



**RATNAM
GREENFIELD**

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Developer: **SHIVAM CORPORATION**

Architect :



Structure :



MEPF Consultant:



QR CODE
FOR WEBSITE



QR CODE
FOR LOCATION



Site Address : Ratnam Greenfield, 18 MT HT road B/H
pratham paradise, Nr. somnath nagar,
Tarsali, Vadodara-390009

M : +91 78638 77637 | 78638 71862
E : ratnamgreenfield@gmail.com
W : www.ratnamgroup.com

Payment Mode Duplex

- 25% At the time of Booking • 15% plinth level • 20% At Ground floor slab level • 20% At First Floor slab level • 5% At Plaster level
- 05% At flooring level • 5% At Finishing level • 05% before possession

Notes: 1) Possession will be given after one month of settlement of all accounts. 2) Development Charges, Stamp duty, GST, Legal Charges & common maintenance charges will be paid by the purchaser. 3) Any new Central or State Government Taxes, if applicable shall have to be borne by the purchaser. 4) Extra work shall be executed after making full payment. 5) Continuous default payments leads to cancellation. 6) Developers shall have the right to change the plan, elevation, specification or rise the scheme or any details here in will be binding to all. 7) Refund in case of cancellation will be made within 30 days from the date of booking of same unit by a new client. In case of cancellation of booking, Minimum Rs. 50,000 plus extra work (if done) will be deducted from the booking amount. 8) Any plans, specifications or information in this brochure can not form part of an offer, contract or agreement. 9) This Brochure does not contain any legal part as per RERA.

RUCHIR 982547913 3D Visualisation by LUCID - The Artistry

3 BHK LUXURIOUS DUPLEX



Loved
& Rescued!!!

Restoring the faith of a happy living,
a place that nurtures you and makes
life more beautiful.



FROM THE HEART OF DEVELOPERS

Ratnam group has over 33 years of legacy in Real Estate development with over 40 residential and commercial projects delivered. Our group stands tall as we expand the real estate horizon of Vadodara, the place that is full of diversity, opportunity and is a place where your heart will find peace. We are ready to soar high, with our beloved customers, for our upcoming highlights at emerging areas of Vadodara.

5100000 sq. Feet Area | 5120 Happy Families | 4050 Residential Units | 1070 Commercial Units



DESIGN STUDIO
architects & interiors
RUCHIR SHETH

FROM THE HEART OF ARCHITECT

The challenge to the architects is to find ways in which they can showcase their skill and knowledge to find ways in which they can contribute to a better society & an environment. Ar. Ruchir Sheth is one of the leading architects who prioritize his designs according to the location, understanding the aesthetics of the place, requirements of the homeowners & the developers and ensures to build a marvel with the most organic approach, making the environment & social situation better and balanced.






A PLAY OF LIGHT

The homes that invite sun, creating a spatial experience, the tempered natural light makes the spaces look less confined and brings vitality, energy, and productivity.





A TRUE SAGA – CALLED LIFE

The dramatic effect that is captured throughout the day, with each moment bringing a different feel—from the soft morning light to the evening sunset—transforming the space from one hour to the next.



GROUND FLOOR PLAN

NO	SIZE	NO	SIZE	NO	SIZE	NO	SIZE	NO	SIZE	NO	SIZE		
01	978.00 SQ.FT	18	940.00 SQ.FT	35	1287.00 SQ.FT	52	940.00 SQ.FT	69	1029.00 SQ.FT	86	909.00 SQ.FT	103	909.00 SQ.FT
02	978.00 SQ.FT	19	940.00 SQ.FT	36	1287.00 SQ.FT	53	940.00 SQ.FT	70	1029.00 SQ.FT	87	1255.00 SQ.FT	104	909.00 SQ.FT
03	978.00 SQ.FT	20	940.00 SQ.FT	37	940.00 SQ.FT	54	940.00 SQ.FT	71	909.00 SQ.FT	88	1255.00 SQ.FT	105	1029.00 SQ.FT
04	978.00 SQ.FT	21	1287.00 SQ.FT	38	940.00 SQ.FT	55	940.00 SQ.FT	72	909.00 SQ.FT	89	909.00 SQ.FT	106	1029.00 SQ.FT
05	978.00 SQ.FT	22	1287.00 SQ.FT	39	940.00 SQ.FT	56	1013.00 SQ.FT	73	909.00 SQ.FT	90	909.00 SQ.FT	107	909.00 SQ.FT
06	978.00 SQ.FT	23	940.00 SQ.FT	40	940.00 SQ.FT	57	1013.00 SQ.FT	74	909.00 SQ.FT	91	909.00 SQ.FT	108	909.00 SQ.FT
07	1341.00 SQ.FT	24	940.00 SQ.FT	41	940.00 SQ.FT	58	940.00 SQ.FT	75	1255.00 SQ.FT	92	909.00 SQ.FT	109	909.00 SQ.FT
08	1287.00 SQ.FT	25	940.00 SQ.FT	42	1070.00 SQ.FT	59	940.00 SQ.FT	76	1255.00 SQ.FT	93	1029.00 SQ.FT	110	909.00 SQ.FT
09	940.00 SQ.FT	26	940.00 SQ.FT	43	1026.00 SQ.FT	60	940.00 SQ.FT	77	909.00 SQ.FT	94	1029.00 SQ.FT	111	1255.00 SQ.FT
10	940.00 SQ.FT	27	940.00 SQ.FT	44	940.00 SQ.FT	61	940.00 SQ.FT	78	909.00 SQ.FT	95	909.00 SQ.FT	112	1309.00 SQ.FT
11	940.00 SQ.FT	28	1070.00 SQ.FT	45	940.00 SQ.FT	62	940.00 SQ.FT	79	909.00 SQ.FT	96	909.00 SQ.FT	113	946.00 SQ.FT
12	940.00 SQ.FT	29	1070.00 SQ.FT	46	940.00 SQ.FT	63	1287.00 SQ.FT	80	909.00 SQ.FT	97	909.00 SQ.FT	114	946.00 SQ.FT
13	940.00 SQ.FT	30	940.00 SQ.FT	47	940.00 SQ.FT	64	1255.00 SQ.FT	81	1029.00 SQ.FT	98	909.00 SQ.FT	115	946.00 SQ.FT
14	1070.00 SQ.FT	31	940.00 SQ.FT	48	940.00 SQ.FT	65	908.00 SQ.FT	82	1029.00 SQ.FT	99	1255.00 SQ.FT	116	946.00 SQ.FT
15	1070.00 SQ.FT	32	940.00 SQ.FT	49	1287.00 SQ.FT	66	908.00 SQ.FT	83	909.00 SQ.FT	100	1255.00 SQ.FT	117	946.00 SQ.FT
16	940.00 SQ.FT	33	940.00 SQ.FT	50	1287.00 SQ.FT	67	908.00 SQ.FT	84	909.00 SQ.FT	101	909.00 SQ.FT		
17	940.00 SQ.FT	34	940.00 SQ.FT	51	940.00 SQ.FT	68	908.00 SQ.FT	85	909.00 SQ.FT	102	909.00 SQ.FT		

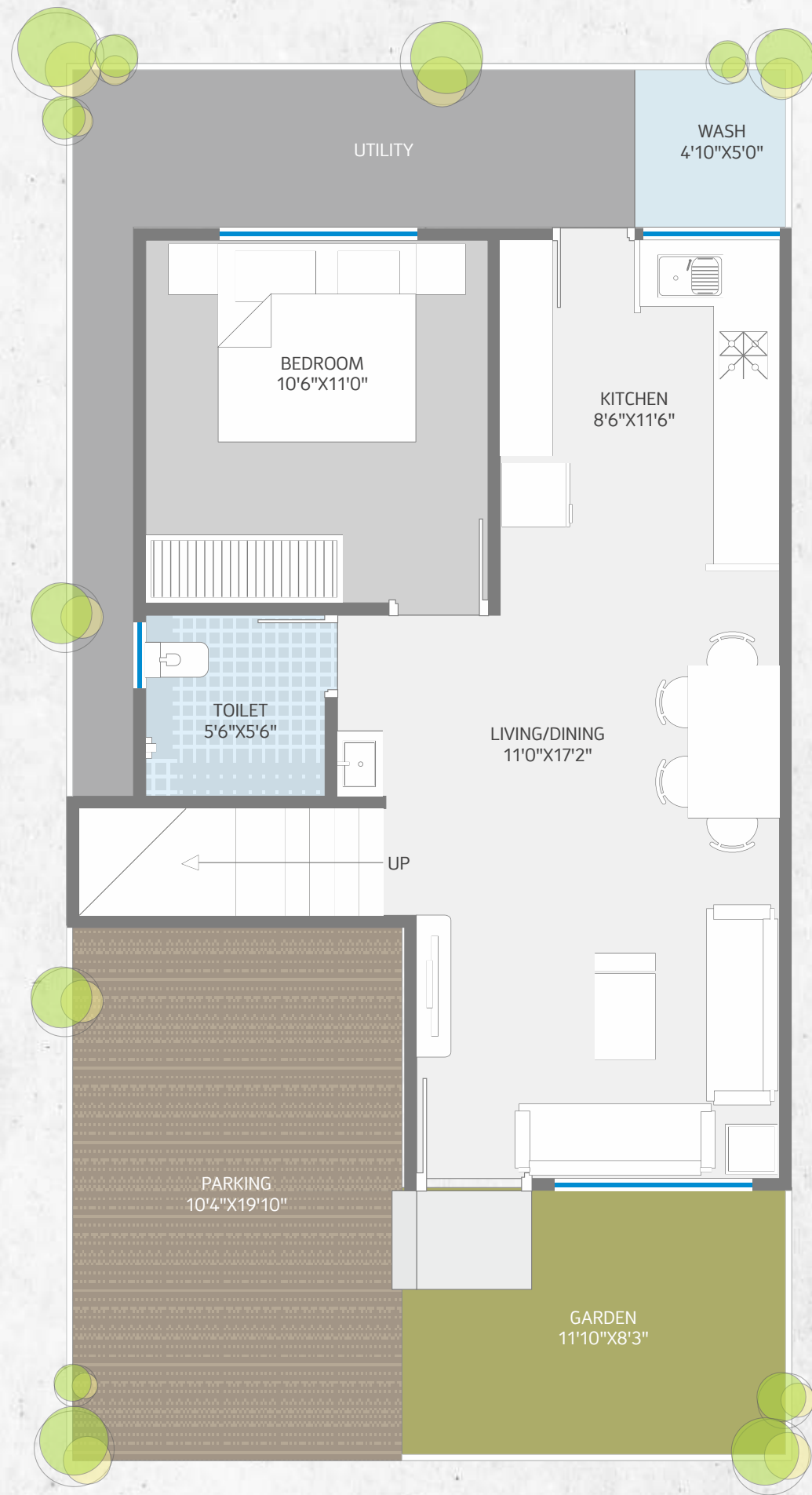
18. M. WIDER ROAD



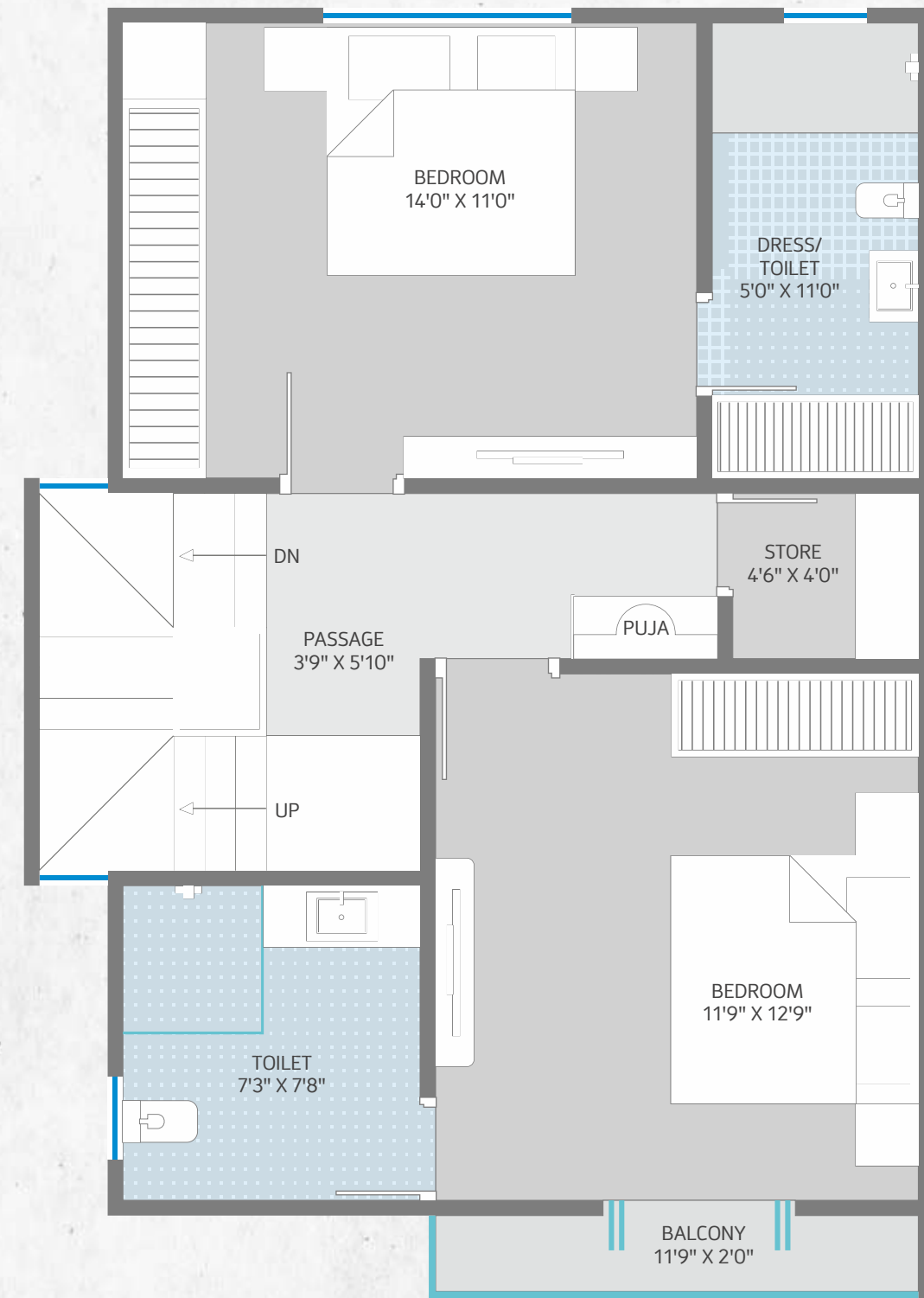
12. M. WIDER ROAD

GROUND FLOOR PLAN

(1 to 13,16 to 27, 30 to 41, 44 to 55, 58 to 63)

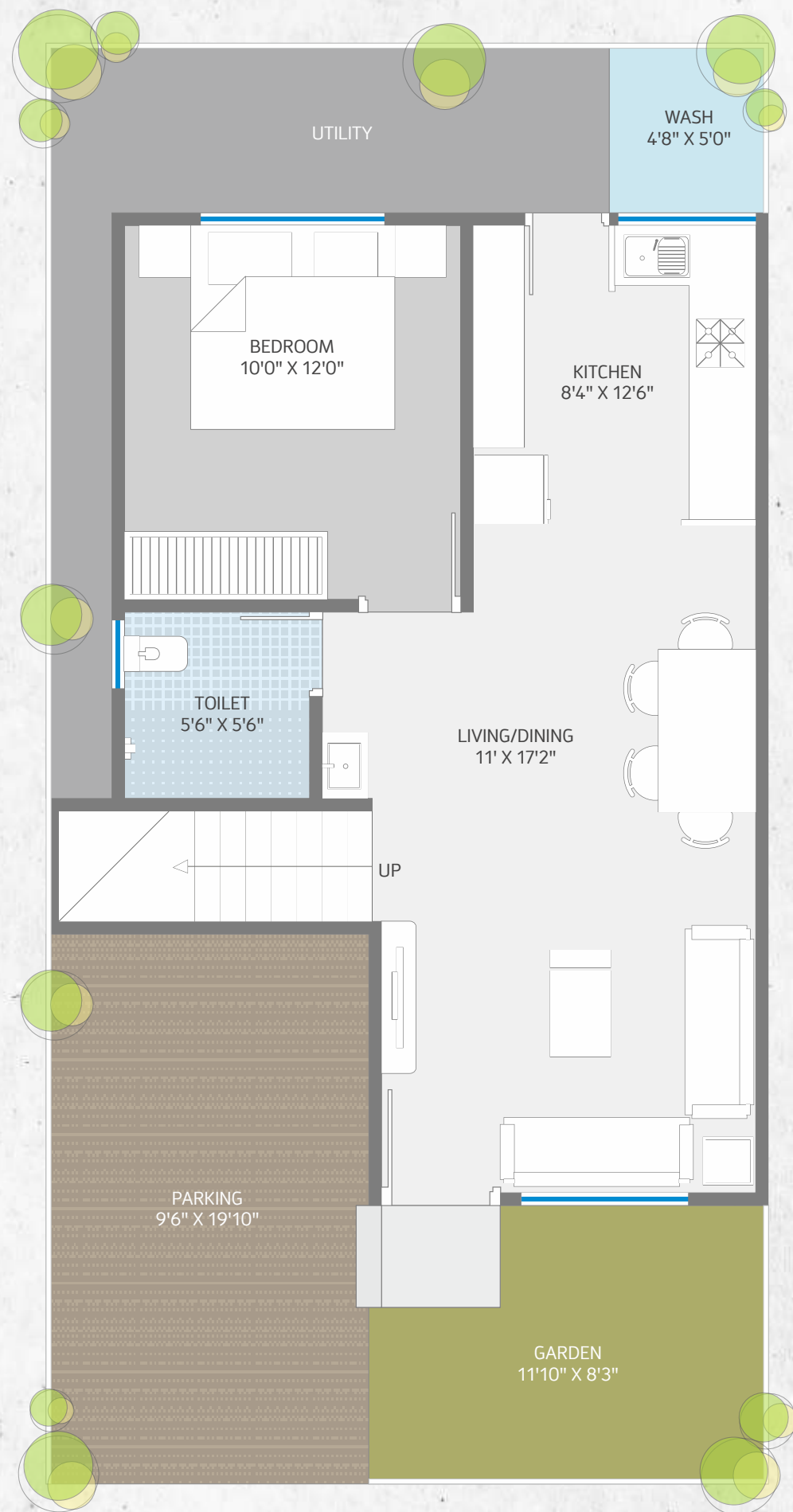


FIRST FLOOR PLAN

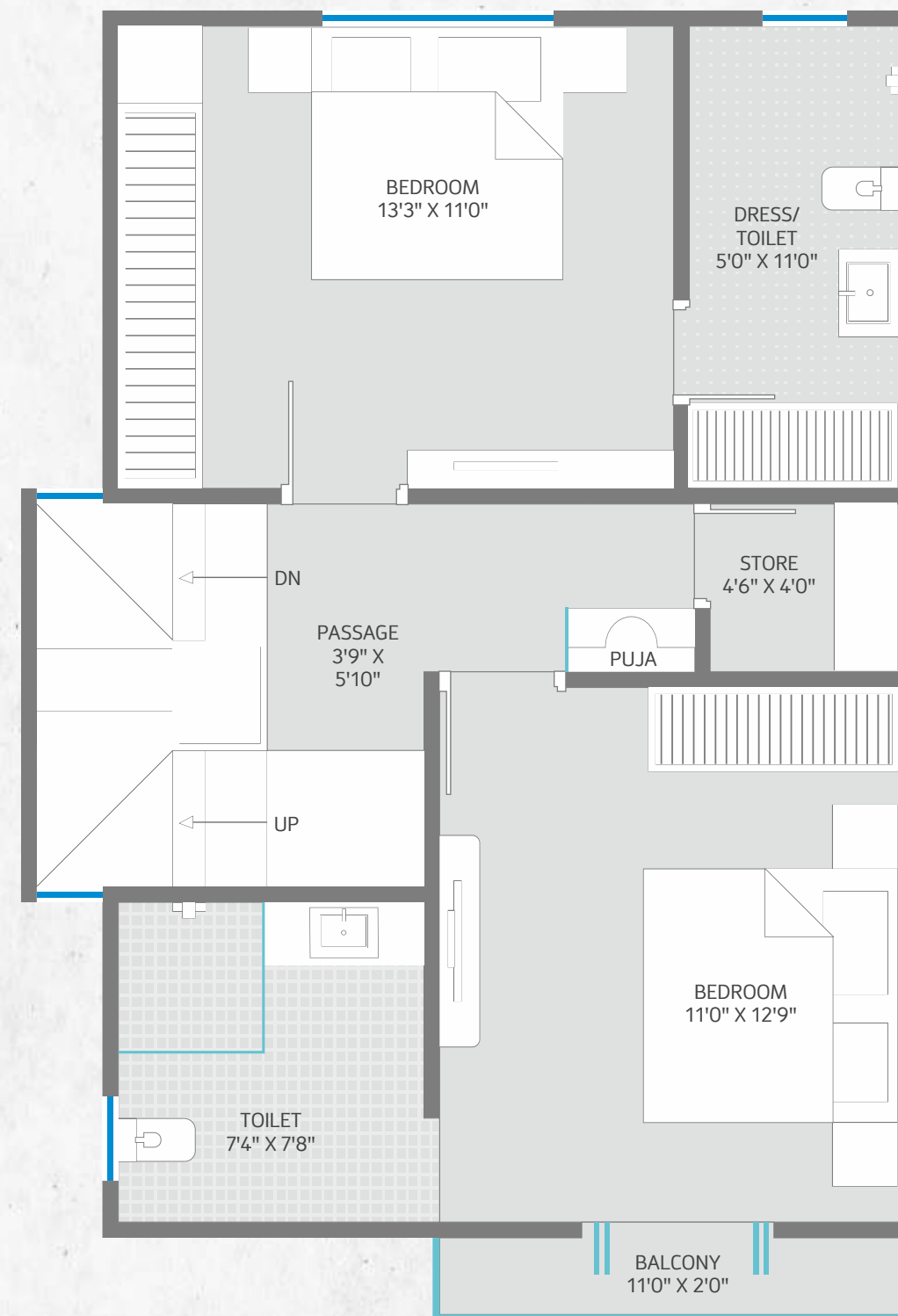


GROUND FLOOR PLAN

(64 to 68, 71 to 80, 83 to 92, 95 to 104, 107 to 117)



FIRST FLOOR PLAN

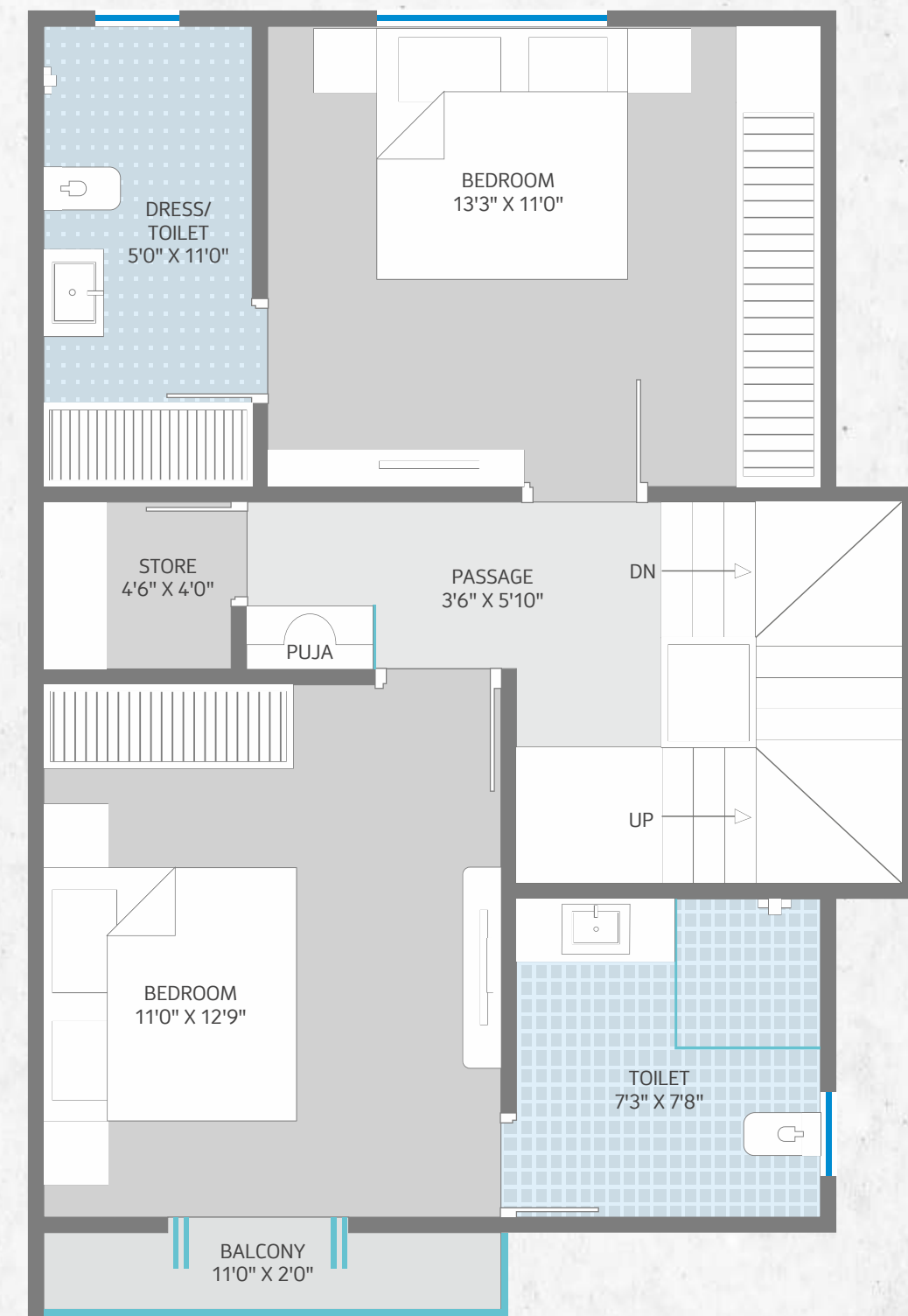


GROUND FLOOR PLAN

(69, 70, 81, 82, 93, 94, 105, 106)



FIRST FLOOR PLAN





AMENITIES



Designer Gate
With CCTV &
Security Cabin



Open
Yoga Area



Club House
With
Multipurpose Hall



Walking /
Jogging Track



Designer
Senior Citizen
Seating



Designed Green
Landscaped
Garden & Fountain



Rain Water
Harvesting



Eco
Friendly
Environment



Game
Room



Security



Children
Play Area With
Equipments



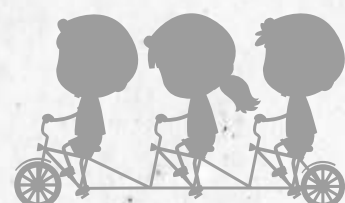
Gymnasium



RCC Internal Road
With Street Light &
Decorative Paving.

GREATER &
BETTER THAN BEFORE





MY HOME MY PEOPLE

Home is never felt home without family, a house which is a special part of your life. Decorating a perfect life with all energy and emotions, a significant mixture of love, passion, responsibility, happiness & most importantly belongingness. This is the home where you belong.

SPECIFICATION

Construction

- All RCC and brick masonry work as per architects design.

Doors

- Decorative veneer trished main door with wooden frame and safety lock.
- Internal doors with good quality laminated flush door. with stone frame.

Electrification

- Conceled wiring good ISI brand (polycab or equivalent).
- Branded modular switches (anchor or equivalent).
- T.V point in living room.
- One A.C. point in living and one in two bedroom each.
- Well designed in frastructure trom electrical consultant.

Flooring

- 4X2 vitrified all flooring.
- Anti skid or rough trish tiles in all bedrooms.

Finishing

- Inside - Smooth finish plaster with putty-primer.
- Outside - Weather resistant paint.

Kitchen

- Glazed dodo tiles upto lintel level.
- Granite platform with branded ss sink.

Plumbing

- Concealed plumbing work with branded UPVC pipes (finalex or equevelent).
- CP Fitting and sanitary wave of good brand cera or equivalent.
- Well designed water and dranage infrastructure from plumbing consaltant.

Terrace

- Water proofing with china mosaic tiles.

Windows

- Full glazed aluminium Window.

Water

- Underground and overhead watertank.

