

RAHUL
ARCUS
— B A N E R —

READY TO MOVE-IN
SPACIOUS 4.5 BHK HOMES

A black and white photograph of a woman with her hair styled in a bun, wearing a black strapless dress. She is looking down and to the right. A large, gold, stylized 'C' earring is visible on her left ear. The background is dark and moody. On the left side, there are two vertical decorative elements consisting of three parallel gold lines. The text 'LIFE IS ALWAYS BETTER ON TOP' is written in gold on the left side.

LIFE IS ALWAYS
BETTER ON TOP

RAHUL CONSTRUCTION CO.

BUILDING DREAMS SINCE 1977

RAHUL CONSTRUCUTION

OFFICE (PRABHAT ROAD)

Home is where the heart is - and this is the emotion that we strive to infuse In all our projects. At Rahul Construction, through our eventful 45+ years, we strive to understand people's evolving priorities while choosing a home.

In a family business with humble beginnings, we focus on creating the ideal space to uphold the values that can enable a family to prosper. Thoughtful planning, customer-centric designs and excellence in construction quality are our hallmarks. We endeavour continuously to deliver value for each penny of yours.



ACTUAL SITE IMAGE

4+

Decades Of Legacy

40+

Completed Projects

10+ Million

Total Sq. Ft. Delivered

5+ Million

Total sq. ft. In Pipeline

10,000+

Happy Customers



RAHUL ARCUS TOWER E

NOT JUST A HOME, IT'S YOUR
SIGNATURE OF SUCCESS

A true epitome of your unique taste,
RAHUL ARCUS TOWER E

is a thoughtfully designed artistic living space that combines the best of luxury, innovation & functionality to ensure comfort that's uncompromised. Soak in the fresh morning breeze, embrace the warmth of natural light, step through the elegant wooden doors into exquisite Italian-style marbled flooring and revel in the world-class fittings that add class and allure to your aesthetically furnished Rahul Arcus abode.

**MOVE UP IN LIFE
WITH OUR
READY TO MOVE-IN**

Ultra Luxurious 4.5 BHK Homes

ARCUS



Artistic Impression

WORLD CLASS AMENITIES

- Club House With World-Class Amenities
- Children's Play Area
- Swimming Pool - 50ft X 25ft
- Baby Pool - 15ft X 15ft
- Indoor Badminton Court
- Gymnasium
- Meditation And Yoga Area
- Indoor Games Like Card Table, Carrom Board Chess, etc.
- Elegant Entrance Lobby
- Complete Premises Covered Under CCTV Cameras
- Well Designed And Illuminated Landscaped Gardens



SPECIFICATIONS



- Italian-Style Flooring Tiles In Living Room, Kitchen And Passages (1800mm x 1200mm)
- Designer Tiles In All Toilets (1200mm x 600mm)
- Aesthetically Designed Doors And Windows
- Laminated Finish On Main And Internal Doors With Exclusive Fittings
- UPVC Windows, Granite Windowsill With Mosquito Net For Terrace Doors
- Uninterrupted 24/7 Water Supply Through Overhead Water Tanks
- Ample Corporation Water Supply
- Best-in-Class Automatic High-speed Schindler Lifts (1.7 M.P.S.) With Generator Backup
- Security Video Intercom System With Door-Phone For Each Flat

- Granite Kitchen Platform With Stainless Steel Sink
- Designer Glazed/Ceramic Dado Tiles Above The Platform Upto 2 ft.
- Utility Space For Washing Machine And Drying Clothes
- Bathrooms With Granite And Branded Ceramic Tiles
- World-class CP Fittings By Grohe
- World-class Sanitary Fittings By Toto
- Wall-hung European Water Closets With Soft Close
- Uncompromised Construction
- Earthquake-resistant Framed Structures That Conform To Is Code

- Generator Backup For Common Areas And Lifts
- Premium Quality Modular Switches
- 1/3 Phase Connection For All The Apartments
- Daikin Ac In All 4 Bedrooms
- Next-Gen Electrification
- Concealed Copper Wiring With Main Circuit Breakers
- T.V. Points In Living Rooms And Master Bedrooms
- Internal And External 6" Thick High-quality Acc Blocks

AMENITY / (1ST RESI. FLOOR PLAN)



'E' - BUILDING AMENITY / 1ST RESI. FLOOR PLAN

PROPOSED DEVELOPMENT AT S. NO. 47 (PART), BANER, PUNE.

RERA AREA STATEMENT FOR FLATS:

TYPE	FLAT NOS	ROOM CARPET	TERRACE (SQ.M)		TOTAL USABLE AREA	
		SQ.M	SITOUT	TERR.G.	SQ.M	SQ.FT
4BHK	101	193.46	10.43	163.84	367.73	3958.00
	102	193.46	10.43	118.60	322.49	3471.00
	104	193.46	6.78	292.55	492.79	5304.00

NOTE: SHRUB-BED AREA IS NOT INCLUDED IN TOTAL USABLE AREA.

TYP. EVEN FLOORS (2ND, 4TH, 6TH, 8TH, 12TH, 14TH, 16TH & 18TH)



RERA AREA STATMENT FOR FLATS:

TYPE	FLAT NOS	ROOM CARPET SQ.M	SITOUT SQ.M	TOTAL USABLE AREA SQ.M	SQ.FT
4BHK	201, 401, 601, 801, 1201, 1401, 1601, 1801	174.38	24.07	198.45	2136.00
	202, 402, 602, 802, 1202, 1402, 1602, 1802	174.38	24.74	199.12	2100.00
	204, 404, 604, 804, 1204, 1404, 1604, 1804	174.38	20.39	194.72	2096.00



* THIS MARKETING COLLATERAL IS PURELY CONCEPTUAL REPRESENTATION & NOT A LEGAL OFFERING. ALL THE DATA & THE IMAGES SHOWN ARE ONLY INDICATIVE IN NATURE. ALL THE PLANS & THE AREAS ARE SUBJECT TO ACCOMMODATE CHANGES AS PER THE SANCTIONING AUTHORITIES. ALL THE DIMENSIONS & AREAS SHOWN MAY VARY/DIFFER DUE TO CONSTRUCTION CONTINGENCIES & SITE CONDITIONS. 3.28 FT. = 1 M

TYP. ODD FLOORS (3RD, 7TH, 9TH, 11TH, 13TH, 17TH)



RERA AREA STATMENT FOR FLATS:

TYPE	FLAT NOS	ROOM CARPET	SITOUT	TOTAL USABLE AREA	
		SQ.M	SQ.M	SQ.M	SQ.FT
4BHK	301, 701, 901, 1101, 1301, 1701	174.33	26.57	200.90	2162.00
	302, 702, 902, 1102, 1302, 1702	174.33	22.00	196.33	2113.00
	304, 704, 904, 1104, 1304, 1704	174.33	21.64	195.97	2109.00



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REFUGE FLOORS (5ND & 15TH)



RERA AREA STATEMENT FOR FLATS:

TYPE	FLAT NOS	ROOM CARPET	SITOUT	TOTAL USABLE AREA	
		SQ.M	SQ.M	SQ.M	SQ.FT
4BHK	501, 502 1501, 1502	174.33	26.57	200.90	2162.00
3BHK	503 1503	159.33	21.99	181.32	1952.00
3BHK	504 1504	159.20	21.65	180.85	1947.00



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REFUGE FLOOR (10TH)



RERA AREA STATEMENT FOR FLATS:

TYPE	FLAT NOS	ROOM CARPET	SITOUT	TOTAL USABLE AREA	
		SQ.M	SQ.M	SQ.M	SQ.FT
4BHK	1001, 1002	174.33	24.07	198.40	2136.00
3BHK	1003	159.18	20.74	179.92	1937.00
3BHK	1004	159.07	20.39	179.46	1932.00



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REFUGE FLOOR (19TH)



RERA AREA STATEMENT FOR FLATS:

TYPE	FLAT NOS	ROOM CARPET SQ.M	SITOUT SQ.M	TOTAL USABLE AREA SQ.M	SQ.FT
4BHK	1901	174.38	26.57	200.95	2163.00
	1902	172.55	26.57	199.12	2143.00
	1903	174.33	22.	196.33	2113.00
	1904	174.41	21.65	196.06	2110.00



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REFUGE FLOOR (20TH)



RERA AREA STATEMENT FOR FLATS:

TYPE	FLAT NOS	ROOM CARPET SQ.M	SITOUT SQ.M	TOTAL USABLE SQ.M	SQ.FT
4BHK	2001	167.11	26.42	193.53	2083.00
	2002	172.55	25.32	197.87	2130.00
	2003	174.37	20.76	195.13	2100.00
	2004	174.33	20.39	194.72	2096.00



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REFUGE FLOOR (10TH)



RERA AREA STATEMENT FOR FLATS:

TYPE	FLAT NOS	ROOM CARPET SQ.M	SITOUT SQ.M	TOTAL USABLE AREA SQ.M	SQ.FT
4BHK	2101	168.07	26.58	194.65	2095.00
	2102	172.55	26.57	199.12	2143.00
	2103	174.33	22.00	196.33	2113.00
	2104	174.41	21.64	196.05	2110.00



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IN & AROUND

RAHUL
ARCUS
BANER





Artistic Impression



Few Of Our Completed Projects

1990

ANAND NAGAR
(KOTHRUD)

1999

SIDDHARTH NAGAR
(AUNDH)

2005

SIDDHARTH TOWERS
(KOTHRUD)

2008

R CUBE
(WARJE)

2016

RAHUL PARK
(WARJE)

1995

PRATIK NAGAR
(PAUD ROAD)

2002

NEW AJANTA AVENUE
(KOTHRUD)

2007

RAHUL TOWER
(PAUD ROAD)

2009

R SQUARE
(WARJE)

2022

RAHUL ASTON
(HINJAWADI)

2022

RAHUL ARCUS
(BANER)

1998

RAHUL NAGAR
(KOTHRUD)

2003

SIDDHARTH TOWERS
(KOTHRUD)

2008

RAHUL CAPITAL
(PRABHAT ROAD)

2010

RAHUL ENCLAVE
(WARJE)

2022

RAHUL EAST VIEW
(HADAPSAR)
