

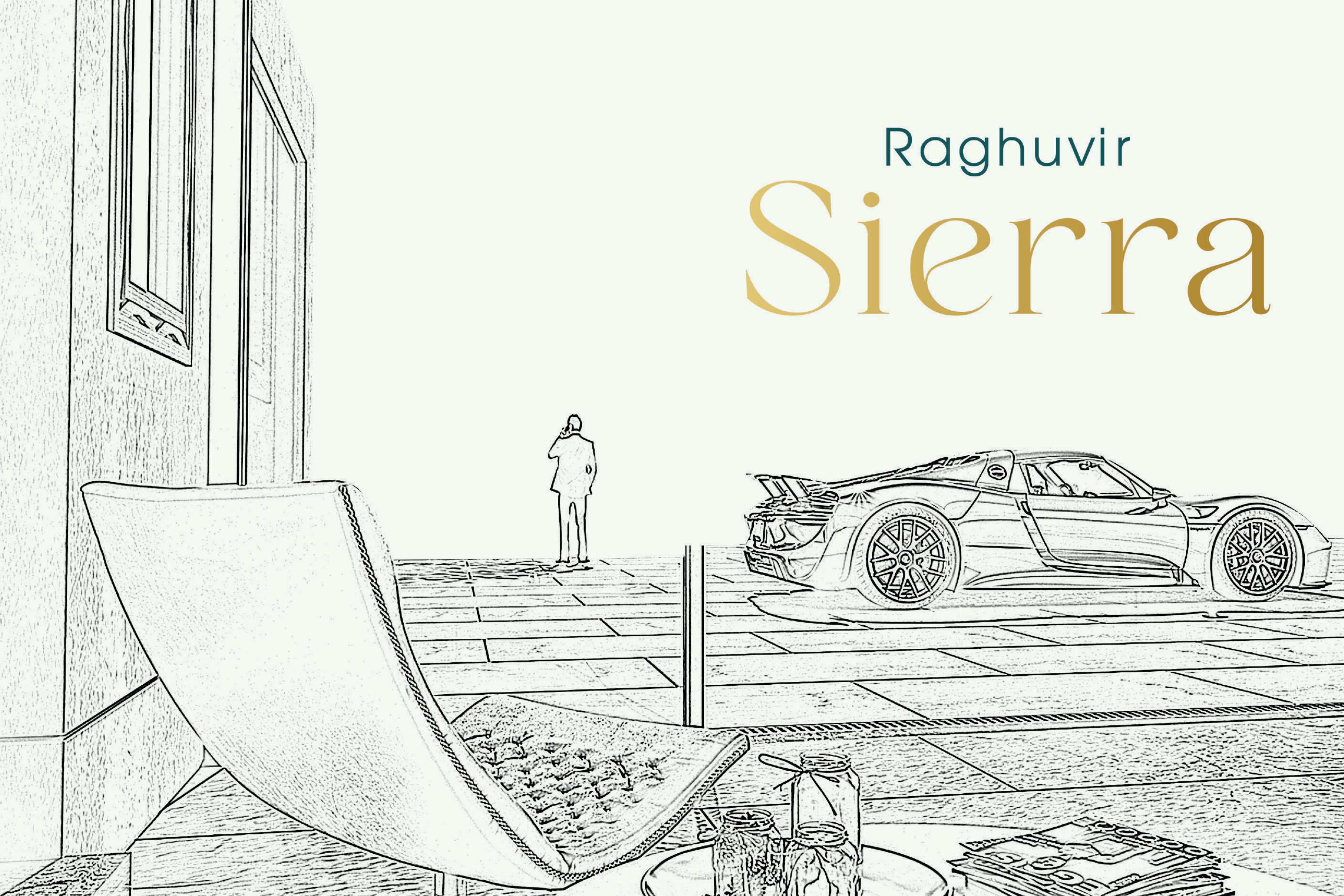
Sierra

418



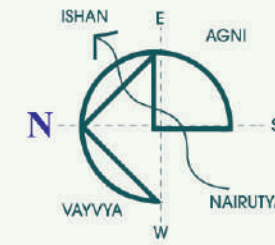
SELECT FEW

Raghuvir
Sierra

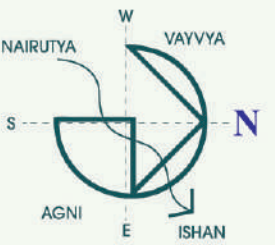


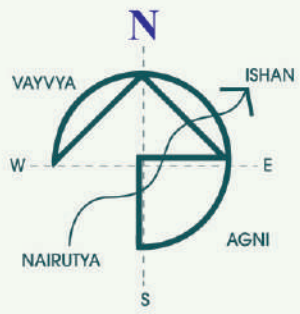
Typical Layout Floor Plan

A-BUILDING

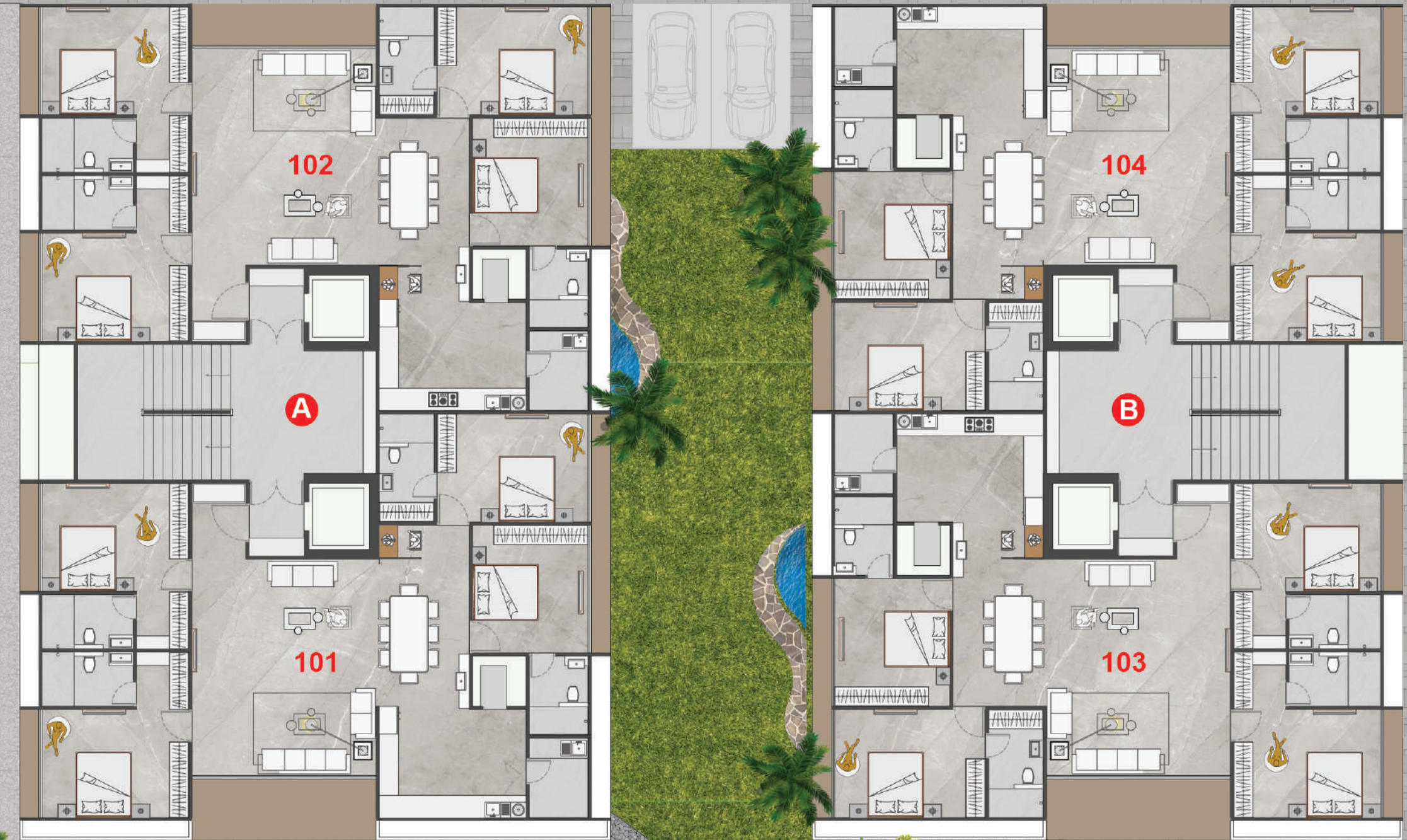


B-BUILDING





120'-0" WIDE ROAD



Ground Layout Floor Plan

60'-0" WIDE ROAD



COMMON FEATURE

LANDSCAPE GARDEN

- Open Lawn.
- Gazebo.
- Fountain.
- Children's play area.
- Women sitting.
- Walkway
- Toddler Play Area
- Toddler Splash Pool.

FITNESS ZONE

- Unisex Gym.
- Indoor Jacuzzi.
- Steam.

FACADE

- Dry Cladding/
Texture for External Facade.
- Facade Lighting in Exterior Wall.

CAMPUS FEATURES

WELCOMING AREA

- Decent Interior Reception.
- Guest Waiting Lounge with Sofa & Attachery.
- Decent Name Plate of Flat Holders.
- C.C.T.V. Camera with 24 Hours Recording System for Resident's Safety.
- Notice Board.
- Intercom.

ALLOTTED PARKING

- Assured Two Car Parking For Each Flat In Basement.
- Provision of Common Electric Point for EV Cars.

ENTRANCE GATE

- Gate on both roads.
- Elegant Entrance Gate on 120 ft. Wide T.P. Road.
- Security Cabin.
- Well Design Project Name Plate.
- Entry & Exit Main Gate with Ramp.
- Boom Barrier at Gate.

SECURE PREMISES

- Compound Wall around the Campus with Provision of Light Points.
- 24-Hours Recording System for Camera in Common Area.
- Intercom Connectivity to All Flats, Reception & Main Gate.

RAINWATER HARVESTING

- Percolation Bore-Well for Rain Water Harvesting.

ROAD

- Well Finished Paver Block/ R.C.C. Road.

BUILDING FEATURES

- Two Automatic Lift with S.S. Cabin.
- Intercom in Lift Cabin (Cabin to Ground Floor).
- Branded Generator for Ele. Points in Common Area for Lift, Water Pumps, Common Passage & Parking Light.
- Vitrified Tile Flooring In Building Passage.
- Staircase Finished With Tile.

DOCUMENTATIONS

TITLE

- Loanable Clear Title.
- Registered Sale Deed For Individual Members.
- Building Use Certificate (B.U.C.).
- Airport N.O.C.
- Lift License.
- Fire N.O.C.

STRUCTURAL DESIGN

- Considering Last Earth Quake.

FIRE SAFETY

- Fire Safety Provision as Per N.O.C.

PROJECT GUIDANCE

- No Of Buildings :2
- No. Of Floor Per Building :12
- Flat Per Each Floor :2
- No Of Flat In Each Building :24
- No. Of Flat In Project :48
- Location On \cong 120ft. main T.P. Road.

UNIT SPECIFICATION

WINDOWS

- Anodized/Powder Coated Aluminum Section With Reflective Glass For Heat Protection.
- Polished Granite Sill.
- Full Height Window in Hall.
- Prerequisite of Reflective Glass in Windows.

DOORS

- Wooden Main Door Frame.
- Main Door with Laminate (Front) Along With Handle and Safety Lock.

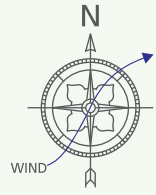
ELECTRIFICATION

- Provision of Electric Main Line (From Meter to Flat).

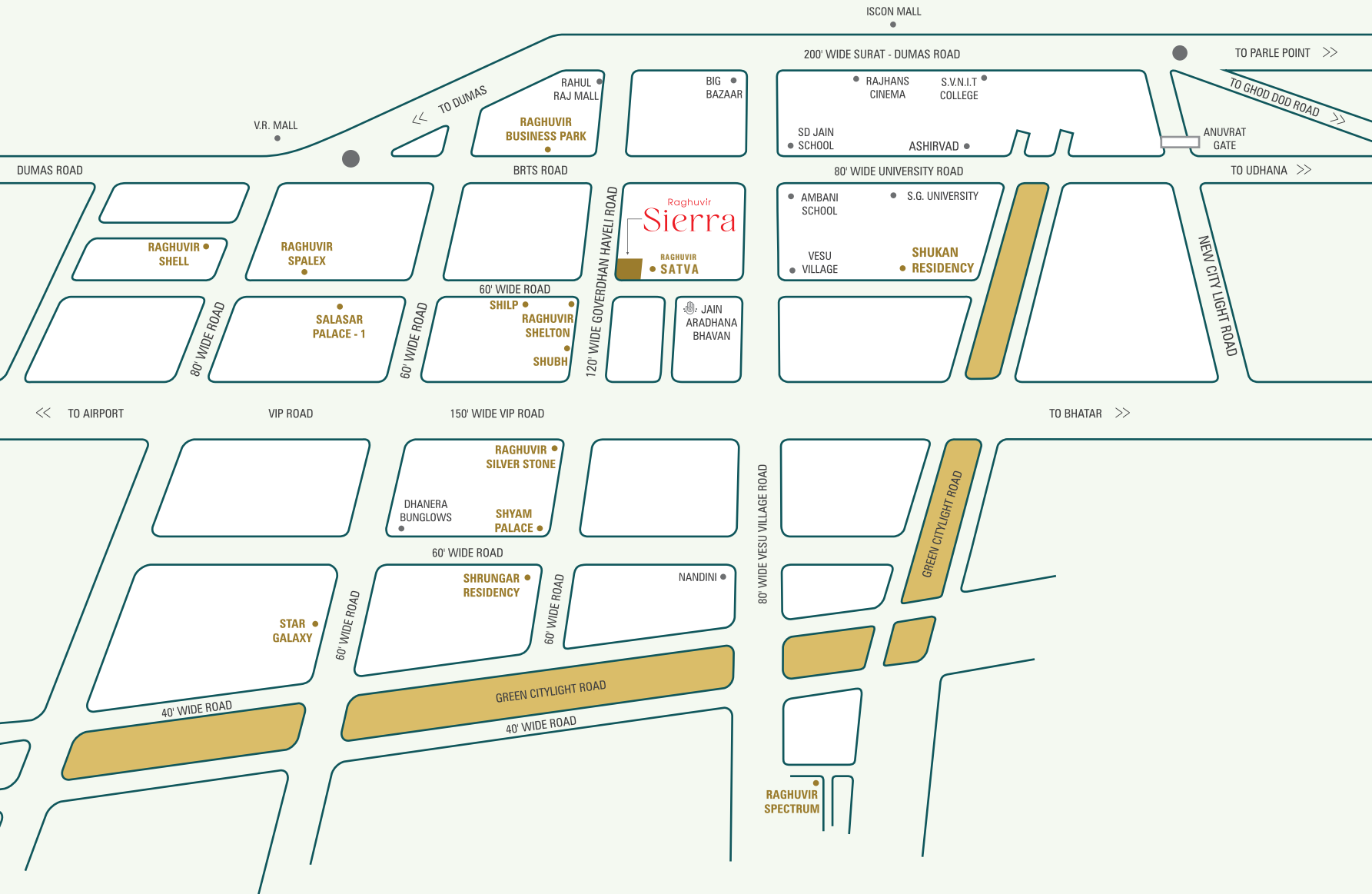
EXTERNAL PLUMBING

- I.S.I. Brands UPVC Water Supply Line & Drainage Piping By Astral/Ashirwad/Hindware.

- The sold property will have RCC, masonry & plaster on its outer & internal walls, as part of standard specification. It will not contain any kind of finishes (Electric, flooring, tiling, plumbing, faucets, sanitary, etc.) anywhere in flats.



LOCATION MAP



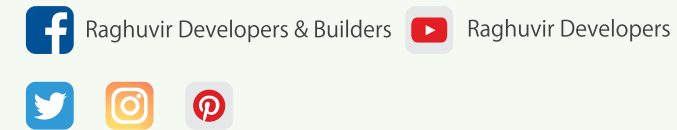
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DISCLAIMER

- Any amendments in rule & regulations by authorities will be bound to all members.
- All expenses of legal documents like stamp duty, registration fees, GST, advocate fees, incidental charges (drainage, water supply, IC, etc.) and every other charges like society maintenance, safety grill, SMC taxes, gas connection, electrical connection charges (GEB charges, cabling etc.) including material & labour coat are to be borne by members.
- External & internal changes shall not be allowed.
- Before possession, execution of sale deed is compulsory.
- Members are bound to pay installments regularly & irregularity in payment may cause cancellation of booking.
- Developers reserves right of making any changes in the scheme & it shall be bound to all members.
- This booklet is only for private circulation and for general information to all the members & shall not form a part of any agreement. It can be changed without prior notice.
- The interior design/furniture work/lighting/plantation/ architectural presentation /taglines & literature/ measurement etc. shown in the brochure is just for the purpose of presentation/ explanation to the members. It is not part of the standard specification of the project, as unit is sold without furniture.
- Booklet Printed In March-2023

Raghuvir Sierra

Site Address :
Near Raghuvir Satva,
Beside Omkarsuri Aaradhna Bhavan,
Vesu, Surat - 395007.

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