



  
**VINAYAK VRINDAVAN**  
A PROJECT BY RAMA COLONISERS LLP

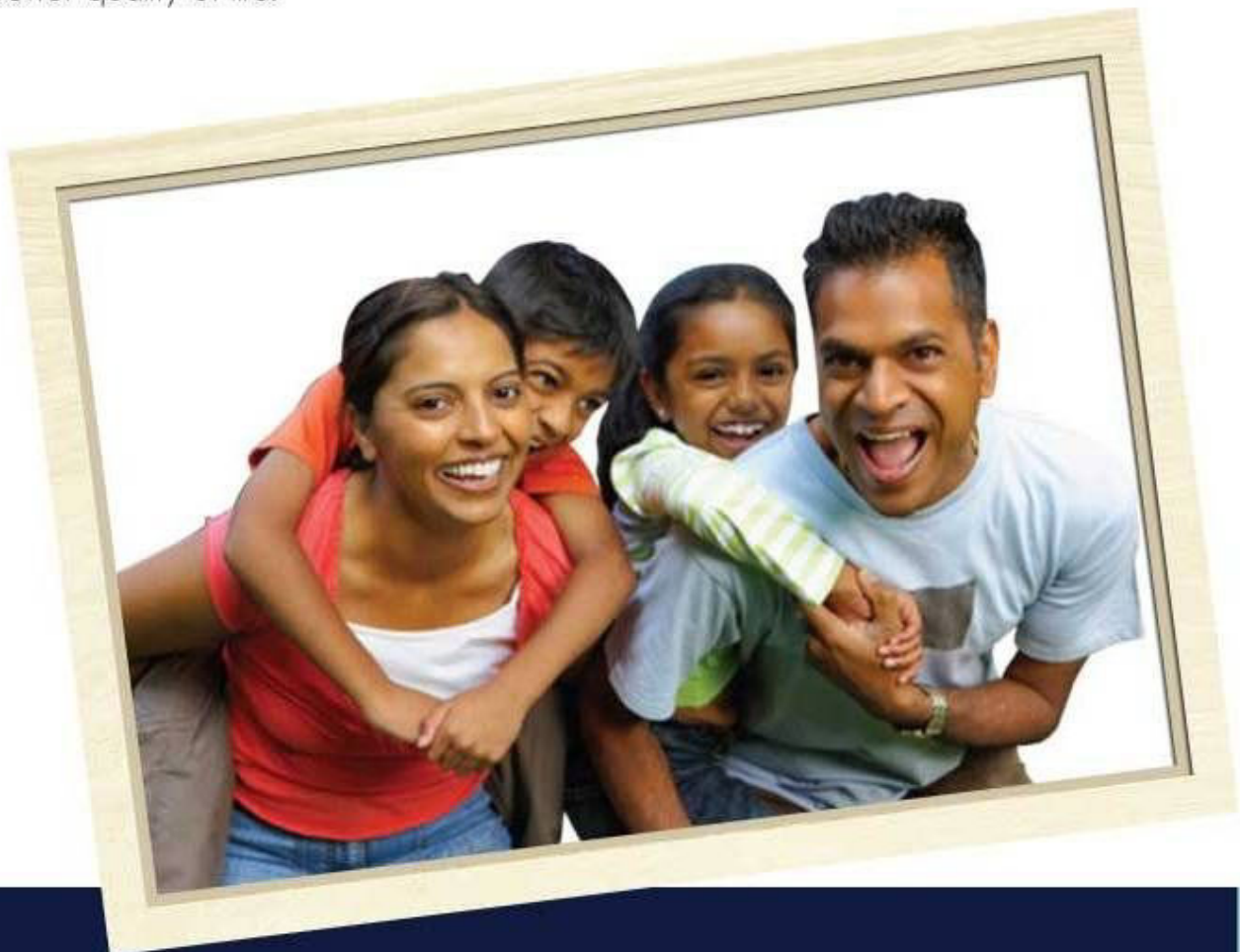
**Vinayak Vrindavan** draws a blue print of Modern families. It reflects the culture and tradition of Varanasi with the lifestyle of contemporary living.

Located at Kabir Chaura, **Vinayak Vrindavan** is one of the most prestigious residential projects by Rama Colonisers LLP

As a developer of Varanasi's leading real estate, we promise you best and high quality construction and amenities. Here you will enjoy a home with roof top swimming pool, beautiful landscape, children play area and much more than you can imagine.

Our constant endeavour in meticulous planning, superior design and amenities, excellence in quality, timely completion and clear titles have made us synonymous with quality construction and won us trust of hundreds of settled customers who now occupy our projects.

Our vision is to continue building landmarks and to transform the entire landscape of Varanasi by bringing together a holistic mix of technology, talent and lifestyle concepts that translates into creating a better quality of life.



# **VINAYAK VRINDAVAN**

WELCOME TO VINAYAK VRINDAVAN. IT IS THE FINEST RESIDENTIAL TOWER, A COLLECTION OF EXQUISITELY PLANNED 3 BHK LUXURY APARTMENTS. EACH INCH OF SPACE IS WELL UTILIZED AND "VASTU SHASTRA" FRIENDLY GREAT AMENITIES. PLANNED TO HIGH STANDARD SPECIFICATIONS AND ABOVE ALL A PROJECT THAT'S BACKED BY RAMA COLONISERS LLP.

## **TYPE OF CONSTRUCTION-**

- 1- R.C.C FRAME STRUCTURE.
- 2- EARTHQUAKE RESISTANCE STRUCTURE.
- 3- VASTU COMPLIANT DESIGN.
- 4- 3 BHK PREMIUM APARTMENTS.

## **FLOORING-**

- 1- DOUBLE CHARGED VITRIFIED TILES.
- 2- WOODEN TEXTURE VITRIFIED TILE IN MASTER BED ROOM.
- 3- WOOD TEXTURE CERAMIC TILE IN BALCONIES.

## **TOILETS-**

- 1- ALL CP FITTINGS OF JAQUAR MAKE IN BATHROOMS.
- 2- SANITARY WARE OF JAQUAR MAKE.
- 3- WASH BASIN SET IN ALL BATHROOMS.
- 4- COLOUR CORDINATED DIGITAL CERAMIC TILE ON WALL & FLOOR OF BATHROOMS.
- 5- CONCEALED INTERNAL CPVC PIPE FITTINGS OF ASTRAL OR EQUIVALENT MAKE.
- 6- EXTERNAL PLUMBING WILL BE DONE IN UPVC.
- 7- FALSE CEILING IN ALL BATHROOMS.

## **KITCHEN-**

- 1- SINGLE BOWL S.S SINK.
- 2- DIGITAL CERAMIC TILE DADO UPTO 5'-0" HEIGHT.
- 3- GRANITE COUNTER.

## **DOORS & WINDOWS-**

- 1- ALL DOOR FRAMES IN CP. TEAK WOOD.
- 2- ALL DOORS WILL BE NATURAL VENEER/ LAMINATE FLUSH DOOR WITH MELAMINE POLISH.
- 3- ALL INTERNAL DOORS WILL BE PROVIDED WITH MORTICE LOCK & HANDLE OF GODREJ MAKE OR EQUIVALENT.
- 4- ALL MAIN DOORS TO BE DOUBLE SHUTTER WITH ULTRA LOCK OF GODREJ MAKE OR EQUIVALENT.
- 5- FULL HEIGHT ALUMINIUM ANODIZED SLIDING DOORS IN BALCONIES.
- 6- S.S RAILING WITH GLASS IN BALCONY.

## **ELECTRICAL-**

- 1- ISI GRADE ELECTRICAL WIRING WITH SUPERIOR QUALITY MODULAR SWITCHES & SOCKETS OF GREATWHITE OR EQUIVALENT MAKE.
- 2- A/C PIPING WILL BE PROVIDED IN THE BED ROOMS.
- 3- ALTERNATE POWER FACILITY BY CHANGEOVER BETWEEN MAIN SUPPLY, INVERTER & D.G.
- 4- 100% D.G POWER BACKUP FOR ESSENTIAL SERVICES LIKE COMMON AREAS, ELEVATORS, PUMPS, FIRE FIGHTING ETC.
- 5- D.G POWER BACKUP IN EACH APARTMENT UPTO 2 KVA.
- 6- INTERCOM CONNECTION BETWEEN FLATS & SECURITY RECEPTION.
- 7- AMPLE POINTS FOR LIGHT, TV CABLE & INTERNET.

## **PAINTS & POP-**

- 1- POP FINISH ON ALL WALLS & CEILING IN LINE, LEVEL & RECTANGLE.
- 2- FALSE CEILING IN BALCONY OF EVEREST CEMENT WOOD TEXTURE FINISH.
- 3- ACRYLIC EMULSION PAINT ON INTERIOR WALLS & CEILING.
- 4- HIGH QUALITY PAINT/ TEXTURE ON THE EXTERIOR FACADE.
- 5- TEXTURE PAINT IN SELECTED AREAS IN THE LOBBY.

## **LIFTS / LIFT LOBBY / STAIRCASE-**

- 1- 2 NOS. HIGH SPEED (VVF CONTROLLED 13 PASSENGERS STRETCHER ELEVATORS OF THYSSENKRUP).
- 2- GRAND AND WELL DECORATED RECEPTION & LIFT LOBBY IN GRANITE, MARBLE AND TILE.
- 3- STAIRCASE IN "PAVIT" READY STEPS.

## **SECURITY / FIREFIGHTING-**

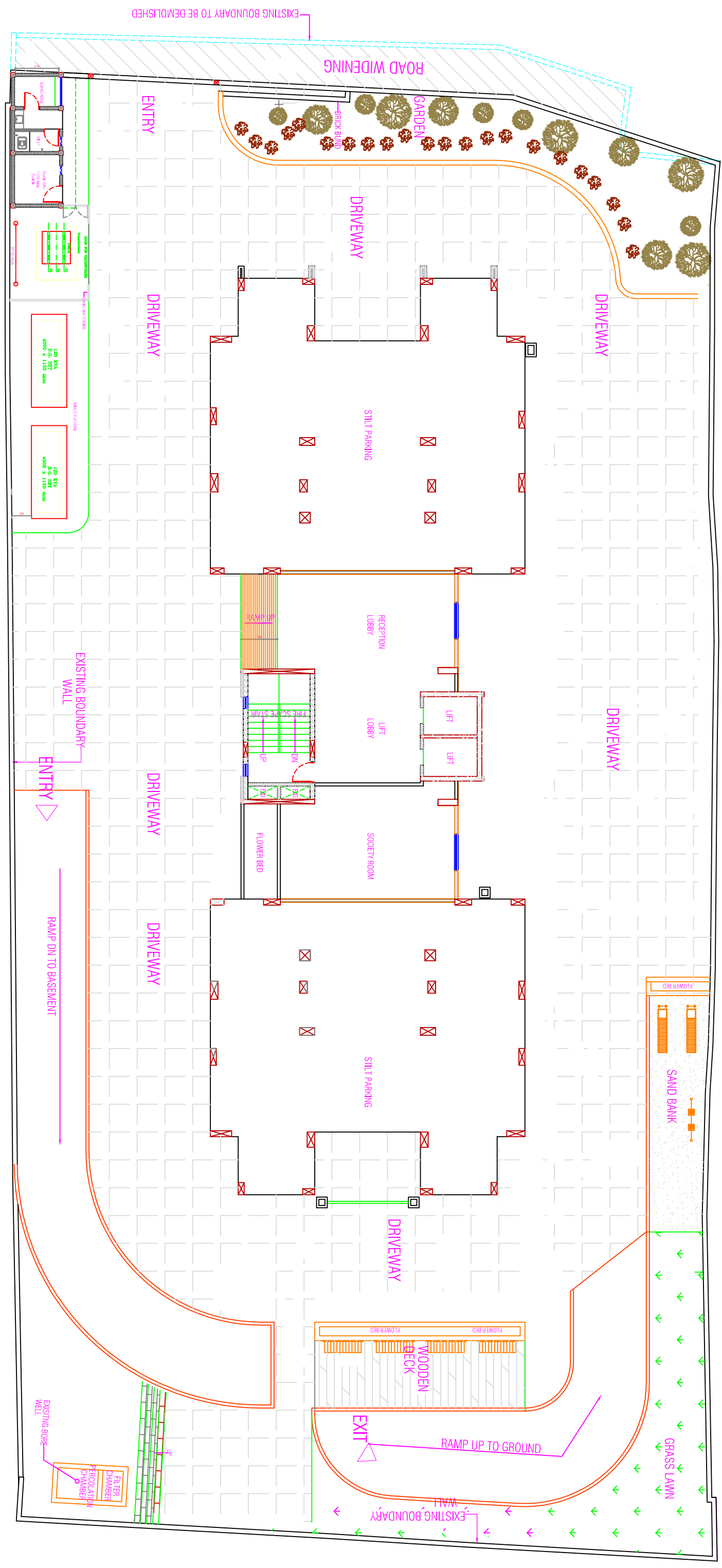
- 1- ISI STANDARD FIRE FIGHTING SYSTEM.
- 2- 24 HRS SECURITY WITH CCTV SURVELANCE IN THE CAMPUS, PARKING AREA & ENTRANCE GATE.

## **CLUB FACILITY-**

- 1- ROOF TOP SWIMMING POOL WITH CHANGING ROOM.
- 2- SOCIETY ROOM.
- 3- LANDSCAPED GARDEN WITH CHILDREN PLAY AREA.

## **PARKING-**

- 1- AMPLE PARKING IN BASEMENT & STILT FOR RESIDENT.



**SITE PLAN**

**KABIR MANDIR**

EXISTING BOUNDARY TO BE DEMOLISHED

ROAD WIDENING

GARDEN

BRICK BLDG

ENTRY

DRIVEWAY

DRIVEWAY

DRIVEWAY

STILT PARKING

120 SQ. YD. 40'0" x 110'0" AREA

120 SQ. YD. 40'0" x 110'0" AREA

RECEPTION LOBBY

LIFT LOBBY

SOCIETY ROOM

EXISTING BOUNDARY WALL

DRIVEWAY

DRIVEWAY

ENTRY

DRIVEWAY

STILT PARKING

RAMP DN TO BASEMENT

FLOWER BED

SAND BANK

GRASS LAWN

DRIVEWAY

WOODEN DECK

FLOWER BED

EXIT

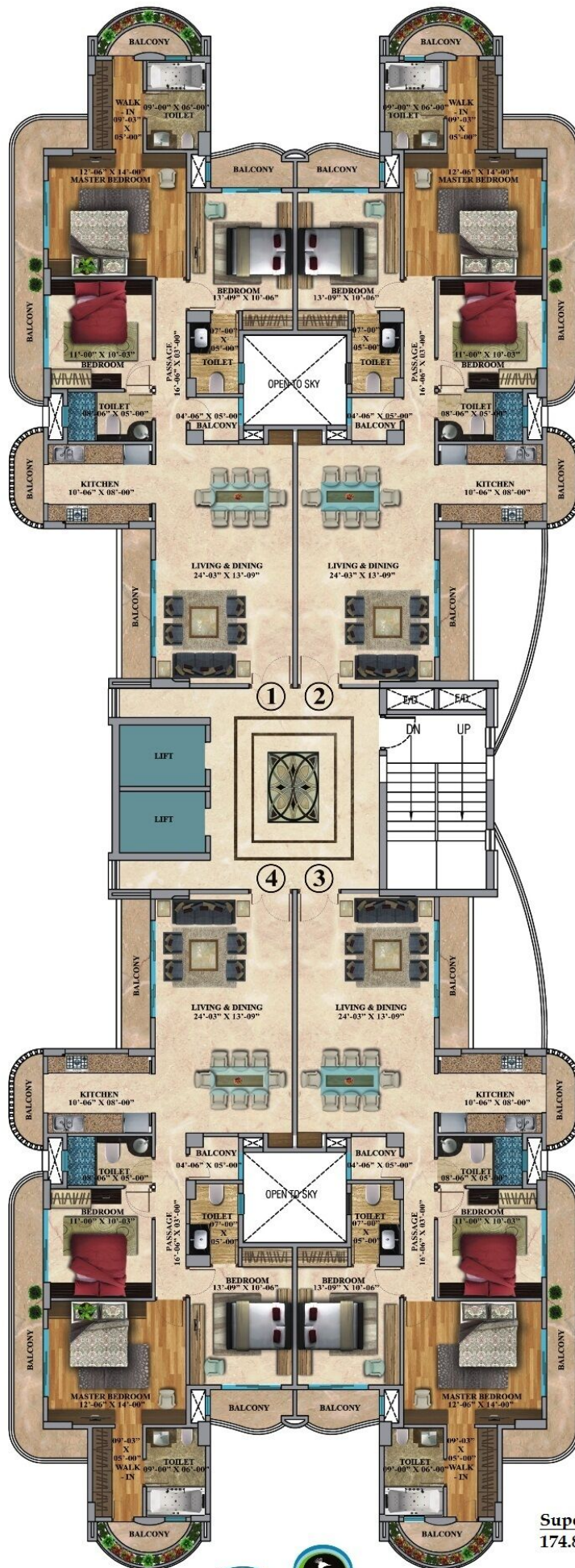
RAMP UP TO GROUND

EXISTING BORE WELL

FILTER CHAMBER

AERATION CHAMBER

EXISTING BOUNDARY WALL



**Super Builtup Area (3 BHK)**  
**174.81 Sq. Mtr. (1881 Sq. Ft.)**

# **RAMA COLONISERS LLP**

**Regd. Office:-** C. 26/2, Kabir Chaura, Varanasi-221001 U.P.

## **PAYMENT PLAN**

### **OF**

## **VINAYAK VRINDAVAN**

### **DEVELOPMENT-LINKED INSTALLMENT OPTION**

# On Booking	20% of total cost
# On Completion of Plinth	10% of total cost
# On First Floor Slab Casting	5% of total cost
# On Second Floor Slab Casting	5% of total cost
# On Third Floor Slab Casting	5% of total cost
# On Fourth Floor Slab Casting	5% of total cost
# On Fifth Floor Slab Casting	5% of total cost
# On Sixth Floor Slab Casting	5% of total cost
# On Seventh Floor Slab Casting	5% of total cost
# On Eighth Floor Slab Casting	7% of total cost
# On Ninth Floor Slab Casting	7% of total cost
# On Tenth Floor Slab Casting	7% of total cost
# On completion of Plaster	10% of total cost
# On Possession	4% of total cost

#### **Note :-**

**ALL PAYMENTS BY CHEQUE/D.D. WILL BE IN FAVOUR OF "RAMA COLONISERS LLP."**

**Delayed Payment will attract Penal Interest @ 18% P.A.**

**ANY CHARGES, DEPOSITS OR LEVIES PERTINENT TO THE PROPERTY THAT MIGHT BE DUE TO GOVERNMENT, REGULATORY AUTHORITIES, GST, SERVICE TAXES ETC. SHALL BE CHARGED AS PER ACTUAL.**



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# VINAYAK VRINDAVAN

A PROJECT BY RAMA COLONISERS LLP

Premium Location | Gardens | Swimming Pool | Gym | Temple | Power Backup | Children Park



## LOCATIONAL ADVANTAGES

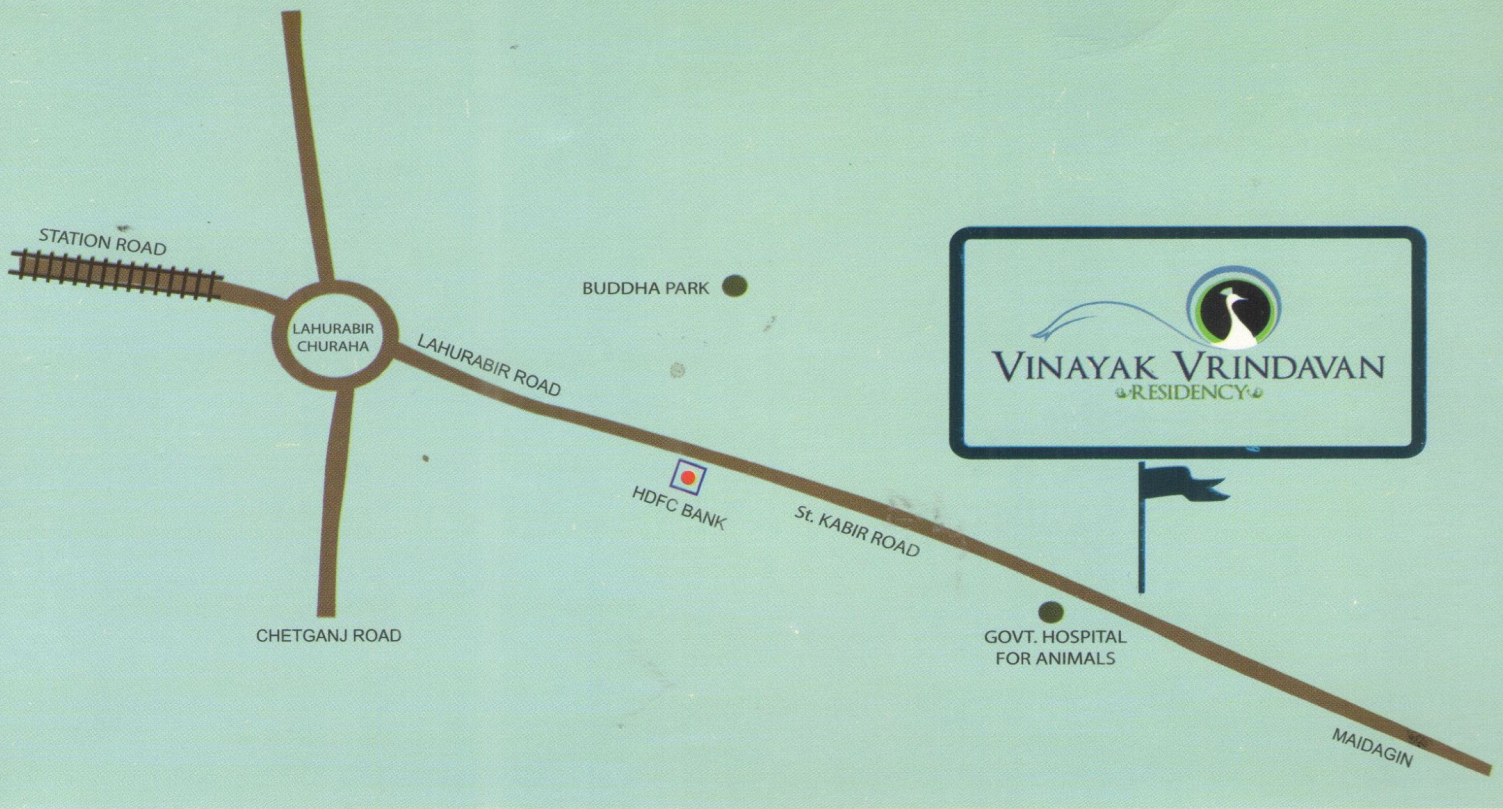
- \* 3 BHK Premium Flats situated in posh locality of Varanasi & also suitable for Agrawal and Gujrati samaj.
- \* This premium property is near to Gopal Mandir, Vishwanath Temple, old Kashi, Shiv Prasad Gupt Hospital etc.
- \* All the major Banks, Schools, Shopping Centers/Malls, Restaurants etc. at walking distance.
- \* Cantt Railway station and Bus stand at 15 minutes walk.
- \* Sarafa market (Bulanala, Chowk), Kirana bazar, Loha mandi nearby.

**SITE ADDRESS: C 26/2, Kabir Chaura, Varanasi**



**CORPORATE & ADMIN OFFICE**  
**D - 59/44 - A, Rathyatra Mahmoorganj Main Road,**  
**Opp Dr. Usha Gupta Lane, Varanasi**





LOCATION PLAN

## RAMA COLONISERS LLP

C 26/2 Kabir Chaura, Varanasi

Tel.: 9648885588, 9336917444, E-mail: ramatexvns@gmail.com

Architect  
**Irani Architects**

Structural Engineers  
**Satish Dhupelia**

Vastu Consultant  
**Ravindra Vyas**