

Developer: Mahadev Enterprise

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B/h Cygnus School,  
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Architect :

 HITESH ENGINEERS  
ARCHITECT & INTERIOR DESIGNER

Structure:

Zarna Associates

**Payment Terms:** 10% At the time of Booking • 20% At the time of Banakhat • 15% Plinth Level • 25% Slab Level • 05% Brick Masonry, Flooring and Plaster Work • 05% Sanitary Fitting and Common Area Finishing • 05% Plumbing, outer plaster and elevation treatment • 10% Finishing work • 05% At the time of saledeed and 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.

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**2&3 BHK Luxurious Apartment**



RATNAM

**AURA**





“An HONEST

## ARCHITECTURE

Is the one that derives beauty from the **NATURE** and is then crafted by man”

### SACRIFICE

DEDICATION OF MAN'S CRAFT TO GOD, AS VISIBLE PROOF OF MAN'S LOVE AND OBEDIENCE

### TRUTH

HANDCRAFTED AND HONEST DISPLAY OF MATERIALS AND STRUCTURE

### BEAUTY

ASPIRATION TOWARDS GOD EXPRESSED IN ORNAMENTATION DRAWN FROM NATURE, HIS CREATION

### POWER

BUILDINGS SHOULD BE THOUGHT OF IN TERMS OF THEIR MASSING AND REACH TOWARDS THE SUBLIMITY OF NATURE

### LIFE

BUILDINGS SHOULD BE MADE BY HUMAN HANDS, SO THAT THE JOY OF MASONS AND STONECARVERS IS ASSOCIATED WITH THEM

### MEMORY

BUILDINGS SHOULD RESPECT THE CULTURE FROM WHICH THEY HAVE DEVELOPED

### OBEDIENCE

NO ORIGINALITY FOR ITS OWN SAKE

## Welcome to RATNAM GROUP

AT HARNI, VADODARA, GUJARAT

**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.

### OUR MISSION

Delivering homes and realty with complete focus and dedication towards innovative ideas and deliver quality projects which make lives better.

### OUR VISION

Our vision is to deliver the best projects to the real estate scenario of Vadodara by aiming for success, sustainability, and determination. We believe in working towards our goal and reaching them with the conviction that dreams can be achieved.





Where are you?  
**FREEDOM IS HERE**

AT RATNAM AURA

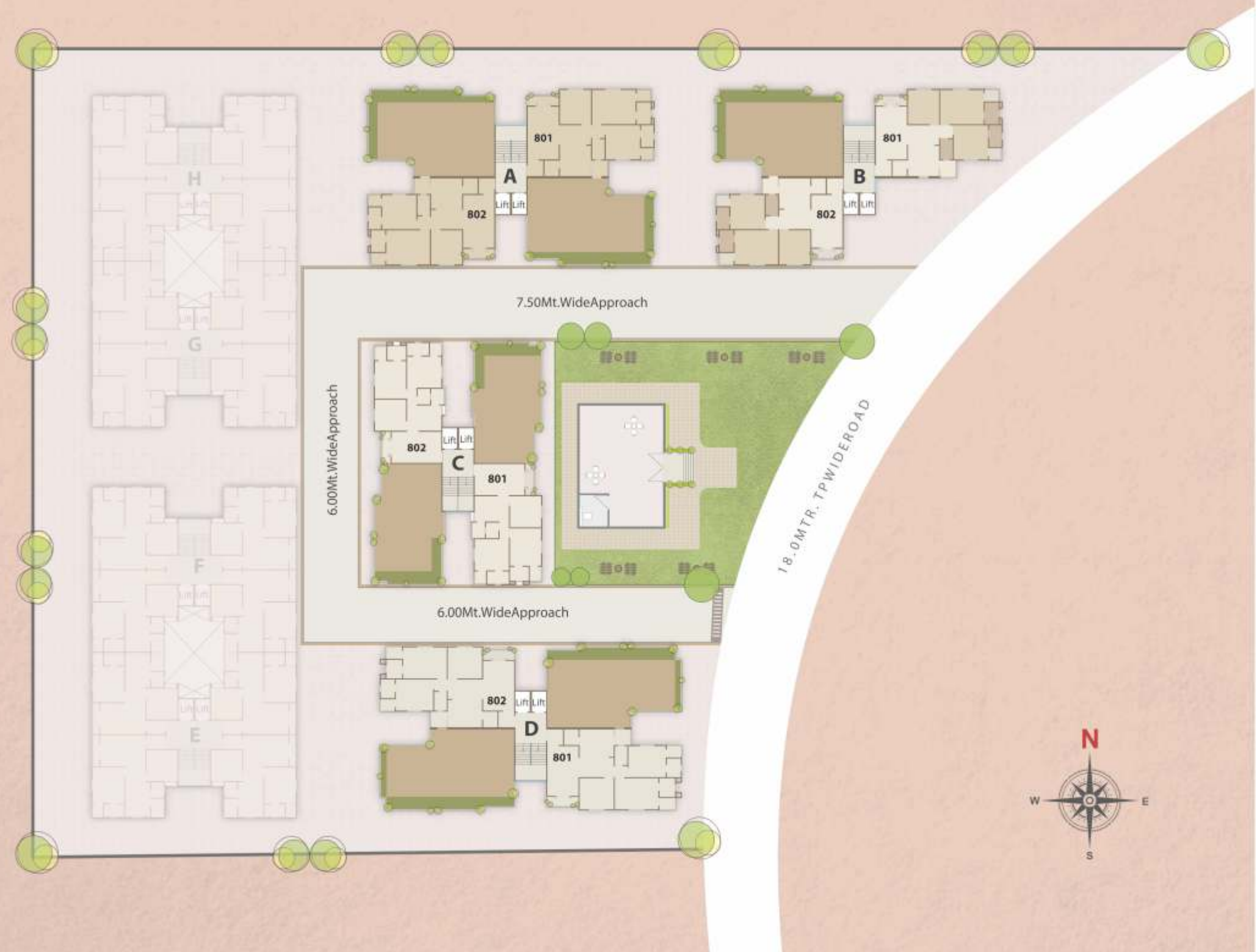
Simplest and the grandest gesture of life at the most desirable and authentic home. A humanist approach have always positioned people at the heart of a space. The architecture built on the foundations of a home that brought comfort. This house gives you a feeling of home with protection and freedom.



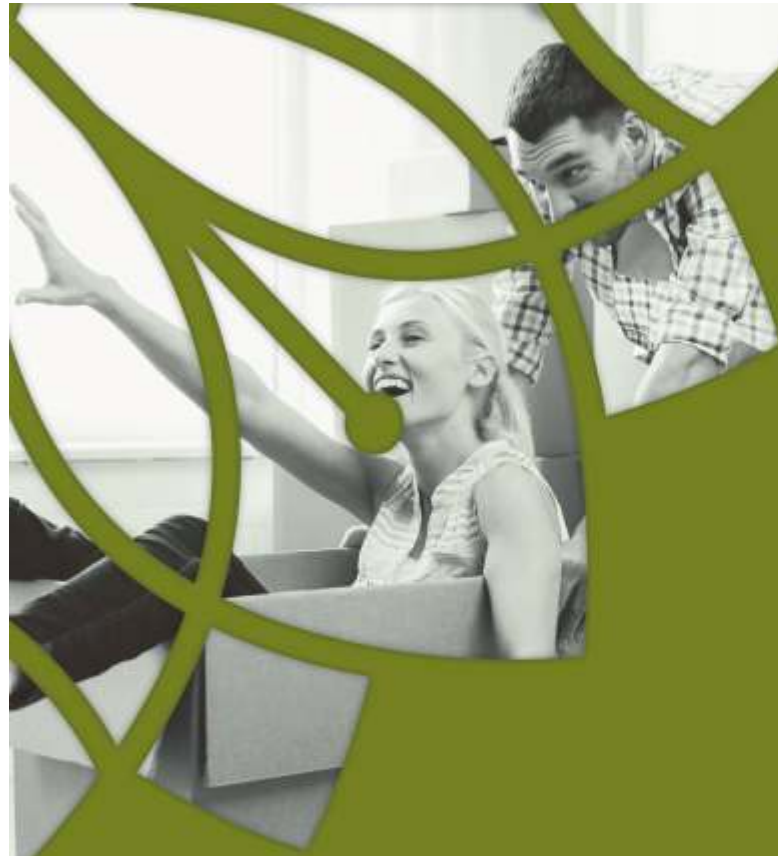
 **LAYOUT PLAN**  
TYPICAL FLOOR



 **LAYOUT PLAN**  
EIGHTH FLOOR







Where are you?  
**PRIVILEGE IS HERE**

AT RATNAM AURA

“ The moment I entered the house it felt welcomed ” is the feeling assured to have with RATNAM AURA. The space simply will make you feel authentic, a privilege that you and your family deserved. Traditionally designed with all the crafted amenities and thoughtful choices have created a place which your soul was searching for a long time.





# TOWER-A

TYPICAL FLOOR PLAN  
(1st to 8th)

3 BHK







**TOWER-B**  
TYPICAL FLOOR PLAN  
(1st to 8th)

3 BHK







Where are you?  
**LUXURY IS HERE**

AT RATNAM AURA

Yesterday's luxury are today's comfort, a continuous process of gifting something extraordinary to the constantly changing lifestyle where the best architecture combined with the stylish interiors becomes a genuine reflection of the owners. A homes embody how we live and see ourselves, and these places evolves when we focus on the right thing at a right time. RATNAM AURA have created a place which expresses your character to enrich your life.







**TOWER-C**  
TYPICAL FLOOR PLAN  
(1st to 8th)

3 BHK







# TOWER-D

TYPICAL FLOOR PLAN  
(1st to 8th)

3 BHK



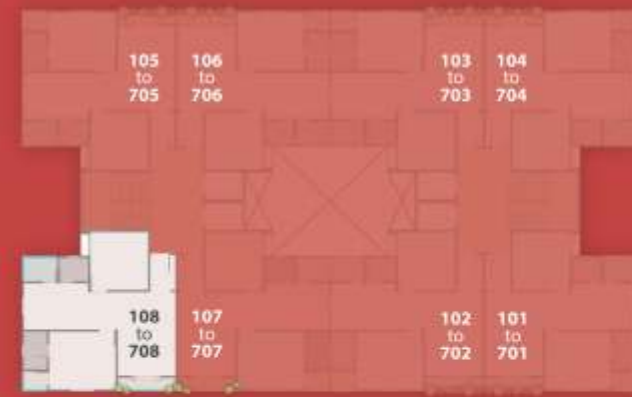




# TOWER-E,F,G,H

TYPICAL FLOOR PLAN  
(1st to 7th)

2 BHK







Where are you?  
**BEAUTY IS HERE**

AT RATNAM AURA

**STRUCTURE**

Earthquake resistant RCC frame structure & Brick masonry work as per architects design. Compound wall around entire campus.

**FLOORING**

Vitrified tiles flooring with skirting in entire Apartment.

**WINDOWS**

Aluminum windows with powder coated paint with safety grills.

**KITCHEN**

Premium quality granite platform with ss sink & lintel Height dado with designer tiles above platform.

**PAINTS & FINISH**

Internal walls painted with distemper emulsion. Exterior Double coat plaster with Acrylic based paint. Oil Paints on all grills and railing.

**WATER SUPPLY**

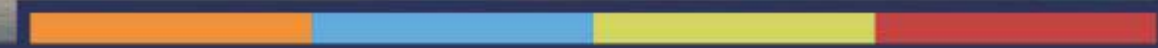
Underground and overhead tank 24 hours water supply.

**ELECTRIFICATION**

Concealed copper wiring Banded quality modular switch with sufficient electric points. A.C point.

**DOORS**

Elegant entrance door and flushed internal Door.







## AMENITIES



Garden



Gymnasium



Kid's play area



24 x 7 CCTV Camera



Club House



High quality elevators



Gate with security cabin



24 hours water supply

