

A PROJECT BY



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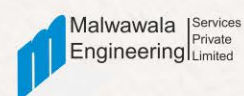
ARCHITECT



STRUCTURE



MEP CONSULTANT



VASTU CONSULTANT

**GURUDUTT
SHENOY**

Site Address:

The Majesty, T.P.S-7, (Vesu Magdalla), F.P.-10/Subplot 2,
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Developer by:- RATNAKAR DEVELOPERS

WE REQUEST

- Stamp duty, registration charges, legal charges, meter charges, building insurance, society maintenance charges (from the date of BUC) etc. shall be borne by the purchaser.
- GST, TDS & all other taxes prevailing or that may be levied in future will be borne by purchaser.
- Any Additional charges or Duties levied by the government / local authorities during or after the completion of the scheme like SMC Tax, will be borne by the purchaser.
- In the interest of continual developments & quality of construction, the developer reserves all rights to make any changes in the scheme including technical specification, designs, planning, layout & all purchaser shall abide by such changes.
- Changes / Alteration of any Nature including elevation, exterior color scheme, balcony Grill or any other changes affecting the overall design concept & lookout of the scheme shall strictly not be permitted during or after the completion of the scheme.
- Any RCC member (beam, column & slab etc.) must not be damaged during the interior work or utilizing the unit.
- Low-voltage cables such as telephone, TV and Internet cables shall be strictly laid as per consultant's service drawings with prior consent of developer / builder office.
- No wire / cables / conduits shall be laid or installed in a way such that they from hanging formation on the building exterior face.
- Common passage / landscaped area not allowed to be used for personal purpose.
- This brochure is intended only for easy display & information of the scheme and does not form part of legal documents.

NOTES

- All rights for Alteration / Modification in design or specifications suggested by architects and / or developer shall be binding to all the members.
- BUC (Building Use Certificate) as per SMC rules & clear title for loan purpose.
- This brochure is for private circulation only. By no means, it will form part of any legal contract.

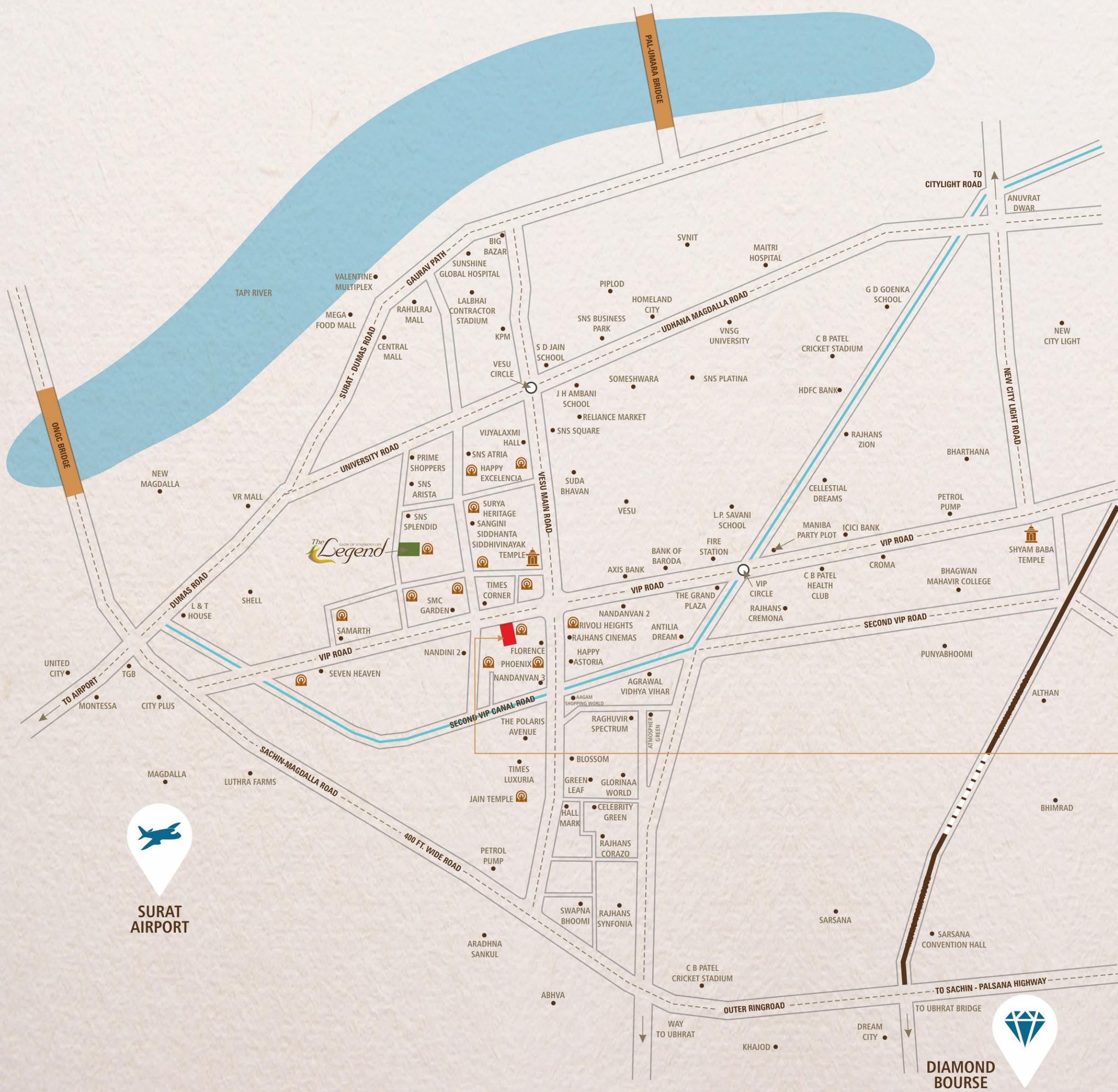
LEGAL DISCLAIMER

- *All furniture / objects shown in the plan are for presentation & understanding purpose only. By no means, it will form a part of final deliverable product.
- # All the elements, objects, treatments, materials, equipment & color scheme shown are artisan's impression and purely for presentation purpose. By no means, it will form a part of the amenities, features or specification of our final products.

THE MAJESTY

5 BHK LAVISH APARTMENTS





THE MAJESTY

5 BHK LAVISH APARTMENTS

LOCATION MAP 





MODERN
ELEVATION



SIDE VIEW



GARDEN



LANDSCAPING



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BUILD. A

1ST TO 12TH FLOOR



THE MAJESTY
5 BHK LAVISH APARTMENTS



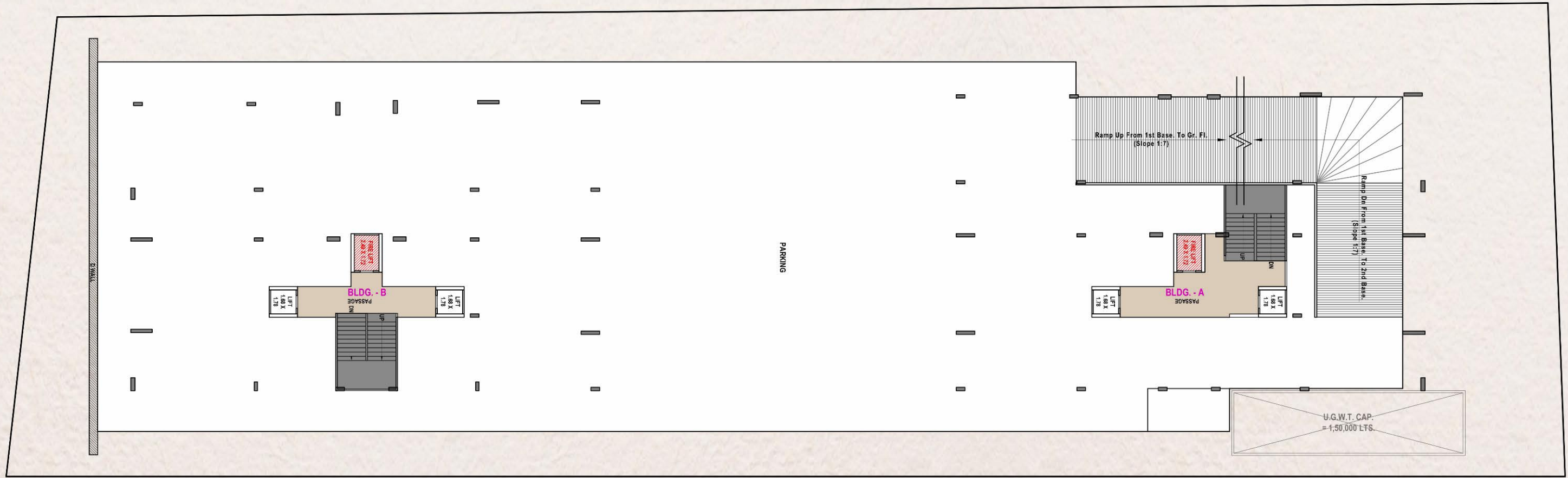
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BUILD. B

1ST TO 12TH FLOOR



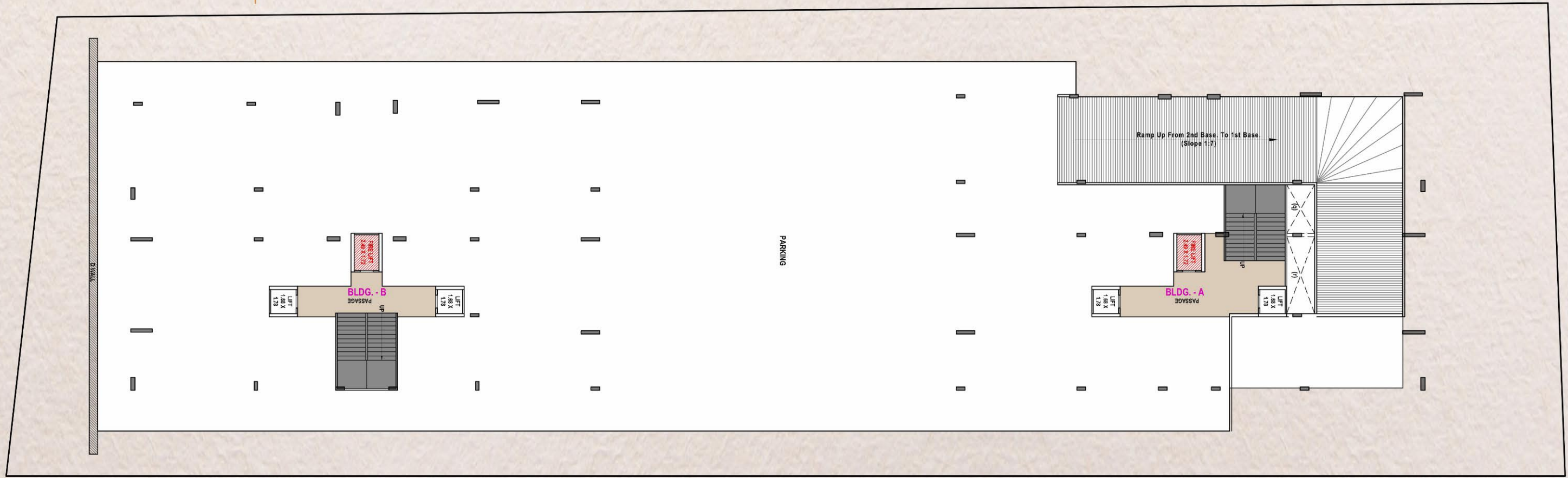
THE MAJESTY
5 BHK LAVISH APARTMENTS



 FIRST BASEMENT | 

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 SECOND BASEMENT | 



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SPECIFICATION

FLOORING

- Italian marble in Living, Dining, Kitchen & Master Bedroom no. 1 & 2.
- Vitrified tiles in Master Bedroom no. 3 & 4 and Wooden flooring in 1 Bedroom.
- Wooden vitrified tiles in all Balcony Decks.

KITCHEN

- Kitchen platform top of Granite stone with sink.
- Granamite tiles Dedo upto slab level.

WASH

- Kota stone flooring and Granamite tiles on Dedo.

STORE

- Granite Racks & Dedo with Standard vitrified tiles.

TOILET

- Master bath 1 & 2: Italian marble & Granamite tile design.
- Master bath 3 & 4: Granite stone & Granamite tile design.
- Bathroom 5: Granamite tile design.

ELECTRIFICATION

- Standard modular switches of Premium quality.
- Standard Company cables.
- Auto Generator Backup in flat (6 AMP).
- Distribution board with MCB & ELCB to ensure safety.
- AC, Dish TV, Internet & Telephone point for each flat.
- 3 Phase Electric Connection in each flat.

AIR CONDITIONING

- VRV System's outdoor unit.

PLUMBING

- Plumbing work according to consultant for longevity of structure.
- Wall hung water closet with Eco friendly water saving flush tanks.
- Hot water supply line from wash area to each Bathrooms of flat.
- Sanitary ware of KOHLER / GROHE / JAQUAR or eq. company.
- Adequate pressure water supply.

RAILING & WINDOW

- Glass / S.S. Railing in flat and staircase area.
- Aluminum anodized section window.

EXTERNAL & INTERNAL WALLS & FINISH

- Walls with Double coat plaster.
- Single coat plaster with white putty on internal walls.

ELEVATORS

- MITSUBISHI, KONE, JOHNSON, SCHINDLER or eq. brand lifts.
- S.S. Finish Cabin with Automatic Doors.
- Equipped with fire Alarms & Intercom system.

DOORS

- Decorative Main Door with polished veneer finish.
- Composite / Granite / Marble framing for internal doors.
- Internal flush Doors with hardware fittings.
- Hard wares & fittings of Standard quality Company.

AMENITIES

RECEPTION FOYER

- Luxurious entrance foyer with canopy
- Italian marble flooring with glass doors
 - Air conditioned
- Comfortable sofa seating
- CCTV surveillance

LUXURIOUS FEATURES

- Indoor game zone
- Gym with necessary equipments
- Multipurpose party hall
 - Toddlers play area
 - Car parking facility
- Handicap Accessibility
- Vastu Compliant

LANDSCAPE AREA

- Children play area
- Jogging track on landscaped lawn
- Well designed lush green garden
- Stunning water body fountains & sculptures
- Gazebo seating

ALLIED FACILITIES

- Impressive elevation of building
- Large entrance gate of campus
- School van pick up stand
- Senior citizen seat out
- Intercom facility / VDP
- Boom barrier security at entry - exit

FIRE SAFETY (AS PER NORMS)

- Fire hydrant system with fire safety equipments
- Water sprinkler system as per fire safety norms