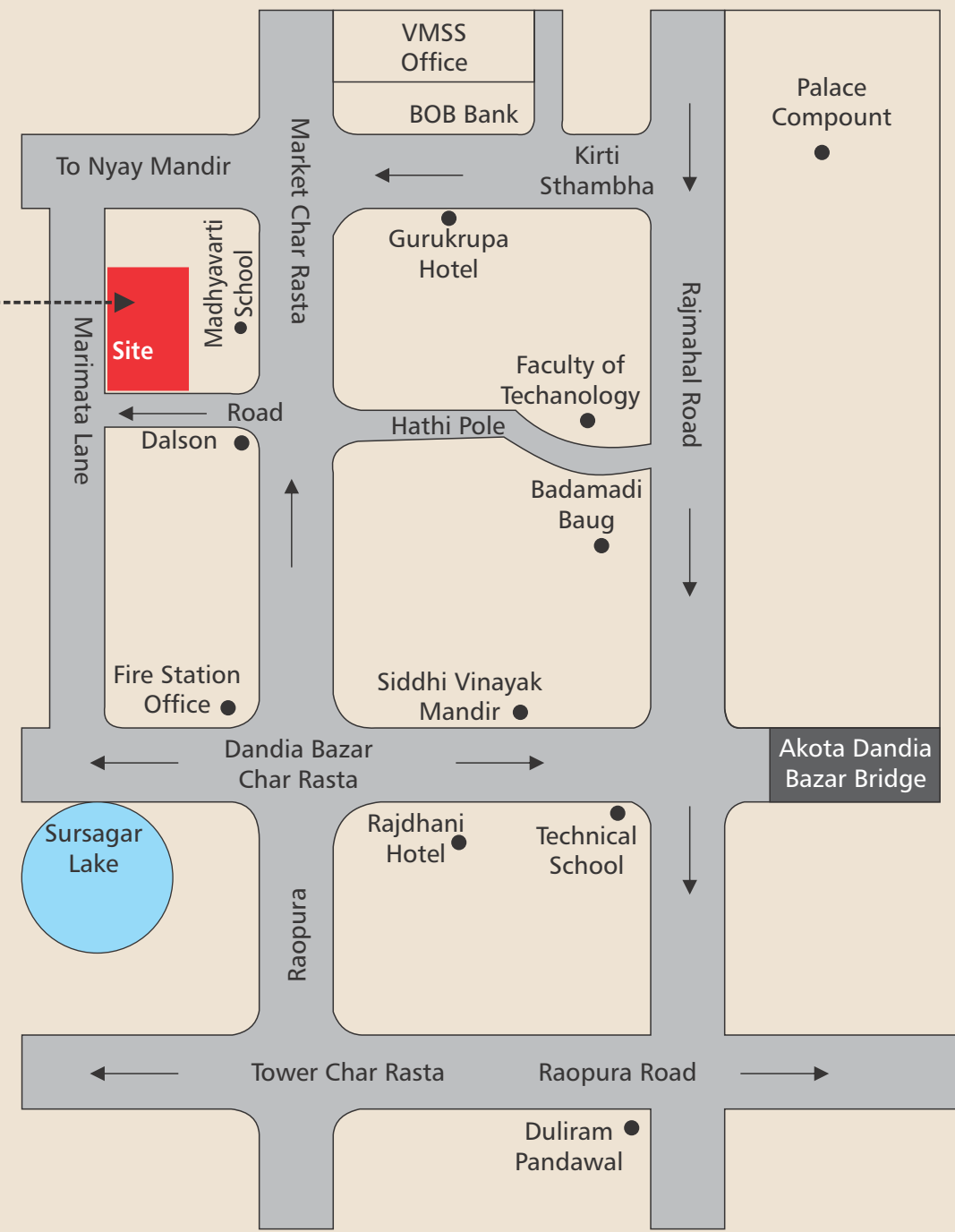




a Project by....

Rishiraj Developers

Site :

CITY HUB

Near Madhavarti School,
Dandia Bazar to Market Main Road,
Dandia Bazar, Vadodara.

M. : 75730 20053, 75730 20055

email: rishirajdevelopers@yahoo.com

Architect : Ambani Associates
Structure : Pramukh Associates
Legal : Bharatbhai Patel

Payment Terms :

Flat : - 25% on Booking - 10% at Plinth level - 10% Ground Floor Slab - 5% First Floor Slab -5% Second Floor Slab - 5% Third Floor Slab - 5% Fourth Floor Slab - 5% Fifth Floor Slab - 5% Sixth Floor Slab - 5% Seventh Floor Slab - 5% Eighteen Floor Slab - 5% Ninth Floor Slab - 5% Masonary - 05% Finishing.
Shop : - 25% at Booking - 15% Plinth level - 20% GF Slab - 20% FF Slab - 10% Masonary - 5% Plaster - 5% Finishing.

We Request : 1) Possession will be given after one month of settlement of all accounts. 2) Documentation changes, stamp duty, GST tax, MGVCCL connection charges, advanced municipal taxes, legal charges & common maintenance charges will be extra 3) Any new Central or State Government Taxes, if applicable shall have to be borne by the clients. 4) Extra work shall be executed after making full payment. 5) Continuous default payments leads to cancellation. 6) Developers shall have the right to change the plan, elevation, specification or any details will be binding to all. 7) In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible. 8) Refund in case of cancellation will be made within 30 days from the date of booking of same unit by a new client. Administrative charges of 1,00,000/- & the amount of extra work (if any) will be deducted from refund amount. 9) Any plans, specifications or information in this brochure can not form part of an offer, contract or agreement. It is only for the purpose of information 10) Permission for doing up the interiors shall be given only after the entire work of developers is completed. 11) Jurisdiction to Vadodara only.

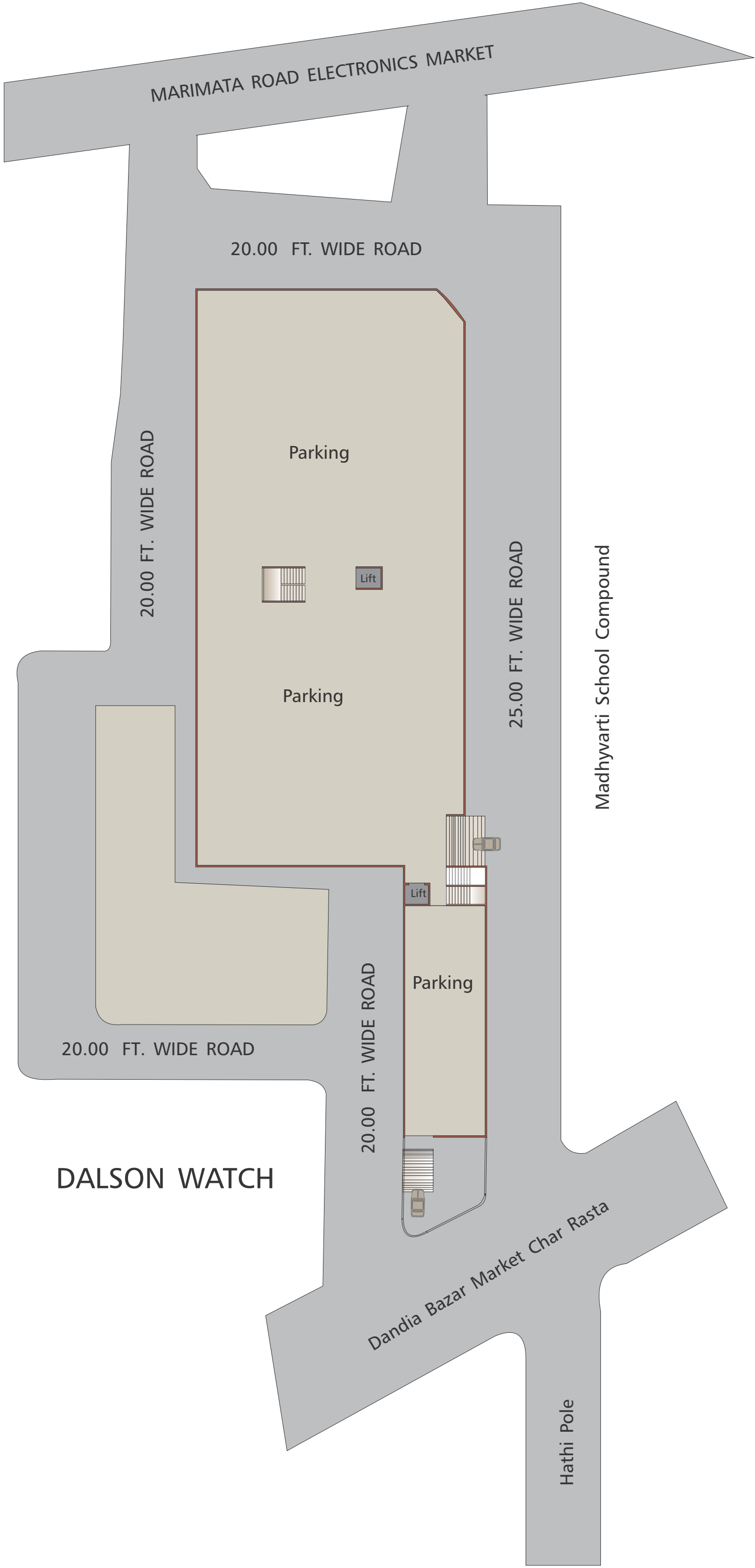
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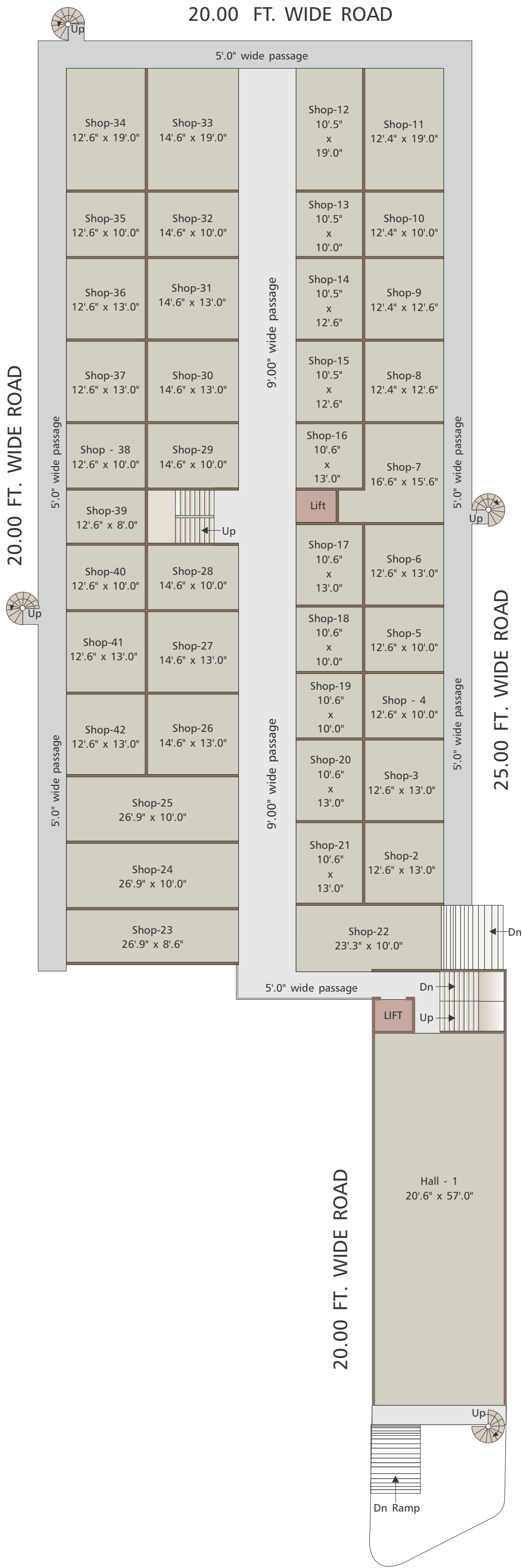
city
HUB



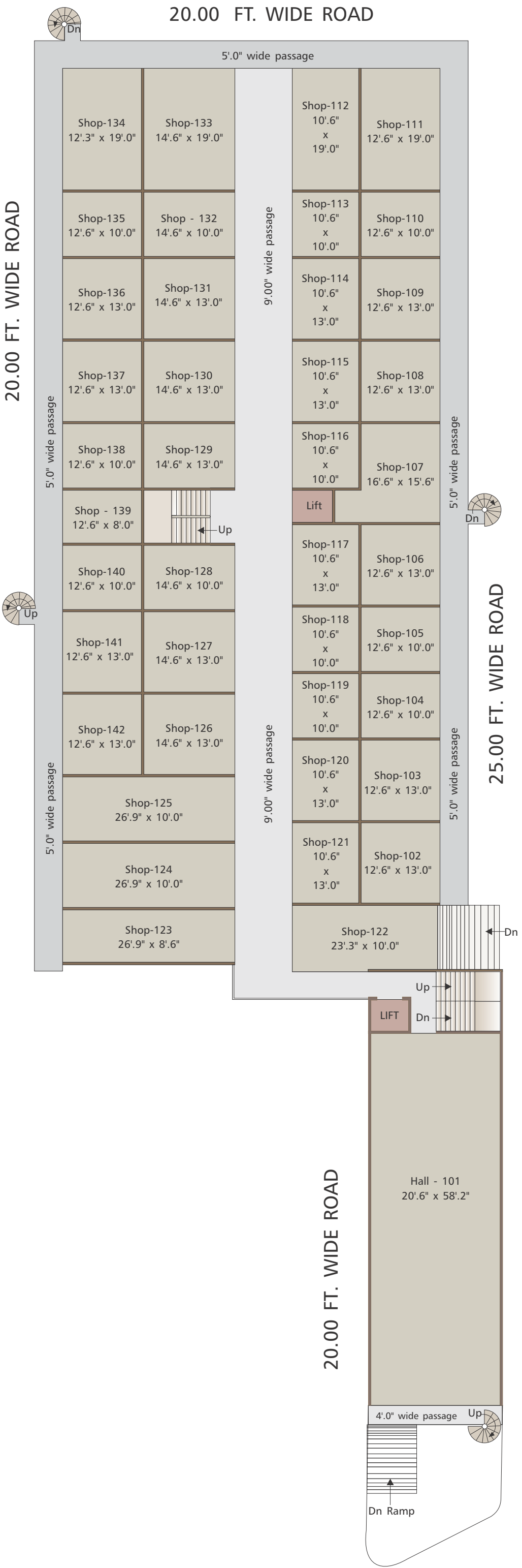
SEMI BASEMENT FLOOR PLAN (PARKING)



GROUND FLOOR PLAN



FIRST FLOOR PLAN





-: Amenities :-

Modern Lifestyle Amenities

- Main Entrance Gate
- R. O. System for drinking water

Amenities for each Flat

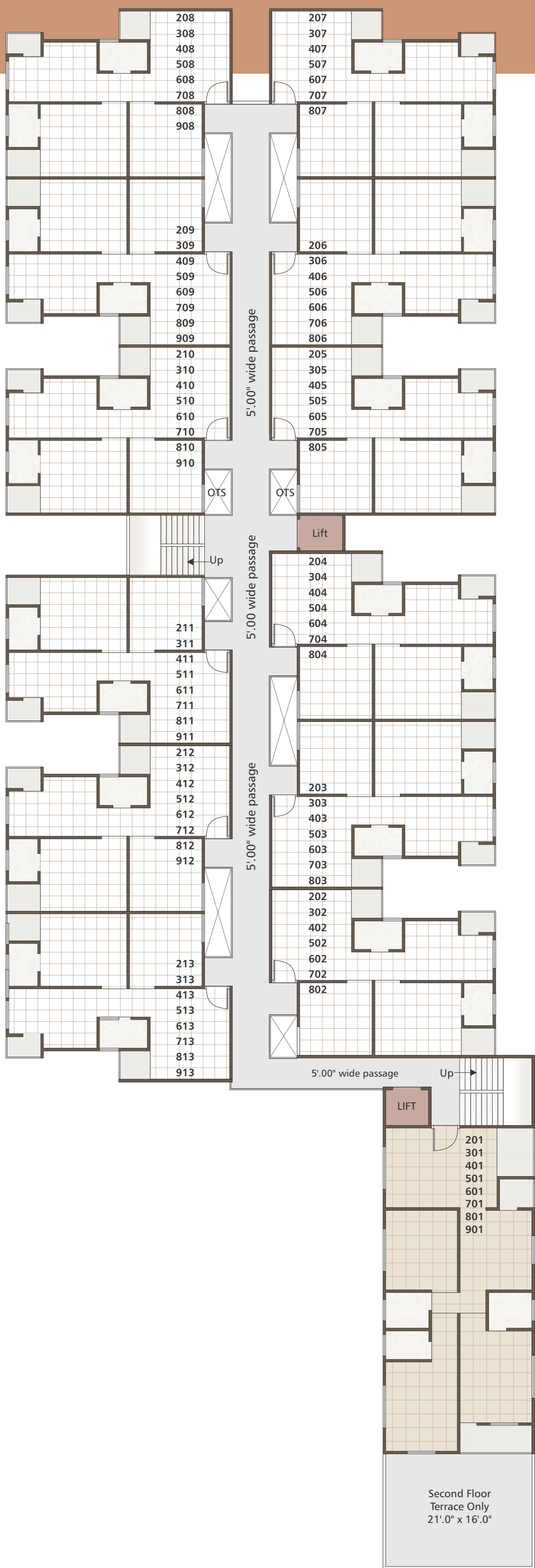
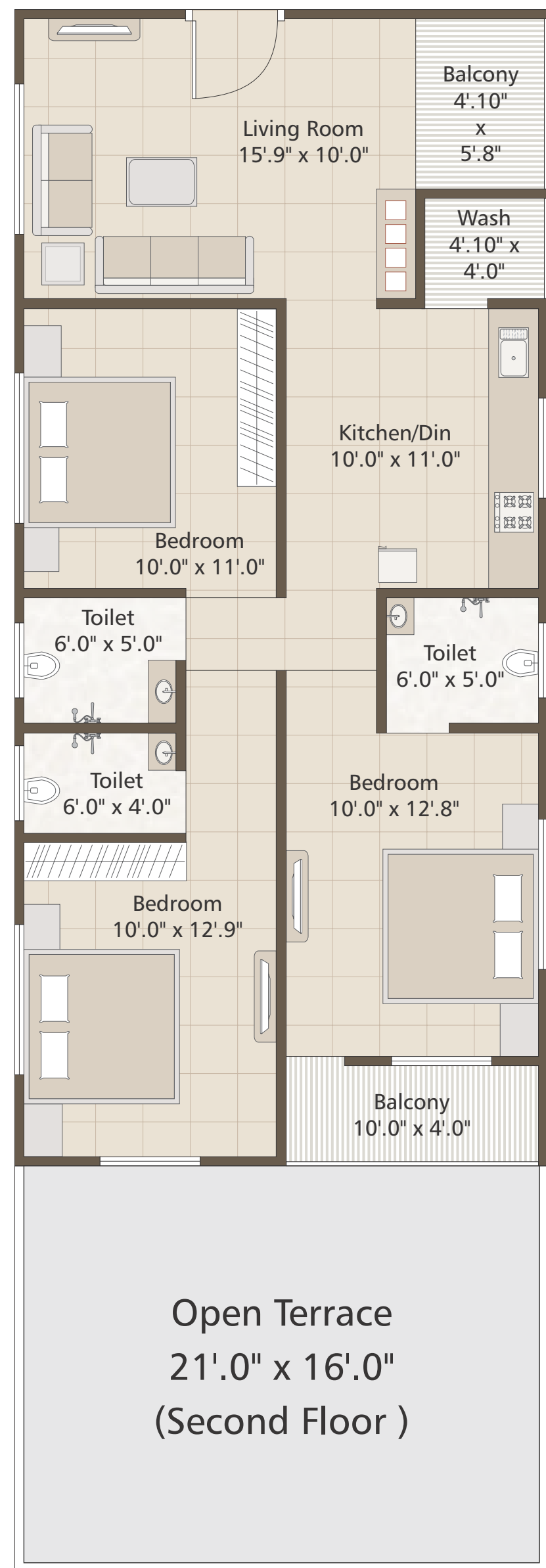
- Elegant name and number plate
- Meter box and letter box

Campus Common Amenities

- Gated community for 24 hours security
- Trimix concrete road with both side paving for dust free campus
- Two lifts for each tower
- Street lights throughout campus

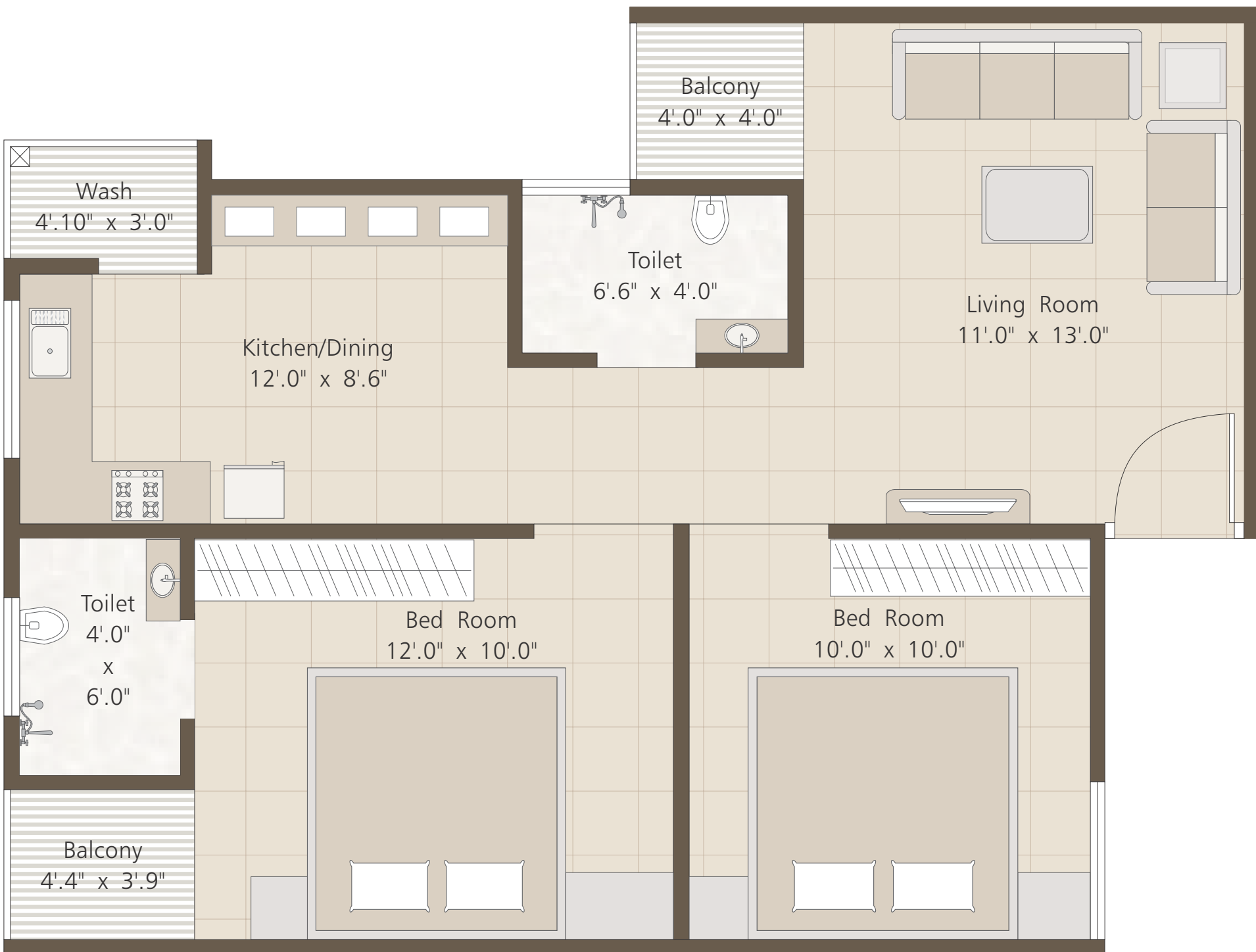
TYPICAL FLOOR PLAN

3-BHK FLATS
201 to 901



TYPICAL FLOOR PLAN

2-BHK FLATS
(2nd to 9th)





Specification for Flats -

Structure :
Earthquake resistance RCC fram structure
Interior walls : Smooth plaster with Birla putty and primer
Exterior walls : Double coat plaster with weather proof paint

Flooring & Tiles :
- Vitrified tiles in all rooms
- Fully glazed designer tiles on bathroom walls up to lintel level
- Glazed tiles on kitchen dado up to lintel level
- Granite platform in kitchen with S.S. sink

Doors & Windows :
- Attractive entrance door with safety lock & other decorative fittings
- Internal doors are laminated flush door
- Aluminium anodized windows with glass

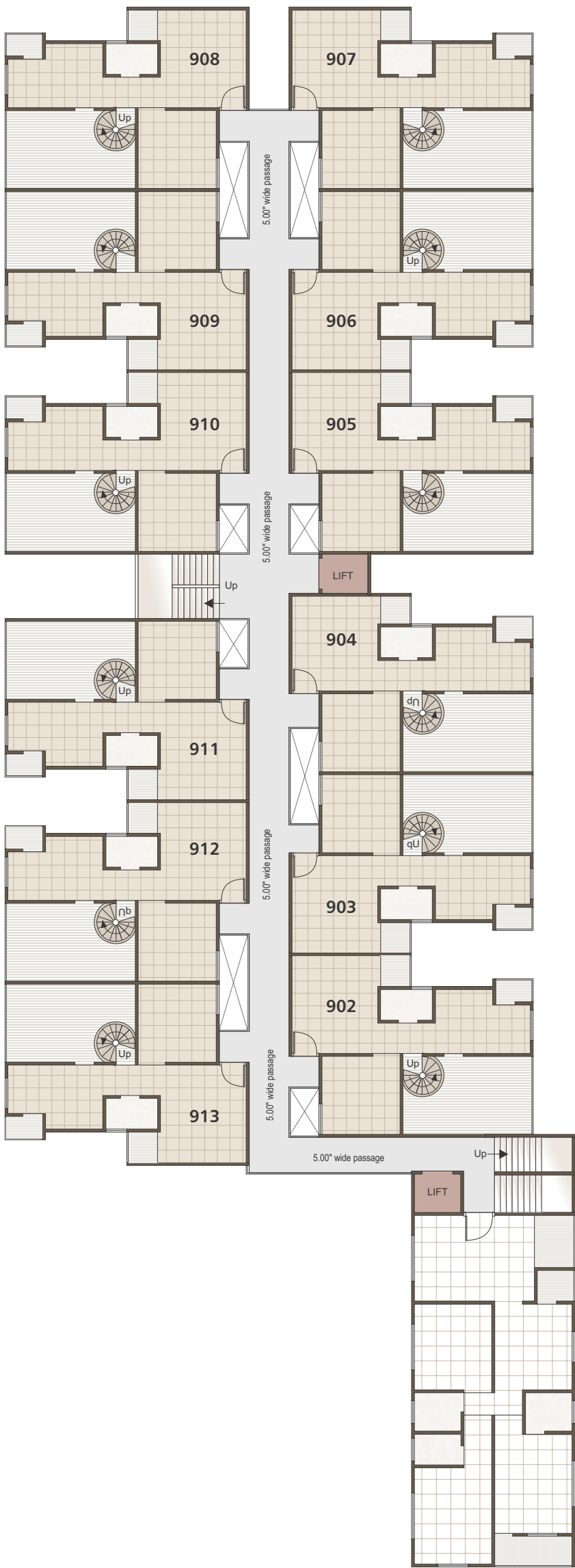
Plumbing & Sanitary
- Super quality branded C.P. fittings
- Wall hung european wc and washbasin of standard make

Electrical :
- Concealed copper wiring with sufficient point
- TV points in living room and one bedroom
- Provision for split AC point in one bedroom

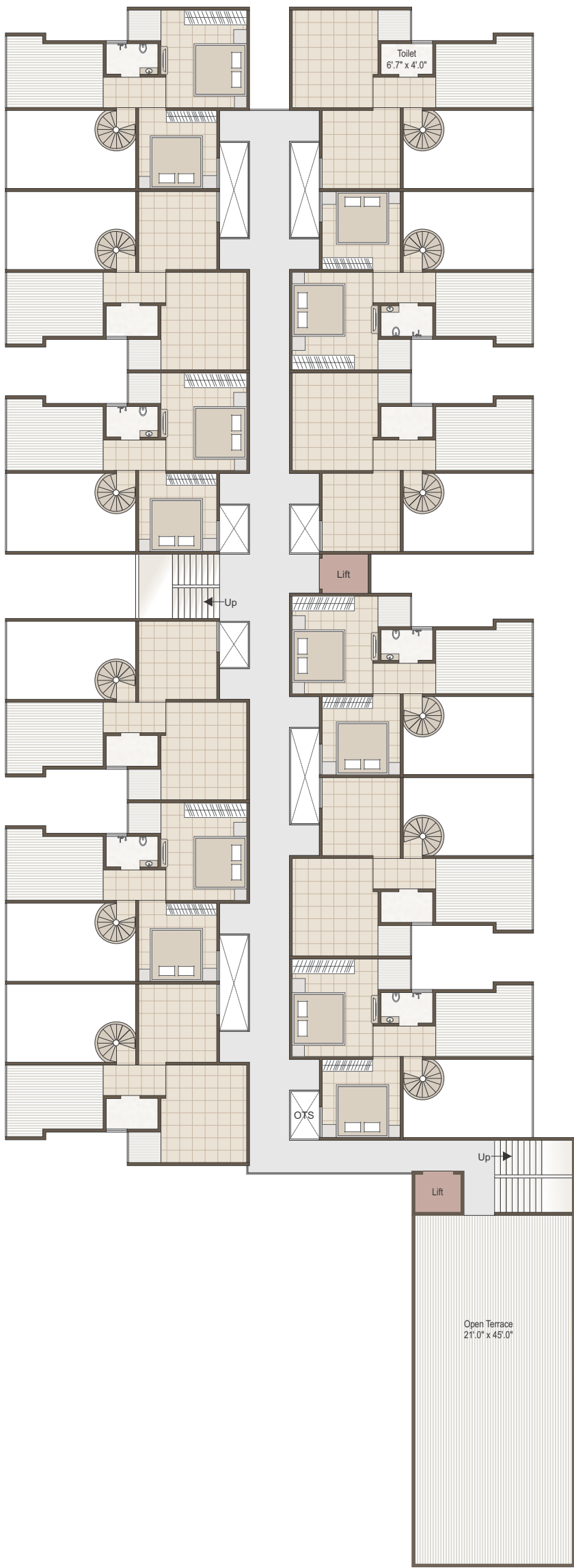
Water :
- Underground and over head tank for 24hrs. water supply
- Borewell for each tower

PENT HOUSE (3-BHK)

Lower Level (9Th Floor)

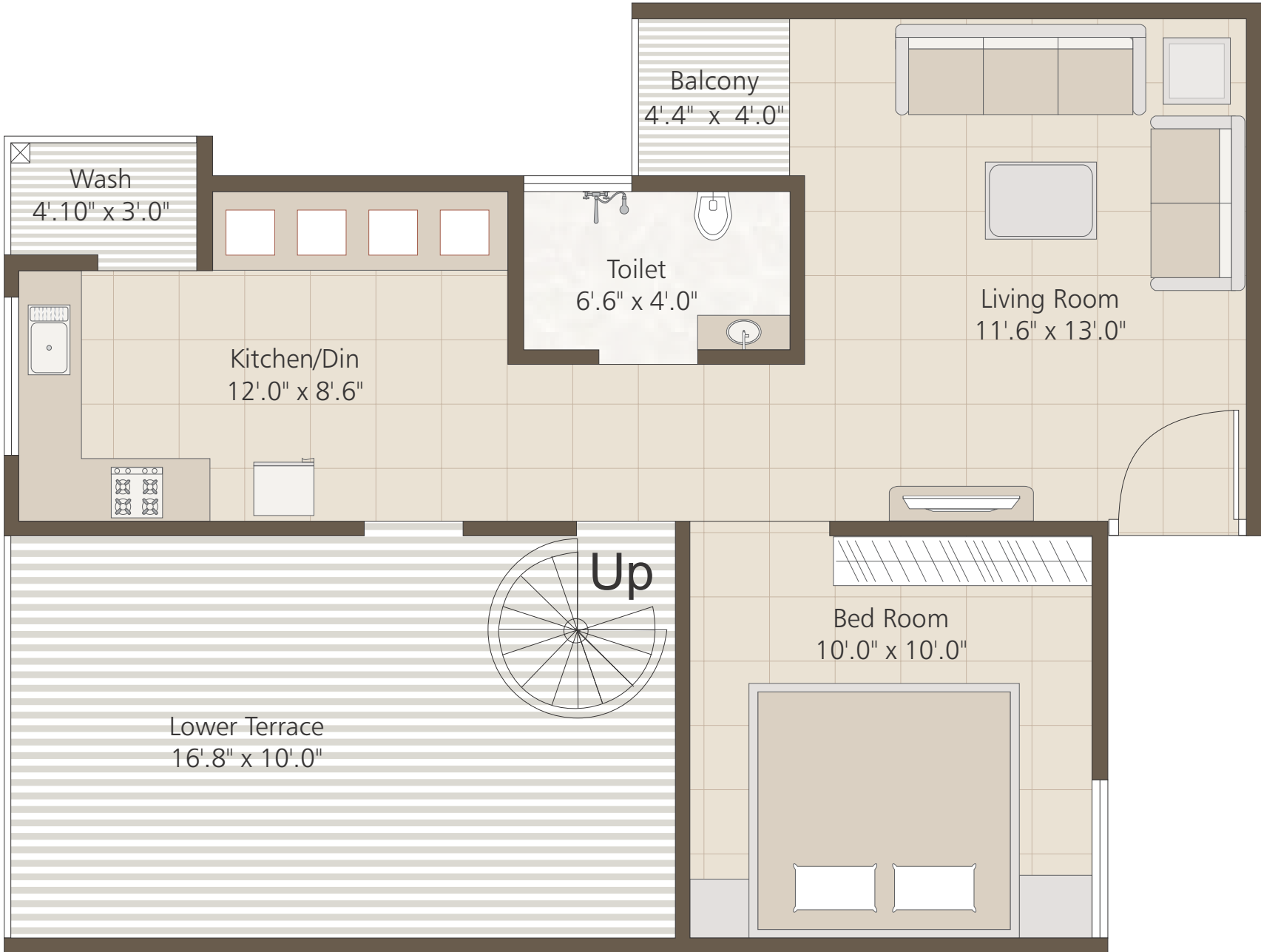


Upper Level (10th Floor)

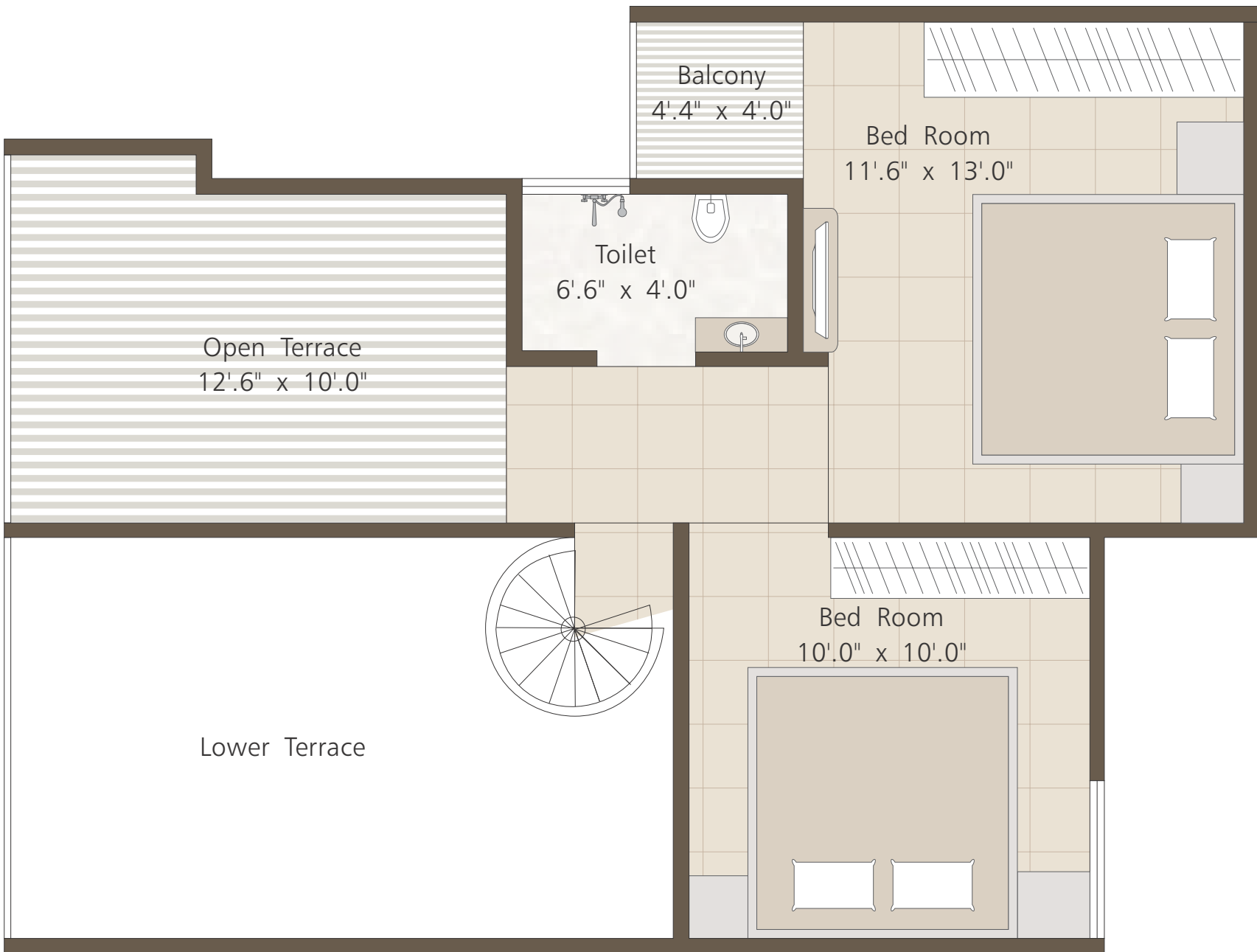


PENT HOUSE (3-BHK)

Lower Level



Upper Level





Specifications for Shops

- Vitrified Tiles floor
- Sanitary area with Adequate drain, water facilities
- In parking area designer paver block with decorative light pole
- Inside Birla putty with primer rendering
- Conceal wiring with sufficient points
- S.S. railing in first floor shops passage
- 24 hours water supply facilities