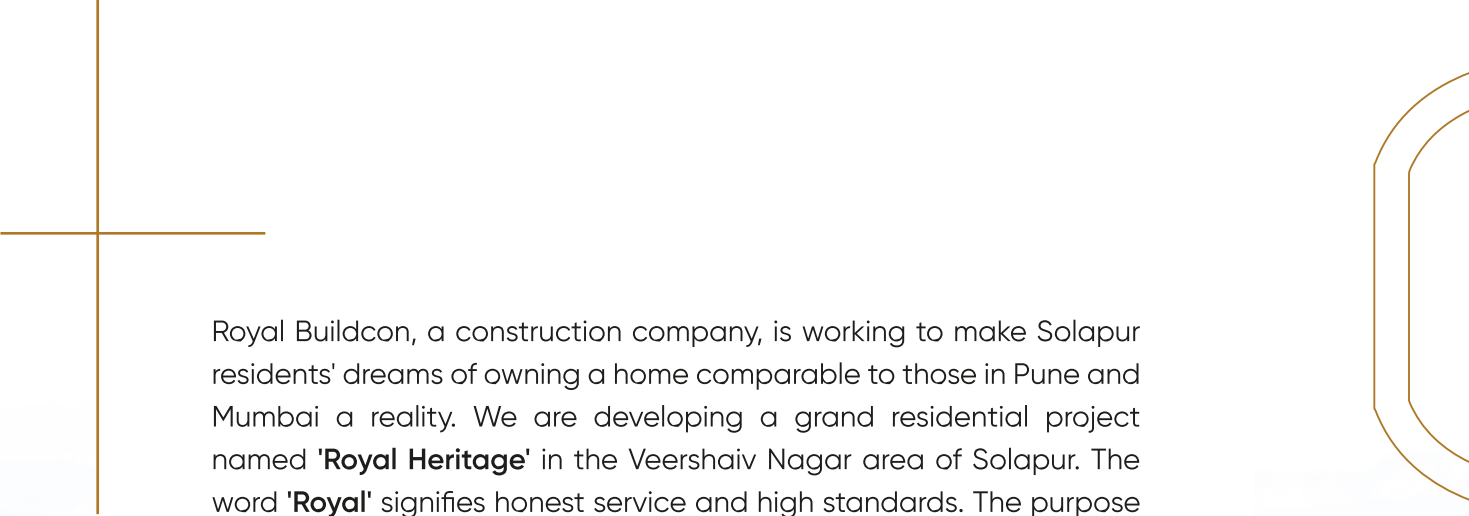




Feel the Warmth of
Excellence and Trust
in Every Corner



**ROYAL
BUILDCON**
Infusing Excellence In Space



Royal Buildcon, a construction company, is working to make Solapur residents' dreams of owning a home comparable to those in Pune and Mumbai a reality. We are developing a grand residential project named '**Royal Heritage**' in the Veershaiv Nagar area of Solapur. The word '**Royal**' signifies honest service and high standards. The purpose is to offer services tailored to the desires of the heart. 'Heritage' refers to historic architecture. A home is built only once in a lifetime, and it should be beautiful. '**Royal Heritage**' is designed to bring joy, vibrancy, auspiciousness, and happiness to those who live in it.

As a result, we are building 2 and 3 BHK homes to accommodate changing lifestyles. The project features ample open space, fresh air, **6000** square feet of open area in front, superior quality modern construction, **spacious parking**, and a dedicated security system perfectly aligned with the new modern lifestyle.

We are offering 3 BHK and 2 BHK homes in Veershaiv Nagar, Jule Solapur, with two wide roads adjacent to the project. As the name suggests, '**Royal Buildcon**' and '**Royal Heritage**' are sure to be popular among the people of Solapur. Notably, this is Royal Buildcon's seventh project. It is the second project in Veershaiv Nagar, and we intend to start the third in a few months.

Fulfill your dream of owning a home with us... Complete guidance and detailed information will be provided.

Yours Faithfully
Mahadev Akalwadi (M.Tech)
(Director, Royal Buildcon)





Vision

We aim to exceed customer satisfaction through timely, high-quality, value-for-money housing and lead in construction with innovation and sustainability.



Mission

To become the most admired company in real estate by creating a positive impact on human life.



Core Values

Trust:	Trust is at the foundation of our business, where we develop long-term, improved relationships with our stakeholders and customers.
Transparency:	You will never be left second-guessing; all our services are upfront and transparent.
Integrity:	We conduct ourselves to the highest ethical standards, demonstrating honesty and fairness in every decision & action.
Excellence:	Excellence is the result of caring about what we do and putting our very best effort into what we care about.
Quality:	We deliver only excellence and aim to exceed expectations in everything we do.
Continuous Improvement:	We make a deliberate effort to improve our processes and projects.



Aspirational Goals

-  To be the most preferred and trusted partner in the market.
-  Create a positive impact in the community.
-  Exceeding in a commitment under stringent situations.

Director's Message



Mr. Mahadev Akalwadi

Director and Owner
(M. Tech)

The humble beginning of our real estate business started in 2015 as a sleeping partner, and now, in 2019, we have fully embarked on a "**Royal** (Genuine) thought process" of providing value-for-money and affordable housing to our customers.

Our director and owner, Mr. Mahadev Akalwadi, holds an M. Tech in Engineering from the prestigious "Government Engineering College Pune." He has a very rich professional experience of over 20 years in the IT and manufacturing industries. He has consistently excelled in his career, earning numerous awards and prizes. During his career, he has gained international working and cultural experience in countries such as USA, UK, Germany, South Korea, and China. His 20+ years of experience in dealing with customers, managing risk, and ensuring the timely delivery of products with the right quality under stringent timelines are helping him to excel in the journey of real estate.

As he closely watched the real estate market over the past several years, his passion for real estate took over, leading him to leave his Fortune 200 IT industry job with an attractive seven digit salary.

Amenities



Structure

- RCC framed earthquake resistant structure.
- Masonry 6 inch outer and 4 inch inner walls.



Windows

- Powder-coated aluminum sliding window with safety grills and mosquito net.
- Granite window frame.
- Balcony with french doors with 3-4 folds.
- Balcony glass railing with SS locking system.



Washroom

- Designer ceramic tiles full height for walls & anti-skid tiles for flooring.
- ISI mark sanitary of standard make.
- Premium CP fitting with concealed plumbing.
- Geysers, Exhaust Fans, and Diverters are installed in Bathrooms.
- Modern commode with efficient flush mechanism.



Common Area

- Full body heavy duty. Anti-skid or trimix flooring in parking.
- Branded automatic lifts with battery backup. (Johnson / Opel / OTIS/ Equivalent)
- Rainwater harvesting.
- Underground & overhead water tank.
- CCTV surveillance for the entire building.
- EV charging point.
- Temple structure.
- Smart Water Pump with Automated Control



Painting

- Plastic paint for internal walls.
- Apex/Ace for exterior surface.



Terrace

- Rooftop solar system
- Provision of lift, water pump, and parking area lighting for common amenities.



Doors

- Main door frame, marine plywood shutter, high-gloss laminates, and safety lock.
- Video door phone (main door).
- Granite-framed flush doors with laminate.
- Digital door lock for main door.



Kitchen

- Granite stone kitchen top platform with stainless steel sink.
- Wall tiles above kitchen platform up to lintel level.
- Utility washing area.
- Safe Gas Pipeline for Kitchen Use



Electrification

- Concealed copper wiring of ISI mark.
- AC, TV, geyser point & exhaust fan point.
- AC Point in master bedroom.
- Inverter point.
- Provision for cater purifier & oven point.



Flooring

- 24" x 48" glazed vitrified tiles for living, kitchen, and bedroom.

Royal Heritage



2 BHK Render

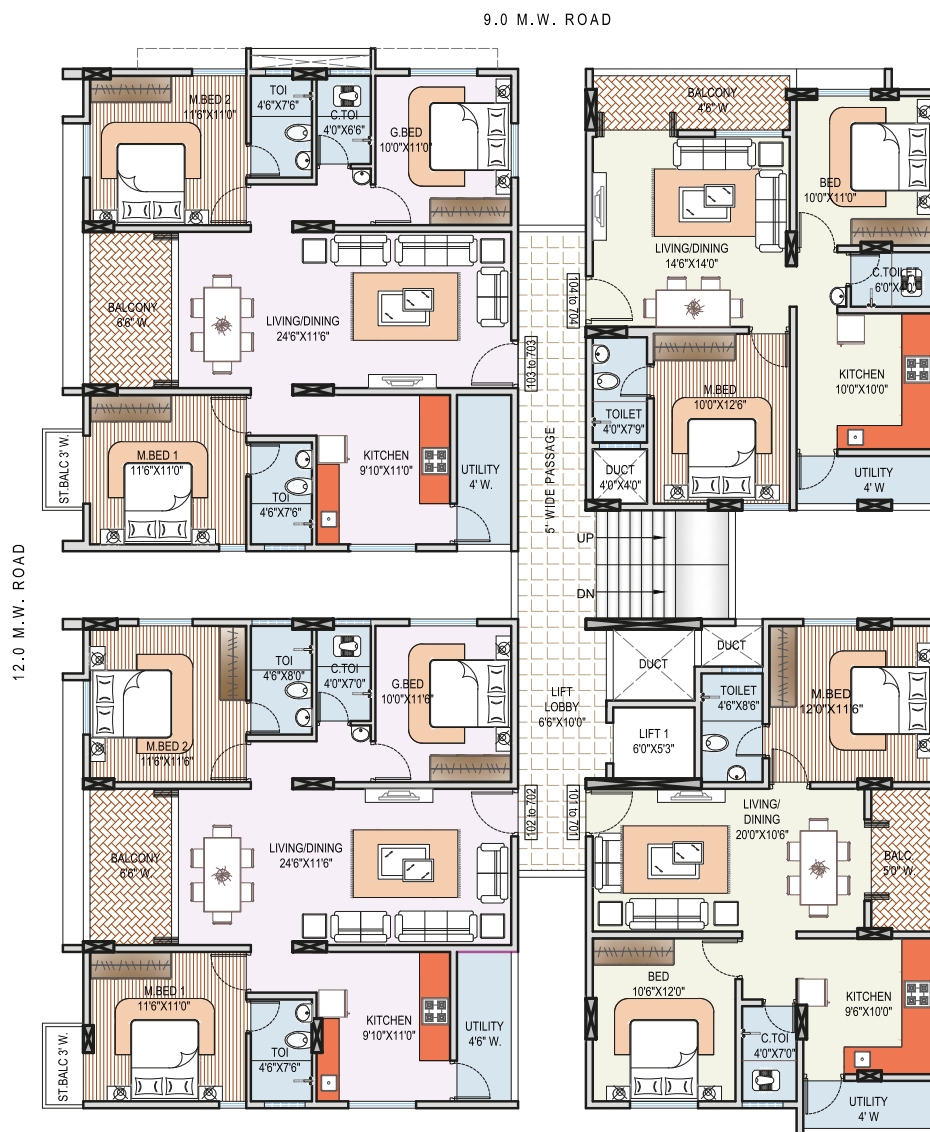


3 BHK Render



1 to 7th floor

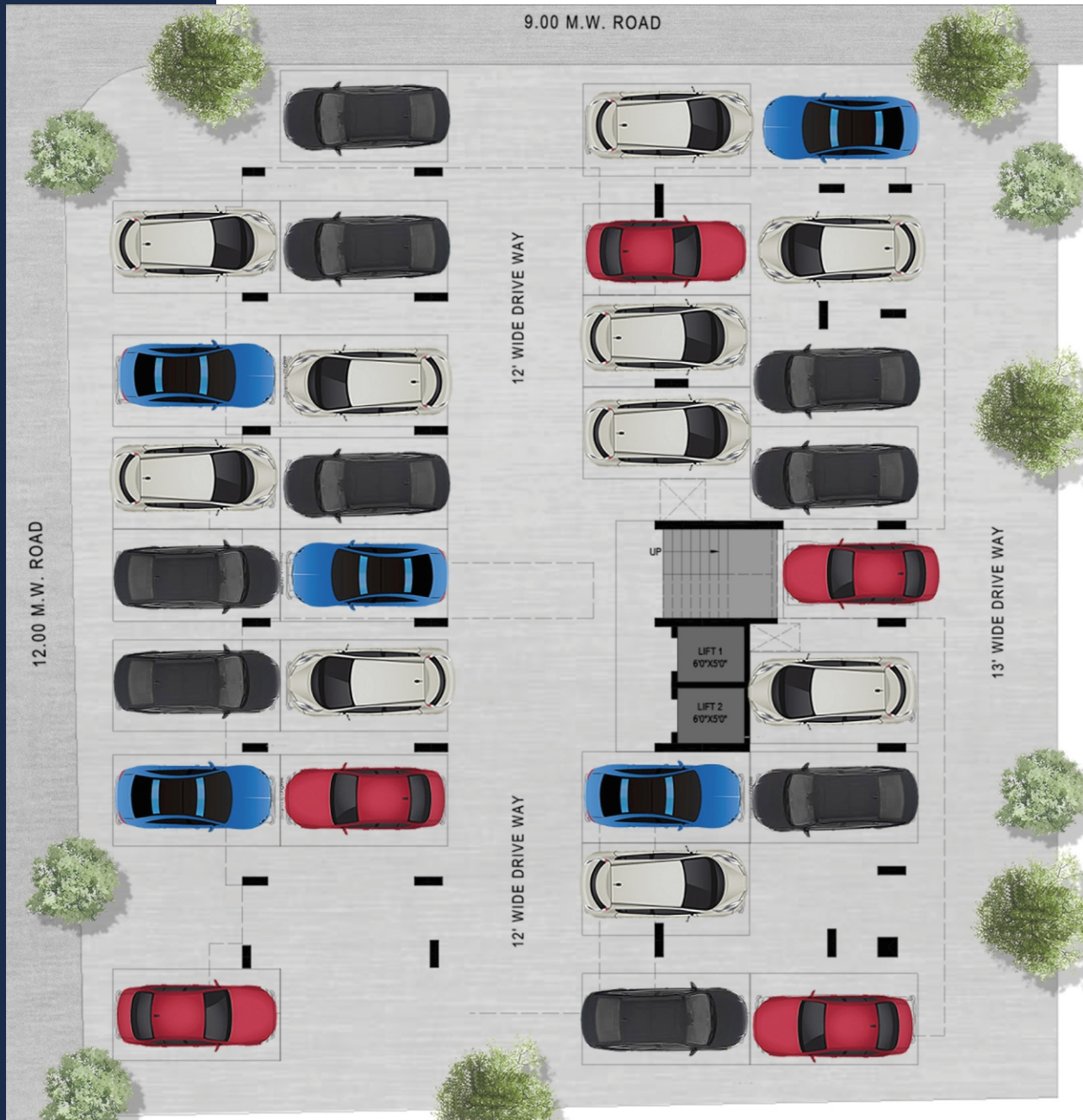
Floor Plan & Measurement Table



FLOOR AREA STATEMENT- 1st to 7th FLOOR

FLAT NO.	CARPET AREA (S.Ft)	UTIL+BALCONY 100%	TOTAL CARPET AREA	BUILT UP (S.Ft)	SUPER B/ UP (S.Ft)
101, 201, 401, 501, 701	684.20	90.50	774.70	929.64	1081
102, 202, 402, 502, 702	947.80	145.50	1093.30	1311.96	1528
103, 203, 403, 503, 703	947.80	138.75	1086.55	1303.86	1503
104, 204, 404, 504, 704	648.00	107.25	755.25	906.30	1044

Parking



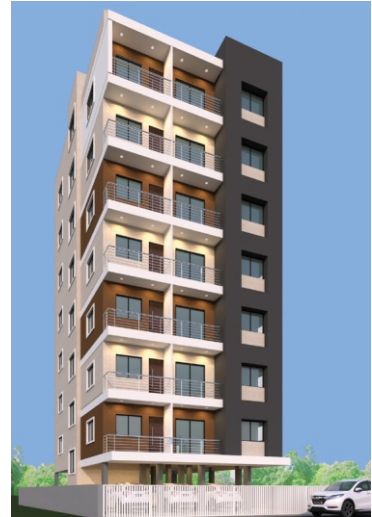
Previous Projects



Shree Samrat Residency,
Pathroot Chowk



Ascent Tower,
Paccha Peth



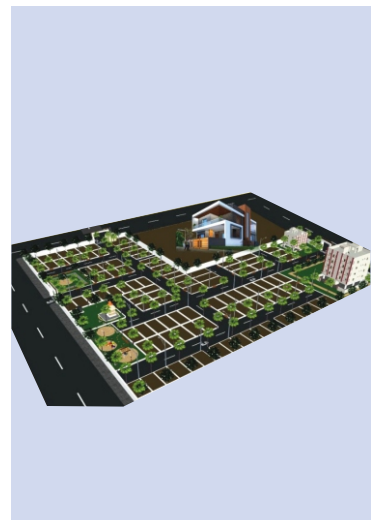
Skyline Residency,
Pathroot Chowk



Royal Crown,
Jule Solapur



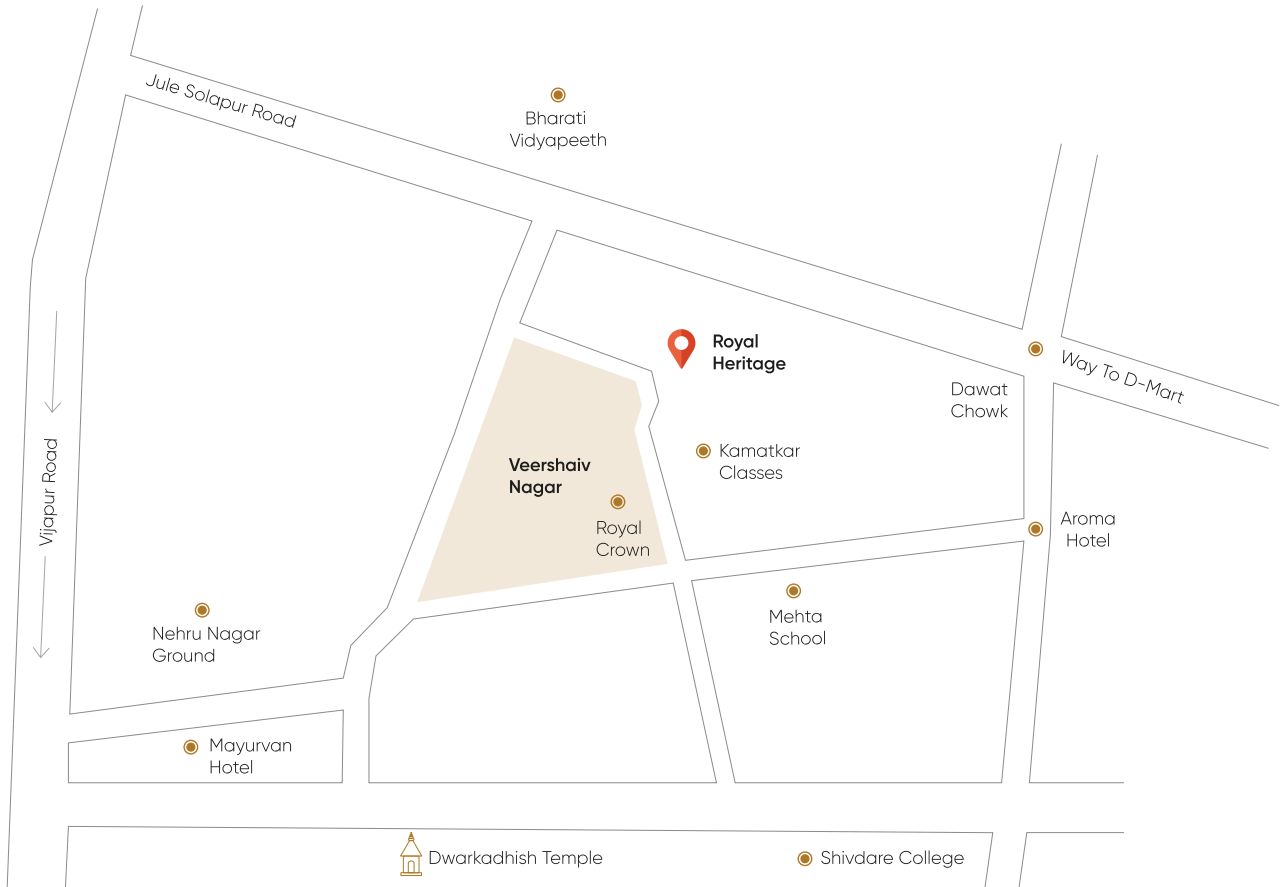
Swapnashilp,
Gandhi Nagar



Oxy Park Plotting,
Bale

Future Projects

1. Royal Pragati, Jule Solapur
2. Royal Landmark, Jule Solapur



A Project By : Royal Buildcon

Architect: Rahul Khamitkar

Structural Engineer: Sanjay Jathade

Legal Advisor: Adv. Raosaheb Karkale

**Site Address: Plot 26 & 27, Next to Kamithkar Academy,
Near Bharti Vidyapith, Solapur.**

**Office/Sales Office Address: Office #13, Gurusharan
Complex, Near Chitale Hospital, Saat Rasta, Solapur.**

Phone Number: 8956187320

Email ID: mahadevakalwadi@royalbuildcon.com



Scan for Location

For More Inquiry: ☎ 8956187320



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Scan For RERA
Information

Disclaimer: The contents/pictures/images/renderings/maps are purely indicative and are the artist's conception and not the actual depiction of the buildings/landscapes etc and shall not be considered as our offer/promise/commitment of any nature in respect of the project. The common areas that have been shown in any form whatsoever is/are for the entire building or phase of the project and the common areas will not be available on completion of the first phase of the project or later phases. The common areas shall be available for the entire building and will be developed in a Phase-wise Manner, over a while and will be completed and handed over after all phases are completed and we have no objection to the same. You are requested to contact our Sales Team to understand the current details regarding the project and only after a thorough understanding about the same, decide to book the apartment/s in the project.