



Developers :
Royal Infrastructure

Site:
"LUPIN LARCH", Green Heaven Campus, Atladra-Padra Main Road,
Nr. Samiyala Railway Crossing, Near Banco Aluminum Ltd., Vadodara.

Contact :
98241 68543, 79844 84245, 95379 12389
e-mail: info.royalinfra@gmail.com

Architect: Ruchir Sheth, **Structure:** Shreeji Structural - Ahmedavad

Payment Details: Booking Amount Rs. 2 Lakhs, 20% in week after booking, 20% in 30 days, 10% in 60 days & balance 50% as work progress.

Note:
Stamp duty, Registration charges, GST (1%), Maintenance, Advance Maintenance, MGVCL Connection and any additional VMC charges will be payable as actual by the purchaser before possession of the property.



Facebook Page



Location

ADDITIONAL BENEFITS:

- PMAY subsidy benefit available on credentials and eligibility criteria of purchaser. (sole discretion of Bank to decide subsidy)
- Project comes under affordable housing.
- Project approved by ICICI, SBI, HDFC, BOB & having APF number for easy loan process to purchaser.
- Personalize home loan services without any service charge to local or outstation purchaser.
- 100% cheque payment possible.

RERA NO. PR/GJ/VADODARA/VADODARA/OTHERS/RAA02908/130618
www.gujrera.gujarat.gov.in

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we take every efforts to deliver it...

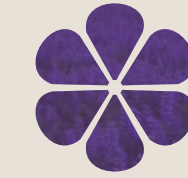
LUPIN
LARCH
2 & 3 BHK PREMIUM FLATS





LUPIN

2-BHK: 1050 SQ.FT.
3-BHK: 2100 SQ.FT.



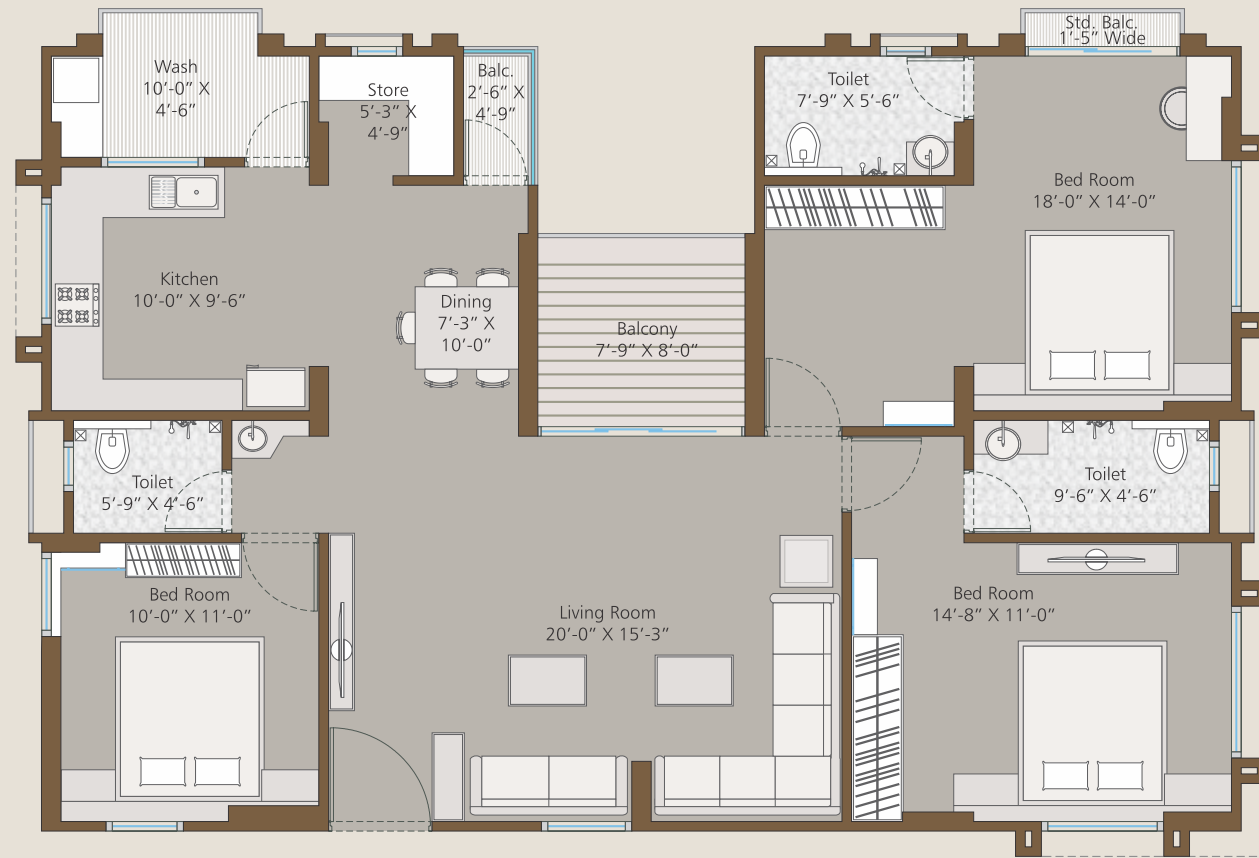
LARCH

2-BHK: 1050 SQ.FT.
3-BHK: 2100 SQ.FT.



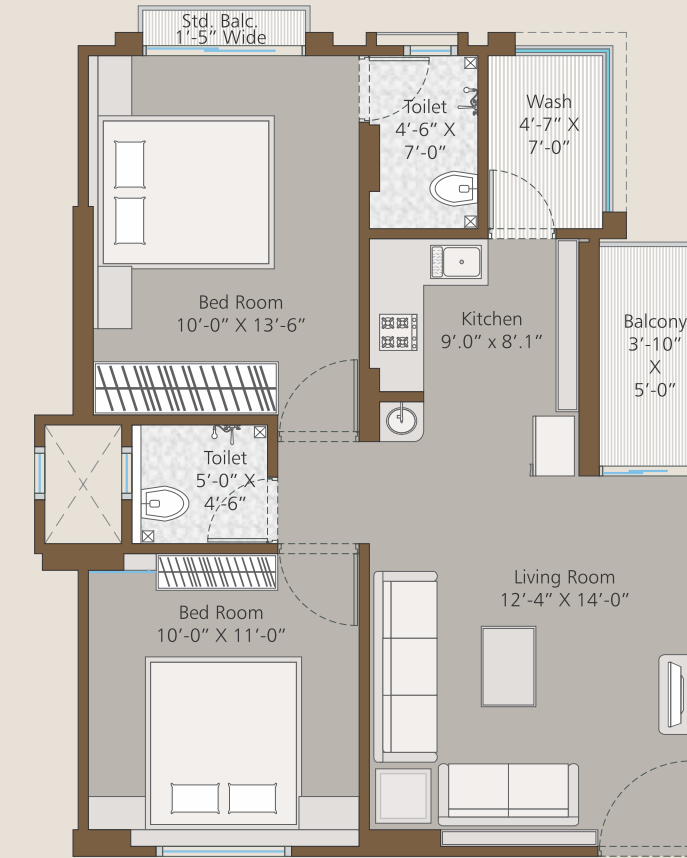
3-BHK

S.B.A. - 2100 Sq.ft.



2-BHK

S.B.A. - 1050 Sq.ft.



SPECIFICATIONS....

Structure :

Earthquake resistant RCC frame structure with brick / block masonry work as per structural design

Finishing :

Internal smooth finished plaster with putty external plaster with weather proof paint

Flooring :

Vitrified tiles flooring in all rooms

Granite platform with SS sink and glazed tiles dedo upto lintel level above platform

Bathroom :

Designer tiles upto lintal level with standard quality C.P. fittings

Doors :

Elegant entrance door and Internal flush door with laminate

Colour anodized aluminum section window

Plumbing :

Concealed plumbing with standard fittings

Electrification :

Concealed copper wiring with good quality switches sufficient electrical point in kitchen and all rooms and AC point in master bedroom

AMENITIES....

- Well elevated main entrance gate with security cabin
- 24 hours security
- Periphery compound wall for gated community
- Landscaped garden for common plot
- Concrete road & paver for dust free environment
- Underground cabling for power supply
- Children Park and Jogging track

- Senior citizen sitting
- Generator facility for common passage & Lift
- 24 hour water supply with borewel
- Corporation water supply to be connected soon.
- Intercom facilities
- 2 Lift's for each wing
- All Units facing East-West direction as per Vastu
- Ample parking for 4 & 2 wheelers

