



# RUDRA

# *Ratnam*

redefining the future of living...

2 & 3 BHK APARTMENTS | SARNATH, VARANASI



A photograph of a man in traditional Indian attire, possibly a dhoti and angavastram, standing outdoors at night. He is holding a small object in his hands. The background is dark with some blurred lights and shapes.

Varanasi is the spiritual capital of India. Scholarly books have been written in the city, including the Ramcharitmanas of Tulsidas. Today there is a temple of his namesake in the city, the Tulsi Manas Mandir. One of the largest residential universities of Asia the Banaras Hindu University is located here. Varanasi is often referred to as "the city of temples", "the holy city of India", "the religious capital of India", "the city of lights", "the city of learning", and "the oldest living city on earth."

Welcome to  
*Rudra Ratnam*  
Sarnath, Varanasi

# RUDRA *Ratnam*

redefining the future of living...



Rudra Ratnam has been conceived and designed with the purpose of creating a world class living habitat which comprises of complete universe in itself. Inviting you to an unique combination of comfort and luxury.



Aesthetically designed elevation  
Vastu compliant  
Earthquake resistant structure  
2 & 3 BHK modern apartments  
Positioned at spiritual location Sarnath, Varanasi  
VDA Approved  
Gated community  
Extensive Landscaping, 65% (approx.) open area  
Adequate ventilation for natural light and breeze  
Well spaced and clutter free design  
Well decorated lift lobby  
Finance facility available from all leading banks

RUDRA  
*Ratnam*  
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*Aerial View*



# Fall in love with our facilities

Rudra Ratnam touches your life with splendor and well being. The club is designed to offer you best of the luxuries lifestyle facilities including everything you require for fitness, healthy living, relaxation and entertainment. It also acts as a place where you relax and forget the fatigue whole day. Here you can enjoy and actively participate with yours neighbours in everything you do.



Fully- equipped gymnasium  
Kids swimming pool with change room, shower and toilets  
Pool side sitting area  
Yoga lawn  
Jogging track  
Indoor games  
Amphitheatre  
Car wash area  
Landscape park  
Flower bed  
Temple  
Reception & waiting area  
Multipurpose hall  
Kids play area

*Night View*



## *Cast a spell on yourself*

A home at Rudra Ratnam is a home with heart and happiness. It also offers excellent space management design for optimum use of space available in flats. The architecture of all the apartments is meticulously planned to ensure proper ventilation and natural air flow to add to the soothing serenity of Rudra Ratnam.



100% Power Back-up (flat & common area)  
24X7 Security with CCTV at Entrance  
EPABX Connectivity / Intercom in Each Apartment  
Ample Parking- Basement, Stilt & Open  
24X7 Water Supply  
Rainwater Harvesting & Storm Water Drain  
Anti-Termite Treatment  
Fire Fighting System  
Brick Coba Treatment on Terrace for Heat Reduction  
Common Toilet for Domestic Servants  
Street Lights on Boundary Wall  
Automatic 8 Passenger SS Lift  
Concrete Internal Roads

**RUDRA**  
*Ratnam*  
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*Site Plan*



## LEGENDS

- |                                                                                                                                                                                             |                                                                                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Entrance Gate<br>2. Guard Room with Toilet<br>3. Transformer<br>4. Parking Area<br>5. Temple<br>6. Fountain with Sitting Area<br>7. Amphitheatre<br>8. Car Wash Area<br>9. Common Toilet | 10. Kids Swimming Pool with Sitting Area<br>11. Cascade Area<br>12. Change Room with Shower & Toilet<br>13. Yoga / Meditation Pavilion<br>14. Landscape Park<br>15. Kids Play Area<br>16. Jogging Track<br>17. Activity Park<br>18. Flower Bed |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## OTHER AMENITIES

- |                                                                                                                                                      |                                                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| • Fully Equipped Gym<br>• Multipurpose Hall<br>• Indoor Games<br>• Single Gated Entry<br>• VDA Approved<br>• Ample Parking-Basement,<br>Stilt & Open | • 24X7 Security<br>• 100% Power Back-up<br>( flat & common area)<br>• 65% (Approx.) Open Area<br>• Finance Facility From<br>All Leading Banks |
|------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|

# Floor Plans

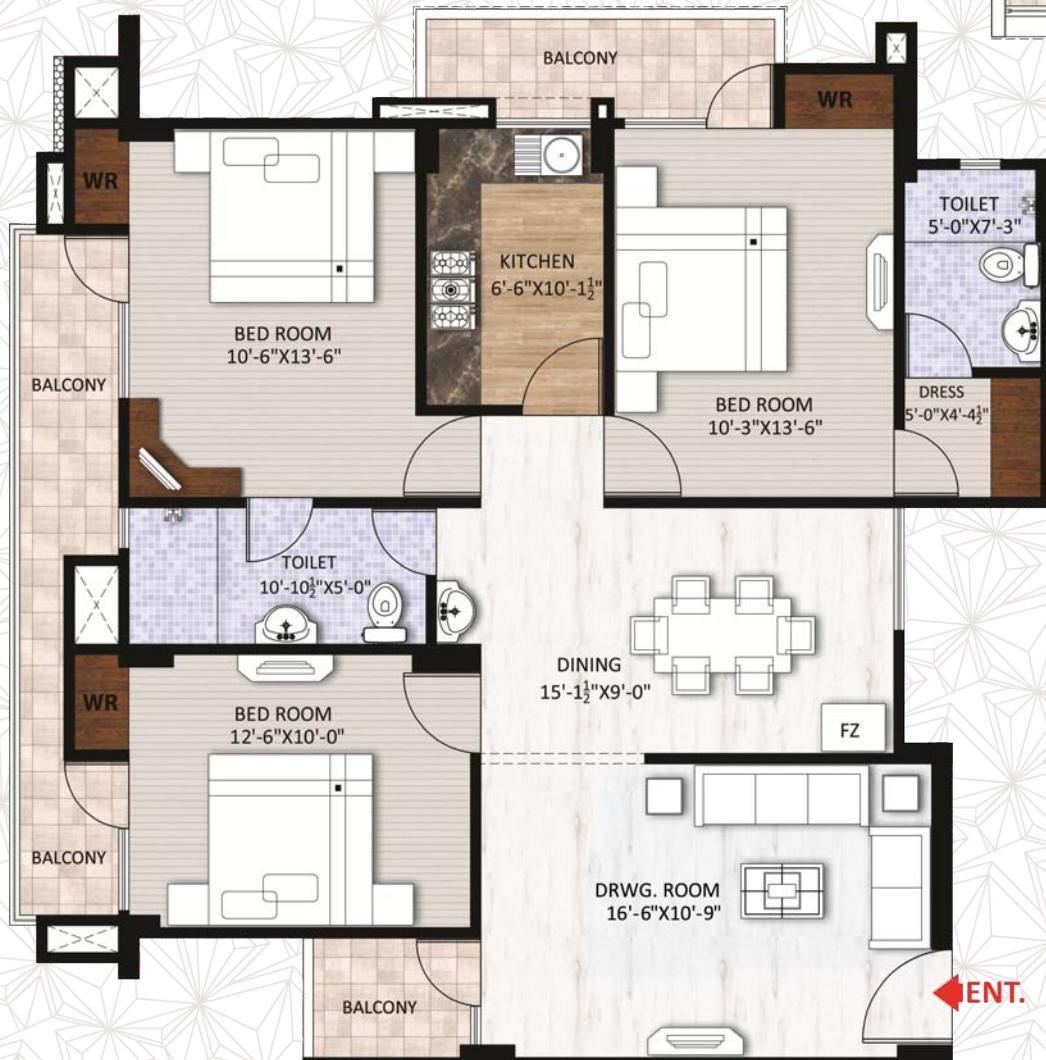
Type - 1  
3 BHK  
Area - 1540 sq.ft.



Type - 3  
2 BHK  
1092 sq.ft.

1 sq.mtr. = 10.764 sq.ft.

**Type - 2**  
**3 BHK**  
**Area - 1535 sq.ft.**

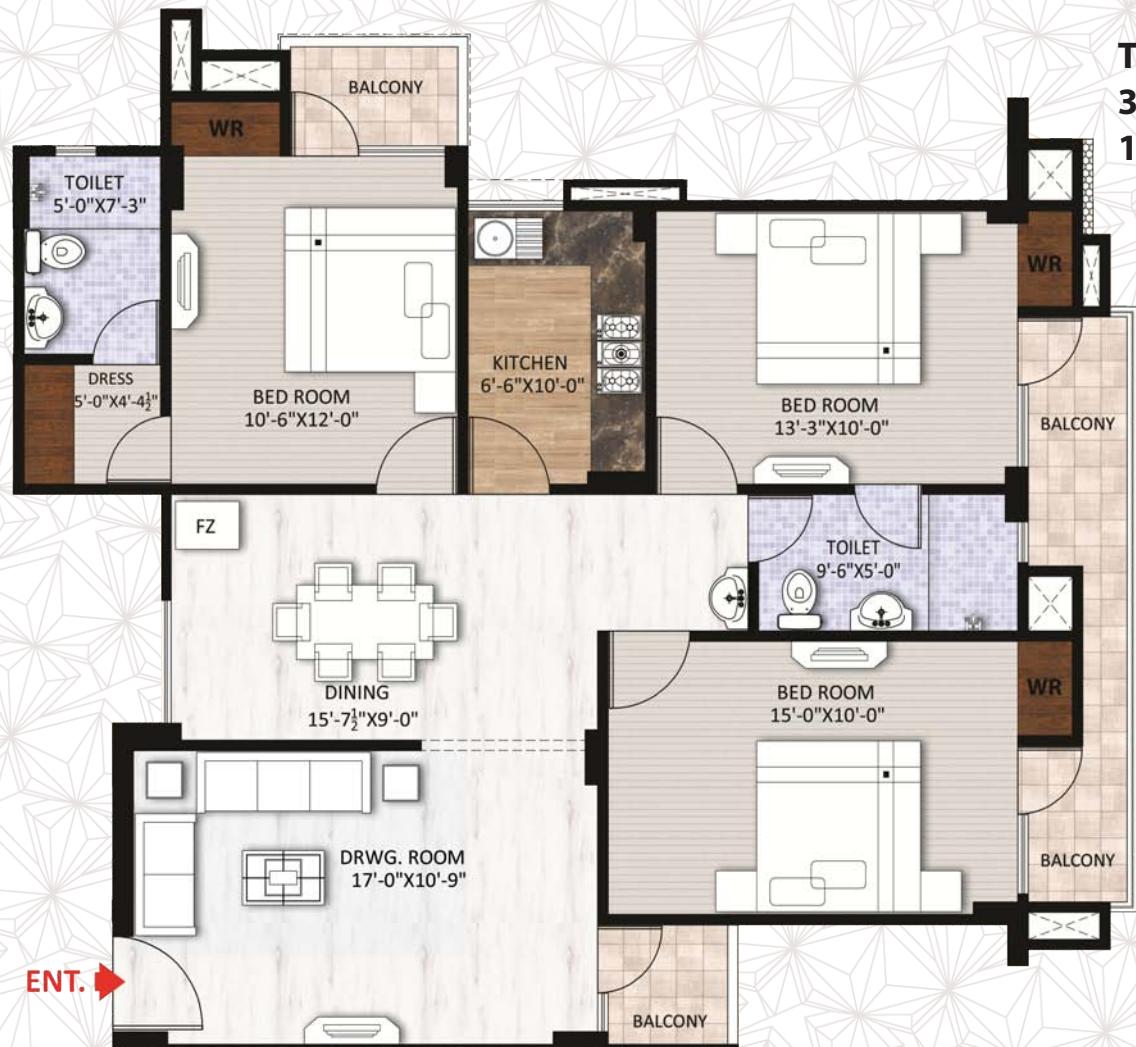


**Type - 4**  
**3 BHK**  
**1552 sq.ft.**

**RUDRA**  
*Ratnam*  
 redefining the future of living...

# Floor Plans

**Type - 5**  
**3 BHK**  
**1468 sq.ft.**



1 sq.mtr = 10.764 sq.ft.



**Type - 6**  
**2 BHK**  
**1065 sq.ft.**

# Specifications



## STRUCTURE

Earthquake Resistant RCC framed structure designed by qualified structural engineers

## WALL FINISH

**Living / Dining / Bedrooms**

POP base with oil bound distemper(OBD)

**External facade of Wall / Balcony**

Weather coat / equivalent paint

## Kitchen

Designer Ceramic Tiles dado upto 2' height above working Granite platform and POP base with OBD in remaining area

## Toilets

Designer Ceramic Tiles dado upto 7'height and POP base with OBD in remaining area

## Lift Lobbies

Selected Marble/Granite cladding

## CEILING

**Living & Dinning**

POP base with OBD and cornice

## Bedrooms

POP base with OBD

**Kitchen / Toilet / Balcony / Corridors**

POP base with OBD

## Premium brands for luxury living:

Sanitaryware

**Parryware®**

**CERA**

Hindware

Bath fittings

**CERA**

**Plumber FAUCETS**

**Jaquar.**

## FLOORING

**Living / Dining / Bedrooms**

2\*2' Vitrified tiles

**Kitchen / Balcony / Toilets / Corridors**

Ceramic Tiles

## Stairs

Selected Marble / Granite

## Parking & Drive Way

Concrete flooring

## FITTINGS & FIXTURES

### KITCHEN

#### CP fitting

Jaquar / Plumber / Cera / equivalent

### Platform

Granite Counter with Stainless Steel Sink

### TOILETS

#### CP fitting

Jaquar / Plumber / Cera / equivalent single lever diverter, conventional fittings

### Sanitary

Parryware / Hindware / Cera / equivalent white or off white colour

### UTILITY BALCONY

Point for washing machine

## Steel

**TATA STEEL**

**JSPL**

**JSW**

## Electrical

**HAVELLS**

**Finolex**

Cables Limited

**RR KABEL**

## Locks

**KICH**  
STEEL... FOR LIFE

**dors t**

**Godrej**

## Lifts

**ThyssenKrupp**

**OTIS**

**KONE**

## Paints

**asianpaints**

**Dulux**

**NEROLAC**





# Credibility of Commitments

## DEVELOPING SPACES PASSIONATELY

Rudra Group is one of the most promising Real Estate Developers in Northern India with its Promoters having 17 years of experience in residential and commercial sectors. The company has wide experience in residential segment with currently 20 projects under execution and planning. Allahabad, Kanpur, Lucknow and Varanasi are its chief operational areas whereas **Delhi-NCR, Gorakhpur** and various other cities will soon witness the group's persistent expansion. The expertise of the company is in developing excellent residential complexes with quality amenities for better standard of living. The company's commitment for timely completion of quality projects is remarkable. A wide range of satisfied clientele vouches for their value for money being associated with this company.

## CORPORATE FOCUS

Redefining lifestyles, investing in systems & human resources and commitment to build better construction with timely completion of projects.

## CORPORATE OBJECTIVES

Committed towards customer satisfaction. Continuously innovating to give comprehensive solution. Complete detailing at every state of construction. Ensuring optimum value addition and uncompromising attitude towards quality. All this is to bring to you additional comfort and confidence in our credibility.

## THE PATHFINDER

The group is brainchild of **Mr. Anoop Agrawal**, a first generation entrepreneur visionary. Apart from being Chairman and Managing Director of Rudra Group, he is also the Promoter and Director of M/s Gigantic Securities Limited.

**Mr. Arun Agrawal** is the Promoter and Managing Director of Rudra Group. Mr. Agrawal is the young face of Rudra who expertly handles the day to day operations of the company ensuring world class construction and timely possession of the projects.

# Our Projects



**Rudra Mukund Villas**  
Nati Imli, Varanasi



**Rudra Banke Bihari Residency**  
Bhaktinagar, Pandeypur, Varanasi



**Rudra Heights**  
Paharia, Varanasi



**Rudra Prestige**  
Ghantimill, Varanasi



**Rudra Towers**  
Sunderpur, Varanasi



**Rudra Samriddhi**  
Bhagwanpur, Varanasi



**Rudra Laxmikunj**  
Paharia, Varanasi



**Rudra Apartments**  
Shivpur, Varanasi



**Rudra Aakriti**  
Naini, Allahabad



**Rudra Enclave**  
Rewa Road, Allahabad



**Rudra Twin Towers**  
New Berry Road, Lucknow



**Rudra Greens**  
Singhpur, Kanpur



**Rudra Residency**  
Swaroop Nagar, Kanpur



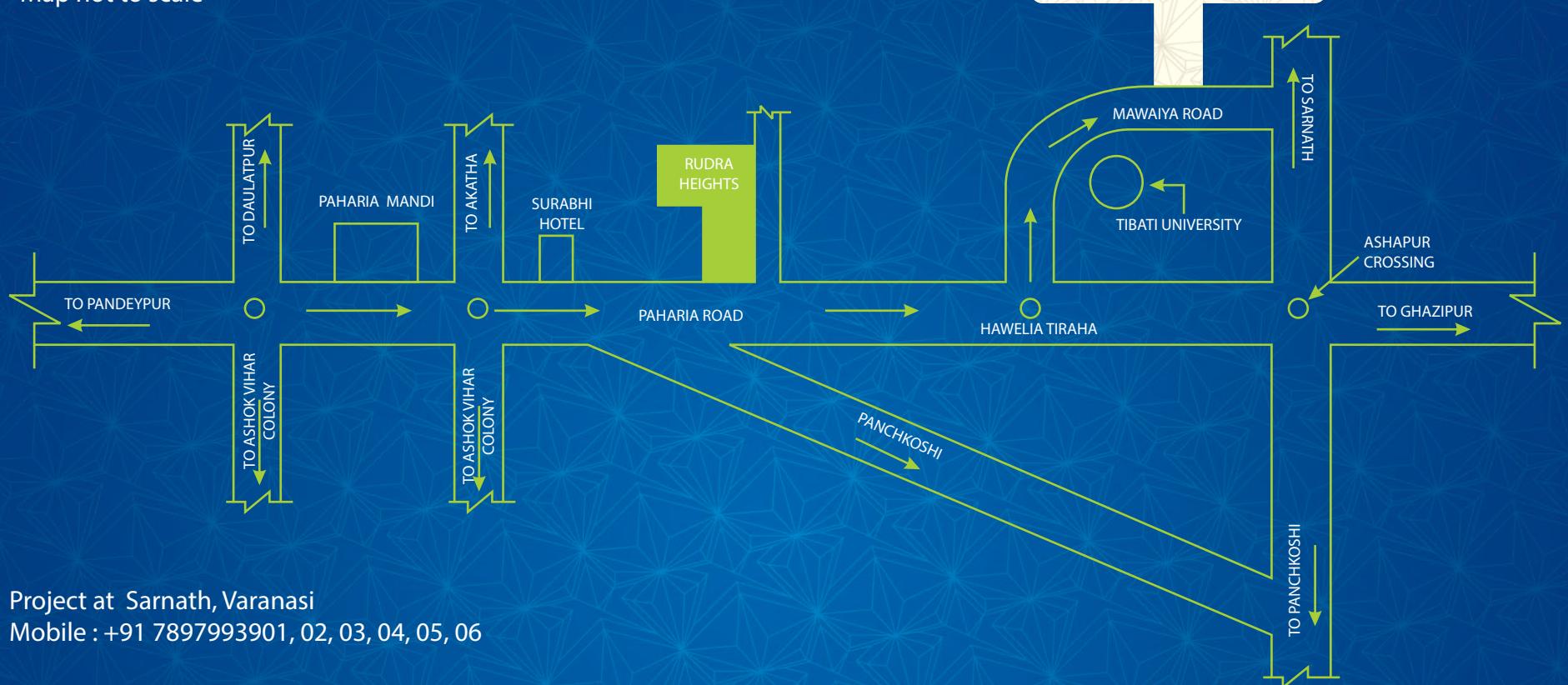
**The Mall**  
Kanpur

## Upcoming Projects

1. **Rudra Sangam**, Jhunsi, Allahabad
2. **Rudra Pratistha**, Sharda Nagar, Kanpur
3. **Rudradeep Regalia**, Shaheed Path, Lucknow
4. **Rudra Vrindavan**, Sector-14, Vrindavan Yojna, Raebareli Road, Lucknow
5. **Rudra Ganges**, Padav, Dandi, Varanasi
6. **Rudra Aishwaryam**, Shivpur, Varanasi

# Magically Located

\*Map not to scale



Project at Sarnath, Varanasi  
Mobile : +91 7897993901, 02, 03, 04, 05, 06



Rudra Real Estate Ltd.  
(Builders & Developers)

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#### Corporate Office :

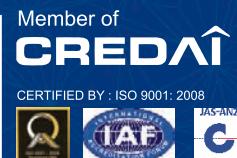
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**Our Projects:** DELHI - NCR | LUCKNOW | VARANASI | ALLAHABAD | KANPUR | GORAKHPUR  
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Gigantic Securities Ltd., (Member: NSE, BSE, MCX-SX, MCX, NCDEX, NMCE, DP-CDSL)  
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Note : This brochure is purely conceptual and not a legal offering. The developer reserves the right to amend / alter the area, layout, elevations, specifications and amenities. Elevations used in the brochure are purely artistic impressions and tend to change with / without prior notice.



sms RUDRA to 56161

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