



# Guru Mishri Arcade

Project by :

**PAGARIYA  
BUILDERS**



## KANAKRATNA VENTURES

Luxurious  
**2 BHK Flats**



MAHA RERA Reg. No.  
P51500028663

For Booking Contact

📞 **8888863828 / 7588812393**

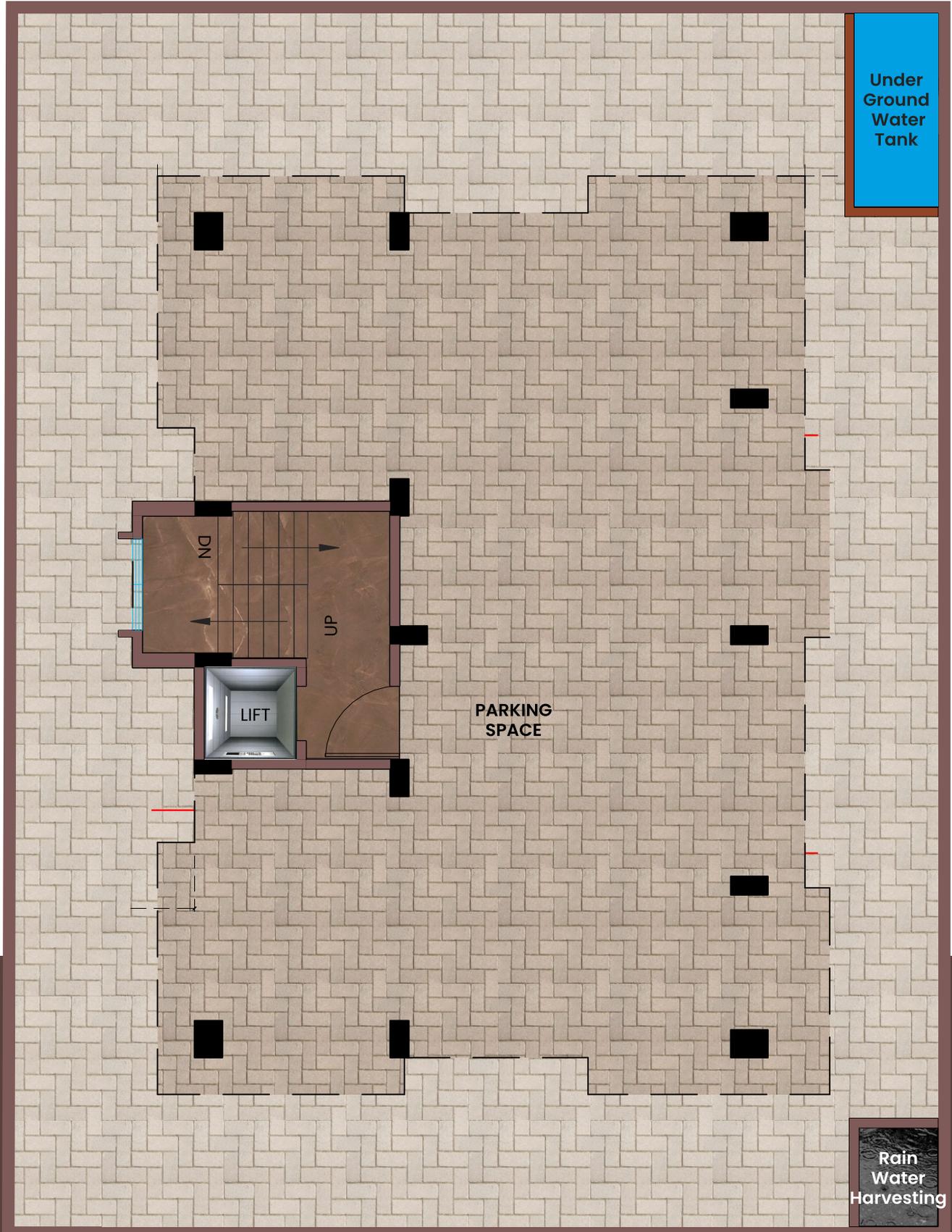
Site Address : Plot No. 17, Kushalnagar, Opp. Sanjivani Hospital, Jalna Road, Aurangabad



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## GROUND FLOOR PLAN

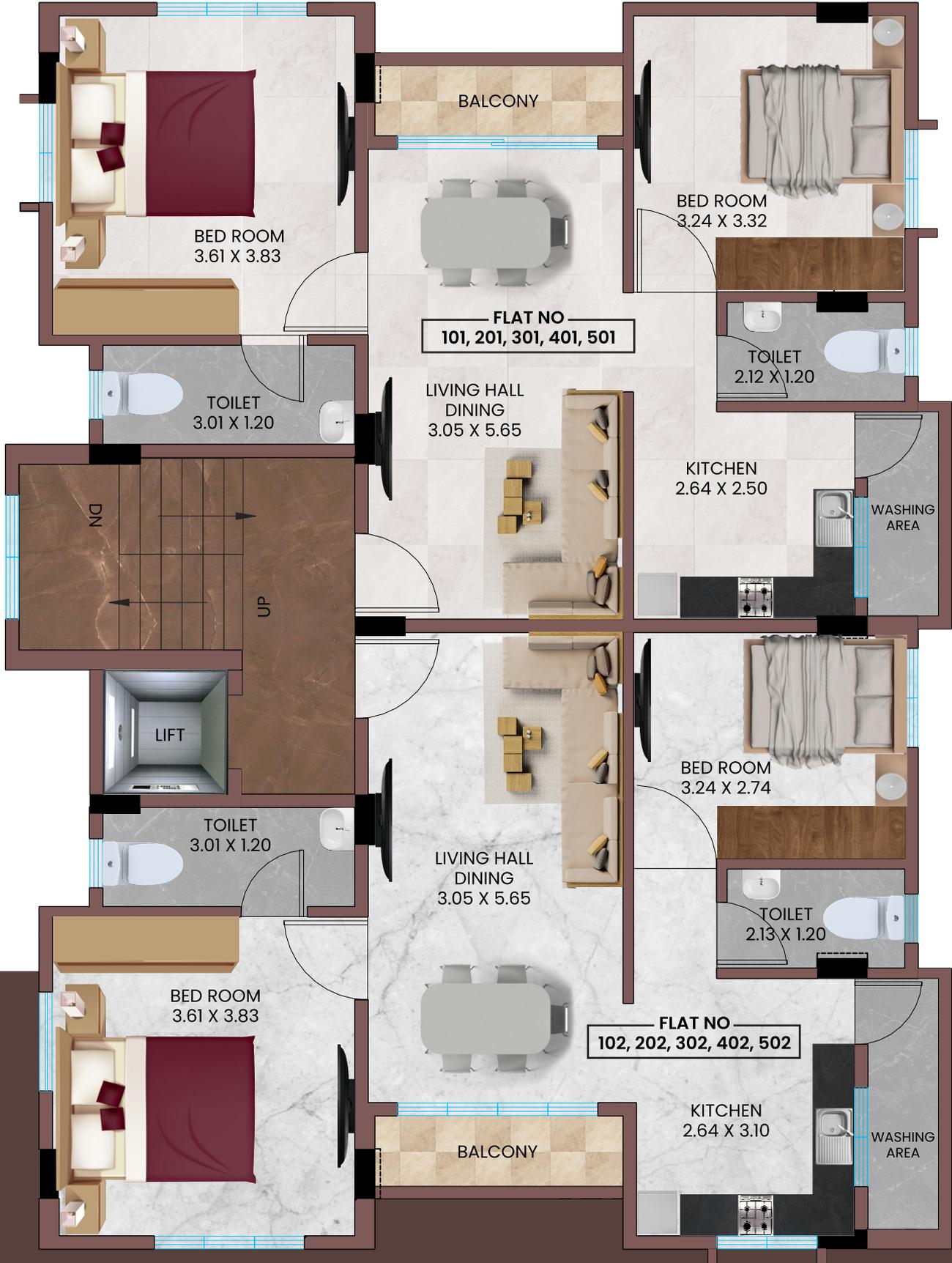




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## TYPICAL STILT, 1<sup>ST</sup>, 2<sup>ND</sup>, 3<sup>RD</sup>, 4<sup>TH</sup> FLOOR PLAN

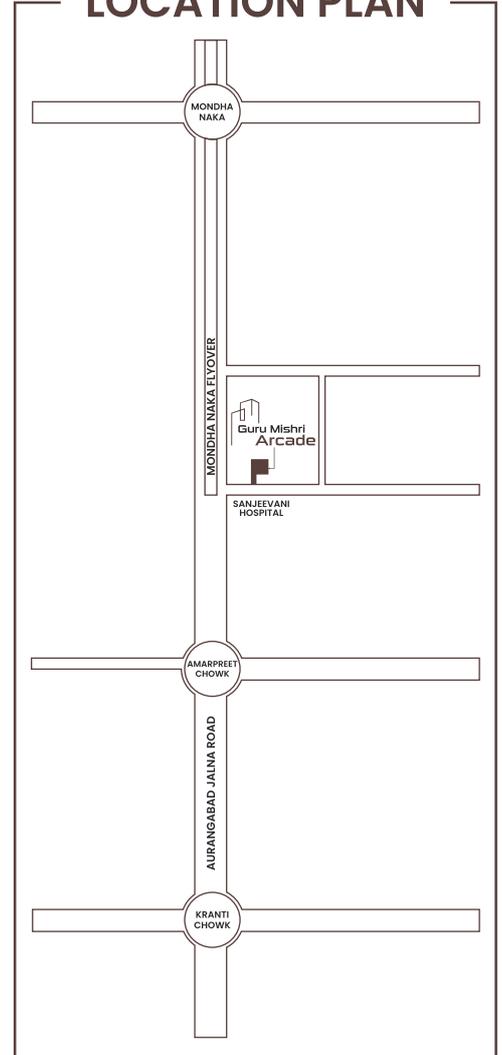


# SPECIFICATIONS

<b>STRUCTURE</b>	Earthquake Resistant RCC Frame Structure of High Quality.
<b>WALLS</b>	External : 6" Thick Brick Work & Internal : 6"/4" Thick Brick Work.
<b>PLASTER</b>	External double coat sand finished Plaster & Internal neeru finished Plaster / POP wall Punning.
<b>FLOORING</b>	Vitrified Tiles of 1st quality of standard company 800 x 800 size with Skirting. Staircase steps, Lobby in Granite stone & Riser in Tiles.
<b>KITCHEN</b>	Black Granite Top with Stainless Steel Sink & Glazed Tile Dado upto lintel level. Provision for Exhaust Fan in window.
<b>TOILET</b>	Glazed wall tiles of designer quality upto full height & antiskid floor tiles.
<b>PLUMBING</b>	Concealed Plumbing with high quality Sanitary Ware & Chromium Plated Fittings of standard company CPVC / GI Pipes.
<b>ELECTRIFICATION</b>	Concealed Electrification with Copper Cable ISI Mark & High Standard Modular Switches & MCB of standard company & AC provision in master bed, Provision of Telephone & TV connection in living and master bedroom.
<b>DOOR</b>	Main door Teakwood frame with Decorative Laminated Flush door. Other door frames of Ply with Flush door & PVC / Water proof Flush door for Toilet.
<b>WINDOW</b>	Four side Window frame in Granite with Aluminum windows Powder coated with Mosquito net & Safety grill (Plain / Tinted Glass).
<b>PAINTING</b>	Internal - Plastic emulsion paint / Acrylic oil bond, Oil paint to Grill work & Polish to wooden door / door frame. External - Waterproof Cement Paint with Acrylic Combination.
<b>TERRACE</b>	Brick bat coba / Water proofing at terrace.
<b>LIFT</b>	Provision of Lift with AERD system with Backup.
<b>PARKING</b>	PCC / Paver Block in Parking.
<b>WATER TANK</b>	One overhead & One underground water tank with separate partition for domestic & drinking use with electric motors.



## LOCATION PLAN



## PAYMENT SCHEDULE

On Booking	10%
Within 15 days	15%
On R.C.C. Slab	35%
On Brick work	10%
On Plaster	15%
On Flooring & Finishing	15%

Project by :



### CREDITS

**ARCHITECT**  
Space Architects

**RCC CONSULTANT**  
Anil Datar & Associates

**BRANDING & MEDIA**  
Wireframe Artworks

MARKETED BY

**KANAKRATNA**  
**VENTURES**

[www.kanakratnaventures.com](http://www.kanakratnaventures.com)

**For Booking Contact**

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Note : The Contents of this brochure are purely conceptual and have no legal binding on us. Developers reserve the right to ammend the layout plans. Number of flats, elevation, color schemes, specification & amenities, etc. The registration will be done on carpet area basis & final sale -deed will always supercede this brochure.