

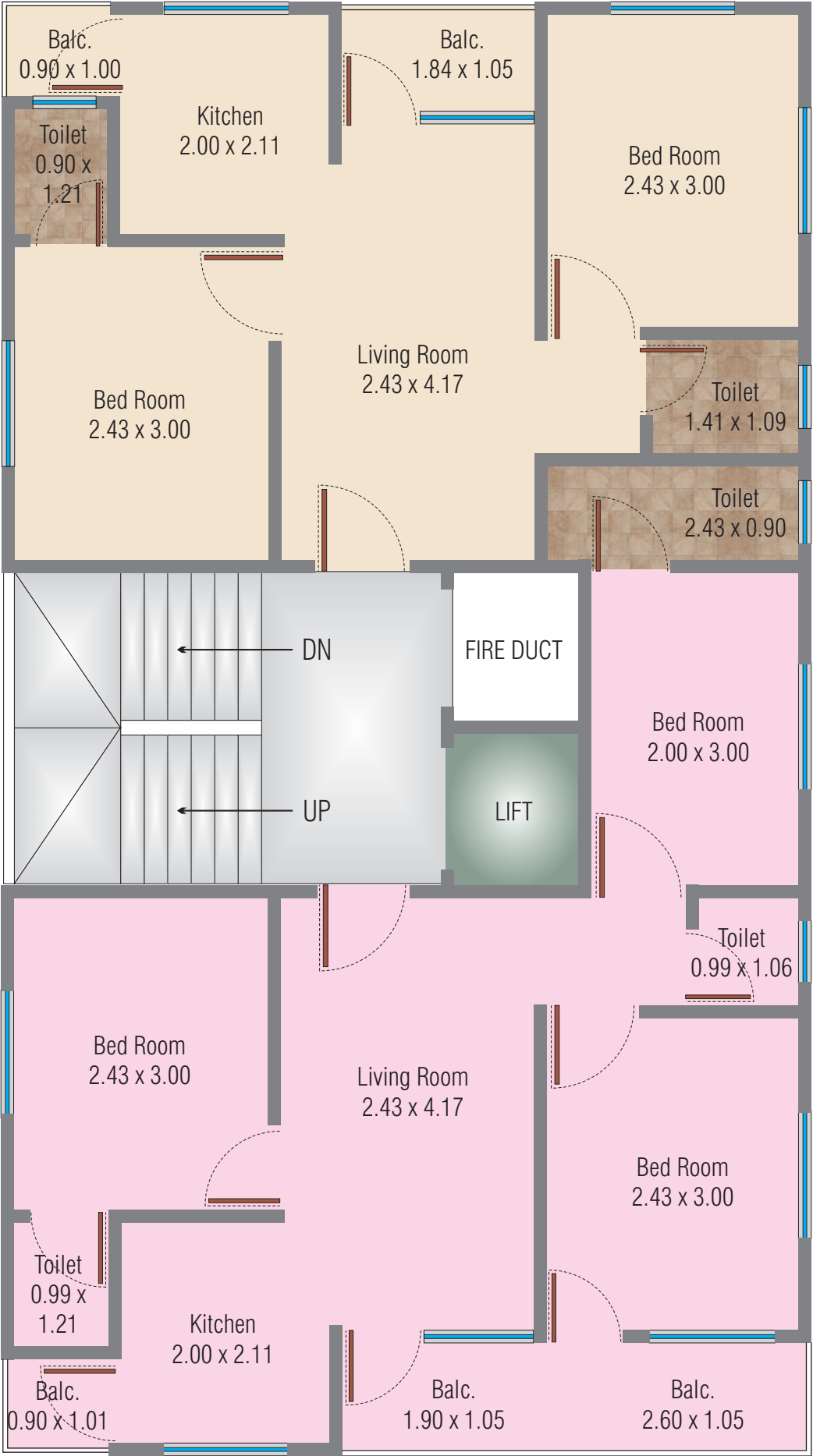


# ALI HASAN RESIDENCY

*02 & 03 BHK Flats at Affordable Price*



LAYOUT PLAN



## **SPECIFICATIONS**



### **STRUCTURE**

- ▶ Earthquake Resistant RCC Frame Structure as per Structure Engineer's Design.



### **FLOORING**

- ▶ High Quality 32" X 32" Vitrified tiles.
- ▶ Epoxy Joint Filling.
- ▶ Anti Skid flooring in Wash Area.



### **BATHROOMS**

- ▶ Sanitary ware and C. P. Fitting Jaguar / Plumber Brand.
- ▶ Designer wall Tiles in all Bathrooms up to Ceiling Level.



### **KITCHEN**

- ▶ Granite Platform with S. S. Sink.
- ▶ Glazed Tiles up to Ceiling Level.



### **WALL FINISH**

- ▶ Interior : Cement Based Putty with Emulsion Asian Paint.
- ▶ Exterior : Double Coat Plaster with Weather Proof Asian Paint.



### **ELECTRICAL**

- ▶ Concealed Copper Wiring as per ISI Standard.
- ▶ Switches of Reputed Brand.
- ▶ Domestic Point in Kitchen.
- ▶ Geyser Points in Bathrooms.
- ▶ TV Points in Living Area.
- ▶ AC Points in all Rooms.



### **DOORS & WINDOWS**

- ▶ Main Door : Decorative main Door with Box Frame
- ▶ Bedroom : Both side Laminated Flush Door with Granite Frame.
- ▶ Laminated Flush Door in Toilets & Wash with Granite Frame.
- ▶ Main Door & Bedroom Doors with Standard Safety Lock.
- ▶ Anodized Aluminium Windows with Granite Frame.
- ▶ S. S. Glass Railing in Balcony.

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## **AMENITIES**

- ▶ **Automatic Lifts with Power Backup**
- ▶ **24X7 Water Supply**
- ▶ **Underground RCC Water Tank**
- ▶ **Overhead Tank**
- ▶ **Fire Safety System**

- ▶ **Water Proofing on Terrace**
- ▶ **Sufficient Car Parking**
- ▶ **Wide T. P. Road Front Side**
- ▶ **CCTV Camera**
- ▶ **Letter Box for Each Unit**



## KEY PLAN & NOTES



### Notes:

- All plans are subject to amendments and approval by the relevant authorities.
- All Photography and Computer imagery are artist's impression and are provided for illustrative and indicative purpose only.
- Documentation charge, stamp duty, all government taxes, G.E.B. meter deposit, shall be separate.
- Each member needs to pay maintenance shares separately.
- GST will be charge as per GST Law.
- Customer has to pay House Tax from the date of issue Raja Chitthi.
- The developers reserve the full right to make any changes.
- In the case of booking cancellation 80% of the amount refund after booking of same flat.
- Extra work at the cost of client with prior estimate to be give in advance.
- Possession will be given after 30 days from the receipt of final payment.
- This brochure does not from a part of agreement or any legal document, it is only a display of the project.
- Subject to Vadodra Jurisdiction.

### : DEVELOPERS :

ROYAL DEVELOPERS  
T. P. NO. 4, PLOT No. 349  
RAM PARK, NR. AHMED PARK  
AJWAR ROAD  
VADODARA - 390 012.

### : FOR BOOKING :

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