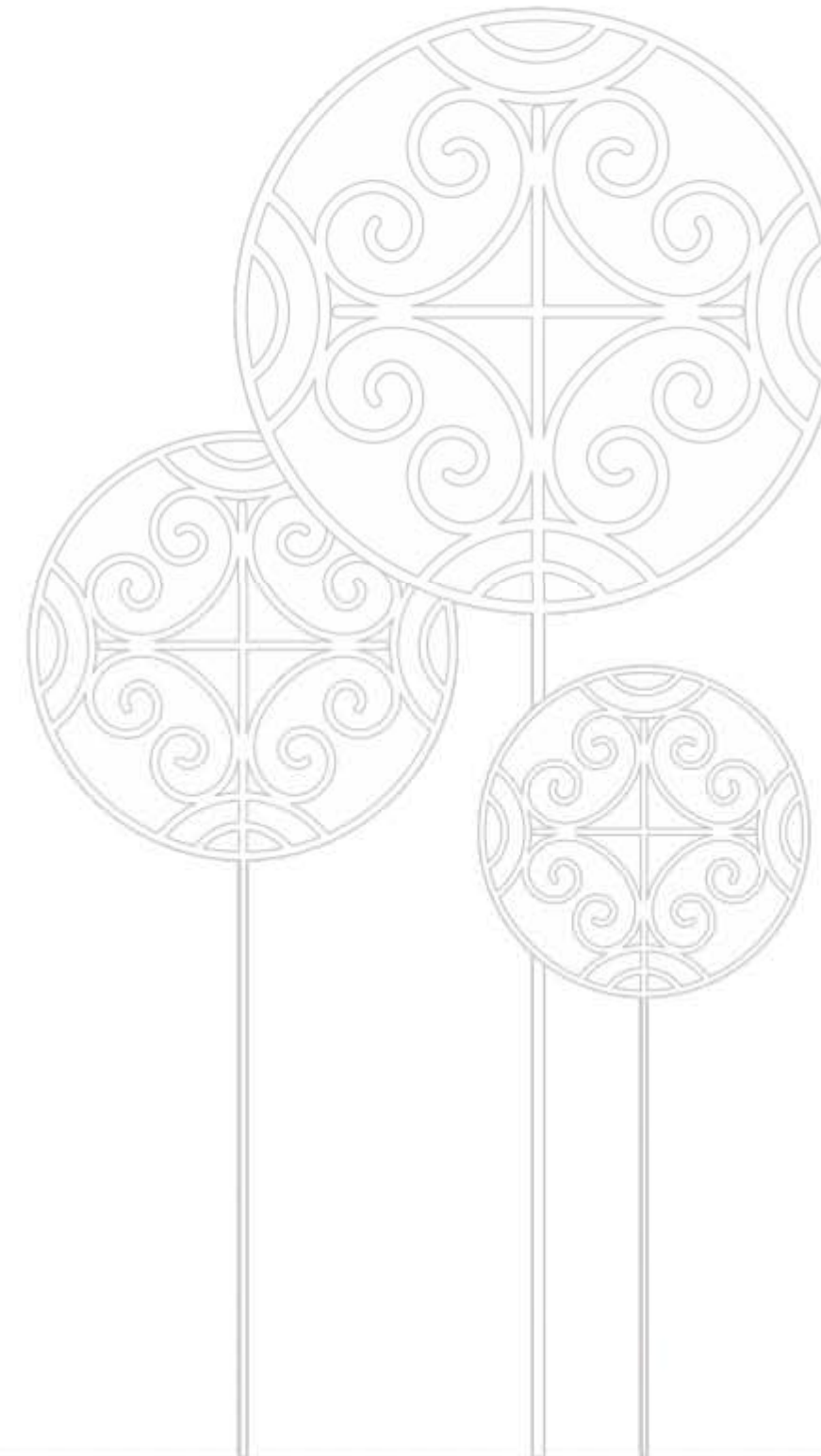


RATNAM
GARDENBAY



RATNAM BUILDCON

Site: **RATNAM GARDENBAY**,
Opp. Orchid Harmony, Nr. Ambe Public School,
Sama - Savli Road, Vadodara

M: +91 99044 00663,
+91 99044 00664
E: ratnam.gardenbay@gmail.com
W: www.ratnamgroup.com

RERA Reg. No.: PR/GJ/VADODARA/VADODARA/Other/RAA00000/0000000
Website: www.gujrera.gujarat.gov.in

Architect:



Liaison Architect:



Structural Consultant:



MEPF Consultant:





B Building Togetherness

Building together is not a new idea, it is rather a very old one. In medieval times, in the villages, when a farmer needed a new barn, the farmer called the carpenter to realize the construction. But already, as a carpenter, you can't work alone. You always need a team of two or three people. Hence, in order to build the structure up, they needed as many hands as possible. They would work and celebrate their collective and visible achievements together. It is always a nice moment.



FROM THE **HEART** OF *Architect*

The modern profession of architecture echoes with its origins, its rich history and the fast-paced changes of the 21st century. Through **GARDENBAY**, architecture and construction were united by the culture, science, material, form, style, and craft to achieve the vision.

We kept in mind the requirements of its discerning customers while designing each apartment of this project. We took only two apartments on each floor. So that you keep luxury with privacy.

GARDENBAY is known by its garden's architecture and immenseness of building. It is phenomenal that you can have a view of the spectacular garden from each well-ventilated apartment. As an architect, we never compromised on quality. All the amenities and minute details are our dream which is well implemented in **RATNAM GARDENBAY**.

So, Give a Visit to Enormously Perfect Homes.



Getting Around Around

Your neighbourhood places need and want within easy reach, for every member of your family.



PROXIMITY

- Airport 4.5 Km
- Super Market 0.7 Km
- School 0.5 Km
- Railway Station 8 Km
- Sports Center 3 Km
- Hospital 0.5 Km
- Petrol Pump 0.8 Km
- Temple 2.0 Km
- Bus Stop 1.5 Km
- Express Way / National Highway 2.0 Km



Our Philosophy

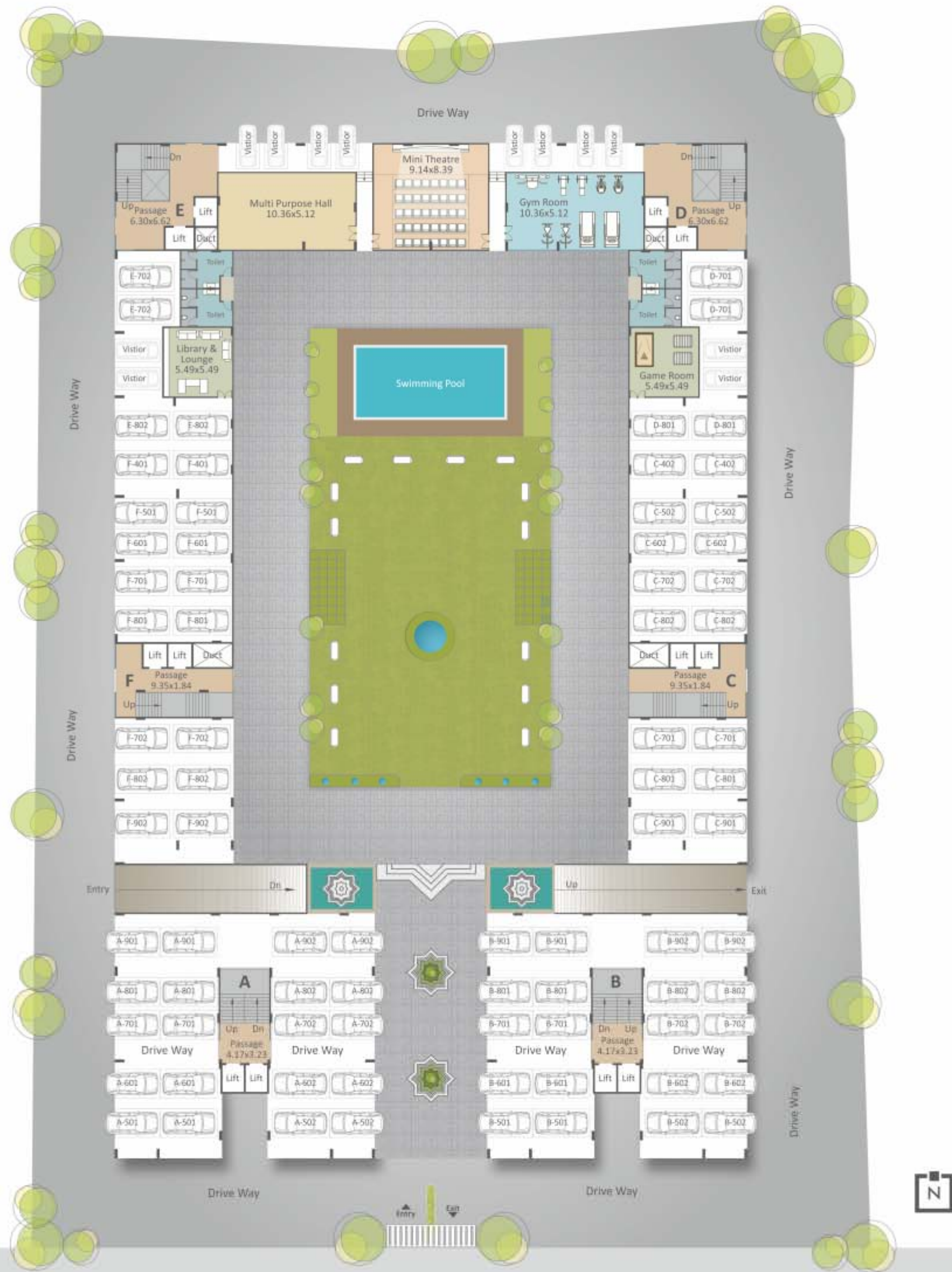
IS TO BE OPEN

We begin life with a curious fascination of what is possible in life. We all have dreams. Some blossom into brilliant reality while others wither. Many of us look upon the success of others and wonder, why not for me? There is a very real reason. It all stems from the philosophy we take into the process.



Grounded

FLOOR LAYOUT

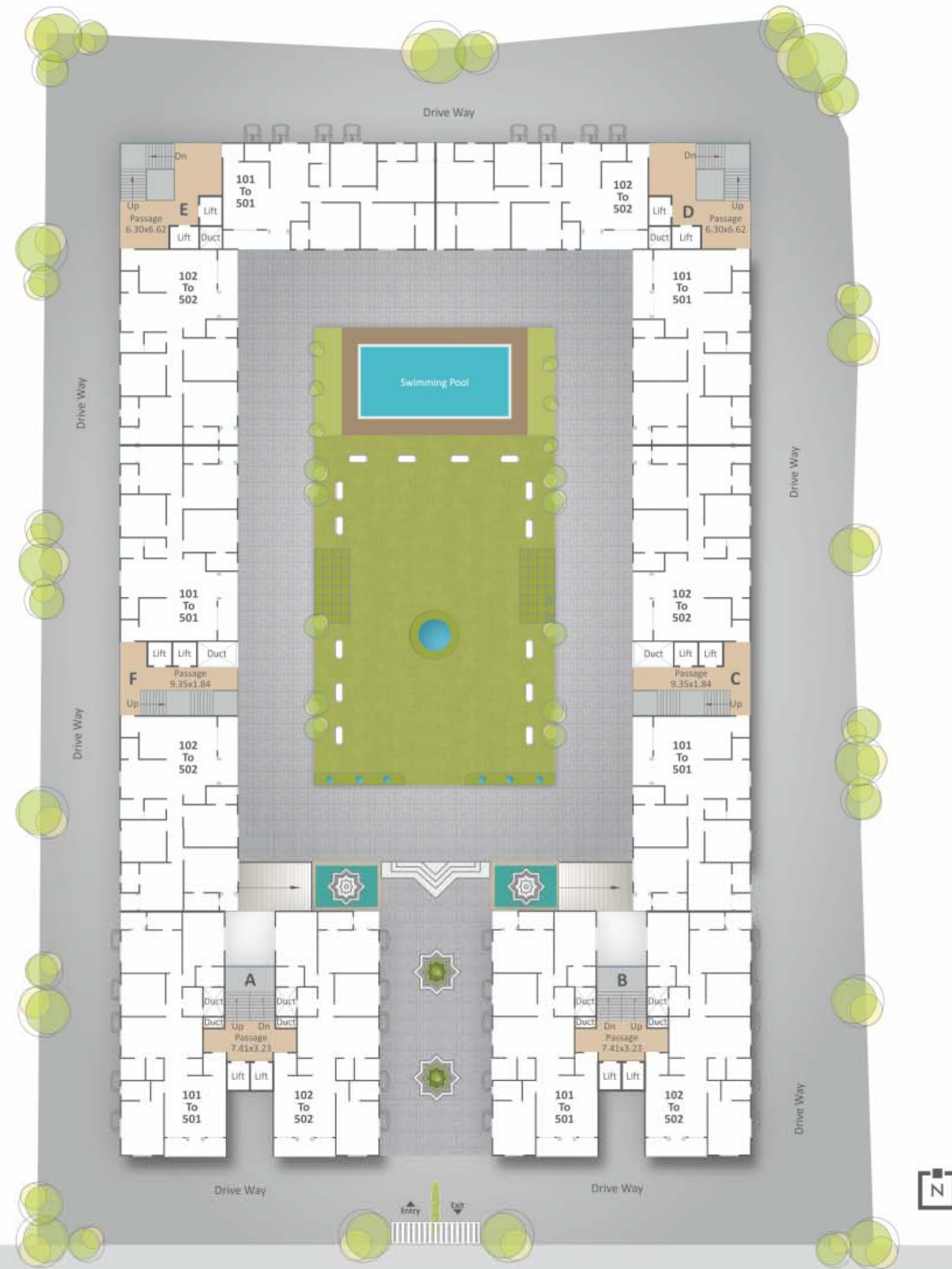


12.00 Mt. T.P. Road

Typical

FLOOR LAYOUT

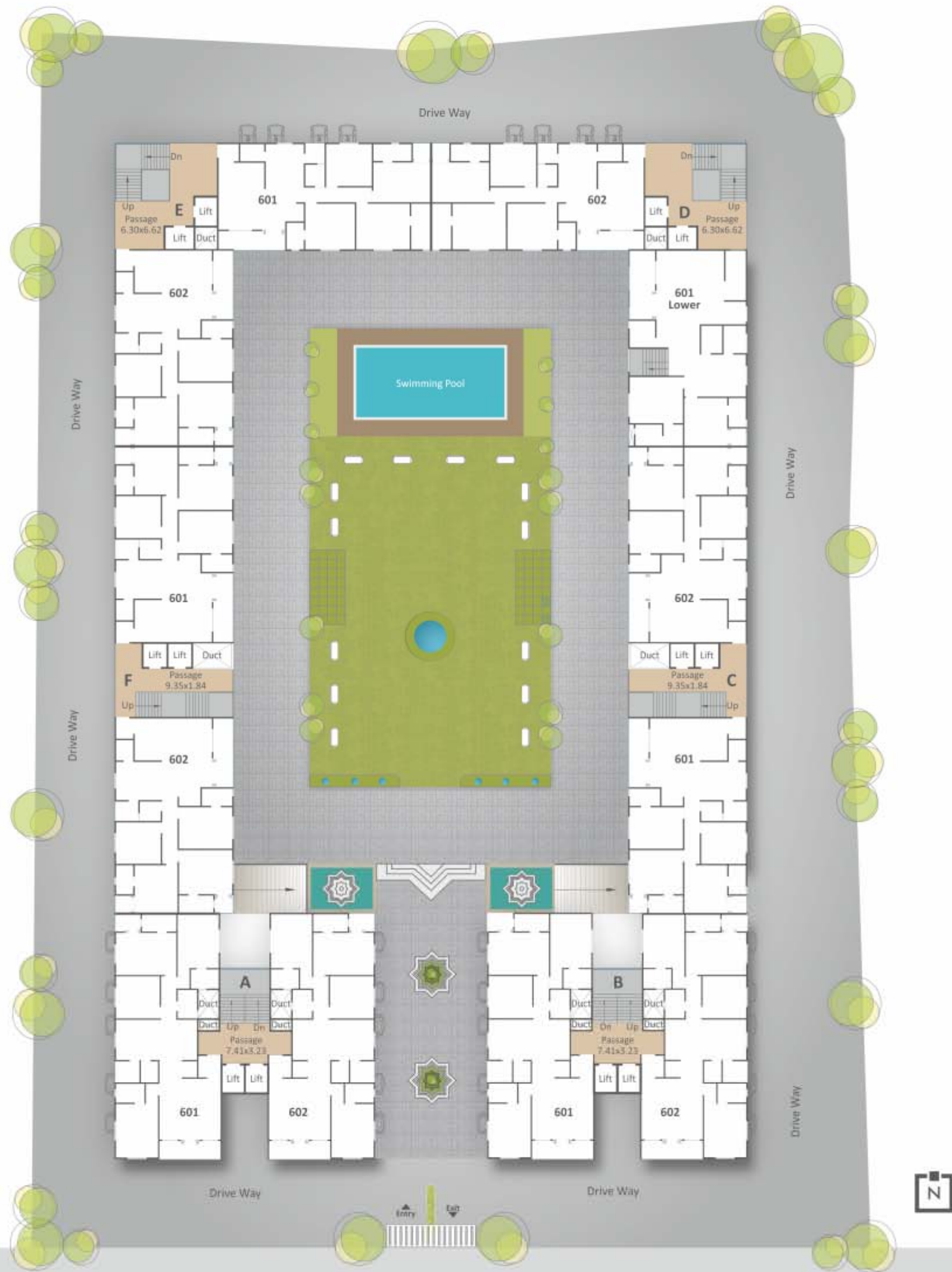
1st to 5th Floor



12.00 Mt. T.P. Road

Sixth

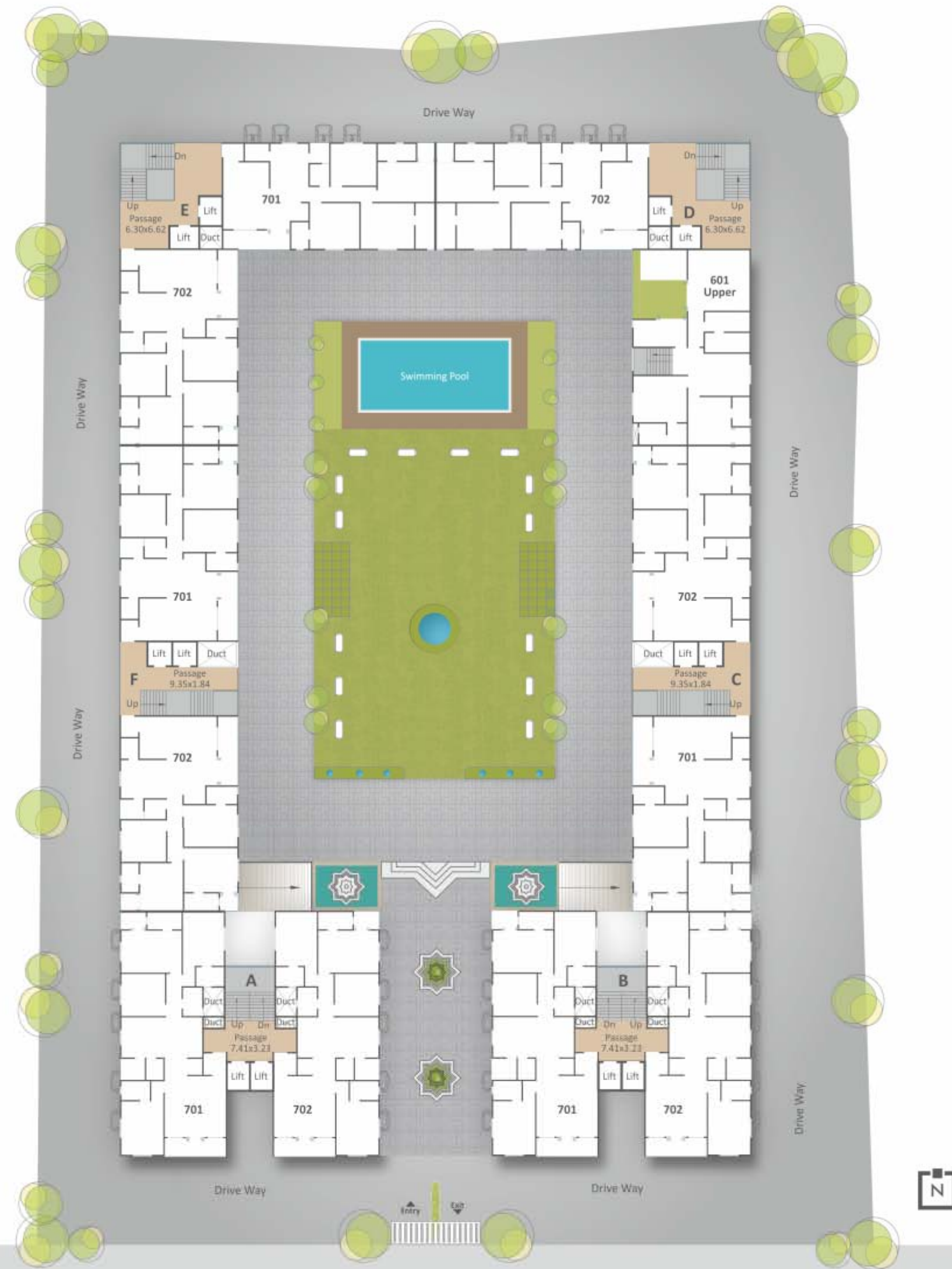
FLOOR LAYOUT



12.00 Mt. T.P. Road

Seventh

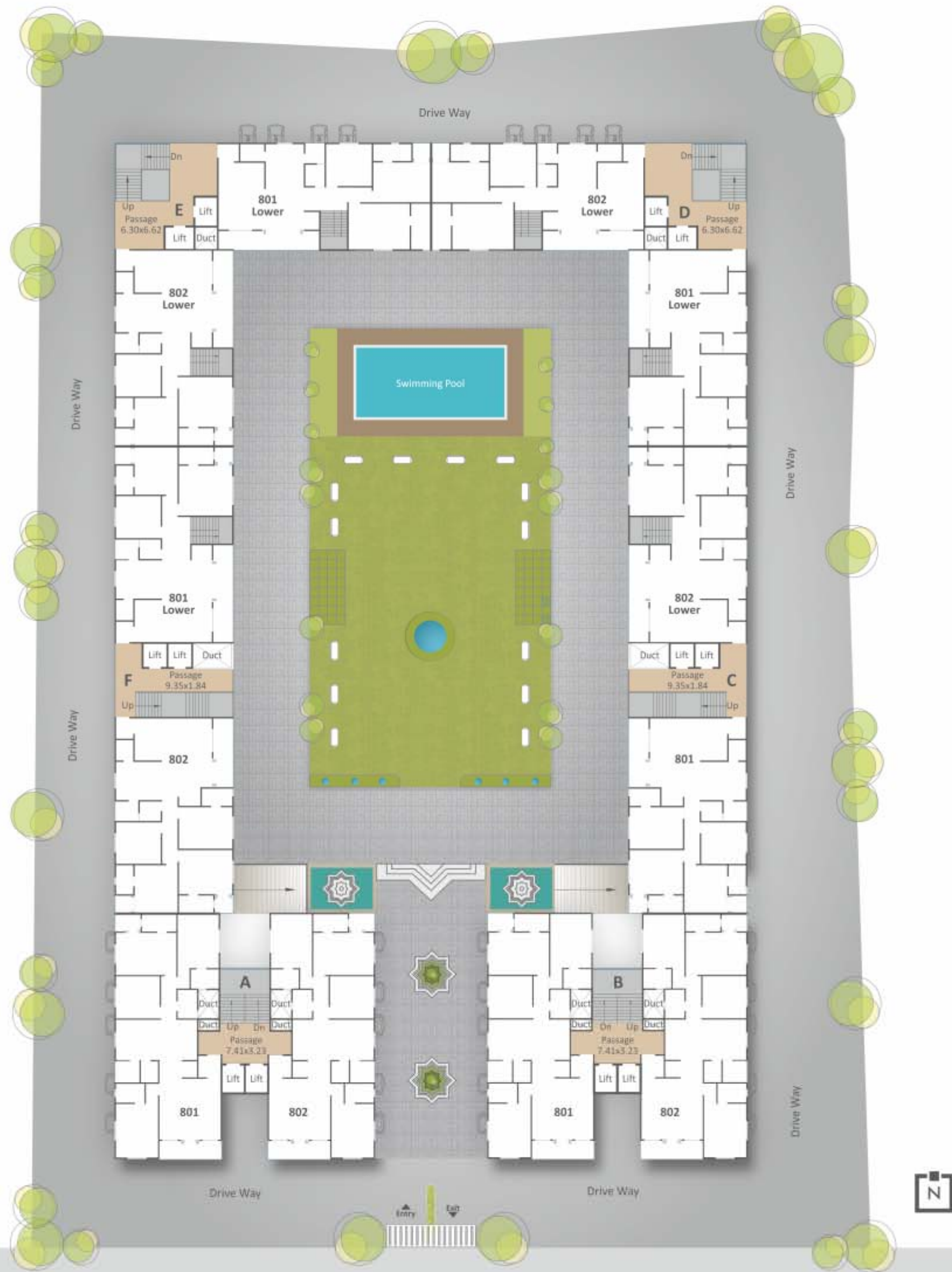
FLOOR LAYOUT



12.00 Mt. T.P. Road

Eighth

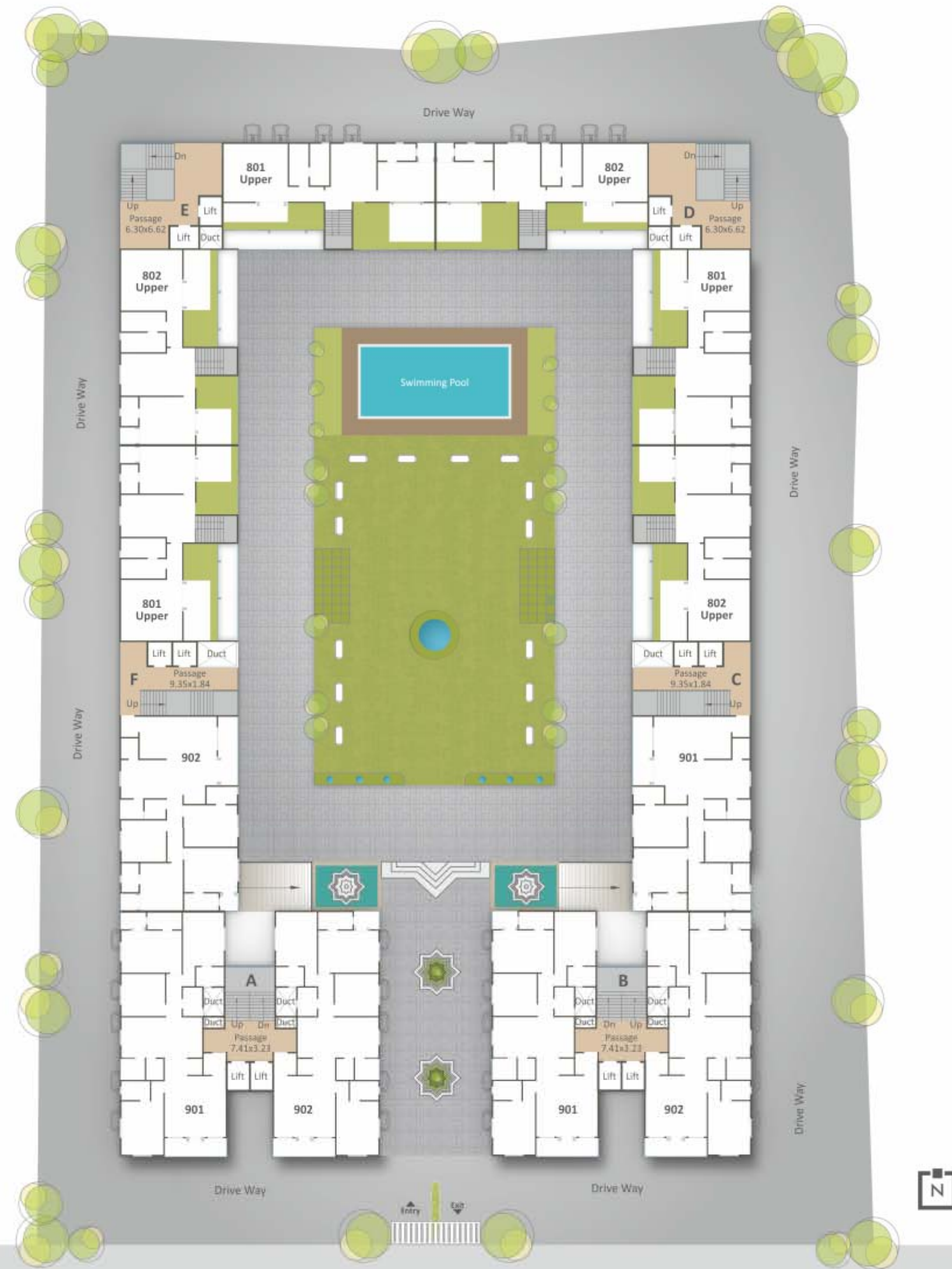
FLOOR LAYOUT



12.00 Mt. T.P. Road

Nineth

FLOOR LAYOUT



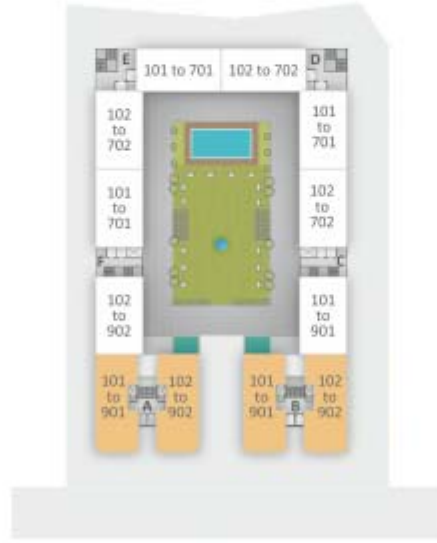
12.00 Mt. T.P. Road



Tower

A-B (1st to 9th Floor)

4 BHK



01	Foyer	1.77x1.70
02	Living Room	4.48x4.85
03	Balcony	5.00x1.50
04	Pooja	1.22x1.27
05	Kitchen/Dining	6.46x3.20
06	Store	1.37x1.68
07	Wash	1.98x1.68
08	Bedroom	3.35x4.26
09	Toilet	2.27x1.50
10	Passage	1.22 wide
11	Bedroom	3.48x3.35
12	Toilet	1.54x2.27
13	Bedroom	4.81x3.35
14	Toilet	2.74x1.37
15	Balcony	2.07x1.37
16	Bedroom	3.27x4.28
17	Toilet	2.21x1.52

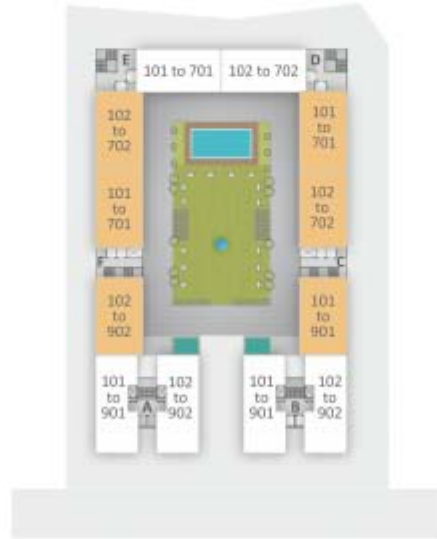


RERA Carpet : 136.99 Sq. Mt.
Balcony : 13.69 Sq. Mt.
Total Area : 150.68 Sq. Mt.



Tower C-D-E-F (1st to 7th Floor)

4 BHK



01	Foyer	1.37x1.62
02	Living Room	6.17x3.35
03	Balcony	1.63x5.49
04	Pooja	1.71x1.49
05	Kitchen/Dining	7.66x3.05
06	Store	1.37x1.62
07	Wash	1.89x1.55
08	Bedroom	3.57x3.35
09	Toilet	1.68x1.55
10	Passage	1.22 wide
11	Bedroom	4.25x3.35
12	Toilet	2.43x1.37
13	Bedroom	4.25x3.51
14	Toilet	2.74x1.38
15	Balcony	1.51x1.50
16	Bedroom	3.43x3.80
17	Toilet	1.37x2.32
18	Balcony	1.60x1.37



RERA Carpet : 127.62 Sq. Mt.
Balcony : 15.97 Sq. Mt.
Total Area : 143.59 Sq. Mt.



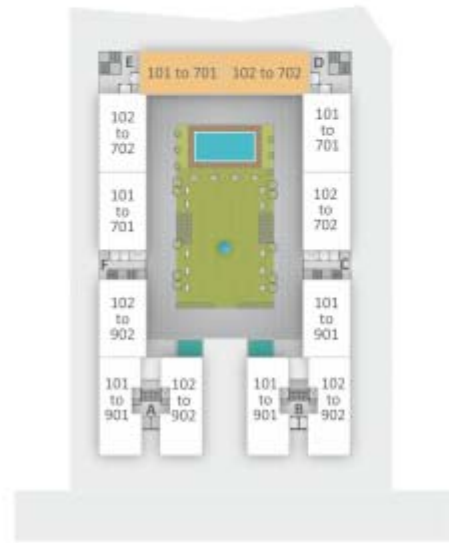
Tower

D-E
(1st to 7th Floor)

4 BHK



RERA Carpet : 128.42 Sq. Mt.
Balcony : 12.98 Sq. Mt.
Total Area : 141.40 Sq. Mt.



Entry

01	Foyer	1.62x1.37
02	Living Room	3.65x5.33
03	Balcony	5.33x1.57
04	Pooja	1.49x1.41
05	Kitchen/Dining	3.05x6.82
06	Store	1.92x1.37
07	Wash	1.55x1.59
08	Bedroom	3.66x3.34
09	Toilet	1.55x1.70
10	Passage	1.18 wide
11	Bedroom	4.57x3.17
12	Toilet/Dress	3.05x1.35
13	Balcony	1.40x1.57
14	Bedroom	4.27x3.64
15	Toilet/Dress	1.54x3.64
16	Bedroom	3.96x3.64
17	Toilet	1.37x2.12

With great **POWER**,
comes great **RESPONSIBILITY**



Gate with
Security Cabin



24x7 CCTV
Camera



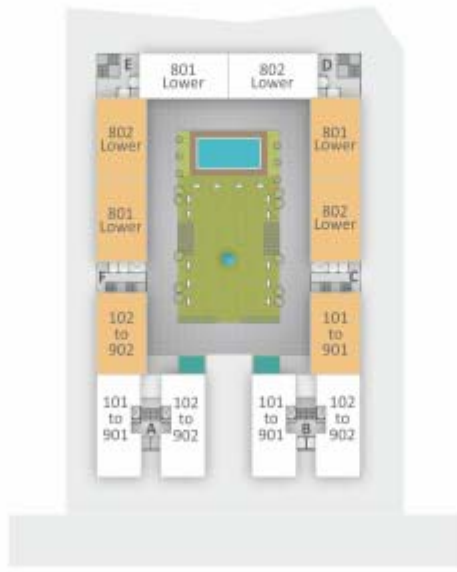
High Quality
Elevation



Tower

C-D-E-F
(8th Floor 5B2HK)

PENTHOUSE
Lower Floor Plan



01	Foyer	1.37x1.62
02	Living Room	6.17x3.35
03	Terrace	12.57 Sq.Mt.
04	Pooja	1.61x1.22
05	Kitchen/Dining	7.66x3.05
06	Store	1.37x1.62
07	Wash	1.89x1.55
08	Bedroom	3.57x3.35
09	Toilet	1.68x1.55
10	Bedroom	3.43x3.80
11	Toilet	1.37x2.32
12	Balcony	1.60x1.37
13	Bedroom	4.25x3.97
14	Toilet	2.74x1.38
15	Balcony	1.51x1.50



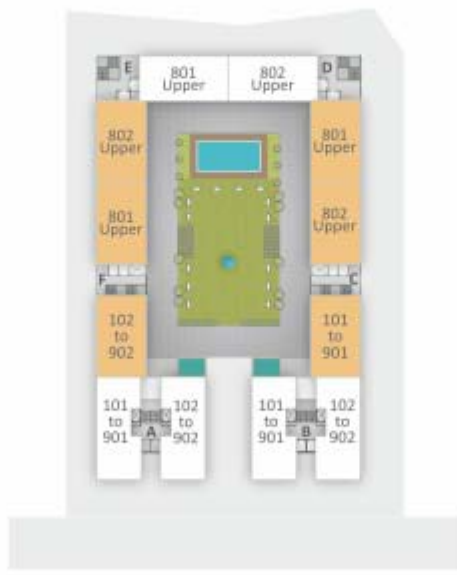
RERA Carpet : 213.06 Sq. Mt.
Balcony : 61.32 Sq. Mt.
Total Area : 274.38 Sq. Mt.



Tower

C-D-E-F
(8th Floor 5B2HK)

PENTHOUSE
Upper Floor Plan



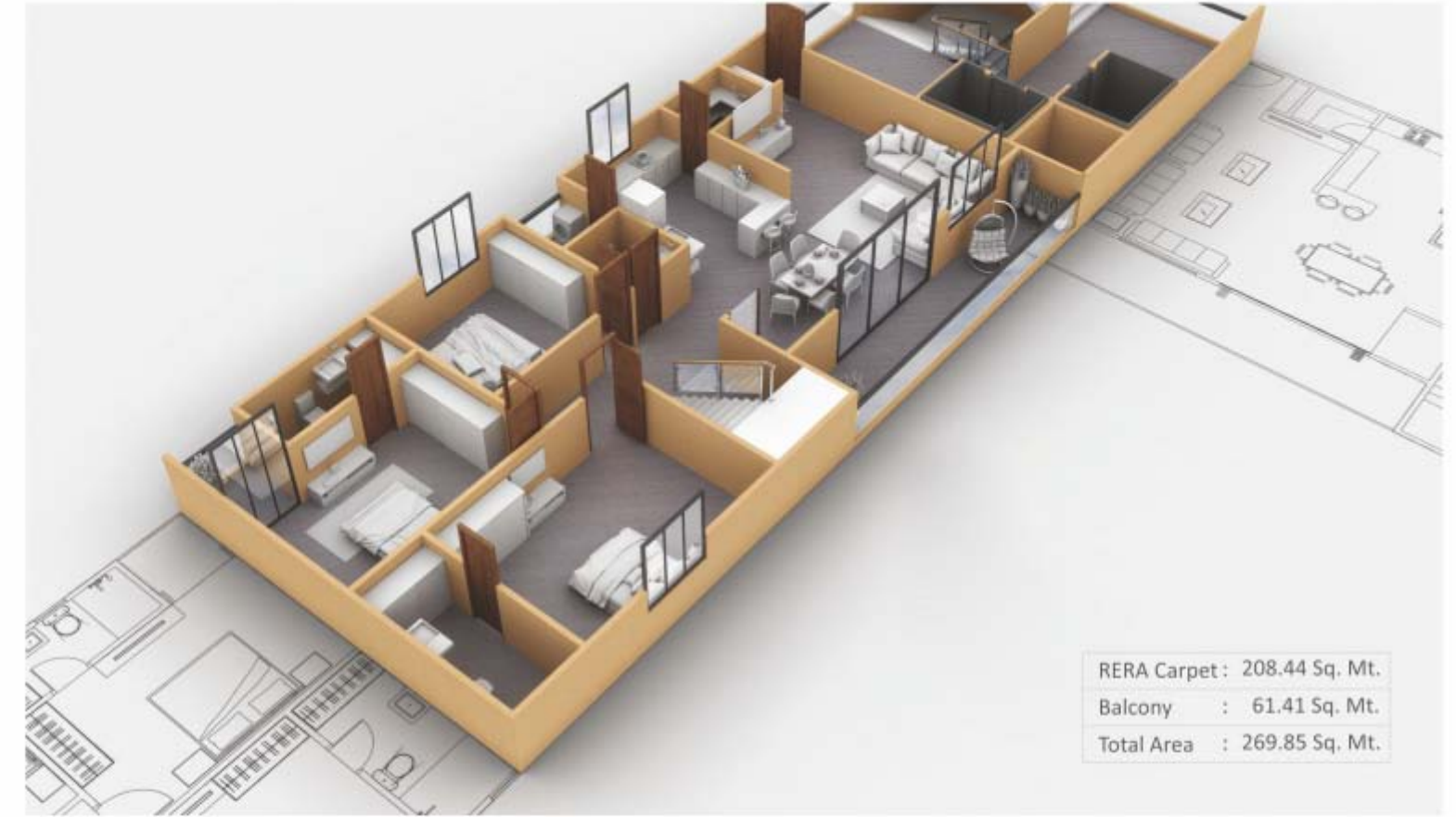
01	Bedroom	4.90x4.85
02	Dress	3.57x1.55
03	Toilet	3.57x1.55
04	Terrace	21.31 Sq.Mt.
05	Family Sitting	5.93x3.35
06	Bedroom	4.45x3.80
07	Toilet	2.32x1.38
08	Balcony	1.60x1.37
09	Terrace	18.33 Sq.Mt.



Tower

D-E
(8th Floor 5B2HK)

PENTHOUSE
Lower Floor Plan



RERA Carpet : 208.44 Sq. Mt.
Balcony : 61.41 Sq. Mt.
Total Area : 269.85 Sq. Mt.

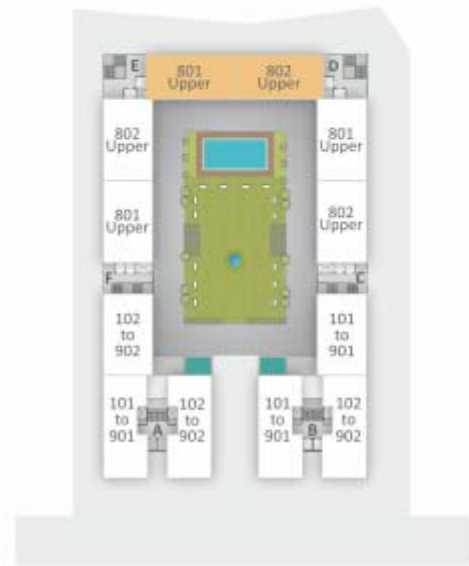


01	Foyer	1.62x1.37
02	Living Room	3.65x5.33
03	Terrace	12.65 Sq.Mt.
04	Pooja	1.22x1.41
05	Kitchen/Dining	3.05x6.82
06	Store	1.92x1.37
07	Wash	1.55x1.64
08	Bedroom	3.66x3.34
09	Toilet	1.55x1.70
10	Bedroom	4.88x3.64
11	Toilet/Dress	1.54x3.64
12	Bedroom	4.57x3.17
13	Toilet/Dress	3.05x1.35
14	Balcony	1.40x1.57

Tower

D-E
(8th Floor 5B2HK)

PENTHOUSE
Upper Floor Plan



01	Bedroom	5.15x4.64
02	Dress	1.55x3.34
03	Toilet	1.55x2.34
04	Terrace	17.55 Sq.Mt.
05	Family Sitting	3.66x4.64
06	Bedroom	4.57x3.17
07	Toilet/Dress	3.05x1.35
08	Balcony	1.40x1.57
09	Terrace	24.56 Sq.Mt.



Specifications

Additional SPECIFICATIONS

STRUCTURE

- Earthquake resistant RCC frame structure designed by approved Structural Consultant

FLOORING

- 1200mm x 1200mm (4ft x 4ft) premium quality glazed vitrified tiles in Living Room, Family Sitting, Kitchen, Dining and Passage with skirting
- 600mm x 1200mm (2ft x 4ft) in all Bedrooms with skirting
- Anti-skid flooring in Bath, Wash and Balcony

WALL FINISH

- INTERIOR: Smooth finish plaster with 2 coat Putty and Primer
- EXTERIOR: Double coat plaster with Weather Resistant Paint

ELECTRIFICATION

- 3-phase concealed copper wiring as per ISI Standard of Anchor / Finolex / RR Kabel or equivalent
- Modular switches (Schneider Electric or equivalent)
- Adequate electric points in each room as per Architect's planning
- Geyser points in each bathroom
- TV point in Living Room and in one Bedroom
- Separate MCB for each room

AIR-CONDITIONING

- Copper piping done from indoor unit to outdoor unit for each AC point
- AC point in Living Room, Family Sitting, Dining and in all Bedrooms

KITCHEN

- Premium quality granite platform with S.S. sink
- Dado up to beam bottom

BATHROOMS

- Designer Bathrooms with premium quality bath fittings and sanitary wares (Jaguar / Kohler / Cera or equivalent)
- Premium quality ceramic tiles dado up to beam bottom

DOORS

- MAIN DOOR: High quality decorative door with Veneer Finish on both sides and Wooden Frame
- INTERNAL DOORS: Laminated flush door with granite frame
- All doors with premium lock fittings

WINDOWS

- Fenesta made UPVC sliding window with fully glazed glass shutters
- Granite frame for window

TERRACE

- Elegant China Mosaic finish with waterproofing treatment

OTHERS

- Two automatic elevators in each tower (Schindler or equivalent)
- Trimix concrete internal road with streetlight
- Underground cabling for Wire-free campus

- Single entry campus with CCTV surveillance in common area
- Elegant Entry Foyer in each tower with smart security lock
- 2 covered allotted car parking per unit
- Ample visitors parking
- Rainwater harvesting
- Fire fighting system
- Solar electrification system for common area
- Level controllers in water tanks to avoid wastage
- Power backup for common illuminations and elevators
- Anti - termite treatment
- R.O. to each unit
- Only two apartments on each floor
- 24 Hours Water supply

Enjoy Every

**MOMENT HERE
& NOW**

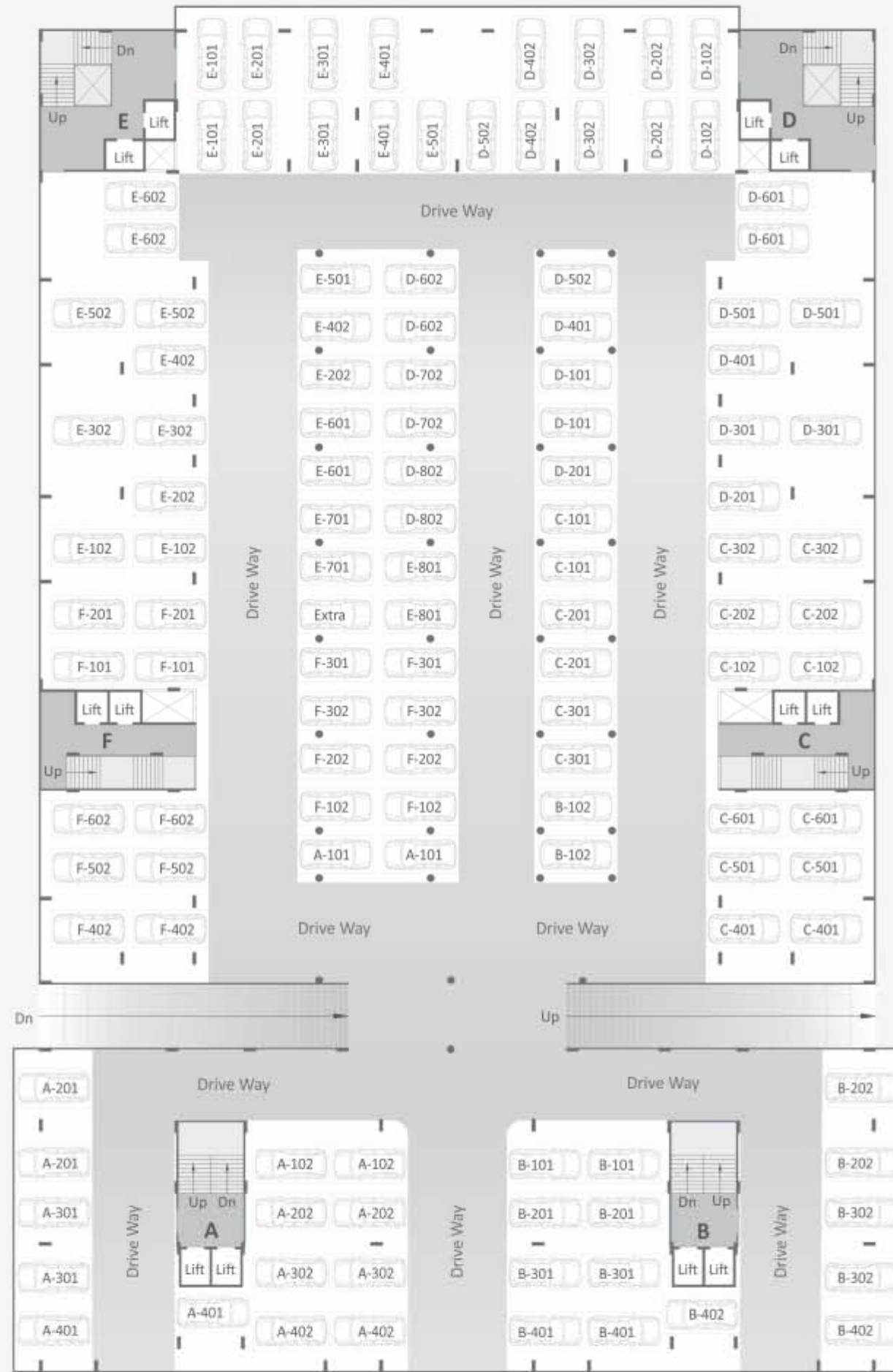
You must live in the present, launch yourself on every wave, find your eternity in each moment. Others stand on their island of opportunities and look toward another land. There is no other land; there is no other life but this.

Entertainment within PREMISES

- | | | |
|---|--|---|
|  Mini Theatre |  Game Room |  Gymnasium |
|  Multi Purpose Hall |  Elegant Entrance Foyer |  Swimming Pool |
|  Kids Play Area |  Gazebo |  Contemporary Interiors In All Amenities |
|  Lush Green Landscape Garden |  Library & Lounge |  Jogging Track |



Basement



Loaded with REPUTED BRANDS

Jaquar
GROUP

KOHLER.

CERA

Fenesta
Better by Design

Godrej

Schindler

ASTRAL
PIPES

Schneider
Electric

RR KÄBEL

dp
asianpaints

Finolex
Cables Limited

ISI

Disclaimer: The developers reserve the right to change / alter the brands specified above, subject to its availability to an equivalent and competitive product.

Payment Modes: • 10% At the time of Booking • 20% At the time of Banakhat • 15% Plinth Level • 25% Slab Level • 05% Brick Masonry, Flooring and Plaster Work • 05% Sanitary Fitting and Common Area Finishing • 05% Plumbing, Outer Plaster and Elevation Treatment • 10% Finishing Work • 05% At the time of Saledeed and before Possession

Notes: (01) The Booking of the unit is confirmed only after receiving 30% of total cost, till then it will be treated as advance for allotted unit. (02) Possession will be given after one month of settlement of all account. Also vastupuja, furniture work will be permitted only after possession. (03) Development Charge, Stamp Duty, GST, Common Maintenance Charges, Legal Charges, MGCL, VMSS / VUDA Charges will be paid by the purchaser. (04) Any new Central or State Gov. Taxes, if applicable shall have to borne by purchaser. (05) Payment dues are to be paid within 7 days from the date of completion of each stage of work or as per commitment. (06) For delay in payment as per the above schedule, interest as per RERA will be charged extra. If the due/committed payment is delayed continuously for more than 90 days, the developer reserves all rights to cancel that booking by giving simple notice and booking amount will be returned within 30 days after deduction of 10% plus extra work cost (if done) from booking amount. (07) Developers shall have the right to change the plan, elevation, specification or extend the scheme or any details herein will be binding to all. (08) In case of delay in the procedure or any activity of corporation/VUDA, MGCL or any authority shall be faced united. (09) Extra work shall be executed only after receiving full payment in advance - subject to approval. (10) Any kind of alteration or change is strictly not allowed inside or outside of unit which affect the elevation or outer look or strength of the unit or project. (11) Any plans, specifications or information in this brochure can not form legal part of an offer, contract or agreement. It is only depiction of the project. (12) All disputes are subject to Vadodara jurisdiction.