



# Raghuvir aangan

Cherish your dream world

3 BHK Eco-fine Bungalows

## The Promoter....



## Raghuvir Builders Pvt. Ltd.

We at 'Raghuvir', strive for the consumer market, keeping quality in mind which started the journey of manufacturing Soap in 1955; following the same inference set an ample Tea business in 1966. In the journey of 'Raghuvir', we feel inspired to serve the society with the concept of 'Dreams Come True, My Home' and instilled our first stone of solid structure of construction & development in 1986. In the successive array of building construction, we matured this segment and framed as 'Raghuvir Builders Pvt. Ltd.'

At Raghuvir Builders Pvt. Ltd. with our 29 years of service; we feel motivated to serve our bit in real estate sector with growth potential in these arenas. The projects we have undertaken in Charotar Region, are prestigious for us. It is not only economically viable, but helps us to fulfill our social responsibility in the process as well.

The Company has constantly reinvented itself, but the core values always remain the same - TRUST, INTEGRITY and CUSTOMER INTEGRATION. We have happily shared our success with our customers. We personally are a firm believer in sound execution and after sale services. We have always banked on innovation, teamwork, a high degree of technical excellence and maintaining the highest standards of business practice.

Today, Raghuvir Builders Pvt. Ltd. is a trusted name in construction known for new concepts in residential & commercial construction, including innovative design and structure, modern and new amenities, quality construction and timely delivery.



## The Project...

**Raghuvir**  
wangan

...offers eco-identified & fine living homes evolving adjoining to scenic nature in the serene green ambience behind Tribhovandas Foundation at the off Anand - Chikhodra Road.

જ્યાં છે...

સાતત્યપૂર્ણ આર્કીટેકચર... કુદરતનું સાનિદ્ય...

અને અદ્ભૂત લોકેશન... જે સાર્થક કરે છે...

“એક સપનાનું ઘર”

Cherish your dream world



## The Concept....

"Your home is your heaven. The one place that is a reflection of you. This is why we've put in all our efforts to make your dream, your home. Since our inception we've concentrated our energies and expertise into making beautiful homes."

Unprecedented superiority  
in creating elegant communities...

Where...

Envious visitors,  
Surprised relatives,  
Euphoric homeowners  
is a part of your lifestyle...





અમારું ઘર...

..એની છત એ અમારું આકાશ  
એમાં સવાર સાંજ રાત અમારું જીવન

..એમાં ઉછરતા વિકસતા પગભર થતાં  
સંતાનો અમારું ભવિષ્ય

..પૂજા ખંડમાં બેસી દેવ આરાધના કરતા  
અમારા મા-બાપ અમારી સંપત્તિ

..આંગણો આવતા અતિથિ  
અમારી ખુશીના ભાગીદાર

અમારું ઘર...

..અમારા આરાધ્ય ભગવાને આપેલ વરદાન.





*A* Type

3 BHK  
Plot No: 01 to 63



Type - A : Ground Floor - Twin Plan



Type - A : First Floor - Twin Plan



Type - A : Ground Floor Plan



Type - A : Isometric View of Ground Floor Plan



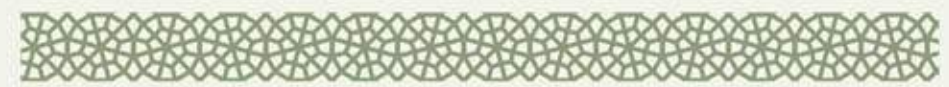
Type - A : Isometric View of First Floor Plan



Type - A : First Floor Plan



...a perfect blend of  
privacy, needs  
and calm living





**Special Amenities :**

- A contemporary modern architectural planning with attractive elevation | Main gate with security cabin
- Decorative compound wall to society | Internal RCC road | Two developed common plots
- Kids play area | Senior citizen sit-outs | Party lawn with projector wall | Walkways
- 2 bore wells to society for 24 hours water supply | Street light facility with under ground wiring
- 100% Loan Papers Available



**Layout Plan**  
 Type - A  
 Plot No: 01 to 63  
 Type - B  
 Plot No: 64 to 115  
 Common Plots  
 2 Nos.





Refined, illustrious like you,  
it offers comfort, luxury and style,  
packaged elegantly to suite your refined tastes.





**B** Type  
3 BHK  
Plot No: 64 to 115



Type - B : Ground Floor - Twin Plan



Type - B : First Floor - Twin Plan



Type - B : Ground Floor Plan



Type - B : Isometric View of Ground Floor Plan



Type - B : Isometric View of First Floor Plan



Type - B : First Floor Plan





an ambience that  
experience you peace & comfort.  
A different plane.  
A new dream.  
A perspective from where you dissolve in.





This project has been crafted with meticulous care, considering each of the aspects like location, amenities, layouts, features, specifications and above all, price without compromising the quality.

Just glance the features & specifications and you are sure to fall in love with your home at the very first sight.



### Specifications :

#### STRUCTURE

- Composite Structure with adequate RCC work

#### WALL FINISH

- All internal walls will be finished with smooth plaster with premium quality paints and all external wall will be finished with texture finished plaster with premium quality paints.

#### FLOORING

- Vitrified tiles flooring.

#### PARKING

- Tiles in parking area

#### BUILDING SURROUNDINGS

- Ceramic tiles as per layout plan

#### TOILETS

- Concealed type PVC plumbing work with branded CP fittings & designer wall tiles dado up to lintel level.

#### ELECTRIFICATION

- Concealed type ISI copper wiring with adequate number of point in all rooms. TV & telephone point in drawing room & master bedroom.

#### DOORS & WINDOWS

- Designer main door with adequate locking system. Decorative internal flush door. Aluminum sliding window.

#### KITCHEN

- Granite platform with S.S. sink. Designer tiles above platform. Adequate electrical point will be provided to operate electronic appliances.

#### ANTI TERMITE TREATMENT

- Termite treatment at various stages of construction.



### Terms and Conditions :

1. Only internal changes shall be allowed with prior permission and shall be charged extra.
2. Stamp duty, Registration Fees, MGVCL charges, Legal Charges, Authority's Charges, Service Tax, VAT and other present / Future Govt. Charges shall be born by the customer.
3. Maintenance deposit Rs. 51000/- for common facilities shall be paid at the time of possession.
4. Irregular payment shall cause cancellation of booking.
5. In case of cancellation of booking the booking amount refunded after the resale of unit.
6. Payment Conditions
 

35%	as on booking.
20%	after casting of ground floor slab.
20%	after casting of first floor slab.
20%	after completion of plaster work.
05%	at the time of possession.
7. Possession of the house will be given only on receipt of full payment. And no religious rituals will be allowed in case of incomplete payment.
8. If payment is not completed within given time then interest at the rate of 18% will be applicable, and the work progress will be restricted and may cause cancellation.
9. All rights regarding additional/alteration of building plan and its specification are reserved with the organizer and architect
10. No changes will be allowed in exterior elevation & colour scheme of the unit.
11. In case of any dispute, it will be resolved by mutual discussion & understanding, failing which the matter will be at Anand jurisdiction only.
12. This brochure is for the information purpose only. It does not form a part of the agreement of any legal documents. The discretion remains will the developer. Some of visual are artistic and not a part of design.



Site Address :

*Raghuvir*  
aangan

Near Tribhovandas Foundation,  
Off Anand - Chikhodra Road,  
Anand - 388 001, Gujarat, India.

Contact for Booking :



**Raghuvir Builders Pvt. Ltd.**

309-310, Raghuvir City Centre,  
Opp. Yogi Petrol Pump, Bhalej Road,  
Anand - 388 001, Gujarat, India.  
Web : [www.raghuvir.in](http://www.raghuvir.in)

Phone : +91 2692 266844, 243884  
Cell : +91 98980 26666  
Email : [info@raghuvir.in](mailto:info@raghuvir.in)

Developers :

**Radhika Construction Co.**

Anand - 388 001, Gujarat, India.

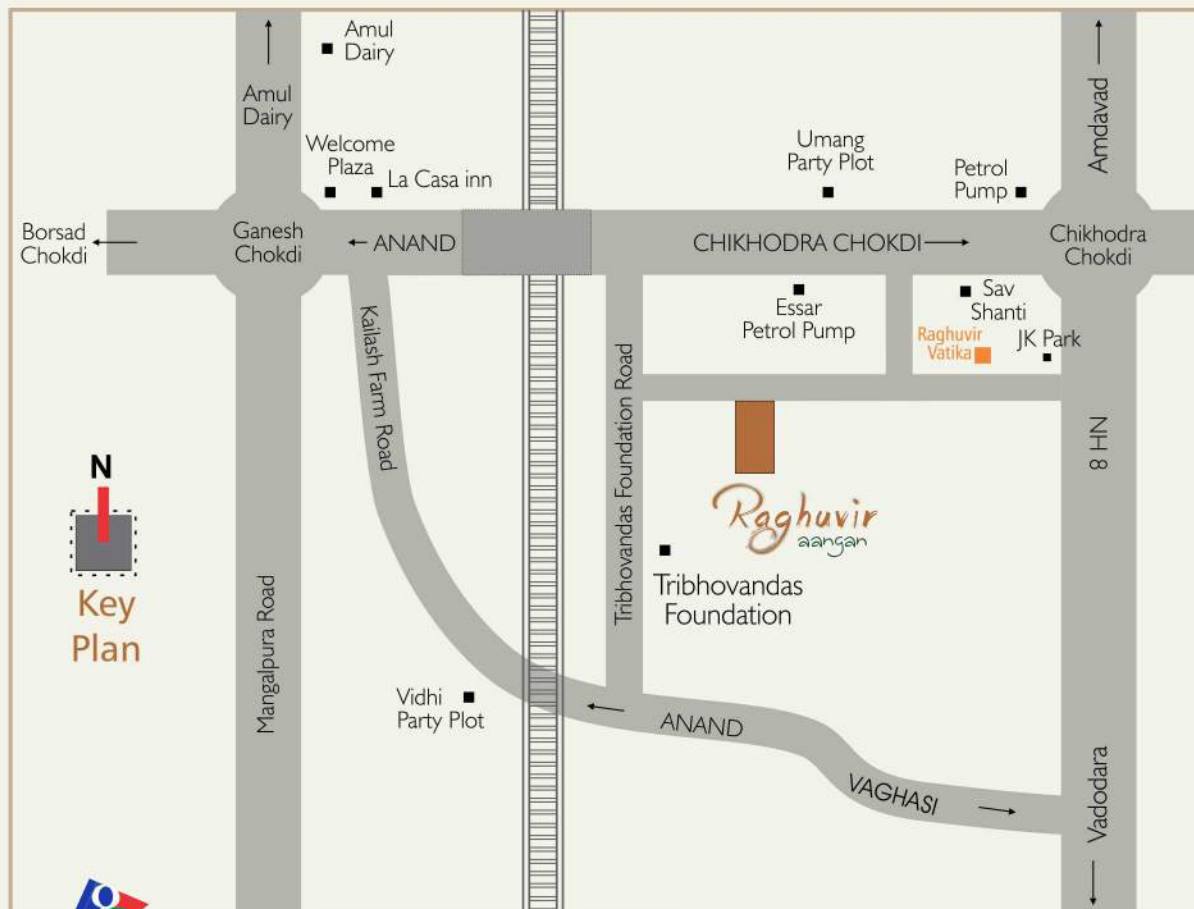
Architect :



Anand-388 001.  
Gujarat, INDIA

Structure :

Akshar Consultant  
V V Nagar - 388 120. Gujarat, India.  
Phone : +91 2692 231322



Latitude : 22°33'3.53"N Longitude : 72°58'54.25"E