

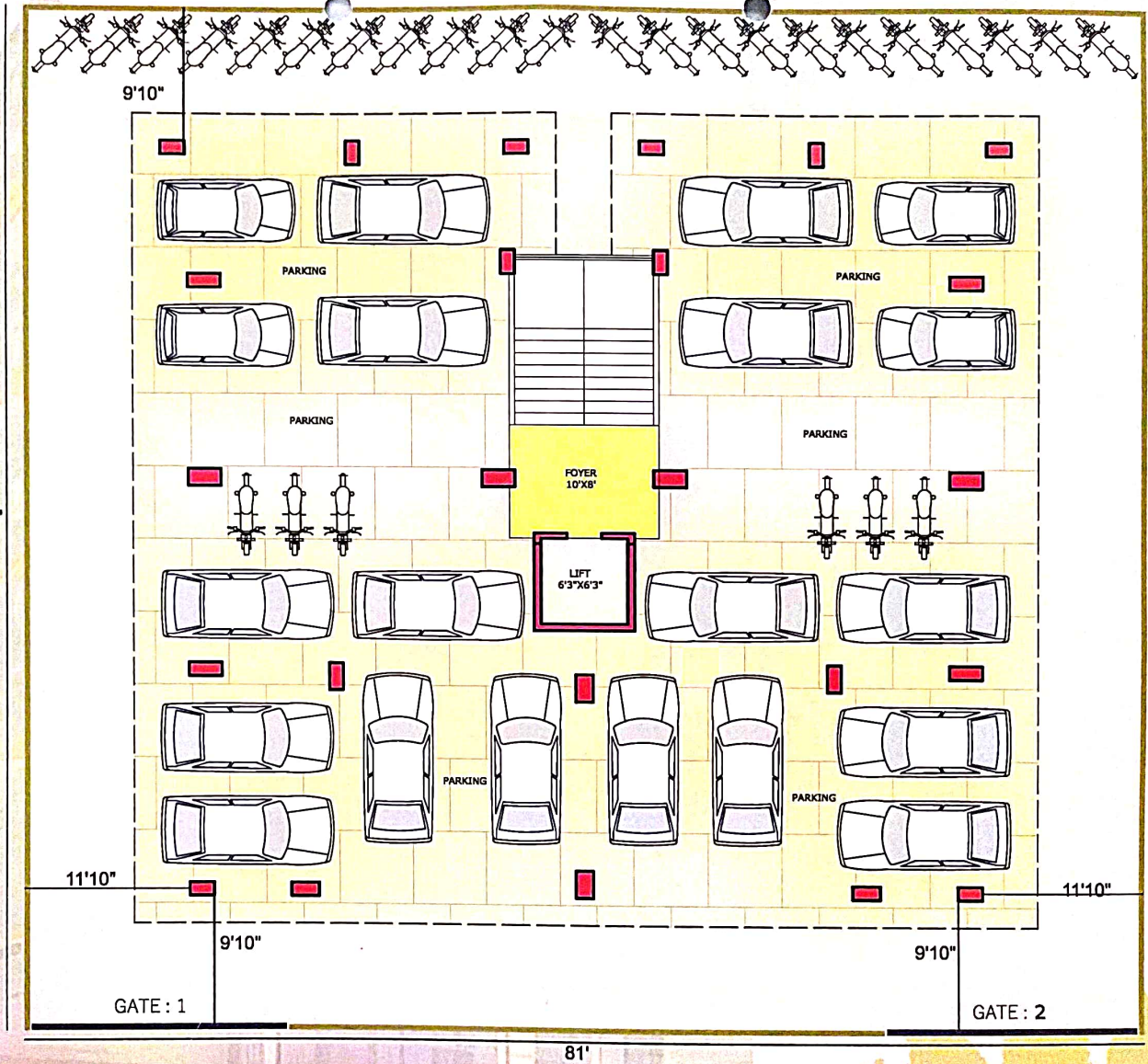
KALRAV-II

The Luxuries Residency

**2-3
BHK**
Luxuries Flats

Plot No. 1569-B, Near Theosophical Lodge, Divdi Chowk, Rupani Circle, Bhavnagar.

GROUND FLOOR PARKING





TYPICAL FLOOR PLAN (1, 2, 3, 4, 5)



Flat No.	Carpet Area	Built Up	Wash, Bal
101 to 501	75.47	81.56	2.43
102 to 502	56.03	61.90	2.60
103 to 503	56.03	61.90	2.60
104 to 504	75.47	81.56	2.43



FLOORING

Living, Dining, Family & Kitchen designer Vitrified tiles.
One Bed room vitrified tiles.



KITCHEN

Vitrified Tiles dedo & Exclusive stone slab platform
with Acrysil Sink D.P. Kota Shelf.



DOORS

All doors natural veneer wooden door, Balcony Sliding
anodised aluminium section with granite revil.



WINDOWS

Anodised aluminium sliding window
with marble/granite revil.



TOILETS

Glazed/Ceramic tiles upto 8' Height.
Granite/Marble counter. Wall hung EWC couple closet.
Imported shower in any master bed room.



COLOR

Internal - Putty finish. Exterior - Acrylic Paint



ELECTRIFICATION

3 Phase concealed copper wiring with modular
switched. All rooms with A.C. Points



LIFT

Standard Auto door lift with sensor system.

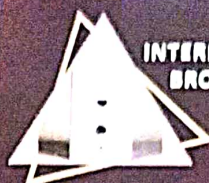


Notes : ▲ Advance maintenance deposit should be paid separately by all members for good maintenance. ▲ Stamp duty, Registration charges, GST, PGVCL charges, BADA, Corporation, legal charges, maintenance shall be borne by the purchaser separately. ▲ Any additional charges or duties levied by the government or local authority during or after completion to the scheme shall be borne by the purchaser. ▲ This brochure is intended only to display the design & technical features of the scheme and it shall not be formed into a legal document and is not enforceable. ▲ All rights are reserved with developers for any change in plan and specification. ▲ Possession / Delivery of the flat shall be only after full payment. ▲ Changes by purchasers in elevation, internal parts, structural parts are strictly prohibited.





**CCTV
FACILITY**



**INTERNET WI-FI
BROADBAND POINT**



RECEPTION



**FIRE SAFETY
FACILITY**



**KITCHEN
CHIMNEY POINT**



**INVERTER
WIRING FACILITY**



**WATER PURIFIER
POINT**

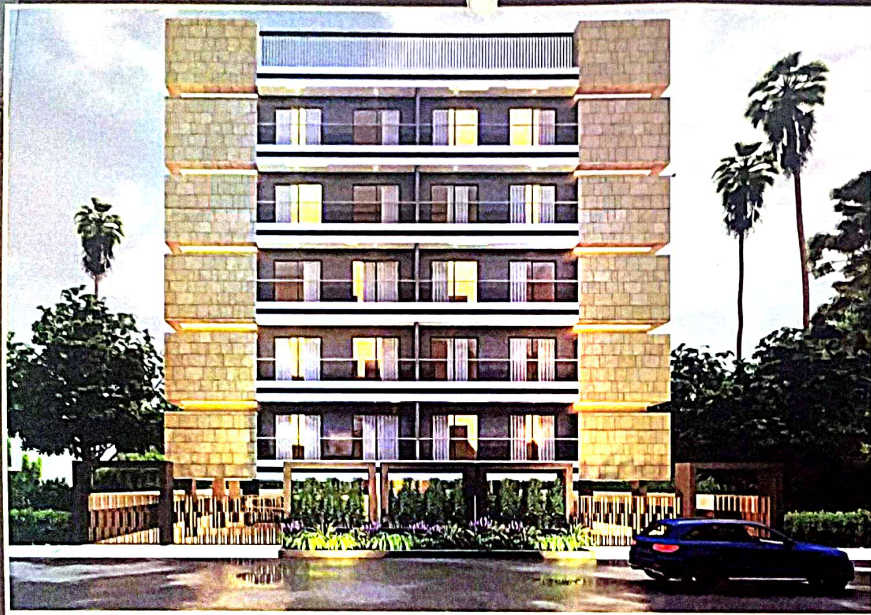


**GROUND FLOOR
PARKING WITH
FALSE CEILING**

SCHEME HIGHLIGHTS

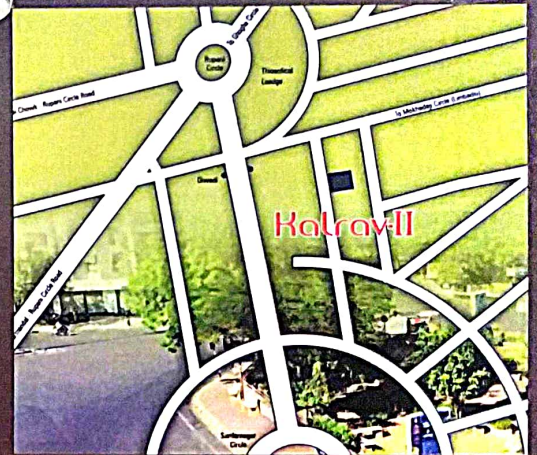
- ▲ Only 20 luxurious residential flats scheme.
- ▲ Bank loanable title clear.
- ▲ Construction as per architect / engineer design.
- ▲ Ground floor Security desk with Manager Intercom connectivity with all flats point

- ▲ Landscape garden & kids play with play toys lightings at ground floor.
- ▲ Senior citizen seating area.
- ▲ Heat reflective tiles on terrace.
- ▲ Common area with solar panel connection.
- ▲ Water Bor Recharge.
- ▲ Name panel & latter box



Plot No. 1569-B, Near Theosophical Lodge, Divdi Chowk, Rupani Circle, Bhavnagar.

Apply for RERA Regd. No.:
<https://gujrera.gujarat.gov.in>



KEY PLAN

Project by :

KALRAV-II

Developer :
Nirali & Co., Bhavnagar

Site Contact :
Kishorbhai Shah : 94262 11735
Rajubhai Shah : 94280 09735

Site Engineer :
Jayesh Sheth : 94262 07602
Ashit Sheth : 94267 18083

Architect :
Hemal Bhatt : 88496 14299

Structural Engineer :
Atul Vora : 937710 1625
Sanjay Shah : 91061 42126

Legal Advisor :
Mukesh J. Dave (Advocate) 9428991993
C/o. Anil R. Shridharani (Advocate)