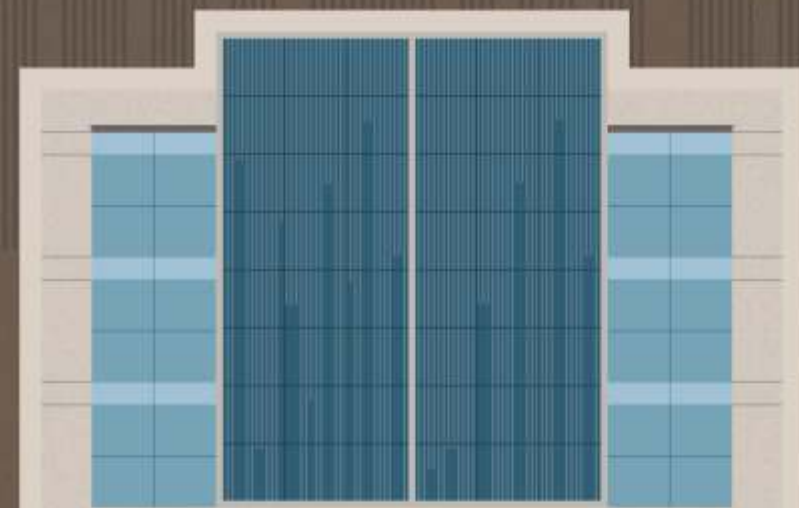




Best
Quality
Innovative
Elevation....



Developers
YAMUNA ENTERPRISE

Site : Phoenix Resi-Com, Opp. Sunrise Complex,
Vaikunth Char Rasta, Waghodia Road, Vadodara.

For Details
Ph : **+91 95122 34646 | 95122 34747**
Email : phoenixresicom@gmail.com
Web : www.ratnamgroup.co.in

Architect :
Shailesh Parikh - Creative Design

Structural :
Zarana Associates

Payment Mode For FLATS / OFFICES

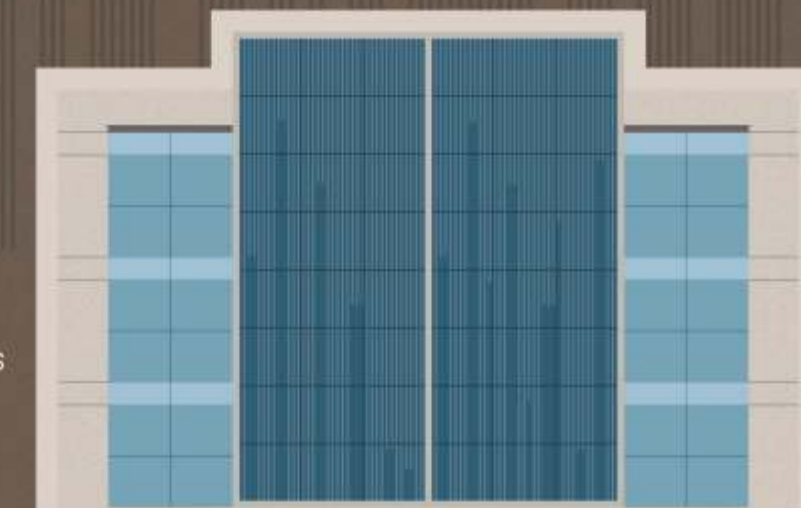
- 1,01,000 /- At The Time Of Booking • 20% Within 1 Month • 10% Plinth Level • 10% First Floor Slab Level
- 10% Second Floor Slab Level • 10% Third Floor Slab Level • 10% Fourth Floor Slab Level • 10% Fifth Floor Slab Level
- 05% Completion Of Masonary Work • 05% Completion Of Plaster Work • 05% Completion Of Flooring Work
- 05% One Month Before Possession

Payment Mode For SHOPS

- 1,01,000 /- At The Time Of Booking • 25% with in one month • 15% At Plinth Level • 15% At Individual Floor Slab Casting
- 15% At Slab Casting • 10% At Completion Of Masonary • 10% At Outside Plaster • 05% At Flooring • 05% 30 Days Before Possession

Terms & Conditions: 1. The following will be charged extra in advance/ as per government norms: (a) Stamp Duty & Registration Charges, (b) Service Tax / GST (as actual) or any such additional government taxes if applicable in future, (c) Maintenance Deposit, (d) Development charges and Estimate for New Electric Meter & Connection. 2. If any new tax applicable by Central or State Government in future, it will be borne by the buyers/ members. 3. Possession will be given only after one month of settlement of all accounts. 4. Continuous default in payments leads to cancellation. 10 % Administrative charges will be deducted for any cancellation after one month of booking, and balance amount will be refunded back only after booking of the unit by new member. 5. The developers reserve all the rights to change the plan, elevation, specification or any details will be binding to all. 6. Changes in any structural design & changes in any external facade will NOT be permitted under any circumstances. 7. Internal changes will only be permitted with prior permission. 8. Outdoor AC units will be fitted as per provision provided in the designated place by the architect. 9. Any balance PSI at present or in future shall be availed by the developer and no member would claim any right for the same. 10. This brochure is for information purpose only. It does not form a part of the agreement or any legal document. The developer retains the right to alter the specifications without any consent of the member.

Shops - Showrooms - Offices - 2&3 Bhk Luxurious Apartments



**PHOENIX
RESI-COM**

The perfect location for
your growing needs



SHOPS
SHOWROOMS



2&3 BHK
LUXURIOUS
FLATS



OFFICES

The most flexible office space &
premium flats for your growing future

Phoenix Resi-com brings forth a quantum business opportunity with well planned professional and office space. Sparkling walkthroughs, surrounded by luxurious flats will add to an ambience of class and luxury which makes people working or visiting here, even more easy.

Phoenix Resi-com is a place where opportunity and pinnacle of success meets peace of mind and a ground where your business will experience the ultimate flight in its journey.

Phoenix Resi-com also has provision for big retail space meant for Banks & Financial institution to be operated from an authorised commercial space. Looking at the scarcity of planned commercial space with proper parking and other facilities, Phoenix Resi-com will be the ultimate location for all those seeking for investment purpose.

For
Those who
Dream Big



Basement Floor Layout



Ground Floor Layout



No	C.A.	No	C.A.	No	C.A.	No	C.A.	No	C.A.	No	C.A.	No	C.A.
01	11'3"x26'1"	08	10'4 1/2"x21'0"	15	26'0"x10'0"	22	26'0"x10'0"	29	10'4 1/2"x21'0"	36	26'0"x10'0"	43	25'0"x10'0"
02	10'0"x26'1"	09	10'4 1/2"x21'0"	16	26'0"x10'0"	23	26'0"x10'0"	30	10'4 1/2"x21'0"	37	26'0"x10'0"	44	25'0"x10'0"
03	11'3"x26'1"	10	10'4 1/2"x21'0"	17	13'3"x33'9"	24	10'4 1/2"x21'0"	31	10'4 1/2"x21'0"	38	13'3"x30'6"	45	25'0"x10'0"
04	32'11"x10'0"	11	10'4 1/2"x21'0"	18	12'3"x33'9"	25	10'4 1/2"x21'0"	32	10'4 1/2"x21'0"	39	12'3"x30'6"	46	25'0"x10'0"
05	32'11"x10'0"	12	10'4 1/2"x21'0"	19	12'3"x33'9"	26	10'4 1/2"x21'0"	33	26'0"x10'0"	40	12'3"x30'6"	47	25'0"x10'0"
06	32'11"x10'0"	13	10'4 1/2"x21'0"	20	13'3"x33'9"	27	10'4 1/2"x21'0"	34	26'0"x10'0"	41	12'3"x30'6"	48	25'0"x10'0"
07	10'4 1/2"x21'0"	14	26'0"x10'0"	21	26'0"x10'0"	28	10'4 1/2"x21'0"	35	26'0"x10'0"	42	25'0"x10'0"	49	25'0"x10'0"



Specifications

Structure and Wall Construction

- Earthquake Resistant RCC Frame Structure Design
- Internal and External Masonry Works with Bricks
- Internal Walls Finished with Putty and Primer
- External walls Finished with Weather Proof Texture Paint over Double coat cured Plaster

Arrangement of Columns & Beams for Maximum Flexibility in Interior Planning

- Exterior Cladding & Glazing work as per Architect's Design

Electrification

- Sufficient Electric Points with Concealed Premium Quality Wiring and Branded Modular Switches

Doors and windows

- Flush Door with both side Laminate & Safety Locks for Offices/M.S Rolling Shutter with Colour for Showrooms
- Powder Coated Aluminium Sliding / Glazing openable Window

Flooring and Wall Cladding

- Premium Vitrified Tiles Flooring with Skirting in all units
- Passage Area & Staircase with Premium Quality Vitrified Tiles / Granite
- Granite or decorative wall cladding on Lift wall

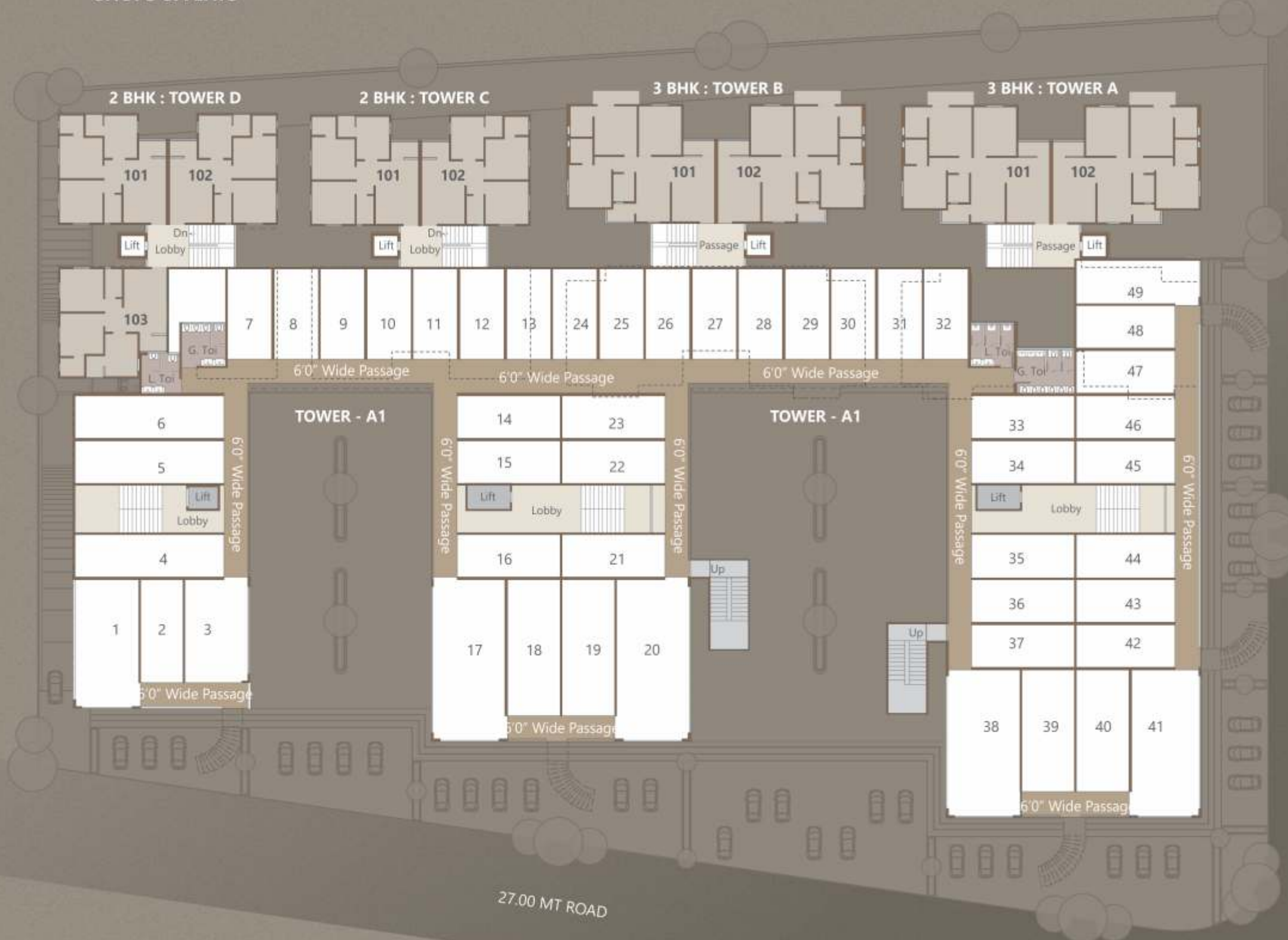
Water supply

- 24 hour Ground Water supply through Overhead and Underground Storage Tanks
- CPVC Plumbing Lines

First Floor Layout

SHOPS & FLATS

No	C.A.	No	C.A.	No	C.A.	No	C.A.	No	C.A.	No	C.A.	No	C.A.
01	15'3"x30'1"	08	10'4½"x21'0"	15	24'0"x10'0"	22	24'0"x10'0"	29	10'4½"x21'0"	36	24'0"x10'0"	43	23'0"x10'0"
02	10'0"x24'1"	09	10'4½"x21'0"	16	24'0"x10'0"	23	24'0"x10'0"	30	10'4½"x21'0"	37	24'0"x10'0"	44	23'0"x10'0"
03	15'3"x24'1"	10	10'4½"x21'0"	17	17'3"x37'9"	24	10'4½"x21'0"	31	10'4½"x21'0"	38	17'3"x34'6"	45	23'0"x10'0"
04	34'11"x10'0"	11	10'4½"x21'0"	18	12'3"x31'9"	25	10'4½"x21'0"	32	10'4½"x21'0"	39	12'3"x28'6"	46	23'0"x10'0"
05	34'11"x10'0"	12	10'4½"x21'0"	19	12'3"x31'9"	26	10'4½"x21'0"	33	24'0"x10'0"	40	12'3"x28'6"	47	23'0"x10'0"
06	34'11"x10'0"	13	10'4½"x21'0"	20	17'3"x37'9"	27	10'4½"x21'0"	34	24'0"x10'0"	41	16'3"x34'6"	48	23'0"x10'0"
07	10'4½"x21'0"	14	24'0"x10'0"	21	24'0"x10'0"	28	10'4½"x21'0"	35	24'0"x10'0"	42	23'0"x10'0"	49	29'0"x10'0"



18.00 MT ROAD

27.00 MT ROAD

Second Floor Layout

SHOPS & FLATS

No	C.A.	No	C.A.	No	C.A.	No	C.A.	No	C.A.	No	C.A.	No	C.A.
01	15'3"x30'1"	08	10'4½"x21'0"	15	24'0"x10'0"	22	24'0"x10'0"	29	10'4½"x21'0"	36	24'0"x10'0"	43	23'0"x14'0"
02	10'0"x24'1"	09	10'4½"x21'0"	16	24'0"x10'0"	23	24'0"x10'0"	30	10'4½"x21'0"	37	24'0"x10'0"	44	23'0"x10'0"
03	15'3"x24'1"	10	10'4½"x21'0"	17	17'3"x37'9"	24	10'4½"x21'0"	31	10'4½"x21'0"	38	17'3"x28'6"	45	23'0"x10'0"
04	34'11"x10'0"	11	10'4½"x21'0"	18	12'3"x37'9"	25	10'4½"x21'0"	32	10'4½"x21'0"	39	12'3"x34'6"	46	23'0"x10'0"
05	34'11"x10'0"	12	10'4½"x21'0"	19	12'3"x37'9"	26	10'4½"x21'0"	33	24'0"x10'0"	40	12'3"x34'6"	47	23'0"x10'0"
06	34'11"x10'0"	13	10'4½"x21'0"	20	17'3"x31'9"	27	10'4½"x21'0"	34	24'0"x10'0"	41	16'3"x28'6"	48	29'0"x10'0"
07	10'4½"x21'0"	14	24'0"x10'0"	21	24'0"x10'0"	28	10'4½"x21'0"	35	24'0"x10'0"	42	23'0"x10'0"		



18.00 MT ROAD

27.00 MT ROAD

Keep Your Business
Close To The World



Third & Fourth Floor Layout

OFFICES & FLATS

No	C.A.	No	C.A.	No	C.A.	No	C.A.	No	C.A.	No	C.A.
01	22'4½"x10'0"	06	13'4½"x10'0"	11	26'0"x10'0"	16	29'6"x10'0"	21	26'0"x10'0"	26	25'0"x10'0"
02	18'4½"x10'0"	07	13'4½"x10'0"	12	29'6"x26'9"	17	29'6"x10'0"	22	29'6"x23'6"	27	25'0"x10'0"
03	18'4½"x10'0"	08	17'4½"x10'0"	13	29'6"x26'9"	18	26'0"x10'0"	23	28'6"x23'6"	28	28'6"x10'0"
04	19'5"x29'7"	09	29'6"x10'0"	14	26'0"x10'0"	19	26'0"x10'0"	24	25'0"x10'0"		
05	20'5"x29'7"	10	26'0"x10'0"	15	26'0"x10'0"	20	26'0"x10'0"	25	25'0"x10'0"		



* Open Terrace Only for 3rd Floor Flats

Fifth Floor Layout

FLATS



Special Features & Facilities

- Paved Instant Parking on Ground Floor area with Sufficient Basement Parking
- Common (Gents / Ladies) Toilet on upper level Parking
- Building is Served by branded automatic Elevator with Contemporary Interior. (2 nos - Passenger Lifts)
- Power Back up system for all Common Facilities
- Provision for Internet Cable for all units
- CCTV Surveillance system in common areas For Maximum Security
- Heat Proofing & Water Proof Treatment to the Terrace
- Anti Termite Treatment to the Building





Specifications For Flat

- Earthquake resistant RCC frame structure.
- Internal smooth plaster with Birla putty finish & Exterior wall with sandface plaster and weather coat paint.
- Elegant entrance door and internal doors with flush shutters.
- Anodised aluminium section windows.
- Vitrified flooring in all rooms.
- Black granite kitchen platform with stainless steel kitchen sink.
- Concealed CPVC plumbing with standard quality CP fittings and sanitary vessels.
- Toilet with ceramic tile flooring and door height dado of designer glazed tiles.
- Concealed copper ISI wiring with modular switches.
- R.O. unit will be provided in each flat.

TOWER A-B
Typical Floor Plan

3 BHK



TOWER C-D
Typical Floor Plan

2 BHK





Where Beauty Meets Utility

We have taken special consideration of your needs and provided you with the best of Amenities and specifications that make your lifestyle more comfortable.

Amenities

- Decorative Main Gate with Security Cabin
- CCTV Camera for Security in Premises
- Multipurpose Hall
- Banquet Hall
- Well Equipped Gymnasium / Yoga
- Garden
- Children Play Area
- Standard Quality Passenger Elevator

