

Ra'as ul-Assad  
Town





1 & 2 BHK  
LUXURIOUS  
FLATS  
& SHOPS

Ra'as ul-Assad  
Town



## LAY-OUT PLAN

દેખા થા આપને એક ખ્યાલ જઈએ થા અપનાપન, વિલ કા લુકુન, બાગાન, ઇલ્ડાઉટગાઈ  
વો થા આપકા આણીયાના... અબ પરા કીજાયે અપના ખ્યાલ.....

## RA'as ul-Assad Town





**TYPICAL FLOOR PLAN- (BLOCK-A)**



**TYPICAL FLOOR PLAN- (BLOCK-B)**



**TYPICAL FLOOR PLAN- (BLOCK-C)**



**TYPICAL FLOOR PLAN- (BLOCK-D)**



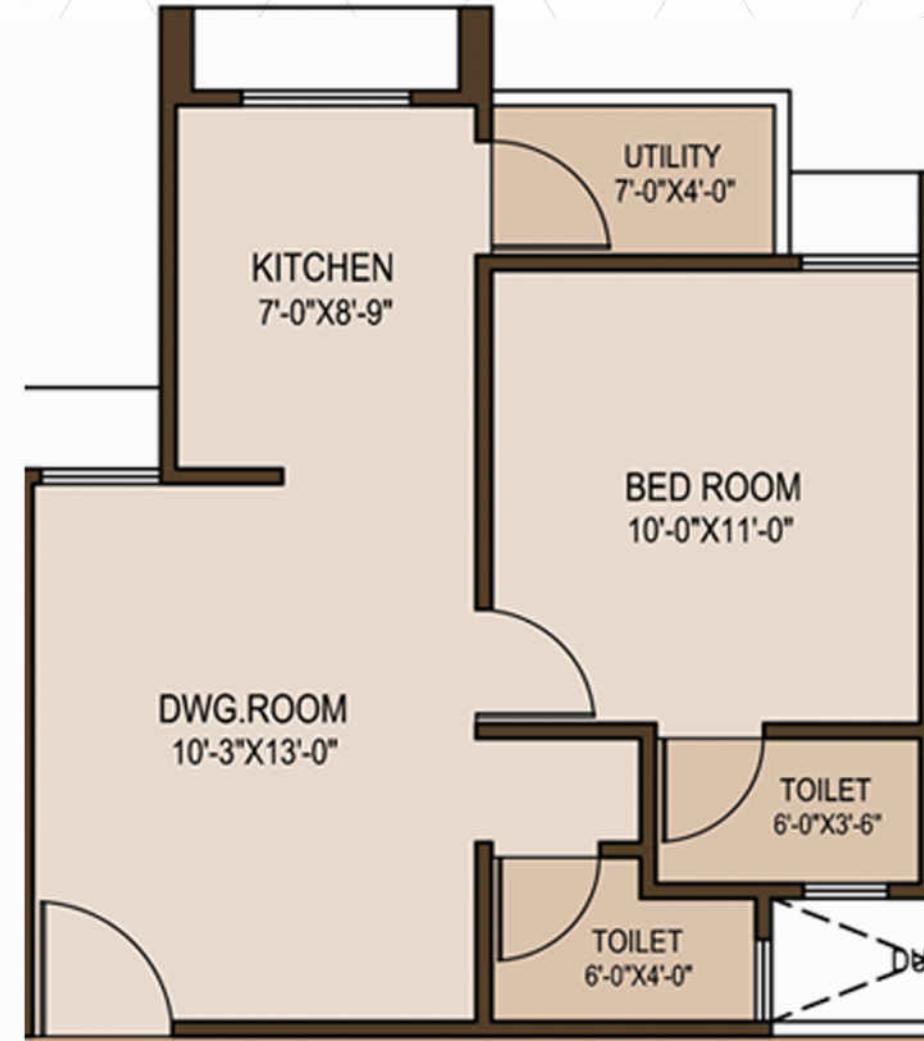
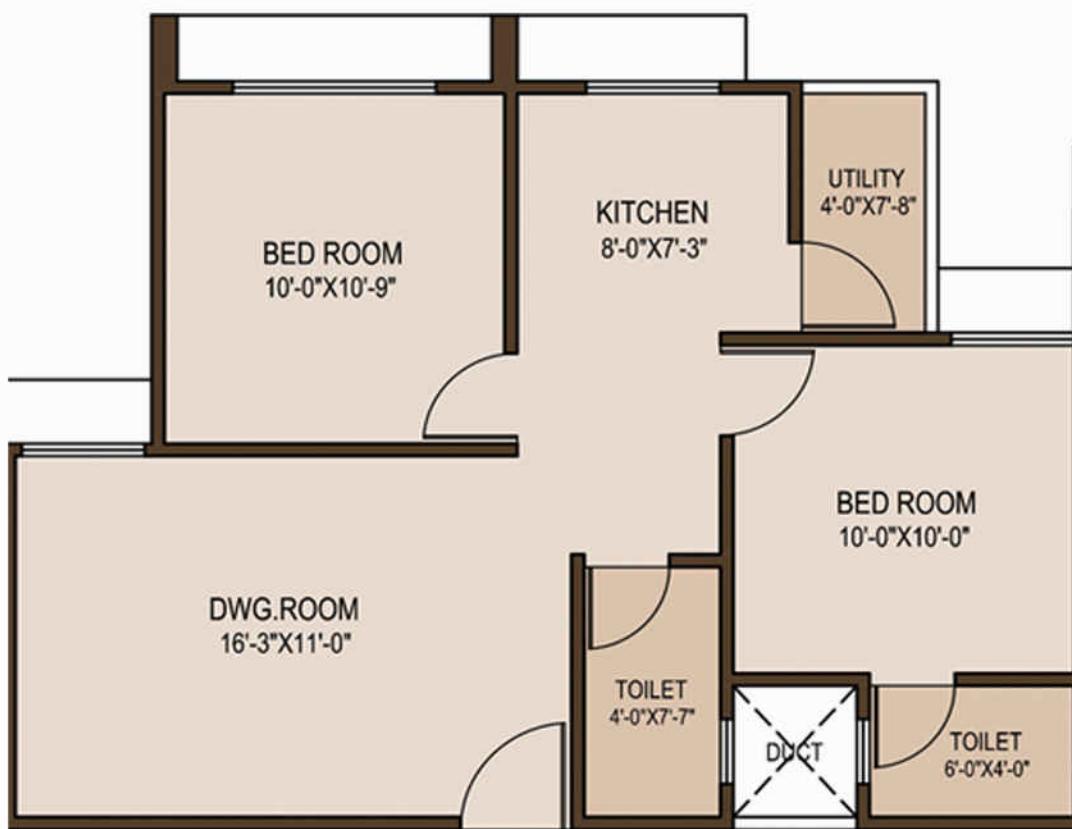
**TYPICAL FLOOR PLAN- (BLOCK-E)**

# RA'as ul-Assad Town



**TYPICAL FLOOR PLAN- (BLOCK-F+G)**

# RA'as ul-Assad Town



**2 BHK**

**1 BHK**

## AMENITIES

- 24 x 7 Security Services
- RCC Road with LED Street Light
- Children Play Area
- Landscape Garden, Senior Citizen Sitting
- Compound Wall with Attractive Entrance Gate & Security Guard.
- CCTV Camera for at Entrance Gate of all Block Entrance Foyer.

## Ra'as ul-Assad Town

N.A.-N.O.C. Title Clear  
Loan Paper Available

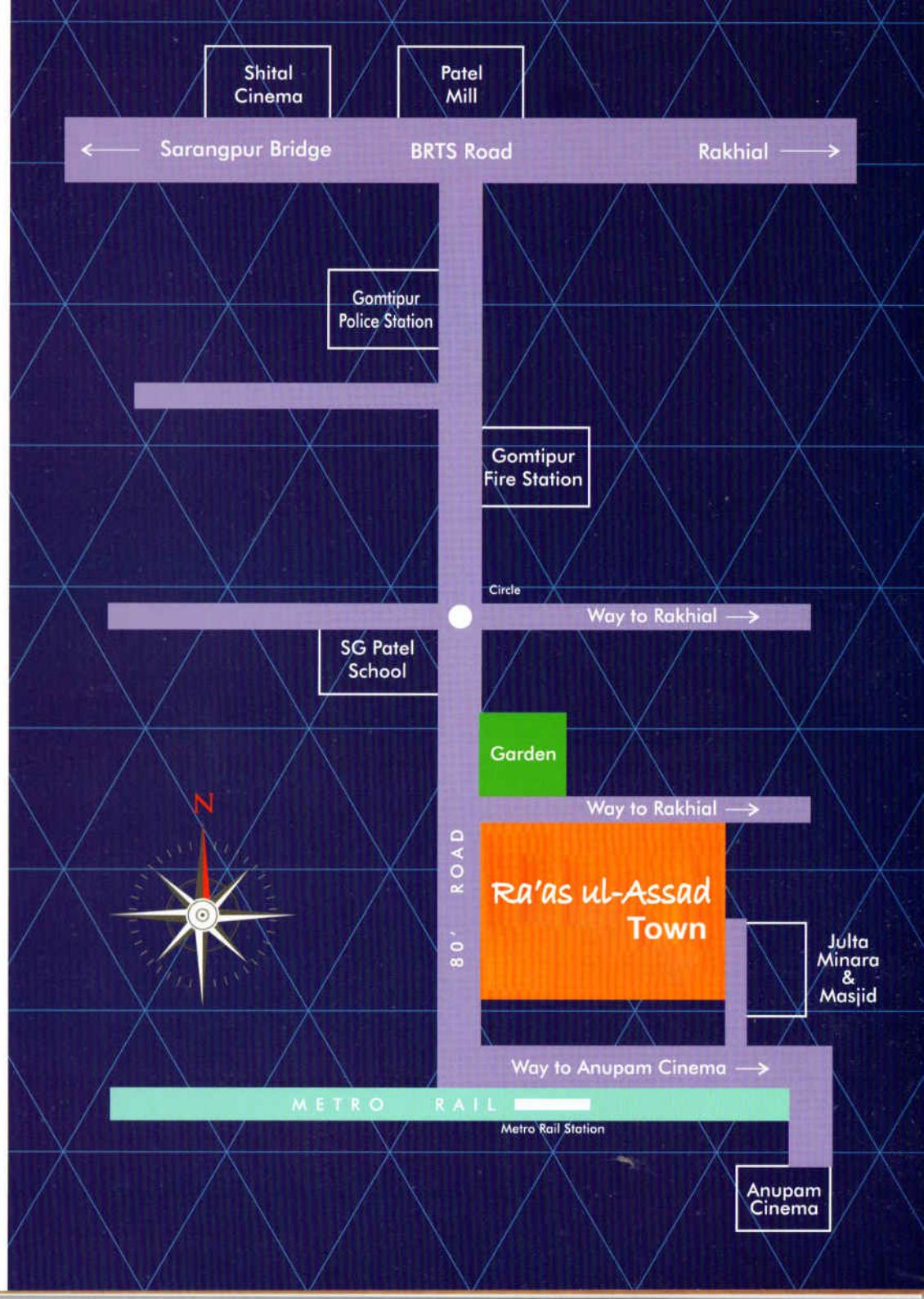


# SPECIFICATIONS

<b>Structure</b>	<ul style="list-style-type: none"> <li>- R.C.C. Frame Structure</li> <li>- Earthquake Resistant Structure Design</li> </ul>
<b>Plaster</b>	<ul style="list-style-type: none"> <li>- Internal Single Mala Plaster with Putty Finish</li> <li>- External Double Coat Sand Face Plaster with Waterproof Cement Paint.</li> </ul>
<b>Flooring</b>	<ul style="list-style-type: none"> <li>- Vitrified Tiles in the Entire Flat.</li> </ul>
<b>Bathroom</b>	<ul style="list-style-type: none"> <li>- Tile dedo up to lintel level and UPVC concealed pipe line with C.P. &amp; Sanitary Fittings.</li> </ul>
<b>Kitchen</b>	<ul style="list-style-type: none"> <li>- Granite top, sandwich platform with S.S. sink.</li> <li>- Glazed tiles dedo on platform up to lintel level.</li> </ul>
<b>Electrification</b>	<ul style="list-style-type: none"> <li>- Concealed copper wiring for A.C., T.V. Telephone and adequate points in all rooms with modular switches.</li> <li>- ELCB/MCB in each flat.</li> <li>- Geyser points in bathrooms.</li> <li>- Aquaguard / R.O. point in kitchen.</li> </ul>
<b>Doors / Windows</b>	<ul style="list-style-type: none"> <li>- Decorative wooden main entrance door with wooden frame.</li> <li>- All other doors of M.S. framed with flush door.</li> <li>- Aluminum Section powder coated windows.</li> </ul>
<b>Sp. Treatments</b>	<ul style="list-style-type: none"> <li>- Water proofing and heat reduction on terrace.</li> <li>- Pest control in total ground area of all buildings.</li> </ul>
<b>Lift</b>	<ul style="list-style-type: none"> <li>- Automatic Lift in All Blocks.</li> </ul>

## Legal Notes

- Service Tax, Stamp duty, registration charges legal documentation charges AUD/AMC charges and torrent Power charges including cable and sub-station cost to be charges extra.
- Any additional charges, taxes cess or duties levied by the Government / Local authorities during or after the completion on the scheme will be borne by the purchaser.
- All rights for materials and plan remains with developers. Dimensions mentioned here are approximate.
- Irregular payment cause the cancellation of booking.
- Possession of the apartment shall be offered only after full payment.
- In the interest of continual development in design & quality of construction, the developer reserves all the rights to make any changes in the scheme including technical specifications, designs, planning and layout and all the purchasers shall abide by such changes. Changes / alterations of any nature including the price, no. of apartments and no. of floors or any other change will be at the sole discretion of the developer. Changes / alterations of any nature including the elevations, exterior color scheme of the apartments or any other change affecting the overall design concept & Outlook of the schemes are strictly NOT PERMITTED during or after the completion of the scheme.
- This brochure is intended only to convey the essential design and technical features of the schemes and shall not be construed to form part of the legal document.



# Ra'as ul-Assad Town

## DEVELOPER



**P. M. Shah  
Infrastructure Developer**

## Site Address

**Ra'as ul-Assad Town, Topi Mill, Rajpur-Gomtipur  
Ahmedabad - 380 021.**

Inquiry at  
**98250 16714**

Architect :  
**Parekh Design**