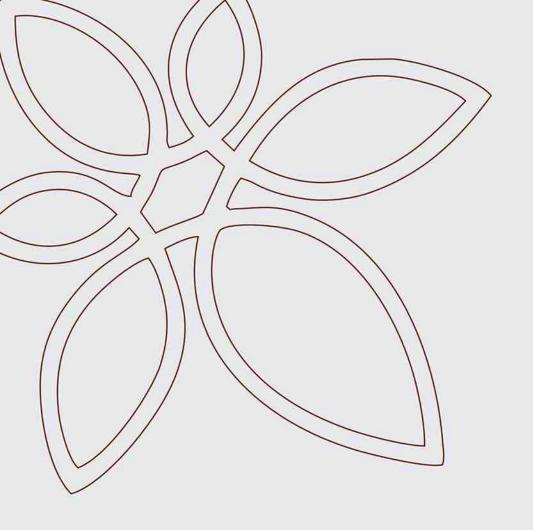


# the avenue of your dream home



A PROJECT BY







Luxury cannot be described, it has to be experienced. Experience it first, at the finest residential project "East Avenue" at Rathod Layout, Nagpur.

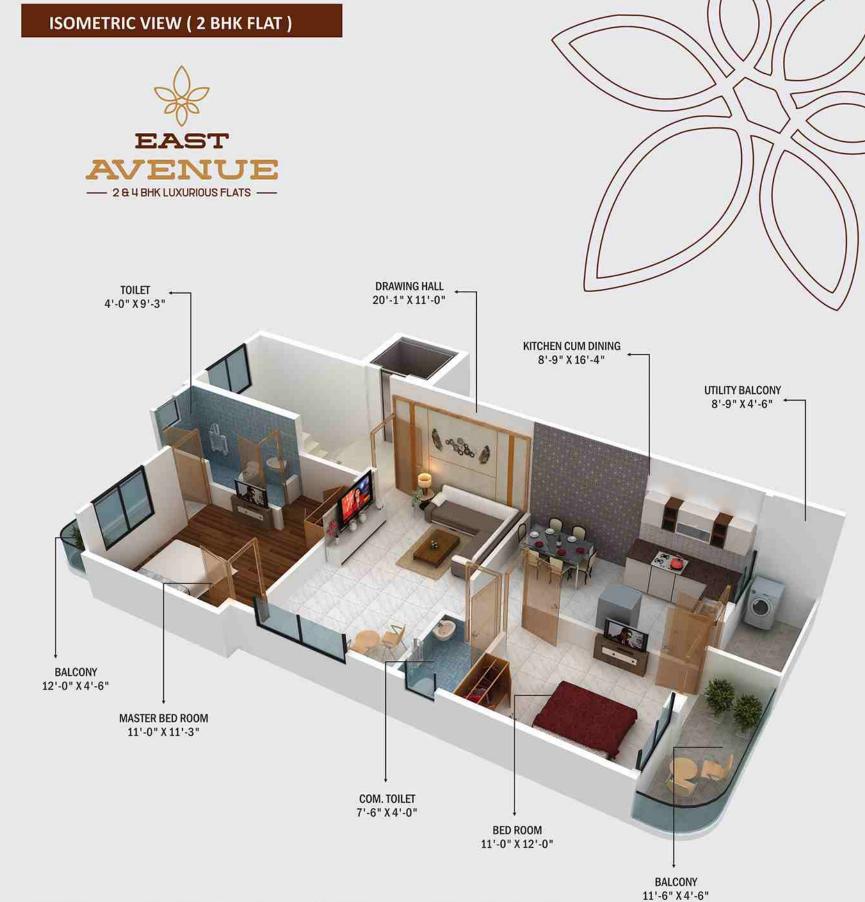
It offers 2 & 4 bedroom premium home that are exclusively design for those family, who wants something new and unique in life. The large living room with specious bedrooms, a big kitchen with separate dining space and large terrace that gives you more space to enjoy every moment of life with your family and friends.

"East Avenue" is a best choice to fulfill your all dreams, and the best place to live luxurious lifestyle with lot of modern amenities. Homes that give you the space you want.





AREA STATEMENT	
FLAT NO.	S/B AREA
101, 201, 301	1147.00 Sq. Ft.
102, 202, 302	1129.00 Sq. Ft.





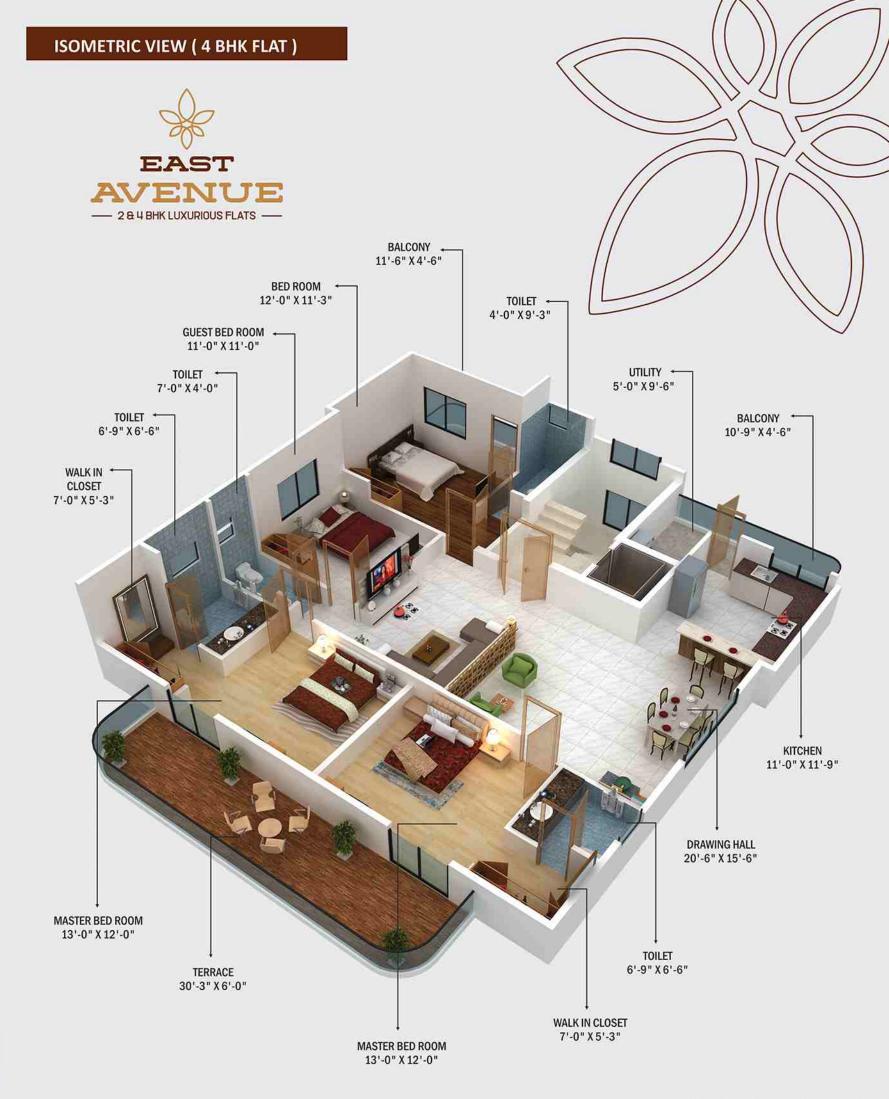






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AREA STATEMENT	
FLAT NO.	S/B AREA
401	2280.00 Sq. Ft.

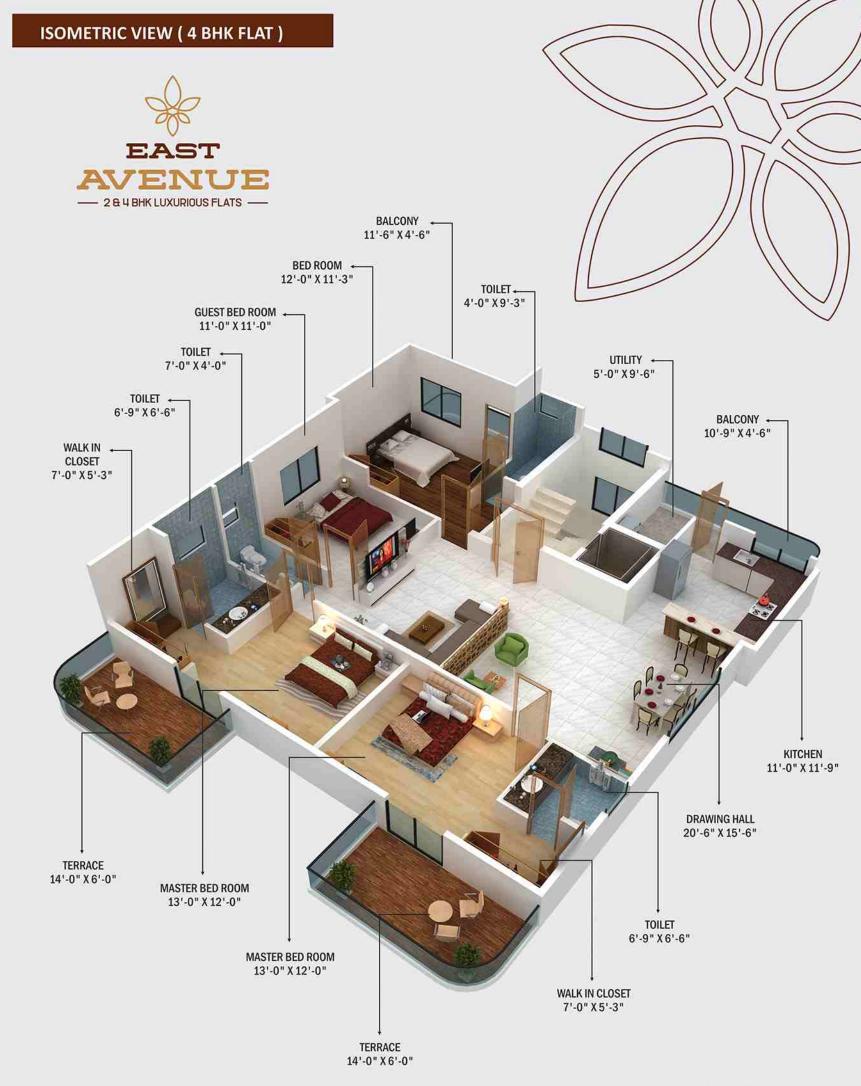






AREA STATEMENT

| FLAT NO. | S/B AREA |
| 501 | 2278.00 Sq. Ft. |



#### **SPECIFICATION**

#### STRUCTURE

R.C.C. Frame Structure (Seismic Zone II).

#### **■ SUPER STRUCTURE**

External wall: 6" brick masonry. Internal wall: 4" brick masonry.



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Images used for representation purpose only.

#### DOOR

Main Door: Bajaj B-Secure main Door. Other Doors: R.C.C. door frame with Moulded designer door.

Toilet Door: Waterproof doors /P.V.C. doors. M/S Alluminium hardware for toilet doors.

#### **■** WINDOWS

Powder coated aluminium windows. M.S. Safety grills.

#### FLOORING

Vitrified tile flooring in Hall, Bed Room & Passage. Concept Designer tiles in toilets.

### KITCHEN

Granite platform (otta) with stainless steel sink. Dado 2'0" above platform. Dry balcony with provision for washing machine.

## TOILET

Hot-Cold water mixer. Washbasin in each toilet. Plumbing materials of ISI grade. Antiskid Ceramic flooring. Elegant quality CP fittings. Provision for geyser. Premium sanitary ware.

#### WATER TANK & SUPPLY

Municipal Water Supply

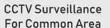
Underground tank with sufficient capacity.

Tube Well / Well Water Supply

Overhead tank for toilet & general washing use which shall be connected from the common well/tubewell in the plot. For lifting tube well 1.0 to 1.5 HP motor to be provided.

## AMENITIES FOR FLATS







Modular Kitchen



Automatic Water Level Controller



24/7 water supply



With Power Backup



Full Covered Parking



Sanitation Facility For Servant & Drivers



Rain Water Harvesting



**GROUND FLOOR PLAN** 



## OUR COMPLETED & ONGOING PROJECTS









Plot No. 5 & 6,

KEYSTONE



THE CORE



THE GALLERIA Rathod Layout, Anant Nagar, Nagpu



b) Water meter charges with other incidental charges of water pump etc.



- out on advance deposit payment partly, at the sole direction of the developer.
- 2) No external/internal modifications shall be allowed to affect the external elevation.
- a) MSEB meter deposit and S.L.C. Network charges including proportionate charges of transformer.

#### EXTRA CHARGES

THE RADIAN

Beside St. Vincent Pallotti School

- 1) Extra works other than specified and any changes in layout will be carried
- 3) The purchaser has to pay the following charges separately.

Plot No. 142 & 143

Plot No. 69 & 70, ryappa Nagar, Nagp

- c) Registration, stamp duty and documentation charges.
- d) GST and any other tax applicable from time to time shall be extra and are to be borne by the purchaser.
- 4) Possession after full & final payment.

# Water proofing in terrace, sump, water tank & all bathrooms.

**■** WATERPROOFING

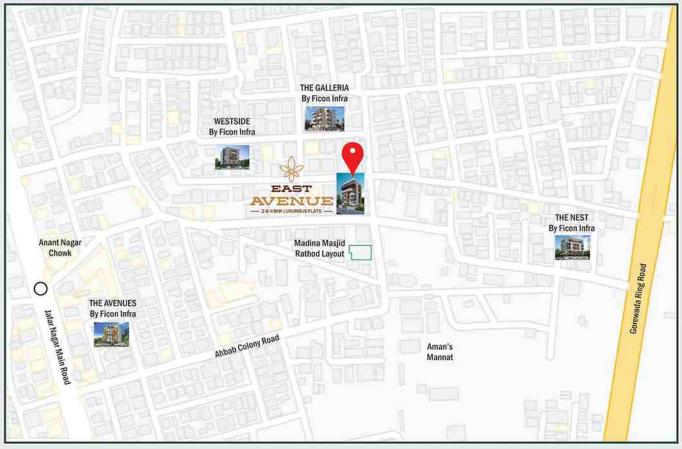
PAINTING

Exterior emulsion for External walls. Tractor emulsion for internal walls with putty finish in all rooms. Teak wood polish door frame/panel.

#### **■** ELECTRICAL

ISI Mark concealed Copper wiring. Premium Modular switches point for AC in all bed rooms. TV points in master bed room & living room ELCB/MCB for different circuits.

5 passenger lift with power back-up. Elegant lift lobby.



SITE ADDRESS: Plot No. 52, Rathod Layout, Anant Nagar, Nagpur - 13.



## **BUILDER & DEVELOPER**

Naeem Khan: +91 9370 990 080 | Asif Khan: +91 8552 990 080

## A PROJECT BY



85, Prashant Nagar, Near CID Office, Police Line Takli, Nagpur - 440013. Phone: (0712) 2587866.



#### ARCHITECTURAL CONSULTANT

