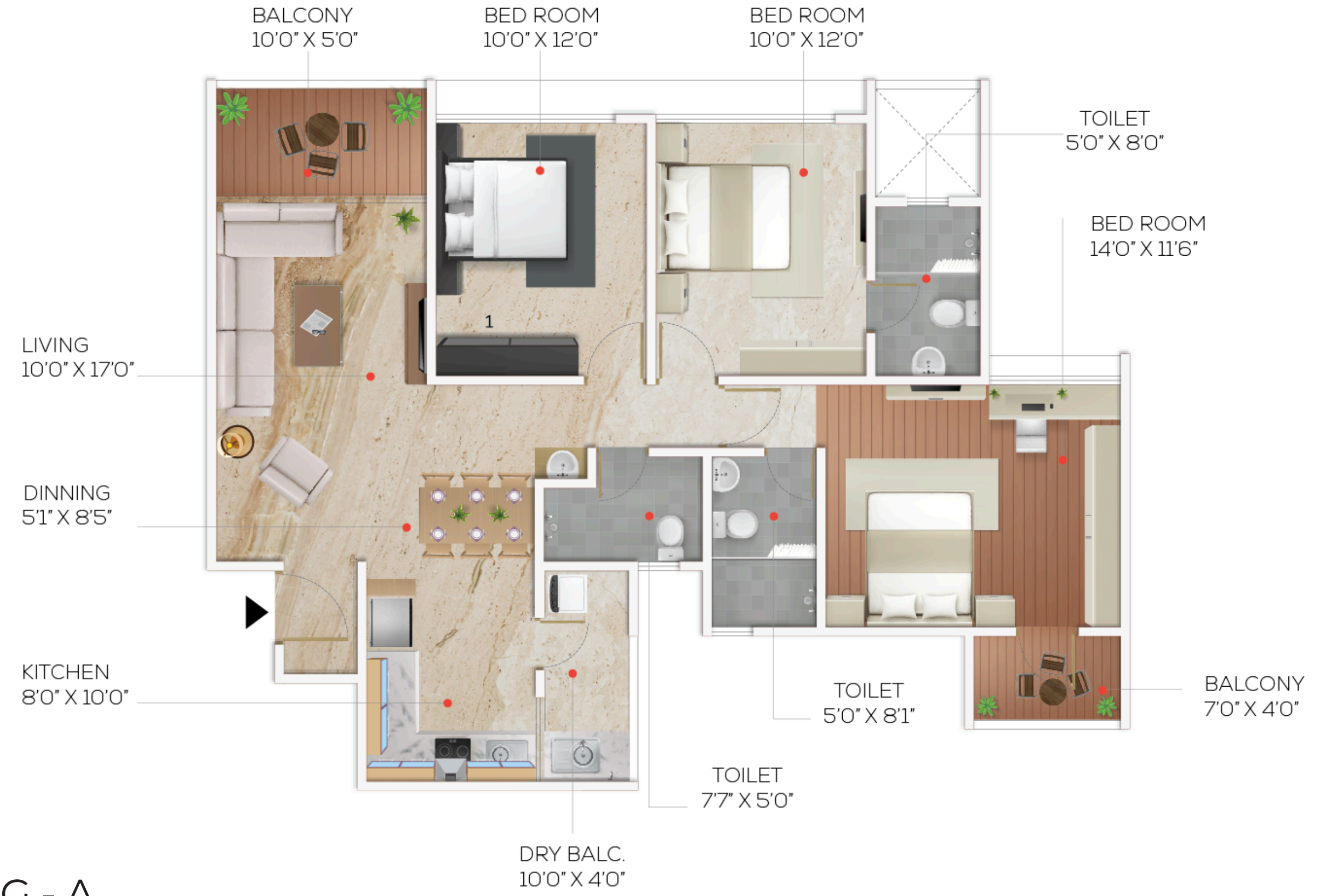




WING - A

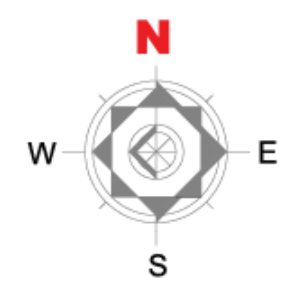
2.5 BHK | 942 SQ.FT
CARPET AREA





WING - A

3 BHK | 1046 SQ.FT
CARPET AREA



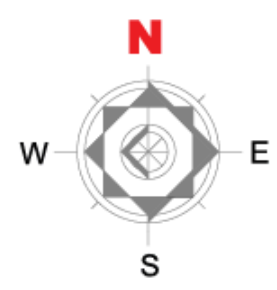


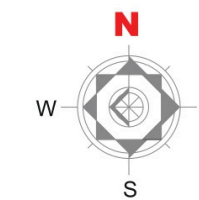
MAGARPATTA ROAD - MUNDHWA



WING - A

3 BHK | 1072 SQ.FT
CARPET AREA

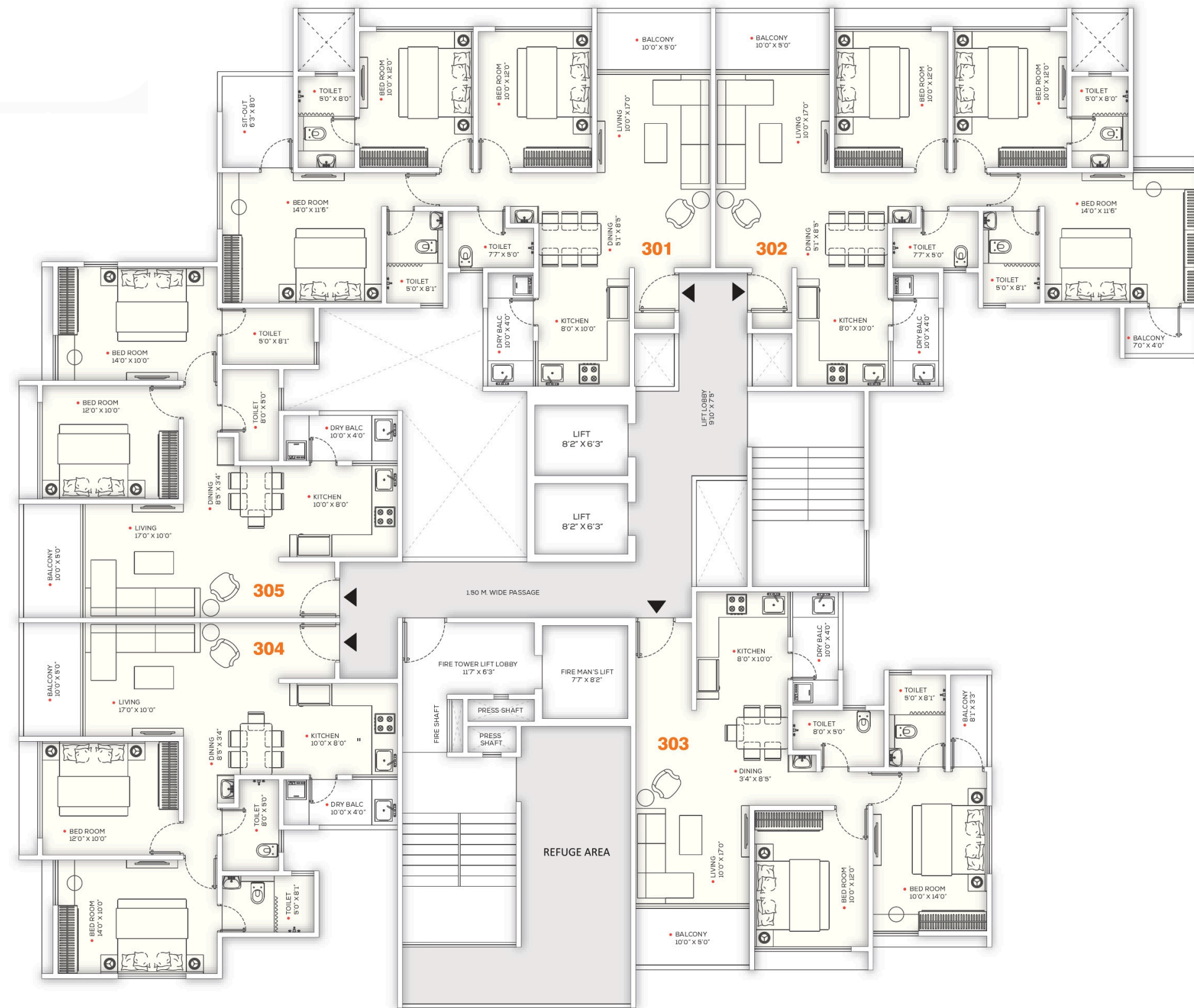




WING - A 23RD (AMENITY) FLOOR PLAN

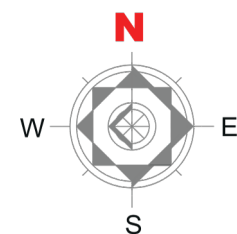
AREA STATEMENT

FLAT NO.	TYPE	CARPET (SQ.M)	BALCONY (SQ.M)	TOTAL CARPET (SQ.M)	(SQ.FT)
2303	2.5 BHK	76.74	10.77	87.51	942
2304	2 BHK	65.58	8.36	73.94	796
2305	2 BHK	65.58	8.36	73.94	796



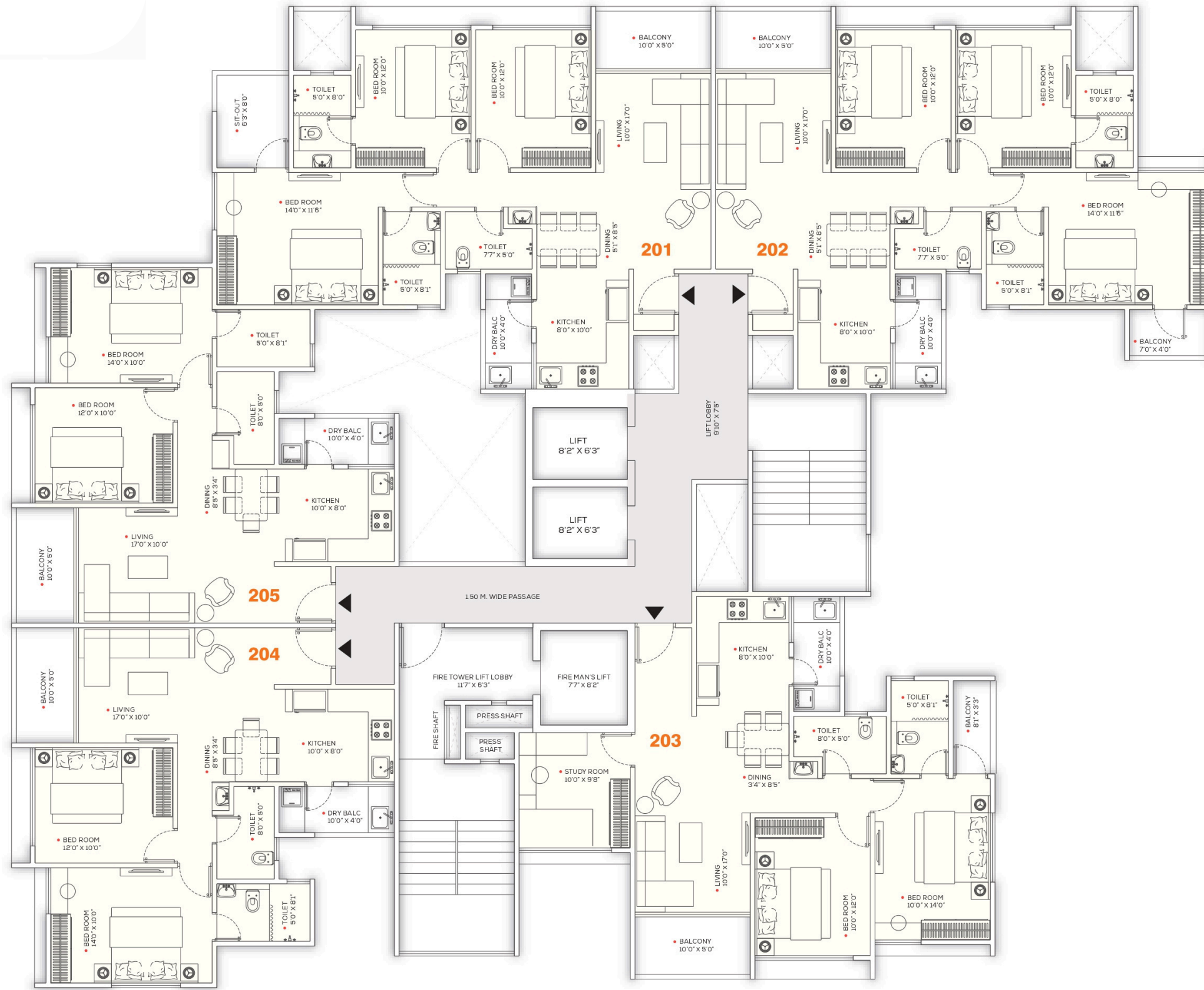
AREA STATEMENT

FLAT NO.	TYPE	CARPET	BALCONY	TOTAL CARPET	
		(SQ.M)	(SQ.M)	(SQ.M)	(SQ.FT)
301, 801, 1301, 1801	3 BHK	86.55	13.02	99.57	1072
302, 802, 1302, 1802	3 BHK	86.25	10.96	97.21	1046
303, 803, 1303, 1803	2 BHK	67.40	10.77	78.17	841
304, 804, 1304, 1804	2 BHK	65.58	8.36	73.94	796
305, 805, 1305, 1805	2 BHK	65.58	8.36	73.94	796



Refugee Floor Plan

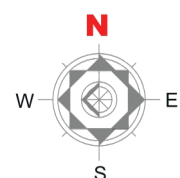
3RD ,8TH , 13TH, 18TH FLOOR



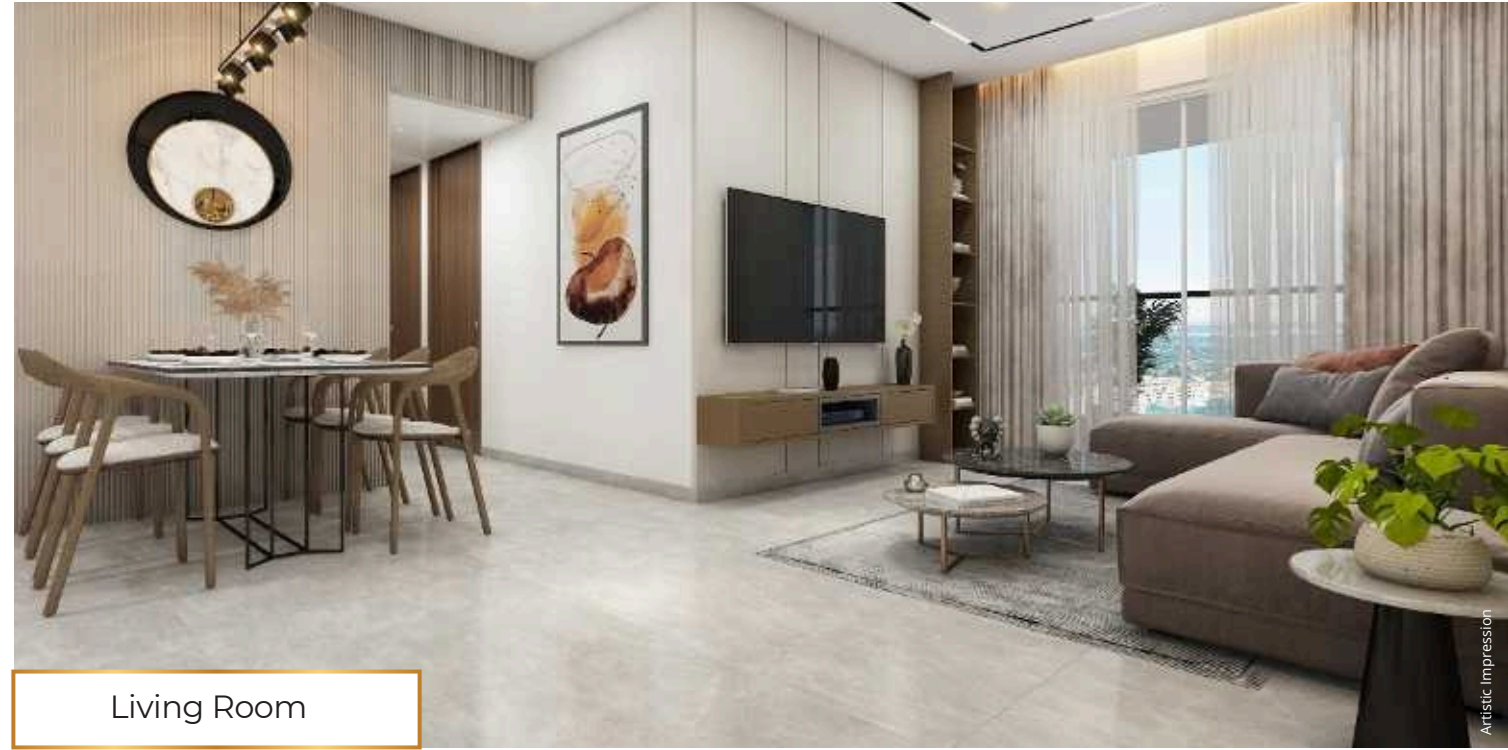
WING - A

AREA STATEMENT

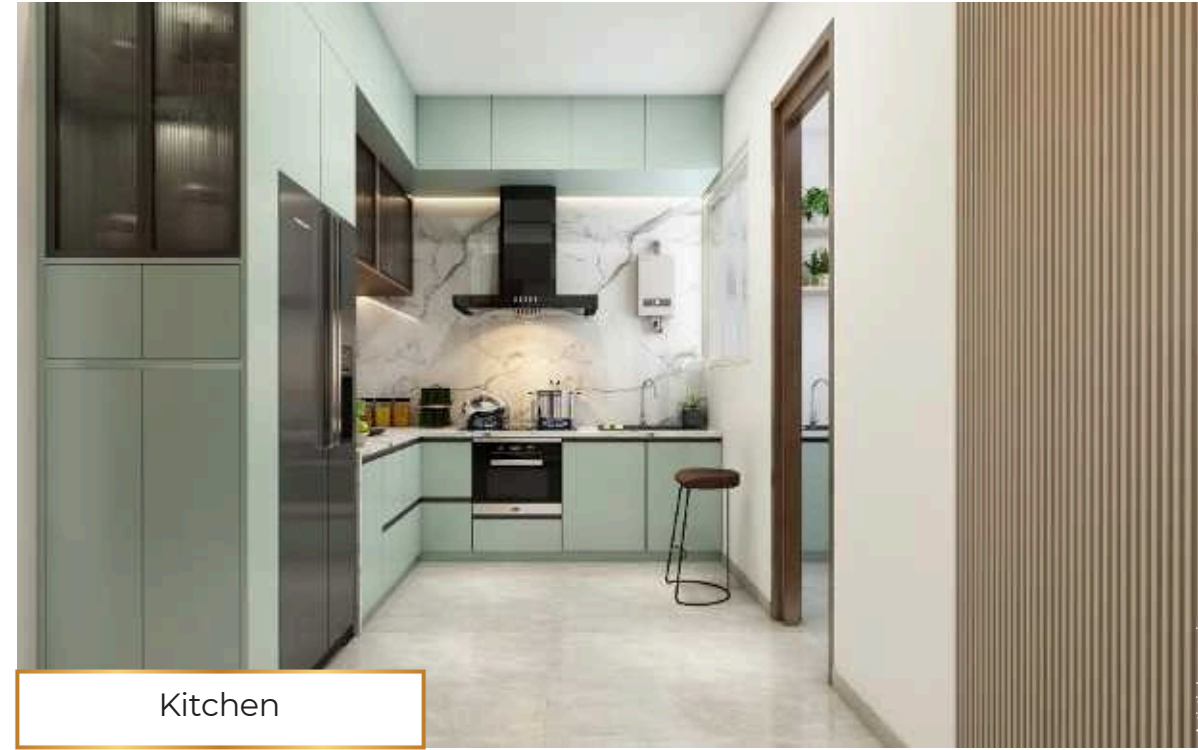
FLAT NO.	TYPE	CARPET	BALCONY	TOTAL CARPET	
		(SQ.M)	(SQ.M)	(SQ.M)	(SQ.FT)
201,401,501,601,701,901,1001,1101,1201,1401,1501,1601,1701,1901,2001,2101,2201	3 BHK	86.55	13.02	99.57	1072
202,402,502,602,702,902,1002,1102,1202,1402,1502,1602,1702,1902,2002,2102,2202	3 BHK	86.25	10.96	97.21	1046
203,403,503,603,703,903,1003,1103,1203,1403,1503,1603,1703,1903,2003,2103,2203	2.5 BHK	76.74	10.77	87.51	942
204,404,504,604,704,904,1004,1104,1204,1404,1504,1604,1704,1904,2004,2104,2204	2 BHK	65.58	8.36	73.94	796
205,405,505,605,705,905,1005,1105,1205,1405,1505,1605,1705,1905,2005,2105,2205	2 BHK	65.58	8.36	73.94	796



Typical Floor Plan



Living Room



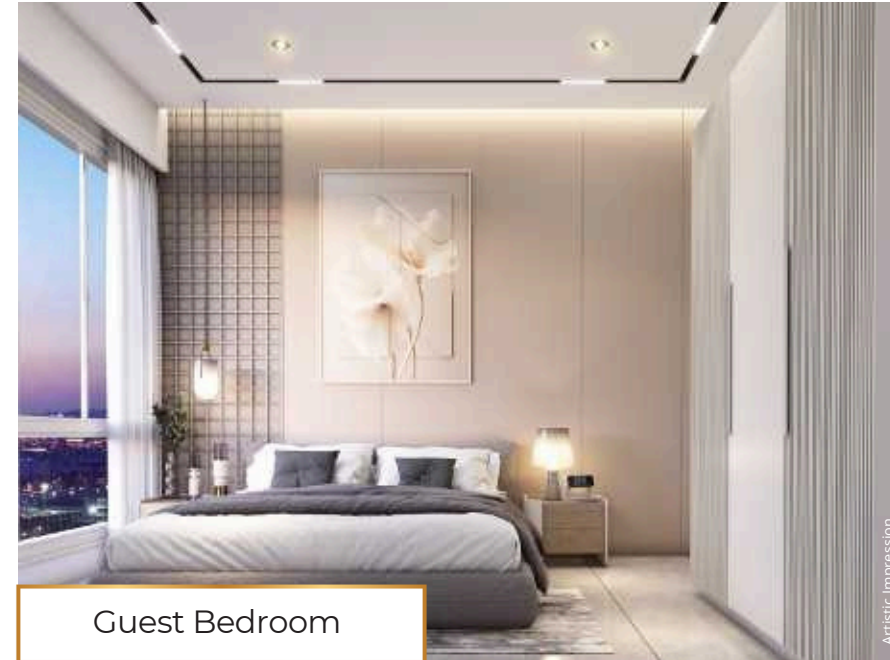
Kitchen



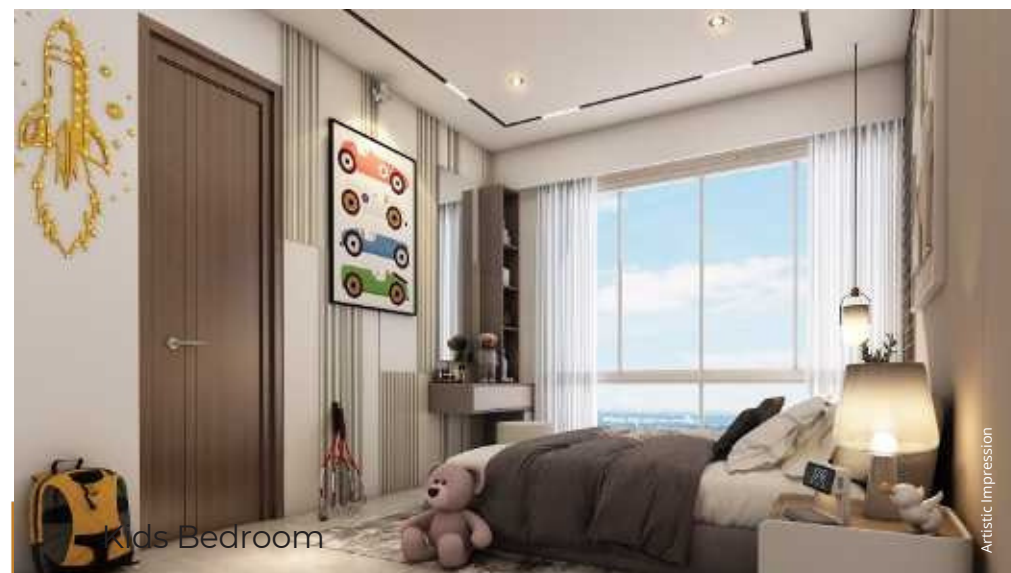
Master Bedroom



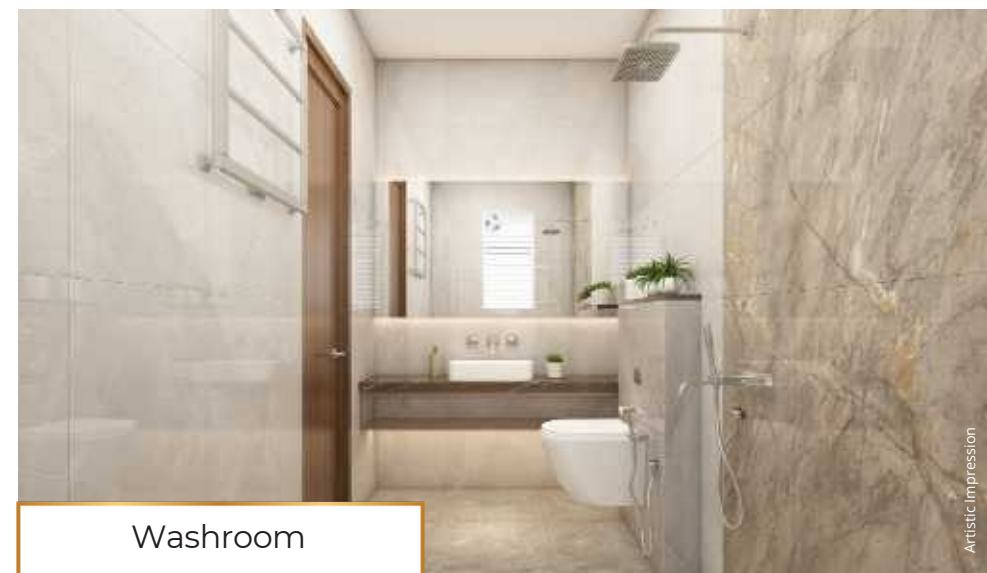
Balcony



Guest Bedroom



Kids Bedroom



Washroom

Intelligent Design, Thoughtful Living.

Smart homes that respect space & resources

Multi-Use Spaces

Ample Light & Ventilation

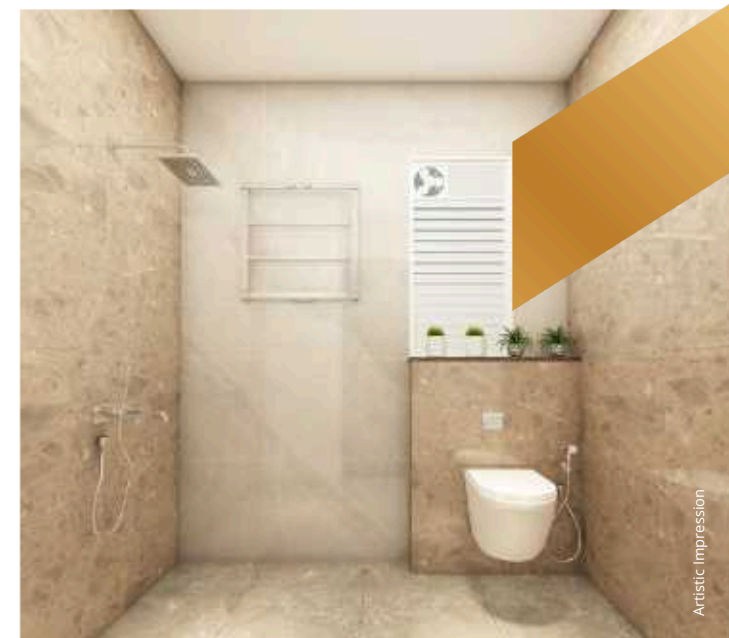
Premium & Refined Detailing

Space-efficient Kitchen

Zero Passage Wastage

Where every detail reflects superior quality

Internal Specifications



• STRUCTURE & FINISH

- RCC- Aluform and AAC Block Hybrid System.
- Superior quality interior paint
- Internal walls in gypsum/POP finish
- Earthquake-resistant RCC frame structure
- Exterior acrylic paints with texture

• ELECTRICAL FITTINGS

- DB Box – Schneider or equivalent.
- Ceiling fan points in all rooms
- Child-friendly electrical switches
- Built-in foot lamp in all bedrooms
- Designated space for AC outdoor unit
- Loft provision for inverter and router in lobby area
- Branded make switches and accessories (Schneider or equivalent)
- Concealed copper wiring with modular switches and adequate points in all rooms (Polycab)
- Electrical provision for split AC in all room

• PLUMBING

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

• FLOORING

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

• WINDOWS

- Toughened glass railings up to 1.2 m height
- Unique window designs for better light and ventilation
- Upgrade to premium uPVC windows for superior noise reduction, comfort and energy efficiency in your home.
- Full body stone frames for toilet doors, windows, and kitchen windows
- Maximum window opening

• BATHROOMS & TOILETS

- Sensor lights
- Shaving mirror
- Concealed plumbing
- Glazed tiles up to lintel level
- Cold and hot diverter fittings
- Provision for shower and commode separation

• KITCHEN

- Gas leak detector
- Space for water jar
- Anti-cockroach floor trap
- Provision for water purifier
- Dedicated electrical points
- Second sink in dry balcony
- L-shaped artificial marble platform
- Sink with glass washer (Vege table washer and tray Carysil)

• DOORS

- Mortise handle locks
- Full-body stone door frames for toilets
- Laminated flush doors with wooden frames
- Decorative main door with digital lock and video door phone

• TERRACE

- Matt-finished flooring
- Decorative PVC ceiling
- Fins to hide AC outdoor units
- Artificial stone shelf with charging points

• LIFT & RAMP

- Automatic stretcher lift
- Milk and newspaper holder near main door

• DRY BALCONY

- Matt-finished flooring
- Space for drying clothes
- SS sink with service counter



Calisthenics & Outdoor Fitness Zone



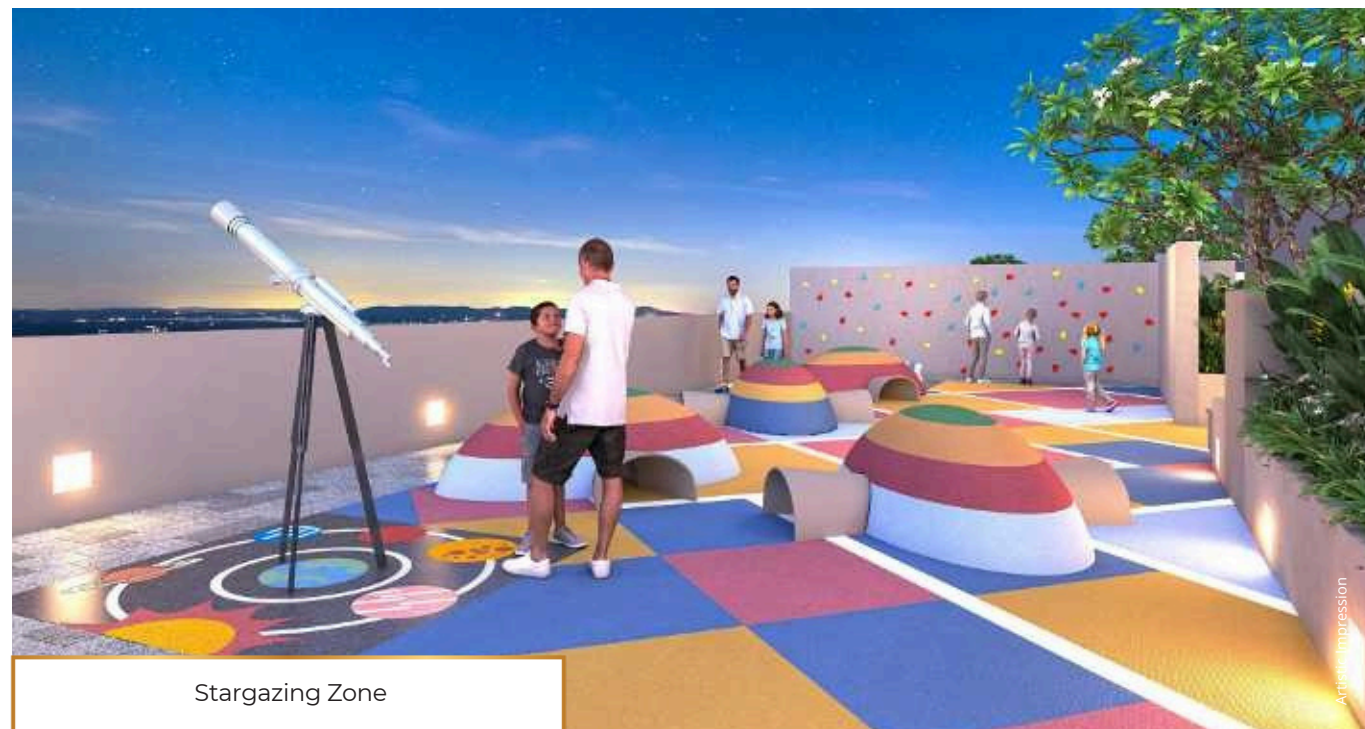
Open-Air Gathering Space with Cinema Screen



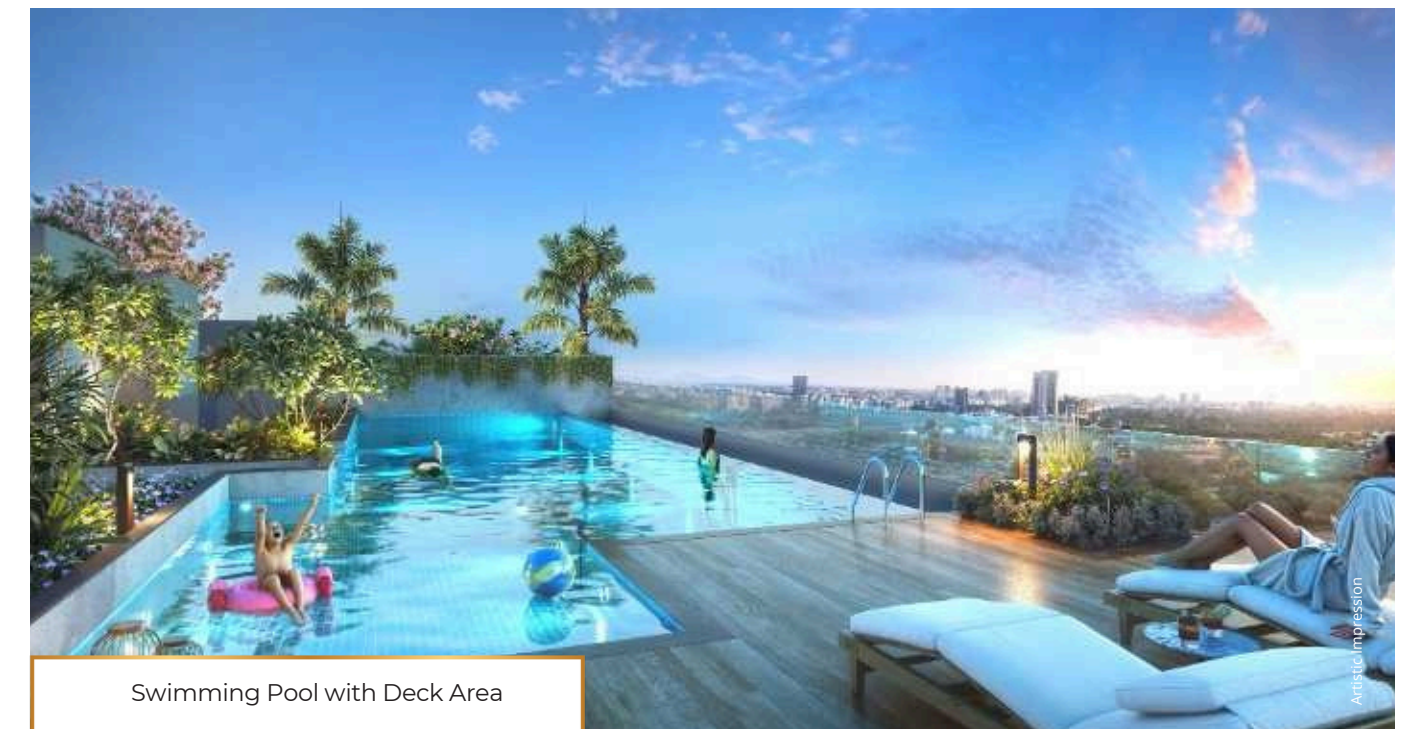
Outdoor Gathering Pavilion



Picnic & Potluck Area



Stargazing Zone



Swimming Pool with Deck Area

TERRACE AMENITIES - 12000 Sq.ft Approx

A world of experiences, under the open sky.

Science & Mathematics Interactive Floor Games
 Knowledge Wall
 Party Lawn with Performance Stage
 Art & Craft Pavillion

Walking Track
 Buffet & Serving Area
 Stargazing Zone

Adventure park
 a) Spider Web Climbing
 b) Rock Climbing Wall
 c) Rabbit Hole Crawl

Giant Chess Board
 Seating Pavilion for Comfortable Lounging
 Outdoor Gathering Pavilion
 Amphitheatre with Tiered Seating

Feature Wall
 Swimming Pool with Deck Area
 Jacuzzi
 Kids' Pool

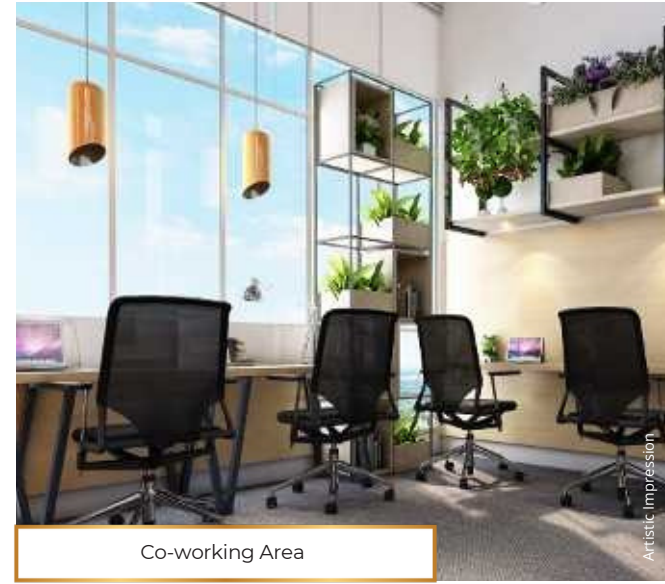
Changing Rooms with Showers
 Picnic & Potluck Area
 Calisthenics & Outdoor Fitness Zone
 Open-Air Gathering Space with Cinema Screen



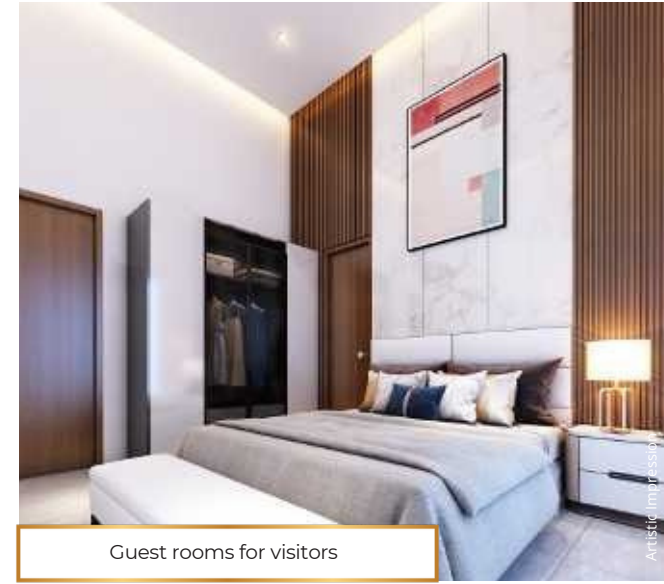
Banquet hall with dedicated stage area



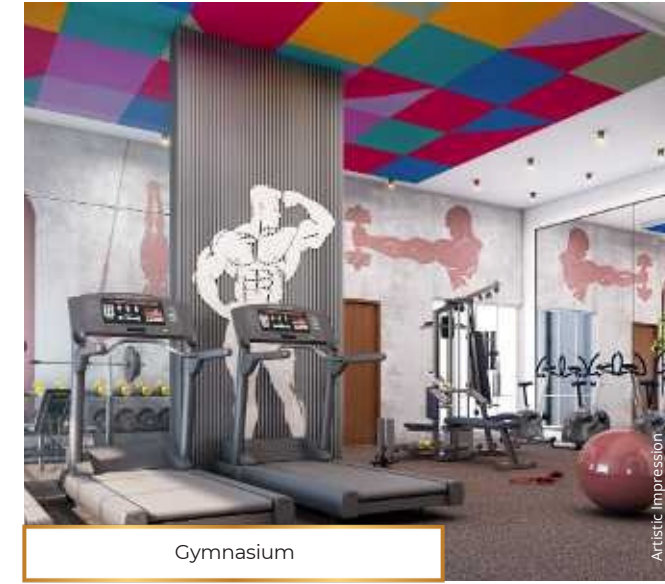
Conference & Library Space



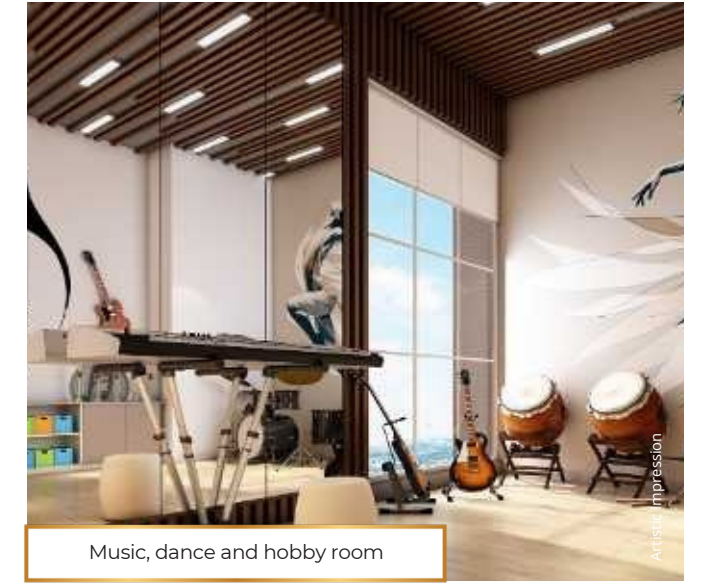
Co-working Area



Guest rooms for visitors



Gymnasium



Music, dance and hobby room

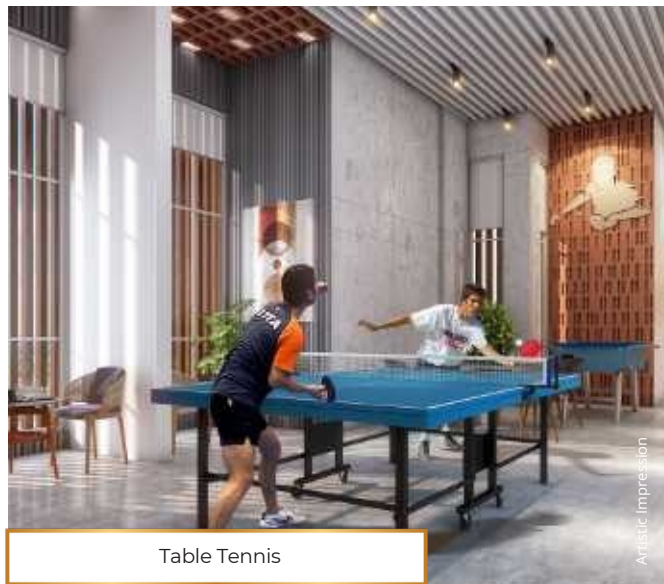
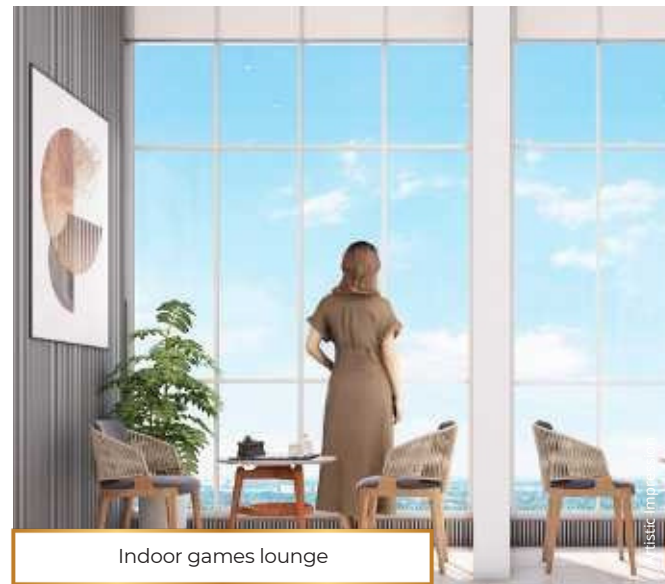


Table Tennis



Indoor games lounge



Daycare and toddlers' zone (Creche)



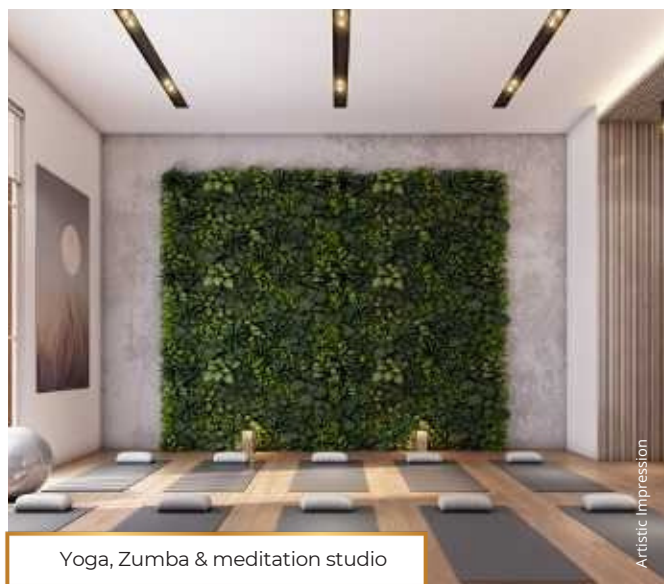
Art and craft studio



Salon /Spa



Tuition & storytelling room



Yoga, Zumba & meditation studio

INDOOR AMENITIES - 4500 Sq.ft Approx

Where families bond across generations

- Community Center

Banquet hall with dedicated stage area
Guest rooms for visitors

- Newton Creativity Center

Art and Craft Studio / After-school Activity Space
Daycare and Toddlers' Zone (Creche)
a) Activity Area | b) Dining Area | c) Sleeping Area
d) Pantry | e) Kids Toilet
Music, Dance and Hobby Room
Tuition & Storytelling Room

- Recreational Center

Indoor Games Lounge
a) Foosball
b) Board Games
c) Chess
d) Table Tennis
e) Carrom

- Business Center

Conference & Library Space
Co-working Area

- Fitness Center

Salon /Spa
Gymnasium
Yoga, Zumba & Meditation Studio



GROUND AMENITIES - 4300 Sq.ft Approx

Designed for Active, Joyful Living.

- Grand Entrance
- Landscaped Walking Pathway
- Multipurpose Sports Court
- Children's Play Zone
- Pickleball Court
- Seating Area with Pergola



PODIUM AMENITIES - 3000 Sq.ft Approx

Crafted for Calm Living

- Tranquil Meditation Garden
- Senior Citizens' Sit-out Lounge
- Meditation Pavilion
- Acupressure Pathway



Pioneers of Ravima Care Ecosystem

Customer happiness is at the heart of everything we do. Through Ravima Care, we go beyond service to build lasting relationships, spread smiles, and nurture a community rooted in trust and joy.

RAVIMA REWARDS

Your trust is valued, and every referral brings you rewarding benefits.

RAVIMA SIMPLIFIED BUYING

Make home ownership easy with flexible down payment options, low-interest loans, bank tie-ups, government subsidy support, and complete financial assistance.

RAVIMA UDAAN

We believe in contributing to society economically and socially, while supporting people, protecting the environment, and creating positive change.

RAVIMA SELF RENT ASSISTANCE

We ensure smooth processes, legal support, and the best value for buyers and sellers from renting to resale.

RAVIMA SECURITY & GATEWAY APP

Our exclusive community app helps residents manage their homes and society with ease, from access control and document storage to member management and notifications.

RAVIMA INNOVATION

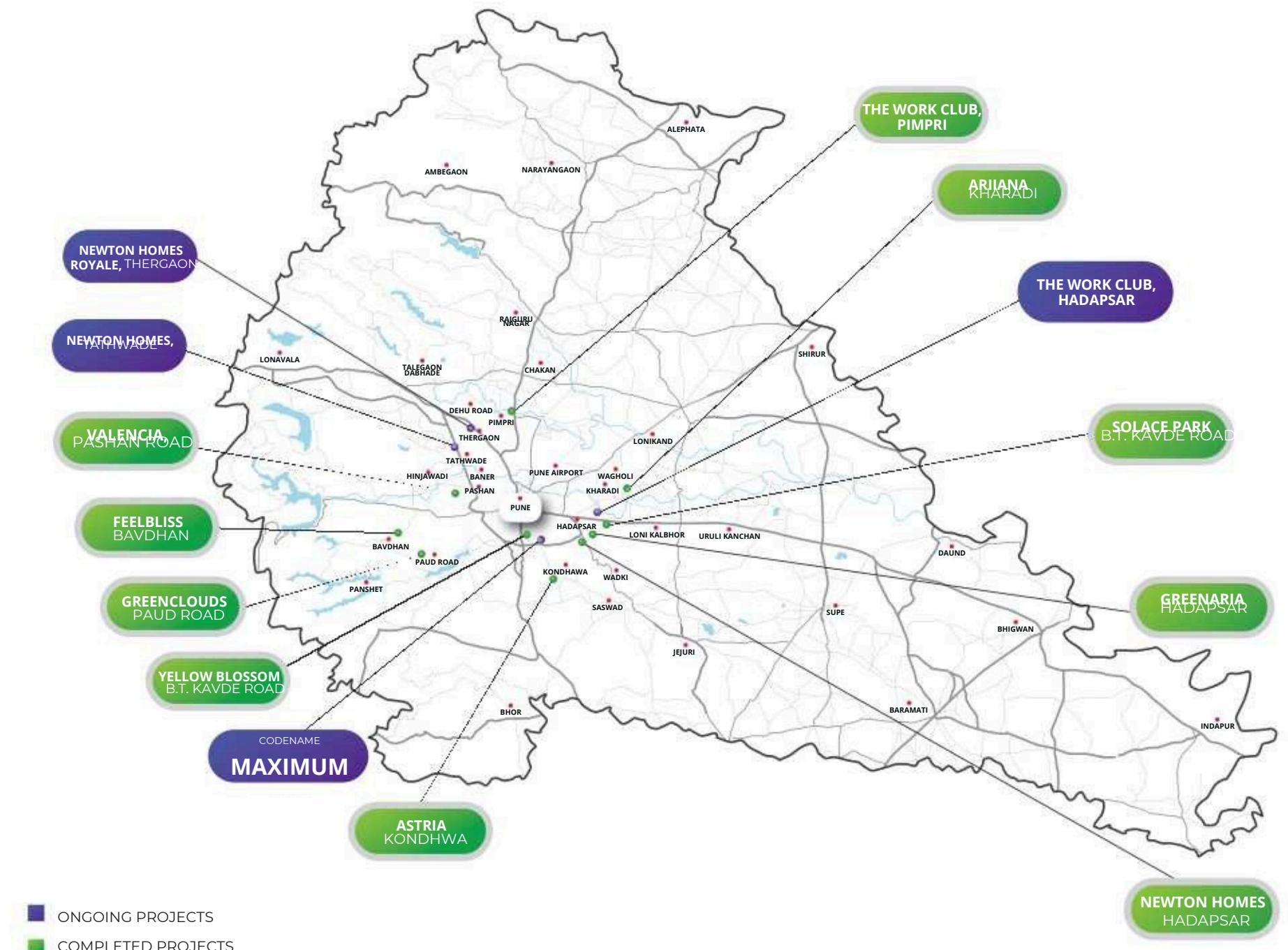
Innovation defines Ravima Ventures. We create unique, forward-thinking spaces like Newton Homes and The Work Club, designed to enrich lives, delivering innovative homes at affordable prices.



Ravima Accolades
Crafted for Distinction



Ravima's Footprint in Pune
Wherethoughtfuldevelopment meets prime locations



Trusted for faster project completion





MAGARPATTA ROAD - MUNDHWA

Maximum Possibilities, One Address!

23 Floors

4 Corridor Connectivity

5 Indoor Recreation Centers

50+ Lifestyle Amenities



Scan, Follow & Stay Connected



Cityview 7th Floor Office No 703-704. Seven Loves Chowk, opposite Apsara Theatre, Gultekadi, Pune, Maharashtra - 411 037
Site Address: Next to Pitlane Cafe, Kharadi-Hadapsar Bypass Road, Mundhwa, Pune, Maharashtra - 411036

020 2990 0185

PR1261012500924



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