



aura  
RESIDENCES






# live between!

Live Connected  
Live a Balanced Life

At Aura Residences Baner, a well connected locale with good infrastructures and public transport which makes life much more convenient and let's you to enjoy the privacy of your elegant living space.





# premium residences!

The best homes in the sprawling neighborhood of Baner. Over the next several years, Baner is likely to be one of the largest hub for development in Pune offering untapped growth potential from an end-user as well as an investment perspective.

Aura Residences offers the best aspects of modern city life. Weekend getaways, proximity to workplaces, highway connectivity to Mumbai, Bengaluru, proximity to the proposed Metro and many more.



# location

BANER - A Location fuelled by progress.

Aura Residences is located off the Bengaluru-Mumbai highway by-passing Pune City. Baner in Pune is one location, which has gained prominence as a residential destination in recent years.

This neighborhood strategically commands Pune's movement towards other parts of Maharashtra. It enjoys great urban connectivity the city has to offer – directly along the National Highway connecting the city to various parts of Pune as well as the suburbs.

- Established IT parks like Cummins, Wipro, Infosys, Malpani Agile etc.
- Renowned schools like Vibgyor, Kalmadi, Aaditya International, Orchid School, Euro kids etc.
- Well developed Retail, Restaurants and shopping centres like Dmart, Westend Mall, Phoenix mall [upcoming], etc.
- Entertainment and luxury hub with malls.
- Luxury hotels like JW Marriot, Hyatt, Sayaji, Taj etc.
- Best urban infrastructure like Balewadi Stadium, Metro [upcoming], etc.

## Upcoming infrastructure

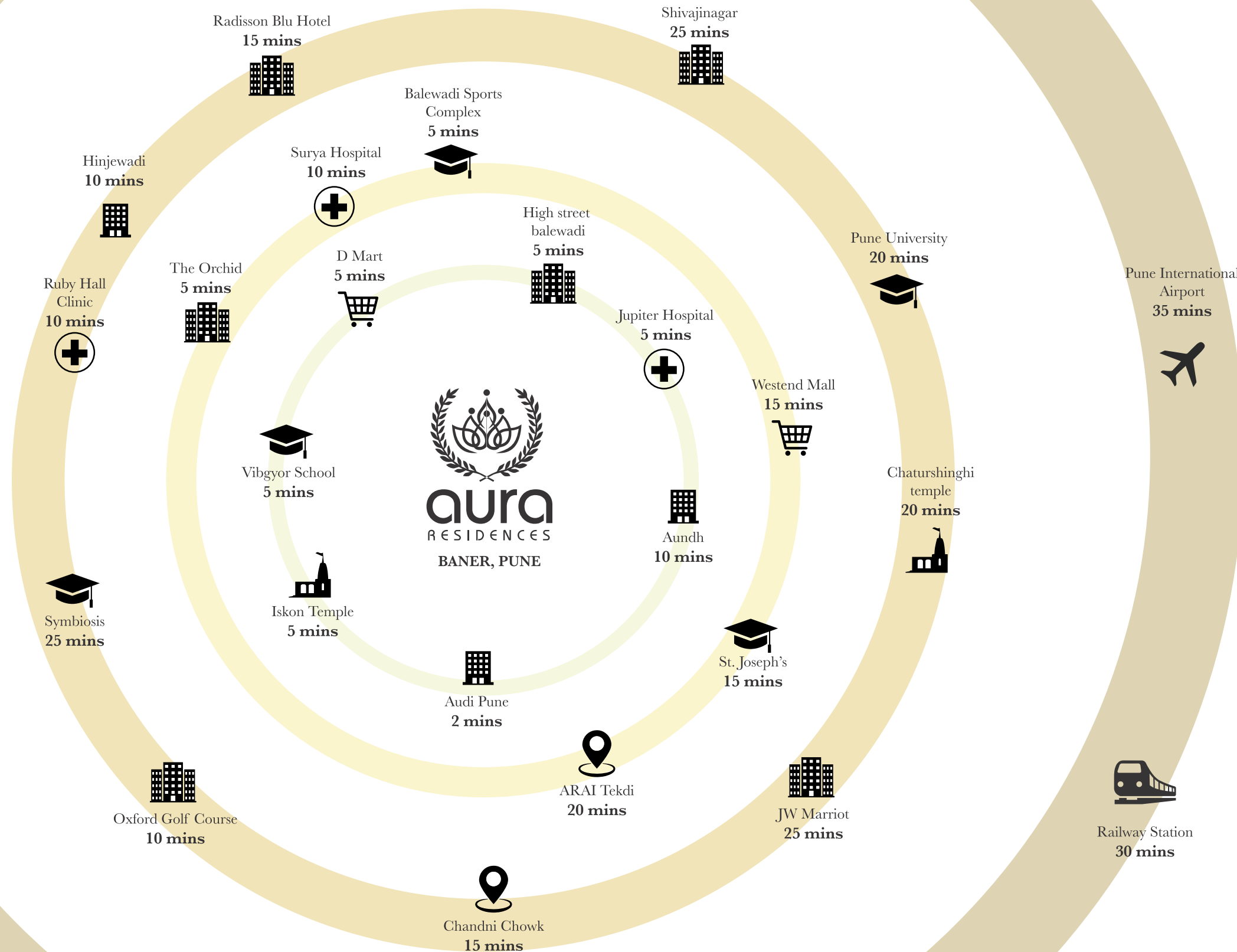


• Metro Ph. 3



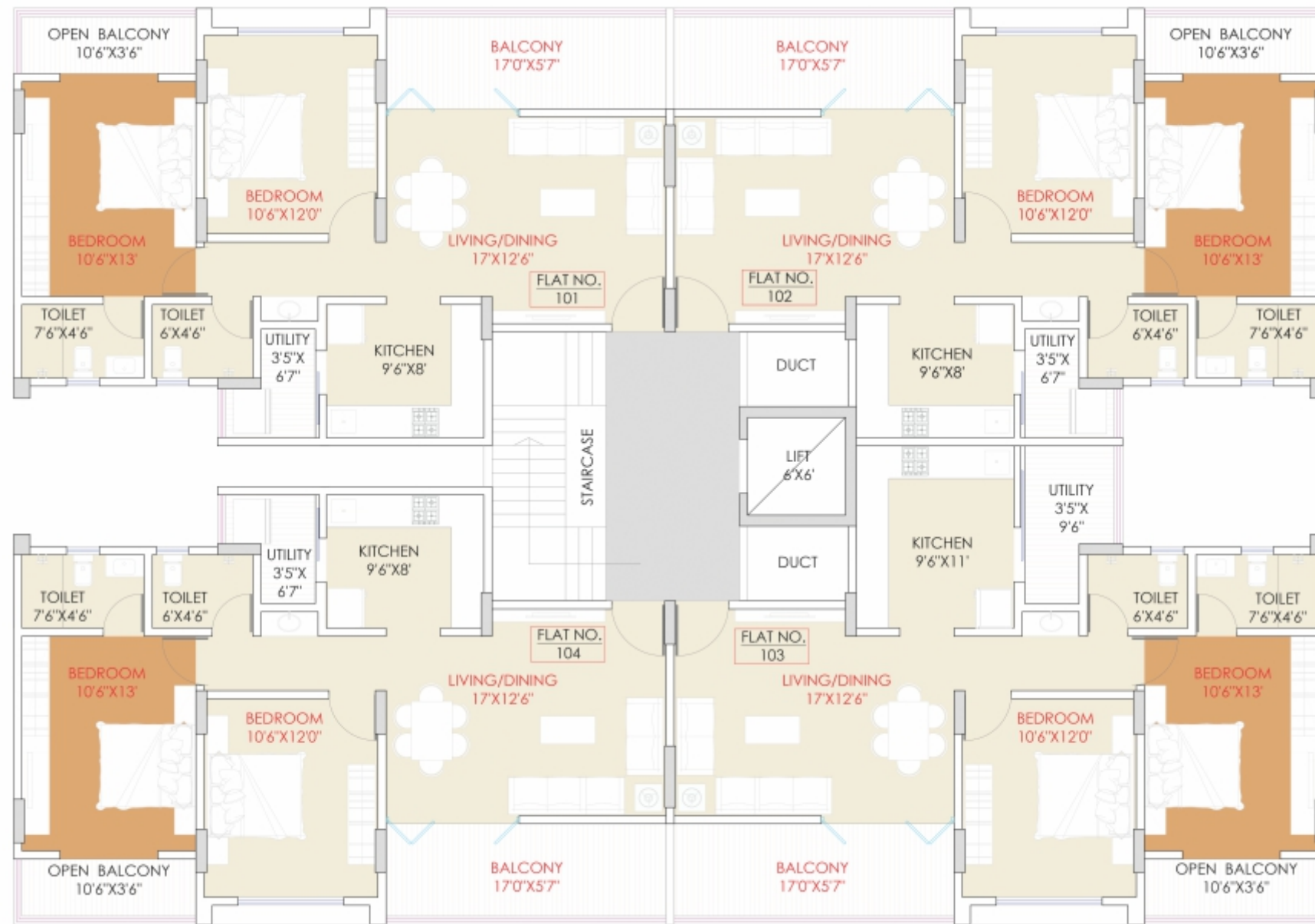
• Viman-nagar Airport- 20 km

## Pune - smart city developments





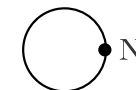
# Layout



floor plan

Note : All areas mentioned are in **SQ.FT**

Series No	Carpet Area	Open Balcony & Utility Area	Total Area
01,02,04	670.38	159.63	830.01
03	698.48	176.10	874.58





# Typical Cut Section View



Living/Dining room	17' x 12'6"
Open Balcony	17' x 5'7"
Kitchen	9'6" x 11'
Utility	3'5" x 9'6"
Master Bedroom	10'6" x 13'
Toilet	7'6" x 4'6"
Open Balcony	10'6" x 3'6"
Guest Bedroom	10'6" x 12'
Toilet	6' x 4'6"



# be pampered

Aura Residences brings you close to nature while residing in luxury. The Landscaped terraces are calm, private reprieves from the daily grind of life.

Even the simplest change of environment from indoor to outdoor can be extremely refreshing and rejuvenating for each individual.

Amenities provided on the terraces are :

- Party Lawn Area
- Jogging Track
- Senior Citizens Sitout
- Landscape Garden
- Childrens Play Zone
- Yoga and Meditation Point
- Chit Chat Spots
- Green Gymnasium
- Carrom/Chess/Ludo/  
Equivalent Play Deck
- CCTV Surveillance
- Video Door Phone + intercom facility
- MyGate/Equivalent Security System
- Security Cabin [Main Entrance]
- Solar Water Heater [Master Bedroom]
- Power Backup in Common Areas and  
Lift
- Inverter point
- Proposed Ganesh Temple [Entrance]
- Adequate Parking Spaces





# specification

## STRUCTURE

- Earthquake Resistant RCC Structure Framework

## KITCHEN

- L Shaped Granite Platform with Sink, Water Purifier Connection Point

## WINDOWS

- Three track sliding windows with mosquito mesh

## SANITARY AND BATHROOMS

- Jaguar/Hindware/Equivalent Sanitary and CP Fittings, Solar Water Heater Connection in Master Bedroom washroom. Provision for exhaust fan.
- Concealed Plumbing

## TERRACES/BALCONY

- SS Railing with glass panel.

## ELECTRICAL

- Legrand/Philips/Equivalent electrical fittings.

## PAINT

- Internal Walls OBD Paint
- External - Durable Textured Finish

## ELEVATORS

- Schindler/Kone/Equivalent with power backup.

## TILES

- Vitrified flooring in flat, Anti Skid Tiles in Washrooms, Balcony and Terrace, Wooden Finished Tiles in Master Bedroom and Balcony.

## COMMON FACILITIES

- Fire Fighting System
- Rain Water Harvesting





# amenities

- Party Lawn Area •
- Jogging Track •
- Senior Citizen Sitout •
- Landscape Garden •
- Childrens Play Zone •
- Yoga and Meditation Point •
- Chit Chat Spot •
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- Carrom/Chess/Ludo Equivalent Play Deck •
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Disclaimer : “Disclaimer : The images shown in this brochure are perspective and indicative in nature; may not be to the scale or may not represent actual facade/elevation. The details of windows, paints, elevation features, landscaping, trees ,etc in these perspective are an artist’s impression and maybe different to actual construction of building and development. The developers reserves the right to change the layout, plans, specifications, amenities, dimensions, pictures or features without prior notice or obligation. The discretion remains with the developers. The readers affirm that he/ she has not taken his/ her decision of purchase/ booking by viewing this perspective. The company is not responsible for the actions of the reader’s booking/ purchasing a unit relying on this perspective. “

artist’s impression





Survey No 33/2p/1, Plot No 1 And 2,  
Off Pancard Club Road, Baner, Pune - 411 045.

Contact :  
9145081818 | 7875681818  
[www.auraresidences.in](http://www.auraresidences.in)  
[sales@auraresidences.in](mailto:sales@auraresidences.in)

DEVELOPER : VIPUL JAIN, VIPUL PATIL AND OTHERS

#### CREDITS

Architect :  
MS Architects  
(Ar. Mehul Shah)

RCC Consultants :  
Spectrum Consultants

Legal Advisor :  
Adv Avinash Kothari

Landscape Design :  
Studio Mh12 Architect  
(Ar. Mayur Mundada)



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