A PROJECT BY

OMRATNAMOHAN
GROUP



RatnaMohan 96

2 BHK RESIDENCE & RETAIL

AN *Embrace* OF URBAN DESTINATION

A haven of peace & opulence. Immerse your self in the spacious, meticulously designed homes. A lifestyle of unparalleled comfort & convenience.

13 Floor

02 Tower

Premium Road Facing Showrooms

Separate Residential Ground Floor Entry / Exit

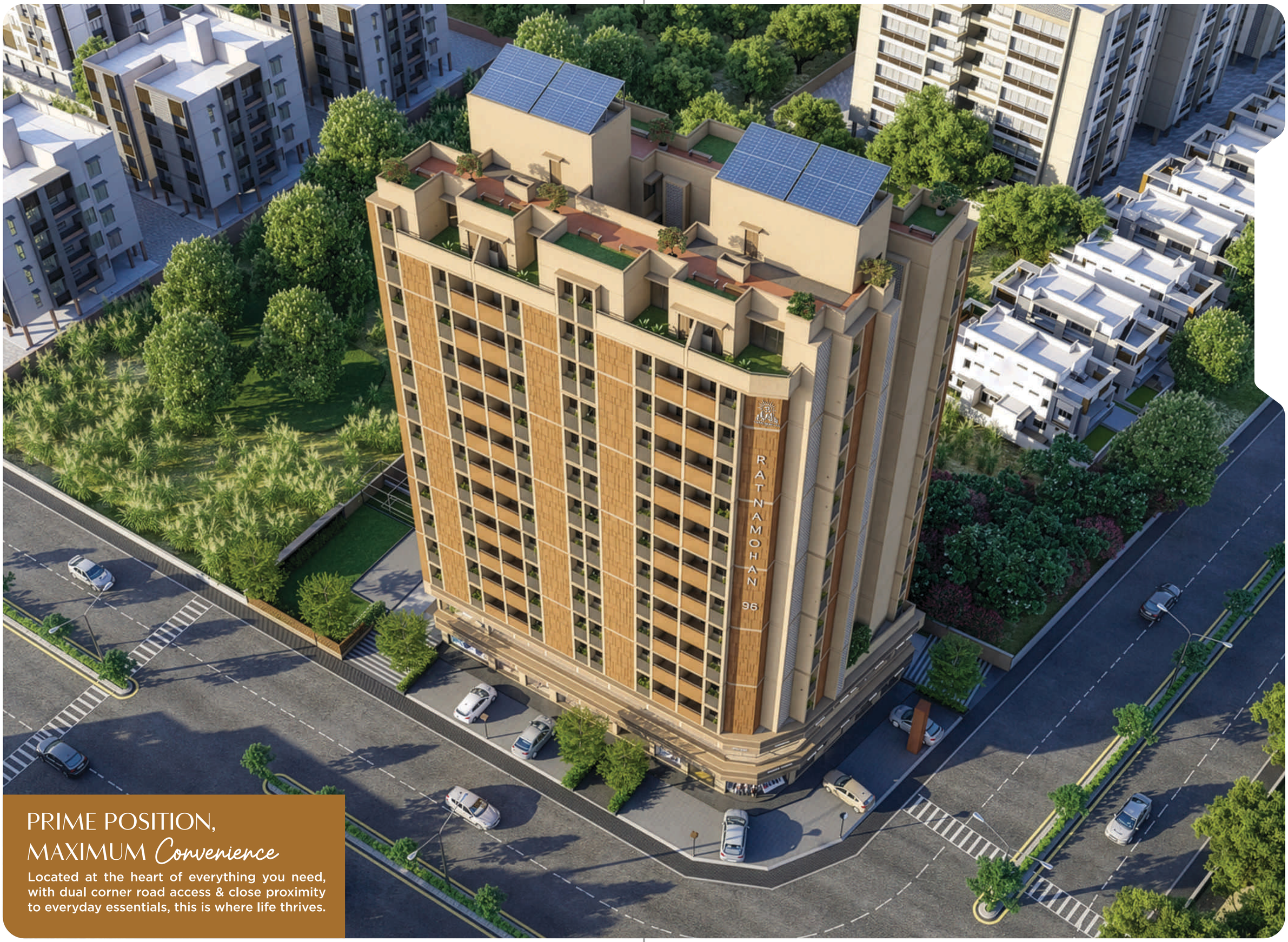
2 Road Corner

Retail / Visitor Parking




THOUGHTFULLY PLANNED
Perfectly DESIGNED
RATNAMOHAN
96
Sub Way
Cartier
Missha
Missha
Louis Vuitton
Kids Zone
Display


Cartier
Hermes
OMRATNAMOHAN
RATNAMOHAN 96
ELEGANCE Reimagined
Experience the perfect blend of modern living & timeless elegance in our exquisite residences



PRIME POSITION, MAXIMUM *Convenience*

Located at the heart of everything you need, with dual corner road access & close proximity to everyday essentials, this is where life thrives.

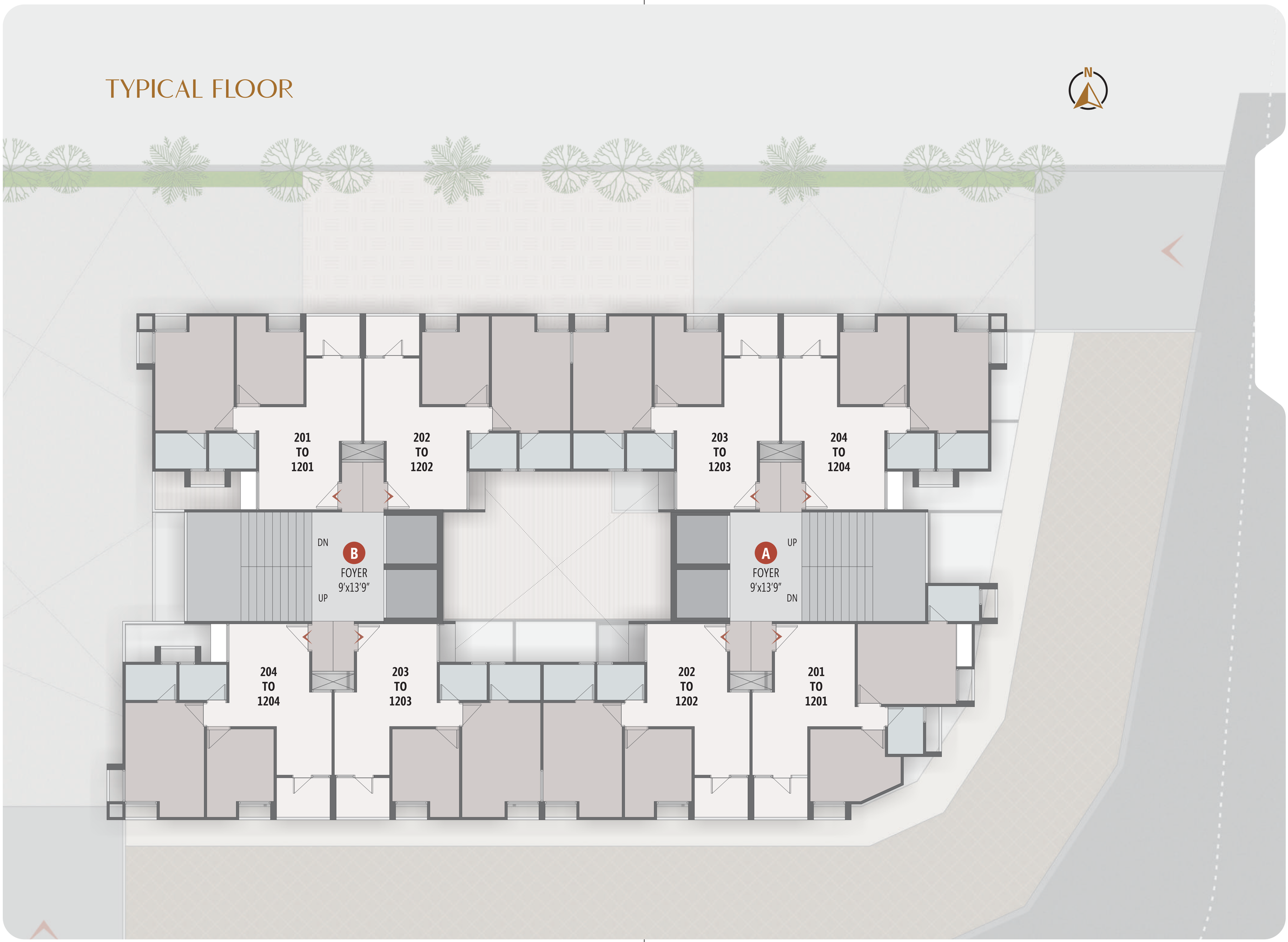
GROUND FLOOR



FIRST FLOOR


N
AMENITIES ROOM
67'0"x23'0"
PLATFORM
SHOP 12
42'0"x22'3"
DN
B
FOYER
9'x13'9"
UP
A
UP
FOYER
9'x13'9"
DN
SHOP 19
17'3"x22'6"
SHOP 18
10'0"x15'3"
SHOP 17
10'0"x15'3"
SHOP 16
10'0"x15'3"
SHOP 15
10'0"x15'3"
SHOP 14
10'0"x15'3"
SHOP 12A
19'3"x15'3"
PASSAGE

TYPICAL FLOOR



13th FLOOR



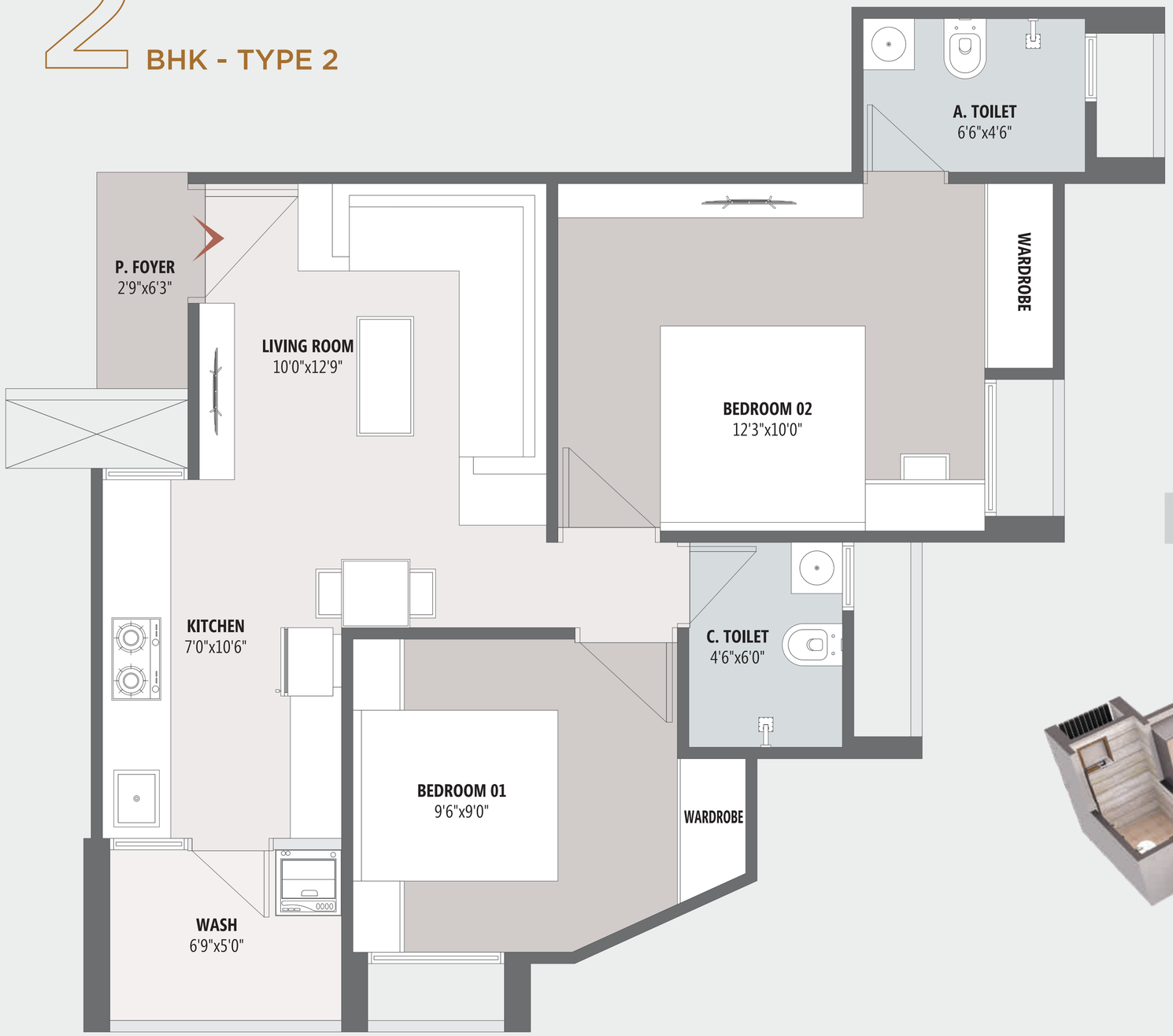
2 BHK - TYPE 1


WARDROBE
WARDROBE
WASH
6'9"x5'9"
BEDROOM 01
8'6"x9'0"
BEDROOM 02
10'0"x12'3"
KITCHEN
7'0"x10'6"
A.TOILET
6'6"x4'6"
C.TOILET
6'0"x4'6"
LIVING ROOM
10'0"x12'9"
P. FOYER
2'9"x6'3"


201 TO 1201
202 TO 1202
203 TO 1203
204 TO 1204
DN
B
UP
UP
A
DN
204 TO 1204
203 TO 1203
202 TO 1202
201 TO 1201



2 BHK - TYPE 2

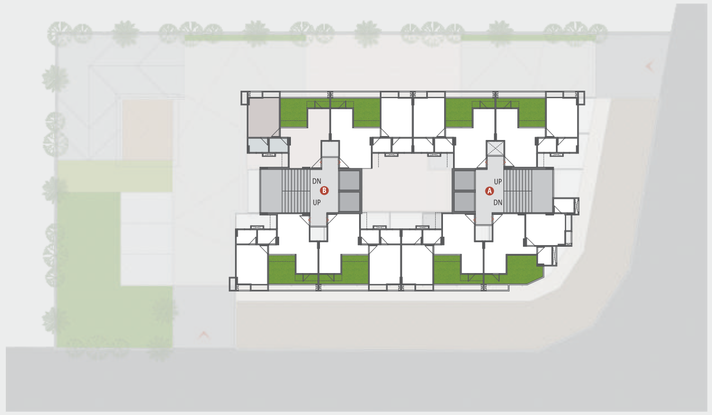

A. TOILET
6'6"x4'6"
P. FOYER
2'9"x6'3"
LIVING ROOM
10'0"x12'9"
BEDROOM 02
12'3"x10'0"
WARDROBE
KITCHEN
7'0"x10'6"
C. TOILET
4'6"x6'0"
BEDROOM 01
9'6"x9'0"
WARDROBE
WASH
6'9"x5'0"


201 TO 1201
202 TO 1202
203 TO 1203
204 TO 1204
DN
B
UP
UP
A
DN
204 TO 1204
203 TO 1203
202 TO 1202
201 TO 1201



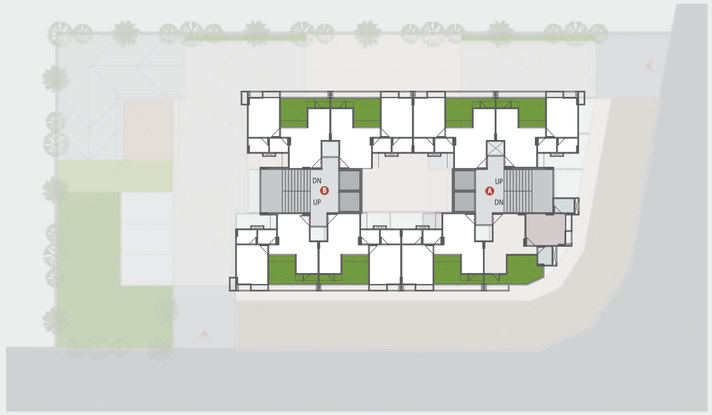
1 BHK - TYPE 1 - 13th FLOOR





1 BHK - TYPE 2 - 13th FLOOR













CRAFTED SPACES FOR *Everyone*

Exquisitely crafted spaces fo every age group, offering serene seating for relaxation & vibrant play areas for children, creating an environment that delights everyone.

- SECURITY CABIN
- GAZEBO WITH SEATING
- SOLAR PANEL ON ROOFTOP
- INDOOR GAME
- EV CHARGING POINT
- BOX CRICKET
- BASEMENT PARKING
- CCTV SURVEILLANCE
- FIRE SAFETY
- 24HRS WATER SUPPLY

SPECIFICATION

STRUCTURE
Safe & Sound quality controlled R.C.C. frame structure with best material component. Earthquake resistant design.

FLOORING
A Unique Design Premium Quality Vitrified Tiles in all apartments.

KITCHEN / STORE
Exclusive granite platfrom with ISI CPVC & UPVC S.S. Sink & Design tiles dado up to lintel level. Washing machine inlet/outlet in wash area. Provision for gas pipeline.

TOILET / PLUMBING
Western concept designed toilet.
Concealed plumbing with gas geyser point in wash area.

ELECTRIFICATION
Concealed copper wiring with adequate number of points in all rooms Concealed electrification with premium quality copper wire / cable Premium branded modular switches and accessories.

DOOR
Veener main door & Internal door flush door with granite frame.

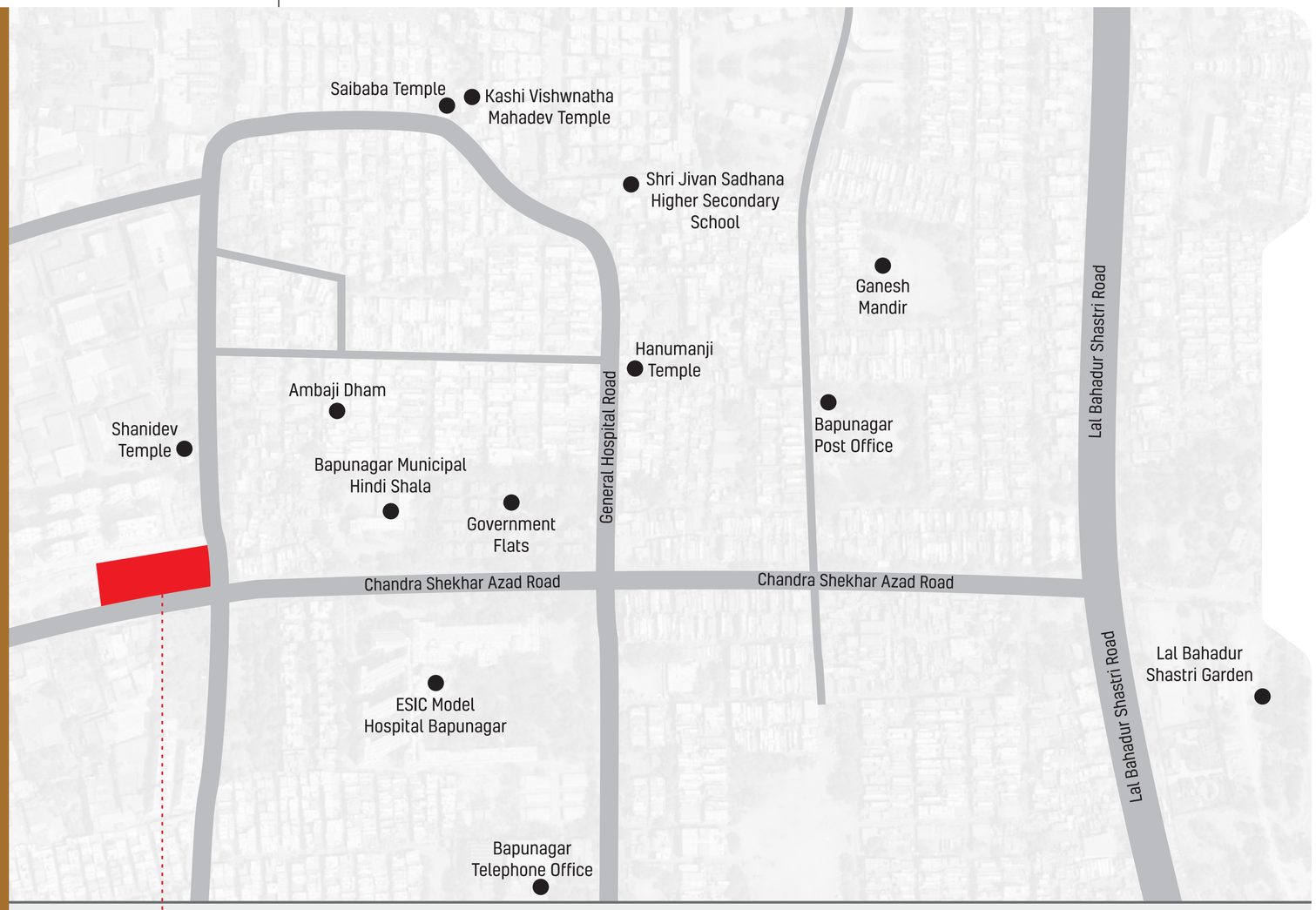
WINDOWS
Fully glazed anodized / powder coated aluminum windows with Granite seal frame.

WALL / PAINT
External wall with double coat sand face texture with acrylic paint. Internal wall mala plaster with white finish putty.

ELEVATORS
Premium quality high speed elegant elevator with automatic door.

NOTES :

• Commencement and timely execution of the project is subject to all necessary approvals from relevant govt. authorities, occurrence of natural calamities or any other external beyond developer's control. • The dimensions shown in the brochure are approximate. • The developer reserves the right to change, revise or make any modification, addition, omission or alteration in the scheme as a whole or part thereof, at their sole discretion. • The brochure is only for illustration & private circulation purpose & is not a legal document or a binding one. • Government levies like stamp duty, registration charges, legal charges, GST and other additional charges are to be borne by the member. • Subject to Ahmedabad Jurisdiction. • Payments in favour of "SAIRUDRAM DEVCON LLP."



RatnaMohan 96
2 BHK RESIDENCE & RETAIL

Site Address :
RATNAMOHAN 96
Opp Esic Model Hospital,
Gol Limda Cross Road, Bapunagar,
Ahmedabad, Gujarat 380024.

Contact : 92740 24086

MAA17117

www.gujrera.gujarat.gov.in

SCAN FOR LOCATION

A PROJECT BY
OMRATNAMOHAN GROUP

DEVELOPER
SAIRUDRAM DEVCON

DESIGN BY
pushika
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KALPIK RATHOD
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STRUCTURE
TASHAVI
STRUCTURAL CONSULTANTS
(M) +91 99246 26607

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