

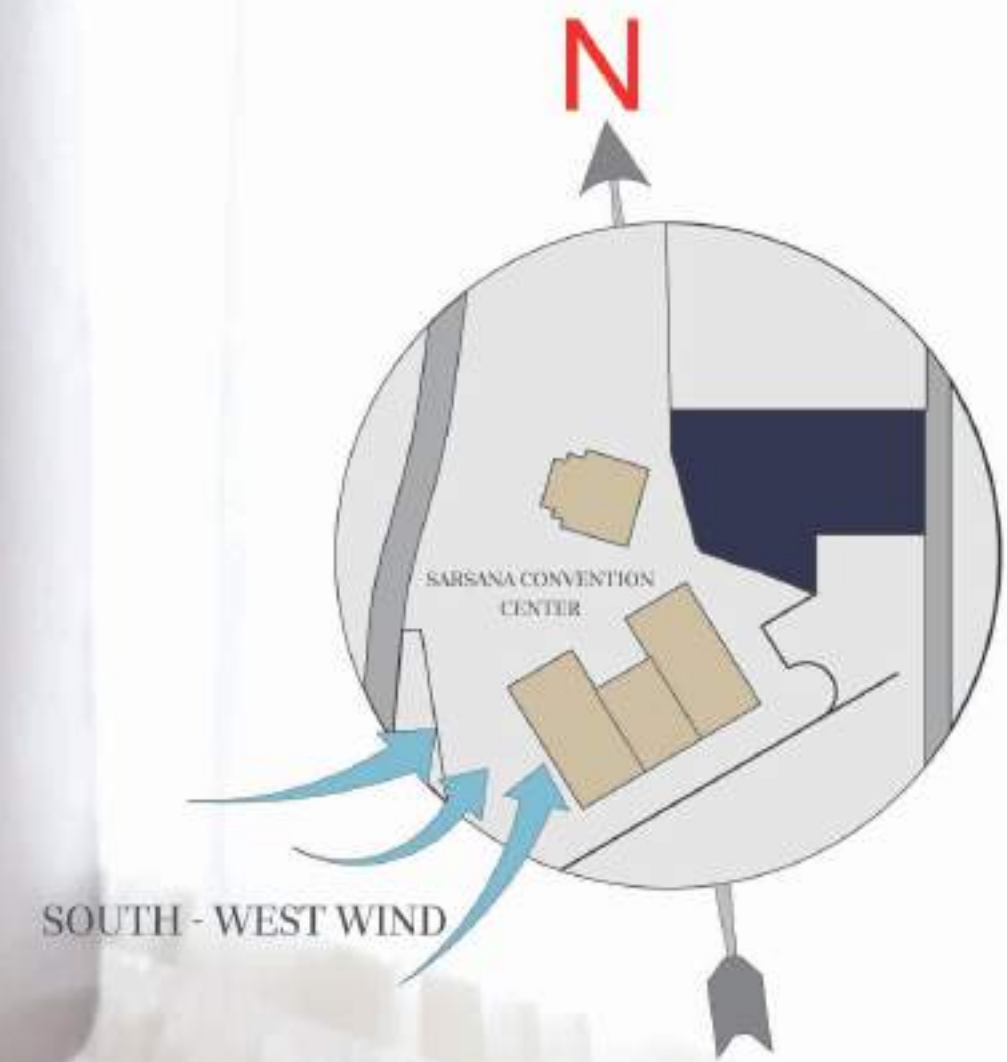
A series of three white lines that start as a single line on the left, then split into two lines that rise and level off on the right.

RAGHUVIR
SHERON



PROJECT USP

- ✓ 1 Minute To Surat Diamond Bourse
- ✓ Only Two Flat Per Floor
- ✓ Three Sides Opening Flat
- ✓ Large Landscape
- ✓ Easy Connectivity To Airport
- ✓ Easy Connectivity To Highway



The Breeze Of Future Is Always Blowing..... We Have Set Your Home To Catch That Breeze Flowing For Ever.

A LIFE
THAT IS DESIGNED AROUND YOU

RAGHUVIR
SHERON



WELCOME TO A WORLD
FULL OF LIMITLESS GREEN LUXURIES



Raghuvir Corporation offers a charming blend of “Elite Living” with the best of contemporary amenities that ensures a warm and luxurious lifestyle in the finest address. The unique combination of vibrant surroundings, quality construction...

RAGHUVIR
SHERON

A HOME
THAT IS SCULPTED FOR YOU





A FOREWORD TO
YOUR ULTIMATE DESIRES



A PRELUDE
TO A LUXURIOUS LIFESTYLE!

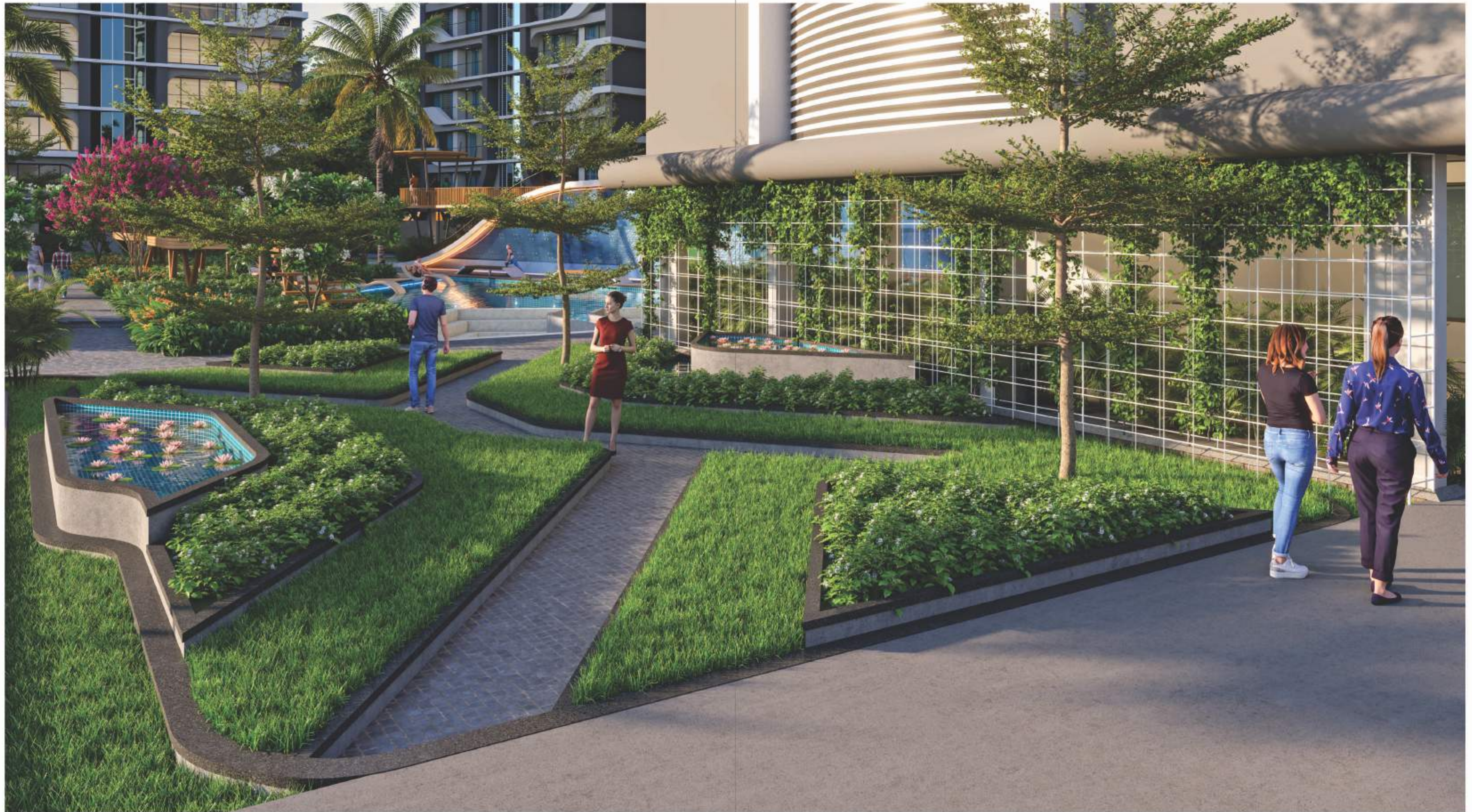
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WELCOME TO A WORLD
FULL OF LIMITLESS LUXURIES



SWIMMING POOL



CONTEMPORARY LIVING

SET IN A FUTURE-READY LOCATION



FLORAL GARDEN





SURAT CONVENTION CENTER

TYPICAL FLOOR LAY-OUT PLAN



LEGENDS

- | | | | |
|----|---------------------------------|----|---------------------------|
| 1 | ENTRY | 16 | STAGE |
| 2 | EXIT | 17 | KITCHEN (AT GROUND FLOOR) |
| 3 | WATCHMAN CABIN | 18 | SITTING |
| 4 | PARKING | 19 | RAMP |
| 5 | FOUNTAIN | 20 | PLANTATION |
| 6 | WALKING PATH | 21 | PARTY LAWN |
| 7 | WAY TO PODIUM | 22 | SWIMMING POOL |
| 8 | LAWN | 23 | CLUB HOUSE |
| 9 | MULTIFUNCTION HALL | 24 | GAZEBO |
| 10 | BANQUET | 25 | FLORAL AREA |
| 11 | INDOOR GAMES | 26 | CHILDREN PLAY AREA |
| 12 | MALE TOILET (AT GROUND FLOOR) | 27 | WOMEN SITTING |
| 13 | FEMALE TOILET (AT GROUND FLOOR) | 28 | SKATING RINK |
| 14 | BRIDE ROOM | 29 | CRICKET PITCH |
| 15 | GROOM ROOM | 30 | SENIOR CITIZEN SITTING |

18.00 mt W I D E R O A D

TO SURAT DIAMOND BOURSE



3 BHK
TYPICAL
FLOOR
PLAN



C|K|Tower



4 BHK TYPICAL FLOOR PLAN



RAGHUVIR
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AMENITIES

COMMON FEATURE

LANDSCAPE GARDEN

- ◇ Landscape for enjoying various celebrations which includes: -
 - ◆ Party Lawn
 - ◆ Gazebo
 - ◆ Fountain
 - ◆ Elevated jogging track
 - ◆ Floral area
 - ◆ Women sitting
 - ◆ Toddler's play area
 - ◆ Skating rink
 - ◆ Outdoor gym
 - ◆ Senior citizen sitting
 - ◆ Meditation area

FITNESS ZONE

- ◇ Swimming pool with separate changing room and shower
- ◇ Outdoor Jacuzzi
- ◇ Steam
- ◇ Unisex gym
- ◇ Toddler Splash Pool

CELEBRATION ZONE

- ◇ Banquet hall with separate walkway experience including
 - ◆ Kitchen
 - ◆ Dining area
 - ◆ Washroom
 - ◆ Bedrooms with attach toilets for guest
- ◇ Attached outdoor party lawn
- ◇ Multifunctional hall

RECREATIONAL ZONE

- ◇ Tabletop Games Zone
 - ◆ Carrom
 - ◆ Chess
 - ◆ Billiards
 - ◆ Uno
- ◇ Pool Table
- ◇ Table Tennis

CAMPUS FEATURES

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 floor or basement)

ENTRANCE GATE

- ◇ Elegant entrance gate on \approx 60 ft wide road.
- ◇ Security Cabin.
- ◇ Well design project name plate.
- ◇ Entry & exit main gate with ramp.

SECURE PREMISES

- ◇ Compound wall around the campus with provision of light points.
- ◇ Boom barrier at gate.
- ◇ 24-hour recording system for camera in common area.
- ◇ Intercom connectivity to all flats, reception & main gate.

RAINWATER HARVESTING

- ◇ Percolating bore-well for rain water harvesting.

ROAD

- ◇ Well finished paver block/ R.C.C road.

BUILDING FEATURES

- ◇ Two automatic lift with S.S cabin.
- ◇ Intercom in lift cabin.
- ◇ Branded generator with six normal points in each flat & in common area for lift, water pumps, common passage & parking light.
- ◇ Building terrace open for society member's use.
- ◇ Underground water tank in each building.
- ◇ Vitrified tile flooring in building passage.
- ◇ Staircase finished with tile.
- ◇ 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
- ◇ Stone racks for store
- ◇ Provision of plumbing point for water purifier

WASH

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

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.
- ◇ Polished granite sills.
- ◇ Full height window
- ◇ Prerequisite of reflective glass in windows.

DOOR

- ◇ Pinewood / stone main door frame.
- ◇ Main door with laminate (front) along with handle and safety lock.
- ◇ Water resistant flush doors with stone frame and hardware fittings in all other doors.

DOCUMENTATIONS

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.
- ◇ EC Certificate.

WALL FINISH

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

ELECTRIFICATION

- ◇ ISI standard modular switches.
- ◇ Copper/Aluminium concealed wiring by RR / Finolex / Polycab.
- ◇ 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

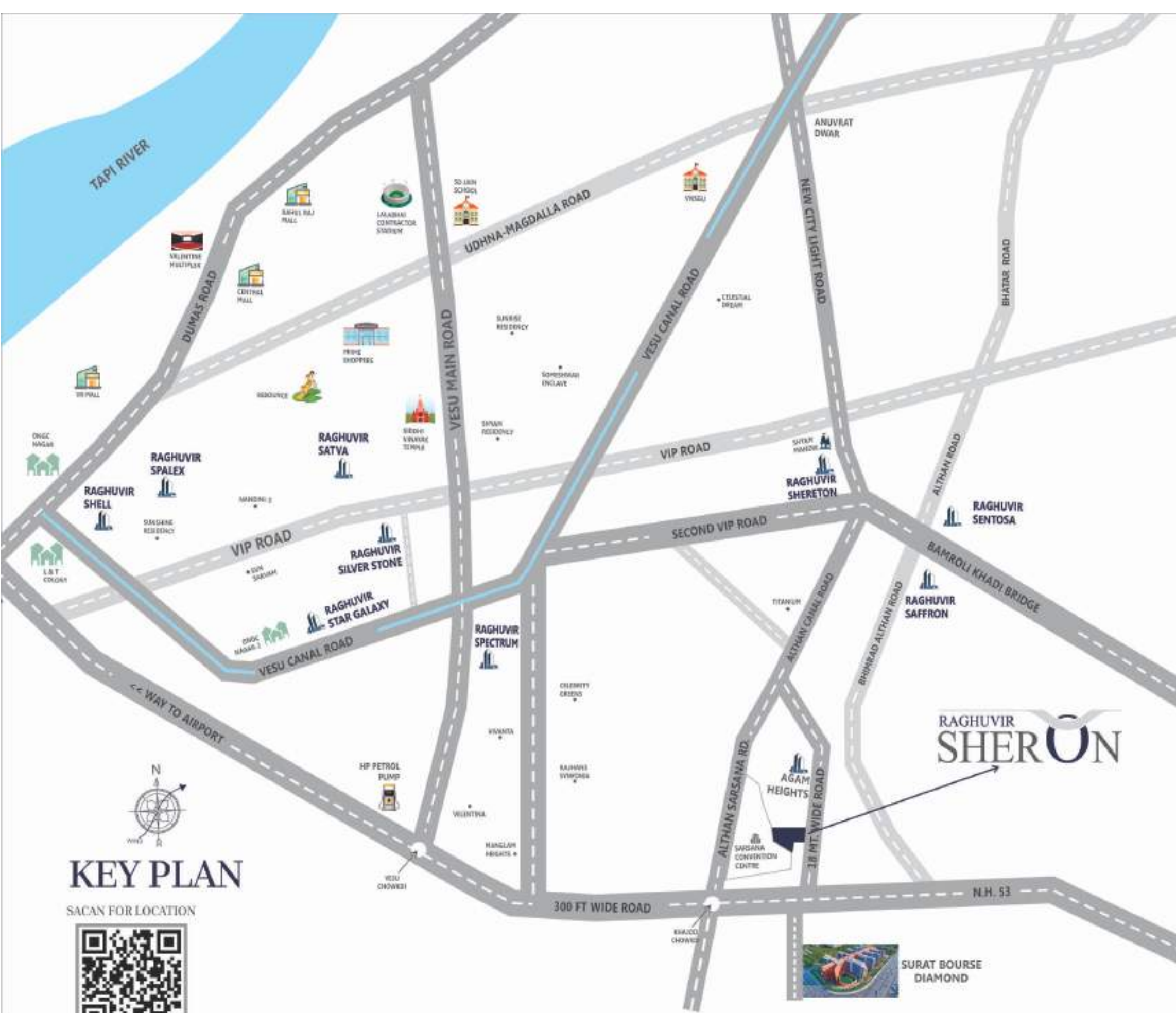
- ◇ I.S.I. brand CPVC & UPVC plumbing & drainage piping by Astral / Ashirvad / Hindware.
- ◇ Provision of central plumbing system for hot water in toilet & common basin (flat wise).

PROJECT GUIDANCE

- ◇ NO. OF BUILDINGS : 13
- ◇ NO. OF FLOOR PER BUILDING : 13
- ◇ FLATS PER EACH FLOOR : 2 & 4
- ◇ NO OF FLAT IN EACH BUILDING : 26 & 52
- ◇ LOCATION ON \approx 60 FT. WIDE MAIN ROAD

STRUCTURAL DESIGN

- ◇ Considering last earth quake.



RAGHUVIR
SHERON

KEY PLAN

SACAN FOR LOCATION



Site Address

RAGHUVIR SHERON
Behind Sarsana Convention Center,
Sarsana, Surat - 395007

Corporate Office

Raghuvir House, Nariman Shopping,
City Light, Surat.
Cell : 96386 29131 | 77779 53814
www.raghuvirdevelopers.com

SCAN FOR WEBSITE



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Project By :



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