



RAGHUVIR
Elegance
SigNATURE Homes ...

At, Raghuvir Builders, our passion is to create landmarks that meet global standards, epitomise the values of our family, and are built on a legacy of **trust spanning four decades**. We are guided by our vision of **“BUILDING A BETTER LIFE”** and believe that homes transforms lives.

Raghuvir Builders was started **35 years** ago with a sole aim of transforming your dream homes into beautiful reality. With a rich legacy in construction that dates back to 1955, we have built landmark residential communities and prestigious commercial spaces in Anand that are exemplary both in design and functionality. Our Ethos remains **Quality, Trust** and **Commitment**. For over three decades we remain committed in delivering the highest quality living space solutions, and are creating the most efficient facilities for our clients, from the conception of a project through construction, operations and maintenance.

Most importantly, as an organization which makes probably the longest-term impact : to our environment, urban fabric and the lives of those who live and work in our development, we are committed to act in the larger interest of the environment and society. We are “building a better life” in more than we imagined.

LIVE YOUR LUXURY, WITHIN THE CITY

Nestled in the ever-so-bustling locality, **Raghuvir Elegance** makes for the perfect city home: a sheer luxury and pure bliss surrounded by lively neighbourhoods and ready, well maintained infrastructure. With great connectivity in all directions comes more comfort. And with the best of Vallabh Vidyanagar all around, Raghuvir Elegance marks a status symbol.





ELEVATED LUXURY HOMES WITH LIFESTYLE OF A BUNGALOW AMIDST THE CITY

More than just a home, **Raghuvir Elegance** is a cocoon of luxe that lets you experience life with ease and comfort in the core of the city. Your need for convenience, recreational fancies and space for comfort is all taken care of.

So you can indulge in lifestyle that is lively yet peaceful, striking yet elegant.

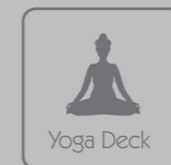




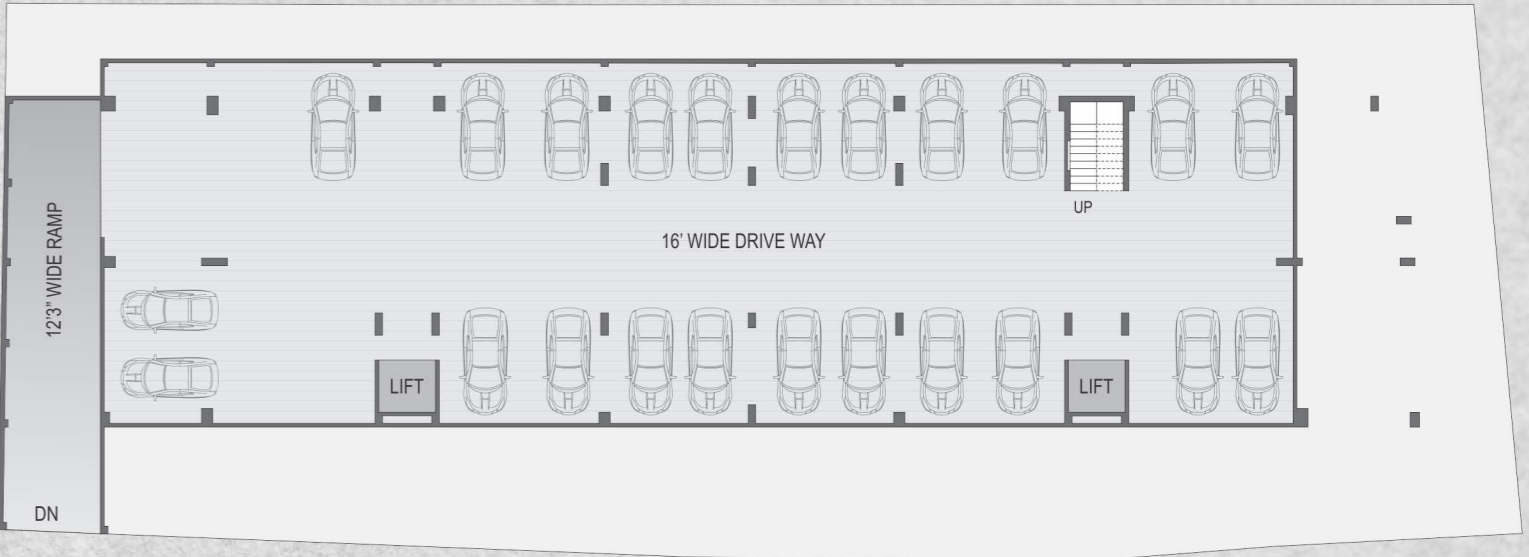


**LESS of what you don't need
and more of what you do...**

- ◆ Elegant exposed brick elevation
- ◆ Power backup for common area
- ◆ Spacious lobby in each tower with Lift
- ◆ Lush green central courtyard for cross ventilation
- ◆ Earthquake resistance structure
- ◆ Smart main door Locking system
- ◆ Lily pond with sculptures
- ◆ Elegant Rock water cascade at Entrance
- ◆ Gas pipeline
- ◆ Separate Entry and Exit Gates
- ◆ Outdoor kitchen for Parties on Terrace
- ◆ Staff Toilets



GROUND FLOOR PLAN



BASEMENT FLOOR PLAN



PIECES OF THIS MASTERPIECE

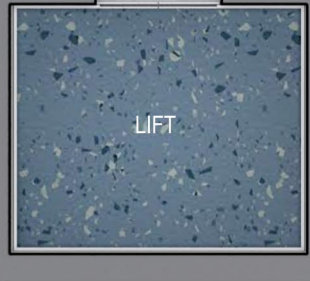


Don't just walk into the new home,
instead step into a magnificent new world of supreme living.
Presenting ultra luxurious 3 BHK Flats with final word in Luxury.





ENTRY
TOWER A
LOBBY
7'2"X16'5"



A101 TO A105
&
B101 TO B105

Type 1

3 BHK
UNIT PLAN



**3 BHK
UNIT PLAN**

Type 2

A 102 - 502
A 103 - 503
A 104 - 504

B 102 - 502
B 103 - 503





B104 TO B504

Type 3

3 BHK
UNIT PLAN

BRAND WE USE

Elevator				(or equivalent)
Steel			 	(or equivalent)
Cement				(or equivalent)
Flooring				(or equivalent)
Plumbing				(or equivalent)
Aluminium Windows	 Jindal Aluminium	 Banco Aluminium Limited		(or equivalent)
Bathroom Fixtures	 experience bathing		 asiapaints	(or equivalent)
Electric Wire				(or equivalent)
Modular Switches			 Caradon MK Electric Limited	(or equivalent)
Paint				(or equivalent)



Specifications ...

STRUCTURE

Earthquake resistant RCC frame structure
Elegant elevation and facade

WALL FINISHES

Internal : Mala plaster with 1 coat of primer & 2 coats of putty finish
External : Attractive external elevation with texture/ paint/ cladding
External finishes to include Architectural features as decided by the Architect

FLOORING

Vitrified tile flooring

KITCHEN / UTILITIES

Granite platform with SS sink
Tiles Dado up to lintel level
Designated spaces for fridge, microwave and other such equipment

DOORS

Decorative Main door
Excellent quality solid-core flush internal doors with laminates on both sides

WINDOWS

Aluminum section as per Architect's design

ELECTRICAL

Concealed ISI copper wiring with adequate electric points
High quality modular switches

WATER SUPPLY

24 hrs. water supply with bore & overhead water tank system

PLUMBING & SANITATION

CPVC / UPVC pipes for water supply
PVC pipes for soil, waste & drainage system

Terms & Conditions ...

- Internal changes shall be made with prior permission and shall be charged extra in advance.
- Additional documentation charges such as Stamp Duty / Registration / MGVCL & Gas Connection / Avkuda & VVN Municipality / Insurance / GST / Legal Documentation (as per new bylaw's / Jantri / Revenue and other relative expenditures are to be borne by the member.
- Any kind of taxes implemented by Government or local authorities during or after the completion of the project are to be borne by the member.
- Municipal taxes from the date of possession shall be borne by the member.
- Maintenance Deposit - Rs. 1,51,000/- per unit
- Payment Conditions - 20% at the time of booking, 15% each at GF slab, second floor slab, fourth floor slab, and sixth floor slab, 10% after the completion of plaster works, 5% at flooring works and 5% at the time of possession.
- Member has to take possession within the month from the date of completion of the unit, failing with which an interest @18% p.a. will be charged on the balance amount.
- In case of cancellation of any flat, payment will be refunded after re-booking of the same flat.
- Irregular payment shall cause cancellation of booking.
- Possession of unit will be given on only on receipt of full payment. Pooja / Vaastu / Furniture work will not be allowed until then.
- Investors to ensure that students shall not be allowed as a tenant.
- In interest of continual developments in the design & quality of construction, the developer reserves all rights to make any changes in the scheme including and not limited to technical specifications, design, planning, layout & all purchasers shall abide by such changes.
- Changes/ Alterations in elevation, exterior colour scheme of the unit or any other change affecting the overall design concept & outlook of the scheme shall not be permitted during or after completion of the project.
- The brochure is intended only to convey the essential design and technical features of the project and shall not be construed to form part of the legal document.
- Recipients are advised to apprise themselves of the necessary and relevant information of the project/offer prior to making any purchase decisions. The sale is subject to terms or application form and agreement for sale.



Developed
Terrace



Location Map


 22°33'23.40"N
 72°55'27.97"E



Project by :



Developer :
RAGHUVIR REALITY

Reg. Office :

309-310, Raghuvir City Center, Bhalej Road, Anand - 388001.

 www.raghuvir.in  info@raghuvir.in  72270 07337, 98980 26666

Architect :

RAGHUVIR DESIGN STUDIO

Ar. Janki Thakkar 98984 30395

Ar. Aditya Thakkar 98980 59999

Site :

RAGHUVIR ELEGANCE

Behind Raghuvir Chamber, Nandalay Haveli Road, Opposite Ami Girls Krupa Hostel, Vallabh Vidyanagar - 388120

PR/GJ/ANAND/ANAND/Others/RAA00000/000000

www.gujrera.gujarat.gov.in