



*Excellent things are rare  
like...*

A PROJECT BY



**RAMNATH**  
GROUP

DEVELOPERS :

**KANHA AEROCITY**

Site Address :

Ramnath Luxuria, Raghukul School Char Rasta,  
B/s. Glade Aroma, 40.00 Mt. Main Ring Road,  
New VIP Road, Vadodara - 390006.

Call +91 **78910 11158**

ARCHITECT :



DESIGN STUDIO  
architects & interiors  
Ar. RUCHIR SHETH

STRUCTURE :



**Aashutosh A. Desai**  
Consulting Structural Engineers

PLUMBING & ELECTRICAL CONSULTANT:



**Technobrain**  
**MEP Consultants**  
PINA KIN PATEL • DAXESH DAVE

For further details visit: [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)  
RERA REGISTRATION NO.:  
PR/GJ/VADODARA/VADODARA/Vadodara Municipal/MAA 14608/30-12-24/301228

CR  Jan-25@948243 85508

**RAMNATH**  
**LUXURIA**

**2 BHK LUXURIOUS FLATS & SHOPS**



Welcome to Ramnath Group, a name synonymous with excellence, integrity, and innovation in the real estate industry. With a legacy of trust and quality craftsmanship, we take pride in transforming dreams into reality, creating spaces that inspire and elevate lifestyles. Our Vision to be a pioneer in redefining urban living by delivering exceptional properties that blend luxury, functionality, and sustainability. We are committed to shaping communities that enhance the quality of life for generations to come. Our Mission at Ramnath Group, we are dedicated to crafting meticulously designed spaces that cater to the evolving needs of modern families, businesses, and communities. Through innovation, customer-centricity, and unwavering commitment to quality, we aim to set new benchmarks in real estate development.

*a precious  
possession for lifetime...*



Residents of Ramnath Luxuria's exclusive community will enjoy every luxury and pleasure of boutique-style living without sacrificing the convenience of access to world-class amenities.

*your gateway to luxury living...*

Step into a world of unparalleled sophistication and style. Our exquisite entrance gate sets the tone for a life defined by elegance, exclusivity, and comfort. Crafted to make a grand first impression, it is more than just an entry—it's a statement of refined living.





RAMNATH  
LUXURIA

*where lights define luxury...*

Discover an elevation that exudes charm and modernity, with well-planned lighting enhancing every intricate detail.





*inspired by light,  
designed for life...*

Experience an architectural marvel where the interplay  
of light and shadow highlights its striking beauty





6.50 MT. WIDE ROAD



13.50 MT. WIDE ROAD

*ground floor*

SHOP	SIZE	C.A.	SBA
01	12'-0" X 31'-6"	376 SQ.FT.	620 SQ.FT.
02	12'-0" X 31'-6"	376 SQ.FT.	620 SQ.FT.
03	17'-0" X 31'-6"	446 SQ.FT.	735 SQ.FT.
04	39'-8" X 24'-9"	732 SQ.FT.	1207 SQ.FT.
05	41'-0" X 10'-0"	412 SQ.FT.	679 SQ.FT.
06	41'-0" X 11'-0"	447 SQ.FT.	737 SQ.FT.
07	41'-0" X 11'-3"	461 SQ.FT.	760 SQ.FT.
08	39'-6" X 11'-0"	434 SQ.FT.	716 SQ.FT.
09	39'-6" X 11'-0"	434 SQ.FT.	716 SQ.FT.





first floor

SHOP	SIZE	C.A.	SBA
01	12'-0" X 25'-0"	298 SQ.FT.	491 SQ.FT.
02	12'-0" X 25'-0"	298 SQ.FT.	491 SQ.FT.
03	17'-0" X 25'-0"	374 SQ.FT.	617 SQ.FT.
04	32'-7" X 18'-2"	437 SQ.FT.	721 SQ.FT.
05	34'-5" X 10'-0"	344 SQ.FT.	567 SQ.FT.
06	34'-5 " X 11'-0"	375 SQ.FT.	618 SQ.FT.

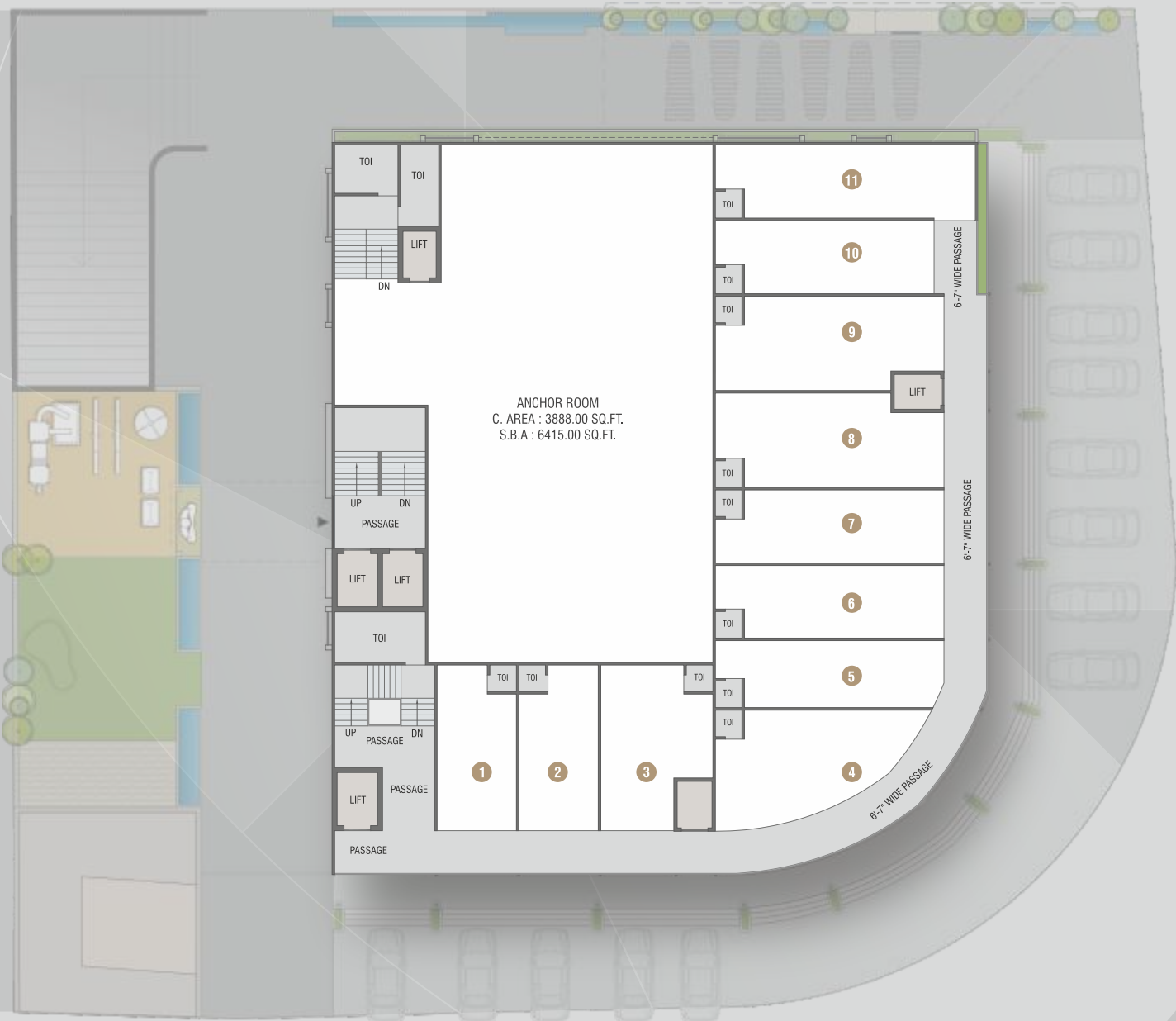
SHOP	SIZE	C.A.	SBA
07	34'-5" X 11'-0"	375 SQ.FT.	618 SQ.FT.
08	34'-5" X 14'-2"	465 SQ.FT.	767 SQ.FT.
09	34'-5" X 14'-2"	465 SQ.FT.	767 SQ.FT.
10	33'-0" X 11'-0"	362 SQ.FT.	597 SQ.FT.
11	39'-0" X 11'-0"	433 SQ.FT.	714 SQ.FT.

second floor

SHOP	SIZE	C.A.	SBA
01	12'-0" X 25'-0"	298 SQ.FT.	491 SQ.FT.
02	17'-0" X 25'-0"	374 SQ.FT.	617 SQ.FT.
03	32'-7" X 18'-2"	437 SQ.FT.	721 SQ.FT.
04	34'-5" X 10'-0"	344 SQ.FT.	567 SQ.FT.
05	34'-5" X 11'-0"	375 SQ.FT.	618 SQ.FT.

SHOP	SIZE	C.A.	SBA
06	34'-5 " X 11'-0"	375 SQ.FT.	618 SQ.FT.
07	34'-5" X 14'-2"	465 SQ.FT.	767 SQ.FT.
08	34'-5" X 14'-2"	465 SQ.FT.	767 SQ.FT.
09	33'.0" X 11'0"	362 SQ.FT.	597 SQ.FT.
10	33'0" X 11'0"	432 SQ.FT.	712 SQ.FT.

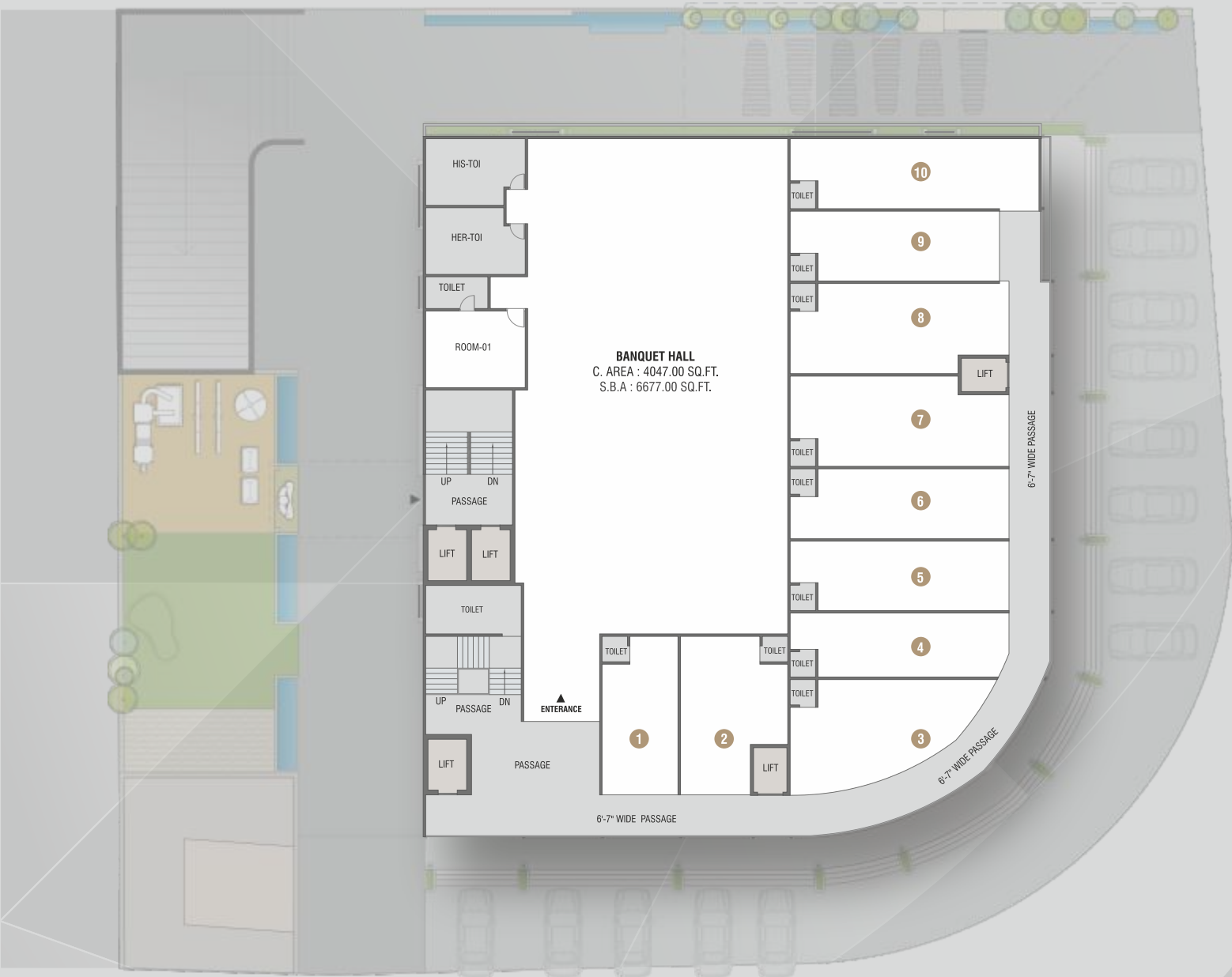
6.50 MT. WIDE ROAD



13.50 MT. WIDE ROAD



6.50 MT. WIDE ROAD



13.50 MT. WIDE ROAD



6.50 MT. WIDE ROAD



13.50 MT. WIDE ROAD

*third floor*

1	GAME ROOM
2	DISCO/ BAR
3	LIBRARY
4	LOUNGE
5	TODDLER ROOM
6	GYM
7	SENIOR CITIZEN SITTING
8	MULTIPURPOSE HALL
9	MINI HOME THEATER
10	GARDEN
11	DECK AREA





*your world, beautifully arranged...*

Every feature is thoughtfully placed to create an inviting and harmonious environment where everything feels within reach.







## *amenities*



ELEGANT  
ENTRANCE GATE



CCTV  
SECURITY



SECURITY



MULTI PURPOSE  
HALL



AC GYMNASIUM



MINI THEATER



INDOOR  
GAMES



CHILDREN  
PLAY AREA



SENIOR CITIZEN  
SITTING



LUSH GREEN  
GARDEN



ALLOTTED CAR  
PARKING



2 PREMIUM  
ELEVATOR



WATER  
PURIFIER

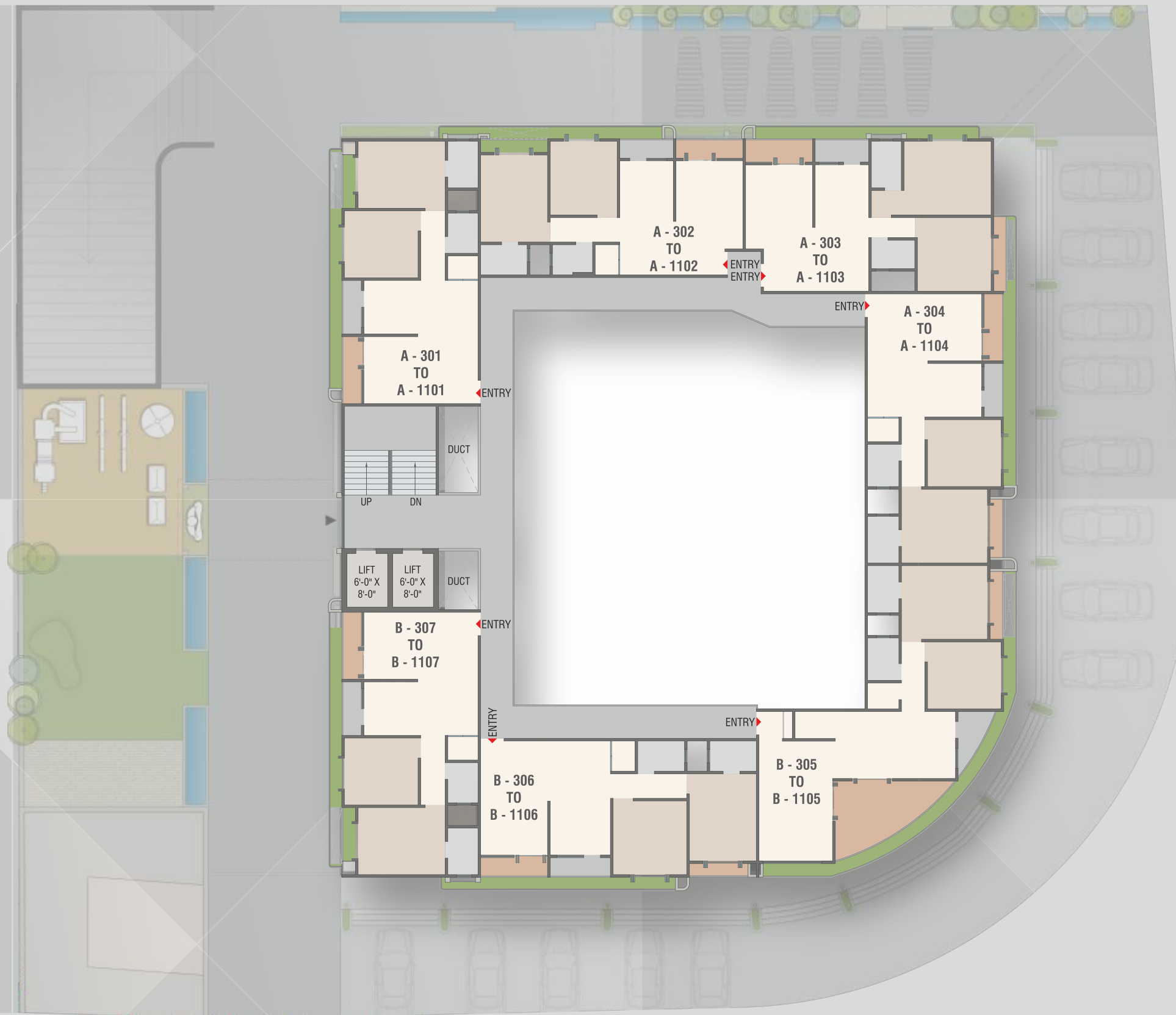


RAIN WATER  
HARVESTING

We believe that a home is more than just a place to live it's a haven where comfort, convenience, and leisure come together to enhance your lifestyle. That's why our projects are thoughtfully designed with world-class amenities, ensuring you enjoy every moment to the fullest.



6.50 MT. WIDE ROAD



*typical floor plan*

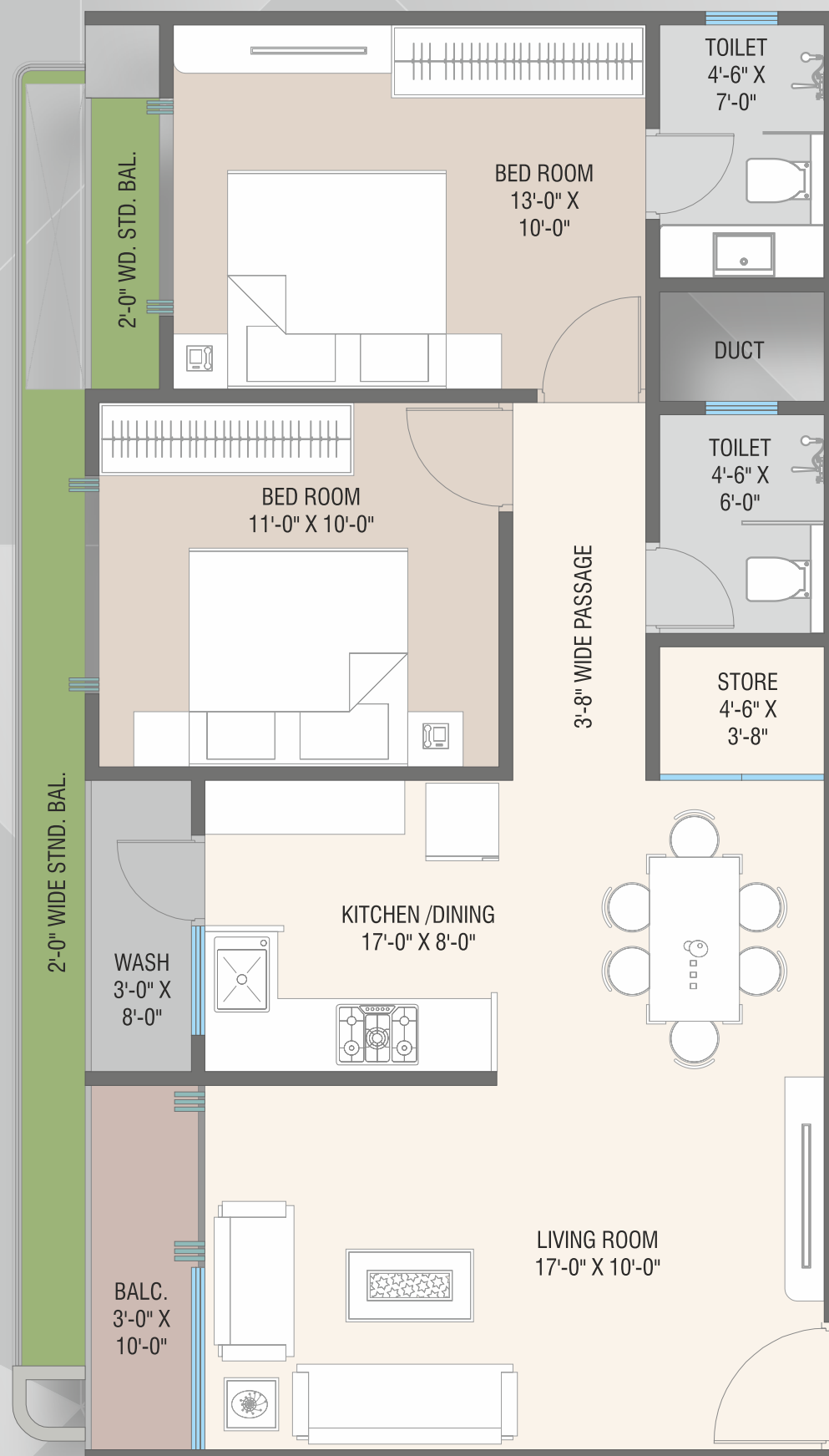
40.00 MT. WIDE ROAD

13.50 MT. WIDE ROAD

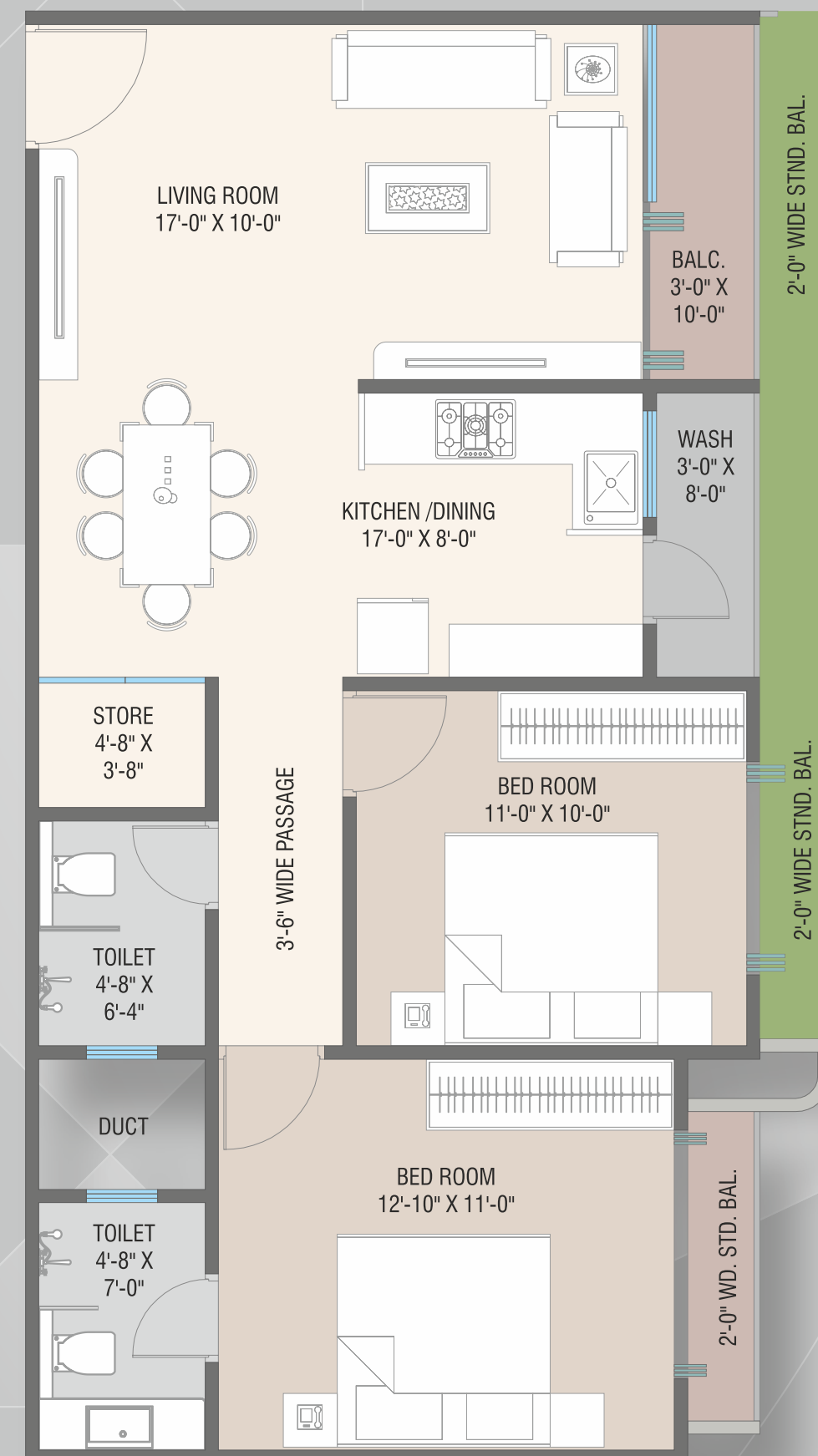




CARPET AREA : 823 SQ.FT.  
S.B.A. AREA : 1152 SQ.FT.



CARPET AREA : 839 SQ.FT.  
S.B.A. AREA : 1174 SQ.FT.

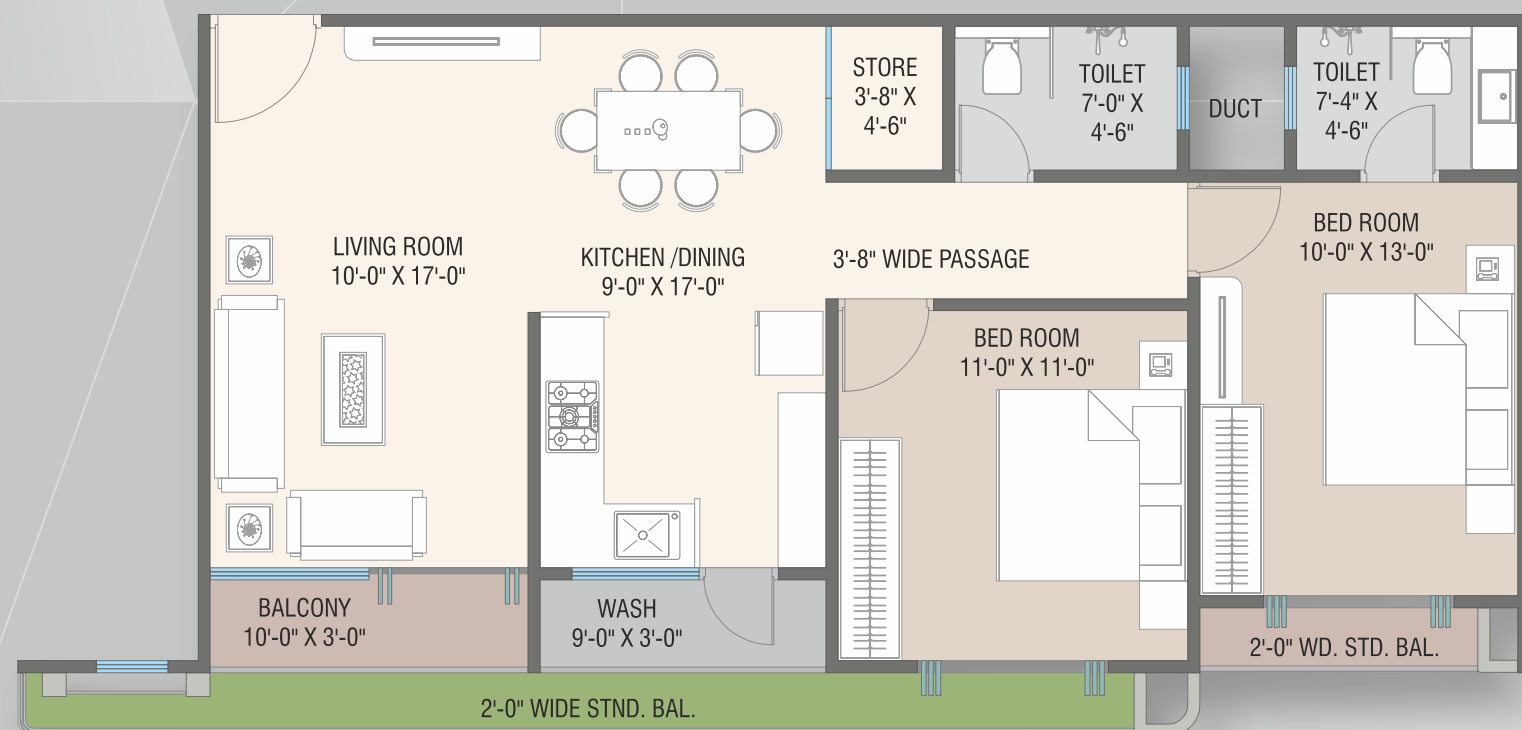






*unit plan*  
**B-306**

CARPET AREA : 867 SQ.FT.  
S.B.A. AREA : 1213 SQ.FT.



*unit plan*  
**A-305**

CARPET AREA : 1140 SQ.FT.  
S.B.A. AREA : 1646 SQ.FT.

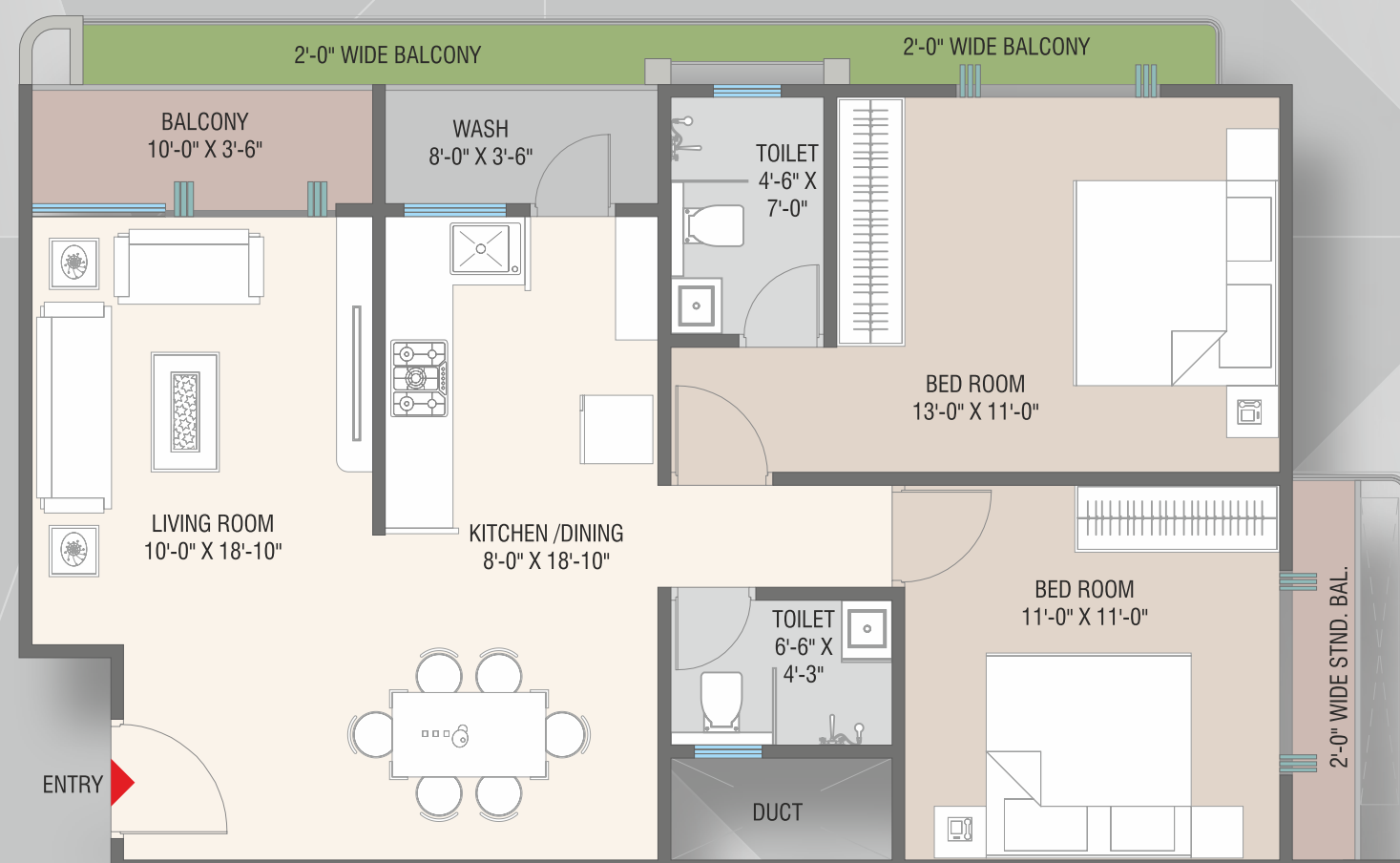






*unit plan*  
**A-303**

CARPET AREA : 876 SQ.FT.  
S.B.A. AREA : 1270 SQ.FT.







## *specifications that set you apart*

Every feature, from imported fittings to bespoke finishes, is chosen to reflect your aspirations and lifestyle.

### STRUCTURE

- Earthquake resistant RCC frame structure designed by approved Structural Consultant.

### FLOORING

- 600mm X 1200mm premium quality glazed vitrified tiles in Living Room, Kitchen, Dining and Passage with skirting.
- Anti-skid flooring in Bath, Wash and Balcony.

### WALL FINISH

- Interior: Smooth finish plaster with 2 coat Putty and Primer.
- Exterior: Double coat plaster with Weather Resistant Paint.

### KITCHEN

- Premium quality granite platform with S.S. sink
- Dado up to Lintel Level.

### ELECTRIFICATION

- 3 Phase concealed copper wiring in Shop.
- 1 Phase concealed copper wiring in Flats.
- Modular switches (Schneider Electric or equivalent).
- Adequate Electric points in each room.
- Geyser points in each bathroom.
- TV point in Living Room and in one Bedroom

### TERRACE

- Elegant China Mosaic finish with water proofing treatment

### AIR-CONDITIONING

- Copper and Drain piping done from indoor unit to outdoor unit for each AC point.
- AC point in Living Room & Master Bedrooms.

### BATHROOMS

- Designer Bathrooms with premium quality bath fittings and sanitary wares
- Premium quality ceramic tiles dado up to Lintel Level.

### DOORS

- Main Door: High quality decorative door with laminate finish on both side's and wooden frame.
- Internal Doors: Laminated flush door with Granite/Wooden frame all other with Godrej or equivalent lock fittings.

### WINDOWS

- Premium quality powder coated aluminum windows.
- Granite frame for window



*lower basement*

*upper basement*

6.50 MT. WIDE ROAD

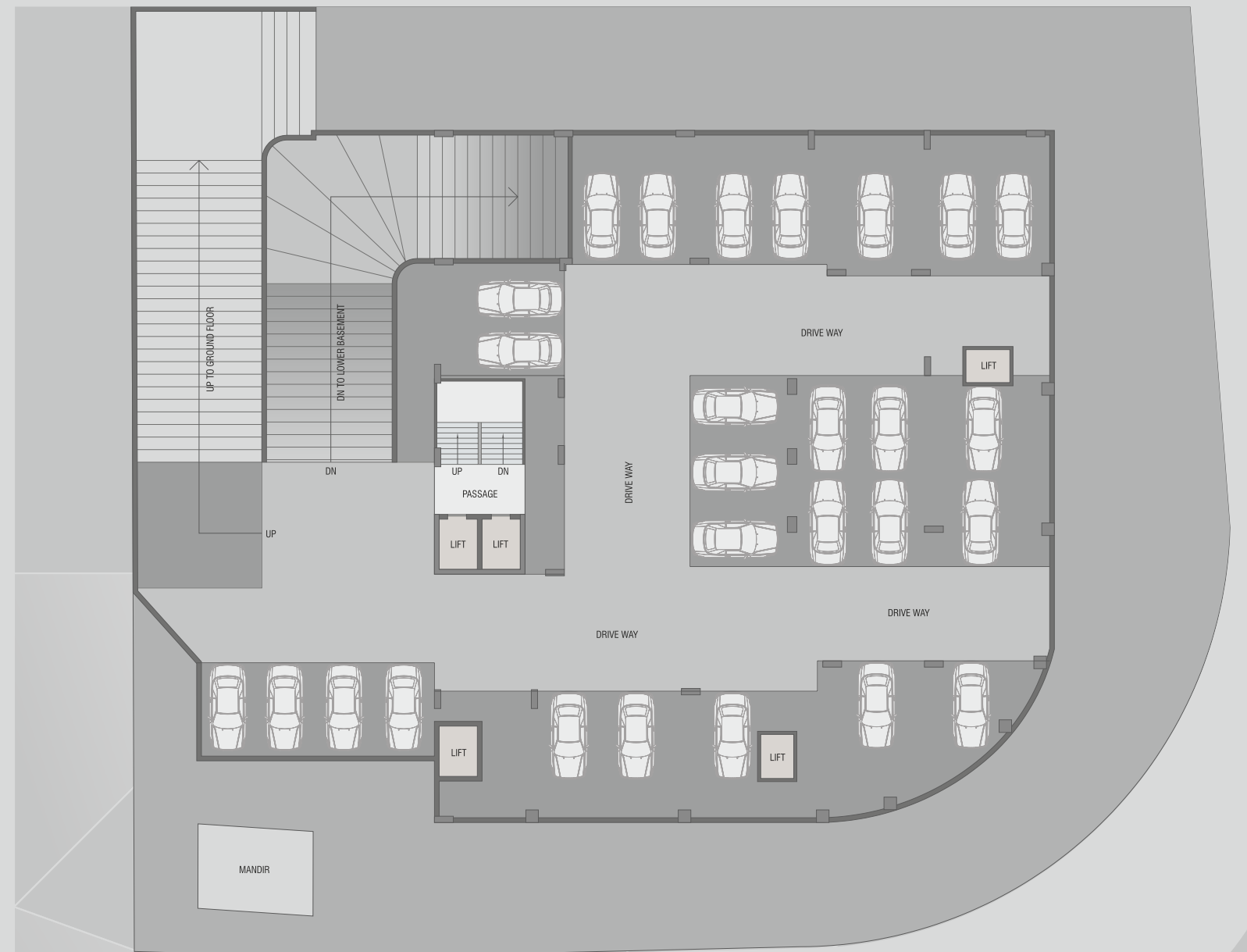
6.50 MT. WIDE ROAD

40.00 MT. WIDE ROAD

40.00 MT. WIDE ROAD

13.50 MT. WIDE ROAD

13.50 MT. WIDE ROAD







architect's note



DESIGN STUDIO  
architects & interiors  
Ar. RUCHIR SHETH

Design Studio is a renowned Architecture and Interior Design firm specializing in the innovative and progressive design since 1980. The firm, headed by Architect Ruchir Sheth, have led the realization of over 100 projects ranging from public and commercial use to luxury and social housing projects. Each of these projects represents his very personal and expressive vision on architecture and planning.



**PAYMENT MODE : SHOPS : 20% Booking | 20% MOU | 15% Plinth Level | 10% X 3 = 30% Slab Level | 5% Flooring | 5% Finishing | 5% Completion / Before Saled**  
**FLATS : 10% Booking (In 15 Days) | 20% MOU | 15% Plinth | 2% X 13 Floor = 26% Slab Level | 13% Masonry & Plaster Work | 6% Flooring | 5% Finishing | 5% Completion / Before Saled**

**DISCLAIMER :** The Booking of Unit is confirmed after receiving 25% of total cost and till then it will be treated as advance for allocated unit valid upto 1 month . However missing out on payment within specified time would be considered as cancellation without prior notice. | Possession will be given after one month of completing whole payable amount. | Documentation charges, GST, Development Charges and Common Maintenance Charges will be extra. | Municipal House Tax charges will be borne by the client. | Any new Central or State Govt. Taxes, if applicable shall have to be borne by the client. | Extra work shall be executed after making full payment in advance - subject to approval. Architect/ Developers shall have the rights to change or raise the scheme or any details herein and any change or revision will be binding to all. | In case of delay of corporation or Govt. Authority / MGVL activity is shall be unitedly faced. | While every reasonable care has been taken in preparing presentation and brochure details. | All Plans, Information and Specifications are subject to change. Brochure or presentation cannot form a part of legal document or final details, it is just for easy display. Subject to Vadodara Jurisdictions. | I/We are well aware of the due payments is to be on progress as per the above payment schedule and the due amount is to be paid within 7 days from the date of completion of each stage of work as specified and delay of Payment schedule and the due amount is to be paid within 7 days from the date of completion of each stage of work as specified and any delay of payment shall attract @ 18% per annum. | I/We not ask for any structural changes in my UNIT Any kind of alteration and extra work inside or outside of UNIT will not be permitted | I/We here by confirm that in the event of default of making any two scheduled instalment, my/our booking is liable to be cancelled by giving 15 days prior notice in writing and in such case the deposited will be refunded only after the rebooking and the receipt of payment of the said premises. In the event of cancellation/ termination of booking the developer share stand forfeited or recover from me/us. 10% of sale value, shall have no claim for this cancellation/termination. | I/We hereby agree to take possession only after one month from the date of completing whole payable amount and receipt of possession letter from the developers. Also I/We are well aware that the house warming ceremony, furniture work will be possible only after possession. | I/We request you to execute the sale documents on my/our above name & address. | Any kind of alteration or change is strictly not allowed in elevation or exterior which may affect out look of unit or project. | I/We have fully read, understood the term and conditions and agree to abide by the same without any reservations. | I/We will agree for future communication for future plan, information & new projects by SMS, Whatsapp or Mail to abide by the same without any reservations.