



TRUE VALUE PROJECTS
HOMES BUILT WITH HEART

WELCOME TO THE GRACEFUL LIVING..!

“RAGHUKUL”

Discover the perfect blend of comfort and convenience with our modern flat scheme, designed to cater to your every need. Whether you're a first-time buyer or looking for a stylish upgrade, our flats offer spacious layouts, contemporary finishes, and prime locations that keep you connected to the best of city living. Introducing our exclusive 5-storey flat scheme, featuring just two spacious 3 BHK flats on each floor for maximum privacy and comfort. Experience the perfect balance of style, space, and serenity.

GROUND
FLOOR
PLAN

P PARKING FOR
CARS AND 2-
WHEELERS



TYPICAL
FLOOR
PLAN





STRUCTURE

- Earthquake resistant RCC framed structure.
- External Walls:- 230 mm thick masonry walls with good quality bricks.
- Internal Walls:- 115 mm thick masonry walls with good quality red bricks.



PLASTER

- Internal:- Single coat plaster in cement mortar.
- External:- Double coat plaster in cement mortar.



FLOORING

- Parking:- Leather finish Indian Granite in staircase & lobby area and 400 x 400 tiles in parking and periphery.
- Flooring:- 800 X 1800 Vitrified flooring in Living / Dining and 600 X 1200 in Bedrooms and Kitchen.
- Toilet:- 600 X 600 Anti-skid vitrified tiles for floor and 600 X 1200 Wall tiles upto lintel level.
- Terraces, Utility and Balconies:- 600 x 600 anti-skid vitrified tiles.



ELECTRICALS

- Concealed copper wiring in conduits for lights, fans and power plug points wherever necessary of standard brand.
- Power plug points for washing machine in utility, refrigerator, mixer and grinder in kitchen.
- Plug points for chimney in kitchen and water purifier point in utility/kitchen.
- Plug points for TV and audio systems etc. wherever necessary.
- Single-phase supply for each flat and individual meter.
- Miniature circuit breakers (MCB) and ELCB for each with distribution board of Legrand or equivalent make.
- Modular switches and sockets of Legrand basic or equivalent make.
- Circuit as per provision for installation of inverter.



RAILING

- SS and toughened glass Railings as per elevation design.



WINDOWS

- Granite for framing on all windows.
- All windows will be of Aluminium sliding type with 5mm thick tinted glass.



DOORS

- Main Door frames:- Teakwood frames and panel type shutters with hardware of SS/brass.
- Internal Door frames:- Teakwood frames with laminate finish flush doors/ shutters.



KITCHEN

- Granite / Stone for cooking platform and stainless steel sink.



TOILETS/ PLUMBING/ SANITARY

- CPVC pipe fittings in supreme or equivalent make.
- All CP fittings & sanitary fixtures of Kohler.
- Hot and cold diverters with shower.
- Provision for geyser and exhaust fan.
- Provision for drinking water purifier point in Kitchen.
- Utility area with sink, washing machine point and tap for manual wash.
- Automatic water level sensor for overhead connection.



PAINTS AND FINISHES

- External:-Asian Apex ultima protek or equivalent over a base coat of primer.
- Duct:- Asian Apex ultima protek or equivalent over a base coat of antifungal primer.
- Internal:-Smooth putty finish over a base coat of primer.
- M.S Grills:- Enamel paint with MRF metal coat or equivalent make if required.



WATER PROOFING

- Terraces : Brick bat coba, Polymer, 2 Component system based.
- Toilets:- Polymer, 2 component system based.



ELEVATOR

- One premium Elevator of 8 passengers with auto rescue device of reputed brands.



PARKING

- Individual Car parking for all flats.
- Provision of minimum Columns in parking for easy maneuvering of cars.



OTHERS

- 24 hour water supply from over head tank & underground sump.
- Application of Anti-termite treatment in Foundation & Plinth.
- Rainwater Harvesting.



TERMS & CONDITIONS

- No external changes are permitted in Elevation.
- Outside balcony enclosure are not permitted either by grills or any other ways.
- No grills on the main door is permitted.
- Shifting of outdoor and indoor AC units are not allowed. Erection of any type of structure for AC outdoor unit and other not to be allowed.
- No Internal & Civil changes are permitted in the interior spaces of apartment without prior permission.

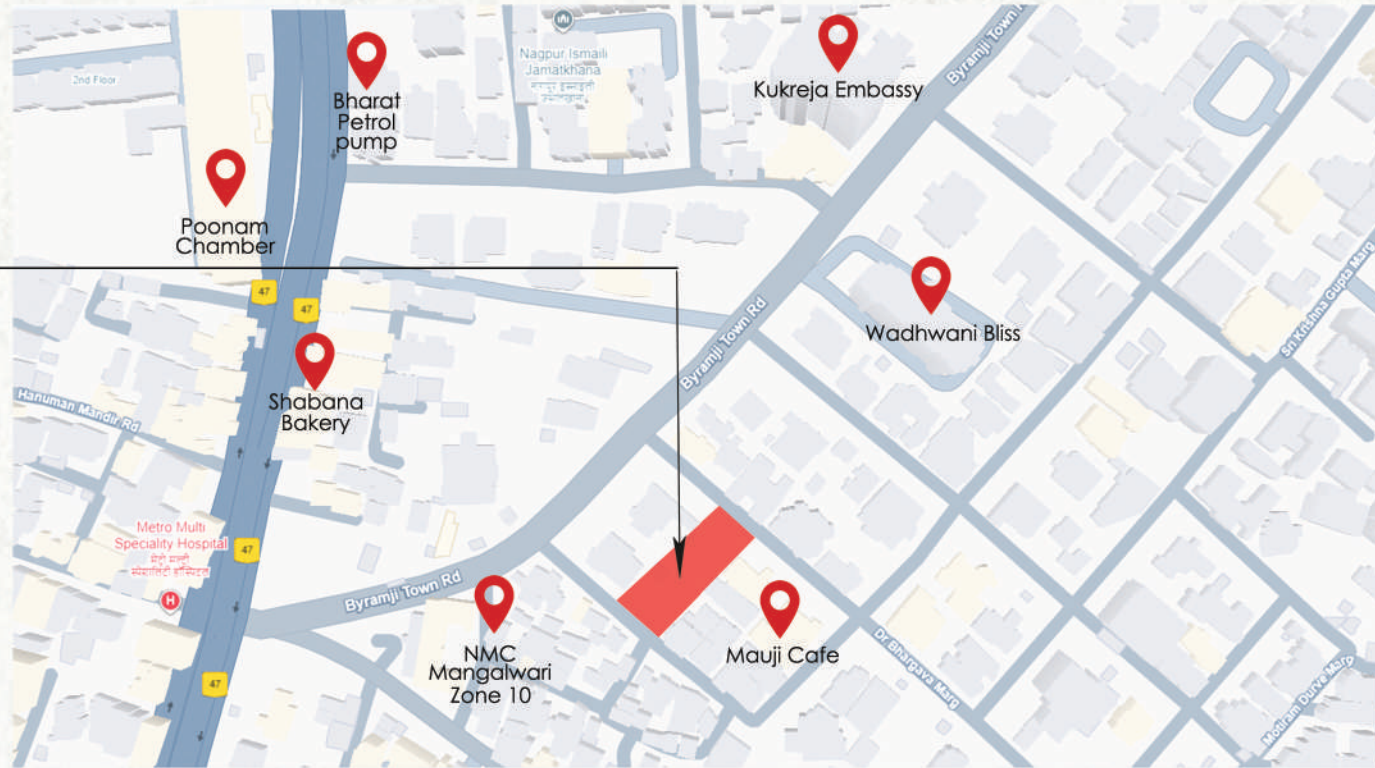


ADDITIONAL CHARGES

- Registration, Stamp Duty charges; Documents preparation charges.
- MSEB Meter; Water Charges.
- Extra work to be done with extra payment in advance.
- All legal dues to Govt. will be borne by purchaser.

RAGHUKUL

PLOT NO. 18,
NEW COLONY,
NAGPUR - 440001



PROJECT BY:-



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TRUE VALUE PROJECTS

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