



PITTIE  
ESSENTIA  
Prabhat Road, Pune



**Raja Bahadur International Ltd.**  
(Formerly The Raja Bahadur Motilal Poona Mills Ltd.)  
**Registered Office:** Hamam House, 3rd Floor,  
Ambalal Doshi Marg, Fort, Mumbai - 400 001. India.  
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**U V International**  
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Paradigm Plus

Your core finds its essence.



## A legacy of 121 years of excellence

Raja Bahadur International Limited (RBIL) formally known as The Raja Bahadur Motilal Poona Mills Ltd, was promoted by the Pittie Family, renowned entrepreneurs, around the end of the 19th Century, and was incorporated as a Public Limited Company in 1926 for carrying out the manufacture of textile products.

The Company further diversified and pioneered in the manufacturing of drawing office/ reprographic equipments, mini drafters and high precision machine tool accessories. The products of the company were sold under the brand name 'PITTIE' which came to be accepted as a mark of quality by the public and private sectors, across length and breadth of the country.

The Group is now in the business of Property development. RBIL constructed 'Raja-Shree Business Park' a prestigious IT office building in Pune which was leased out to Tata Consultancy Services Ltd. Presently, RBIL is constructing residential towers in Kharadi called Pittie Kourtyard.

RBIL, in the short span of its Real Estate development activities, has earned a reputation for quality construction of high-end office spaces and has won accolades for quality and swift construction by the Builders Association of India.

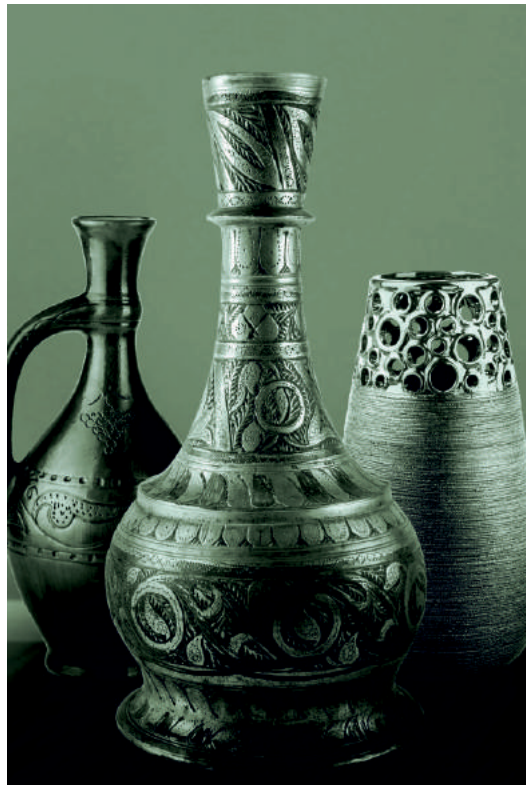
Since the inception, RBIL's reputation is build on rock solid principles of excellence, values, uncompromising business ethics, focused customer-centric approach, vigorous engineering, and precision in all spheres of activity. This has contributed in making RBIL a much sought after Real Estate company. RBIL is the name that stands for commitment, quality, steadfastness, high professional standards and long-lasting customer relationships.

Always passionate about creating an enduring impression in the industry and in lives of its clients, RBIL ardently endeavors to erect homes that reflect clients' aspirations. Its projects receive attention to the smallest detail with every stage being carefully monitored. Quality is the hallmark of RBIL.



PURE.  
HONEST.  
LOYAL.  
THE ESSENCE.

The essence is never compromised. Its purity, its integrity, its intent is never questioned. It's the unadulterated reality of ours. We've designed homes for this core, with our beliefs. A belief system where design is not limited to designer. An understanding where luxury is not limited to its flaunt-quotient. Where finesse, class, indulgence is a natural, not an effort. Presenting Essentia. Giving form to your essence in the form of a highly refined living.



HONEST TO  
THE FINESSE OF  
**DESIGN.**  
LOYAL TO  
THE FUNCTION OF  
**LUXURY.**

It's not often that you'll find a 4 BHK residence spread across almost 3500 sq.ft. and the entire floor to yourself. That's precisely the definition of being loyal to luxury. It's even rarer that you'll find a plan as thoughtfully designed as the one at Essentia.

Frankly, it's all worth it. After all, how often do we find connoisseurs like you who have an eye for the essence and who live their core with all its integrity!

YOUR CORE IS IN  
THE HEART OF THE CITY



**Site address:** Plot No 15/7, Kumudni Pednekar Road, Erandwane, Prabhat Road, Pune 411004

Carefully selected world-renowned associates and brands that contribute to Essentia

**Architect:** Laxman Thite Architect

**Structural consultant:** Sterling Engineering Consultancy Services Pvt. Ltd.

**Constructed by:** Raja Bahadur International Ltd.



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## SPECIFICATIONS

### Structure

Environment friendly green building  
Vastu compliant  
Earthquake resistant RCC frame structure

### Flooring

Living room & Dining – Italian marble  
Master bedroom & Study – Laminated wooden  
Other bedrooms – Italian marble  
Bathroom – Vitrified/ ceramic  
Kitchen, Servant, Dry balcony – Vitrified

### Bathroom

Designer bathroom  
Finest quality fittings and sanitary ware  
Washbasin with attractive marble/ granite counters

### Doors & Windows

Teak wood designer doors  
Anodised Aluminium/ UPVC windows

### Internal finish

POP/ Gypsum finish for walls

### Safety & Security systems

Video door phone system  
24x7 CCTV & surveillance system  
100% power back-up  
Fire fighting system

### Kitchen

Modular kitchen with hob, chimney and sink  
Marble/ Granite platform  
Concealed plumbing  
Dry balcony

### Electrification

Adequate electric points with premium modular switches  
Provision for air conditioners in all bedrooms  
TV & Telephone connections

### Home automation

Upgradable home automation system

## COMMON AMENITIES

1 high speed elevator - Otis or equivalent  
Air conditioned main entrance lobby  
Ample car parking  
Professionally designed landscaped terrace with gazebos and sit-outs



## A TRIBUTE TO DESIGN AND DETAILING

For some people and at some places, detailing comes naturally. Like it is for you, it is also at Essentia. Every choice carefully made, every detail painstakingly looked into, every design crafted for perfection. Each of these specifications is a promise to truly reflect your core.



## THE ESSENCE IS ALWAYS BEAUTIFUL INSIDE

Thought-rich features translate into an experience-rich living reflecting your core. After all, the core is all about what you are inside.



#### Refined design

Effective, flexible premium areas. Clear, straight lines with minimum beams and maximum footprint. Washrooms, to study attached with a bedroom, every space has its essence of being well-thought and luxurious.

#### Vastu compliant

Vastu, the science of architecture is in place at Essentia. The homes are vastu oriented. Every detail has been considered without compromise.

#### 4 car parks per home

A functional benefit with thought as its essence. Keen observation and in-depth understanding of the distinct class like yours, led us to this essential feature.

#### Open terrace with landscapes and pergolas

A cozy setting in the company of landscapes and pergolas exclusively for 5 families of Essentia. Peace of the surroundings and the delight of experiencing your essence.





# IN TUNE WITH THE ESSENCE

Every element that touches the purity of an essence has to be pure and purposeful in thought. That's exactly every detail at

## Bay windows with seating

When the settings are at the best, even ideas reach their peak. The bay windows with seating are exactly that kind of spaces to explore deeper into your essence every day.

## Walk-in wardrobe

Personal spaces and functional spaces at Essentia are clearly defined. Bedroom is purely your personal space for relaxation. The wardrobes, the dressing are a part of the generously sized walk-in wardrobes.







## RIGHTLY PLANNED

Planning of the kitchen space is often looked at very closely, and rightly so, after all it belongs to the lady of the house. Kitchens at Essentia are designed generously with thoughtfulness and care.

### Modular kitchen

A best in class 100% ready-to-use modular kitchen with some of the finest fittings, provision for water purifier; will be all set for you when you move in to Essentia.

### Dry balcony

Differentiating between the cooking space and cleaning space ensures better hygiene, better space utilization and better ambience in the kitchen.

### Room for domestic help with separate entry

Every home has a room for domestic help that can be accessed without disturbing the residents' personal environment.