

A Project By
RATNAM
 GROUP

Developers :
AMRUT ENTERPRISE

Site Address : Ratnam Lifestyle
 Ankhol Village Road,
 Waghodia Road, Vadodara.

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Architect :



Structure :



Location Plan

- Payment Mode Duplex**
- 30% Booking
 - 15% Plinth Level
 - 15% GF Slab
 - 15% FF Slab
 - 10% Masonary Work
 - 10% Plaster Level
 - 5% Before Possession

Notes: 1) Possession will be given after one month of settlement of all accounts. 2) Development Charges, Stamp duty, MGVCL Meter Deposit, 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) 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, Minimum Rs. 50,000 plus extra work (if done) will be deducted from the booking amount. 8) Any plans, specifications or information in this brochure can not form part of an offer, contract or agreement. 9) This Brochure does not contain any legal part as per RERA.



3 BHK LUXURIOUS DUPLEXES



IT'S A BEGINNING
OF LIFE, &
WE ARE HERE
WITH YOU







LAYOUT PLAN

DUPLEX PLOT AREA TABLE

No	sq.ft.	No	sq.ft.
01	1190	34	925
02	1136	35	925
03	1236	36	925
04	1063	37	925
05	1160	38	925
06	2062	39	925
07	1683	40	1334
08	1016	41	1161
09	1016	42	925
10	1234	43	925
11	1234	44	925
12	1016	45	925
13	1016	46	925
14	1317	47	925
15	1482	48	925
16	1185	49	925
17	1154	50	925
18	1122	51	925
19	992	52	1086
20	1024	53	1086
21	1359	54	925
22	1302	55	925
23	1234	56	925
24	1359	57	925
25	1151	58	925
26	1234	59	925
27	1220	60	925
28	925	61	925
29	925	62	925
30	925	63	925
31	925	64	925
32	925	65	925
33	925	66	1296

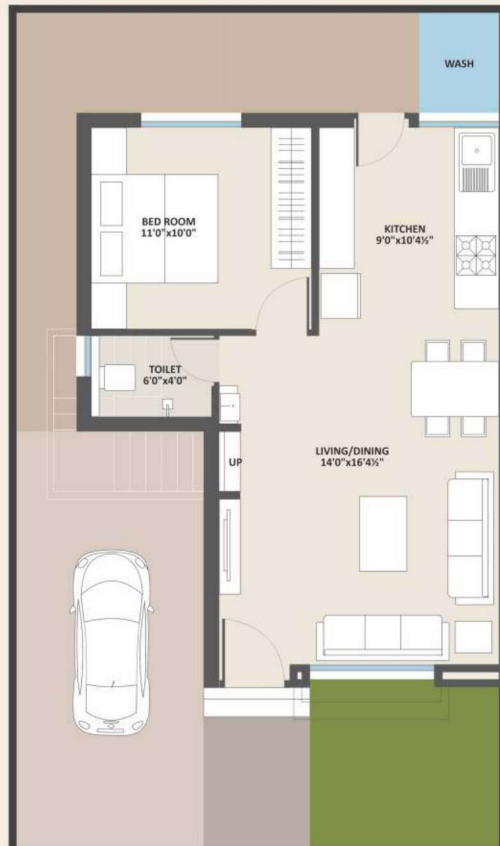


SPECIFICATIONS

- **STRUCTURE**
Earthquake Resistant RCC & Brick Masonry structure as per structural engineer's design.
- **FLOORING**
Double charged 800x800 Vitrified Tiles in Living Room, Dining & Kitchen floor
605x605 Vitrified tiles in all bedroom floor.
- **KITCHEN**
Granite platform with S.S. SINK & premium branded wall tiles up to lintel level
- **WINDOWS**
Colour Anodized aluminum windows with mosquito net and natural stone sill with safety grills.
- **DOORS**
Elegant wooden entrance and Internal flush doors with both sides laminate & standard fittings.
- **ELECTRIFICATION**
Concealed ISI mark copper wiring, A.C. point in all Bedroom and Living Room. Good quality modular switches with sufficient electrical points as per architect's plan.
- **BATHROOMS**
Designer tiles up to lintel level with premium branded plumbing fixture and vessels.
- **FINISHING & PAINTS**
Interior : Smooth plaster with wall putty & primer.
Exterior : Double coat cement plaster with weather resistant paint.

GROUND FLOOR PLAN

02, 03, 04, 05,
08, 09, 10, 11,
12, 13, 16, 17,
18, 22, 23, 25, 26

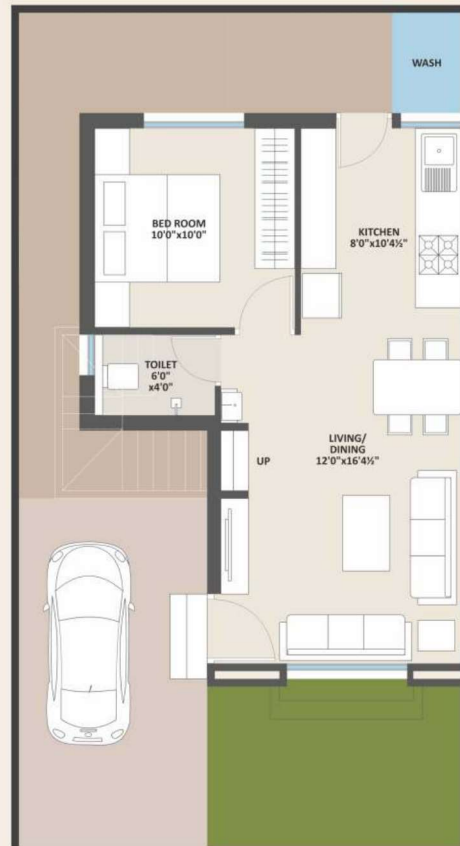


FIRST FLOOR PLAN



GROUND FLOOR PLAN

19, 20, 28 TO 39,
41 TO 51, 54 TO 65



FIRST FLOOR PLAN





AMENITIES



Gymnasium



Senior Citizen Deck



Children Play Area



Gazebo With Sitting



Jogging Track



Multi Purpose Hall



Large Landscape Gardens



Indoor Game

VALUE ADDED AMENITIES

- Stylish entrance main gate with security cabin
- Compound wall for each duplex
- Underground water tank for each duplex
- Solar Water Heater for each duplex (200ltr.)
- RO system for each duplex
- Termite treatment
- Terrace finished with chemical water proofing and china mosaic flooring
- Name and number plate for each unit
- Automated street light in entire campus