

Airport:12Km | Railway Station: 8Km | School: 3Km | Hospital: 3Km. | Petrol Pump: 1Km | Shopping Mall 2Km

DEVELOPERS: **NAGDA DEVELOPERS PVT. LTD.**	**Site**: Rajmani Residency, Behind Nilkanth Heights, Sevasi TP 01, Vadodara.	Architects: era architects	**Structural Consultant:** Zarna Associates	**Plumbing Consultant:** AARASP Aqua Engineers

Payment Terms: 10% Booking | 20% Before Agreement for Sale | 15% Plinth | 24% Slab Level (@ 3% per slab x 8 slab) | 11% Plaster & Flooring | 5% Lift & Sanitaryware | 10% Plumbing & Electric Fittings | 5% Final Possession

Terms and Condition: 1) Additional charges such as stamp duty, registration fees, GST, MGVCL connection, legal documents, municipal expenses and other expenditure as per any new bylaws is to be borne by the buyer. 2) Changes/alternation of any nature including the elevation, exterior colour scheme or any other changes affecting the over all design concept & outlook of the scheme strictly not permitted. 3) Extra work shall be allowed only with prior written agreement and carried out after receiving full payment In advance. 4) In case of delayed payment 12% interest will be charged & continuous default payments lead to cancellation. 5) In case of cancellation of booking the refundable amount shall be given only when the same property is booked and paid by the new purchaser. Administration charges of Rs. 20,000 and the amount of extra work done (if any) shall be deducted from the refund. 6) Possession of the property will be given after one month of settlement of all accounts. Religious celebration will not be allowed In case of incomplete payment. 7)The developers reserve the full right to alter design, plans or specifications where required or deemed necessary without any intimation or reason. 8) Any design, specification or information in this brochure can not form part of an offer. contract or agreement. 9) Maintenance deposit at the time of Possession.

QR Code for Location

RERA Reg. No.: PR/GJ/VADODARA/VADODARA/Others/RAA10204/170522
RERA Website: www.gujrera.gujarat.gov.in

MARKETED BY
THE MARWADI INFRA SALES
80063 53000

CONTACT FOR BOOKING
80063 22000

RAJMANI RESIDENCY

3 BHK LUXURIOUS FLATS



YOUR HAPPY PLACE



A WORLD OF JOY

Fine homes, luxurious lifestyle and a picture perfect life, all this is awaiting you at Rajmani Residency. Aesthetically set in a beautiful gated campus, this charming C-shaped tower is an ideal mix of form and functionality. The simple and elegant architecture ensures that your home looks pleasing from every corner. Drive through the magnificently designed entrance gate into a world of happiness created for you and your family.







A LIFE OF LUXURY

At Rajmani Residency, our premium 3BHK apartments are designed to make you fall in love instantly. Thoughtfully crafted and intelligently planned, these residences will offer warmth, luxury and comfort for a lifetime. Every bit is carefully finished to exude class and charm. Well planned and spacious layouts bring in sunlight and fresh breeze for light & ventilation. Living rooms extend out into balconies to offer you a feeling of nature right in your home.



LAYOUT PLAN (GROUND FLOOR)



TYPICAL FLOOR PLAN



TYPICAL FLOOR PLAN

101 - 701

RERA CARPET AREA	:	1060 SQ.FT.
WASH & BALCONY AREA	:	99 SQ.FT.
USABLE AREA	:	2083 SQ.FT.

102 - 702

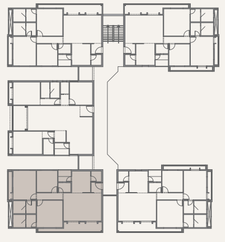
RERA CARPET AREA	:	1022 SQ.FT.
WASH & BALCONY AREA	:	94 SQ.FT.
USABLE AREA	:	2083 SQ.FT.

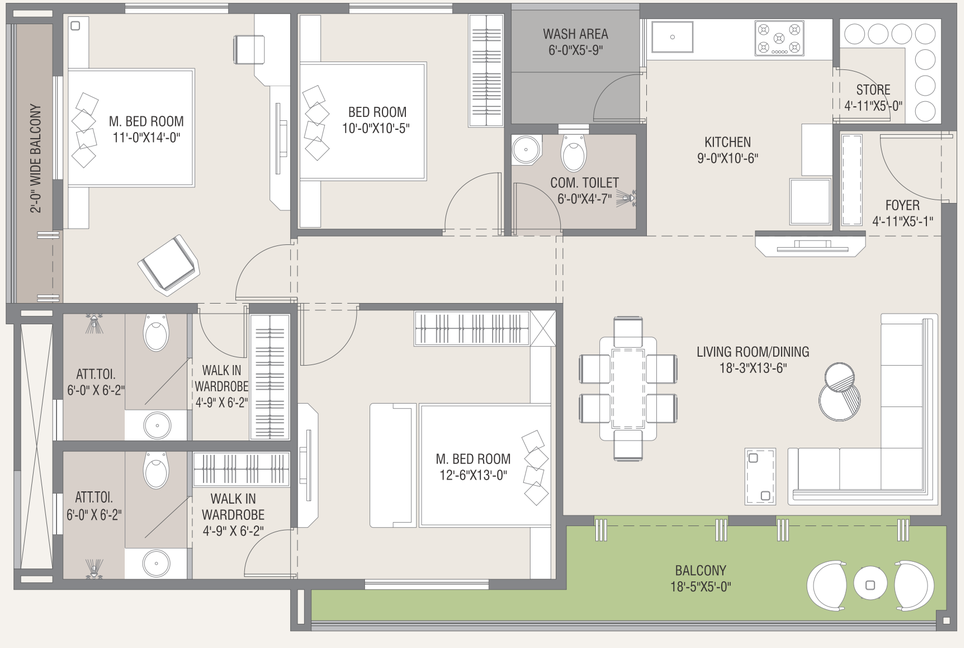
103 - 703

RERA CARPET AREA	:	1013 SQ.FT.
WASH & BALCONY AREA	:	93 SQ.FT.
USABLE AREA	:	2083 SQ.FT.

104 - 704

RERA CARPET AREA	:	1060 SQ.FT.
WASH & BALCONY AREA	:	99 SQ.FT.
USABLE AREA	:	2083 SQ.FT.





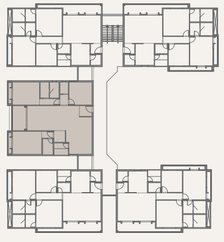
SPACIOUS INTERNAL PLANNING



TYPICAL FLOOR PLAN

105 - 705

RERA CARPET AREA	:	1200 SQ.FT.
WASH & BALCONY AREA	:	127 SQ.FT.
USABLE AREA	:	2400 SQ.FT.





A SLICE OF LEISURE

- Allotted 2 Car Parking for each unit
- Grand Entrance Gate with Security Cabin
- Landscaped Garden
- Children's Play Area with Jogging Track
- Gym & Meeting Room
- Children's Pick-up/ Drop off zone
- Underground Cabling for cleaner look
- Rainwater Harvesting
- Visitor's Parking
- Video Door Bell





LAYOUT PLAN

(BASEMENT)



SPECIFICATIONS

STRUCTURE

- Earthquake Resistant RCC Frame Structure

FLOORING

- High Quality 800mm x 800mm Vitrified Tiles
- Kotastone in Wash Area
- 300 mm x 300 mm Tiles in Balcony

WALL FINISH

- Interior: Plaster with 2 Coat Putty on Walls
- Exterior: Double Coat Plaster with Weather Proof Quality Texture Paint
- SS with Toughened Glass Balcony Railing. Granite in staircase.

ELECTRICAL

- Concealed Copper Wiring (Finolex/ RR Kabel) of ISI Standard
- Switches of Reputed Brand as per ISI Standard
- Domestic points in Kitchen
- Separate ELCB for all rooms
- TV Points in Living Area & Master Bedrooms
- AC Points in Living and Master Bedrooms

KITCHEN

- Granite Platform in Kitchen
- S.S. Sink
- Glazed Tiles upto Lintel Level

DOORS & WINDOWS

- Main Door: 3'-6" Wide both Side Veneer and Wooden Box Frame with Safety Locks
- Internal Doors laminated flush door with Granite Frame & Safety Locks
- Powder Coated Aluminium Windows with Granite Frame and Mosquito Net

BATHROOMS

- Sanitary Ware & C.P. fittings of reputed brand
- Designer Wall Tiles up to Lintel Level in all bathrooms
- Electric points & Geyser points in all bathrooms

OTHERS

- Common Underground Water Tank and Overhead Tank
- 24x7 Water Supply with Water Softener
- Brick Bed Water Proofing along with China Mosaic / 600 x 600 Tile Flooring on Terrace
- Dedicated Space for AC Outdoor Units
- Automatic Lifts with Power Backup
- Separate Meter Room
- Solar Power Provision for common amenities
- CCTV Security Surveillance for common areas
- Landscaped Garden with children's Play Area

Disclaimer: Nagda Developers Pvt. Ltd. reserves the right to change/ alter/ delete the brands specified subject to its availability to an equivalent and competitive product.

