



VIBHA

3 & 4 BHK
Luxurious Homes



VIBHA

UPPER CREST HOMES FOR
— THE —
UPPER CRUST

3 & 4 BHK
Luxurious Homes

LAW COLLEGE ROAD





UPPER CREST AMENITIES FOR
— THE —
UPPER CRUST

3 & 4 BHK
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LAW COLLEGE ROAD





UPPER CREST LOCALITY FOR
— THE —
UPPER CRUST

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LAW COLLEGE ROAD



Viibha – A Symphony of Heritage and Harmony

Where every lane hums with stories of intellect and art, where FTII nurtured dreams, and Bhandarkar Institute preserved wisdom — Law College Road has always been more than an address; it's the essence of Pune's soul.

Amid this legacy rises Vibha — a creation by Joshi Hublikar Properties LLP, where the charm of the past meets the elegance of tomorrow.

Spacious 3 & 4 BHK residences, crafted for those who cherish culture, seek comfort, and wish to live amidst history reborn.

Vibha — inspired by heritage, designed for a new dawn.





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Artistic Impression



Welcome to Elegance

The Vibha Lobby Experience. Step into a world where design meets sophistication. The entrance lobby is more than just a space—it's a statement. Featuring contemporary architecture, thoughtful lighting, and premium finishes, every corner reflects luxury and warmth. It's the perfect first impression, setting the tone for the comfort and lifestyle that awaits you beyond the doors.

Artistic Impression



Experience Fitness at Your Convenience

Indoor Gym At Vibha, we believe in creating spaces that elevate your lifestyle. Indoor gym is designed for residents who value health, fitness, and comfort. Equipped with modern machines and facilities, it's a space where you can stay active anytime, regardless of the weather. For your convenience, the gym also features a dedicated toilet.

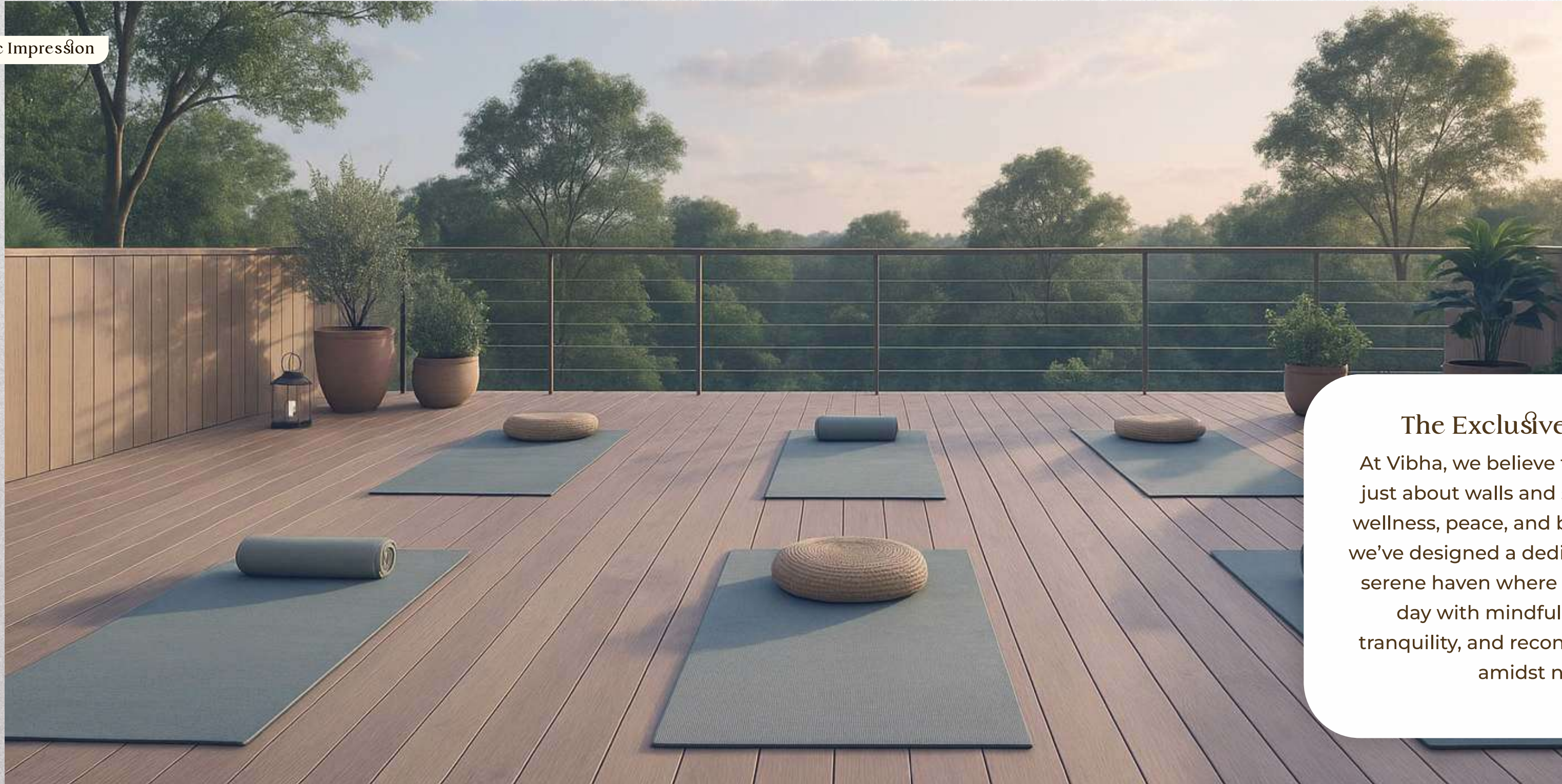
Artistic Impression



Discover Joyful Spaces for Your Little Ones!

At Vibha, we believe that a home is not just about walls and rooms—it's about creating memories. That's why our thoughtfully designed kids' play area ensures your children have a safe, fun, and vibrant space to laugh, play, and grow.

Artistic Impression



The Exclusive Yoga Deck

At Vibha, we believe that a home is not just about walls and spaces – it's about wellness, peace, and balance. That's why we've designed a dedicated Yoga Deck, a serene haven where you can start your day with mindfulness, embrace tranquility, and reconnect with yourself amidst nature.

Artistic Impression



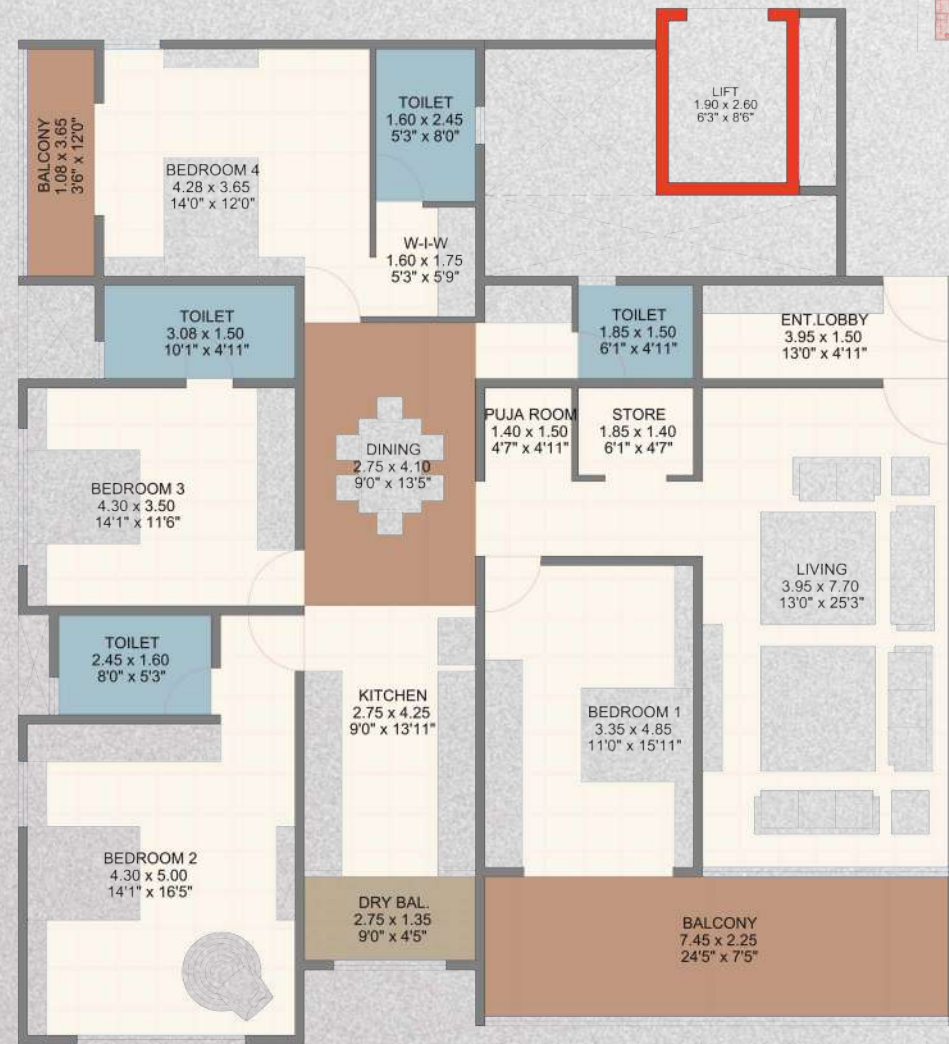
Library

A thoughtfully designed space that blends productivity with peace. Whether you want to dive into a good book, focus on work, or brainstorm new ideas, the library and co-working zone at Vibha offer the perfect ambiance. With serene interiors, high-speed connectivity, and comfortable seating, it's a space where creativity and concentration thrive.



Multipurpose Hall & Dining Area

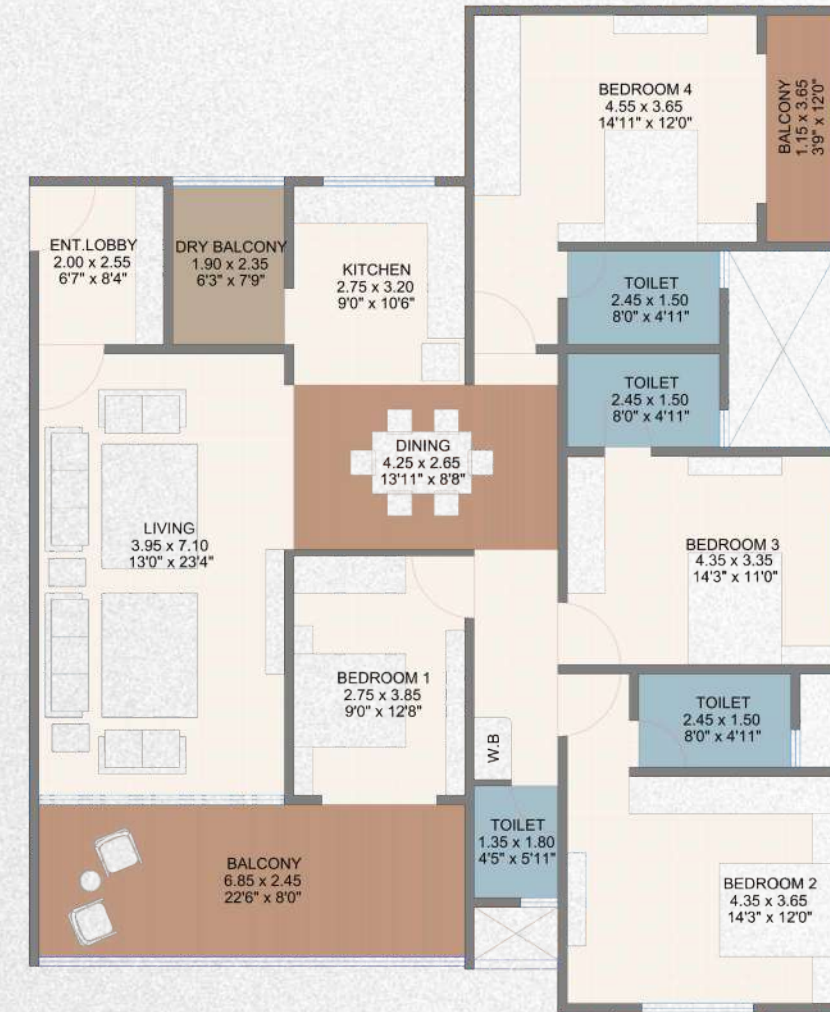
Experience convenience and community at its finest. The spacious Multipurpose Hall at Vibha is designed to host a variety of events—from family gatherings and celebrations to meetings and cultural functions—offering residents a versatile space to come together. Complementing it is a well-planned Dining Area, perfect for social dining experiences and community events, ensuring every occasion feels warm, elegant, and memorable.



4BHK
101,201,301 & 401

RERA CARPET AREA STATEMENT

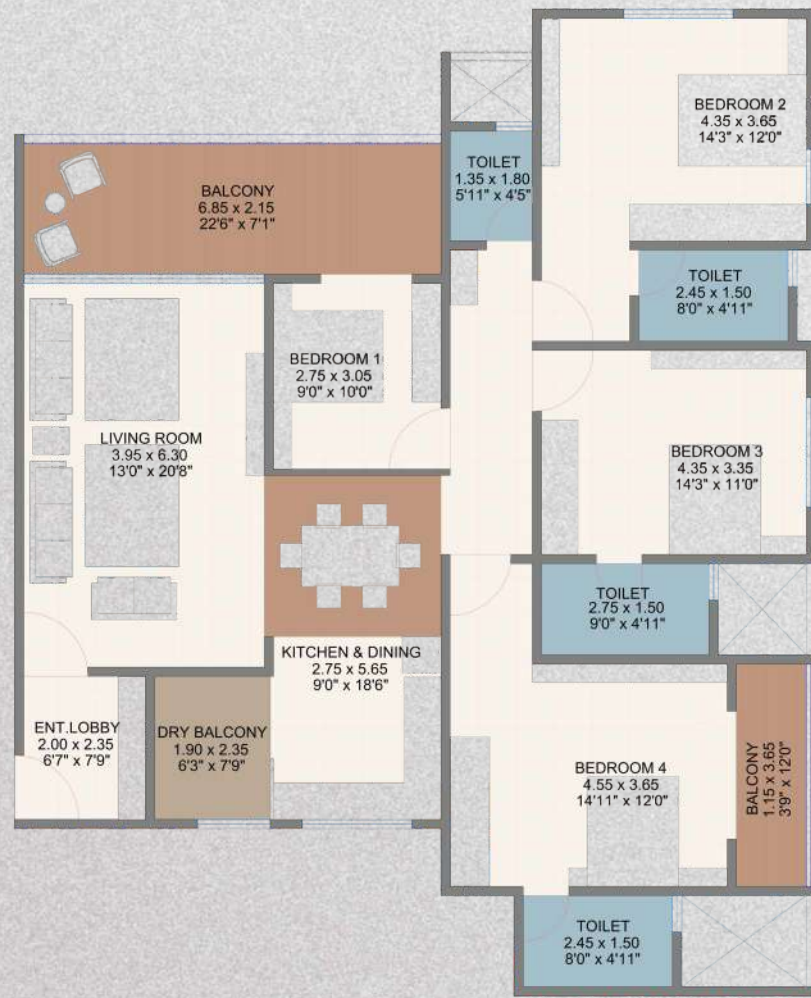
FLAT	FLAT CARPET+DRY BALCONY (SQMT)	BALCONY (SQMT)	TOTAL CARPET (SQMT)	TOTAL CARPET (SQFT)
101,201,301 & 401	176.12	20.68	196.80	2118.36



4BHK
102 & 202

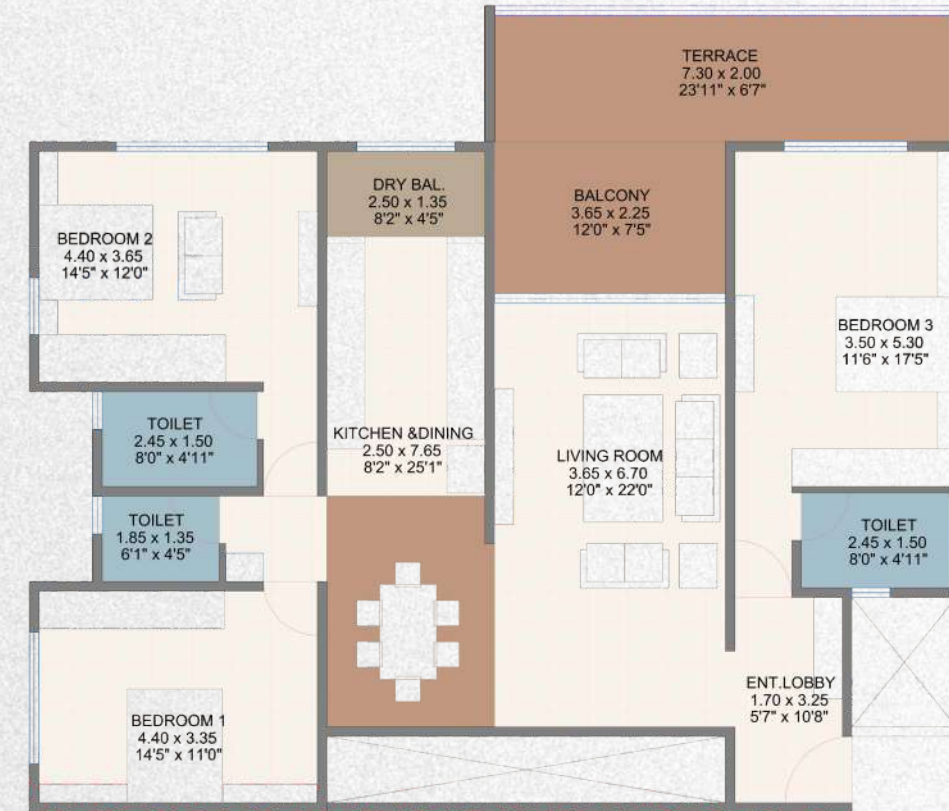
RERA CARPET AREA STATEMENT

FLAT	FLAT CARPET+DRY BALCONY (SQMT)	BALCONY (SQMT)	TOTAL CARPET (SQMT)	TOTAL CARPET (SQFT)
102 & 202	148.39	20.98	169.37	1823.10



4BHK
103 & 203

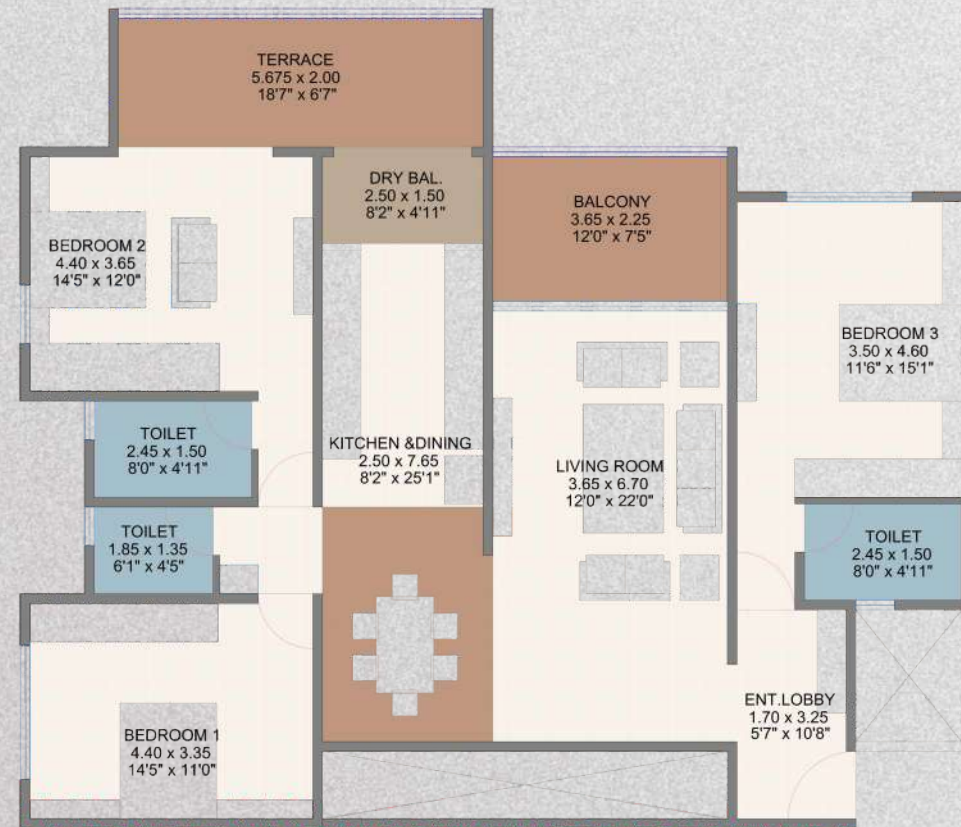
RERA CARPET AREA STATEMENT					
FLAT	FLAT CARPET+DRY BALCONY (SQMT)	BALCONY (SQMT)	TERRACE (SQMT)	TOTAL CARPET (SQMT)	TOTAL CARPET (SQFT)
103 & 203	140.17	18.92	0.00	159.09	1712.44



3BHK
104

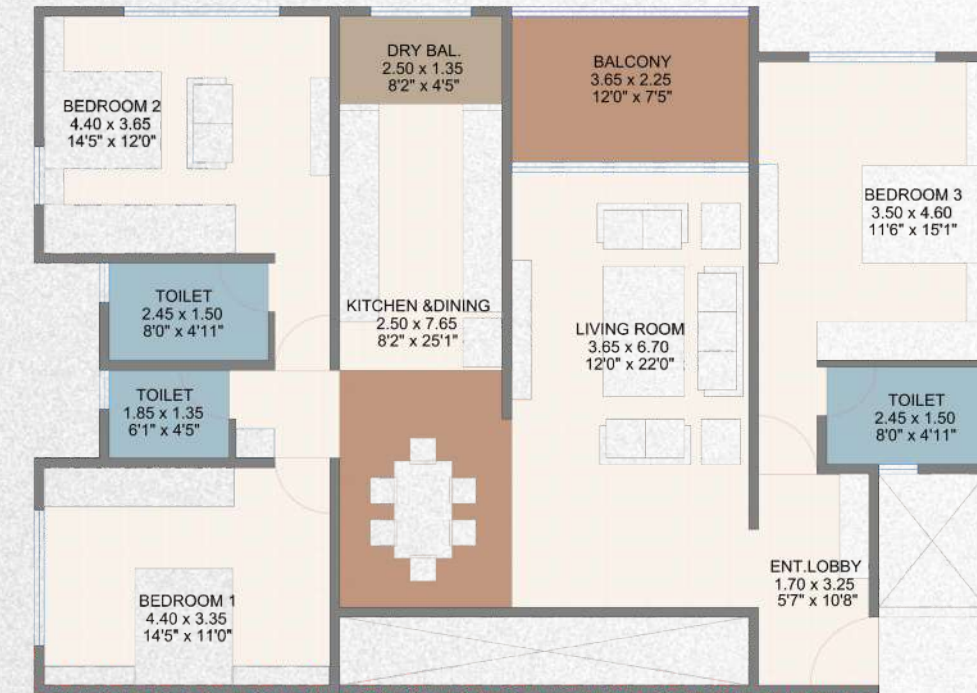
RERA CARPET AREA STATEMENT					
FLAT	FLAT CARPET+DRY BALCONY (SQMT)	BALCONY (SQMT)	TERRACE (SQMT)	TOTAL CARPET (SQMT)	TOTAL CARPET (SQFT)
104	123.95	8.76	14.60	147.31	1585.64





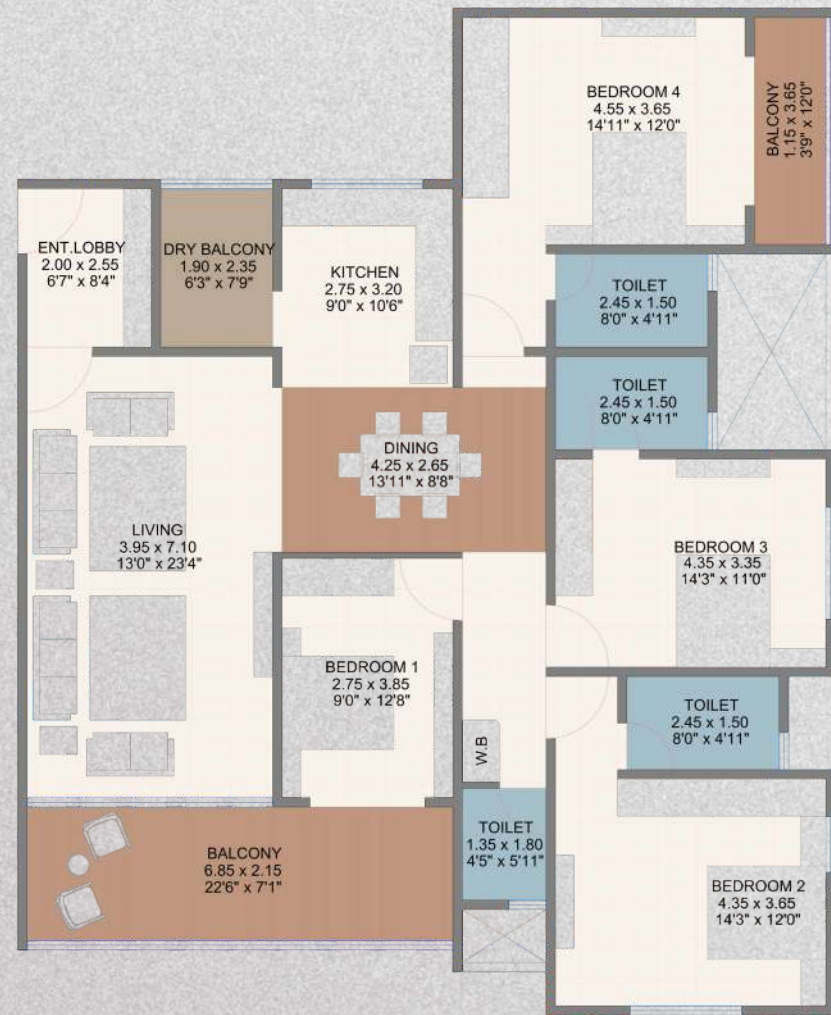
**3BHK
204**

RERA CARPET AREA STATEMENT					
FLAT	FLAT CARPET+DRY BALCONY (SQMT)	BALCONY (SQMT)	TERRACE (SQMT)	TOTAL CARPET (SQMT)	TOTAL CARPET (SQFT)
204	122.08	8.21	11.35	141.64	1524.61



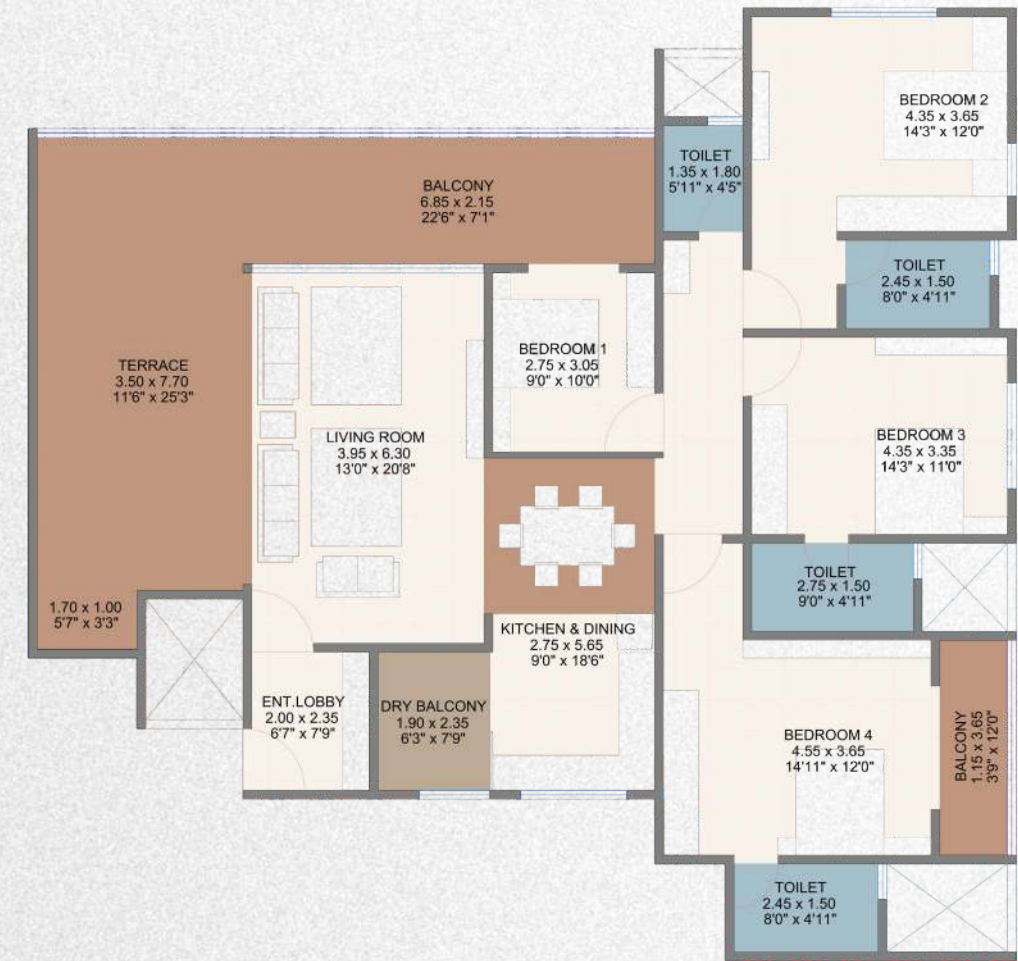
**3BHK
404**

RERA CARPET AREA STATEMENT				
FLAT	FLAT CARPET+DRY BALCONY (SQMT)	BALCONY (SQMT)	TOTAL CARPET (SQMT)	TOTAL CARPET (SQFT)
404	121.40	8.21	129.61	1395.12



4BHK
402 & 502

RERA CARPET AREA STATEMENT				
FLAT	FLAT CARPET+DRY BALCONY (SQMT)	BALCONY (SQMT)	TOTAL CARPET (SQMT)	TOTAL CARPET (SQFT)
402 & 502	148.39	18.93	167.32	1801.03



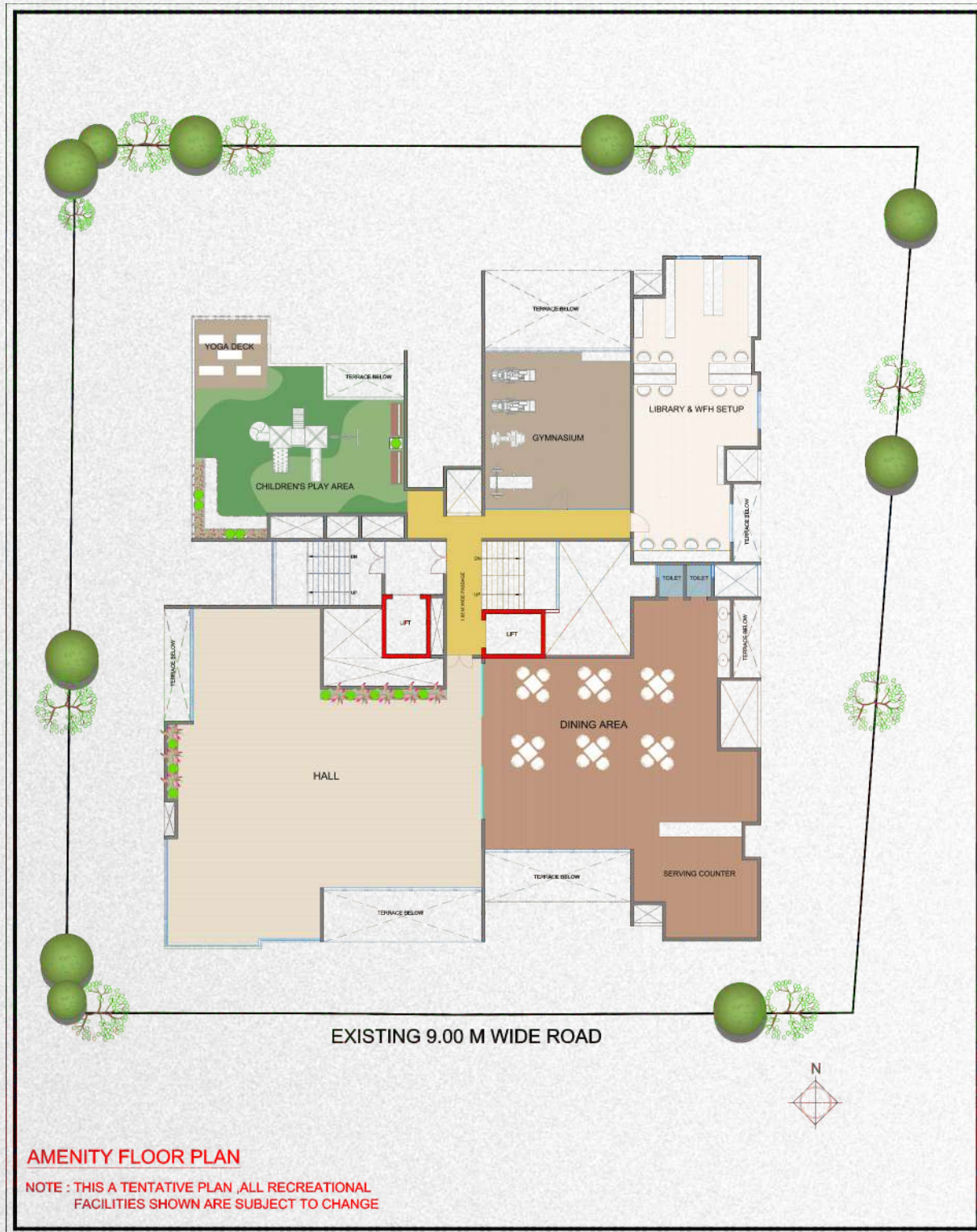
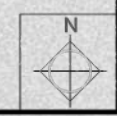
4BHK
803

RERA CARPET AREA STATEMENT					
FLAT	FLAT CARPET+DRY BALCONY (SQMT)	BALCONY (SQMT)	TERRACE (SQMT)	TOTAL CARPET (SQMT)	TOTAL CARPET (SQFT)
803	140.17	18.93	29.76	188.86	2032.89



**4BHK
901**

RERA CARPET AREA STATEMENT					
FLAT	CARPET (SQMT)	BALCONY (SQMT)	TERRACE (SQMT)	TOTAL CARPET (SQMT)	TOTAL CARPET (SQFT)
901	179.22	0.00	22.46	201.68	2170.88



SPECIFICATIONS



R.C.C. Structure as per I.S. Codes

Internal Walls:

- Walls in A.A.C. blocks.
- Gypsum finish plaster for walls and ceiling.
- Lustre Paint for walls.



Flooring:

- 800 x 1600 Vitrified Tiles of a Reputed brand.
- Matt Finish tiles in Toilets and Balconies.



Toilets:

- Designer crafted Tile Patterns.
- Single Level Diverter with Overhead Shower, Spout and Basin Mixer.
- Hand- Shower in Master Toilet.
- Branded company Sanitary ware- Basins and Water Closet with Soft Close Seat Cover.
- Granite Counter for Basin.



Kitchen:

- Two Granite Kitchen Platforms. (Main & Service)
- S.S. Sink



Doors:

- Electronic lock for Safety door.
- Safety door with designer grill.
- Main Door with Night Latch, Tower Bolt and Handle.
- All other Flush doors having Laminate finish.
- Laminated door frames for all other doors.
- Granite frames for Toilet Doors.



Windows:

- UPVC Windows with Mosquito Net.
- M.S. Safety Grills.
- Granite Window Sills.



Hall Balcony:

- Toughened Glass railings with film.



Electrical:

- Branded company Concealed Copper Wiring and Switch Boards.
- Wiring to cover One Light point, One Fan point and One 5A point in every room.
- Points for Refrigerator, Microwave, Water Purifier, Chimney Hob, Mixer and Washing Machine and Dish Washer in Kitchen and Dry Balcony.
- A.C. points in all bedrooms.

AMENITIES

Recreational floor consisting of

- Multipurpose Hall
- Mini Gymnasium having toilet block
- Yoga Deck
- Work from Home Setup
- Library
- Children's Play Area

Single Point Access Control System.

Attractive Façade for the Building.

Double Coat External Sand Faced Plaster.

Branded quality water resistant, durable external paint.

Designer Entrance Lobby with Seating Arrangements.

Auto-Door, Two Stretcher Elevators of a Branded Company.

Back-Up for Elevator, Lobby Area Lighting and Water Pump.

CCTV surveillance for common areas.

Fire Fighting System.

Bore well with a separate tank.

Solar Water System with Heat Pump

Solar Panels for Net Metering of common areas and amenities.

Rain Water Harvesting System.

Letter Boxes at Parking Level.

Vermicomposting System/Pits.

E.V. Charging point in Parking area.

Intercom facility between Flats.

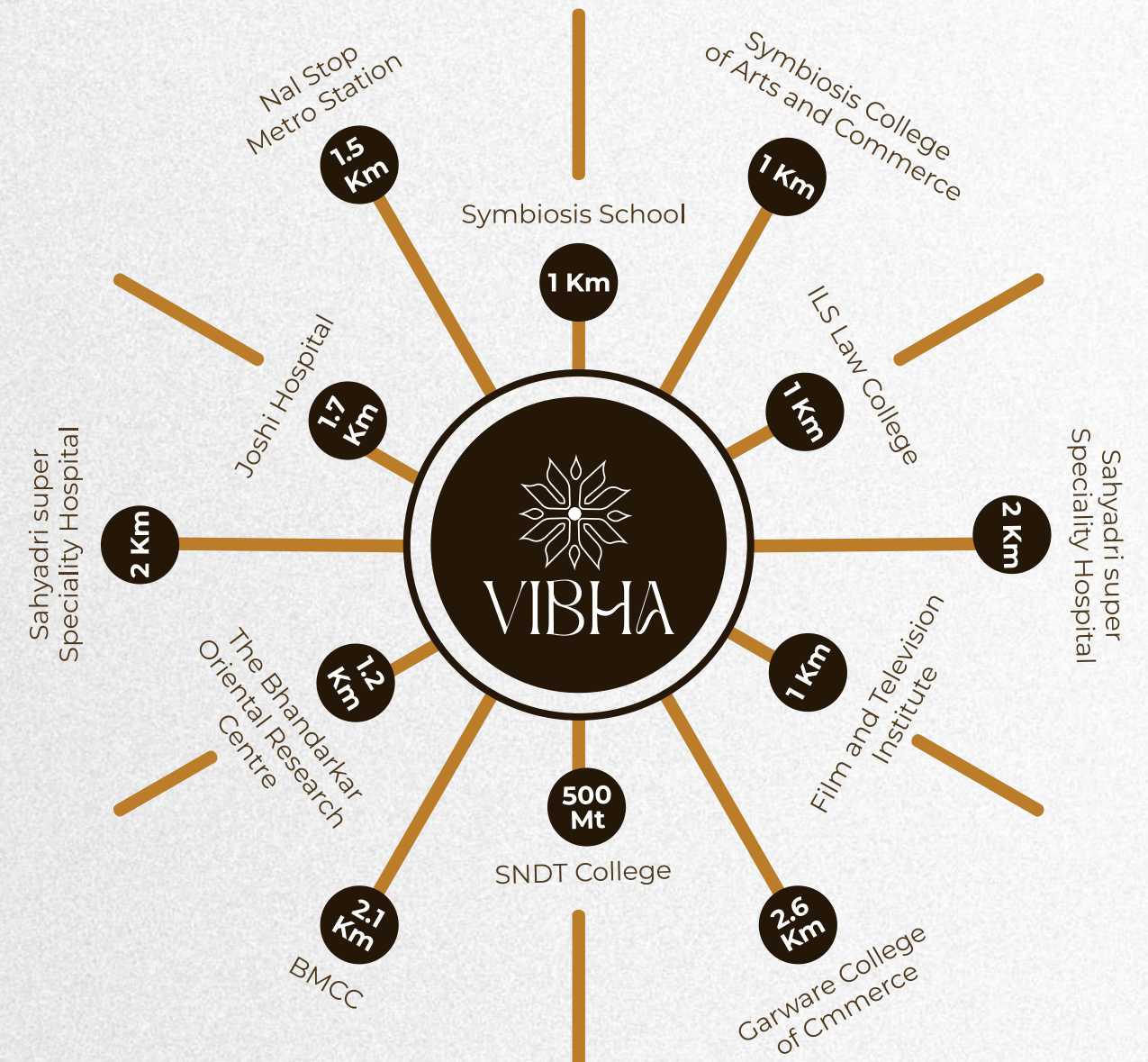
Pre-Certified Green Building.



Map



Near by Locations



A Project By

Joshi Hublikar Properties LLP



Project Address:

Vibha, Bhakti Marg, Off, Law College Rd, Erandwane, Pune, Maharashtra 411038

Contact: 98508 99976

www.hublikarconstructions.in | www.nestconstructions.in



MahaRera Number:
PR260002500608
www.maharera.maharashtra.gov.in



Project is mortgaged with and funded by Bajaj Housing Finance Limited (BHFL).
No objection certificate/permission to mortgage from Bajaj Housing Finance Limited (BHFL) will be provided for sale of flats.