

MAHARERA REGISTERED

# CENTRAL AVENUE

Combine Project By :



**IM Builders  
& Developers**

IMRAN BASHEER ALJI



**SAWANT OASIS**  
DEVELOPERS

MUZAMIL A.KARIM SAWANT

We Build  
**Homes For Life**  
With Peace Of Mind...



If you are planning to build your dream home or develop your land in around Ratnagiri? We are well experienced in providing you with architectural and interior design solution.

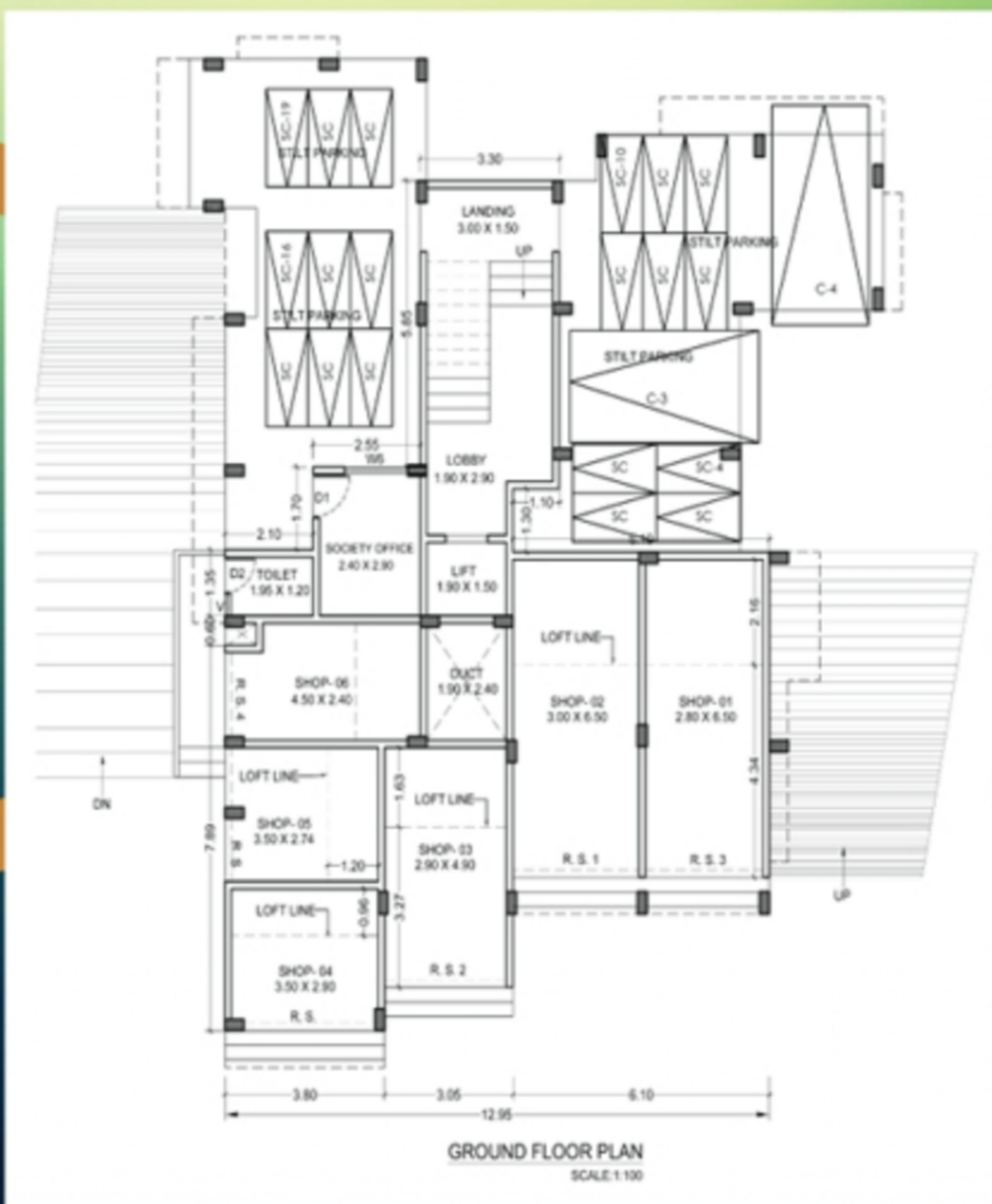
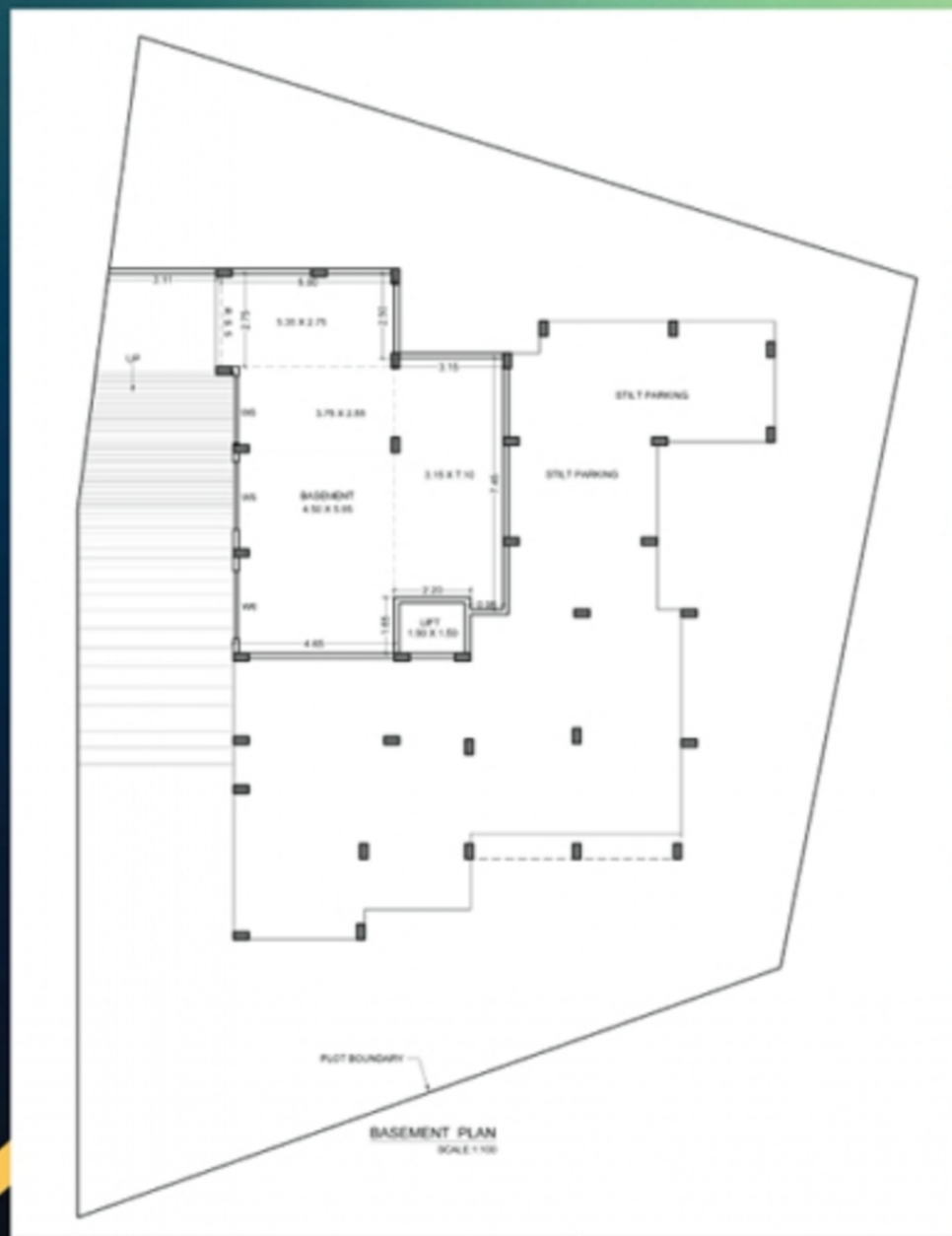






**I M Builders & Developers** is a leading construction company with a passion for challenges, enthusiasm for superior quality construction.

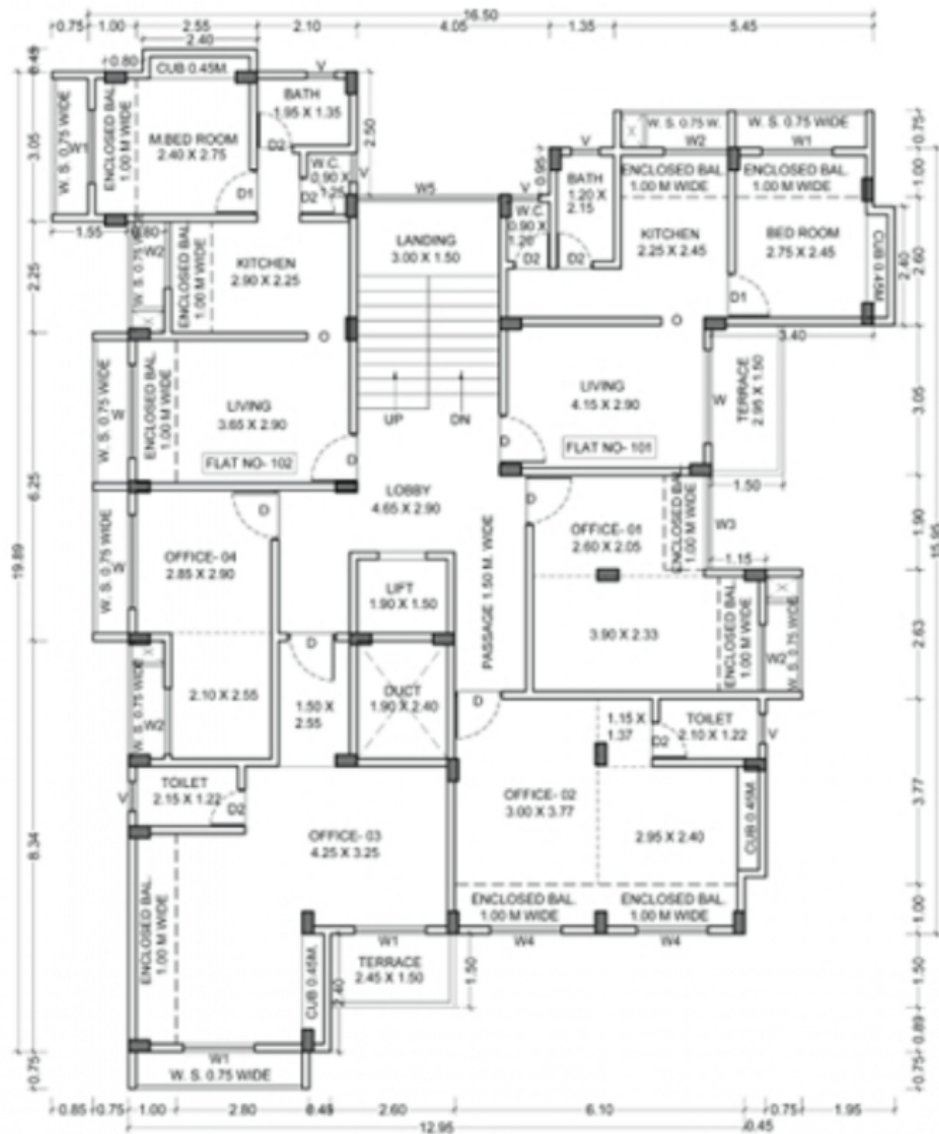
# BASEMENT



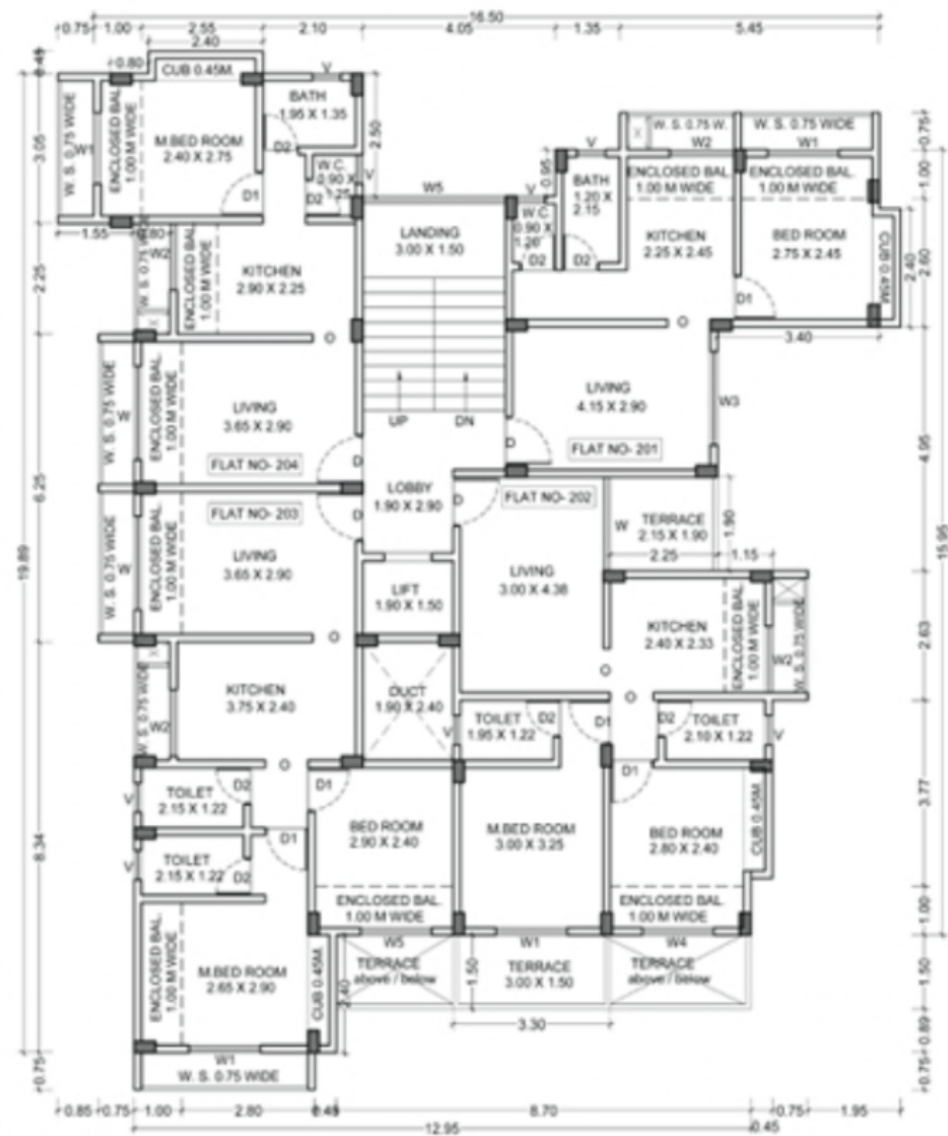
# GROUND FLOOR



# FIRST FLOOR



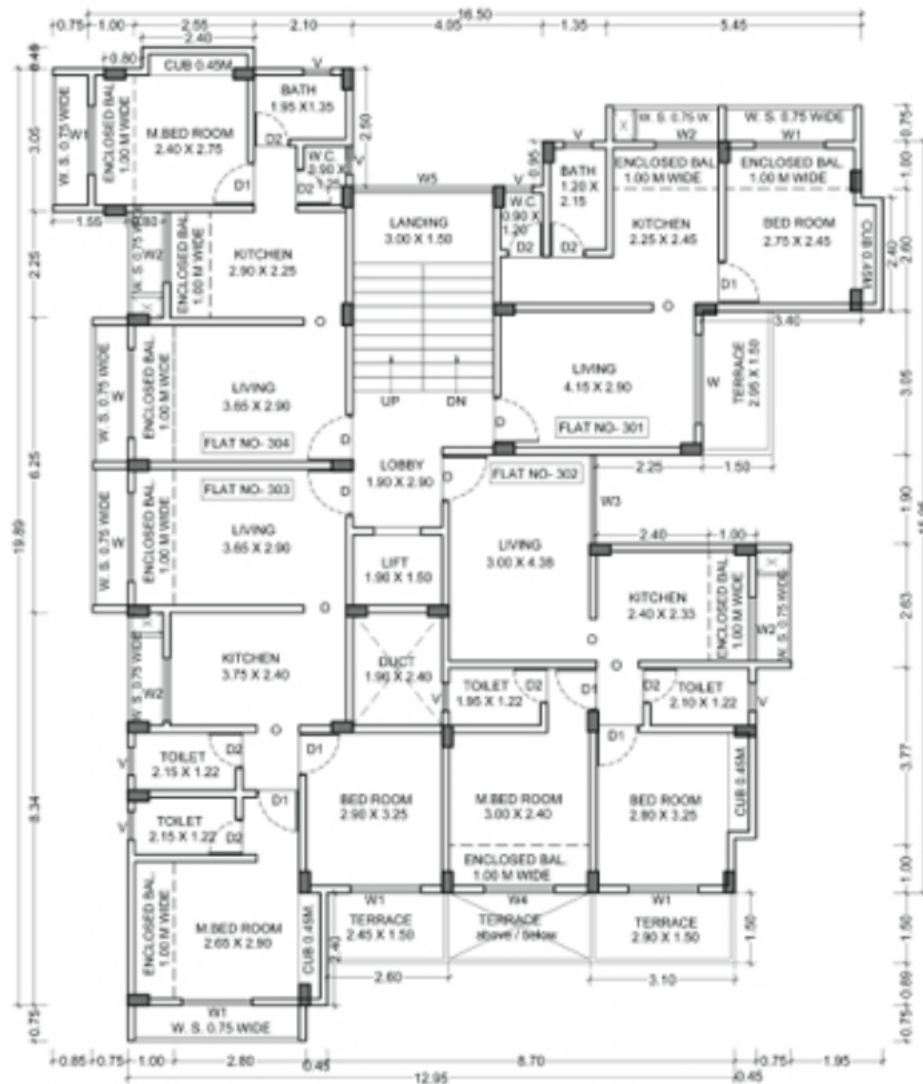
FIRST FLOOR PLAN  
SCALE: 1:100



SECOND FLOOR PLAN  
SCALE: 1:100

# SECOND FLOOR

# THIRD FLOOR



THIRD FLOOR PLAN  
SCALE: 1:100

SHOP NO.	SALE AREA
<b>BASEMENT</b>	<b>1140 SQ.FT.</b>
1	365 SQ. FT.
2	392 SQ. FT.
3	286 SQ. FT.
4	206 SQ. FT.
5	195 SQ. FT.
6	214 SQ. FT.
OFFICE & FLAT NO.	SALE AREA
101	662 SQ.FT.
102	638 SQ. FT.
1	300 SQ. FT.
2	431 SQ. FT.
3	612 SQ. FT.
4	260 SQ. FT.
FLAT NO.	SALE AREA
201	594 SQ.FT.
202	893 SQ. FT.
203	872 SQ. FT.
204	638 SQ. FT.
FLAT NO.	SALE AREA
301	662 SQ.FT.
302	825 SQ. FT.
303	931 SQ. FT.
304	638 SQ. FT.

## AREA STATEMENT





## FLOORING

- ▶ Branded 32" x 32" in living room & 2' x 2' vitrified tiles for bedroom & kitchens. Skirting will be done 3" above the floor.
- ▶ Gray granite will be used for window frame / door frame of bathroom & W.C. with molding & kaddapa stone will be used below the aluminium track.
- ▶ 1' x 1' Anti skid tiles will be used for flooring in W.C. & bathroom.
- ▶ Glazed tiles above the kitchen platform & dado upto the door level of W.C. & bathroom.

## PLUMBING WORK

- ▶ CPVC of good quality for concealed fitting inside the wall for water supply & good quality of sanitary fitting.
- ▶ One hot & cold mixer with shower in each bathroom, stainless steel sink in every kitchen.

## KITCHEN

- ▶ Granite with top finished surface above kaddapa & same for the vertical partition will be used for kitchen platform.

## PAINTING & POP WORK

- ▶ POP punning or wall putty on the wall & internal wall will be of distemper paint with proper wall levelling & primer coat & external paint will be acrylic paint of approval shade.
- ▶ Internal painting - branded paints for all rooms with wall care putty. External surface - branded paints with water proofing.

## ALUMINIUM WINDOW & GLASSES

- ▶ Anodized aluminium tracks will be used of standard quality & glass of client approval shades.
- ▶ High quality materials aluminium channels & frames with black colour glass with mosquito net.

## CARPENTARY WORK

- ▶ Main door frame will be wood for door shutter & flush door one side laminate will be used for the main door & flush door both side with oil paint for bedroom will be used, gray granite will be used for door frame for bathrooms & bedrooms.

## ELECTRICAL WORK

- ▶ Concealed wiring with ISI approved wires with modular switches with sufficient points & MCB, ELCB will be given.

## Exclusive Additional

- Well Designed Entrance Lobby
- Maximum Natural light & Ventilation
- Lift With Backup
- Water Harvesting
- Ample Parking Space
- Earthquake Resistant Structural Design
- CCTV Security
- One Time Termite Treatment To The Foundation





### OFFICE ADDRESS :

Gala No. 7, Parasmani Complex,  
K.C. Jain Nagar, Opp. Old Mumbai  
Icecream Parlour, Maruti Mandir,  
Ratnagiri 415 612

### SITE ADDRESS :

CTS NO.450B/10, Survey No.371/A1A1,  
Hissa No. 715 / A / 2 / 10,  
Parasmani Complex, K.C. Jain Nagar,  
Maruti Mandir, Ratnagiri 415 612

**Email** : imran@imbuilders.in  
imbuilders12345@gmail.com

**Website** : www.imbuilders.in

#### RCC CONSULTANT

Mr. Manoj Joshi

#### ARCHITECT

Mr. Azim Malpekar

#### LEGAL ADVISER

Mr. Datta Geersagar

#### BOOKING CONTACT

##### IMRAN ALJI

+91 7276525094  
+91 7020789915

##### Nazim Naglekar

+91 9422429776

# CENTRAL



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