



Futuristic Construction

Developers: **Ruchi Infrastructure**

Site: Ruchi Boulevard, 40 Mtr Kalali Road, Before Samanvay Santorini, Kalali, Vadodara

Phone: 7698558899, 7698668899 **email:** info@ruchigroup.co

Corporate Office: 1st Floor, G J House, Above Canara Bank, Opp Express Hotel, R. C Dutt Road, Alkapuri, Baroda-390007

Phone: 0265 2357431 www.ruchigroup.co



Architect:
Chirag Shah & Associates

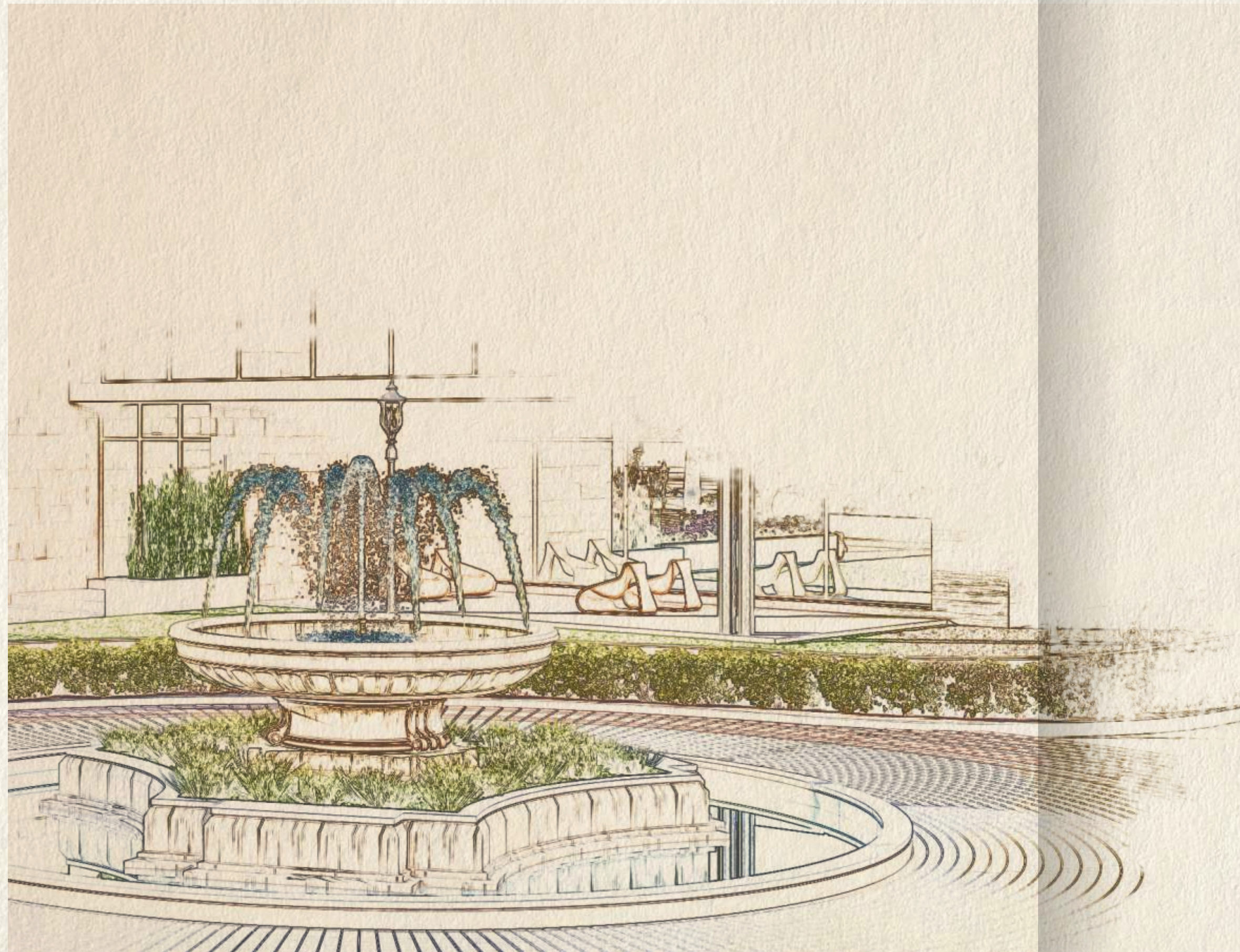
Plumbing Consultant:
Vraj Sanitation Consultancy

Structural consultants:
Zarna Associates

Electrical consultants:
J.P. Electrical Consultants

RERA Website : gujrera.gujarat.gov.in

Phase-I RERA No: PR/GJ/VADODARA/VADODARA/Others/RAA09132/051021 **Phase-II RERA No:** PR/GJ/VADODARA/VADODARA/Others/RAA09195/181021



A PARADISE OF LUXURY. THE DESTINATION OF THE ELITE!

Exuding indomitable touches of architectural brilliance, the plush campus at Ruchi Boulevard sets your heart yearning. Drenched in exquisite finishing, thoughtful planning, masterful detailing, expect nothing less than absolute luxury in conceptual living.

Articulated in fine artistry, the spacious 5-BHK Villas are set to bring a prestigious lifestyle to Vadodara!





WELCOME
TO ABUNDANT
LUXURY!



A HABITAT
TO ENJOY,
AN INVESTMENT
TO CHERISH.

An ideal home to suit your lifestyle needs, Ruchi Boulevard is set to become one of the city's most desirable address. Located at Kalali, surrounded by upmarket residential projects, it offers a mix of calm surroundings yet close connectivity to most parts of the city.

Ruchi Boulevard is indeed an avant garde offering from the well known conglomerate...The Ruchi Group.







VALUE ADDITIONS

Campus Amenities:

-  An inviting Entrance Gate with Security Cabin
-  Compound Wall surrounding the community with heightened security
-  Internal Roads with Street Lights and Decorative Paving
-  Rain water Recharge System
-  Tree Plantation all around the campus
-  Exotic Landscaped gardens
-  Corporation water
-  Underground cabling for electrical and non electrical
-  Common under ground water tank and pressurise system for water supply in all bungalows
-  Corporation Gas pipe line
-  Common Green Area -42,037 sq.ft.



YOUR GARDEN OF EDEN,
SOOTHING TO THE EYE,
FUN FOR THE KIDS!






THE BOULEVARD CLUB


WHERE JOYFUL
LIVING CONVERGES


With state-of-the-art recreational and communal facilities that allow you to rest and relax, the "Boulevard Club" shall be 'your escape in the city'. A place where all members of family can enjoy their leisure moments as per their preferences and interests. Where new relationships are made, and old one's strengthened, where urban stresses disappear and smiles appear!


AMENITIES


 Swimming Pool, Kids Pool & Wooden Deck


 Party lawn

 Yoga/ Aerobics Hall


 Multipurpose hall


 Lounge


 Gymnasium


 Library


 Mini Theater

 Badminton Court

 Children's Play Area

 Senior Citizen Park

 Jogging Track

 Multipurpose Court



CLUB HOUSE FLOOR PLAN



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

40.00 MT. WIDE ROAD



A GREEN SANCTUARY
AWAITS YOU!



LAYOUT PLAN

■ TYPE A ■ TYPE B

TYPE A FLOOR PLANS



GROUND FLOOR

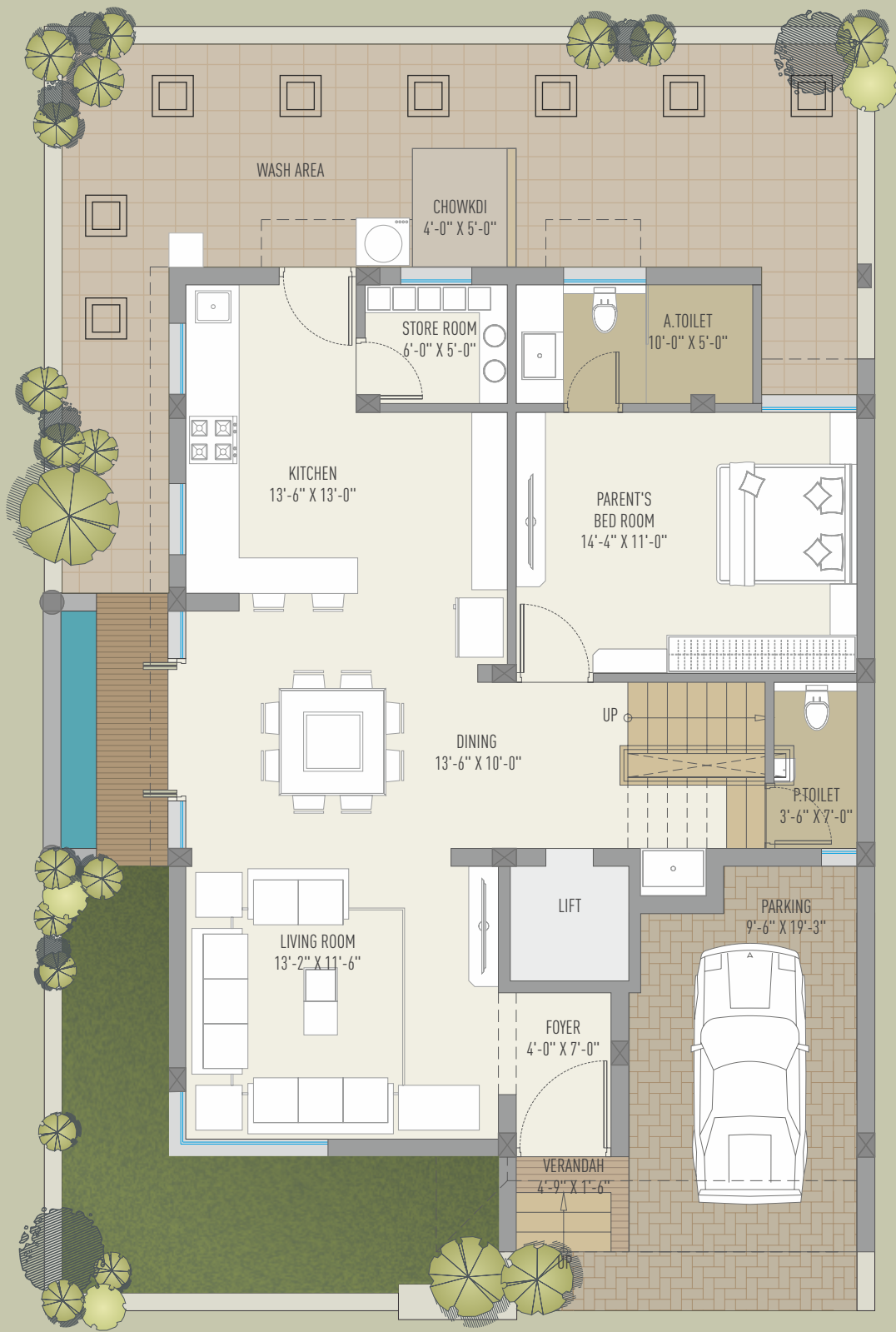


FIRST FLOOR

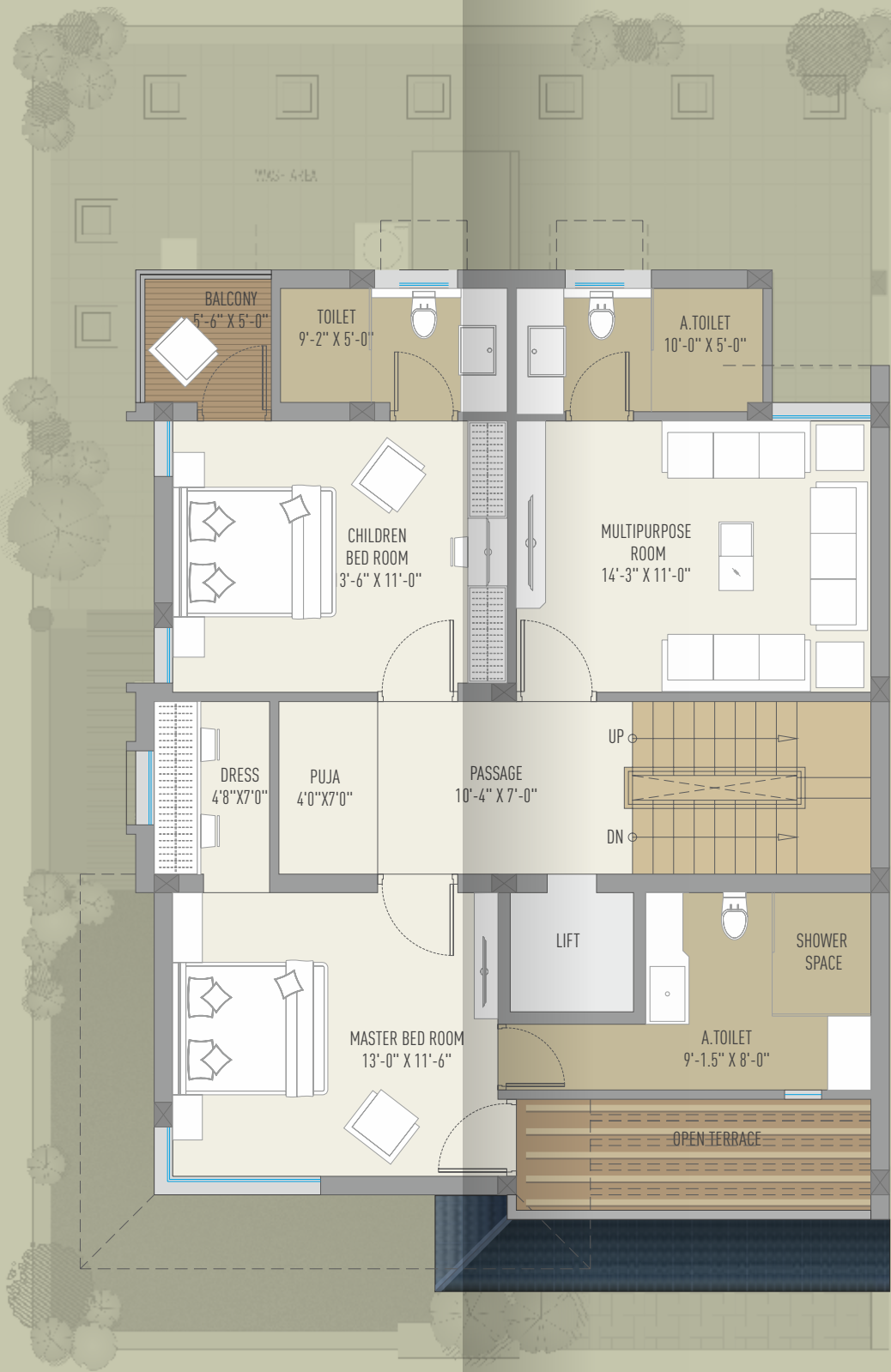


SECOND FLOOR

TYPE B FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



**RUCHI
BOULEVARD**
PHASE-II

PHASE -2 FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



ACTUAL PHOTOGRAPH



ACTUAL PHOTOGRAPH



ACTUAL PHOTOGRAPH



ACTUAL PHOTOGRAPH



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ACTUAL PHOTOGRAPH



VILLA SPECIFICATIONS



DESIGN & STRUCTURE :

"A futuristic design concept and habitat to enjoy living"

A very unique, futuristic and eye-soothing design with **RCC frame structure as per IS** for Earthquake Resistance.

Premium Quality Masonry using high strength bricks with double coat roller plaster and quality weather resistant paint for external walls shall be provided.

All villas will have **11'00"** slab-to-slab height, which will give you a visual feel of **LARGER** than the room space.



KITCHEN:

"The fondest memories get captured when family gathers around the table"

Exclusive Kalinga Quartz Marble or equivalent, with high-quality Stainless-Steel sink shall be provided to enjoy daily cooking experience.

Premium brand tiles above door height shall be provided.

Separate drinking water line of Corporation shall be provided.

24 x 7 water supply shall be provided.

Provisional points for Washing Machine and Dish Washer shall be provided in utility area.



WINDOWS & DOORS:

"The DOORS will be opened for those who are courteous enough to knock."

Main Door: Wooden veneer polish decorative and sturdy main door.

Internal Doors: Well-designed flush doors with Veneer Polish.

Windows: UPVC /High quality Aluminium windows with TOUGHENED GLASS for extra safety shall be provided.

Look & Talk, After The Knock – A Video Door Phone: Superior Quality video door phone shall be provided.

Locks: YALE / GODREJ brand or equivalent locks for your ease and safety.



BATHROOM & SANITARY:

"A private place to rejuvenate"

Premium Quality QUTONE brand or equivalent Italian finish wall tiles.

Premium Quality GROHE brand or equivalent bath fittings.

Superior Quality plumbing fixtures of VIEGA (internal) and ASHIRVAD (external) or equivalent brand shall be provided with corrosion-free and leak-proof CPVC / UPVC pipes and fittings.

Eye-catching vitrified Italian finish floor tiles of QUTONE brand or equivalent.

A porcelain washbasin of GROHE brand or equivalent shall be provided in all bathrooms.

Glass cubical in the shower area for your refreshing shower experience shall be provided.

Underground & Overhead Water tank along with Pressurised System shall be provided.



FLOORING:

"To ENRICH your looks of VILLA "

All Rooms : QUTONE – brand or equivalent Vitrified Italian finish 8x4 & 4x4 tiles shall be provided.

Toilets: QUTONE – brand or equivalent Vitrified Italian finish tiles on wall & floor with Anti-Skid tiles.

Wash Area : Kota flooring with ceramic tiles dado on wall.

Car Parking : Parking tiles shall be provided.

Suit Room : Wooden Flooring in Suit Room.



ELECTRICAL :

Concealed copper wiring of Apar Anushakti e_beam technology or equivalent shall be provided.

Premium modular **Norisys** brand or equivalent switches with sufficient plug points.

Provision for Solar Heaters, Solar Panels, DTH, Telephone, Internet, AC, Electric Vehicle Charging in parking.

Universal sufficient power plugs of superior quality shall be provided.

3 Phase electric connection. Requisite MCB & ELCB of Schneider or equivalent shall be provided.



ELEVATOR (OPTIONAL):

Premium Quality Elevator shall be provided for ease of movement in-between your Villa floors.

Modern Glass Door Elevator with style, safety and comfort.



WALL FINISHING:

Exterior walls with Double Coat Roller plaster and quality weather resistant paint.

Internal mala finish plaster with putty finish and **Gypsum POP Punning.**

Exterior stone wall cladding as per the elevation.



SECURITY :

Intercom facility for each villa, connected with the main security gate.

24 X 7 security guards.

CCTV surveillance in common areas.



Your GARDEN of EDEN :

Professionally well-designed, **exotic** and **large garden**, landscaped by a specialized architect for eye-soothing and mind refreshing view that will soon alter your mood, inspiring you towards a health and peace, making you feel close to the mother-nature and enjoy the serenity and calmness offered by abundant flora.

Payment Terms: Booking Amount-10% | Agreement to Sale-30% | On Completion of The Plinth Level-45% | On Completion of All Slabs -70% | On Completion of Plaster Work (inside & Outside), Flooring, Door & Window Frame Fittings -75% | On Completion of Sanitary Fittings and Staircase- 80% | On Completion of outside plumbing, Plaster elevation, Terrace water proofing - 85% | On Completion of Lift and Electrical Work- 95% | One Month Before Possession- 100%

Please Note • Actual possession of the Unit shall be handed over to the Member within 30 days of the settling of all the accounts and dues. Sale Deed, Documentation Charges, Stamp Duty Charges, Common Maintenance Charges, GST Charges, Electric charges or deposit of GEB, Gas line Charges, Water and drainage Deposit or any charges levied by Corporation etc. will be Extra be borne by the Buyers • Payment Schedule must be followed strictly; any delay in payment shall incur Interest penalty - as applicable on outstanding amount. Two Installment Continuous default in payment shall lead to total cancellation of the Unit. • Total Amount of the Extra Work must be deposited in full in advance then only work shall be executed. • Sale Deed (Dastavej) to be done after settlement of all accounts. • Maintenance Deposit per unit must be deposited before 1 month of possession of the unit • In case of cancellation of any Unit, Amount of Extra Work, (if any) will be deducted towards Administrative Charges from the Refund Amount. • The Refund shall be paid only after the New Booking of the booked Unit. • Actual Dimensions may vary as per the site conditions • Developers/Architect reserves all the right to change/alter/raise scheme related measurement, design, Drawings and price per unit etc and shall be binding to the Buyers unconditionally. • Buyer's are not allowed to do any external change in elevation of the Bungalow. • Water & Drainage to be provided by Corporation • This brochure is not a legal document, this is only for presentation of the project.



WATER BODY :

An attractive WATER BODY to enhance the beauty of your VILLA, bringing an ambience depicting peace, positivity & prosperity. It also helps you feel mentally relaxed, enjoying the natural ear-soothing sound of the flowing water. It shall be provided as per Architect's design.



PEST CONTROL:

Anti-termite treatment in all VILLAs shall be provided for better and peaceful living.



STAIRCASE AND BALCONY RAILING:

All Villas shall be provided with attractive wooden railings having Toughened Glass.

KEY PLANS

