

A Project by



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**LANDMARKS ORCHID HOMES INFRAVENTURES**

Promoters:

**Vinod D. Nalamwar, Manjusha V. Nalamwar**

**NEXT<sup>generation</sup>  
TERRACE 4HOMES  
BHK**

**ORCHID RUBY**

PLOT NO- 107, RAMNAGAR, LIT ROAD, NAGPUR.

**NEXT<sup>4</sup> generation**  
**HOMES**  
**TERRACE BHK**  
**ORCHID RUBY**



PLOT NO- 107, RAMNAGAR, LIT ROAD, NAGPUR.

**NEXT<sup>generation</sup>  
TERRACE HOMES  
BHK  
ORCHID RUBY**



PLOT NO- 107, RAMNAGAR, LIT ROAD, NAGPUR.

# Typical 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup> & 7<sup>th</sup> TERRACE & BALCONIES 4 BHK



# Typical 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, 5<sup>th</sup>, 6<sup>th</sup> & 7<sup>th</sup> Floor Plan

**TERRACE & BALCONIES 4BHK**

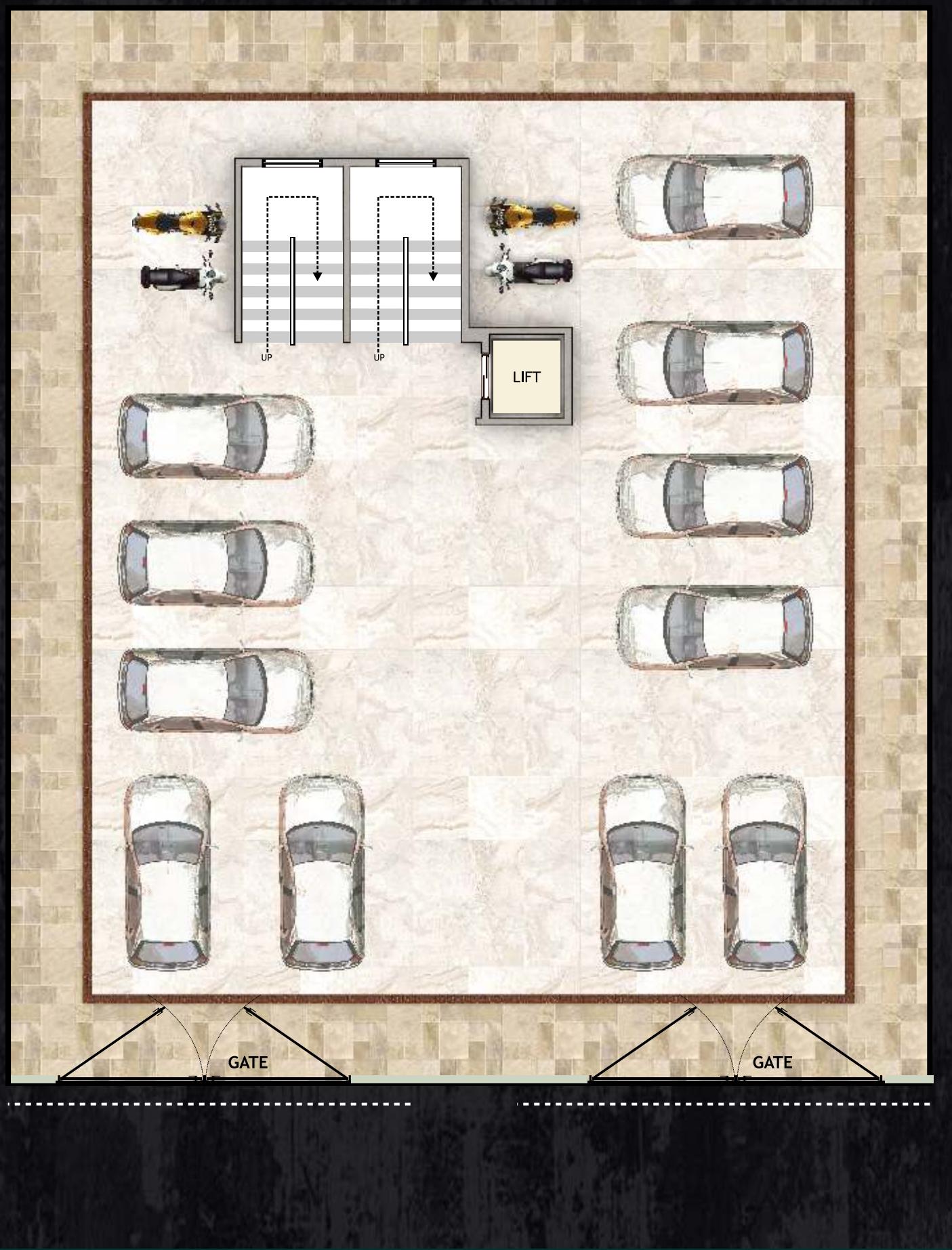
Area: **2350** sq ft.



FURNITURE SHOWN HERE IS NOT THE PART OF OFFERING AND IS FOR VISUAL PRESENTATION ONLY.

# Ground Floor Plan

## OPEN & COVERED PARKING



# NEXT<sup>4</sup> generation TERRACE 4HOMES TERRACE BHK

**Ultra premium 4 BHK Flats  
terrace & balconies to each flat**

Planning as per Vastu

**superb location  
CLOSE TO RAMNAGAR SQUARE**  
Ram Mandir & other temples in vicinity  
**Lake view front side**

## A+ category construction quality

### STRUCTURE:

Earth quake resistant RCC framed structure.

### WALLS:

External: 6" thick & Internal: 4" thick.

### PLASTER:

External: 12mm thick double coated sand faced cement plaster.

Internal: 12mm thick smooth finish plaster with 2 layers of waterproof putty.

### PAINTING:

External: Weather proof Acrylic paint of premium quality and approved colour.

### FLOORING:

Vitrified tiles in entire flat(900X900mm).

Anti skid ceramic tiles in toilet and balconies.

### DOORS:

Main door: 35mm thick Decorative flush door and SS hardware fittings.

All internal doors will be 30mm thick Flush door with side Veneer and other side Offwhite laminate and SS hardware fittings.

### WINDOWS:

Two/Three track coloured anodized/powder coated aluminium windows with mosquito net and glass. MS safety grills.

### KITCHEN:

Granite kitchen platform with heavy quality stainless steel sink.

Glazed/Ceramic tiles dado above platform upto 4' height.

Provision for Aqua guard water filter connection in kitchen.

### ELECTRIFICATION:

All points in concealed wiring with circuit fireproof wires id ISI mark with circuit breakers.

AC cable and Internet wire in Living room and master bedroom with Modular switches.

### LIFT:

5/6 Passanger high speed lift of superior quality with power backup.

### WATER SUPPLY:

Corporation and ground water supply through sump and overhead tank.

### SITE:

MS decorative gate with compound wall with ceramic tiles flooring.

### PARKING:

Covered parking for one car will be provided.

### HIGHLIGHTS:

Rainwater harvesting, Planters & CCTV security surveillance.

Contemporary design of main entrance and lobby.

Designer main gate.

Waterproofing in all toilets.

Water pump with water level sensor.

Lighting fixtures in common areas.

### NOTE: Additional Expenses

Expenses towards Eletric Meter connection and Meter deposit. MSEDC Room,panel board, Cabel charges. Water meter connection and meter deposit.

Agreement/Conveyance deed expenses including Registration fees, Stamp duty, Advocate fees and other out of pocket expenses.

GST and other taxes & duties levied by Govt. or statutory bodies shall be payable extra by the home owners.

**Timely possession within 18/24 months**



### MODE OF PAYMENT:

At the time of Booking	10%
On or Before completion of Plinth	10%
On or Before completion of Ground Floor Slab	10%
On or Before completion of First Floor Slab	10%
On or Before completion of Second Floor Slab	10%
On or Before completion of Third Floor Slab	10%
On or Before completion of Fourth Floor Slab	10%
On or Before completion of Fifth Floor Slab	5%
On or Before completion of Sixth Floor Slab	5%
On or Before completion of Seventh Floor Slab	5%
On or Before completion of Brickwork	5%
On or Before completion of Finishing	5%
At the time of Possession	5%

**Penthouse**  
Aristocratic accent  
8<sup>th</sup> & 9<sup>th</sup> Floor



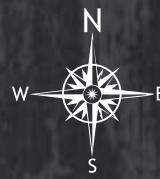
**POOL, TERRACE  
& B  
ALCONIES**



# Penthouse Floor Plan

## EIGHTH TERRACE & BALCONIES 4 BHK

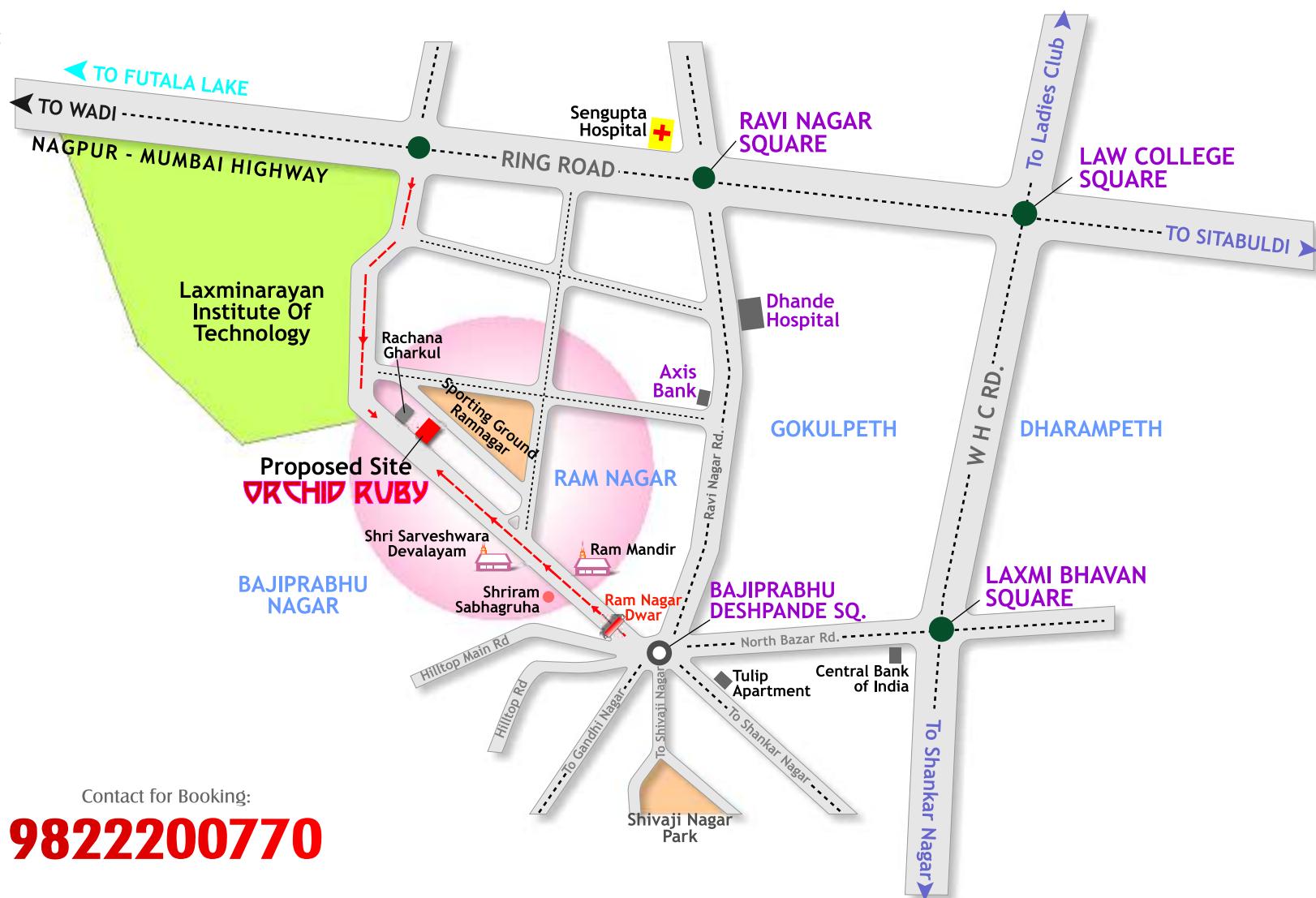
Area: 2350 sq ft.



**Penthouse** Floor Plan NINTH  
 TERRACE & BALCONIES **2BHK**  
 Area: **1500** sq ft.



Location:



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## LANDMARKS ORCHID HOMES INFRAVENTURES

Office : Plot No-40, Bhartiya Gruh Nirman Sanstha,  
Behind Purushottam Super Bazar, Besa Beltarodi T Point,  
Manish Nagar, Nagpur - 440 015

E-mail : [landmarkproperties.nagpur@yahoo.com](mailto:landmarkproperties.nagpur@yahoo.com)  
Website : [www.landmarkproperties-nagpur.com](http://www.landmarkproperties-nagpur.com)

Architecture & Planning Consultant  
**KMK ASSOCIATES**