



Reg. No- P50500048977

Shiwani PRIDE

PROJECT BY- RAUT BUILDER & DEVELOPER

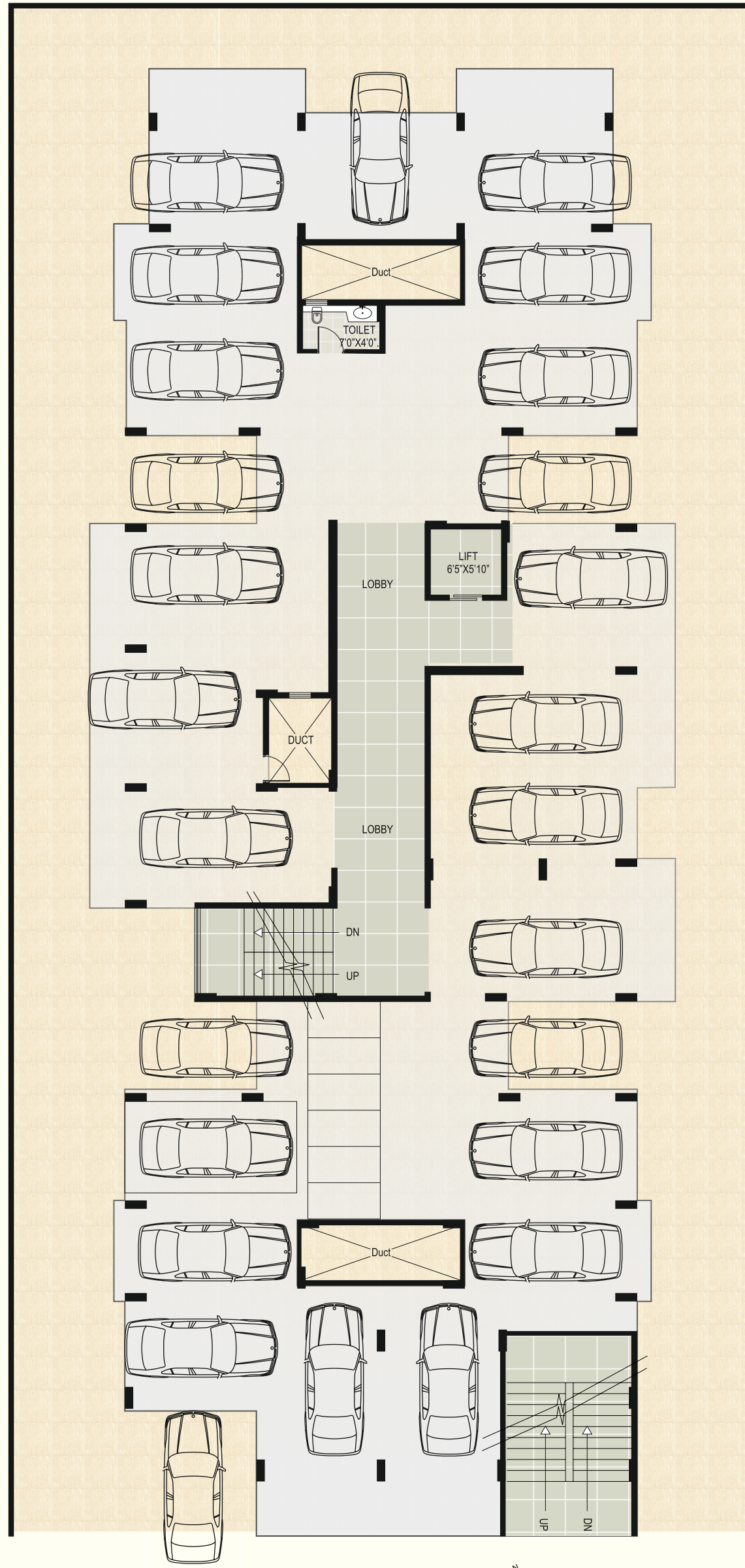
Site- Plot No. 09, Kh No. 3/1, PH NO. 38-A OZEN SECTOR-09,
Mouza- SHANKARPUR, Nagpur.

For Your Perfect Home, Search is Over...TWO & THREE BHK FLATS



Raut Builders Nagpur is a fast-growing real estate company that maintains high standards and aspires to gain a strong foothold in the real estate industry. It believes in absolute customer satisfaction and aims to set benchmarks by providing spectacular projects. To meet and exceed customer's expectations, the company operates with complete transparency. It ensures that its projects are equipped with superior amenities and provide the best value for money as well as a sense of satisfaction to the customers.

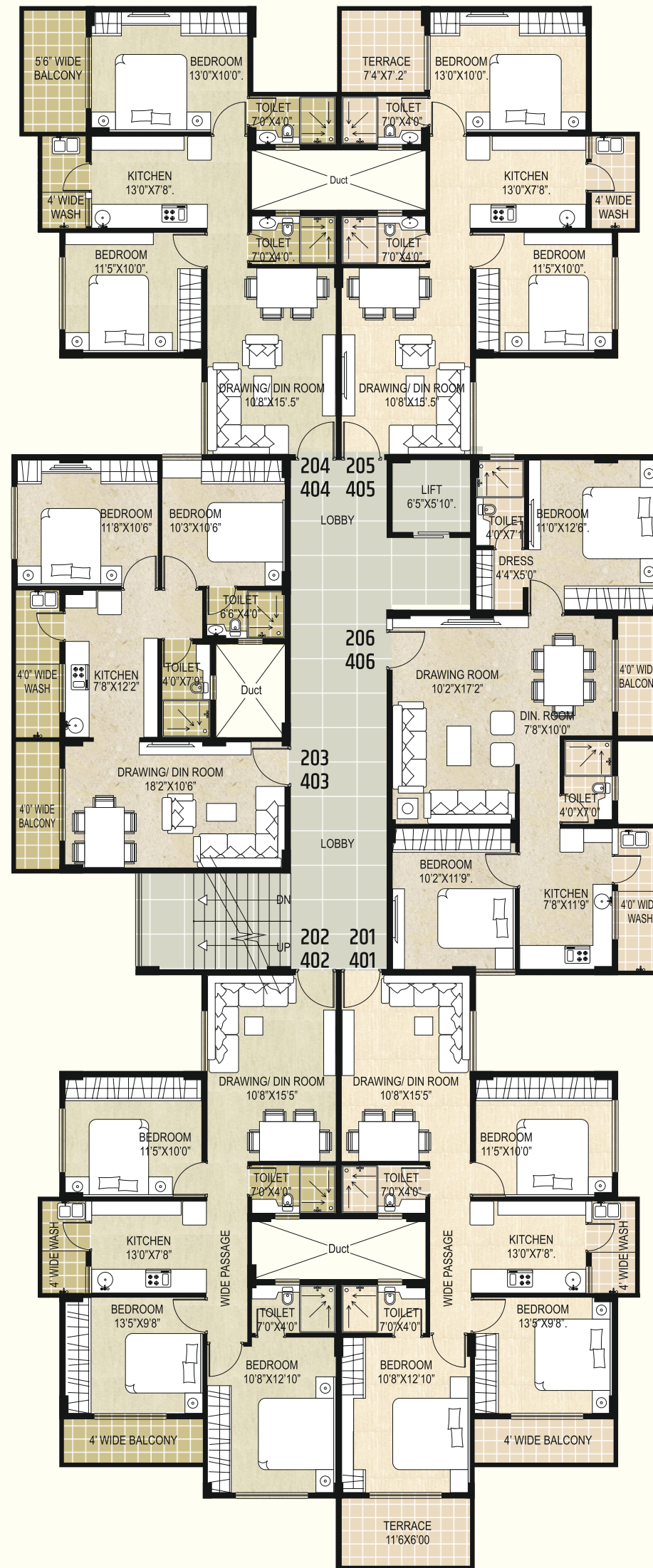
Raut Builders introducing 'Shiwani Pride', a well planned multi storey commercial cum residential apartment. It has 28 two BHK flats and 2 commercial spaces. It is located in the fastest developed area of the Nagpur city that is in 'Shankrpur' on wardha road Nagpur. 'Shiwani Pride' have been intelligently designed so that natural light and fresh air keep meandering throughout the rooms. We also provide covered parking for each flat. You may wonder how so many good things can come together at 'Shiwani Pride', rest assured you will come to us for the view and ambience but stay for the comfort.



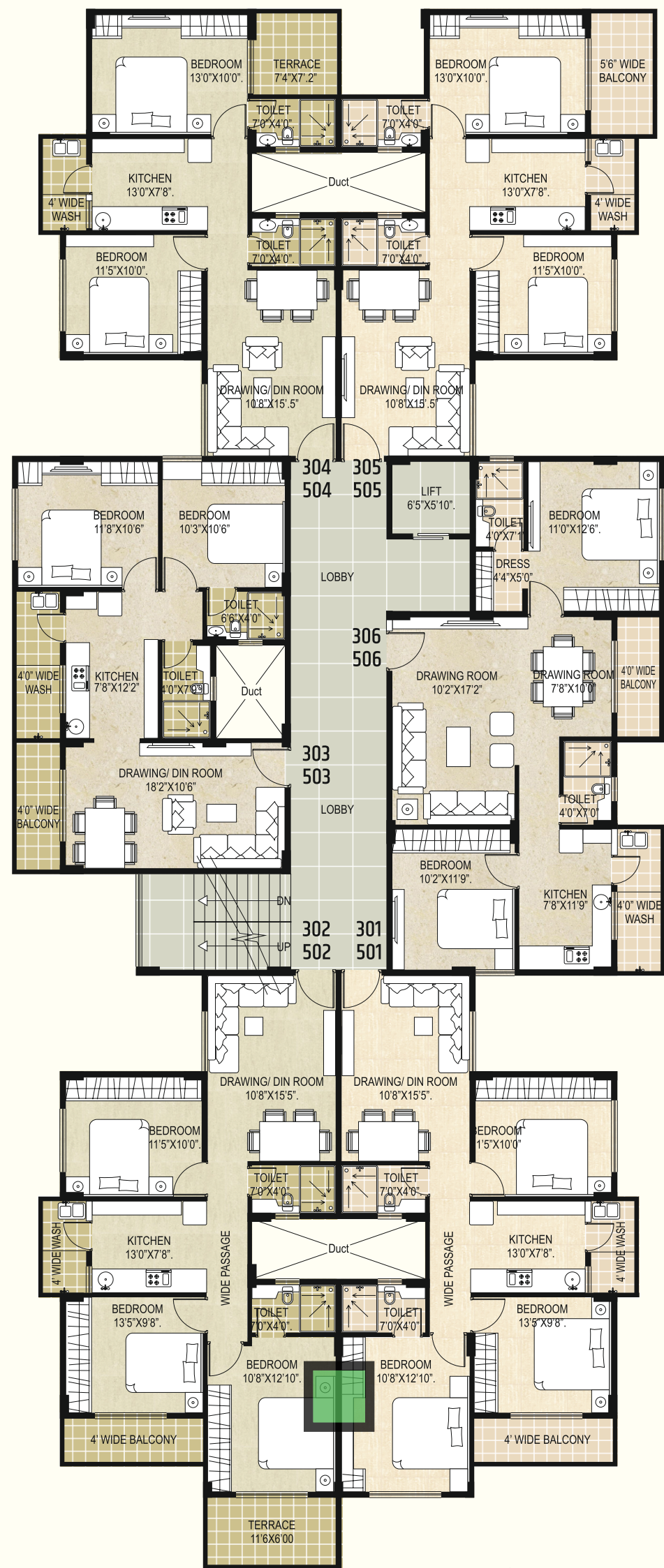
GROUND FLOOR PLAN 



FIRST FLOOR PLAN 



SECOND & FOURTH FLOOR PLAN 



THIRD & FIFTH FLOOR PLAN

Specification

STRUCTURE:

R.C.C frame structure with external 6" & internal 4.5" thick brick wall.

PLASTER:

External sand faced plaster & internal smooth plain finished plaster.

DOORS:

Designer Laminated flush Front door with teak wood frame & S.S. Fitting. All remaining doors R.C.C. frame with flush door panel.

WINDOWS:

Aluminium glazed windows with M.S. grill.

FLOORING:

Vitrified tile flooring in all rooms with 4" high skirting. Ceramic tile flooring & glazed tiles on the wall in toilet / bath up to 7 feet.

P.O.P:

P.O.P. ceiling and moulding in only drawing room.

KITCHEN:

Black Granite platform with S. S. sink & Glazed ceramic dado up to lintel level. Provision for exhaust fan.

BATH & TOILET:

Standard white/grey/ ivory sanitary ware. One water mixer in master toilet, One basins with water taps in toilet/Bath.

ELECTRICAL:

PVC conduct concealed copper wiring with Modular switches adequate light, fan and socket outlets in each room. Power points in kitchen & one for water heater in each bathroom. A.C. point in drawing room and master bedroom and cooler point in other rooms.

PLUMBING/SANITARY:

Standard C.P. fittings, all sewer lines in SWR pipes. All water supply lines in CPVC pipes.

WATER SUPPLY:

24-hour water supply from overhead water tank. Separate lines for drinking water and utility water from overhead tank with provision of sump for collection of Grampanchayat water. Bore-well for utility of water .One pump set for bore-well & sump.

PAINTS:

O.B.D. for interiors. ACE Asian paints for the exteriors.

PARKING:

Covered parking area with interlocking blocks floor will be provided for cars.

SITE:

Iron main gate with compound wall.

TREATMENT:

Water proofing treatment for toilets and terrace.

NOTE:

- ▶ Deposits for electric meter, water meter, stamp duty, registration charges as actual
- ▶ legal/ documentation charges are separately payable.
- ▶ Payment of GST & Service tax of agreement value shall be separately payable (as per Govt. Norms.) at the time of registration of agreement.
- ▶ Extra work if any demanded prior to the proper stage of construction, shall be separately payable in advance. subject to the discretion of the developer.

ARCHITECT- GRUHSILP ASSOCIATES

STRUCTURAL ENGINEER- ARC

Ashtankar & Rathod Consultant

LEGAL ADVISOR- Adv. Ashwin Patil.

Location Plan

Site- Plot No. 09, Kh No. 3/1, Ph No. 38-A
Ozen Sector-09, Mouza- Shankarpur, Nagpur.



Artline Advertising Mob- 09823035748

Project by



BUILDERS & DEVELOPER

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