ASHWARAAJ
Flora

Site Address :

5, Brahamkshatriyanagar Society,
Vibhag - 1, Opp. Shankar Ashram,
Nr. Vishwakunj Cross Road,
Paldi, Ahmedabad

+91 99781 99955

3-BHK ELEGANT LIVING



DEVELOPER

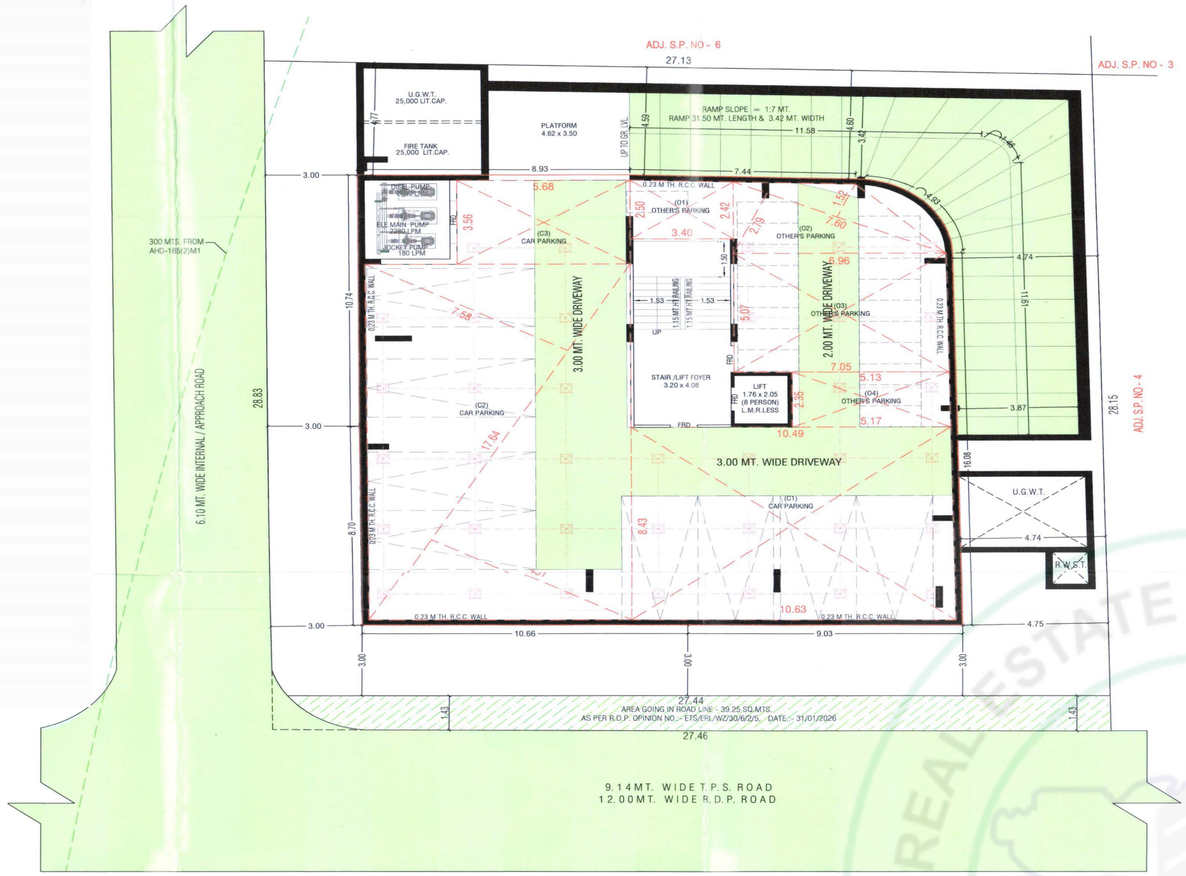
ASHWARAAJ
— REALTORS LLP —

A BETTER QUALITY OF LIFE

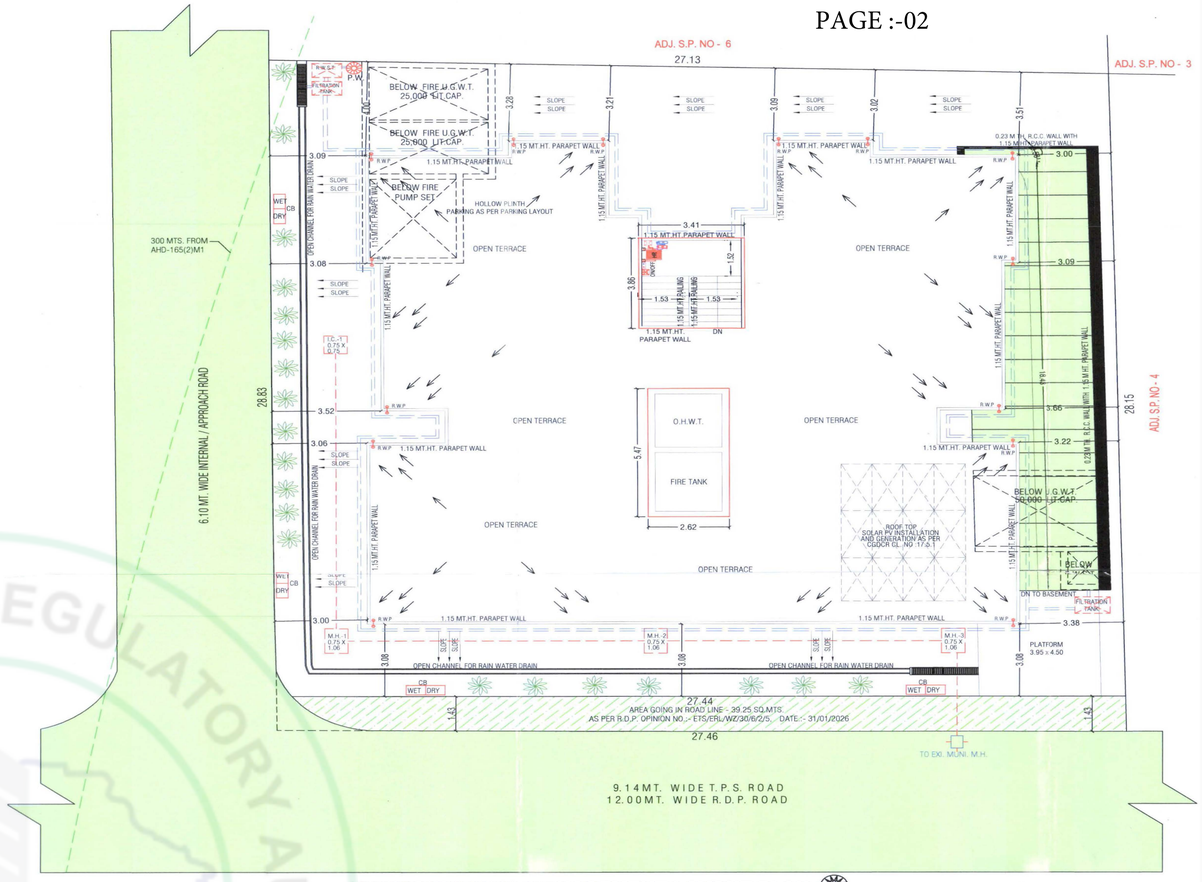
Presenting ASHWARAAJ FLORA, 24 meticulously planned and beautifully crafted spacious 3 BHK Apartments for Elegant Living.

ASHWARAAJ FLORA is a rare combination of Prime location and unmatched amenities to provide a better quality of life.

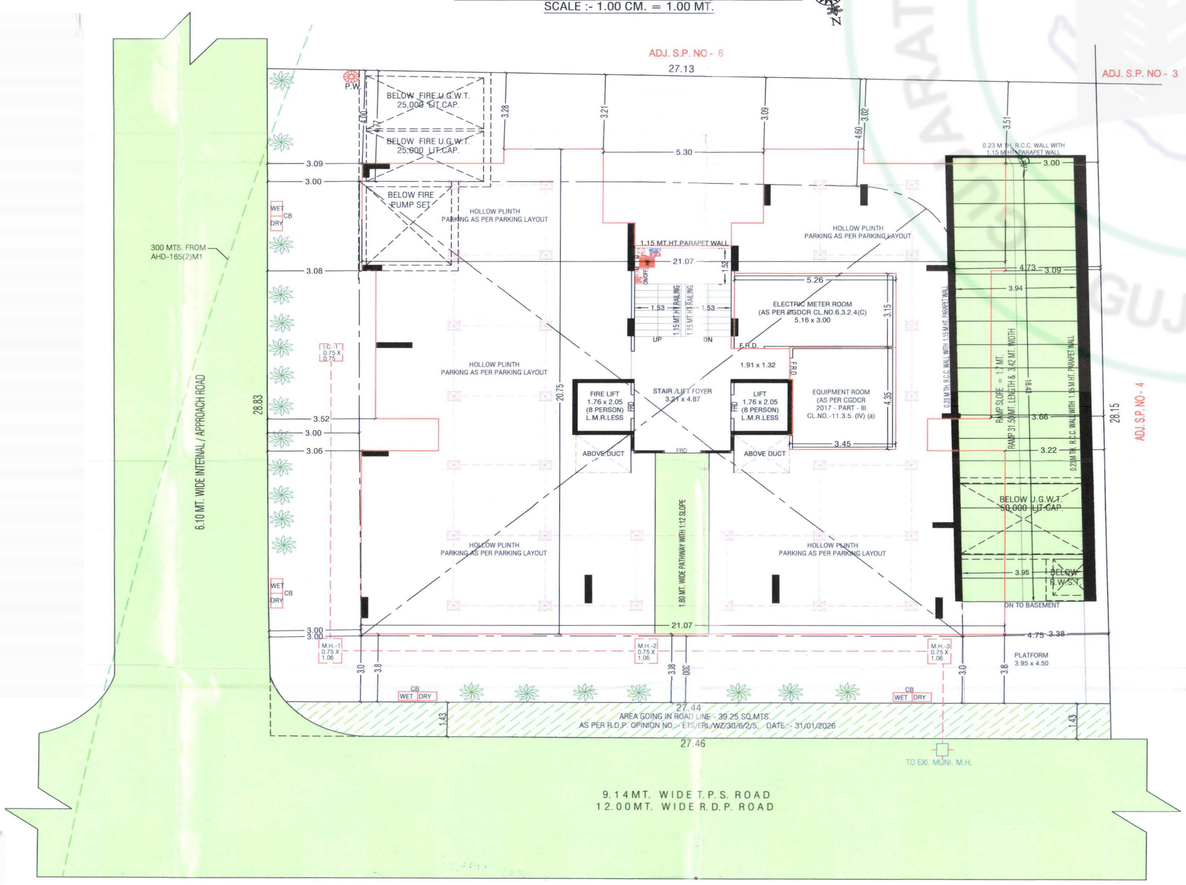
The vicinity of RIVERFRONT opens up gates to world class attractions and facilities befitting a future ready city for CWG and Olympics.



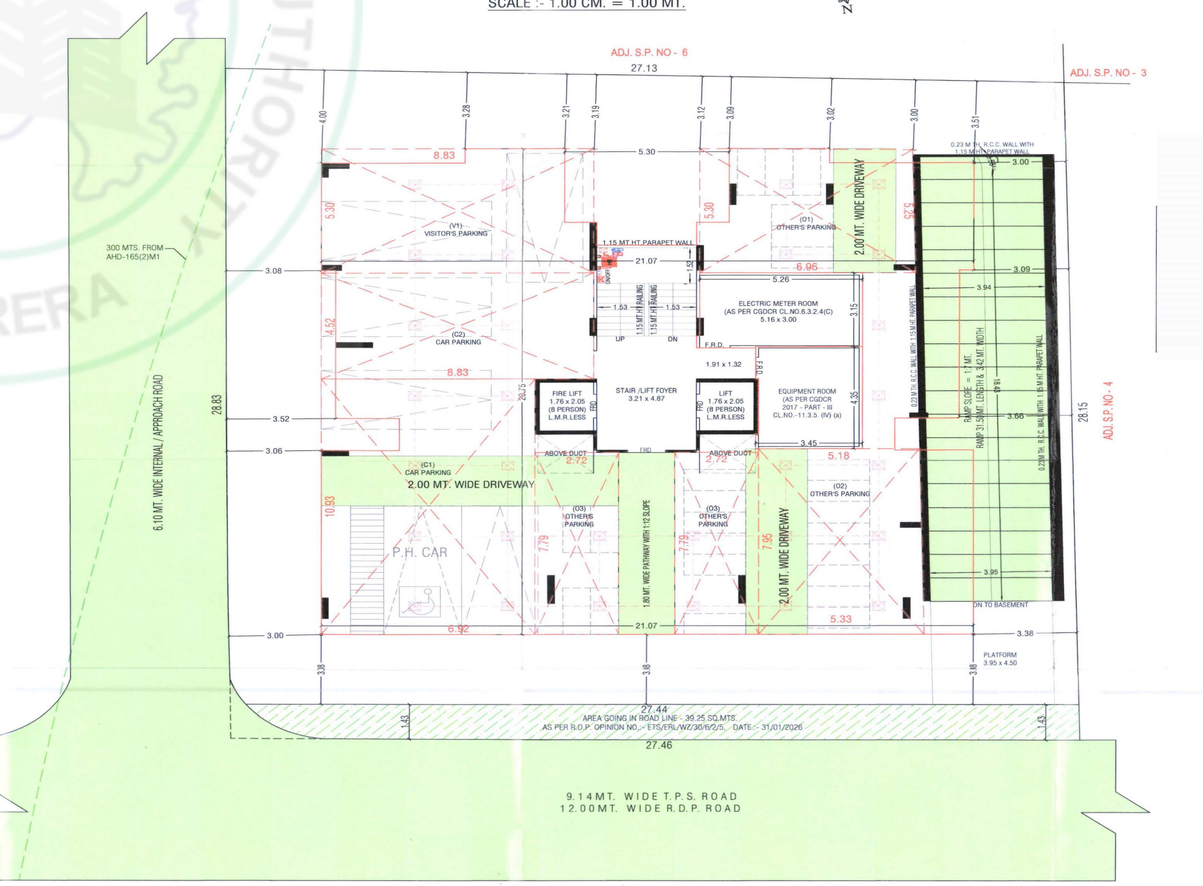
BASEMENT PLAN WITH PARKING LAYOUT
SCALE :- 1.00 CM. = 1.00 MT.



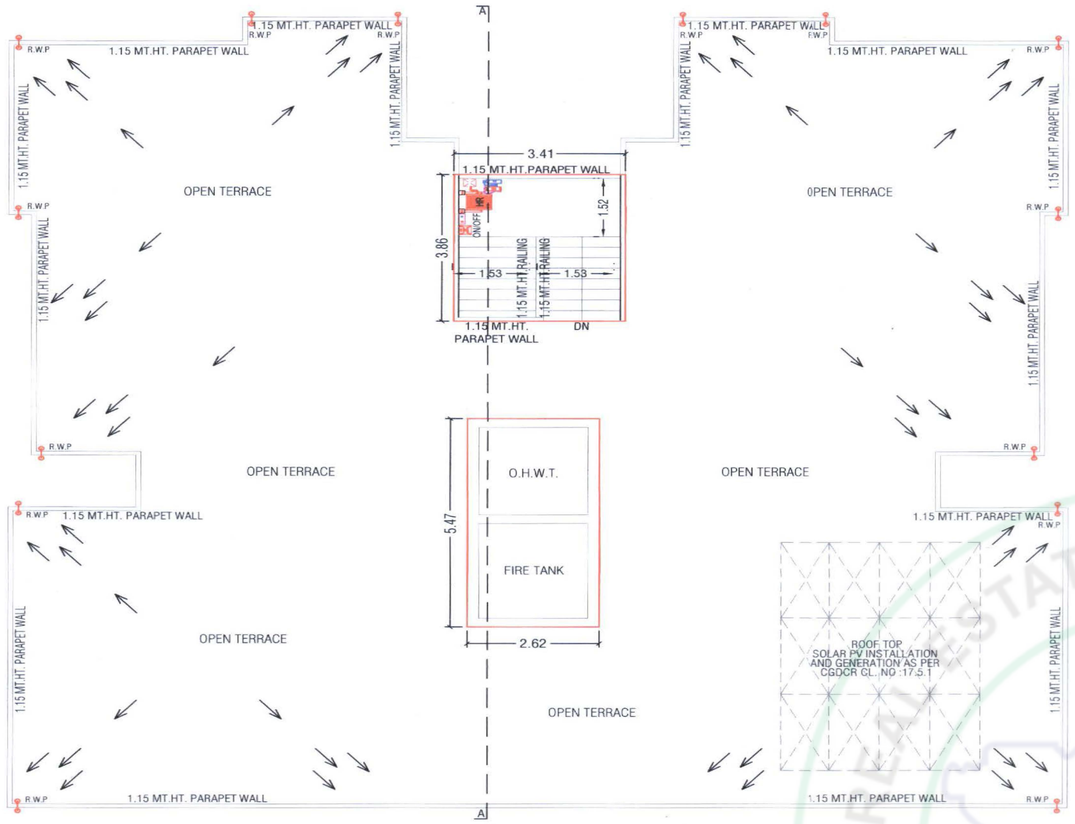
ENVIRONMENTAL MANAGEMENT LAYOUT PLAN
SCALE :- 1.00 CM. = 1.00 MT.



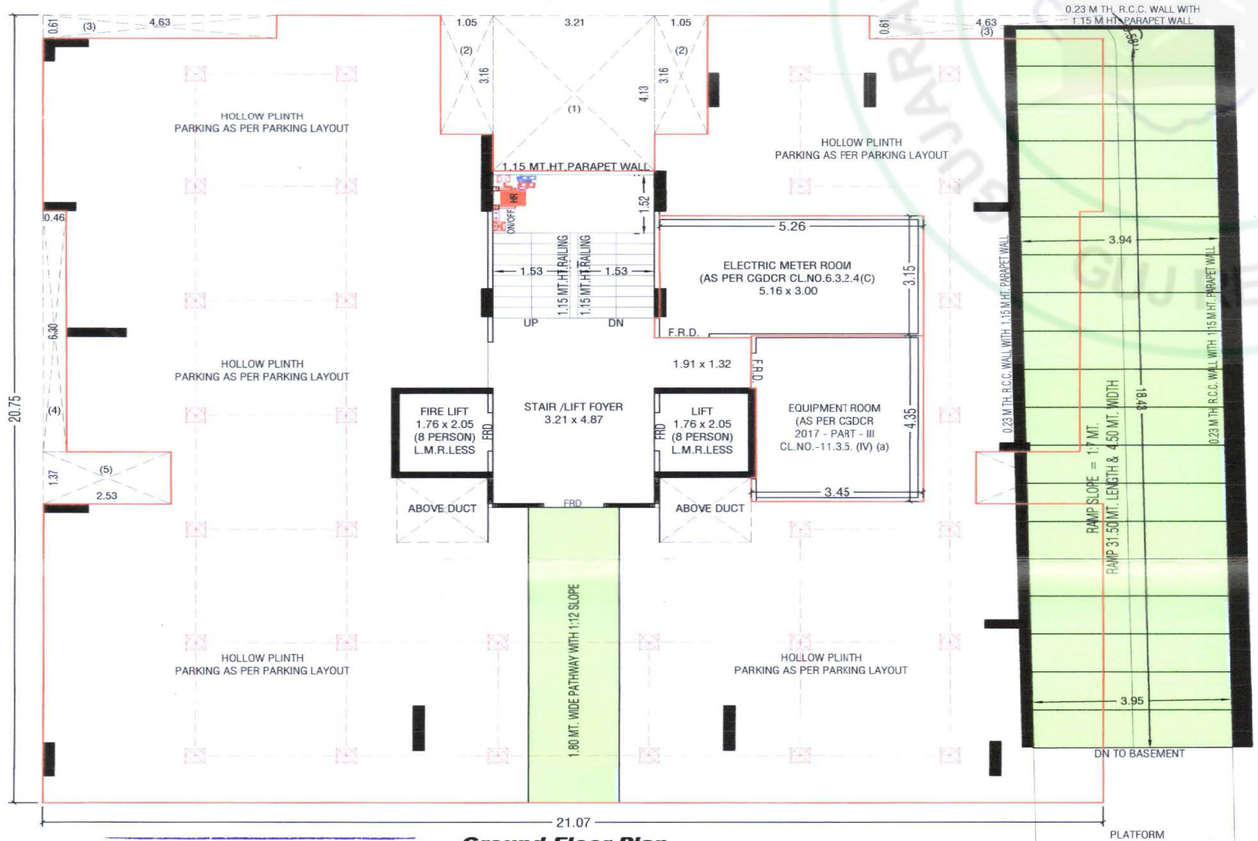
GROUND LEVEL LAYOUT PLAN
SCALE :- 1.00 CM. = 1.00 MT.



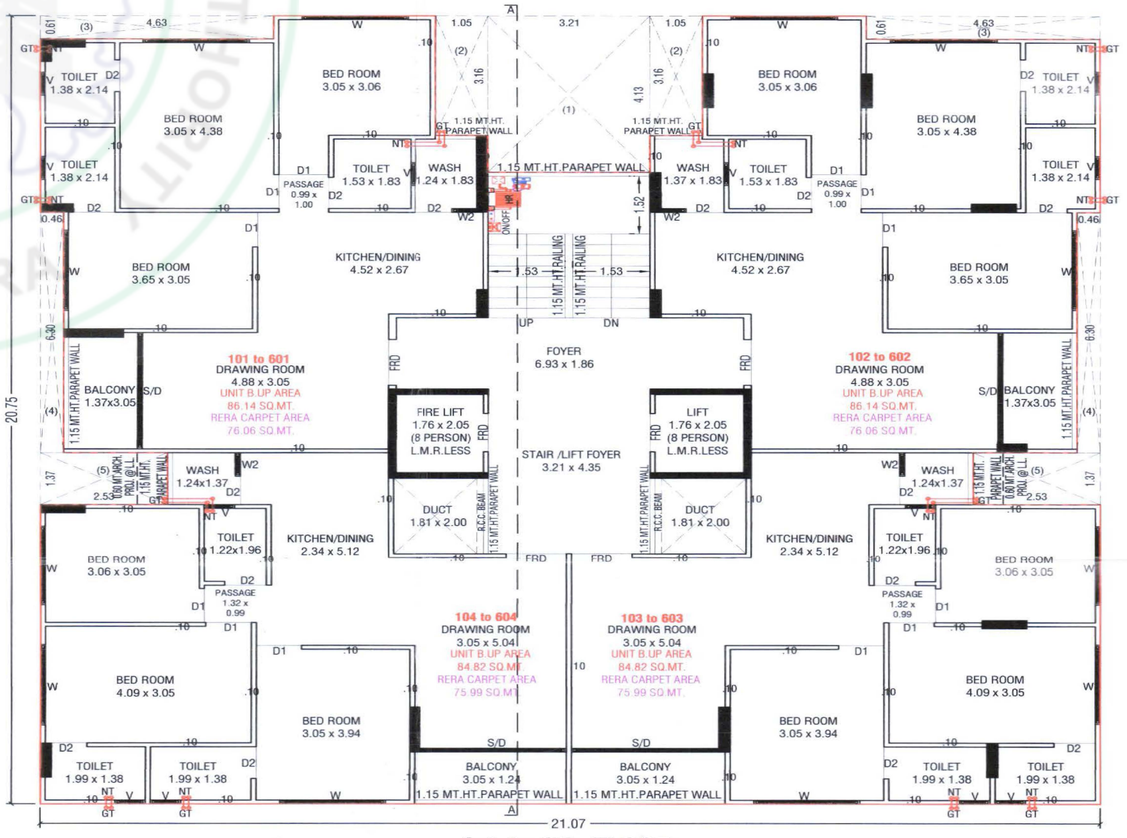
GROUND LEVEL PARKING LAYOUT PLAN
SCALE :- 1.00 CM. = 1.00 MT.



Open terrace,Stair cabin,O.h.w.t. Plan

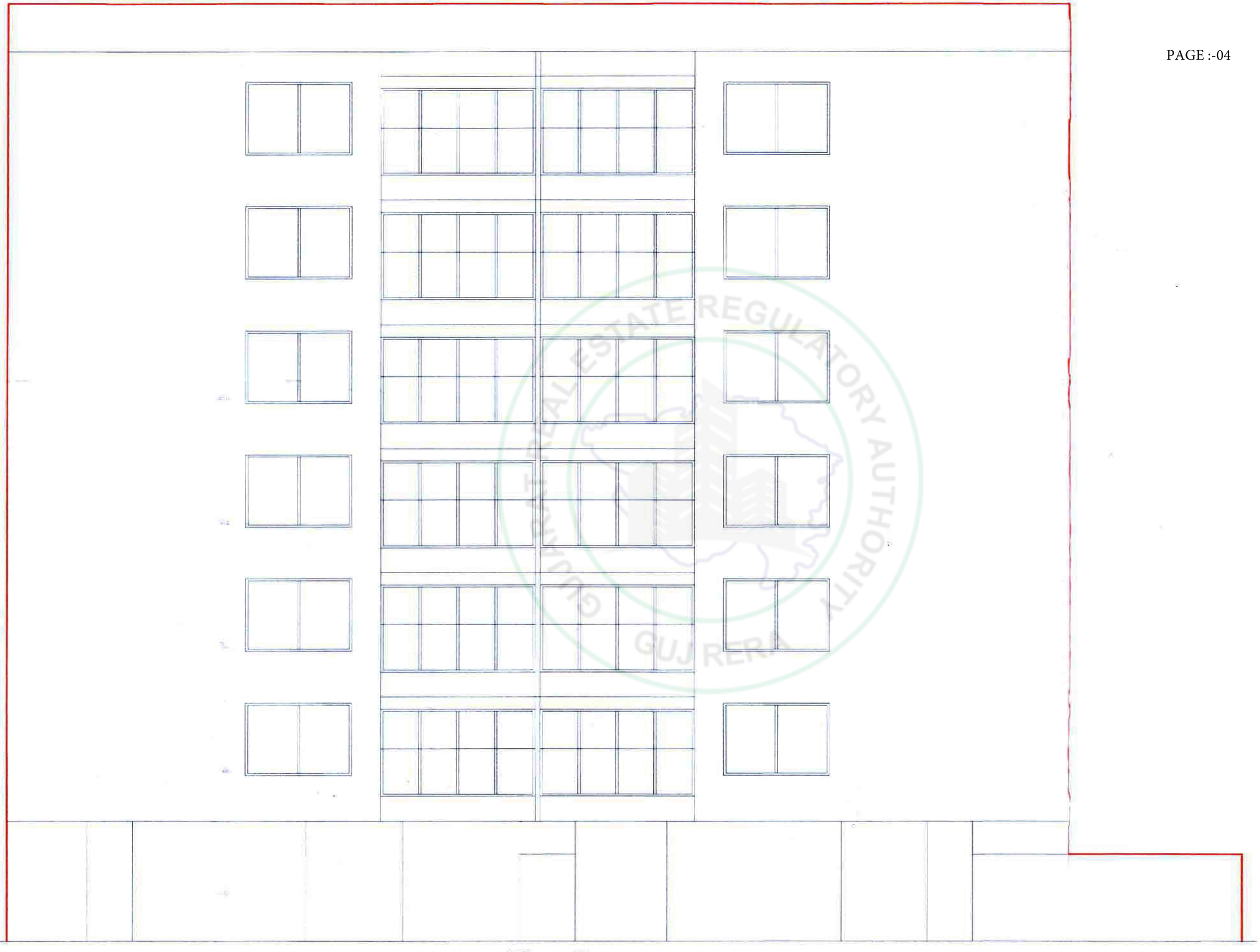


Ground Floor Plan

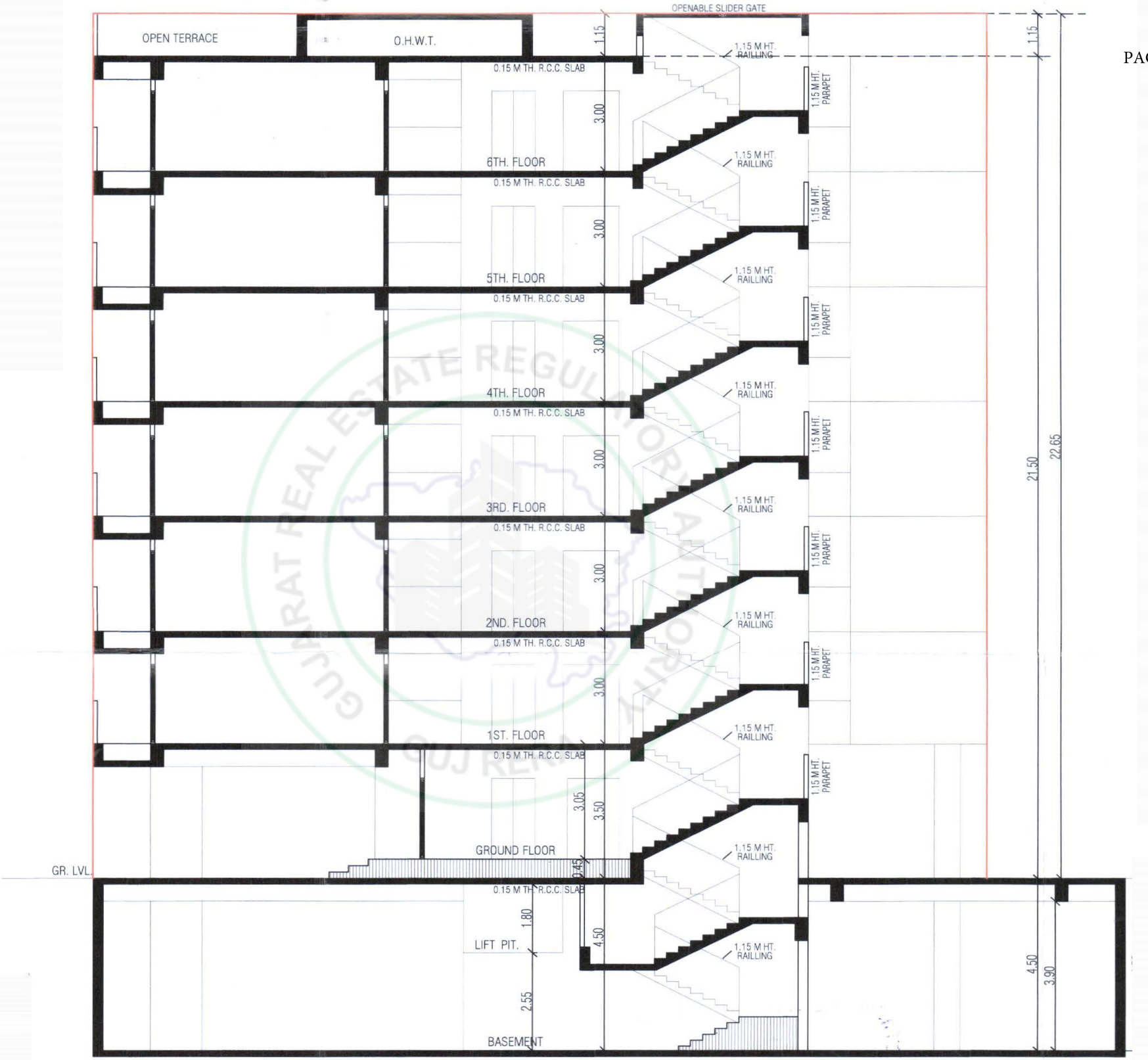


1st. to 6th. FLOOR PLAN

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TDO BRSP AMC



Elevation


OPENABLE SLIDER GATE
OPEN TERRACE
O.H.W.T.
1.15
1.15 M HT. RAILLING
1.15 M HT. PARAPET
0.15 M TH. R.C.C. SLAB
3.00
6TH. FLOOR
5TH. FLOOR
4TH. FLOOR
3RD. FLOOR
2ND. FLOOR
1ST. FLOOR
3.05
3.50
GROUND FLOOR
0.45
GR. LVL.
1.80
LIFT PIT.
2.55
4.50
BASEMENT
21.50
22.65
3.90

SECTION = A - A

SPECIFICATIONS

FLOORING	▸ Vitrified digital tiles in living & dining. ▸ Vitrified digital tiles in bedrooms & kitchen. ▸ Vitrified digital tiles flooring for entry foyer & common foyer
KITCHEN	▸ Platform - mirror polished granite with S.S. Sink. ▸ Vitrified digital tiles dado up to lintel level. ▸ Vitrified digital flooring in wash area with ceramic tiles dado.
DOORS & WINDOWS	▸ Decorative main door with wooden framing. ▸ Flush doors with wooden framing in all bedrooms & Granite framing in all bathrooms & Wash area. ▸ Window Sill - Granite. ▸ Windows - Aluminum sections with toughened glass.
ELECTRICAL	▸ 3-phase concealed copper wiring with adequate number of points in all rooms. ▸ Branded modular switches. ▸ Provision of TV / Cable ▸ Provision of AC Points.
TOILETS	▸ Vitrified tile for all toilets. ▸ Vitrified Tile dado up to lintel level.
EXTERNAL & INTERNAL FINISHES	▸ External double coat mala plaster with texture paint. ▸ Single coat mala plaster with putty finish.
STRUCTURE	▸ RCC Frame Structure. Structure Design As Per IS Code Considering Earthquake Resistance design.
PLUMBING WORK	▸ C.P.V.C./G.I. water supply pipes and UPVC Pipes for soil, waste and drainage systems. ▸ Percolation wells as per the norms. ▸ Plumbing fittings - Jaquar / Cera or equivalent. ▸ Sanitary ware - Hindware / Cera or equivalent.
MISCELLANEOUS	▸ Geyser points in all bathrooms ▸ Provisions for DTH and broadband internet connections.



SPECIALS NOTES

- This brochure is meant for private circulation only.
- The developer reserves the right to change, revise, or make any additions, omissions, alterations, or modifications to the scheme, either in whole or in part, at his sole discretion without prior notice. Such changes shall be binding to all members.
- All dimensions presented herein are approximate, and measurements are taken on unfinished surfaces.
- External changes of any kind will not be permitted. Internal changes may be permitted only with prior written permission from the developer and will be charged separately.
- This brochure is intended solely for presentation purposes and shall not be treated as any form of binding document, offer, or legal contract.
- Site development is subject to approvals and clearances from the Municipal Corporation and other government authorities.
- Subject to Ahmedabad jurisdiction.
- Torrent Power, AMC, legal, and other government charges shall be paid separately.
- Maintenance deposit shall be paid separately.
- Stamp duty, registration fees, and Goods & Services Tax (GST) charges, Advocate Fees on allotment and possession of the property shall be borne by the purchaser, as applicable under prevailing laws.
- Any additional liabilities arising due to changes in by-laws, stamp duty, or government regulations shall be borne by the members.
- New rates shall be applicable in case of delay in payment as per the payment terms.
- Terms and conditions shall be as per the separate agreement.
- * All architectural and interior views shown in the brochure are computer-generated images and are a simulated interpretation of the actual property.

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Site Address Location

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402, Ashwamegh Elegance-3,
Opp. C.N.Vidhyalay Gate No.2,
Nr. SBI Zonal Office, S.M.Road,
Ambawadi, Ahmedabad, India.

ashwaraajrealtors@gmail.com

GUJ RERA REAL ESTATE REGULATORY AUTHORITY

Rera Registration No. :