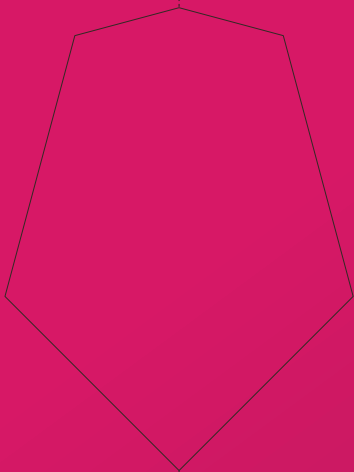
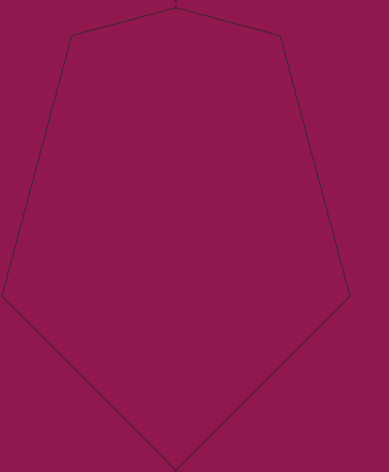






RATNA CORPORATE OFFICE :
Ratna Corporate House, Nr. Santoor Bungalows,
Ambli – Bopal Road, Ahmedabad, Gujarat-380058.

SITE ADDRESS :
Turquoise Rosedale, Nr 45mtr VIP Road,
Opp. road of AUDA Sports Complex,
Shela, Ahmedabad, Gujarat 380058

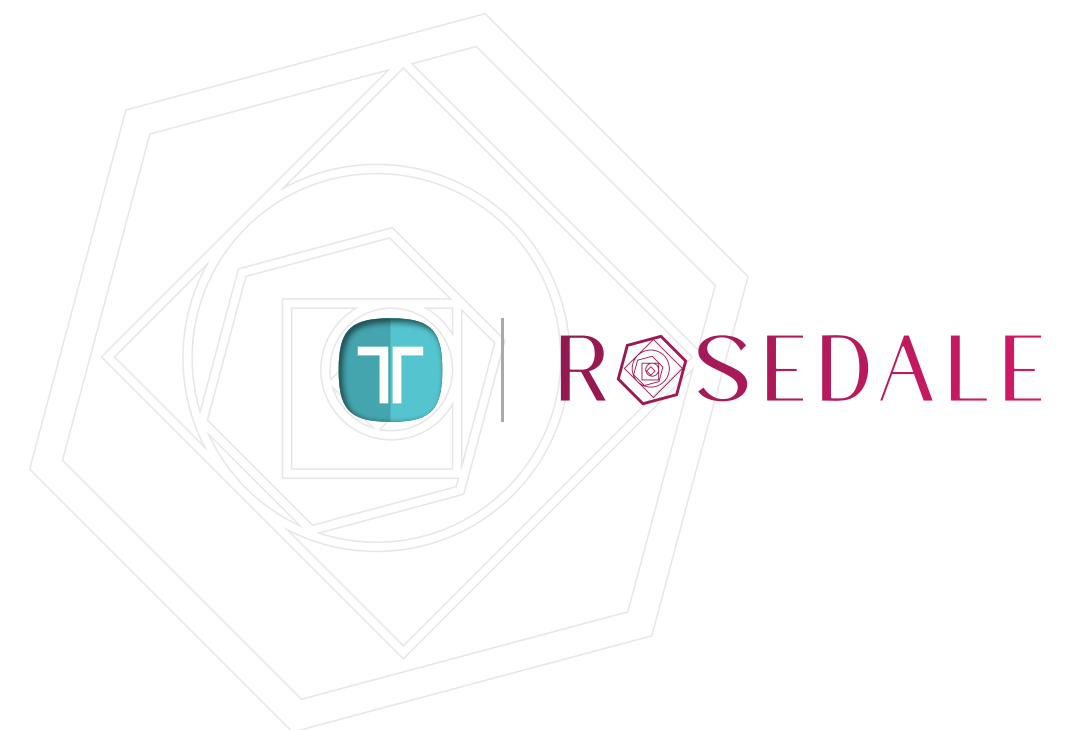
Call : 80009 32012
Email : sales@ratnagroup.co.in
www.ratnagroup.co.in

/ RATNAGROUP

www.gujrera.gujarat.gov.in | RERA Registration Number :
PR/GJ/AHMEDABAD/SANAND/Ahmedabad Urban Development Authority/MAA15053/010425/311229



MAA15053
www.gujrera.gujarat.gov.in



TIMELESS,
SOPHISTICATED
RESIDENCES
IN THE HEART
OF SHELA



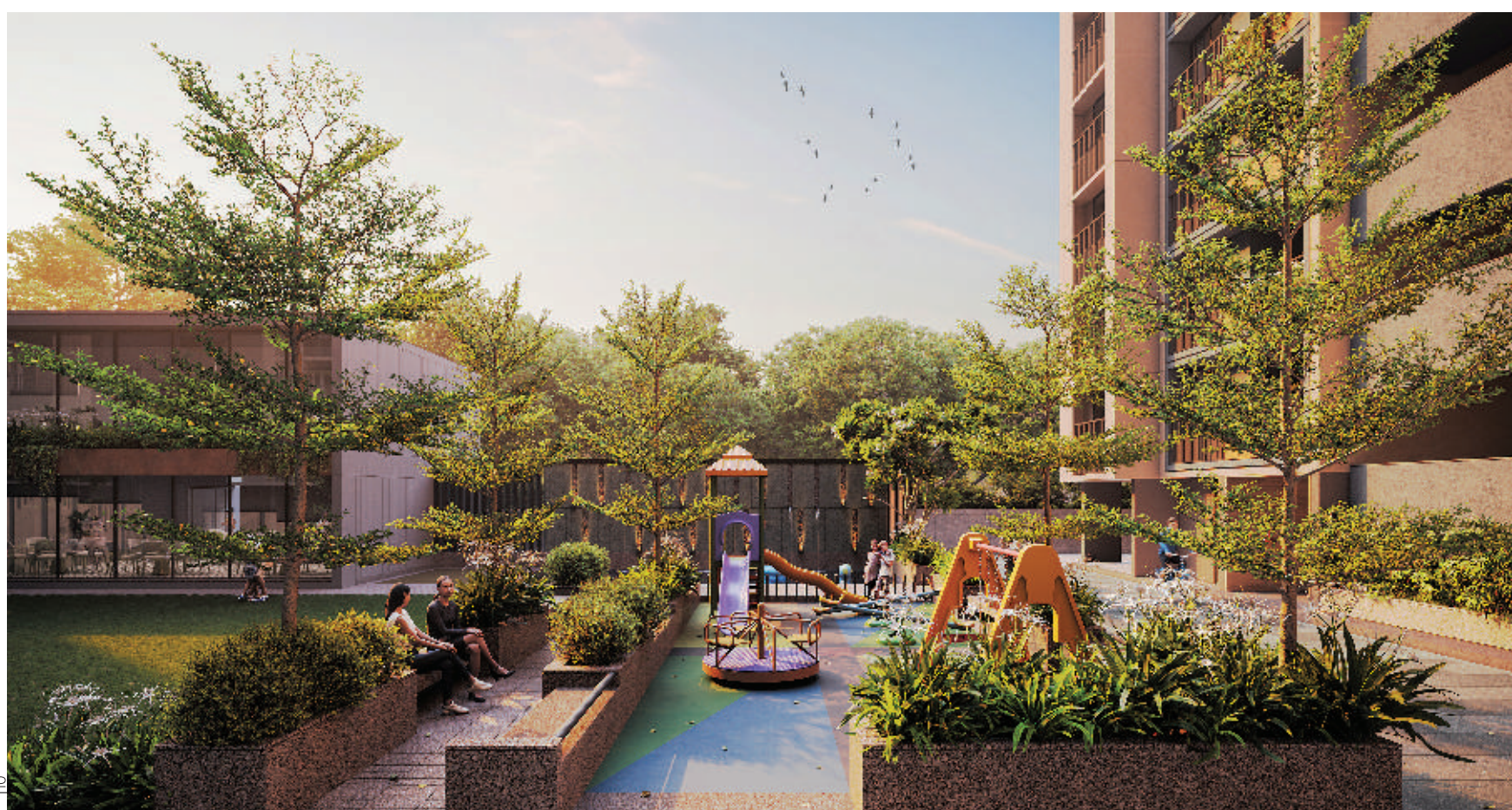




AN INSPIRED
RETREAT
TO RELAX
AND
INDULGE









A NEIGHBOURHOOD WITH EVERYTHING TO OFFER



EDUCATIONAL INSTITUTES

- 01 Anant National University – 5 min
- 02 Global Mission International School – 5 min
- 03 Sansakardham Campus – 5 min
- 04 College of Dental Sciences & Research Centre – 10 min
- 05 Apollo International School – 5 min
- 06 Zydus School – 10 min
- 07 RH Kapadia Schook – 10 min
- 08 Shanti Business School – 10 min



DAILY NECESSITIES

- 01 D Mart – 10 min
- 02 Star Bazaar – 8 min



RECREATIONAL PLACE

- 01 Pleasure Club – 7 min
- 02 Unicorn Cricket Club – 10 min
- 03 Sports Sankul – 1L sq. ya. – 1 min
- 04 City Gold – 12 min
- 05 Shela Auditorium – 5 min
- 06 Auda Garden – 1 min
- 07 Connplex – 10 min
- 08 Auda Lake – 1 min



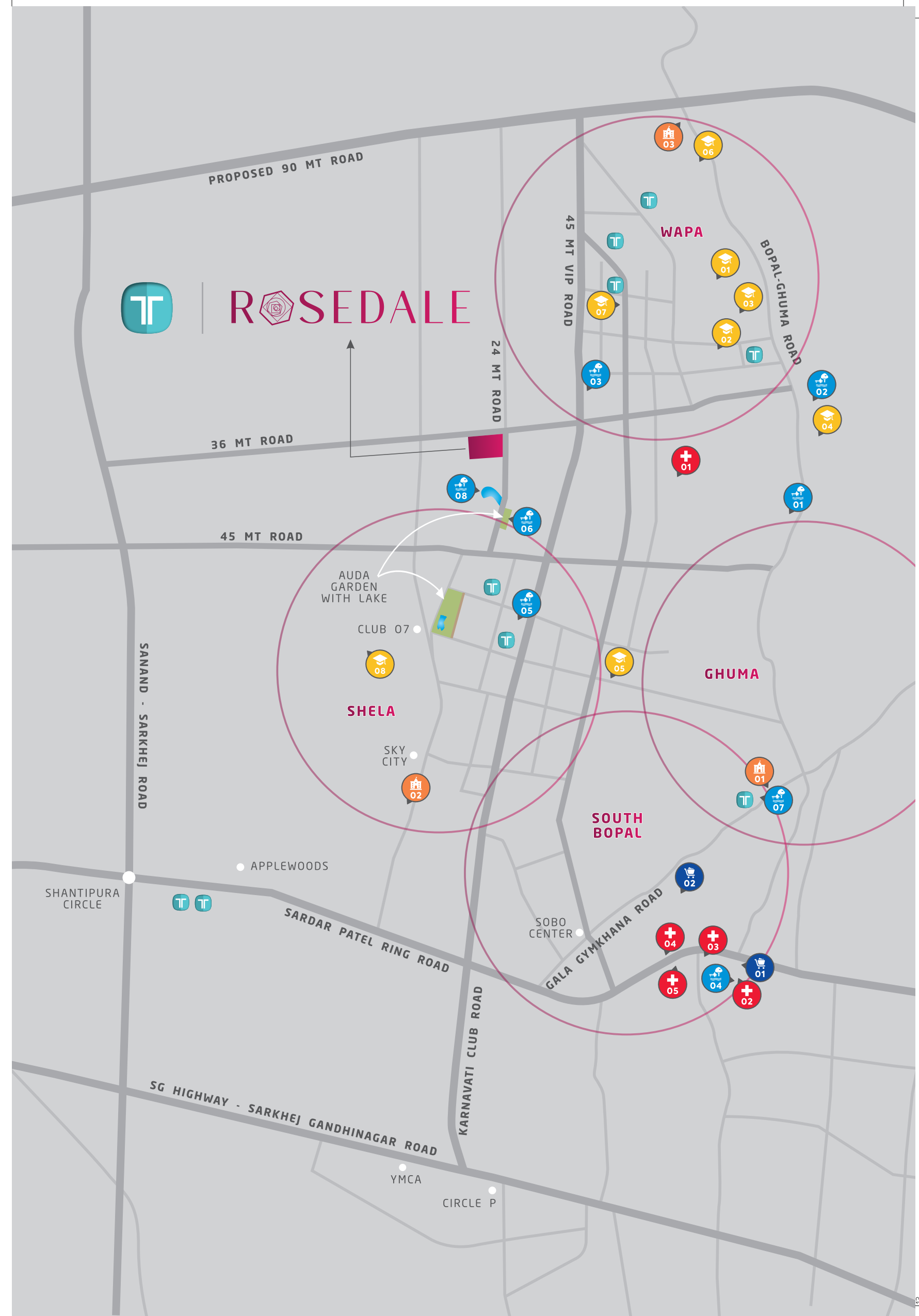
HOSPITALS

- 01 Krishna Shalby Hospital – 5 min
- 02 Advait Multispeciality Hospital – 10 min
- 03 Bopal ICU Trauma Centre – 10 min
- 04 Saraswati Hospital – 10 min
- 05 Devasya Multi Hospital – 10 min



PRAYER PLACE

- 01 Shree Sambhavanth Jain Derasar – 10 min
- 02 Shri Munisuvrat Swami Jain Swetambar Temple – 12 min
- 03 Godhavi Jain Derasar – 5 min



AMENITIES

- | | | | | | | | |
|----|--------------------------|----|----------------------|----|-------------------------|----|-------------------------------------|
| 01 | SPACE FOR SECURITY CABIN | 07 | CLUB HOUSE (G+1) | 11 | INDOOR GAMES ZONE | 17 | SPACE FOR SOCIETY OFFICE |
| 02 | PICKUP & DROP OFF ZONE | | - MULTIPURPOSE HALL | 12 | MINI THEATRE | 18 | SPACE FOR TEMPLE |
| 03 | RETAIL ENTRY | | - INDOOR GYMNASIUM | 13 | SPACE FOR COMMON TOILET | 19 | SWIMMING POOL |
| 04 | BASEMENT RAMP IN/OUT | 08 | CHILDREN'S PLAY AREA | 14 | SPACE FOR SERVICES | 20 | RESIDENTIAL 4-WHEELER PARKING ZONES |
| 05 | SPACE FOR METER ROOM | 09 | EVENT LAWN | 15 | SIT-OUTS | 21 | SPACE FOR GARBAGE COLLECTION |
| 06 | BUILDING ENTRANCE FOYER | 10 | MOTHER'S SIT OUT | 16 | SPACE FOR BIRD FEEDER | | |

GROUND FLOOR PLAN



TYPE A : 03 & 04 (BLOCK - D)
01 & 02 (BLOCK - E)

TYPE B : 01 & 03 (BLOCK - A & C)
01 & 04 (BLOCK - B)
02 & 03 (BLOCK - D)
03 & 04 (BLOCK - E)

TYPE C : 02 (BLOCK - A & C)

TYPICAL FLOOR PLAN



24.00 MT. WIDE T.P.S. ROAD



36.00 MT. WIDE T.P.S. ROAD

TYPE A : 03 & 04 (BLOCK - D)
01 & 02 (BLOCK - E)

TYPE B : 01 & 03 (BLOCK - A & C)
01 & 04 (BLOCK - B)
02 & 03 (BLOCK - D)
03 & 04 (BLOCK - E)

TYPE C : 02 (BLOCK - A & C)

2 BHK WITH TERRACE UNIT



24.00 MT. WIDE T.P.S. ROAD



36.00 MT. WIDE T.P.S. ROAD

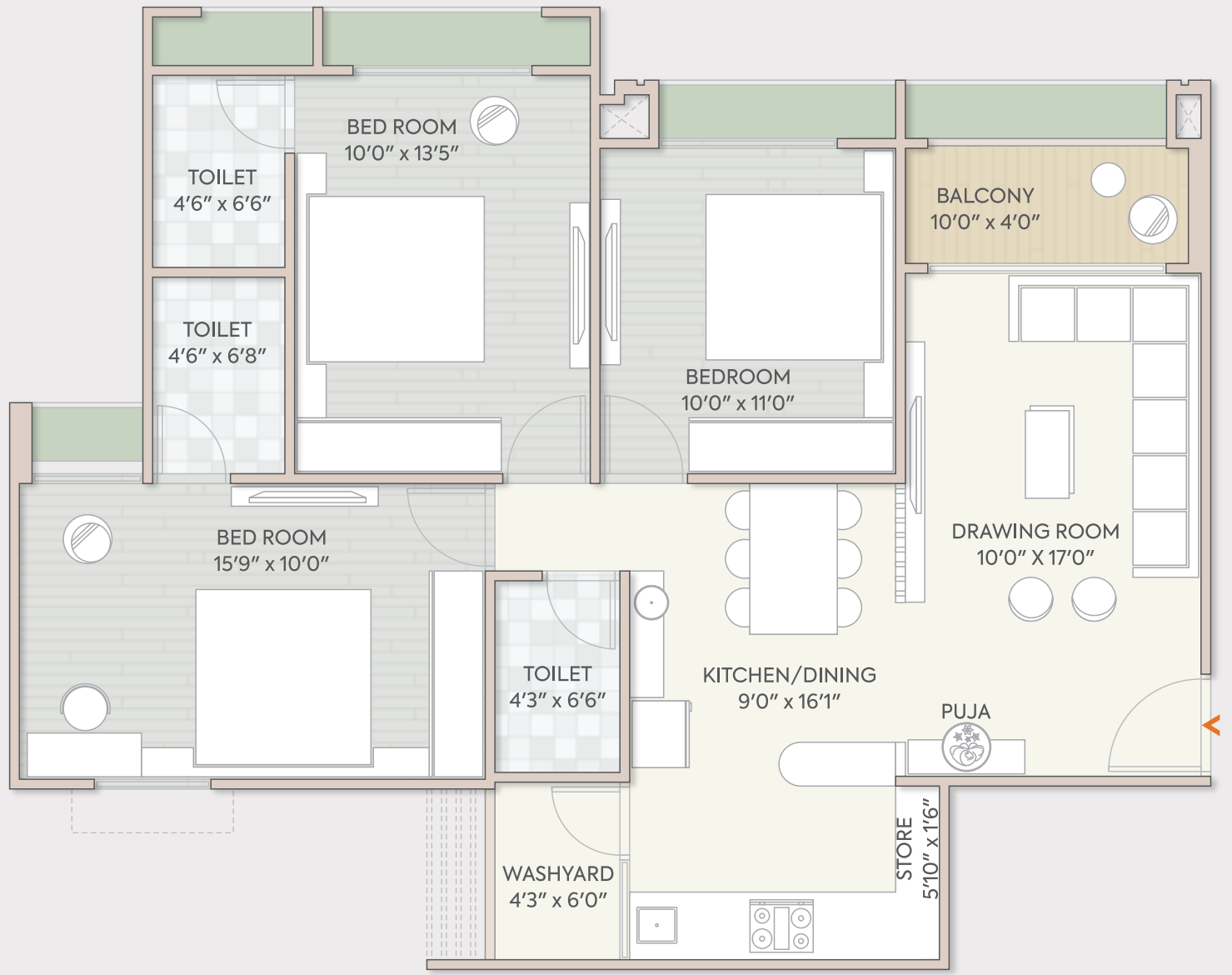
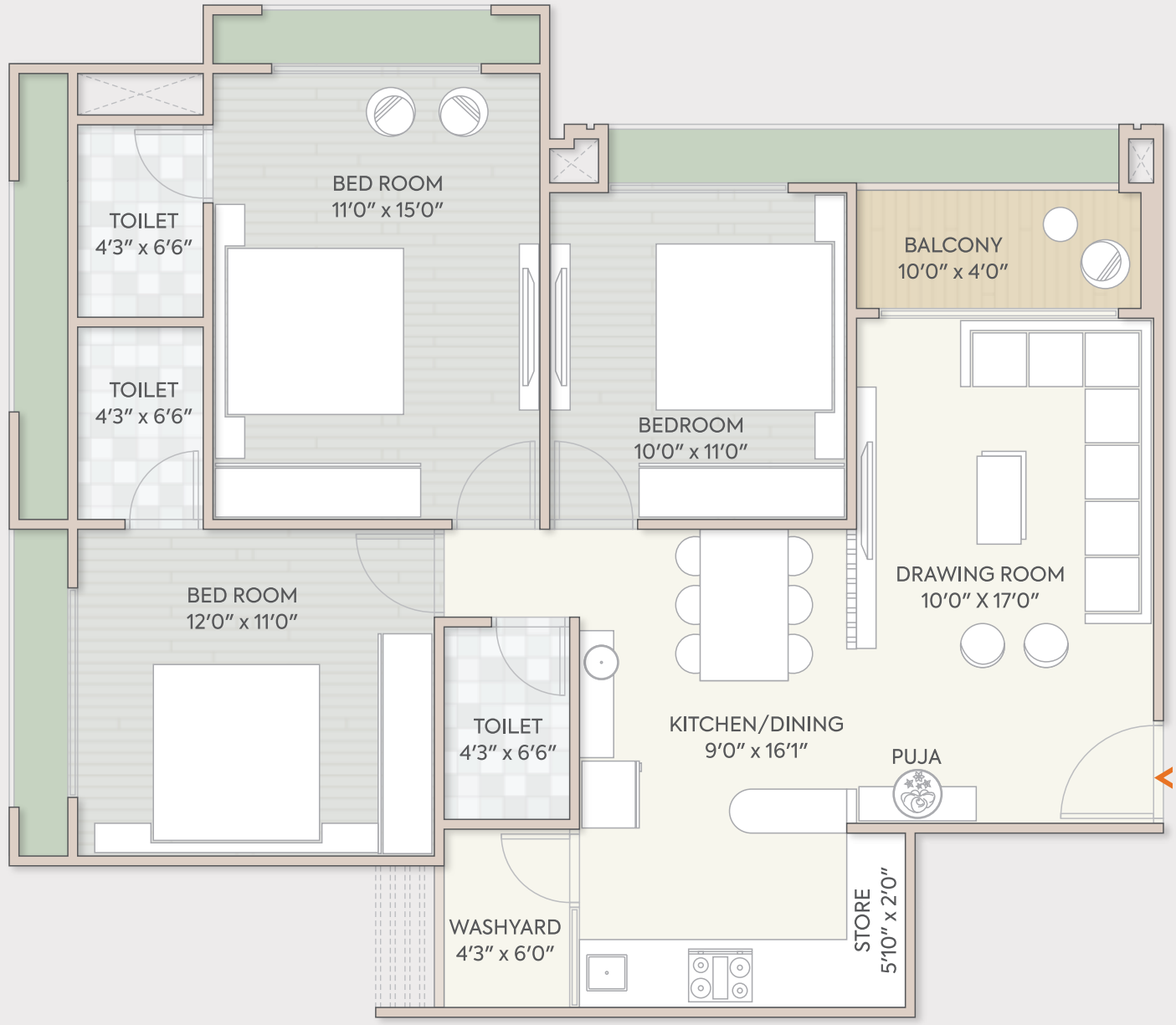
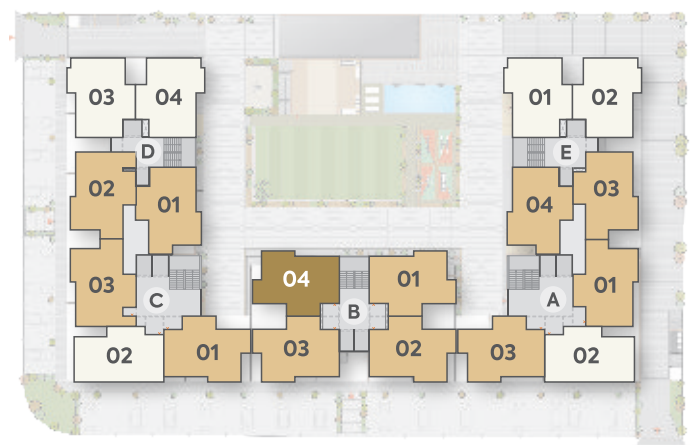
TYPE A
3 BHK
UNIT PLAN

BLOCK : D - 03 & 04
BLOCK : E - 01 & 02



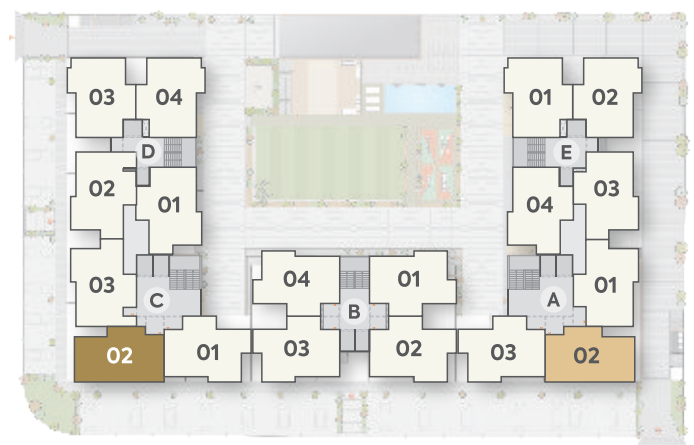
TYPE B
3 BHK
UNIT PLAN

BLOCK : A - 01 & 03
BLOCK : B - 01, 02, 03 & 04
BLOCK : C - 01 & 03
BLOCK : D - 01 & 02
BLOCK : E - 03 & 04



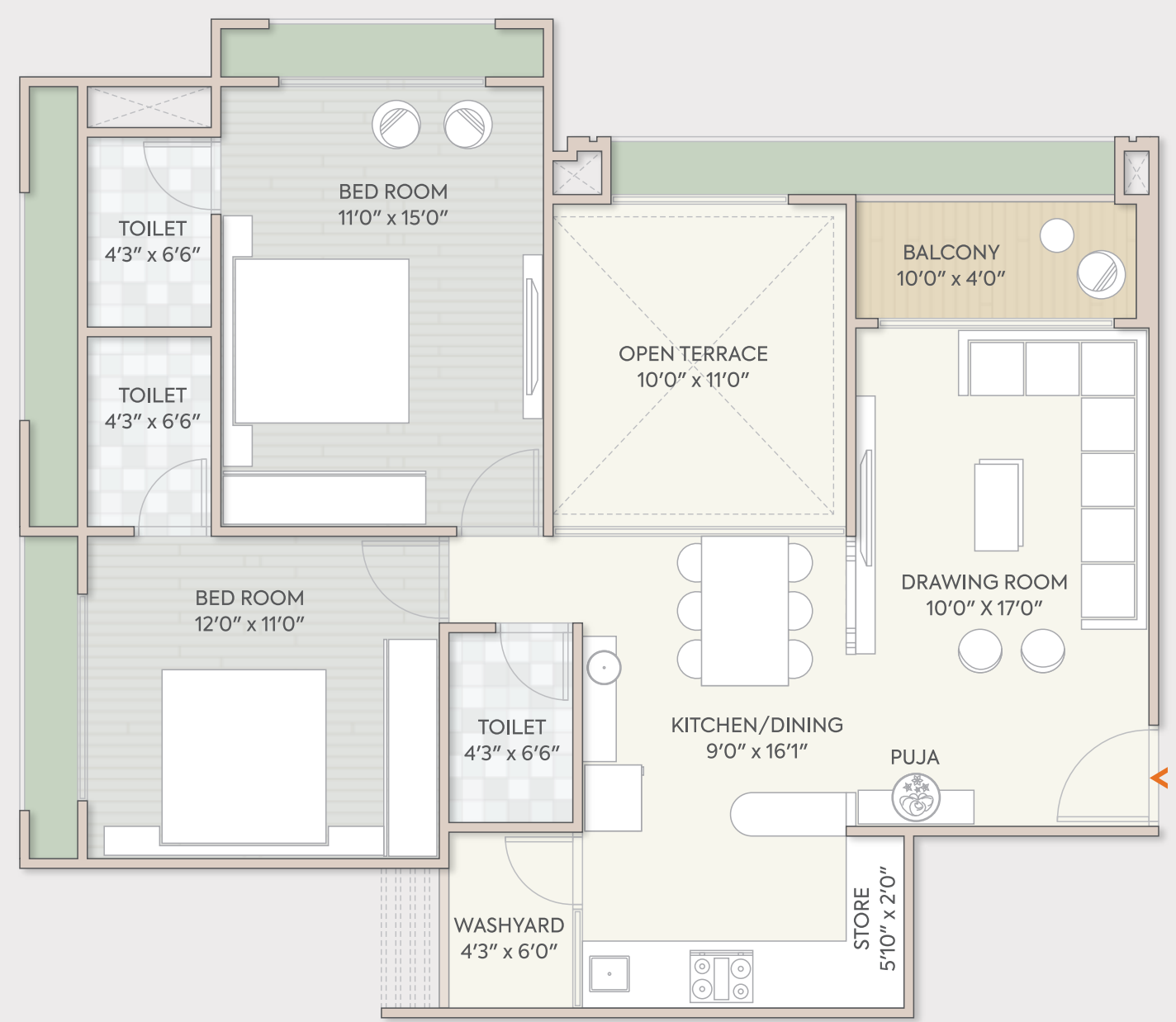
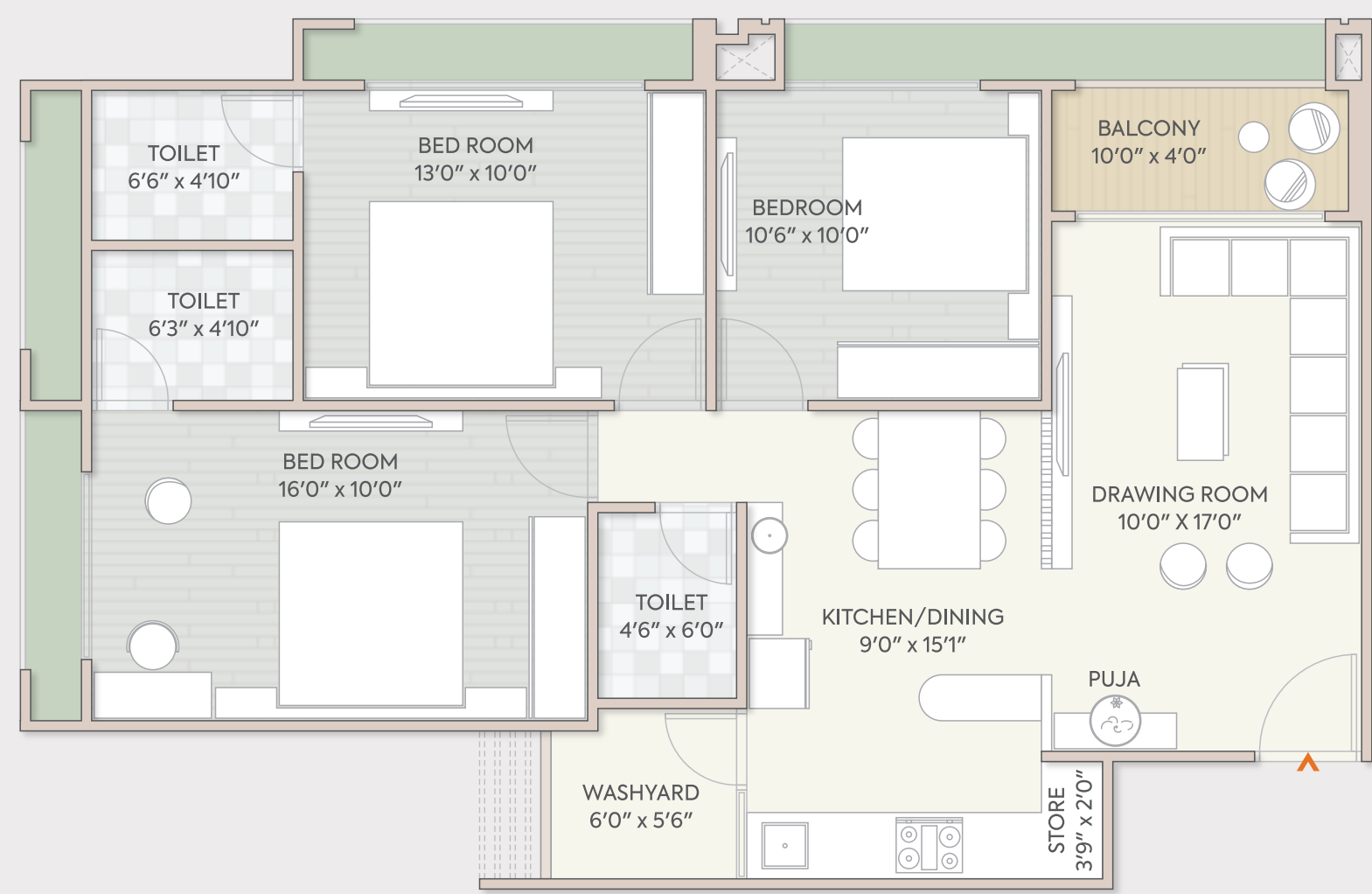
TYPE C
3 BHK
UNIT PLAN

BLOCK : A - 02
BLOCK : C - 02



TYPE A
2 BHK WITH
TERRACE UNIT
14TH FLOOR PLAN

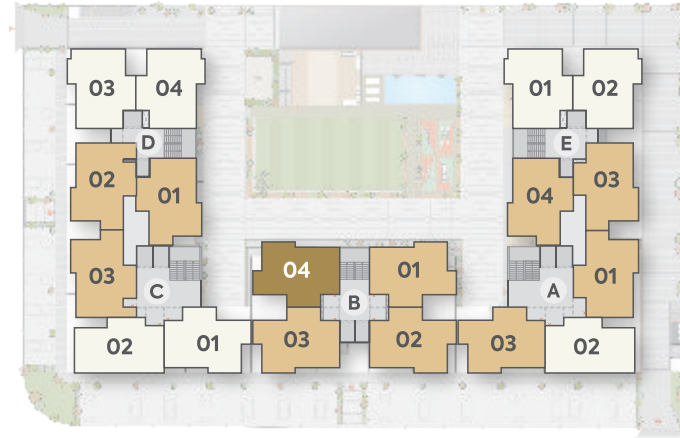
BLOCK : D - 03 & 04
BLOCK : E - 01 & 02



TYPE B

2 BHK WITH TERRACE UNIT 14TH FLOOR PLAN

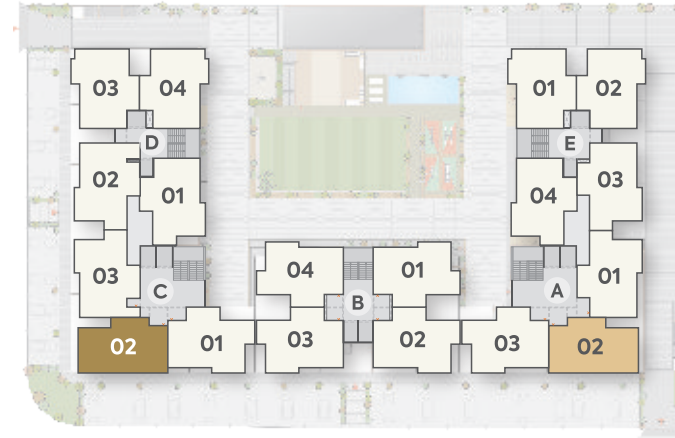
BLOCK : A - 01 & 03
BLOCK : B - 01, 02, 03 & 04
BLOCK : C - 01 & 03
BLOCK : D - 01 & 02
BLOCK : E - 03 & 04



TYPE C

2 BHK WITH TERRACE UNIT 14TH FLOOR PLAN

BLOCK : A - 02
BLOCK : C - 02



SPECIFICATIONS

RCC

- Structure designed with Earthquake resistant frame
- Block masonry & weather resistant structure

FLOORING

- Vitrified flooring in apartment
- Designer tiles in Bathrooms, Balcony and Utility area
- Lobby with Vitrified tiles and Granite
- Lift wall cladding in granite/tile

TOILETS / BATHROOMS

- Concealed Plumbing
- Heath Faucet
- Bathroom wall cladding with designer series tiles
- Branded sanitary wares and CP fittings
- Suspended piping feature

ELECTRIFICATION

- Concealed 3 phase electrical copper wiring
- Modular switches
- ISI wires, MCB and ELCB

KITCHEN

- Gas Piping for Kitchen (if available)
- Stainless steel sink
- Dado tiles
- Granite / Quartz Platform

FIRE PREVENTIVE MEASURES

- Entire design comprises of the Internal Building Code (IBC)
- Automatic fire sprinklers installed in the Hollow Plinth
- Manual panic alarm provided on each floor for fire safety

AMENITIES



SECURITY CABIN



PICKUP & DROP OFF ZONE



ELECTRIC METER ROOM



CLUB HOUSE



MULTIPURPOSE HALL



INDOOR GYMNASIUM



CHILDREN'S PLAY AREA



EVENT LAWN



MOTHER'S SIT OUT



MINI THEATRE



INDOOR GAMES ZONE



TEMPLE SPACE



SWIMMING POOL



SOCIETY OFFICE



GARBAGE COLLECTION



SIT-OUTS



COMMON WASHROOM



4-WHEELER PARKING ZONES



SPACE FOR A BIRD FEEDER



2-LEVEL BASEMENT PARKING



BROCHURE TERMS & CONDITIONS

- All the architectural and interior images in the brochure are merely simulated interpretations using computer graphics to enhance the customer understanding and are not factual images.
- The colour and general appearance of the flooring and wall tiles, sanitary ware & fitting walls, ceilings, windows, doors, internal roads, trees, shrubbery etc. shown in the simulated computer graphics images are taken from the object libraries for the purpose of presentation and the prospective buyers of the concerned property are advised to refer to the constructor specifications.
- Additional amenities and or utilities not mentioned or shown in the brochure but may be required as per the law should be deemed to be forming part of the project by the purchaser.
- All Furniture including wardrobes, other sofa furnishings inter-alia curtains, mattresses, bed, linen, upholstery etc. lights and other electrical fixtures and appliances like air conditioners, refrigerators, TVs, telephones, laptops etc., any of the equipment household accessories inter-alia crockery and cutlery, rugs, carpets, decorative pieces and wall hangings, wall papers, utensils etc. apparels and all other consumable and movable items shown in the simulated images do not form part of the sale of any property by the developer.
- All internal dimensions for carpet area are from unfinished wall surfaces.
- Minor variations up to (+/-) 3% in actual carpet areas may occur on account of site conditions/columns/finishes etc.
- In toilets, the carpet areas are inclusive of ledge walls (if any).
- All rights reserved with the developers to make any changes in the project as deemed necessary and all the members shall abide by such changes.
- GST, Stamp duty, registration charges, or any other charges and taxes as & when levied by government or any of its body shall be borne by purchaser/buyer/legal possession holder.
- This brochure is not to be treated as part of the legal document and is for an easy display of the project
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- The photographs & artist impression are for reference only.