

**DEVELOPER**: RAAMARAAJ REALTY LLP

SITE : Raamah Shivaay, Nr. Raama Emperro, opp. Bhavans School Akashvani Main Road, Manjalpur, Vadodara-390009.

M: +91 97371 11666 | 73773 61961 E : rrrealtyllp@gmail.com | W : www.raamah.in

**ARCHITECT :** 

STRUCTURAL CONSULTANT:



A A Desai (Ashutosh Desai)

MEPF CONSULTANT:

Jhaveri Associates







WE ARE ALSO ON SOCIAL

1) No signboards will be allowed on outer elevation & incase of shops it will be allowed only at marked location. 2) Only internal changes shall be allowed & will be charged extra in advance. 3) Maintenance, MCVCL, VMSS, stamp duty, registration charges and other legal charges shall be borne extra by the purchaser. 4) Vat, service tax, GST, & any other taxes and charges from govt or semi govt or local body when applicable shall be borne extra by the purchaser. 5) Default in payment leads to cancellation and refund will be made after deducting adm. exp of Rs. 25000/- after 30 days from new booking. 6) Project completion time may vary as it is highly dependant on labour & material availability and approvals from various authorities.

RERA NO.: PR/GJ/VADODARA/VADODARA/Vadodara Municipal Corporation /RN52AA09952/010622 | W.:www.gujrera.gujarat.gov.in

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## Welcome to Raamah Shivaay Spaces inspired by the divine power

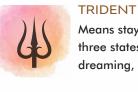
**Raamah Group** is a real estate enterprise committed to building aspirations and delivering value. In the last few decades, we have developed prime residential real estate in Vadodara. By Launching Raamah Shivaay we take the pride and pleasure of announcing a ultra-luxurious series of Raamah Group.

Raamah Shivaay is where you experience positive vibes amid the goodness of nature and a Lord Shiva temple within the campus. Homes that have been designed in a way that you are peace with yourself and enjoy the privilege of living in ultra-luxurious spaces.

A project from the reputable Raamah Group, Raamah Shivaay is all set to become the landmark of the fast-developing Manjalpur, Vadodara.

# Sursagar Lake

A landmark of Vadodara, the Sursagar Lake, formerly known as Chandan Talaao is located in the middle of Vadodara and remains one of the most favourite destinations of the city. Built with stone masonry in 18th century, the water in Sursagar Lake remains at the same level round the year and the key highlight of this lake is a mammoth 120 feet tall statue of Lord Shiva, which is a sight to behold.



Means staying above all three states of waking, dreaming, and sleeping.

# Inspired by the one who is

THE BEGINNING | THE END | THE ETERNAL





THIRD EYE Means living a life of alertness, knowledge, and wisdom all the time.



DRUM Means that the universe is always expanding and creating new rhythm.



## VIBES OF DIVINITY

Homes that blend trends with traditions.



VIBES OF SERENITY

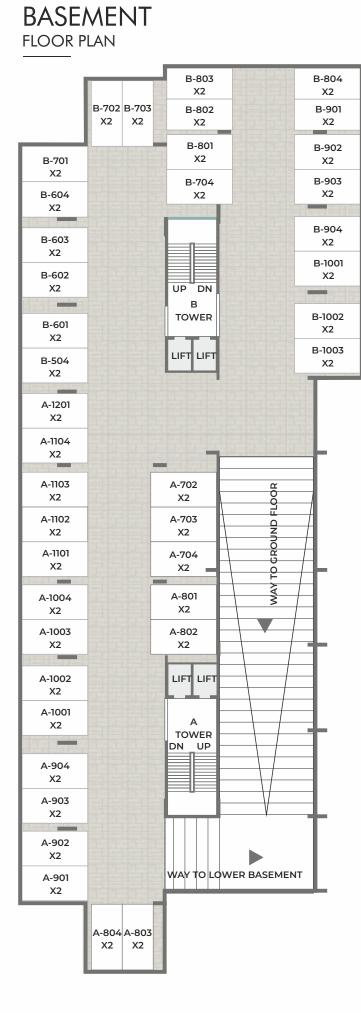
Homes that blend elegance with peace of mind.



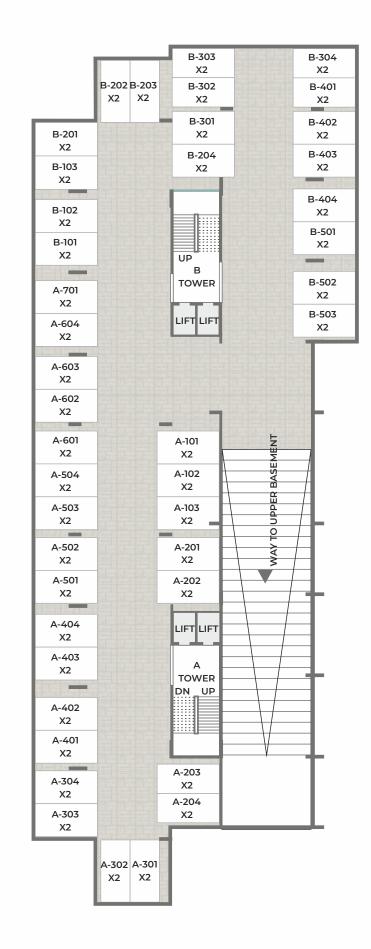


## UPPER BASEMENT PLAN

### LOWER BASEMENT PLAN



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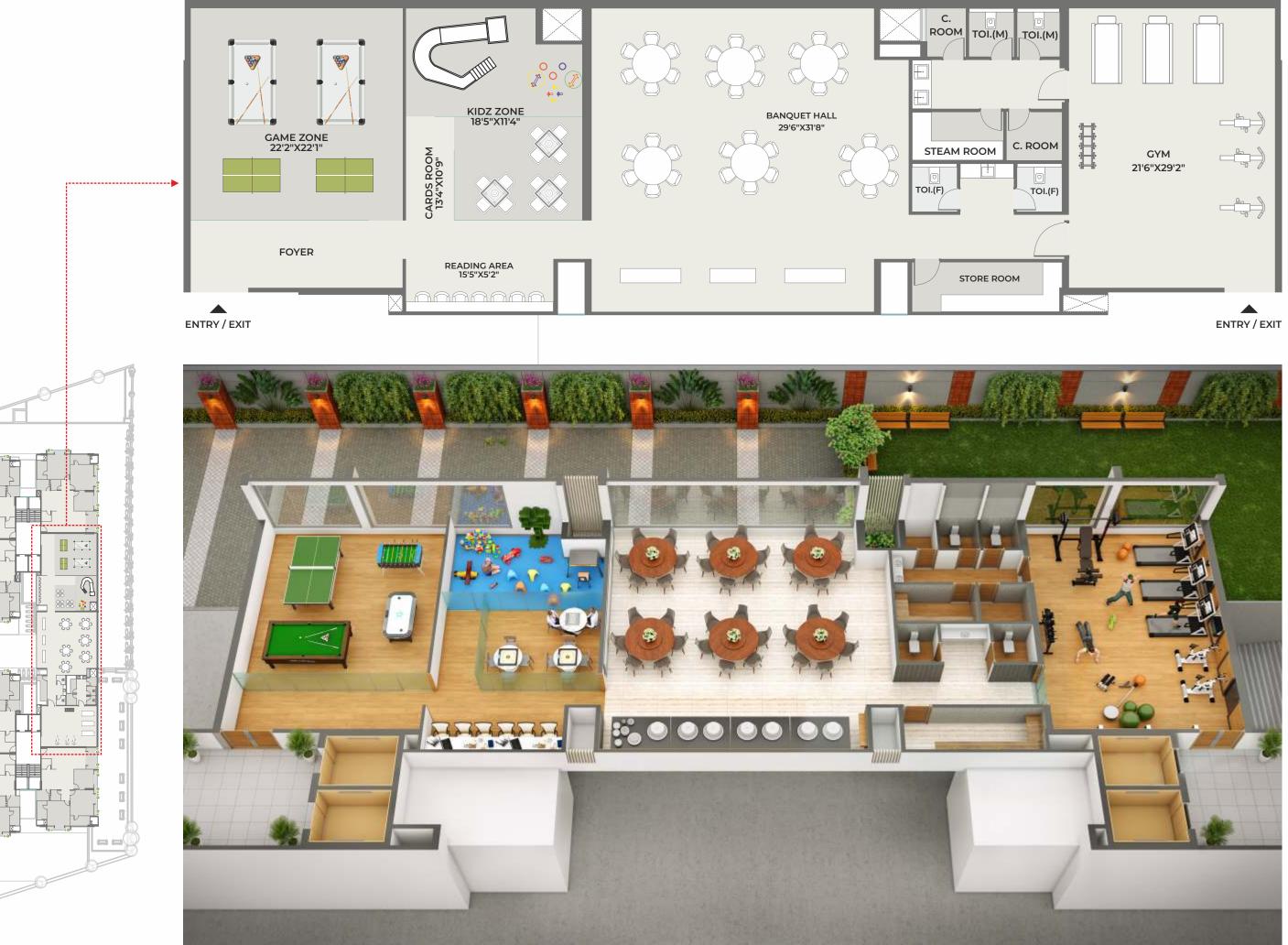


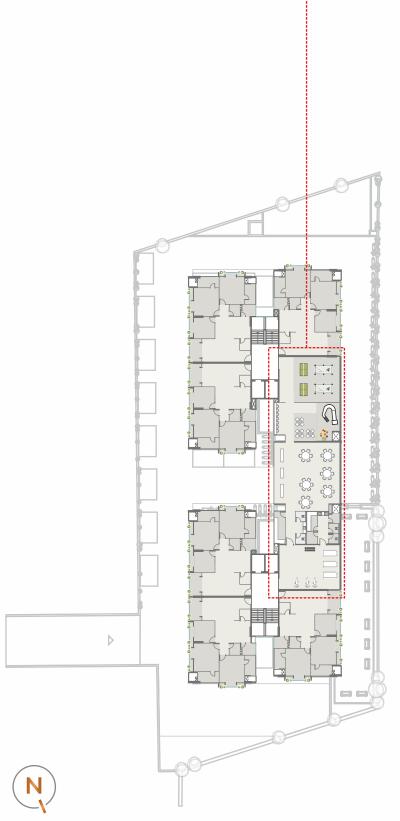


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45 CLUB HOUSE FLOOR PLAN





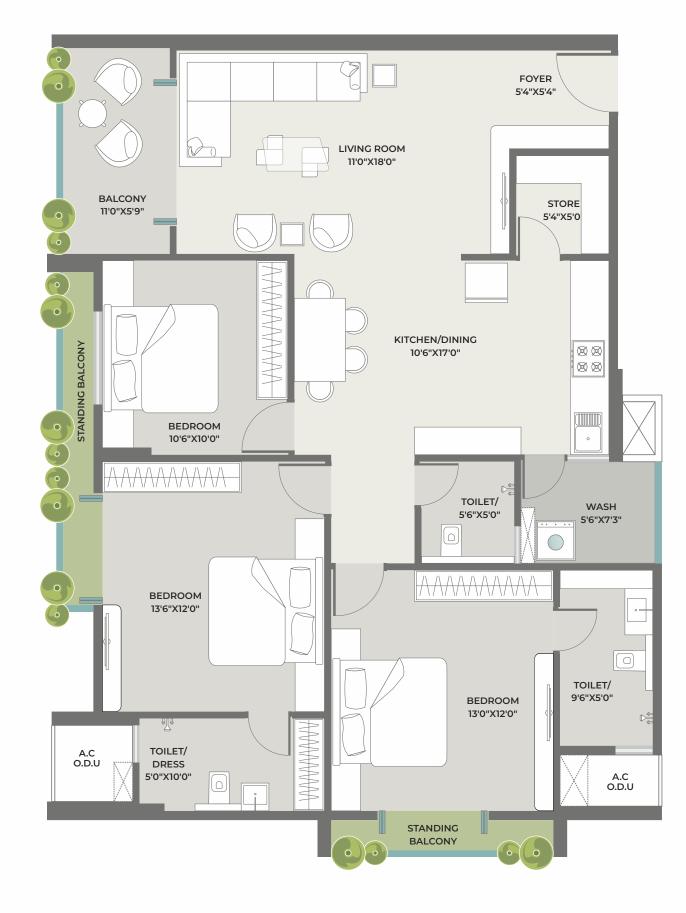








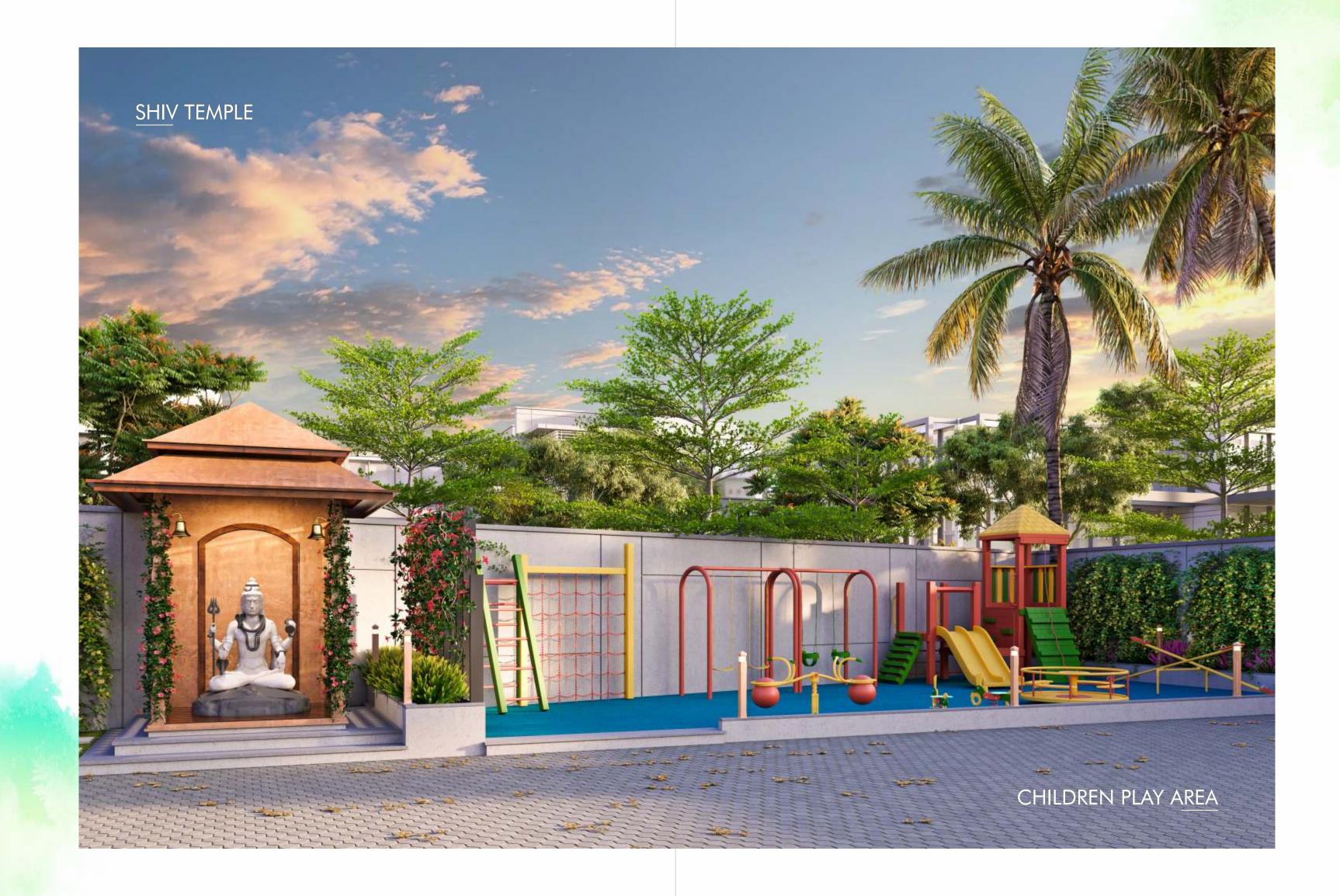




Carpet Area	:	1062.00 sq.ft
Wash / Balcony	:	76.00 sq.ft
Total Carpet Area	:	1138.00 sq.ft
S.B.A	:	2035.00 sq.ft

ABODE OF TRANQUILITY







# AMENITIES



• Club House with all modern facility	Cordless Intercom Facility
• Children Play Area	• C.C.T.V. camera
• Well equipped gymnasium	Terrace Gazebo.
• Lush Green Landscape Garden	Automatic standard elevator
• Allotted Two car parking each flat	• Kids Zone
• Entrance Gate	• Indoor Game Room
	• Banquet Hall
• 24x7 Security with Security Cabin	• WI - FI connectivity @ Common Areas
• Fire Safety with Equipments	Power backup for common areas & Utility.







#### STRUCTURE

Well Designed RCC framed earthquake resistant structure.

#### FINISHING

Internal smooth finish plaster with putty & primer on internal walls. External double coat plaster with texture paint.

#### WINDOWS

Aluminum section with safety grill.

#### BATHROOMS

Designer wall tiles and anti skid ceramic tiles flooring. Standard quality CP fittings & vessels. Granite counter with ceramic basin. Powder Coated / Anodized aluminous ventilation. Hospital

2 min.

Temple

School **1 min.** 

Super

Market

1 min.

Raamah Shivaay

In Campus.

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#### FLOORING

Vitrified tile 800mmx800mm / 1200mmx600.

#### DOORS

Veneer or laminated flush doors as per architect design.

#### KITCHEN

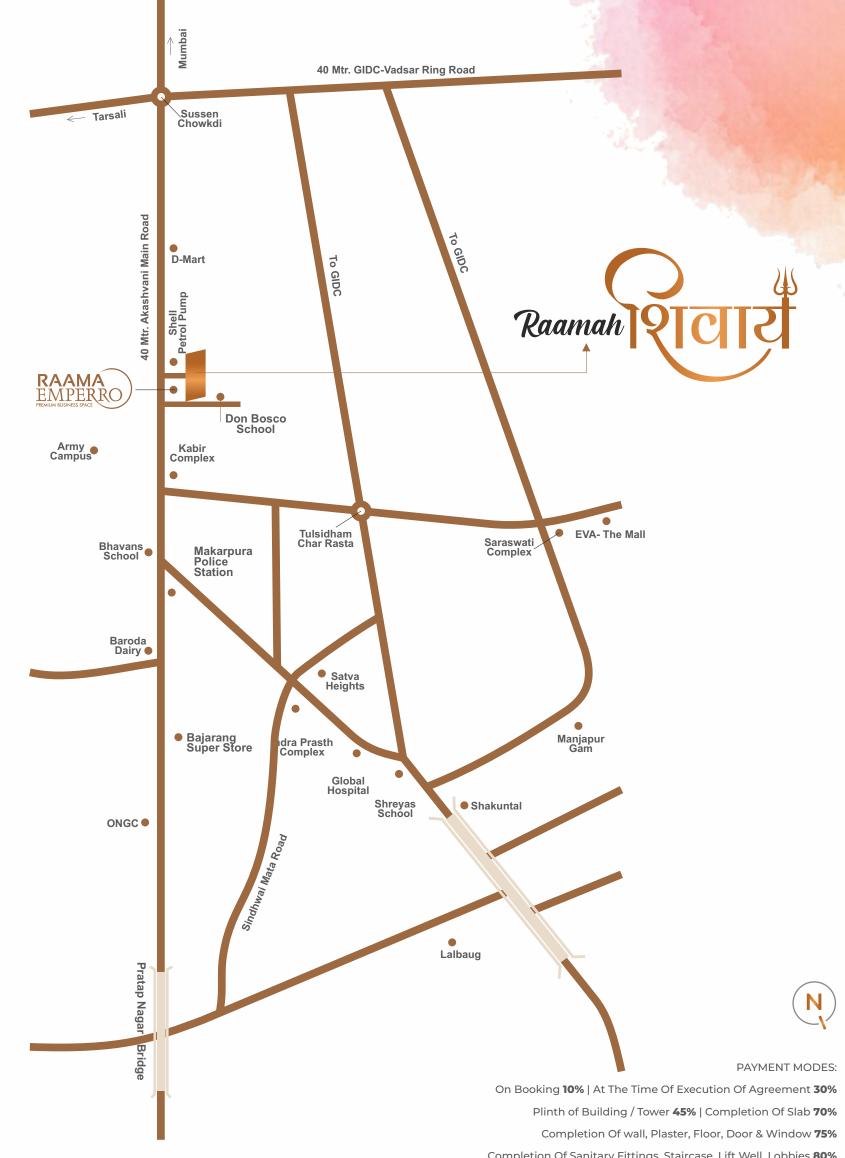
Exclusive granite platform with kitchen sink. Designer tiles upto 4ft over the platform with provision of exhaust fan. Ceramic tiles dado and kotastone flooring for wash area.

#### ELECTRIFICATION

Concealed copper ISI wiring & branded modular switches. Sufficient electrical points in kitchen & all the rooms. TV & telephone points in living room & master bedroom. Decorative common lighting in foyer, parking, garden, club house & on internal road.

#### WATER FACILITY

Municipal Water Supply through underground water tank & borewell backup with censor panels.



Completion Of Sanitary Fittings, Staircase, Lift Well, Lobbies **80%** 

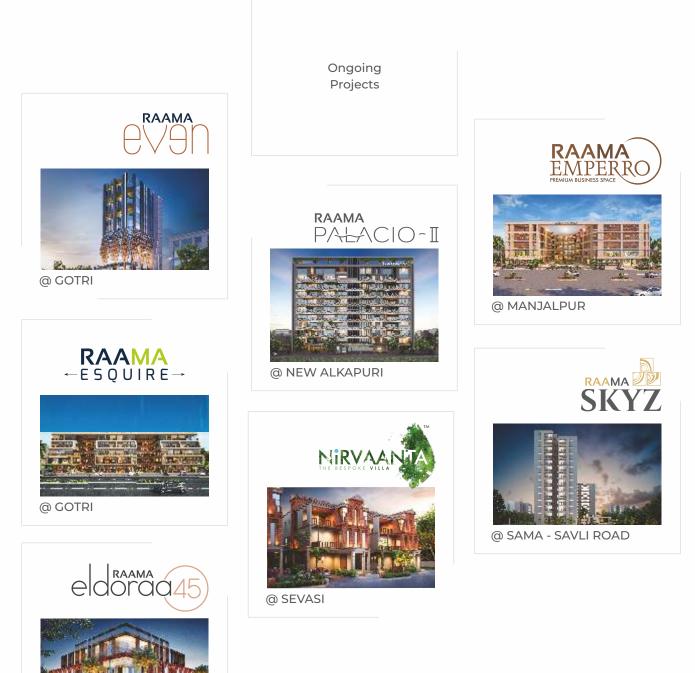
Completion Of External Plumbing & Plaster, Elevation, Terrace with Water Proofing  ${\bf 85\%}$ 

Completion Of Lift, Water Pumps, Electric Fittings  $\mathbf{90\%}$  | At the time of Possession  $\mathbf{100\%}$ 



RAAMAH Group began its foray into real estate and infrastructure development in early 2004 with the aim of participating in the creation of urban for a developing India. RAAMAH Group specializes in real estate development. RAAMAH with its group companies creates spaces in terms of Luxurious Flats, Infrastructure Ready Residential Plots, Commercial complex, Bungalows/Duplexes, Farm Houses for healthy living, focusing on quality & true value offering to customers.

RAAMAH GROUP is one of fastest growing infrastructure development company and develops residential and commercial projects in the state of Gujarat. It is fully integrated and geared to design, build and operate within the required time frame with comprehensive solution as a single point provider. It aims to deliver world class construction services. It Continuing our legacy of innovation and achieve new opportunity with every endeavor. Group's current projects are at around Vadodara.

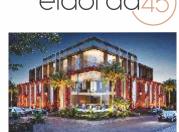


Completed Projects





Upcoming Projects



@ AMPAD











@ SUNPHARMA ROAD





EXCLUSIVE OFFICES TOWER @ SEVASI



EXCLUSIVE 5 BHK APARTMENTS @ NEW ALKAPURI



COMMERCIAL & RESIDENTIAL @ ALKAPURI



EXCLUSIVE 4 BHK APARTMENTS @ BHAYLI