

2 & 3 BHK FULLY FURNISHED

@SURAT-DANDI ROAD



— RAJAO KA MAHAL —

RAJMAHAL

PROJECT BY:

modak[®]
GROUP
WE BUILT STATUS



The master piece of heritage



#LIVELIFE KING STYLE

Khaas Elements From
Khaas Corners of
The World





#GREATER THAN GRAND

The Grandeur is not limited to just how vast it is. Grandeur is something that's Ornamented by Amenities that elevate the living experience by and large.





ROYAL LEVEL REJUVENATION



Rajasthan
Theme Palace



Fully Furnished
Mahal



Generous
Open Spaces



Magnificent
Club House





LAYOUT PLAN



PLOT NO.	AREA SQ.YD
1	175.54
2 & 3	158.73
4	158.67
5	156.49
6	153.25
7	150.00
8	146.75
9	143.51
10	140.26
11	137.02
12	133.77
13	130.52
14 & 15	126.86
16	117.91
17	113.43
18	108.94

PLOT NO.	AREA SQ.YD
19 & 20	114.69
21	116.61
22	119.29
23	122.12
24	124.55
25	127.79
26	178.16
27	159.50
28 to 34	116.66
35 & 36	126.00
37 to 43	116.66
44	158.50
45	169.83
46 to 52	125.00
53 & 54	135.00
55 to 61	125.00

PLOT NO.	AREA SQ.YD
62	169.83
63	219.37
64 & 65	125.00
66 & 67	165.00
68 & 69	125.00
70 & 71	135.00
72 & 73	125.00
74 & 75	165.00
76 & 77	125.00
78	218.35
79	213.76
80 to 83	165.72
84	185.85
85	206.52
86 to 89	185.16
90	239.45



2 BHK UNIT PLAN



GROUND FLOOR



FIRST FLOOR

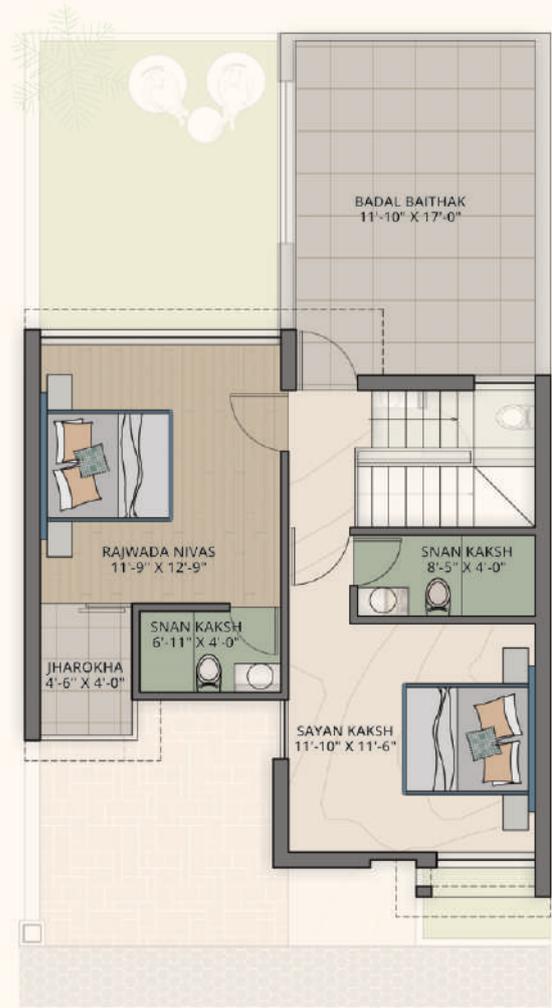




3 BHK UNIT PLAN



GROUND FLOOR



FIRST FLOOR



#KHAAS CLUBHOUSE AMENITIES



Indoor Games Hall



Banquet Hall



Swimming Pool



Pool Side Desk



Children Play Area



Gazebo



Restaurant



Landscaped Garden



Theatre



Jogging Track



Senior Citizen Seating



Open To Sky Yoga



#COMMON AMENITIES & INFRA



Sweet Water Supply



Security Cabin



EV Charging Point



C.C.T.V. Camera in Common Area & Club



Theme Based Entrance Gate



Ambient Street Light



RCC Internal Roads



Designer Number Plate



Underground Cabling for Wire-Free Look

#FULLY FURNISHED 2 & 3 BHK MAHAL



FURNITURE



- 2+3 Seater Sofa
- Center Table
- Kitchen Trolley
- Dining Table & Chair
- 2 Bed

- 2 AC
- 1 TV
- Fan

- Refrigerator
- Decorative Lights
- Exterior Light

ELECTRICAL APPLIANCES



AMBIANCES



- Curtain
- Wall Color
- Decorative Door
- EV Charging Point
- Personal Garden

NOTE : • Furniture will be provided as per market availability and design trends. The actual furniture may vary from what is shown in the visuals. Artifacts and decorative items are for presentation purposes only and are not part of the offering.
• Some wall shades and laminate selections may vary based on availability. Decorative items such as lights and other elements may also change as per market conditions and availability.



DISCLAIMER

• All architectural and interior images in this brochure are computer-generated simulations used for visual representation only. They are not actual photographs. • Elements such as flooring, wall tiles, sanitary ware, fittings, walls, ceilings, windows, doors, internal roads, landscaping, trees, and shrubbery are shown for illustrative purposes and may differ from the actual construction. Please refer to the official construction specifications in the brochure. • Any additional amenities/utilities not mentioned but required by law shall be deemed a part of the project by the purchaser. • Furniture, furnishings, curtains, mattresses, bed linens, light fixtures, and electrical appliances (such as air conditioners, televisions, refrigerators, etc.) are included in the sale as part of Sample. However, the visuals are for representation purposes and actual items may differ in design or specification. • Decorative items like crockery, carpets, rugs, wall hangings, wallpapers, utensils, and clothing are also representational and not part of the actual offering. • The developer reserves the right to make changes or revisions to the project at any time. All members shall comply with any such changes. • GST, stamp duty, registration fees, and any other applicable government taxes/charges shall be borne solely by the purchaser/buyer/legal possession holder. • Society maintenance charges will be payable separately by all members as per the schedule set by the Management. • This brochure is not a legal document. It is for easy reference and conceptual display of the project only. • For restricted private circulation only and not legally binding for specific performance. • Subject to Surat Jurisdiction only.



BOOKING CONTACT : +91 98560 63063 | +91 98560 64064 | www.modakgroup.in

SITE ADDRESS : Nr. Rejoice Cottage, Bhandut Village, Nr. Kachhol, Dandi Road, Surat.



Architect:
VISHAL PAREKH
SURAT

Structural Consultant:
P-DELTA
CONSULTANTS