



Site at Pipla Opposite Ensara Metro Park

Architect Wave Arch Designers & Planner	Structure Designer Sudesh Malode	Legal Advisor Adv. Shailesh Ghagarkar	Financial Consultant M/s. Pradeep Lalwani & Co.
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Shree Laxmi Venture Pvt. Ltd.

Off.: Shop No. 1, Taj Vaibhav Complex, Dighori Square, Umer Road, Nagpur-24. www.shreelaxmi.com

This brochure is purely a conceptual presentation and not a legal offering. The promoters reserve the right to alter and make any changes in the elevation, plans & specifications as deemed fit.



FIND A
Perfect Home
FOR YOU

TOPAZ
2/3 BHK SPECIOUS FLATS



2 BHK ISOMETRIC VIEW

- Structure** : R.C.C. framed with earthquake proof structure.
- Super Structure** : Outer 0.150 Mtr. thick, Inner 0.115 Mtr. thick.
- Plaster** : Outer side sand faced plaster & inner Gypsum plaster/sand fanly.
- Door** : Front Be-secure steel door & all internal door frame in R.C.C. Frame & Waterproof mica door shutter.
- Window** : Powder coated aluminum glazed / sliding window with M.S. Grill & One UPVC door for hall of each flat.
- Flooring** : Vitrified Double charges tiles flooring in all rooms 600x600 & Antiskid tiles 300x300 in balconies & terrace.
- Kitchen Platform** : Polished Granite kitchen, platform with stainless sink & glazed files up to 4ft. above platform.
- Electrification** : Concealed electric wiring with equipped points. AC point in both bedrooms wiring with branded ISI Mark.
- Lift** : Branded Company lift.
- Dado** : Wall mounted commode Seat in Master Bed Room & Orissa Pan in common w/c.
- Plumbing Fitting** : All fitting will be concealed with standards tabs fitting.
- Paint** : OBD Acrylic paint with putty in all rooms & water proof Weather bond to exterior walls. Interior -2 coat putting with Acrylic paint.
- Railing** : M.S. Railing for staircase & balconies.
- Security** : CCTV Surveillance - Entrance Corridor on Ground Floor.

NOTE: Stamp duty & registration charges extra. Documentation & legal charges. Infrastructure charges, GST & Any other Tax / Charges to be paid extra. Possession of flat will be given after clearance of all dues. Elevation changes are not allowed. Changes in specification will cost extra.



SPECIFICATION



GROUND FLOOR PLAN

FLAT NO.	CARPET AREA (SQ.MT.)
SHOP-1	17.548
SHOP-2	26.235
SHOP-3	28.567
SHOP-4	20.073
SHOP-5	15.303
SHOP-6	15.990
SHOP-7	15.822



FIRST FLOOR PLAN

TYPE	FLAT NO.	CARPET AREA (SQ.MT.)	TERRACE ABOVE PARKING (SQ.FT.)
2 BHK	101	56.037	27.892
2 BHK	102	56.037	16.826
3 BHK	103	70.584	21.90



TYPICAL FLOOR PLAN (2ND, 4TH & 6TH)

TYPE	FLAT NO.	CARPET AREA (SQ.MT.)
2 BHK	201, 401, 601	56.037
2 BHK	202, 402, 602	56.037
3 BHK	203, 403, 603	70.584



TYPICAL FLOOR PLAN (3RD AND 5TH)

TYPE	FLAT NO.	CARPET AREA (SQ.MT.)
2 BHK	301	56.037
2 BHK	302	56.037
3 BHK	303	70.584

TYPE	FLAT NO.	CARPET AREA (SQ.MT.)
2 BHK	501	56.037
2 BHK	502	56.037
3 BHK	503	70.584