

Corporate Excellence Redefined.

Raghuvir
City Centre



The City of opportunities

Anand is the administrative centre of Anand District in the state of Gujarat, It is administered by Anand Municipality. It is part of the region known as Charotar, consisting of Anand & Kheda Districts.

Anand is known as the Milk Capital of India. It became famous for Amul dairy and its milk revolution. This city hosts the National Dairy Development Board of India and Anand Agricultural University. Another well-known product of the city is Vallabh Vidyanagar and Karamsad, an educational suburb of Anand.

Anand lies between Ahmedabad and Vadodara on the Western Railway. The National express highway from Ahmedabad to Vadodara also passes through anand.

The region has phenomenal economic growth along the Anand, Vallabh Vidyanagar and Karamsad road belt. Several multinational companies having their showrooms and corporate offices in anand.



Developers

Raghuvir Builders Pvt. Ltd. is a renowned name in the Real Estate Industry. For 25 years the developer has excelled in coming up with some excellent housing & commercial projects, thus winning the confidence of communities in the city of Anand. Their commitment to detail have earned them a good niche in the industry. True visionaries that they are, their structures tell great tales of innovation and character. The developer does not believe in resting on their laurels. They know that their best is yet to come.....





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Raghuvir City Centre is the brand with value in the field of real estate. Raghuvir City Centre's Architectural marvel, ultra-modern design and look makes itself as "ICON" Amid of concrete building ground. Raghuvir City Centre holds its reputation in the industry for its structural engineering proficiency and reliable construction with utmost quality.

Raghuvir City Centre is located on the most renowned busy commercial shopping lane of Anand standing high like a landmark for the viewers delight between.

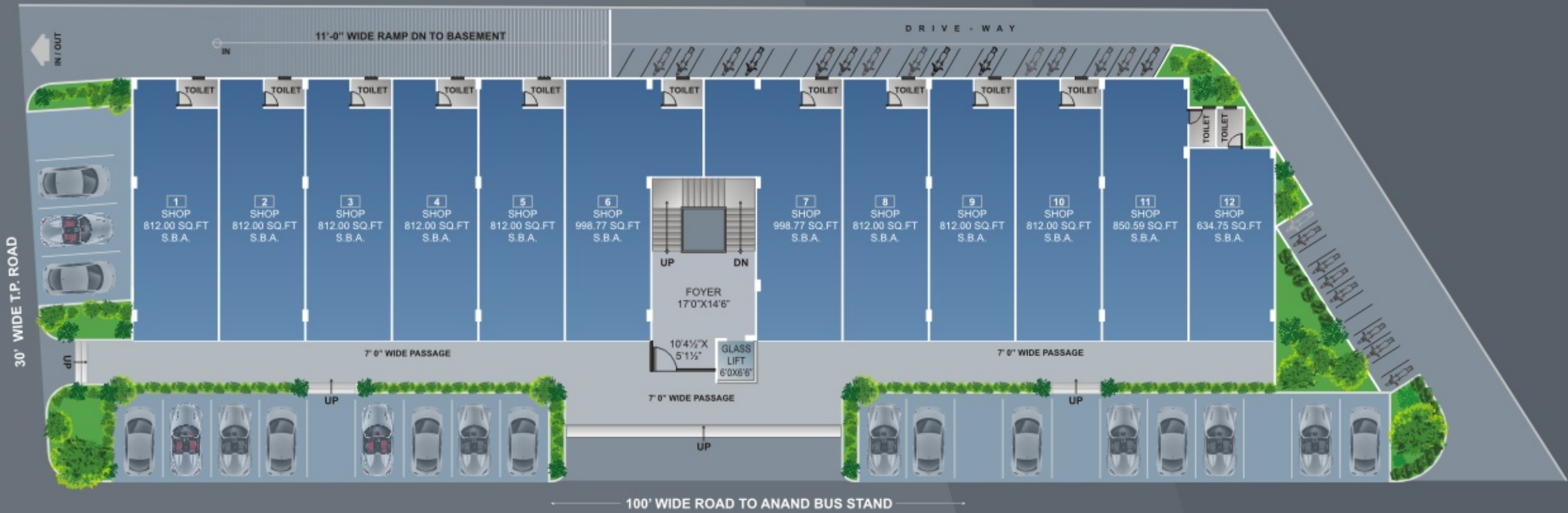
Raghuvir City Centre is spacious enough to best accommodate exclusive showrooms, big brands outlets of national and international markets and also facilitate the corporate offices, creating and image and identity.

Raghuvir City Centre is definitely un ultimate choice for the business and corporate essentials.

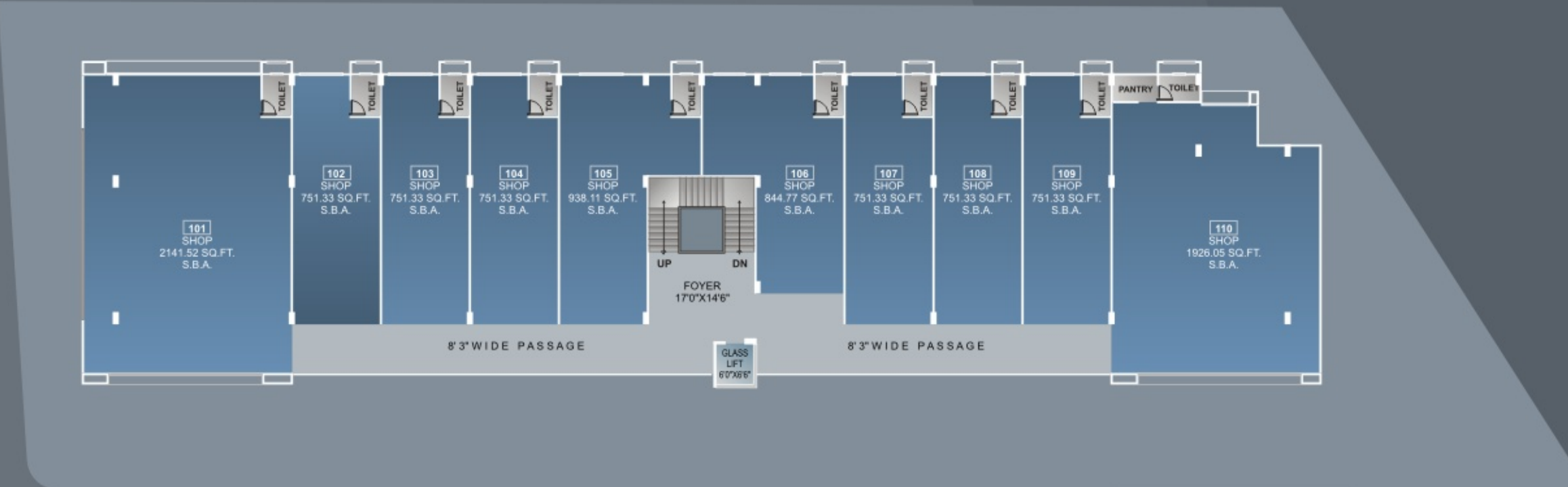
Ideal for showrooms, offices, bank, coaching classes & Doctors.



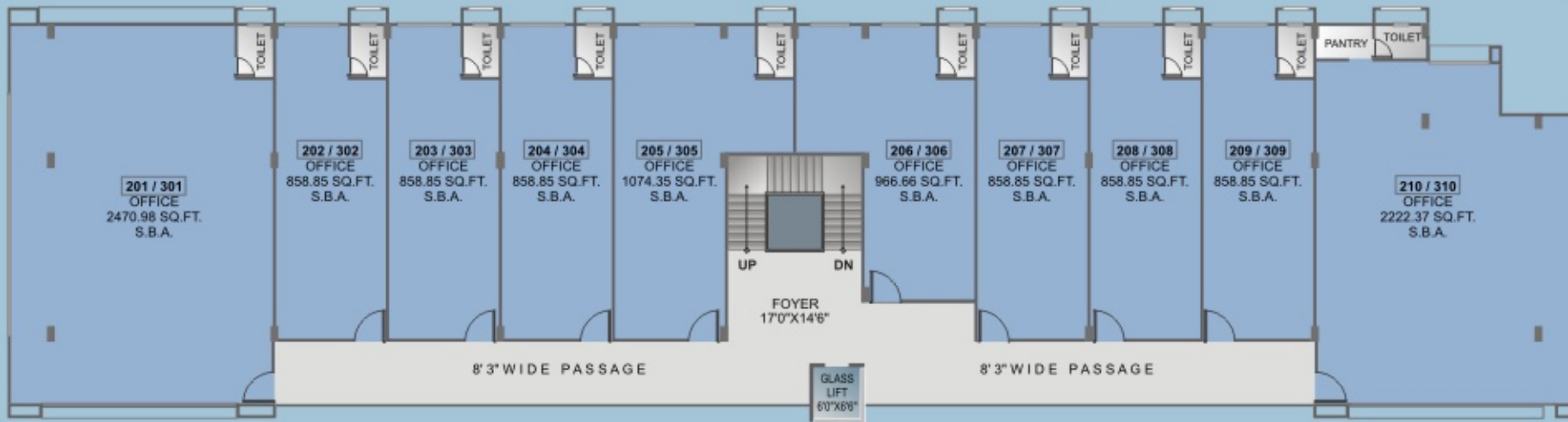
Ground Floor Plan



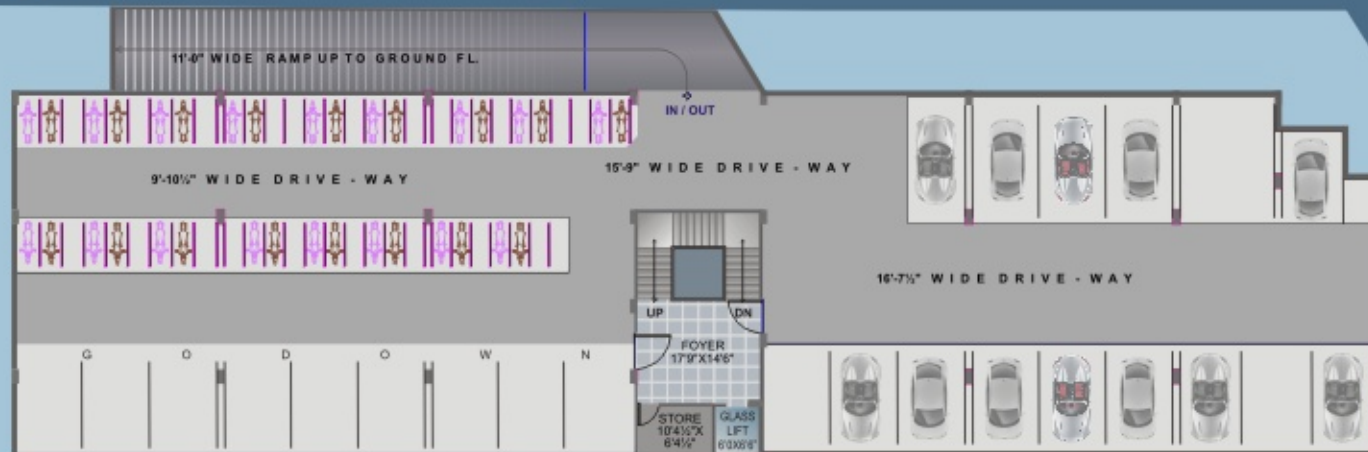
First Floor Plan



2nd / 3rd Floor Plan



Parking Plan





TERMS & CONDITIONS

- Right are reserved by the developers to make any changes in plan, elevations and any other detail which will be binding to all members.
- In order to maintain the aesthetics of the building at a very high level, sign board and signage will be allowed to be displayed only at the earmarked location on site, installation of AC units will be permitted at the designated spots and nowhere else, change which effect the elevation and structure shall not be permitted for all times to come.
- Encroachment, in any form, outside the defined unit shall not be allowed.
- Merchandise, Articles etc. can not be stroked /kept in common areas as defined by the developer.
- No unit will be considered allotted without receipt of final payment.
- Extra work shall be allowed with prior permission and with extra cost.
- Extra expense shall be charged to purchaser for following services:
 - Stamp duty and registration of sale deed.
 - Power connection.
 - Maintenance Deposit.
 - Municipal expenses.
 - Service Tax, VAT or any such additional taxes would be charged extra.
 - Extra work if any.

- In case of the member failing to make payment on schedule, developer have rights to cancel.
- In case of any dispute, it will be resolved by mutual discussion & understanding, failing which the matter will be at Anand jurisdiction only.
- Terrace rights would rest with the Developer.
- Any Additional FSI at present or in future would be availed by the Developer and no member would claim any right for the same.

PAYMENT CONDITIONS

- 35% As on Booking
- 20% After respective floor slab-casting
- 20% After completion of internal plaster
- 20% After Flooring work
- 5% At the time of possession

If payment is not made within given time then interest at the rate of 18% will be applicable.

Note:

This brochure is for information purpose only. It does not form a part of the agreement or any legal document. The discretion remains with the developer. Some of visual are artistic and not a part of elevation.



A corporate look

The essence of our purpose in life is making the best of it and succeeding in what we do. The Raghuvir City Centre is not just a place of work. It will bring in you a sense of achievement, the drive to perform, the joy of conducting everyday business with bliss. Welcome to Raghuvir City Centre.

Specifications

Structure : Earth quake resistant structure design.

Flooring : Vitrified tiles in flooring. Heavy duty tile/ Paver block/RCC in parking area.

Electrical : Three phase concealed copper wiring with modular switches.

Lift : Automatic elevator of premium quality.

Parking : Well developed parking at ground floor and basement level.

Facilities

- Exclusive commercial complex with largest stretch of showrooms & offices on Bhalej Road.
- A well designed foyer connecting the showrooms & offices with ultra modern glass elevator.
- 11'-5" Sealing Height Showrooms & offices for all utilities.
- 24 hours water supply.
- Drainage System
- Each unit have been provided with modern toilet.
- Wider Passage 8'-3" & corridor for showrooms & offices.
- Paved Road with Street Lights
- Ample car parking on ground floor & basement.
- Attractive paving shall be laid on margin of showrooms.
- Earthquake resistance building constructed & designed by latest technology by experts.

Prime Location

- Two minutes from New Bus Stand.
- Two minutes from western Railway Station.
- Close to Ahmedabad-Baroda Express highway.
- High quality Commercial, Residential & Hospitals in the vicinity.
- Just Five minutes from big education center Vallabh Vidyanagar.
- Ideal for showrooms, offices, bank, coaching classes & Doctors.



Key Plan



Site Address:

Raghuvir City Centre
Opp. Yogi Petrol Pump,
Nr, New Bus-stand,
Bhalej Road, Anand-388001.

Developers:

Raghuvir Builders,
Anand.

Architect:

ADS architect Pvt. Ltd.
Ahmedabad.

Structural Designer:

Akshar Consultant
V.V. Nagar.

www.raghuvir.in



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