



RATNAM
GROUP

Developers: Radhika Enterprises

Site: "Ratnam Palm Leaf"
Beside Plam Villa, Nr. Haveli Resi Cum Plaza,
Makarpura, Vadodara.

Call: +91 92271 00551, 98983 86609
Email: ssparikh7@gmail.com,
shahbrijesh60@gmail.com
Web: www.ratnamgroup.com

Architect:
ASQUARE

Structural Engineers:
Zarna Associates





RATNAM
PALM LEAF
3 BHK LUXURIOUS BUNGLOW

COME HOME TO AN EPITOME OF UNBRIDLED LUXURY

A perfect bungalow known by its builder's vision, architect's imagination, and the resident's experience. The builder's vision and commitment to deliver percolates down to the final project, which goes on to become landmarks of a city through word of mouth.

The architect's imagination reflects the aesthetic appeal, rich experience, strong commitment to use topnotch quality materials and an aesthetic sense that complements with the changing times.

The resident's experience goes on to create wonderful memories for their family. It goes on to spread the word among their friends and families and delight their visitors every time they come over for a weekend get-together or casual chat.






RATNAM
PALM LEAF
3 BHK LUXURIOUS BUNGLOW

COME HOME TO A
THRESHOLD WITH ROYAL ENTRANCE



LAYOUT PLAN

AREA TABLE (IN SQ.FT)

PLOT NO.	PLOT AREA
1	1511
2	1171
3	1170
4	1170
5	1169
6	1168
7	1167
8	2103
9	1290
10	1188
11	1184
12	1181
13	1178
14	1340
15	1092
16-19	925
20	1254
21	1219
22	960
23	1463
24	1288
25	947
26	1070
27	1028
28	1132
29	1137
30-33	942
34	1308
35	1322
36-39	925
40	1242
41	1356
42	1177
43	1176
44	1176
45	1176
46	1295



COMMON AMENITIES

- Eco-friendly surrounding environment
- Single Gated entry with security cabin
- 24 X 7 water supply from borewell
- Termite control treatment
- Internal RCC road with Paver block & street light
- Common plot with landscaped garden with children play area
- R.O. System for each bungalow
- CCTV surveillance for common campus



COME HOME
TO A WHOLE NEW LIFESTYLE



TYPE: A

BUILT UP AREA :
1298.00 SQ.FT.

MIN. PLOT AREA :
1167.00 SQ.FT.

GROUND FLOOR



FIRST FLOOR





TYPE: A1, A2

BUILT UP AREA :
1295.00 SQ.FT.

MIN. PLOT AREA :
925.00 SQ.FT.

GROUND FLOOR



FIRST FLOOR





SPECIFICATION

Structure:

Earthquake resistant RCC & Brick masonry work as per structural engineer's design.

Kitchen:

Good quality granite sandwich platform with SS sink & fully glazed tile dedo upto lintel level.

Flooring:

Premium Vitrified tile flooring in all rooms as per architect's design.

Paint & Finish:

Internal Walls: Smooth finish plaster with putty & primer
External Walls: Double coat sandface plaster with weather resistant paint with texture finish.

Bathrooms:

Premium quality glazed tile dedo upto lintel level, branded sanitary wares.

Doors & Windows:

Wooden frame with attractive main door and other doors are laminated with stone frame. Anodized aluminium windows with safety grill.

Electrification:

Concealed copper ISI wiring and modular switches with sufficient point.

Plumbing:

PVC concealed pipe with good quality CP fitting.

Terrace:

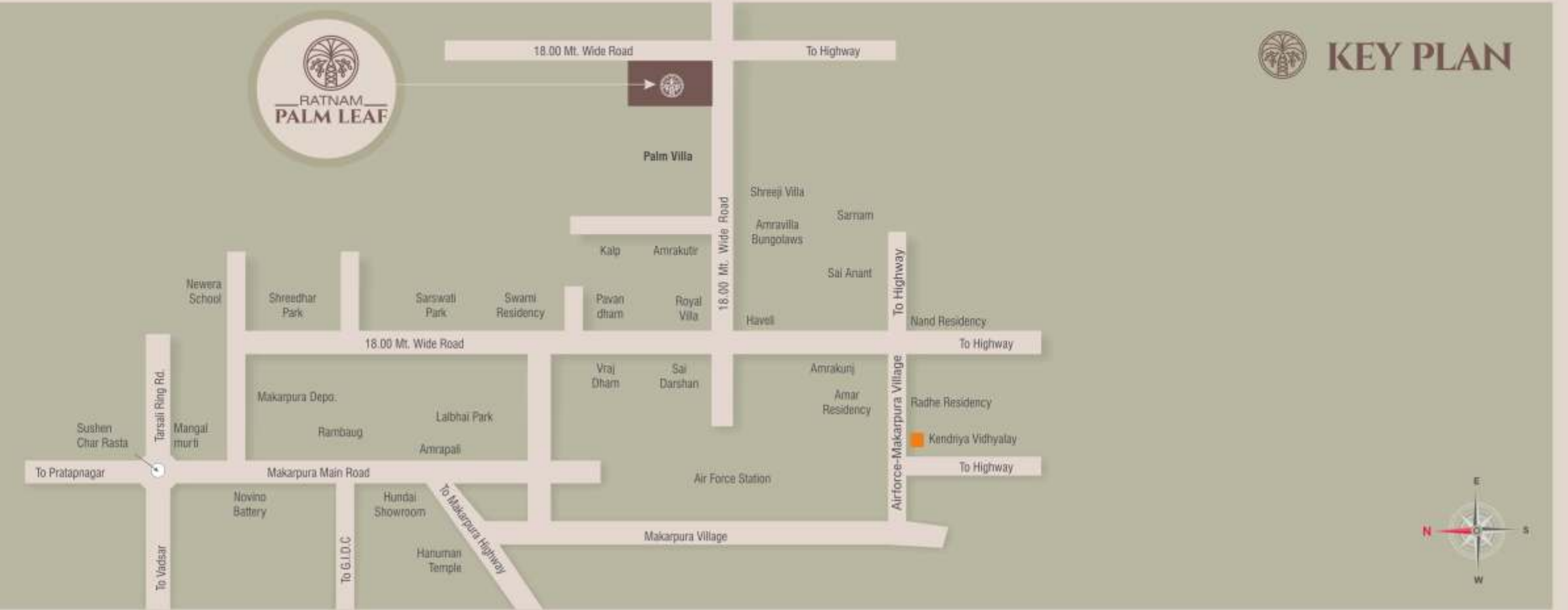
China mosaic flooring in terrace area

Parking & Utility:

Kota stone flooring in car parking and backyard with Rustic finish tile.

General:

Overhead tank 1000 ltr. & Underground tank 1500 ltr. capacity., Low height compound wall for each unit.



MODE OF PAYMENT : 10% Booking | 10% Within 1 month of Booking | 15% Plinth Level | 15% Ground Floor Slab | 15% First Floor Slab | 20% Plaster Work | 10% Flooring | 5% Final Finishing

NOTE: (1) Possession will be given after one month of settlement of all accounts as per schedule. (2) Payment terms as per allotment letter (3) Maintenance deposit will be charged (4) Advance annual maintenance of society will be charged as per expense budget of the year (5) Extra work will be executed after receipt of full advance payment (6) GEB deposit and load charges, Document charges, Stamp duty, GST, etc. will be as per policy (7) Any new central or state government taxes, if applicable, will have to be borne by the member (8) No changes or alteration will be allowed in the elevation (9) Continuous default payments will lead to cancellation (10) In case of booking cancellation, amount will be Refunded from the booking of same premises and minimum of rupees 25,000/- will be deducted from the booking amount (11) A booking and administrative charge of INR 25,000 along with the cost for additional provisions requested (if any) and other documentation charges (if any) will be deducted from the refund amount. (12) Architect/Developers shall have the right to change / revise / improvise any details, which are binding for all. (13) In case of delays in water supply, electricity by the respective authorities, developers will not be responsible (14) Any plans, specifications or information in this brochure cannot form a legal part of an offer, contract or agreement. It is only depiction of the project.