



RAJSHREE

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# OVERLOOK THE CITY OF REGALIA

THE THOUGHTFULLY DESIGNED  
3 -4 BHK LAVISH HOMES  
INCLUDE EVERYTHING YOU  
NEED TO ENRICH YOUR  
LIFESTYLE, WITH THE  
COMMUNITY AND AMENITY  
FEATURES THAT CATER  
TOWARDS THE CONVENIENCES  
BY SIMPLIFYING YOUR  
ROUTINES AND CAPTIVATING  
YOU IN THE TIMELESS  
ELEGANCE AND INNOVATIVE  
DESIGNS. WE PAIRED LUXURY  
LIVING WITH THE BLEND OF  
ENTERTAINMENT AND ICONIC  
VIEWS.

RAJSHREE  
REGALIA  
3-4 BHK LAVISH LIVING



THE  
ALLURING  
VIEW OF  
GRANDIOSE







CREATION  
ACCENTUATED  
BY AN OASIS OF  
HUES





A SYNONYMOUS  
OF SERENE

DESTINATION





# LIFESTYLE

- |                                                                                                           |                                                                                                             |                                                                                                                 |                                                                                                          |                                                                                                      |                                                                                                                          |                                                                                                            |                                                                                                                |                                                                                                    |                                                                                                                       |                                                                                                              |                                                                                                               |                                                                                                                         |                                                                                                              |                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <br>ENTRANCE<br>SQUARE | <br>SECURITY<br>CABIN    | <br>PARTY LAWN               | <br>FIRE SAFETY       | <br>MINI THEATRE | <br>GAME COURT WITH<br>RUBBER FLOOR | <br>POOL TABLE        | <br>CHILDREN<br>PLAY AREA | <br>LILY POND | <br>SENIOR CITIZEN<br>AREA       | <br>SWING PLAZA         | <br>LANDSCAPE<br>SEATING | <br>CCTV                           | <br>ARCADE<br>GAME ZONE | <br>SWIMMING<br>POOL             |
| <br>POOL DECK          | <br>MALE CHANGE<br>ROOMS | <br>PICK-UP<br>DROP-OFF ZONE | <br>FITNESS<br>CENTER | <br>CLUB HOUSE   | <br>LIBRARY                         | <br>BARBEQUE<br>PLAZA | <br>ESTATE<br>OFFICE      | <br>WALK WAY  | <br>BASEMENT<br>RAMP IN FOR RESI | <br>BASEMENT<br>PARKING | <br>METER ROOMS          | <br>SITTING PLAZA<br>WITH PLANTERS | <br>24 HRS<br>WATER     | <br>ELECTRICAL<br>SERVICES SPACE |



THE ESSENCE OF  
WONDROUS  
MEMORIES





A modern, multi-story residential building with a light-colored facade and dark brown accents. The building features large windows and balconies with glass railings. In the foreground, there is a lush garden courtyard with various plants, including tall palm trees, flowering shrubs, and clumps of tall grass. A paved walkway leads through the garden, flanked by modern, dark-colored pergolas. In the center of the courtyard, there is a small playground with a wooden structure and a circular fountain with water spraying upwards. Several people are visible in the scene: a man walking on the path, a woman sitting on a bench, and a group of people sitting on the grass. The overall atmosphere is serene and luxurious.

EXPLORE AND  
ENJOY A REALM OF  
OPULENCE AND  
SERENITY





GROUND FLOOR







**Left Wing Units:**

- Top section: Units 103, 104, 102, 101, 103, 104. Includes lifts labeled T\_B-103, T\_B-102, T\_B-101, T\_A-103, T\_A-104 and a central lift area labeled **B**.
- Bottom section: Units 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112. Includes lifts labeled T\_A-103, T\_A-104 and a central lift area labeled **A**.

**Central Courtyard:**

- Barbeque / Bonfire Sitting area.
- Swimming pool.
- Children's play area.

**Right Wing Units:**

- Top section: Units 125, 124, 123, 122, 121, 120, 119, 118, 117, 116, 115. Includes lifts labeled C and D.
- Bottom section: Units 114, 113. Includes lifts labeled D.

**Passages:**

- 8'3" WIDE PASSAGE (multiple locations).
- 12'8" X 14'6" (bottom right).

FIRST FLOOR







TYPICAL FLOOR







3 BHK TYPE - A



3 BHK TYPE - B







# SPECIFICATION

**STRUCTURE**

- QUALITY CONTROLLED, EARTHQUAKE RESISTANT  
RCC FRAME STRUCTURE

**WALL FINISH**

INTERNAL : SMOOTH FINISHED PLASTERED INTERNAL WALL  
WITH WHITE CEMENT BASED PUTTY

EXTERNAL : DOUBLE COAT PLASTER WITH ACRYLIC PAINT

**FLOORING**

- PREMIUM QUALITY VITRIFIED TILES IN DRAWING AREA,  
DINING, LIVING AREA, KITCHEN

**BEDROOMS**

- PREMIUM QUALITY DADO TILES IN ALL TOILETS UPTO LINTEL LEVEL
- PREMIUM QUALITY DADO TILES IN KITCHEN UPTO LINTEL LEVEL
- GRANITE PLATFORM WITH SS SINK
- STONE SHELF IN STORE ROOM DOOR AND WINDOW
- ALL DOORS WITH WOODEN FRAME AND SAFETY LOCKS
- SUPERIOR QUALITY HARDWARE FITTING
- FULLY GLAZED POWDER COAT SLIDING ALUMINIUM WINDOW

**ELECTRICAL**

- 3 PHASE CONCEALED ELECTRICAL COPPER CABLING  
(ISI, FIRE RETARDANT)
- PREMIUM QUALITY MODULAR SWITCHES WITH ADEQUATE POINTS

**PLUMBING AND SANITATION**

- GOOD QUALITY SANITARY WARE AND PLUMBING FIXTURES
- HI QUALITY CONCEALED CPVC PLUMBING LINES

**COMMON AREAS**

- HIGH SPEED ELEVATORS
- STONE FINISHED STAIRCASE



RULES & REGULATIONS • Stamp Duty, Registration Charges, Legal Documentation Charges, GST, Maintenance Deposit, GEB charges and any other charges shall be borne by buyer separately. • Any Additional charges of duties levied by government / local authority during or after the completion of the project will be borne by the buyer. • Internal changes shall be done with prior permission and shall be charged in advance. • Changes in external elevation shall not be permitted. • All rights reserved by the developer for alteration / modification / improvement in specification / changes in dimensions and planning shall be binding to all. • Business practices leading to pollution, causing material damage to the building or members are not allowed in the premises. • Irregular payments may attract interest or lead to cancellation of booking/s.

DISCLAIMER • This brochure and model are not part of any legal documents. • All dimensions / measurement given are unfinished and approximates. • The photographs & artistic impressions are for references only. Actual building may vary from the representations mentioned in the brochure. • This is not an advertisement within the meaning of RERA. This is not an offer, invitation or commitment of any nature. Receipts are advised to appraise themselves of the necessary and relevant information of the project prior to making any purchase decisions. All the specifications of the flat shall be as per the final agreement between the parties. "Subject To Ahmedabad Jurisdiction • T&C Applicable"







**RAJSHREE**

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**ARCHITECT**



HM ARCHITECTS