





HOW-TO
ARRIVE
AT A
LUXURY
STATE
OF MIND.



ARAVALLI

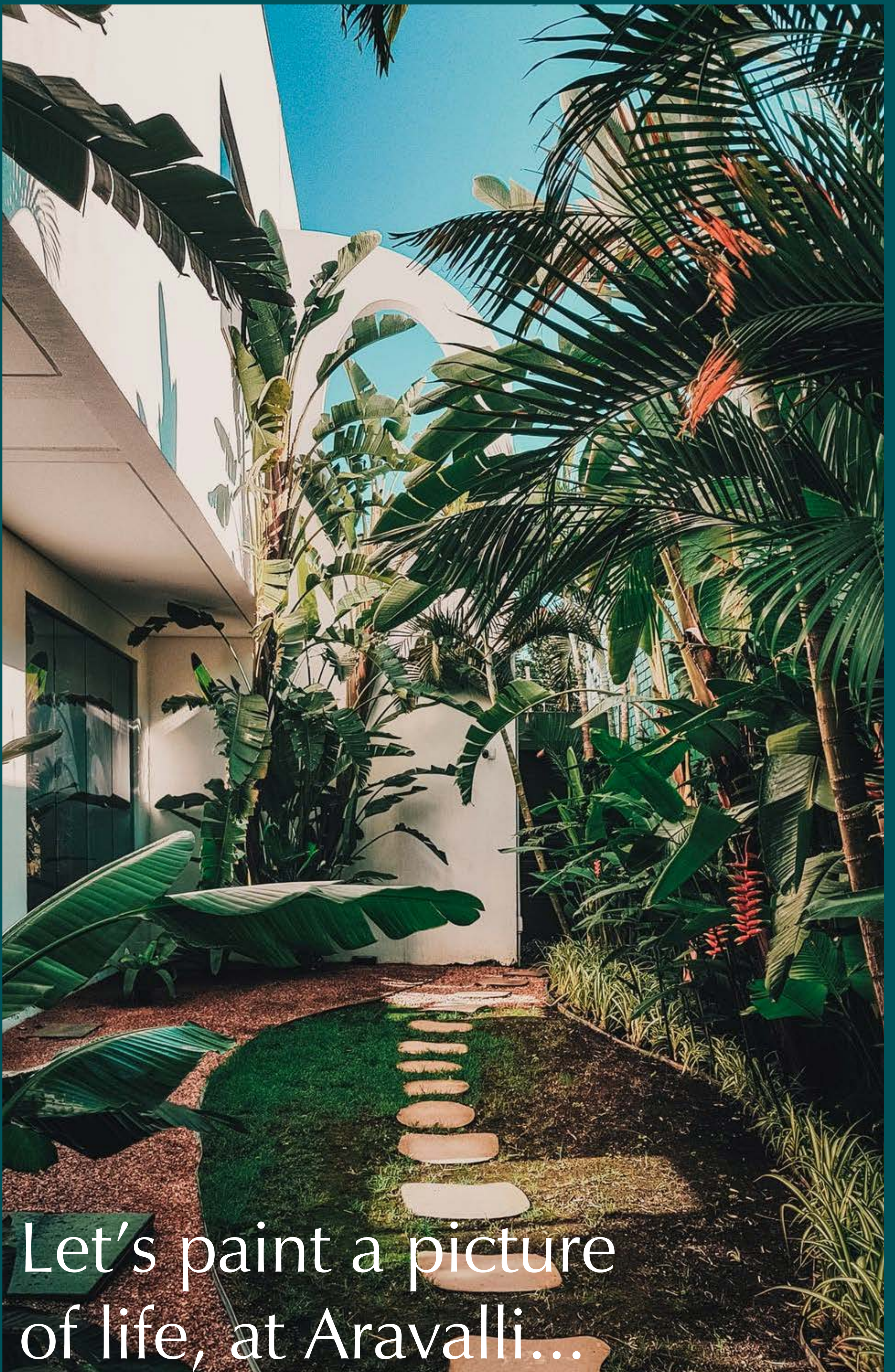
BY Ratnaakar

83 bungalows. Peak of luxury.

Look around your dream home and dwell in a state of indulgence, of your mind.



Wake up every morning to tall ceilings filled with each day better than yesterday. To a state of great comfort, that can't be bought. Open your eyes everyday, to real luxury. To a feeling you have respectfully earned, and one that is exclusive to you and your loved ones. Set out each day, to follow your every whim and achieve what's next on your dream list.



Let's paint a picture
of life, at Aravalli...

With Mrs. Singhanian here, who
spends her morning in her private
lawn, drinking her chamomile tea,
surrounded by infinite hues of green.

A sip of calm before she prepares breakfast with her daughter. A mess of flour, eggs, and laughter, spread all across the kitchen counter.





Mrs. Mewar's teenage son loves science, just like his mother. He likes to have his friends over to work on science experiments and school projects. The private lounge is perfect for that. It gives them the space to make a mess, without disrupting the rest of the house. It is also their dog, Bruno's favourite lazing spot, to watch the family come together.



The location does make it a great place to stay, no matter what you do, or how big your family is. A space to call your own, within a township, yet self sustaining and close to everything you would ever need.



Indulge in
self-healing,
on your very
own yoga deck.



Look at Mrs. D'Souza, practicing yoga by the water body after a hard day at work. She looks forward to coming home to these few moments of peace everyday, much like her friends. The three of them never miss an evening of meditation.



And her parents use the private deck discovering the art of Qigong, without worrying about embarrassing their children, or themselves. The intuitive design of the bungalow ensures everyone has their own space, and there's also room for everyone to be together in.



Let's look at Mr. Mehra's family. He and his wife work from home, and they need their quiet corners. It would have been a challenge considering their teenage daughter is training to be a dancer, and Mr. Mehra's mother cannot get enough daytime TV serials.

But here, they are on different floors, in different corners, enjoying their quiet, and their noise. However, come dinner time, they always eat together in the large dining area, which has enough room for three generations.



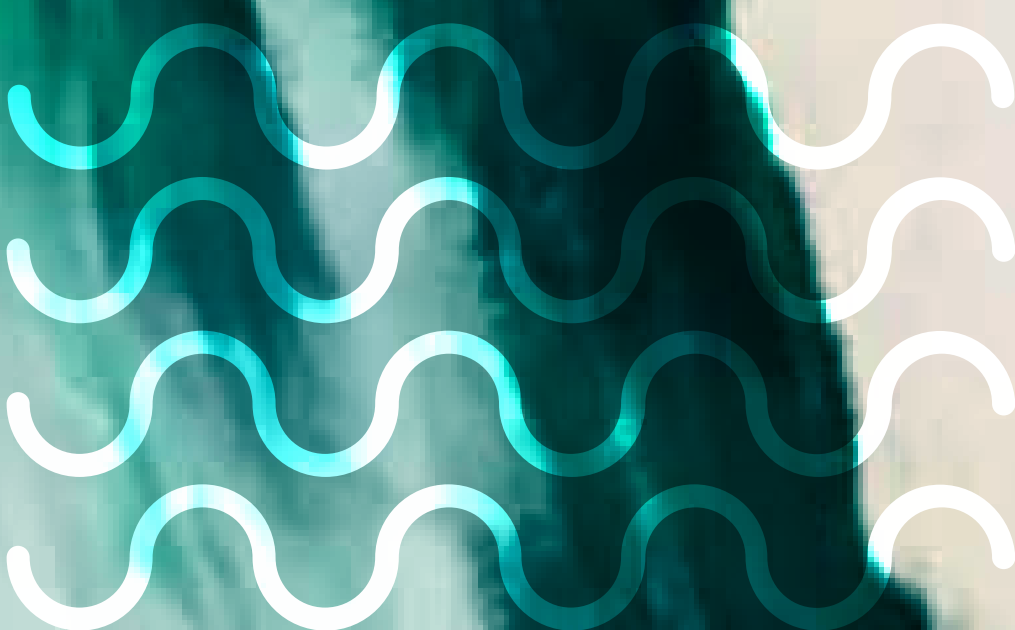
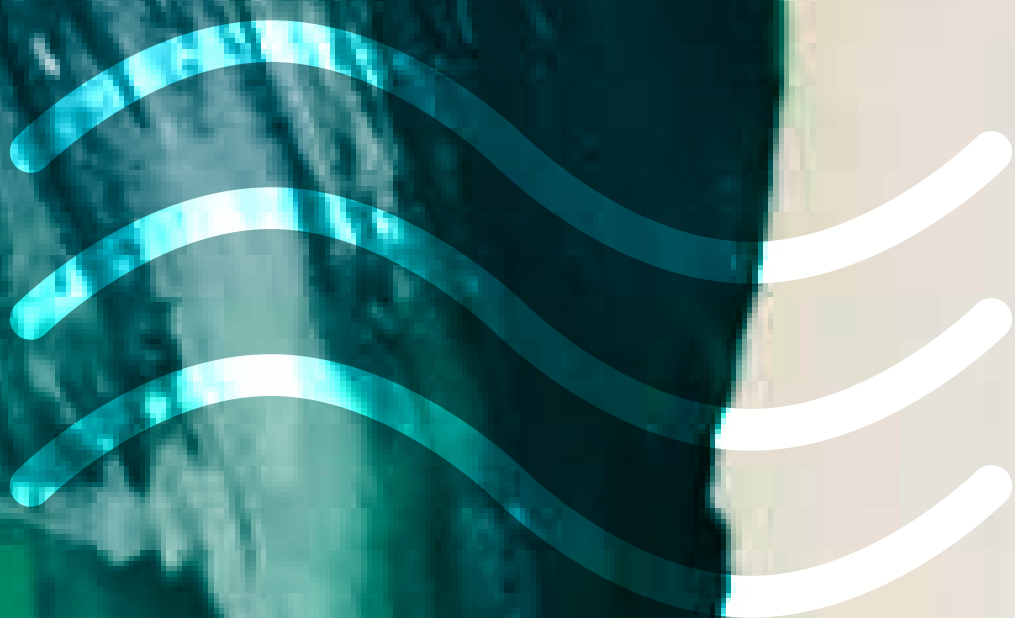
Aravalli is not just about families
and multiple generations living
under the same roof.

It's about living the way
you want to without compromising
on your lifestyle preferences.





Cook with fresh
produce, right
outside your window.
Private manicured gardens,
for every house.



Mr. and Mrs. Trivedi spend each day discovering their true passion in life. They have achieved a lot in their corporate careers, and now they want to spend some time pursuing their other interests. Thanks to column-free spaces, Mr. Trivedi could knock down a wall, to create the space needed to finally build his own bike like he always wanted to. And Mrs. Trivedi, created a little studio for herself, to indulge in pottery. If pursuing what the heart wishes isn't luxury, then what is?



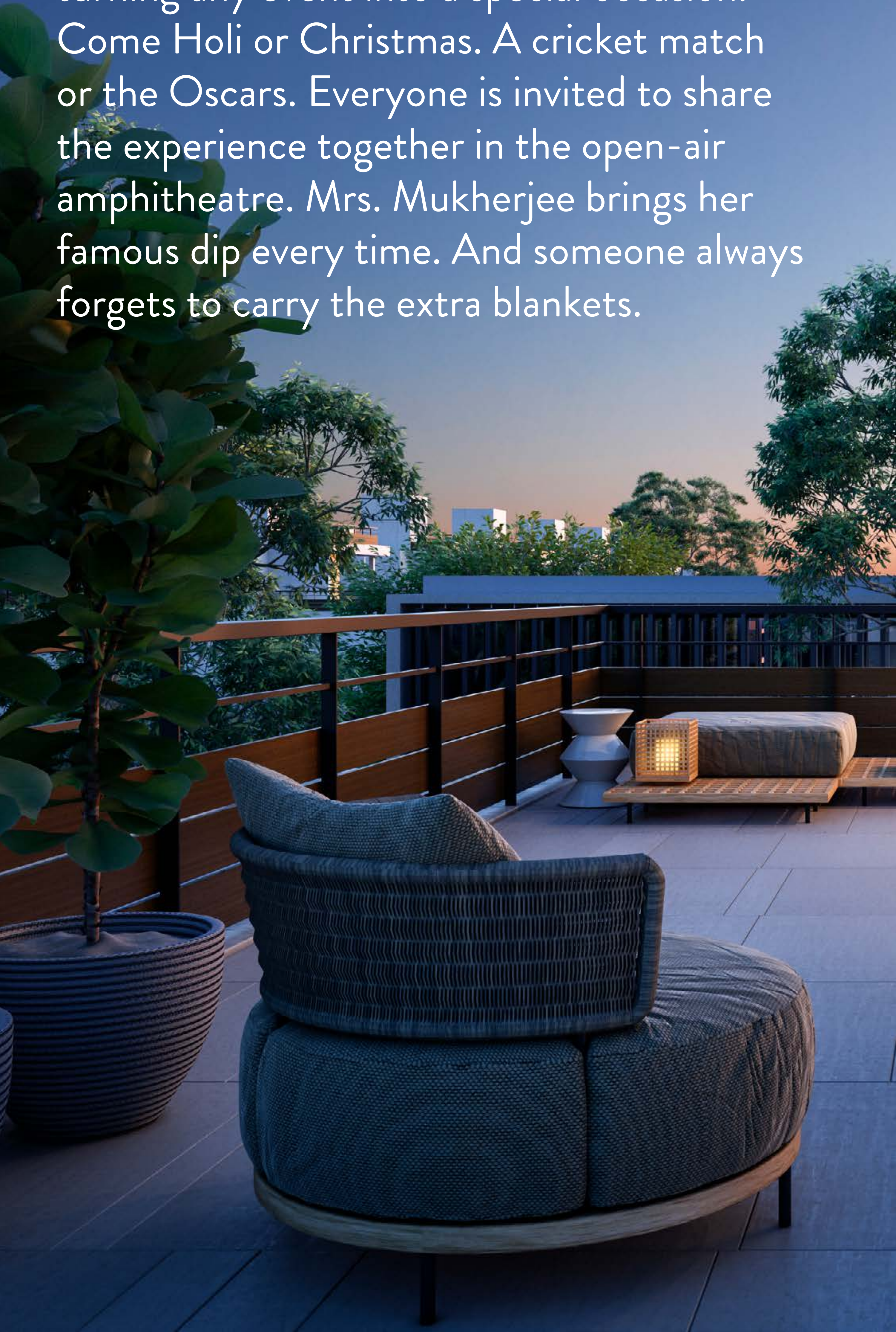


Mr. Mistry recently moved in, to his son's bungalow. And realised he has a gifted green thumb. He spends his retirement taking care of a flourishing terrace garden, and enjoys home-grown veggies for dinner every week.

Spend a night
with the stars
under the stars.



As Mr. Rawal says, the real luxury at Aravalli, is that there's space for solitude, and for communal living. He loves turning any event into a special occasion. Come Holi or Christmas. A cricket match or the Oscars. Everyone is invited to share the experience together in the open-air amphitheatre. Mrs. Mukherjee brings her famous dip every time. And someone always forgets to carry the extra blankets.



Mr. Chaudhary moved in with his parents, and grandparents. And he didn't have to worry about them having to take the stairs, because every bungalow has a private elevator. A little thoughtful indulgence, so your loved ones aren't limited to the ground floor of your new home. His 6 year old son in particular loves that his grandfather reads him a bed-time story every night.

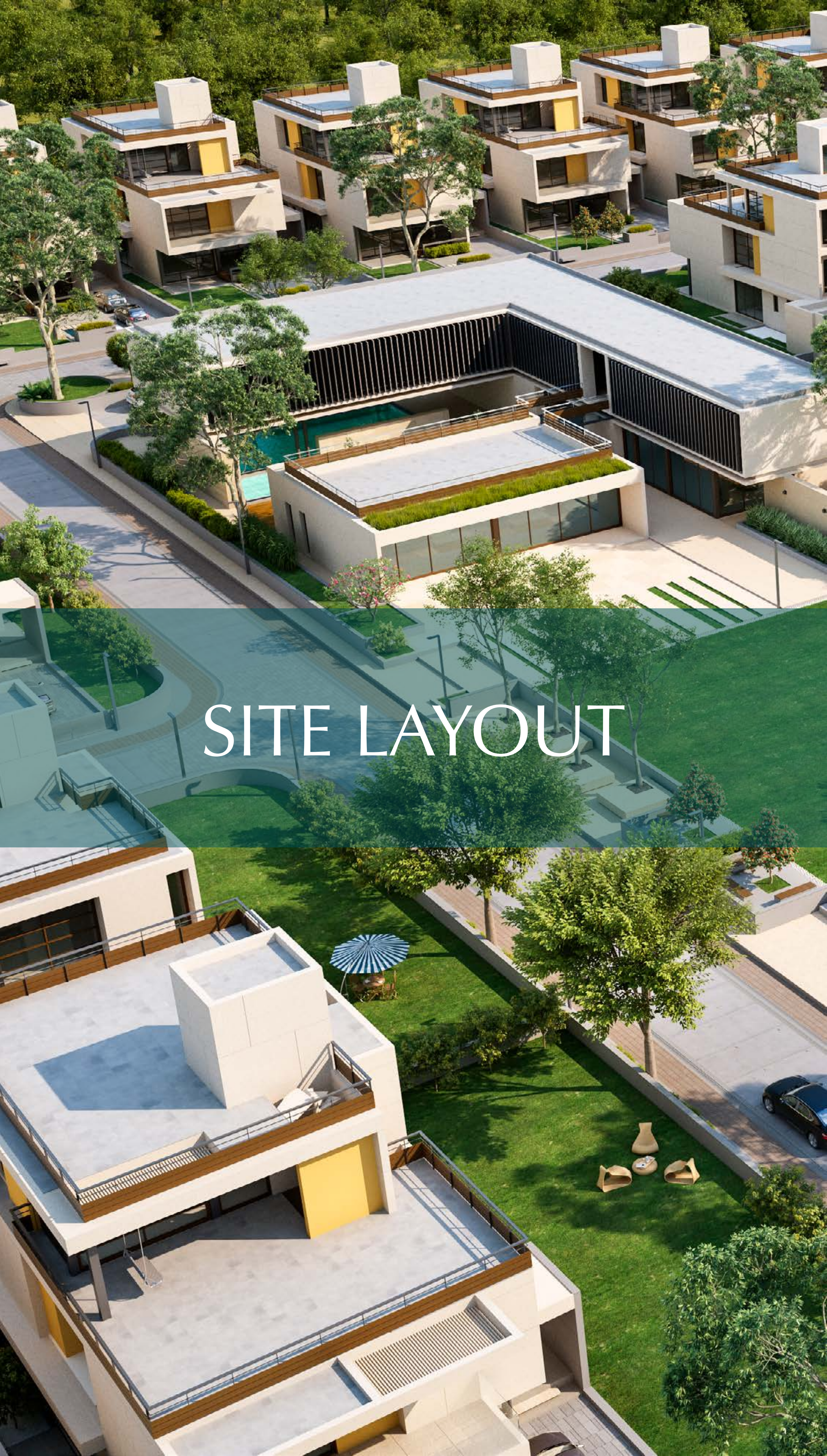




Mr. Tripathi is the resident movie expert. Any language, any genre, and he has it. He invites everyone to his soundproofed luxury home theatre basement, with a slice of the sky for a view, and there's a new theme every week. The only time anyone ever complains, is when he repeats his favourite Amitabh Bhachchan movie twice a month. Actually, that's a lie. No one complains.



BLUEPRINTS



SITE LAYOUT



LAYOUT OF BUNGALOWS



83 BUNGALOWS

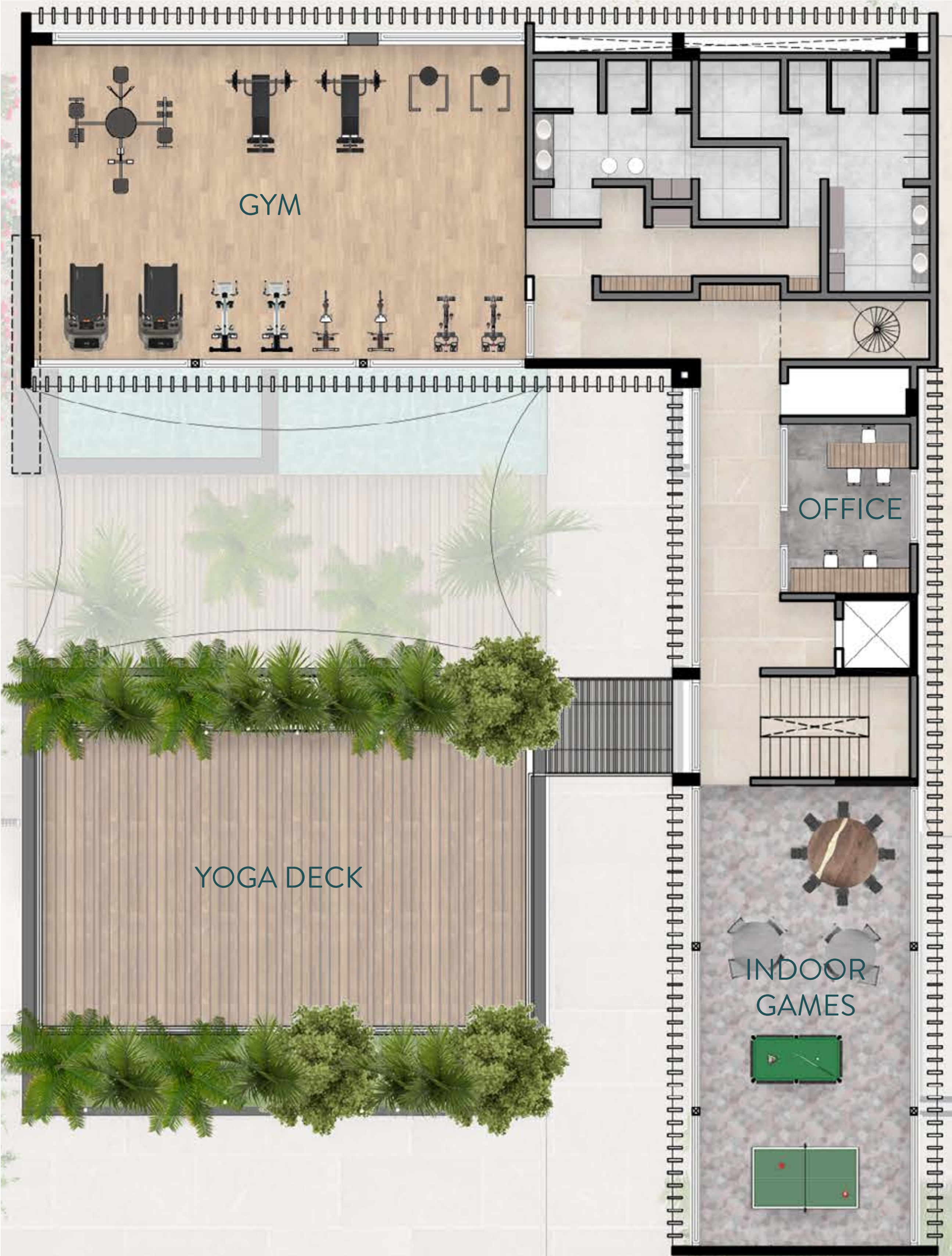
- VILASA
- EKA
- AAROHA



CENTRAL LANDSCAPE



CLUBHOUSE





UNIT PLANS





EKA

4 BHK Bungalows

EKA

Ground Floor



| S.NO | SPACE | AREA | S.NO | SPACE | AREA |
|------|--------------|----------------|------|---------------|---------------|
| 1 | ENTRANCE | 12'11" X 6'11" | 7 | POWDER TOILET | 7'10" X 6'0" |
| 2 | VESTIBULE | 12'0" X 7'7" | 8 | POOJA ROOM | 5'0" X 6'0" |
| 3 | DRAWING ROOM | 12'0" X 14'0" | 9 | BEDROOM -1 | 13'0" X 14'1" |
| 4 | VERANDAH | 14'9" X 9'0" | 9A | DRESS/TOILET | 5'11" X 10'0" |
| 5 | LIVING ROOM | 14'0" X 18'10" | 10 | KITCHEN | 12'0" X 14'1" |
| 6 | DINING | 14'0" X 12'2" | 10A | STORE ROOM | 6'7" X 6'0" |

EKA

First Floor



| S.NO | SPACE | AREA | S.NO | SPACE | AREA |
|------|-------------|---------------|------|-------------|---------------|
| 11 | LOUNGE | 16'9" X 16'2" | 14 | BEDROOM - 3 | 19'8" X 14'1" |
| 11A | LINEN STORE | 8'3" X 6'0" | 14A | DRESS | 12'0" X 6'0" |
| 12 | BEDROOM - 2 | 19'8" X 14'0" | 14B | TOILET | 12'0" X 7'9" |
| 12A | DRESS | 12'0" X 8'10" | | | |
| 12B | TOILET | 12'0" X 10'4" | | | |
| 13 | VERANDAH | 26'9" X 8'3" | | | |

EKA

Second Floor



| S.NO | SPACE | AREA |
|------|------------|---------------|
| 15 | LOUNGE | 17'9" X 14'8" |
| 16 | BEDROOM -4 | 17'9" X 14'1" |
| 16A | DRESS | 12'0" X 7'9" |
| 16B | TOILET | 12'0" X 6'0" |
| 17 | VERANDAH | 17'9" X 7'7" |

EKA

Basement



| S.NO | SPACE | AREA |
|------|-----------------------------|---------------|
| 18 | ACTIVITY ROOM/ HOME THEATRE | 26'9" X 14'0" |
| 19 | PANTRY | 6'4" X 7'2" |



AAROHA

4 BHK Bungalows

AAROHA

Ground Floor



| S.NO | SPACE | AREA | S.NO | SPACE | AREA |
|------|--------------|----------------|------|---------------|----------------|
| 1 | ENTRANCE | 12'10" X 6'1" | 7 | POWDER TOILET | 5'0" X 6'0" |
| 2 | VESTIBULE | 12'0" X 7'7" | 8 | POOJA ROOM | 4'11" X 5'8" |
| 3 | DRAWING ROOM | 12'0" X 14'0" | 9 | BEDROOM -1 | 15'10" X 14'1" |
| 4 | VERANDAH | 26'6" X 9'0" | 9A | TOILET | 6'1" X 8'1" |
| 5 | LIVING ROOM | 14'0" X 18'10" | 10 | KITCHEN | 10'10" X 14'1" |
| 6 | DINING | 14'0" X 12'2" | 10A | STORE ROOM | 4'11" X 8'0" |

AAROHA

First Floor



| S.NO | SPACE | AREA | S.NO | SPACE | AREA |
|------|-------------|---------------|------|------------|---------------|
| 11 | LOUNGE | 17'9" X 16'2" | 14 | BEDROOM -3 | 20'10"X 14'1" |
| 11A | LINEN STORE | 5'0" X 6'0" | 14A | DRESS | 10'10" X 7'9" |
| 12 | BEDROOM -2 | 19'8" X 14'0" | 14B | TOILET | 10'10" X 6'0" |
| 12A | DRESS | 12'0" X 9'2" | | | |
| 12B | TOILET | 12'0" X 9'11" | | | |
| 13 | VERANDAH | 26'9" X 8'3" | | | |

AAROHA

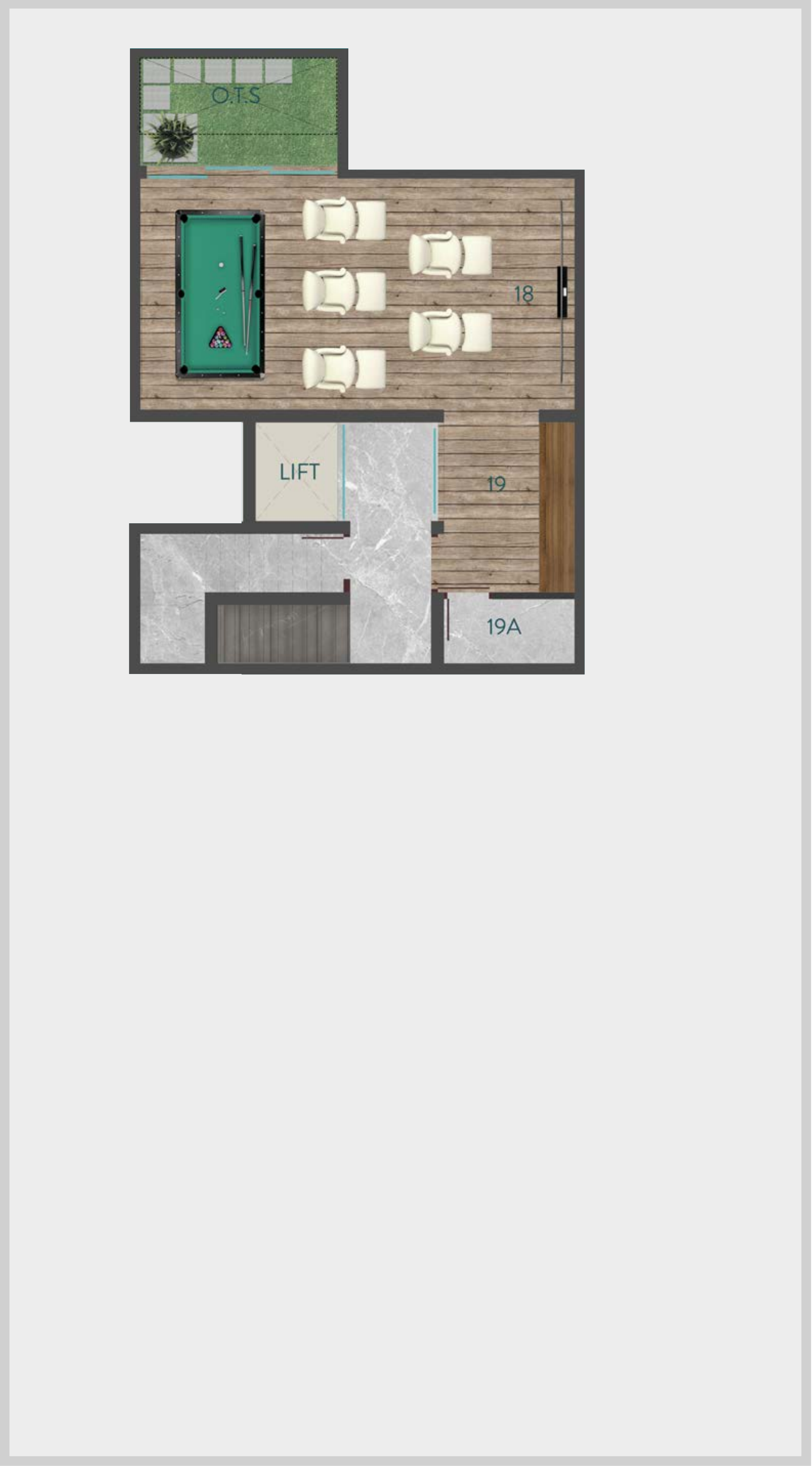
Second Floor



| S.NO | SPACE | AREA |
|------|------------|----------------|
| 15 | LOUNGE | 17'9" X 14'8" |
| 16 | BEDROOM -4 | 20'10" X 14'1" |
| 16A | DRESS | 10'10" X 7'9" |
| 16B | TOILET | 10'10" X 6'0" |
| 17 | VERANDAH | 17'9" X 7'7" |

AAROHA

Basement



| S.NO | SPACE | AREA |
|------|-----------------------------|---------------|
| 18 | ACTIVITY ROOM/ HOME THEATRE | 26'4" X 14'1" |
| 19 | PANTRY | 7'11" X 10'4" |
| 19A | STORE | 7'11" X 3'11" |



VILASA

5 BHK Bungalows

VILASA

Ground Floor



| S.NO | SPACE | AREA | S.NO | SPACE | AREA |
|------|---------------|----------------|------|--------------|----------------|
| 1 | ENTRANCE | 12'11" X 15'6" | 8 | POOJA ROOM | 8'0" X 7'10" |
| 2 | VESTIBULE | 8'10" X 7'10" | 9 | BEDROOM -1 | 13'1" X 13'9" |
| 3 | DRAWING ROOM | 14'9" X 14'0" | 9A | DRESS/TOILET | 13'1" X 5'5" |
| 4 | VERANDAH | 29'10" X 7'10" | 10 | BEDROOM -2 | 13'9" X 19'11" |
| 5 | LIVING ROOM | 14'4" X 22'8" | 10A | TOILET/DRESS | 7'2" X 15'11" |
| 6 | DINING | 15'1" X 13'9" | 11 | KITCHEN | 14'6" X 13'9" |
| 7 | POWDER TOILET | 7'6" X 6'1" | 11A | STORE ROOM | 8'0" X 6'1" |

VILASA

First Floor



| S.NO | SPACE | AREA | S.NO | SPACE | AREA |
|------|-------------|----------------|------|----------|---------------|
| 12 | LOUNGE | 16'7" X 13'9" | 15A | DRESS | 14'4" X 12'4" |
| 13 | BEDROOM - 3 | 21'0" X 14'9" | 15B | TOILET | 14'4" X 6'11" |
| 13A | DRESS | 13'9" X 8'1" | 15C | VERANDAH | 20'0 X 4'5" |
| 13B | TOILET | 9'11" X 5'11" | 16 | PANTRY | 6'8" X 6'1" |
| 14 | TERRACE | 29'10" X 15'0" | 16A | STORE | 6'8" X 6'1" |
| 15 | BEDROOM -4 | 20'6" X 14'9" | | | |

VILASA

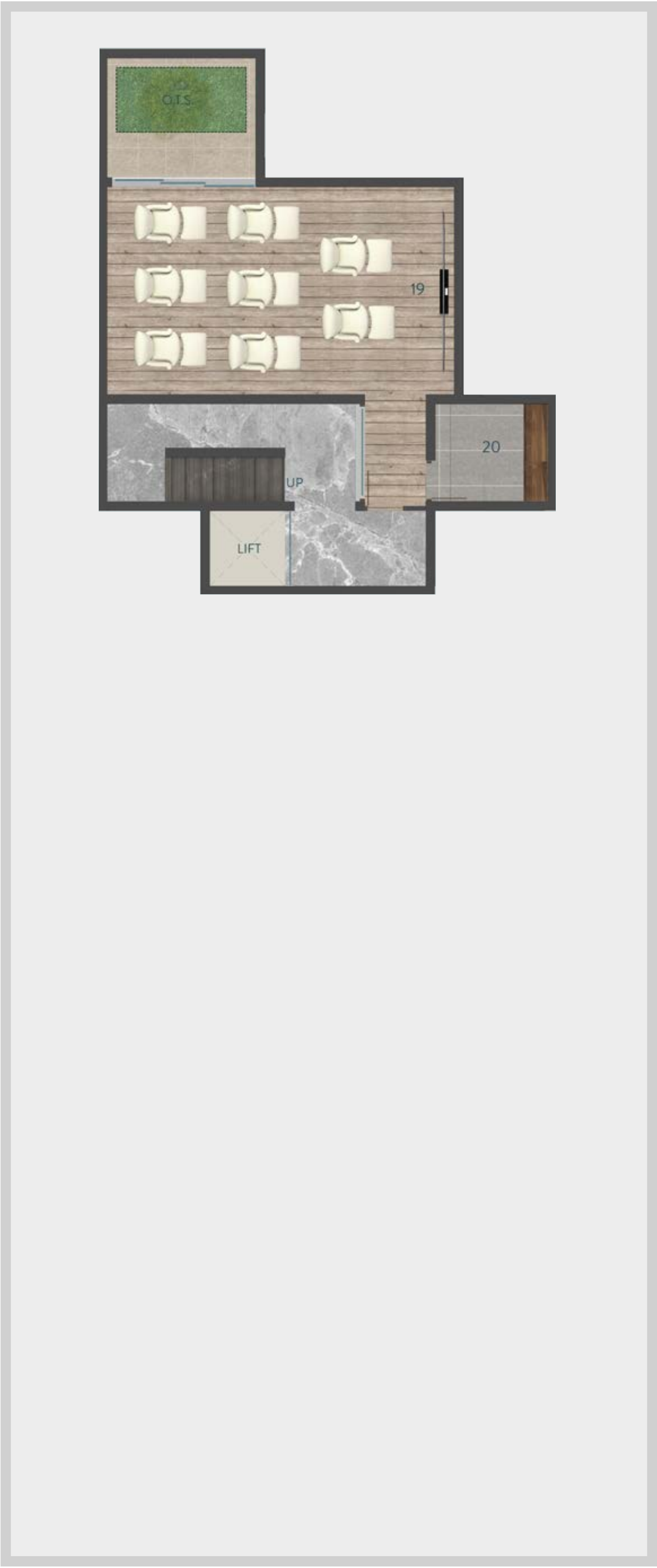
Second Floor



| S.NO | SPACE | AREA |
|------|--------------|---------------|
| 17 | LOUNGE | 14'9" X 13'9" |
| 17A | LINEN STORE | 10'5" X 6'1" |
| 18 | BEDROOM -5 | 20'6" X 14'9" |
| 18A | DRESS | 14'4 X 12'4" |
| 18B | DRESS/TOILET | 14'4" X 6'11" |
| 18C | VERANDAH | 20'0" X 4'5" |

VILASA

Basement



| S.NO | SPACE | AREA |
|------|-----------------------------|---------------|
| 19 | ACTIVITY ROOM/ HOME THEATRE | 28’0” X 16’9” |
| 20 | PANTRY | 9’1” X 7’10” |

PROJECT SPECIFICATIONS

These spacious bungalows come with all the luxuries that you can expect from a Ratnaakar home. The design effort has been user centric, ensuring the best in quality and specifications.

Flooring

- Marble / vitrified tiles flooring in the drawing, living and dining areas.
- Vitrified tile flooring in bedrooms, kitchen and store areas.
- Natural granite / tile flooring in all balconies.

Kitchen, Store & Wash Areas

- Ceramic tile dado above platform height.
- Kota stone or similar shelves in the store room.

Doors & Windows

- All internal doors shall be flush doors. The main door shall be a decorative door.
- Windows shall be high grade aluminium / UPVC openable / sliding windows.

Toilets/Bathrooms

- Vitrified tile dado and flooring shall be provided in all toilets.
- Premium sanitary ware and plumbing fixtures.

Walls

- All interior walls will be plastered.
- All exterior walls will be painted with a 100% acrylic based paint.

Please Note: ALL IMAGES ARE FOR REPRESENTATIVE PURPOSES ONLY



LOCATION

Nestled in Shela, Aravalli, by Ratnaakar is an exclusive gated community for the privileged few. Located within Applewoods Township and amongst a bustling residential neighbourhood, Aravalli will be in close proximity to exceptional schools, hospitals, restaurants, banks, and will provide many opportunities for entertainment. This puts you right in the midst of all the action. Shela has its own strategic advantage of being easily accessible from the main arteries of the city. It's proximity to thriving commercial and residential areas like Bopal and S.G. Highway, and industrial hubs like Vatwa and Sanand, through the S.P. Ring Road makes Aravalli a perfect location that promises the best of both worlds.

LOCATION MAP





Twenty five years, 3.7 million sq. ft. of dreams-come-true. High rises to first homes. Luxury bungalows to offices. And the many, many relationships we have built over dreams, floor plans, and trust. It has been a journey of many first steps, to where we are today. On the skyline of Ahmedabad.

Right from the beginning of a project, till the handover of the key, we assure quality workmanship, and the highest regard for professionalism. In fact, we strive to be a part of the many happily-ever-afters and value the quality of our relationships with customers, above everything else.

With every project, we hope to continue to build spaces worthy of newer memories and bigger dreams.



Notes/Disclaimer

This is not a detailed scheme brochure. Please refer to the approved plan for RERA carpet area and other scheme/project specifications.

This material is for restricted private circulation only and is not to be considered as a legal document with obligations for specific performance. It is meant to be a conceptual presentation only.

The dimensions shown in this brochure are approximate and may change slightly without causing any material adverse effect to the purchaser.

All architectural and interior images in the brochure are merely simulated interpretations using computer graphics to enhance the customer understanding and are not factual images.

The colour and general appearance of the windows, doors, internal roads, trees, shrubbery etc. shown in the simulated computer graphic images are taken from available object libraries for the purpose of presentation and the prospective purchasers of the property are advised to refer to the construction specifications mentioned in the detailed brochure.

Additional amenities and/or utilities not mentioned or shown in the brochure but may be required as per law, should be deemed to be forming part of the project by the purchaser.



ARAVALLI

by Ratnaakar

Ratnaakar Infratech Private Limited

801-802 Regency Plaza

Near Anandnagar Crossroads

Satellite, Ahmedabad 380 015

www.ratnaakar.com

Aravalli, by Ratnaakar

Architect: Apurva Amin

A part of Applewoods Township



Site address

Near Surbhit Vatika

Behind Applewoods Villas

Shela, Ahmedabad

For any enquiries, please contact:

079 4105 8829

079 4105 8830

RERA Approved

PR/GJ/AHMEDABAD/SANAND/AUDA/

RAA06968/060520

<https://gujrera.gujarat.gov.in/>