

RAGHUVIR SPALEX

A LIFE FULL OF LUXURY



An ISO 9001 : 2008 Certified Company

www.raghuvirdevelopers.com



RAGHUVIR
SPALEX
2 & 3 BHK PRESTIGIOUS APARTMENT

The Beauty of High Life Awaits

Raghuvir Spalex is a splendid blend of superlative architecture, modern recreational activities and natural beauty - there's something to please the senses and make life flawless.

How green is your greenery?



Green landscape area in residential project

How spacious is your space?



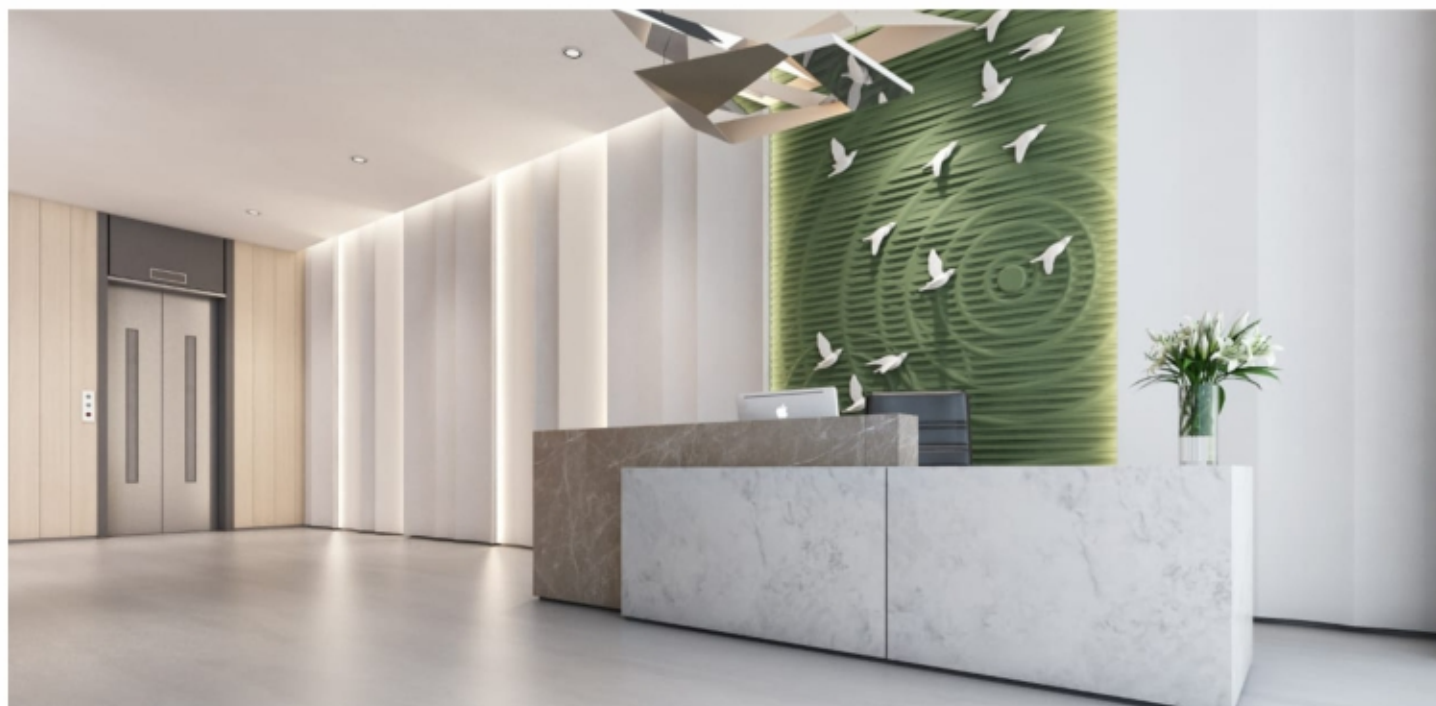
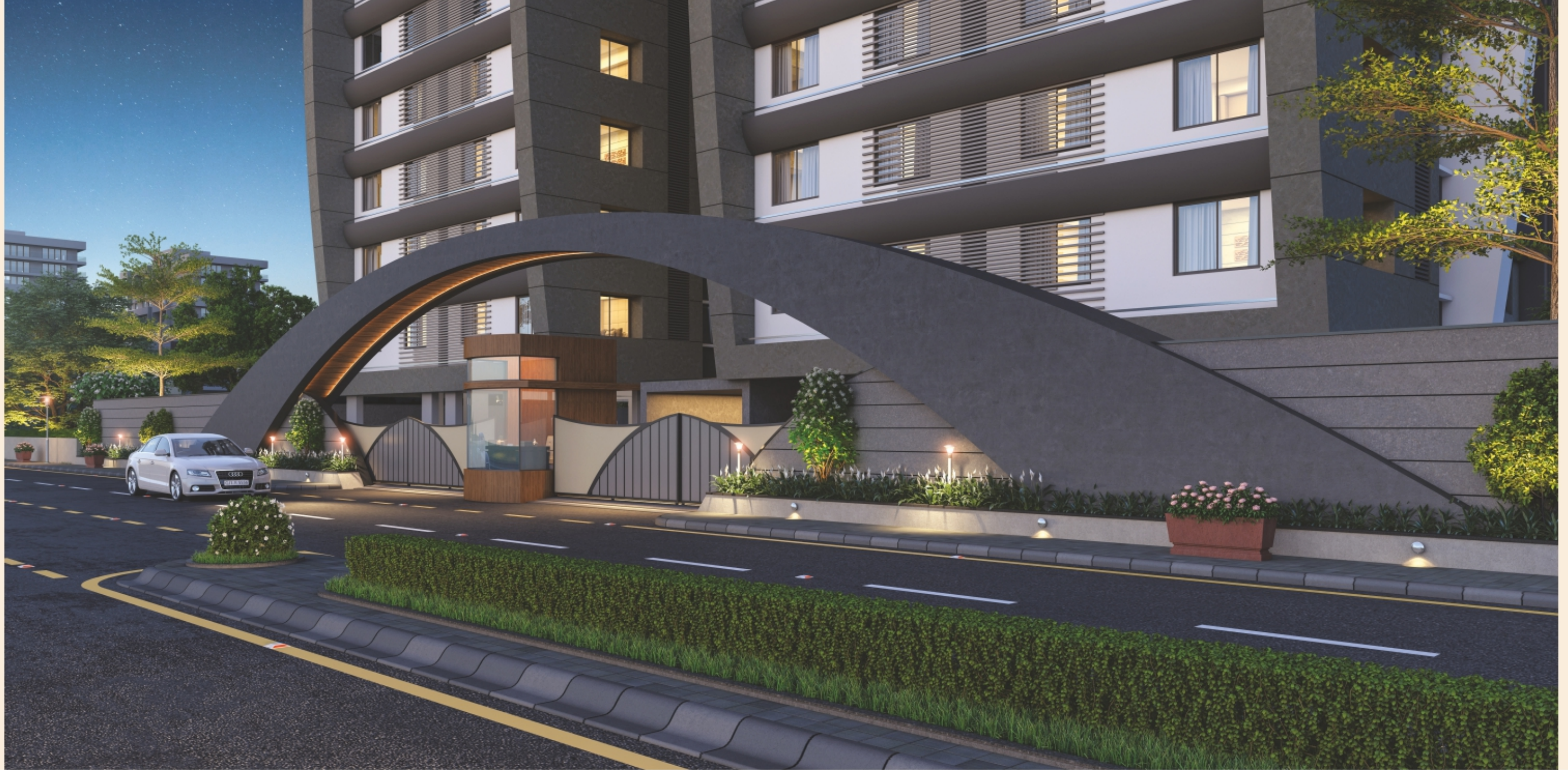
Ultra-spacious room to encompass all your desires



Luxury of Supreme Architecture

The stunning design of this development leaves a lasting impression, Breathe in zen-like composure, Invigorating water features and captivating landscape.





Luxury of Charismatic Ambience

A stroll around the landscaped pathway, basking in the evergreen surroundings with trickling water feature will surely delight you.





Luxury of Sprawling Greenery

Live at Raghuvir Spalex and enjoy the view of lush greenery from your living spaces or a stroll in the soothing landscape. Here the city clutter ends and green life begins; you can Enjoy supreme luxury combined with breathtaking scenic beauty.



Garden



Sitting Area



Party Lawn



Play Area



Fountain



Skating Rink



Amphitheatre



Outdoor Gym





GROUND LAYOUT FLOOR PLAN

Legends

- 01) ENTRANCE GATE
- 02) RAMP TO BASEMENT FLOOR
- 03) RAMP TO GROUND FLOOR
- 04) GARDEN ENTRY
- 05) FOUNTAIN
- 06) FLORAL GARDEN
- 07) GAZEBO FOR SENIOR CITIZEN
- 08) SKATING RINK
- 09) CHILDREN PLAY AREA
- 10) TODDLER PLAY AREA
- 11) PARTY LAWN
- 12) JOGGING TRACK
- 13) SITTING
- 14) STAGE
- 15) AMPHITHEATRE
- 16) WATER BODY
- 17) PROVISION FOR UNISEX GYMNASIUM HALL.
- 18) WOMEN SITTING
- 19) OUTDOOR GYM
- 20) RECEPTION



TYPICAL LAYOUT FLOOR PLAN

2 & 3 BHK PRESTIGIOUS APARTMENT



3 BHK TYPICAL FLOOR

A, B, C & E BUILDING
1ST TO 10TH TYPICAL FLOOR



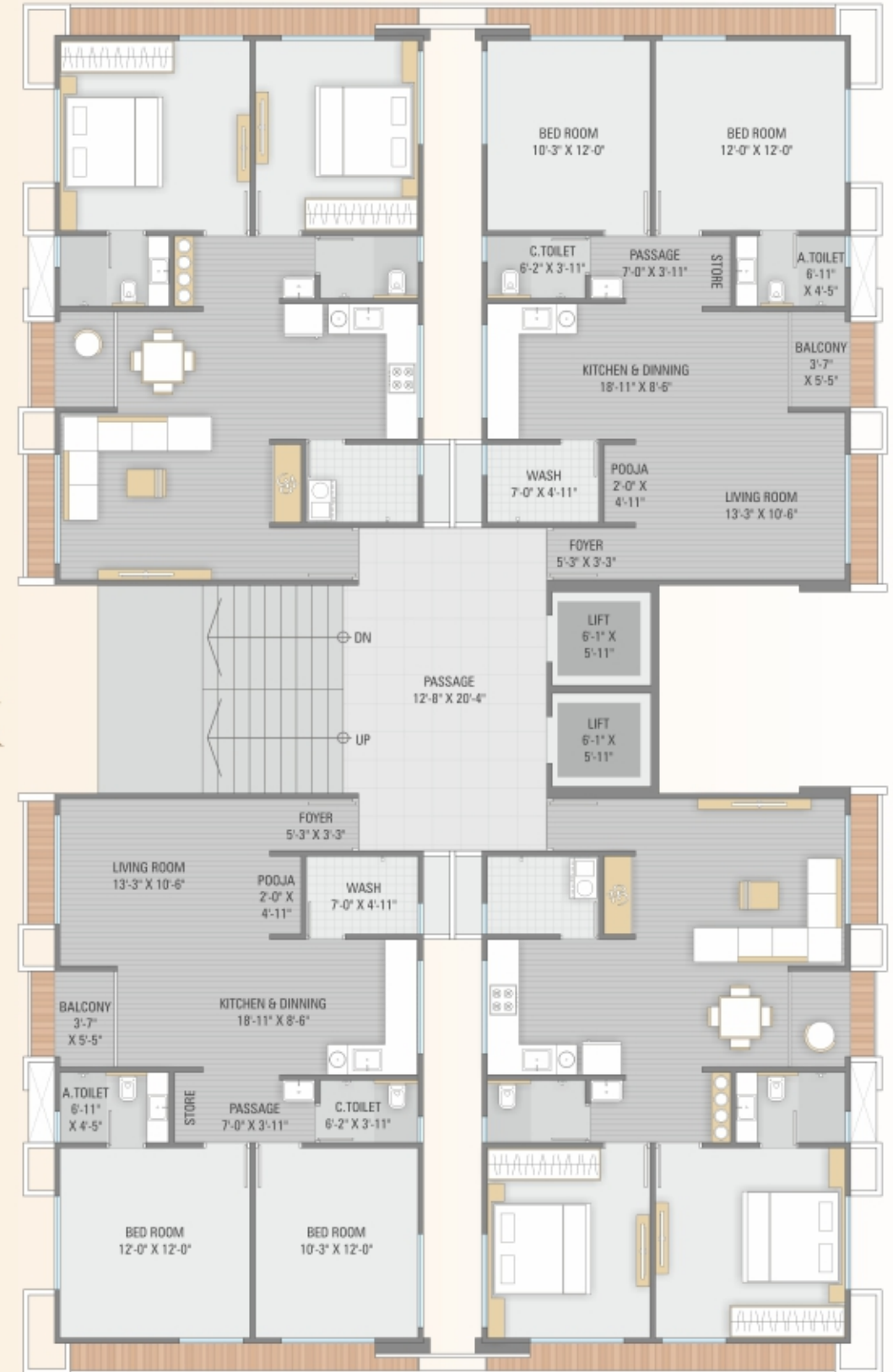
Luxury of Spacious Living

Your home is more than a residence - it's an expression of your dreams, your success and your status, Raghuvir Spalex has been designed to anticipate every need of its residents with utmost detailing and extreme care for the unprecedented comfort and privacy.



2 BHK TYPICAL FLOOR

D BUILDING
1ST TO 10TH TYPICAL FLOOR





Luxury of Inspiring Interior

Living large comes naturally when your home is so spaciouly appointed and where modern and elegant interiors exude beauty and class.





PROJECT GUIDANCE

- No. of buildings : 5
- 4 Buildings with 3 BHK & 1 building with 2 BHK
- No. of floors per building : 10
- Flats per each floor : 4
- No. of flats in each building : 40
- No. of flats in campus : 200
- Location on 40 ft. wide main road

LUXURIOUS AMENITIES

Lush Green Landscaped Garden

- Landscape for enjoying various celebrations, which includes :
 - Gazebo for senior citizen.
 - Glorious fountain.
 - Walk way around landscape.
 - Floral garden.
 - Amphitheatre.
 - Women sitting.
 - Beautiful toddler's play area.
 - Skating rink.
 - Outdoor gym.
 - Provision for unisex gymnasium hall.

Welcoming Area

- Decent interior reception.
- Guest waiting lounge with sofa and 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 one car parking for each flat (on ground or in basement).

CAMPUS FEATURES

- Elegant entrance gate on ≈ 40 feet wide T.P. road.
- Security cabin.
- Well designed project name plate.
- Entry & exit main gate with ramp.
- Boom barrier at gate.
- CCTV camera.
- 24 hr. recording system for camera in common area.
- Provision of street light.
- Intercom connectivity to all flats, reception & main gate.
- Compound wall around the campus with provision of light points.
- Percolating bore-well for rain water harvesting.
- Well finished paver block/R.C.C road.
- Basement parking trimix finish.

BUILDING FEATURES

- Building terrace open for society members use.
- Intercom in lift cabin.
- Branded generator with 6 normal points in each flat & in common area for lift, water pumps, common passages & parking lights.
- Lift with M.S./S.S. cabin.
- Underground & overhead water tank in each building.
- Vitrified tile flooring in building passage.
- RCC pardi for staircase railing.
- Flooring in hollow plinth at ground level.

UNIT SPECIFICATION

Flooring

- Italian type tile flooring in living, kitchen & dining.
- Tiles flooring in all other rooms.

Kitchen

- "L" shaped granite platform with S.S. Sink.
- Tiles up to lintel level.
- Wash basin in common area with tiles over dedo.
- Stone racks for store.
- Provision of plumbing point for water purifier.

Wash

- 24" x 24" vitrified tile for dedo & flooring.
- Electric points for gas geyser and washing machine in wash.

Reflective Glass

- Prerequisite of reflective glass in windows.

Bathroom

- Bath fittings with single lever diverter by standard brand.
- Tiles up to lintel level over dedo & floor.
- Wall hung water closet with seat cover.
- Wall hung wash basin.

Windows

- Anodized/Powder coated aluminium section with reflective glass for heat protection.
- Polished granite sills.
- Full height window in hall.

Door

- Pinewood main door frame.
- Main door with laminate along with handle and safety lock.
- Water resistant flush doors with frame and hardware fittings in all other doors.

Wall Finish

- Single coat tari plaster inside flat.
- Finished putty on internal walls of a flat.
- Two coat mala plaster on exterior face.
- Texture on external wall (as per elevation requirement) of the building.
- Two coat acrylic paint with primer base on exterior face.

Electrification

- ISI standard modular switches.
- Copper/aluminium concealed wiring.
- M.C.B. in individual flat for safety.
- Two way light (1) & fan (1) points in living and all bedrooms.
- 5A/15A electric points for electronic gadgets.
- Electric points for A.C. in living and all bedrooms.
- Electric Points for T.V. in living.

Plumbing

- I.S.I. brand CPVC & UPVC plumbing & drainage piping.
- Provision of central plumbing system for hot water in toilet & kitchen (flat wise).

Vertical Connectivity

- Two automatic elevators of either Kone/Trio or equivalent brand & 1 staircase in each building.
- Vitrified tile for lift cladding.
- Stair case finished with tile or granite.

SAFE HOMES

Title

- Loanable clear title.
- Registered sale deed for individual members.
- Building use certificate (B.U.C.).
- Airport N.O.C.
- Lift licence.
- Fire N.O.C.

Structural Design

- Considering last earth quake.

Fire Safety

- Fire safety provision as per N.O.C..

RAGHUVIR SPALEX

2 & 3 BHK PRESTIGIOUS APARTMENT



LOCATION

Raghuvir Spalex, T.P.: 7 (Vesu - Magadalla),
F.P. No.- 53, Opp. Raghuvir Salasar Palace,
Vesu, Surat.

Search in Google Map - 21.1401846, 72.7617494



An ISO 9001 : 2008 Certified Company



IGBC Green Homes
Registered Project
IGBCGH180265

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Disclaimer :

- Any amendments in rules & regulations by any 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 & labours cost) 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 instalments 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 & for general information to the members & shall not form a part of any agreement. It can be changed without prior notice.
- There may be difference in previous and recent brochure in manner of matter and content part, in those cases recent brochure should be considered.
- The interior design/ furniture work/ lighting/ plantation/ architectural presentation/ taglines & literature etc. shown in the brochure is just for the purpose of presentation/explanation to the members. It is not the part of the standard specification of the project, as unit is sold without furnitures.
- RERA registration number:PR/GJ/SURAT/SURAT CITY/SUDA/RAA06461/121219.

