### INTRODUCING A NEW STANDARD OF LIVING



VISHRAMBAG, SANGLI

- A PROUD OFFERING FROM -



# a way of life you have never experienced

#### **ABOUT PROJECT**

What Wishes Does One Have Before Deciding To Buy A New Home? A Great Place To Live, A Vibrant Neighbourhood, Good Value, Easy Access To The Market, A Tonne Of Amenities, And The List Goes On. The Newest Housing Project By Ratna Developers,



Features Residences Created With The Needs Of The Homeowner In Mind. As A Result, "Ratna The Origin" Gives You Access To A Number Of Unique Features That Are Uncommon In The Area. A Gated And Secure Neighbourhood And Smartly Built Homes That Don't Sacrifice Aesthetics Are All Ready To Greet You. Living Up To Its Reputation Is, "Ratna The Origin". A Blend Of Comfort And Design. All Set To Welcome You!

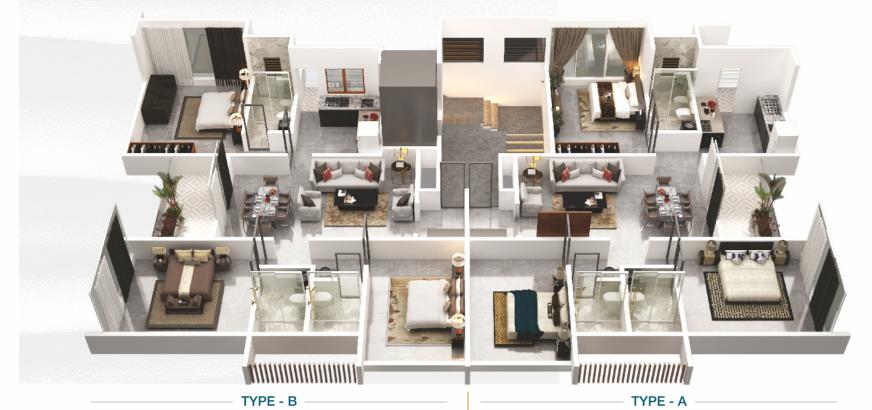




## 3 BHK HOMES







Туре	Rera Carpet Area	Built Up Area	Saleable Area
3 BHK - A	1085	1266	1608
3 BHK - B	1094	1282	1624
4 BHK	1721	2669	3135

Area in Sq. Ft.



4 BHK PENTHOUSE

### **SPECIFICATIONS**



#### **WALLS & CEILING**

- Emulsion / Luster / Satin / Plastic Emulsion For All Internal Walls & Ceiling Of All Rooms
- Water-resistant Paint For External Walls



#### **KITCHEN**

- Kitchen Platform With White Granite Top And Stainless Steel Sink
  Glazed Tiles Dado Up To Ceiling Height Smoke Detector In Each Unit
- Jaquar / Grone / Kohler Equivalent CP Fittings



#### **DOORS**

- Main And Bedroom Doors Feature Plywood Frames With Laminate Finish Flush Door Shutters.
- Toilets And Dry Balcony Doors: Granite Frame, Laminate Finish Shutters On Both Sides.
- Digital Lock For Main Door And Cylindrical Locks for Other Doors.



#### **FLOORING**

- Italian Marble Finish Vitrified Flooring For Living And Dining Area
- Wooden Vitrified Flooring For Master Bedroom
- 800mm X 800mm Vitrified Tiles In Other Rooms
- Anti Skid Flooring In Bathrooms And Terraces



#### **WASHROOMS**

- Single Lever Diverter Bath Fittings In Toilets
- Glazed And/or Matt Finish Ceramic Tiles Dado In All Toilets.







#### **BRICK WORK**

 6" Thick Brick/block Masonry Walls For The Outside & 4" Thick Brick/block Masonry Walls For The Inside



#### **WINDOWS**

 UPVC / Premium Quality Windows With Mosquito Net And Safety Grill For All Rooms



#### **ELECTRIFICATION**

- Adequate Points With Branded Modular Switches (Legrand Mylinc / Equivalent) And Copper Wiring (Polycab / Finolex)
- Concealed Electrical Copper Wiring In All Rooms
- Switches- ISI Mark Modular Switches
- Power Points For Washing Machine, Dish Washer, Microwave, Refrigerator And A.C.
- Broad Band/net Connectivity Provision Near D.B For Wi Fi
- Exhaust Fan Points In All Toilets
- Wiring Provision For Inverter Installation In Each Flat.



#### LIFT

 Lift Of Reputed Make With ARD And Battery Back-up.

#### **OTHER**

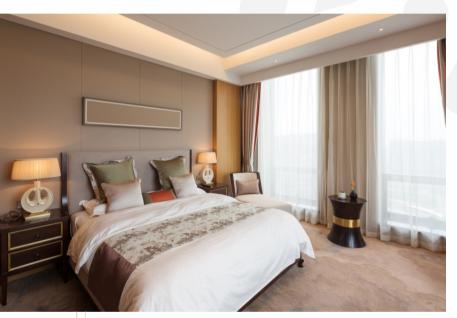
- Trimix Concrete / Chequered Tiles / Paving Blocks For Parking
- Glass Railing For Attached Terraces
- Underground And Overhead Water Tanks



Heart of the home



Your dream home starts here



Where memories bloom and hearts unite



A Cup of Coffee , Rain and Balcony



### **AMENITIES**

Vastu compliant homes.

Video door phone for security.

Digital lock to main door

Intercom facility.

Designer entrance lobby with Card Access.

Elevator of reputed make with Automatic Rescue Device (A.R.D.) & battery backup.

CCTV in common areas, lift & parking areas.

Net metering system for common lighting.

Modern fire fighting system.

Rain water harvesting system.

Multipurpose roof top terrace with

- Sit out and play area
- Yoga pavilion
- Aerobic deck
- Relaxation zone
- Pergola with senior citizen's seating
- Sunrise deck

Separate SUV size car parking per unit.

Wi-Fi connectivity provision near D.B. for each unit.

Luxury White Granite for kitchen otta.

Ultra luxury bathrooms with separate dry & wet area.

Elegant elevation.

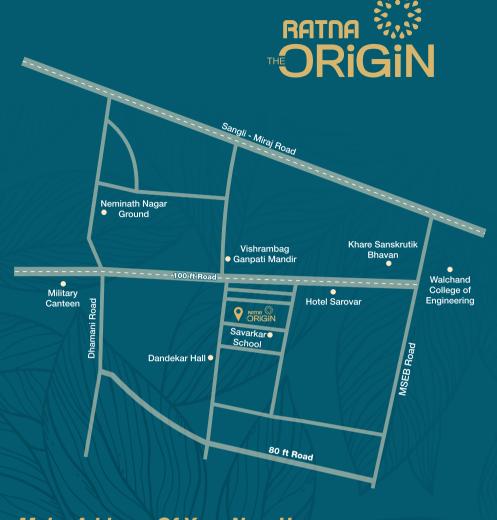
Designer name plate and letter boxes.

Automatic water level controller to avoid wastage of water.



### **OUR PROJECTS**

- Ratna Homes
- Ratna House
- Riva Iconic A
- Riva Iconic B
- Ratna Residency
- Vastuyog Amod
- Vastuyog Riddhesh
- Griffin Business Bay



### Make Address Of Your New Home

8951, Savarkar Colony 3, Vishrambag, Sangli (MH) 416415.

#### **CREDITS**

Developer

Mr. ROHAN PATIL

**Architect** 

Ar. SAMBHAJI PATIL

ARCHLAND, KOLHAPUR

Structural Engineer DR A. B. KULKARNI **& ASSOCIATES** 

Tax Consultant

C.A. VIJAY NAVANDHAR

Legal Advisor

**Adv. SUDHIR KHADE Adv. VIRENDRA KHADE** 

### **CONTACT DETAILS**

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To Be Correct And As Envisaged By The Developer/promoter. However, Since The Project Is Under Evolution, There Is A Possibility That There May Be Certain Changes In The Representations Made In This Brochure. All Art Renderings, Illustrations, Photographs And Pictures Contained In This Brochure Are In Artist's Impression Only And The Same Should Not Be Construed To Be The Final Images/views Of The Final Project. The Common Facilities And Amenities Shall Be Available For The Entire Project And Will Be Developed Is A Phase-wise Manner Over A Period Of Time In Case Of Large Layouts. The Printed Material Does Not Constitute A Contract/offer Of Any Type Between The Developer/promoter And The Recipient. Extract Details Related To The Project Shall Be Enumerated In The Sale And Purchase Agreement That Shall Be Entered Into Between The Developer/promoter And The Purchaser And Shall Statements, Documents Or Representations Made Prior To Signing Of Such Sale And Purchase Agreement. Detailed Of Architectural Projection, Enclosed Balcony, Open And Closed Taxaes Shall Be Provided By The Sales Team Upon Site Visit. Subject To Sangli Jurisdiction. Ratna Developers Reserves Its Rights To Change The Area And Specifications Without Prior Notice. Ratna The Origin Does Not Require RERA Registration As per MAHARERA Rule.