

A PROJECT BY



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PHOENIX CORPORATION

Site: **RATNAM LUXURIA**,
Opp. Cygnus School, Behind Nisarg Farm,
Harni, Vadodara.

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Architect:



Structural Consultant:



MEPF Consultant:



RERA No. : PR/GJ/VADODARA/VADODARA/Others/RAA07379/250820 - W : gujrera.gujarat.gov.in

3D Visualization by UGD - The Agency



4 BHK LUXURIOUS FLATS

L U X U R Y
E N D L E S S
L I F E



DESIGN STUDIO
architects & interiors
Ar. RUCHIR SHETH

FROM THE HEART OF ARCHITECT

Architecture has been described as a beautiful blend of art and science. When we start a Design project, the process is a free flowing stream of thoughts and ideal that are rooted in solving a problem and we often get there with a number of solutions like-- using colours to enforce a concept etc.

We always surrounded with meaningful things that helps to tell ones story. So we made a whole package for you with our heart and mind.



RATNAM
GROUP

FROM THE HEART OF DEVELOPERS

Ratnam group has been one of the pioneers when it comes to real estate in Vadodara. We have over 30 years of legacy in Real Estate development with over 40 residential and commercial projects delivered to customers who are ultimately satisfied by it. We have always believed in a sense of connection balanced by a sense of direction and progress. We are always here for our customers with our arms wide open to wrap you in with love and utmost care. We always customise our work to get the desired result for our customers. That, in fact, is our forte. 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.

Today, carrying on the legacy of so many years, we are a group of enthusiastic minds working together with a common goal – to bring better homes, better realty to the citizens of Vadodara. We are ready to soar high, with our beloved customers, for our upcoming highlights at emerging areas of Vadodara.



CARVE OUT
A GREAT LIFE
HERE.

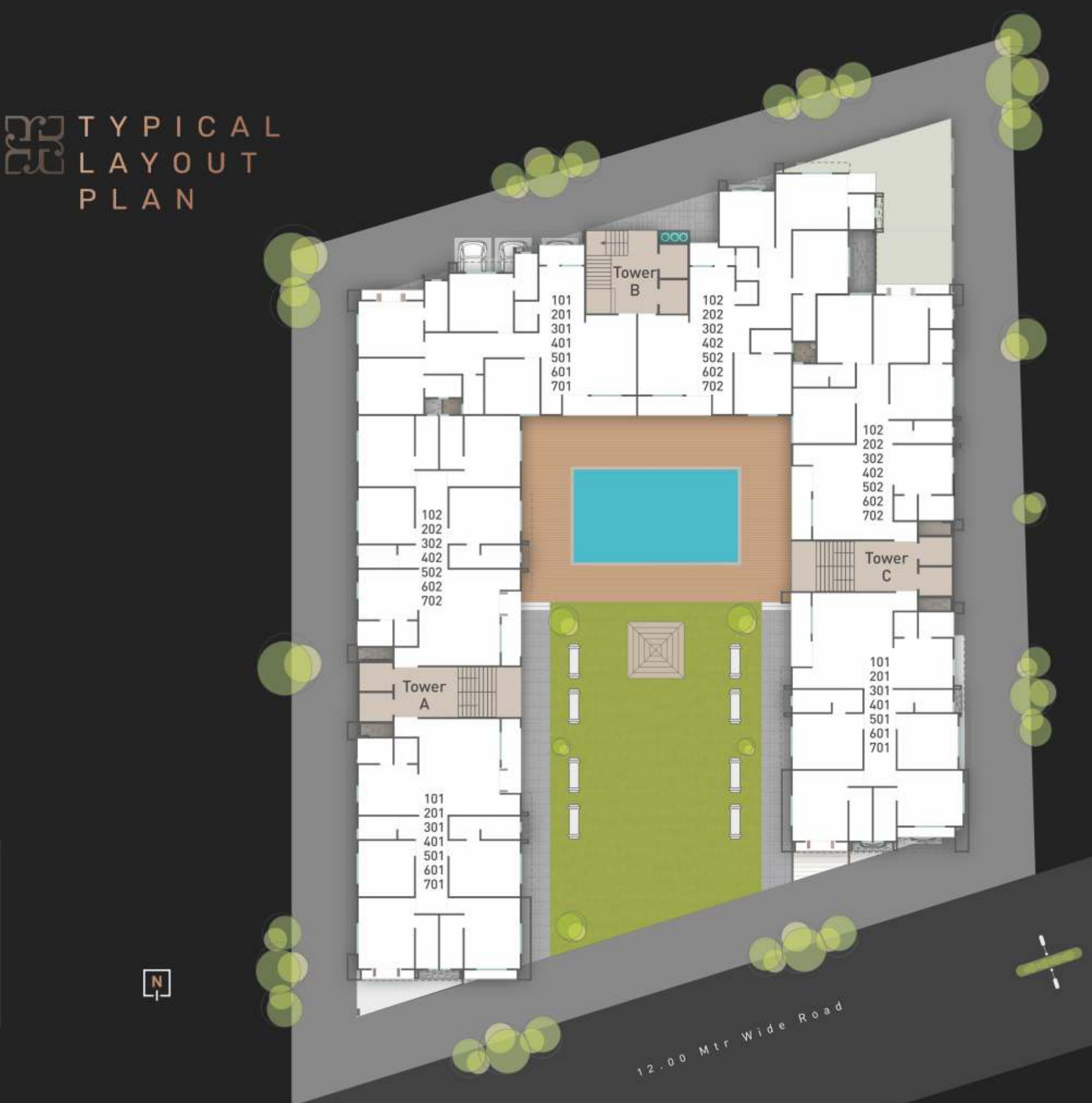


RATNAM
LUXURIA

GROUND LAYOUT PLAN



TYPICAL LAYOUT PLAN





SOPHISTICATION TO
CREATE THE IDEAL PLACE.





TOWER A
4 BHK



RERA Carpet	: 1414.904 sq.ft.
Balcony	: 95.096 sq.ft.
Wash	: 35 sq.ft.
Total carpet	: 1545 sq.ft.
B.A.	: 1668.6 sq.ft.
S.B.A.	: 2586.33 sq.ft.





TOWER B
TYPE 1

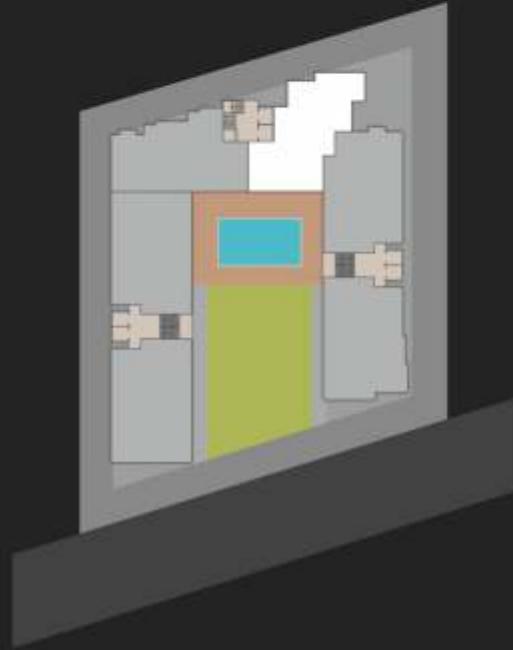


RERA Carpet	: 1305.66 sq.ft.
Balcony	: 83.34 sq.ft.
Wash	: 36 sq.ft.
Total carpet	: 1425 sq.ft.
B.A.	: 1539 sq.ft.
S.B.A.	: 2385.45 sq.ft.





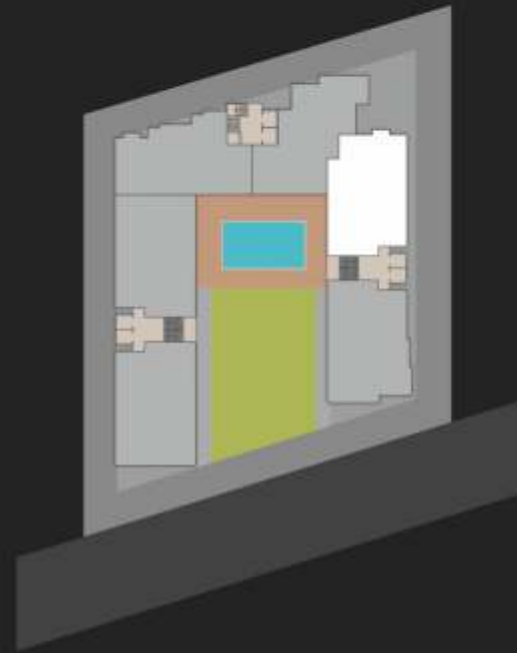
TOWER B
TYPE 2



RERA Carpet	: 1281.82 sq.ft.
Balcony	: 80.68 sq.ft.
Wash	: 40.5 sq.ft.
Total carpet	: 1403 sq.ft.
B.A.	: 1515.24 sq.ft.
S.B.A.	: 2348,622 sq.ft.

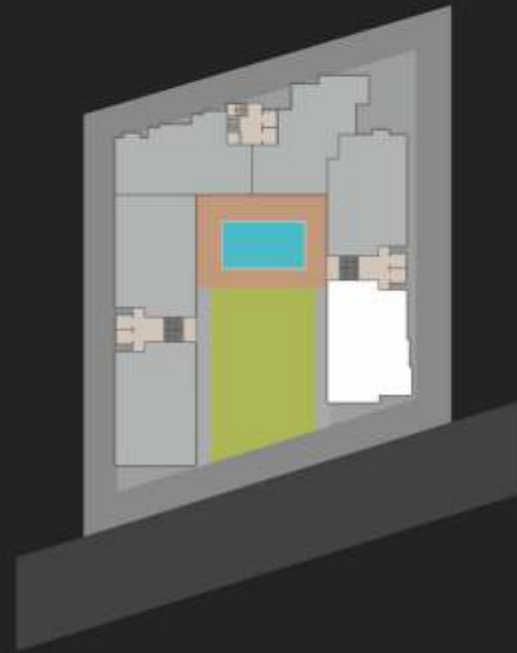


TOWER C
TYPE 1

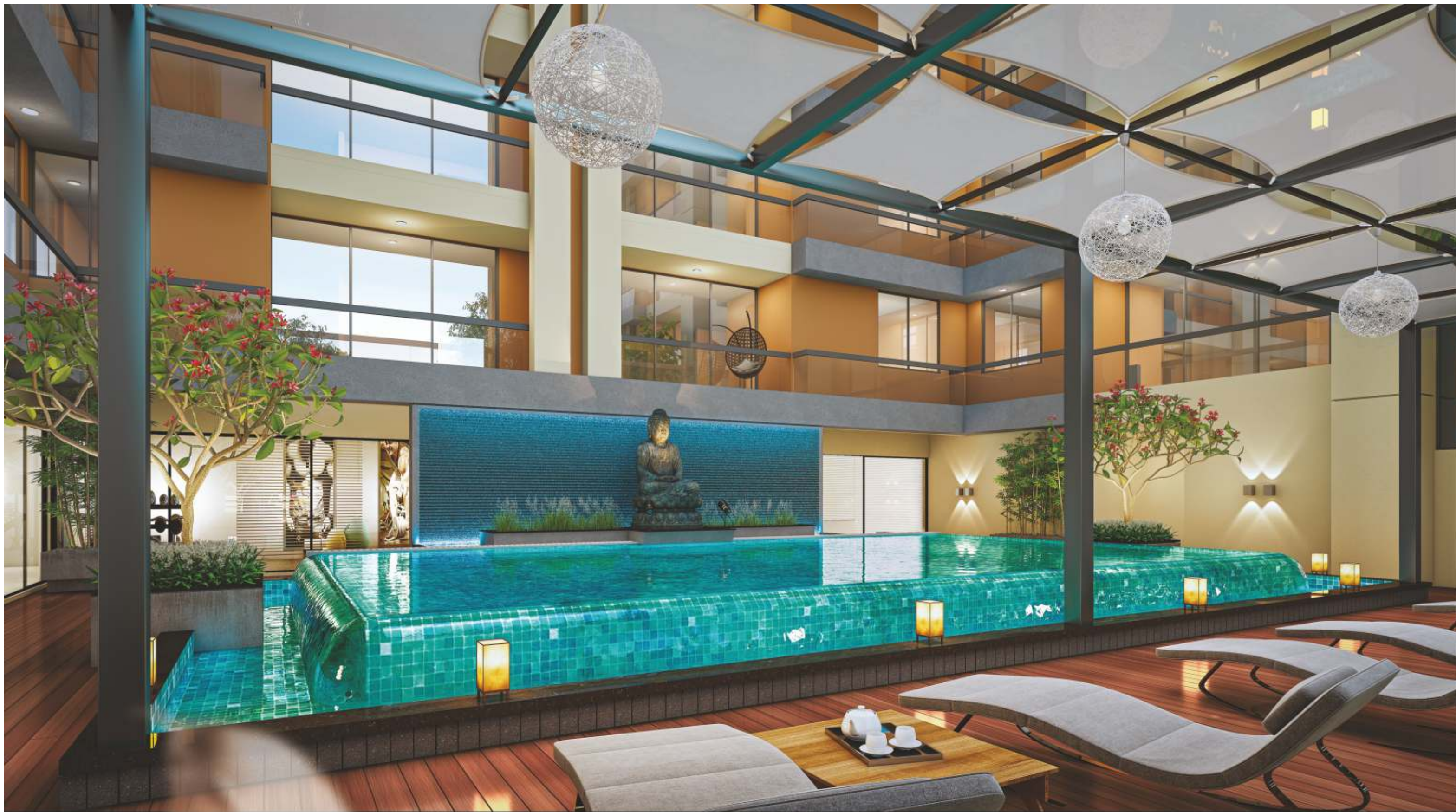


RERA Carpet	: 1337 sq.ft.
Balcony	: 88 sq.ft.
Wash	: 35 sq.ft.
Total carpet	: 1460 sq.ft.
B.A.	: 1576.8 sq.ft.
S.B.A.	: 2444.04 sq.ft.

TOWER C
TYPE 2



RERA Carpet	: 1418.44 sq.ft.
Balcony	: 99.56 sq.ft.
Wash	: 35 sq.ft.
Total carpet	: 1553 sq.ft.
B.A.	: 1677.24 sq.ft.
S.B.A.	: 2599.722 sq.ft.



AT LAST, THIS
IS WHAT YOU'VE
BEEN SEARCHING
FOR.



Club House



Children Play Area



Swimming Pool
with deck



A/C Gymnasium



Multipurpose /
Banquet Hall



Jogging Track



Elegant
Entrance Foyer



Indoor Games



Landscape Garden



Mini Theater



Gazebo



Allotted Car Parking



LUXURY IN
EVERY SINGLE DETAIL



THERE'S NO BETTER WAY TO REFRESH
AND REVITALIZE WITH THAN AN
INVIGORATING INDOOR AMENITIES IN
OUR BEAUTIFUL CLUB HOUSE.





SPECIFICATIONS

STRUCTURE

- Earthquake resistant RCC frame structure designed by approved Structural Consultant.

ELECTRIFICATION

- 3 Phase concealed copper wiring as per ISI standard or Anchor/ Finolex / RR Kabel or equivalent.
- Modular switches (Schneider electric / Legrand or equivalent)
- Adequate electric points in each room as per architect drawing.
- Geyser point in each bathroom.
- T.V. point in Living Room and in one bedroom.

AIR CONDITIONING

- Copper piping done from indoor unit to outdoor unit for each A.C. point.
- A.C. Point in Living Room, Family sitting, Dining and all Bedrooms.

KITCHEN

- Premium quality granite platform with SS sink.
- Dado upto beam bottom.

BATHROOMS

- Designer bathroom with premium quality bath fitting and sanitary wares (Jaquar / Cera or equivalent)
- Premium quality ceramic tiles dado upto beam bottom.

DOORS

- Main door - Veneer polish on both side / wooden frame.
- Internal door - Laminate flush door with both side laminate.
- Main Door - Phone security system.
- All other doors with Godrej or equivalent lock fitting.

WINDOWS

- 3 Track Domal window with mosquito net and fully glazed shutter.
- Granite frame for window.

FLOORING

- 1200x600 (4ftx2t) premium quality glazed vitrified tiles in living room, family sitting, kitchen, dining and passage with skirting.
- 1200x600 (4x2) in all bedroom.
- Anti-Skid flooring bath, wash and balcony.

WALL FINISH

- Interior - Smooth finish plaster with 2 coat putty and primer.
- Exterior - Double coat plaster with weather resistant paint.

TERRACE

- China Mosaic finish with waterproofing treatment.

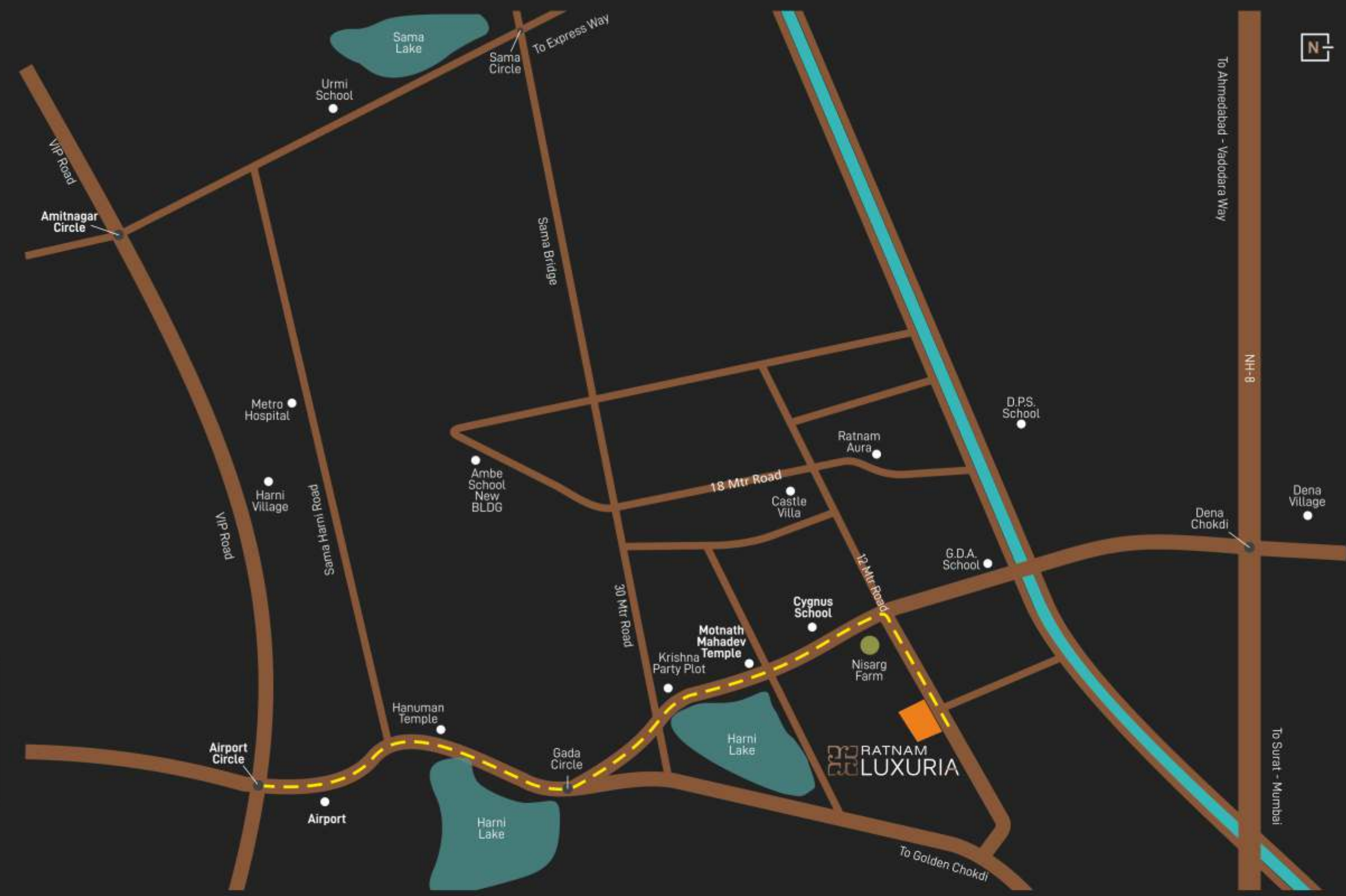
OTHERS

- Two automatic elevators in each tower. (Schindler or equivalent)
- Trimix concrete internal road with streetlight.
- Underground cabling for wire-free campus.

ADDITIONAL SPECIFICATIONS

- Single entry campus with CCTV surveillance in common area
- Rainwater harvesting
- Wi-fi connectivity in common area
- R.O. to each unit
- Elegant Entry Foyer in each tower with smart security lock
- Fire fighting system
- Power backup for common illuminations and elevators
- Only two apartments on each floor
- Ample visitors parking
- Level controllers in water tanks to avoid wastage
- Anti - termite treatment
- 24 Hours Water supply

BASEMENT PARKING PLAN



PROXIMITY

- CYGNUS WORLD SCHOOL
- AIRPORT
- DPS SCHOOL
- SHOPPING MALL
- MOTNATH MAHADEV TEMPLE
- ESSAR PETROL PUMP
- RESTAURANT
- EXPRESS HIGHWAY



Payment Modes :

- 30% At the time of Booking • 20% Plinth Level • 15% Ground Floor Slab Level • 15% First Floor Slab Level
- 05% Plaster Level • 05% Flooring Level • 05% Finishing Level • 05% before Possession

Notes : 1) Possession will be given after one month of settlement of all accounts. 2) Documentation charges, Development Charges, Stamp duty, MGVCL & CORPORATION charges, 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) In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible. 8) 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 10% of the booking amount plus extra work (if done) will be deducted from the booking amount. 9) Any plans, specifications or information in this brochure can not form part of an offer, contract or agreement. 10) This Brochure does not contain any legal part as per rera.