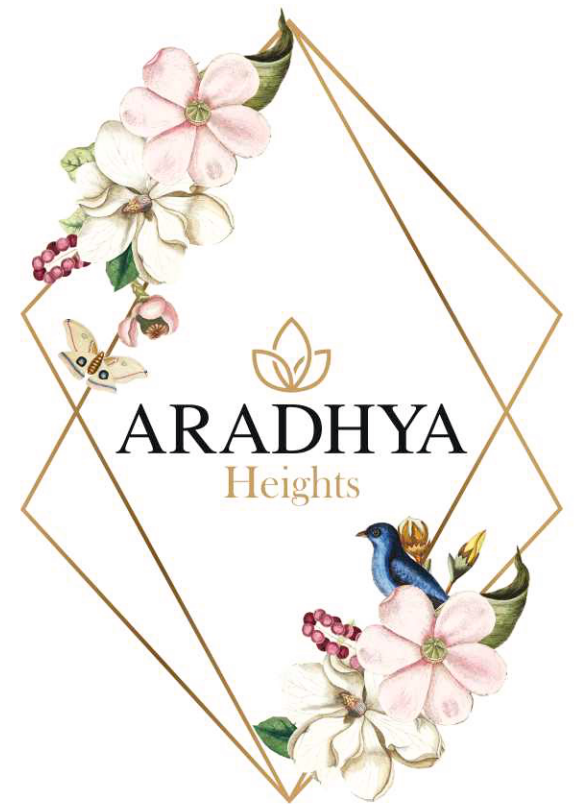


*We believe in the best..*  
**Your Dream Apartment**



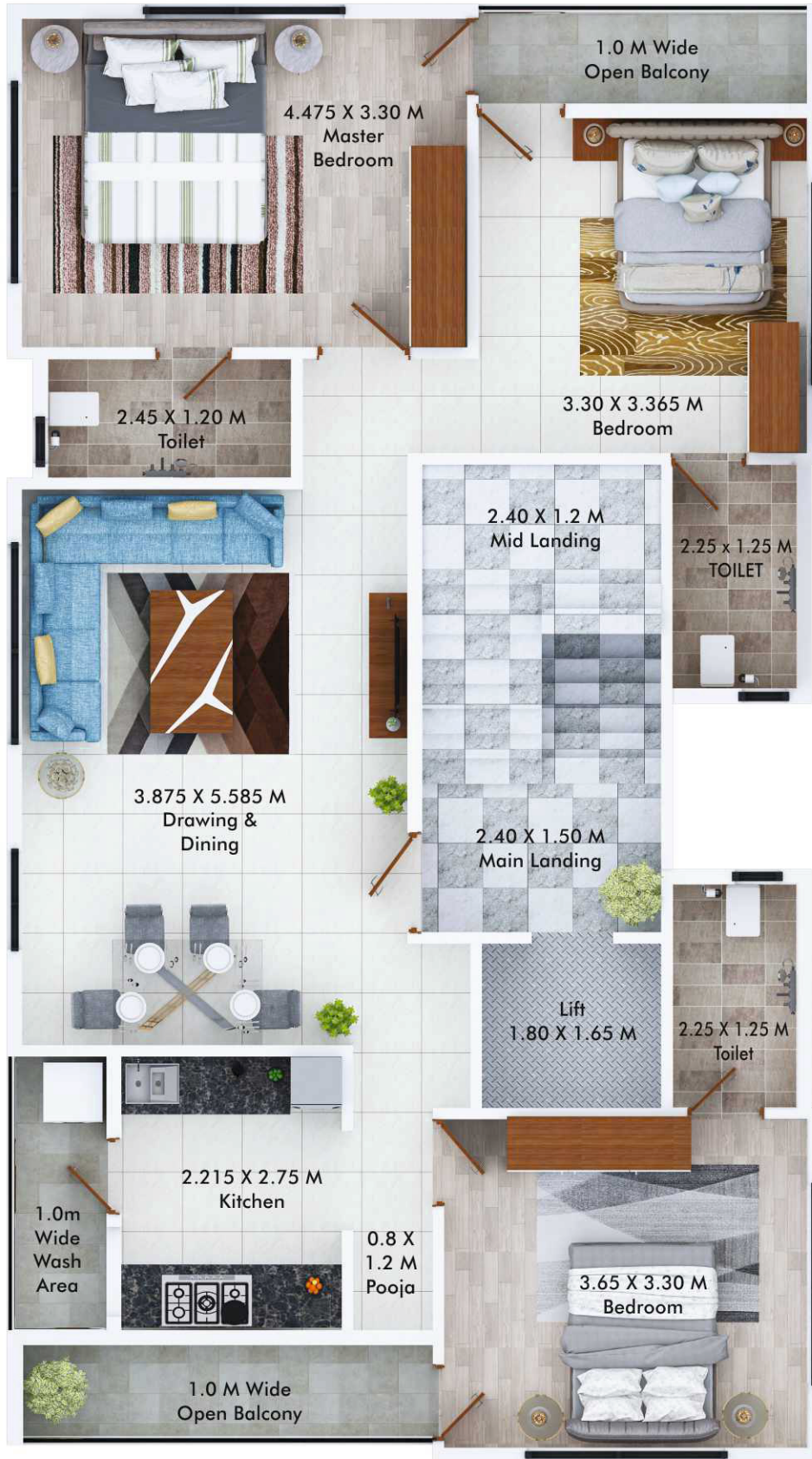
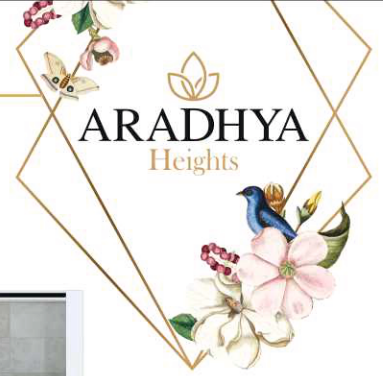


**Ardhay Heights** is a truly one-of-ist-kind opportunity for you to reside in an elite community of like-minded individuals that exudes the grace of being synonymous with luxury and matchless comfort. It brings together a fine concoction of high-class decor on the inside and high-class living on the outside, such that, you thoroughly enjoy a lavish lifestyle. All this, without having to sacrifice even an inch of privacy that you completely deserve.

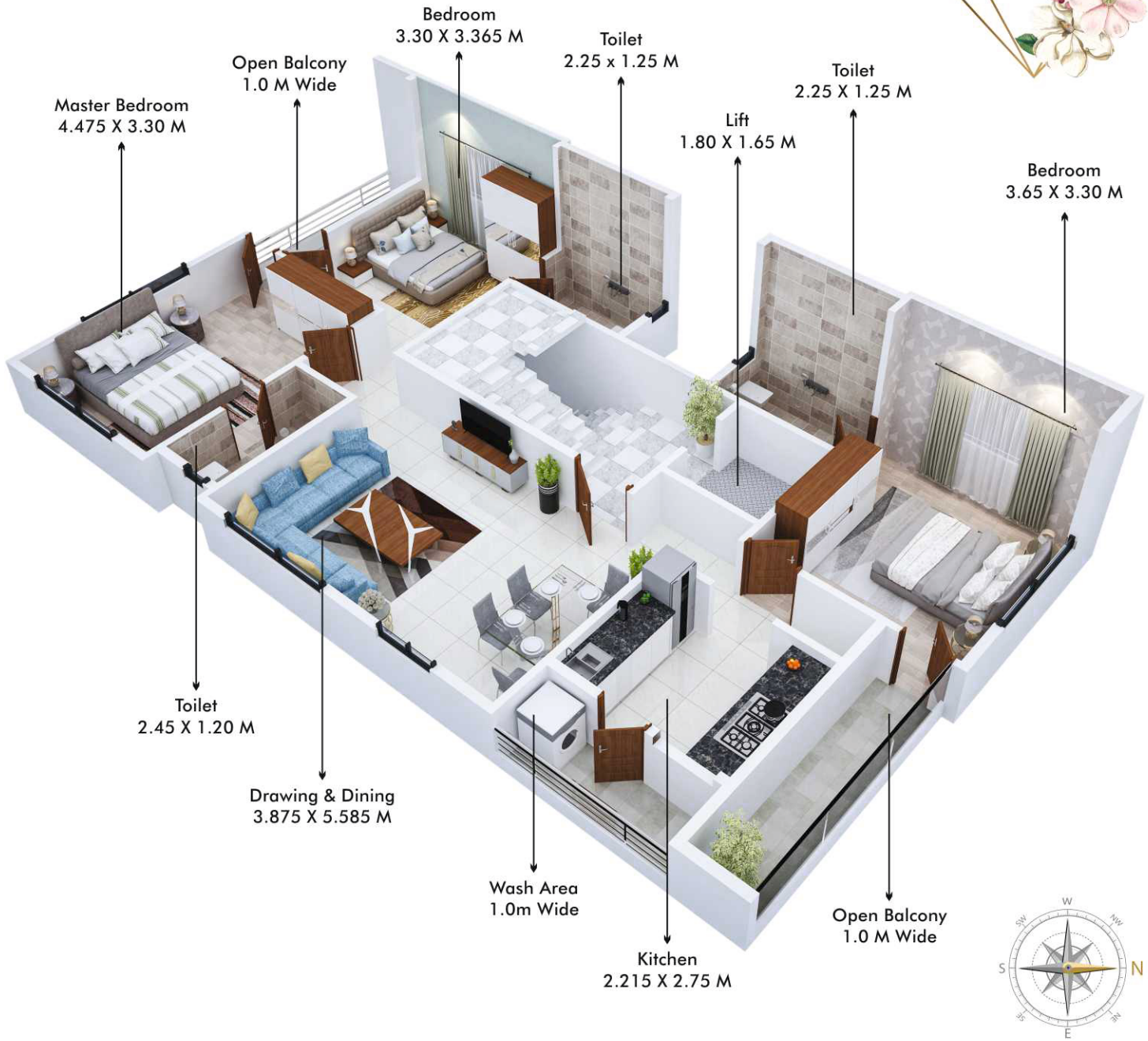
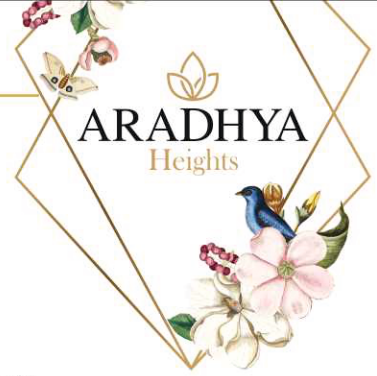




**TYPICAL**  
1<sup>ST</sup> TO 6<sup>TH</sup> FLOOR PLAN



**3 BHK**  
ISOMETRIC VIEW



**AREA STATEMENT**

Flat No.	Carpet Area	Builtup Area	Super Builtup Area
101, 201, 301, 401, 501, 601	1000.00 Sq. Ft.	1275.00 Sq. Ft.	1600.00 Sq. Ft.





## SPECIFICATIONS



### STRUCTURE

- R.C.C Foundation as per structural design, with proper and guaranteed waterproofing to the basement parking area.
- R.C.C- M-20 grade concrete.



### WALLS & PLASTER

- External Walls 6" (150mm) thick clay bricks
- Internal Walls 4" (115mm) thick clay bricks



### DOORS & WINDOWS

- Main door with teak wood frame & T.W. decorative shutter with beadings brass fittings and night latch.
- All internal Doors frames will be made of ply finish and shutters shall be flush doors with decorative beading and brass fitting.
- Aluminum windows with frame shutter with plain glass as per requirement.
- Well painted M.S grills to all the windows.



### KITCHEN

- Granite top kitchen plat form with stainless steel sink as per design.
- Modular kitchen with chimney.
- Ceramic tiles dado up to lintel level.
- Provision for water purifier.



### FLOORING

- Light coloured vitrified of size 800 x 800 in all rooms.
- At staircase kota / Granite trades and risers
- Paver blocks in parking floor.



### PAINTING / POP

- External : sand faces plastering (double cost). & two coats of standard paint.
- Fungus resistance paint: coat of silicon base anti fungal paint.
- Internal : plastic Emulsion paint, company like Asian / Berger.



### ELECTRICAL FITTING

- Anchor / polycab copper wires of single phase concealed wiring MCB and ELCB for distribution board will be of ISI approved quality
- A.C. point in all rooms except kitchen.
- One geyser and two light point in each bathroom with exhaust fan.
- Light and plug point in kitchen for refrigerator, microwave oven, mixer, geysers and water purifier.
- Light and plug point for washing machine, dish washer and ironing in utility.
- T.V. POINT in Drawing and master bedroom





#### PLUMBING

- CPVC OR PPR pipes and fitting of reputed company for all internal concealed piping.
- "A" class pipe for external water supplies.
- PVC pipes of reputed company with proper joints for all chambers and waste line.
- For drinking municipal water supply shall be from underground tank with sufficient capacity with proper connection to kitchen from overhead water tank.
- Well / bore well water supply: Over head water tank for toilets and general washing use which shall be connected from the common well/ bore well in the plot.
- For lifting well/ bore well water 1.5 to 2.00 Hp motor to be provided. Provision for hot water/Geysers connection in bathroom.



#### TOILETS

- Standard quality C .P Fittings ( Jaguar/ Johnson / Asian paints)
- Concealed CPVC pipes plumbing fitting with hot & cold arrangements.(diverters)
- Provision for exhaust fan.
- Provision for water heater.
- 24 x7 hot water from solar heating.
- Ceramic tiles for dado up to 2.4m height.



#### LIFT

- Six passenger automatic lift of kone or Johnson make.

### SPECIAL AMENITIES

- Automatic Water Level Controller .
- Landscaping in common Areas .
- Guard Room for the Security.
- Rain Water Harvesting.
- CCTV In building premises Main Gate, Parking, Lobby, Terrace.
- Special Arrangement on terrace for Society meeting and get together purpose.

### NOTE

- Registration, Stamp duty, MIDC NOC charges & documents preparation charges will be charged extra
- MSEB Meter Deposit, Connection charges, Transformer Chg. will be charged extra.
- Extra work to be done with extra payment in advance
- GST or Other Tax will be bourne and paid by purchaser.
- No External Changes are allowed in the elevation



Project By :



**SAHASARA**

Luxuriya Pvt. Ltd.

**OFFICE ADDRESS :**

Abhinav Arcade, 2nd Floor, Near Kalyan Jewellers,  
Abhyankar Nagar, Nagpur.

**CONTACT PERSONS :**

Mr. Ashish Nerkar | Mr. Nikesh Nagpurkar | Mr. Sudhir Jadhav  
+91 9822701897 | +91 71506171815 | +91 7822926604

**ARCHITECT :** Ar. Arvind Raje

**STRUCTURAL :** B.M. Ghawade & Associate

**LEGAL ADVISOR :** Adv. Sandeep Shastri