

DEVELOPERS :
RATHIN INFRACON LLP.

SITE ADDRESS:
Saraswati - G.I.D.C. Road,
MANJALPUR, VADODARA.

CALL:
+91 76000 07333

EMAIL:
rathininfracon@gmail.com

ARCHITECT:
Era architects & associates

STRUCTURE:
Zarna Associates

PAYMENT TERMS :

- 10% - Booking Amount
- 20% - After signing AFS
- 15% - Plinth Level
- 25% - Completion of Slab
- 05% - Internal Plaster/Flooring/Colour
- 05% - Sanitary Fitting
- 05% - Completion of Plumbing and External plaster
- 10% - Completion of lift & Electrical Fitting etc.
- 05% - Possession

DISCLAIMER

- Premium quality materials of equivalent branded products shall be used for all construction work - Right of any changes in dimensions, design & specifications will be reserved with the developer, which shall be binding for all members. - External changes are strictly not allowed. - Development charges, documentation charges, stamp duty, all municipal taxes, GST tax, G.E.B. meter deposit should be levied separate. - Each member needs to pay maintenance deposits separately. - In Case of booking cancellation, amount will be refunded from booking of same premise after deducting 10% of booking amount. - Possession will be given after on month of all settlement of account. - Extra work at the cost of client with prior estimate needs to be given in advance but no change in elevation and plan will be done. - The developer deserves the full right to make any changes. - The brochure does not form a part of agreement or any legal document, It is easy display of project only. - Subject to Vadodara Jurisdiction



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SHOWROOMS | OFFICE | RETAIL SPACES



ATTENTION ALL!

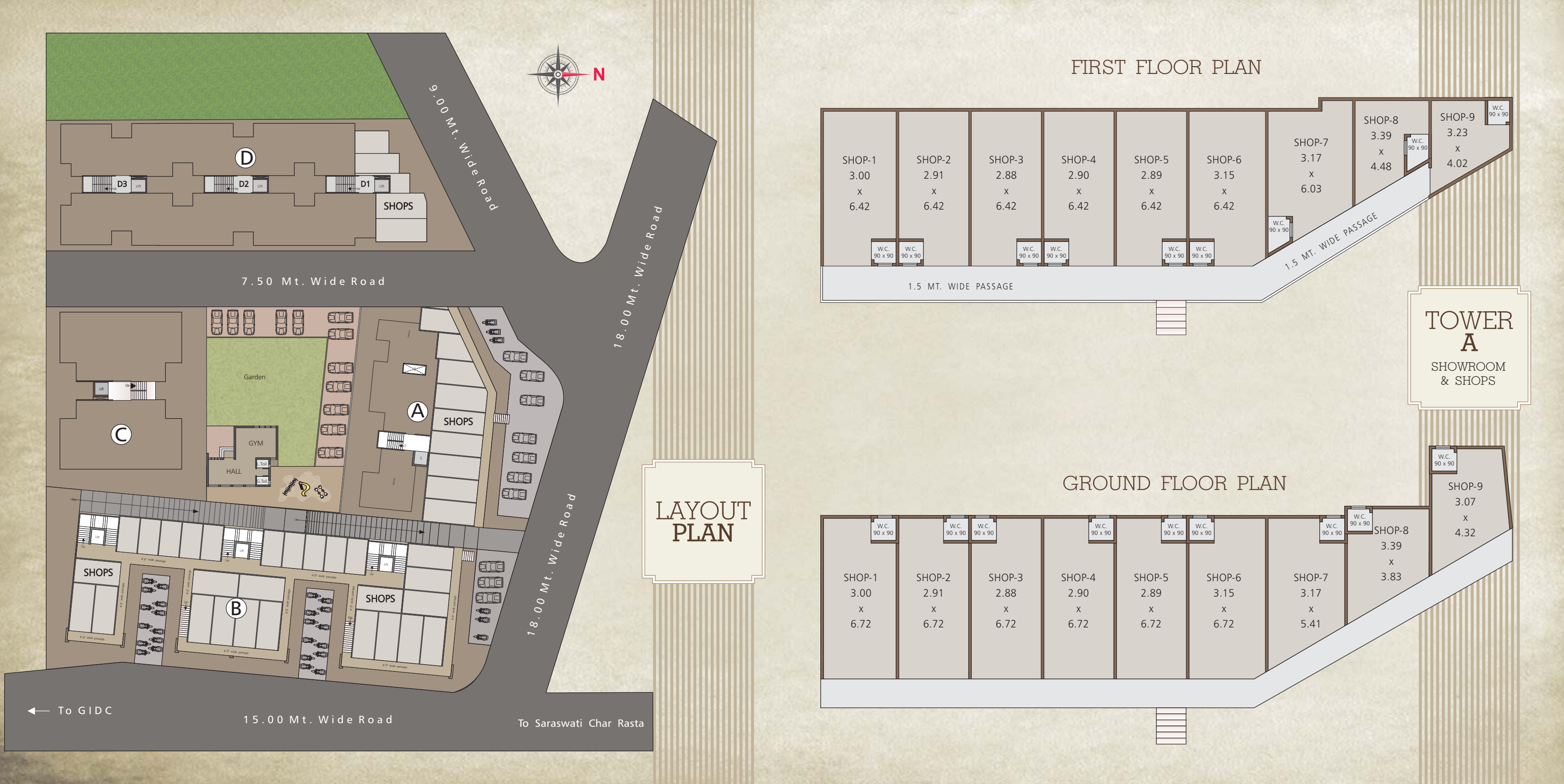
HISTORY WILL BE REWRITTEN

Presenting Rathin Infracon's
latest commercial venture,

TH
5

AVENUE

@ Manjalpur, Baroda



A business
environment
with a
touch of
pleasure



IDEAL FOR
SHOWROOM
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HOSPITAL
TUTION CLASSES,
ATM & BANK
OTHER RETAIL
OUTLET
GYM,

TH
5
AVENUE

@ Manjalpur, Baroda



LAYOUT PLAN



TOWER B SHOWROOM & SHOPS

FIRST FLOOR PLAN



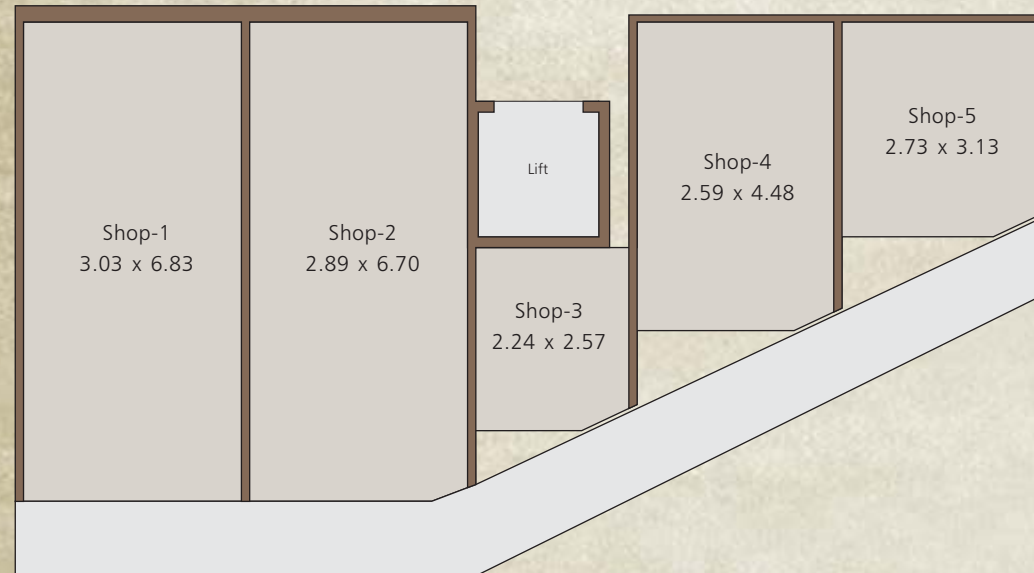
GROUND FLOOR PLAN



TOWER D

SHOWROOM
& SHOPS

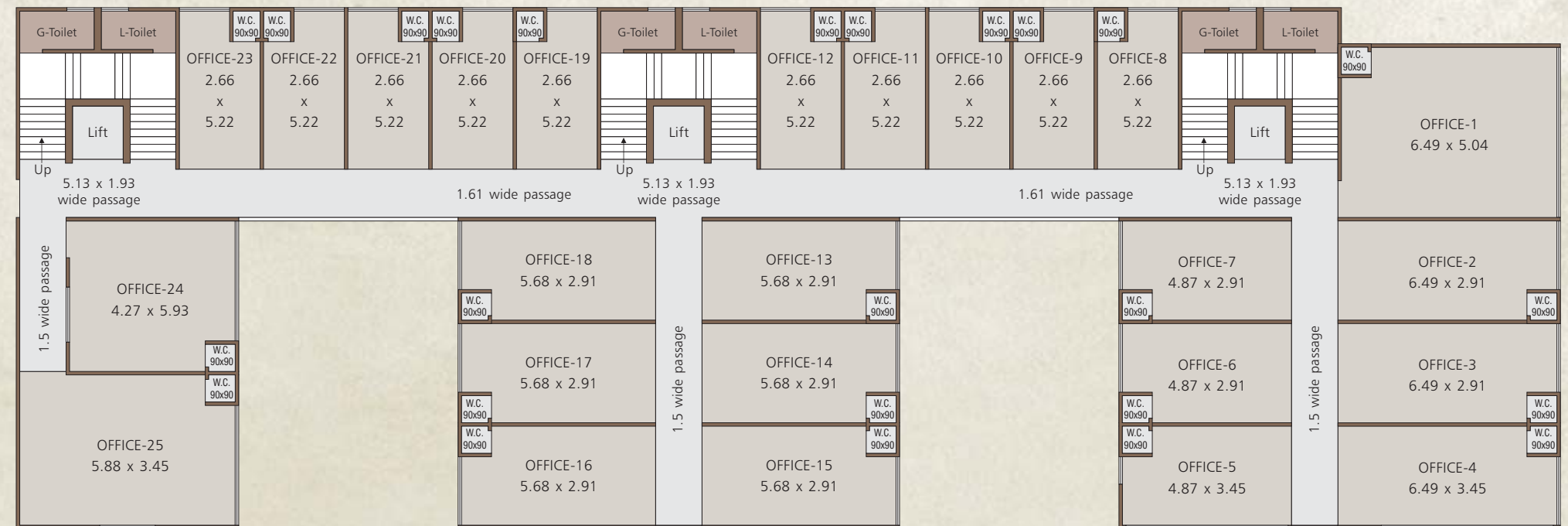
GROUND FLOOR PLAN



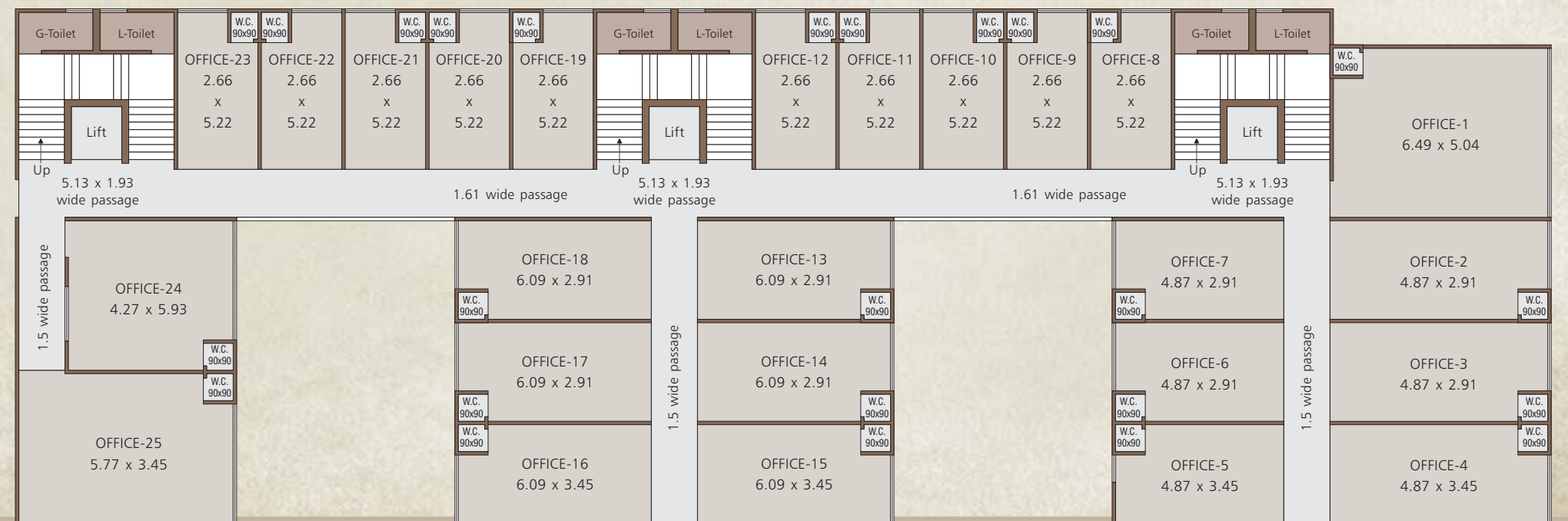
TOWER B

SHOWROOM
& SHOPS

SECOND FLOOR PLAN



TYPICAL FLOOR PLAN (3rd,4th)



BUILDING FEATURES.....

- ♦ Elegant wide entrance lobby
- ♦ Passenger lifts
- ♦ Sufficient parking at Basement Floor
- ♦ Power backup for building common utility

SPECIFICATION.....

Structure	: Framed RCC building as per design
Finishing	: Internal smooth plaster with paint
Electrification	: Concealed wiring with standard accessories
Flooring	: Vitrified tiles flooring in passage & all unit
Window	: Anodized aluminum section window with glass
Toilet	: Common toilet facility

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2-BHK LUXURIOUS FLATS

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The Group presents TH 5 AVENUE
SHOPS & 2-BHK Luxurious Flats.
They're contemporary yet timeless,
spacious yet homely,
and incredibly stylish.
They have everything, and gardens
in the most exclusive of private.

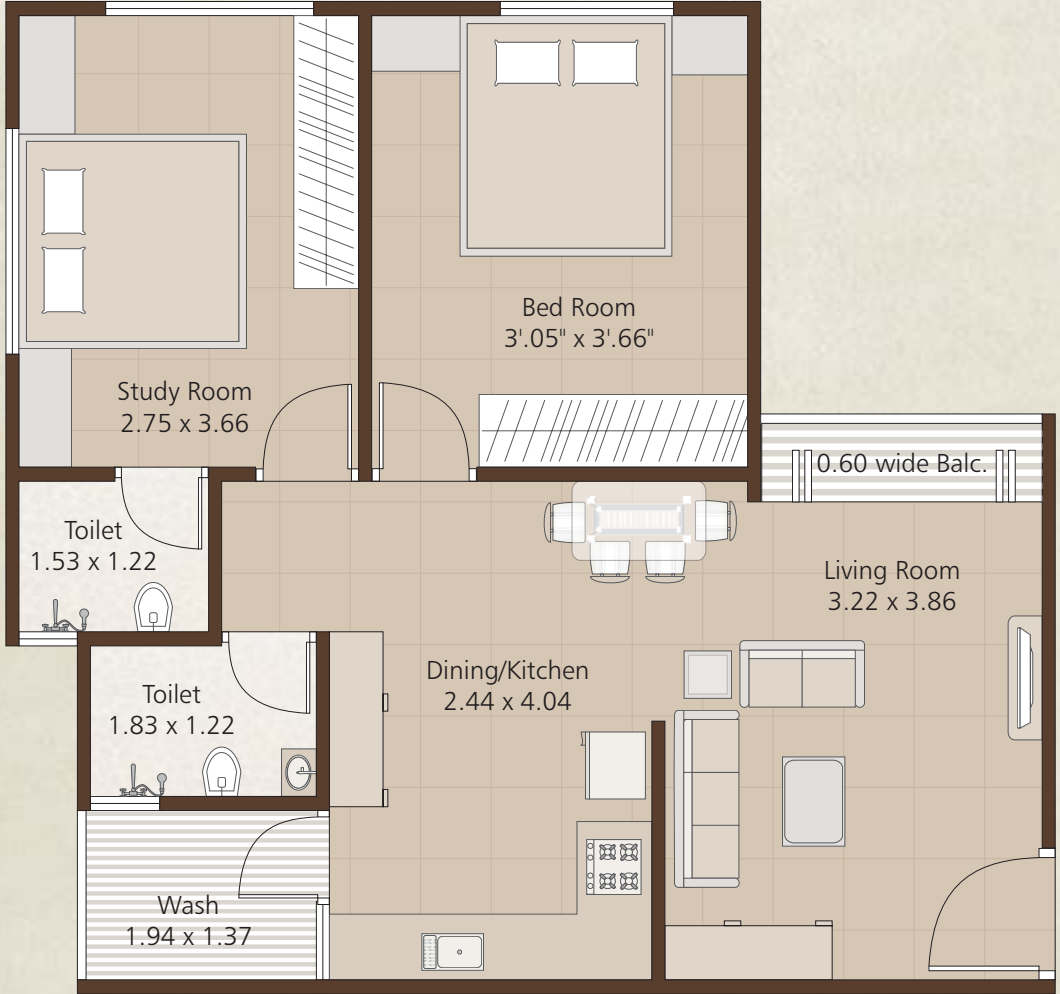
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AVENUE

@ Manjalpur, Baroda

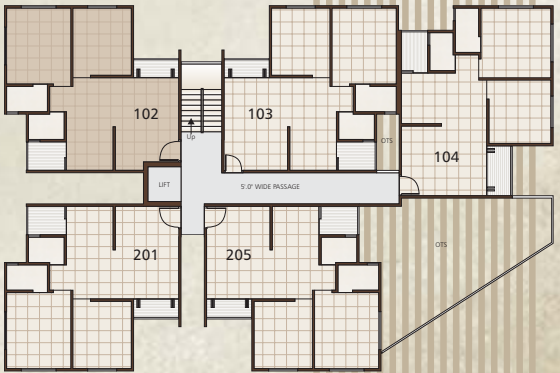


LAYOUT PLAN

TYPICAL FLOOR PLAN



TOWER A
2-BHK FLATS



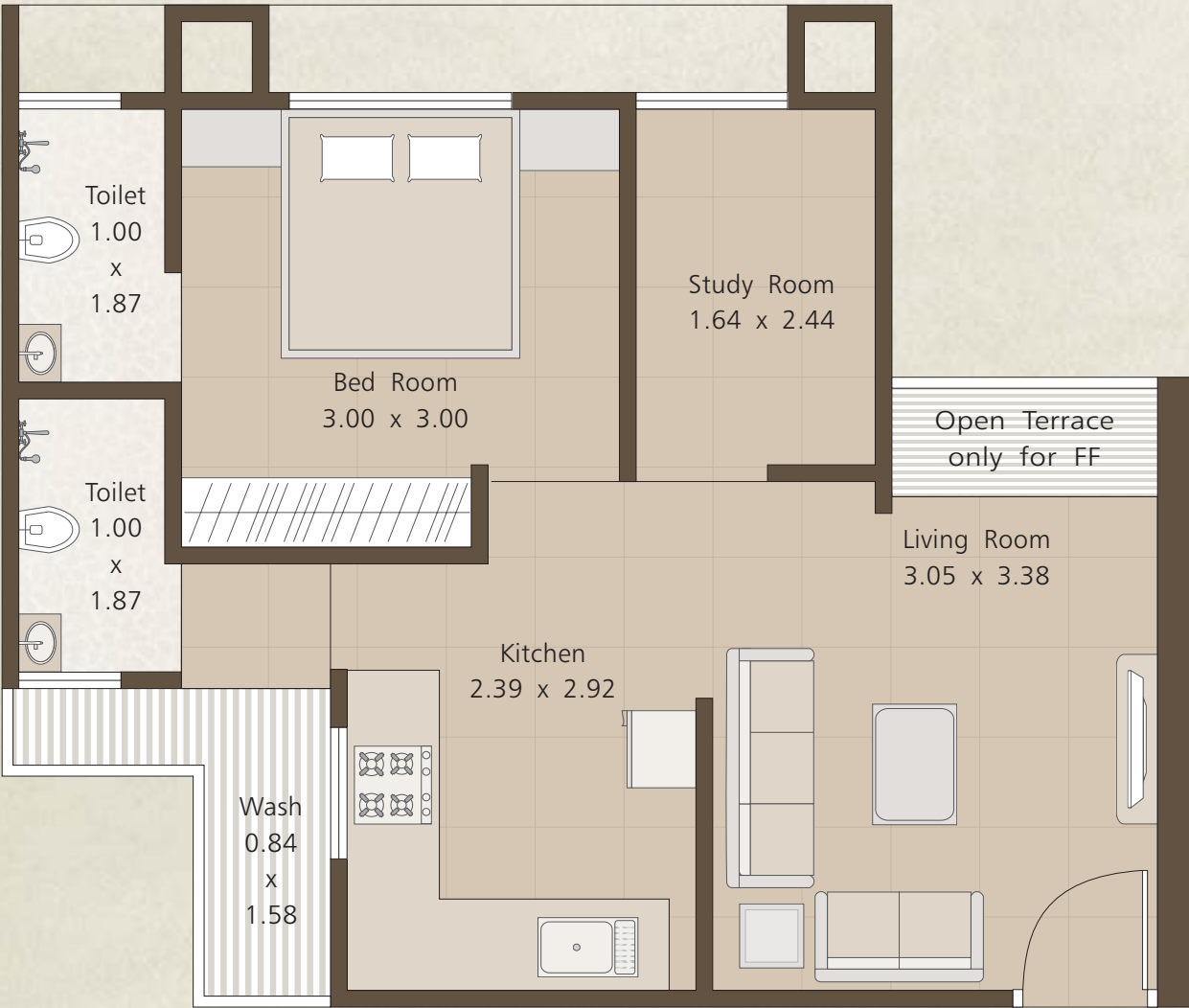
TYPICAL FLOOR PLAN



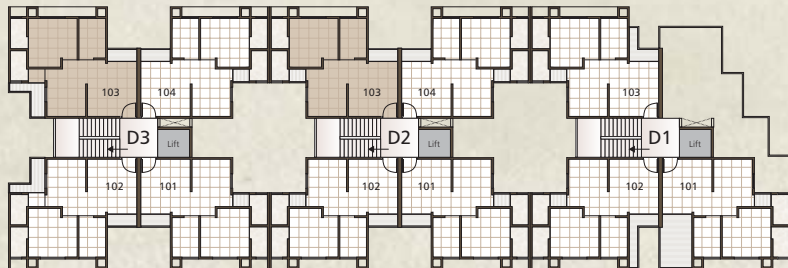
TOWER
C
2-BHK FLATS



TYPICAL FLOOR PLAN



TOWER
D
2-BHK FLATS





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AMENITIES

CLUB HOUSE

JOGGING TRACK

CHILDREN PLAY AREA

LASH GREEN GARDEN

24hrs. WATER SUPPLY

INTERNAL RCC ROAD

VALUABLE AMENITIES

- Elegant entrance gate with security cabin
- Power back-up for Lift & Passage
- Standard quality lift
- Brickbat water proofing treatment and china mosaic on terrace
- Underground Cabling
- RCC trimix road with designed street light poles
- Single entry campus



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SPECIFICATION

FLOORING

- Superior quality Vitrified flooring
- Paver blocks in parking area

KITCHEN

- Granite top platform with S.S. sink
- Decorative Glazed tiles dedo upto lintel level

DOOR - WINDOWS

- Attractive main door in wood frame or equivalent
- Good quality laminated flush door in all bedrooms
- Aluminum powder coating window

COLOUR

- Internal smooth plaster with putty finish and External double coat plaster with 100% acylic paint

ELECTRIFICATION

- Concealed ISI mark copper wiring with Good quality modular switches
- T.V. point in living room & Master bedroom
- A.C. point in Master bedroom

TOILET / PLUMBING

- Standard quality sanitary ware & branded quality plumbing fittings
- Decorative glazed tiles dedo with modern concept
- Ceramic tiles in flooring