

*Basera*  
Celebration of life!  
MARGAO, GOA

# Basera

Celebration of life!



The project **Basera** has been created by **Roofmakers Realtors**, a renowned name in the housing industry in Goa. True to its name, **Basera** is a home replete with exclusive amenities, state of art specifications and of course, a lot of love and care! The project is set in salubrious surroundings and at the same time, enjoys a vantage location.

**Basera is the home of the future. Make it yours!**

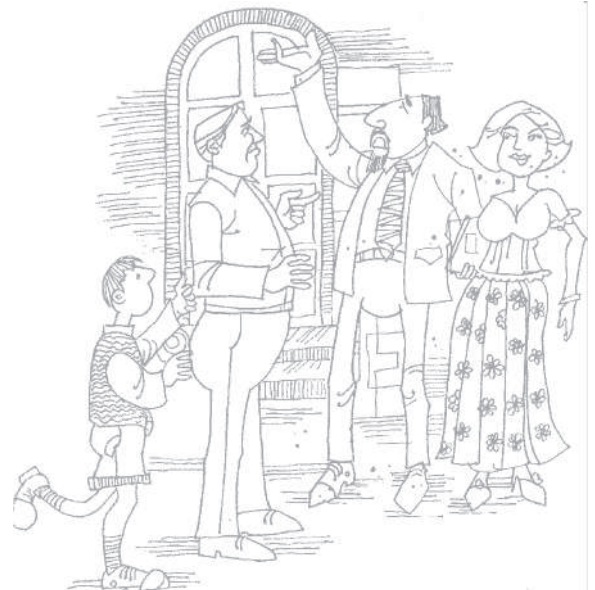
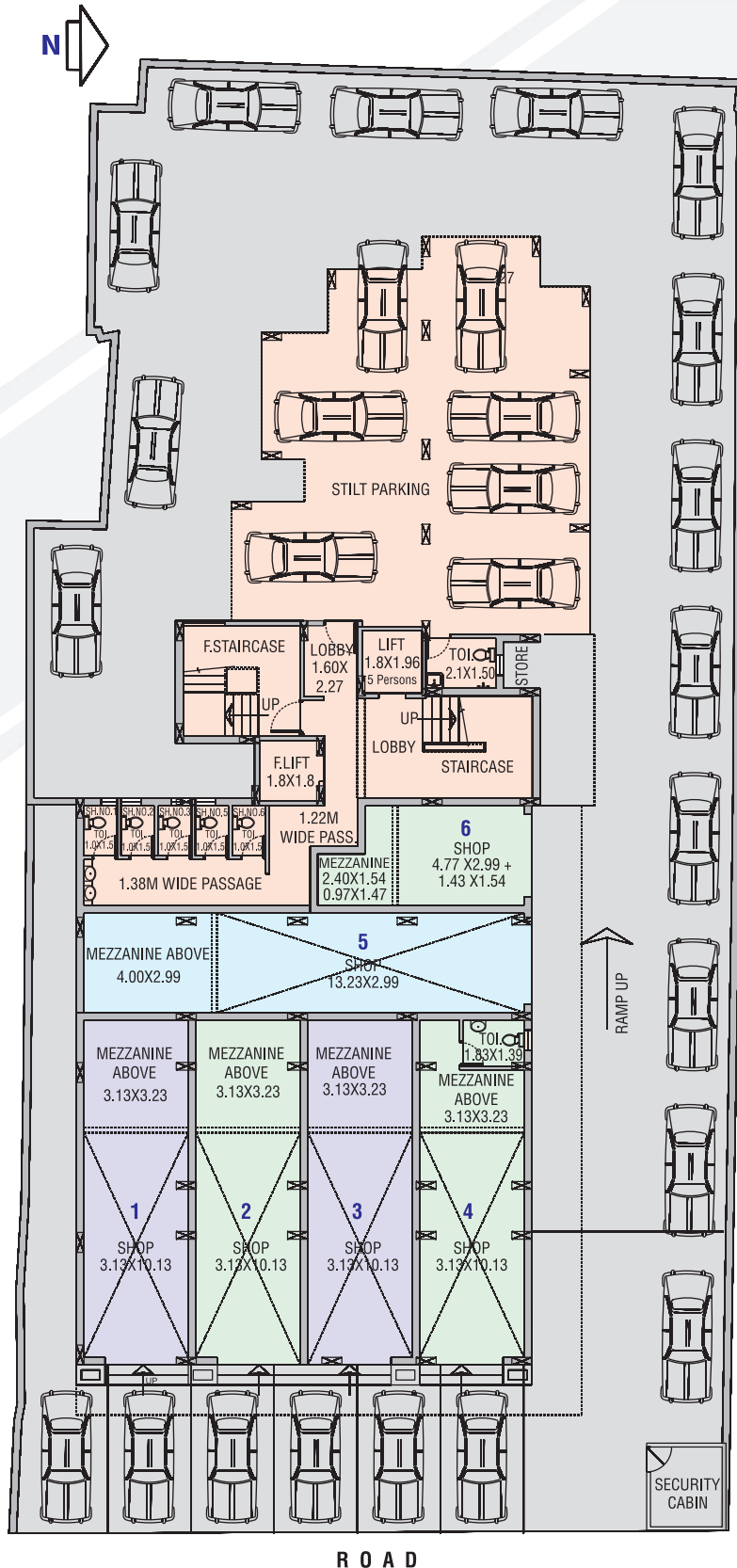
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All areas are in M<sup>2</sup>

SHOP NO	CARPET AREAS	mezzanine/terraces	TOTAL CARPET	SALABLE AREA
1	41.89	10.60	52.49	57.95
2	41.89	10.60	52.49	56.03
3	41.89	10.60	52.49	56.03
4	41.89	10.60	52.49	53.38
5	51.56	11.97	63.53	68.82
6	21.61	5.12	26.73	29.93

## GROUND FLOOR PLAN



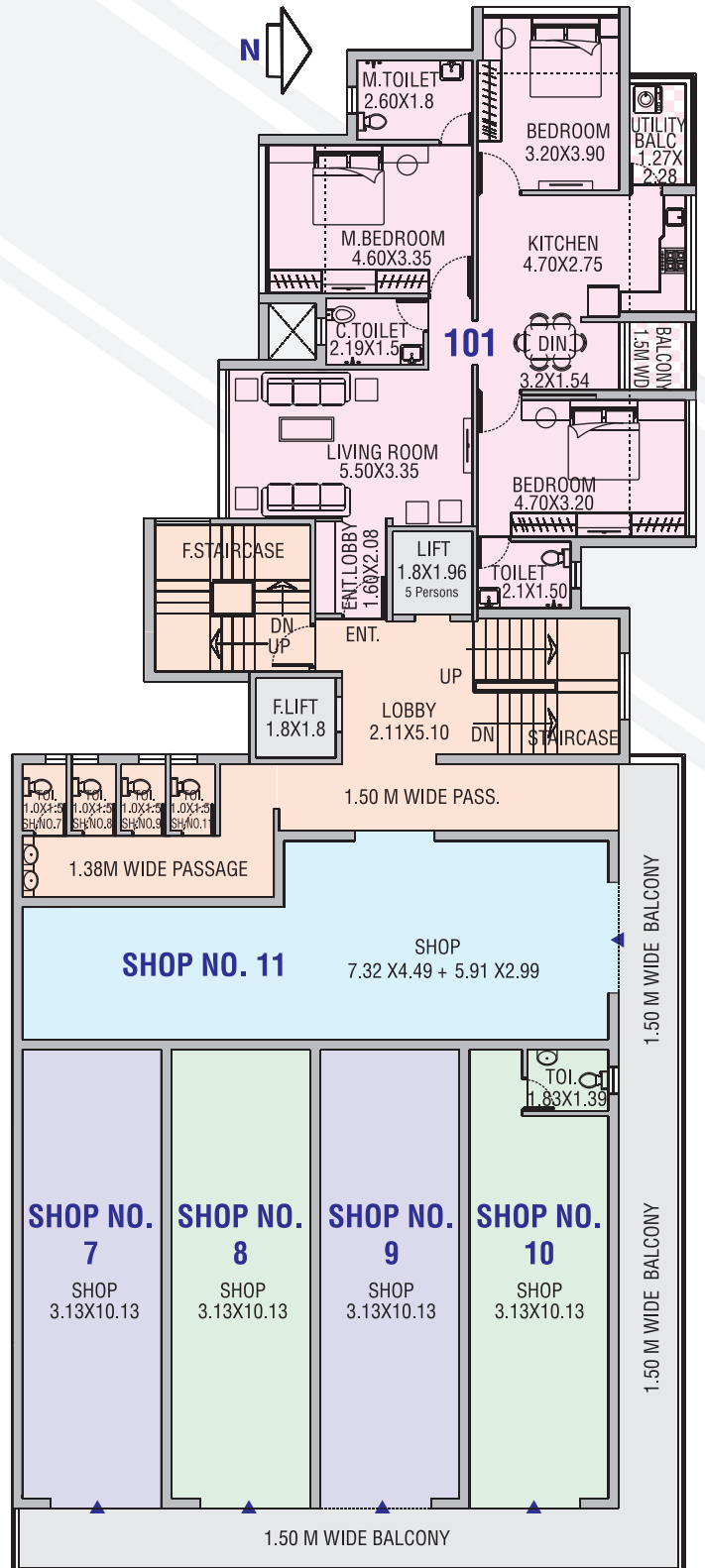
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SHOP NO	CARPET AREAS	mezzanine/terraces	TOTAL CARPET	SALABLE AREA
7	31.76	0.00	31.76	55.40
8	31.76	0.00	31.76	53.57
9	31.76	0.00	31.76	53.57
10	31.76	0.00	31.76	51.30
11	50.93	0.00	50.93	84.41
FLAT NO.				
3 BHK				
101	101.60	0.00	101.60	137.99

## 1st FLOOR PLAN



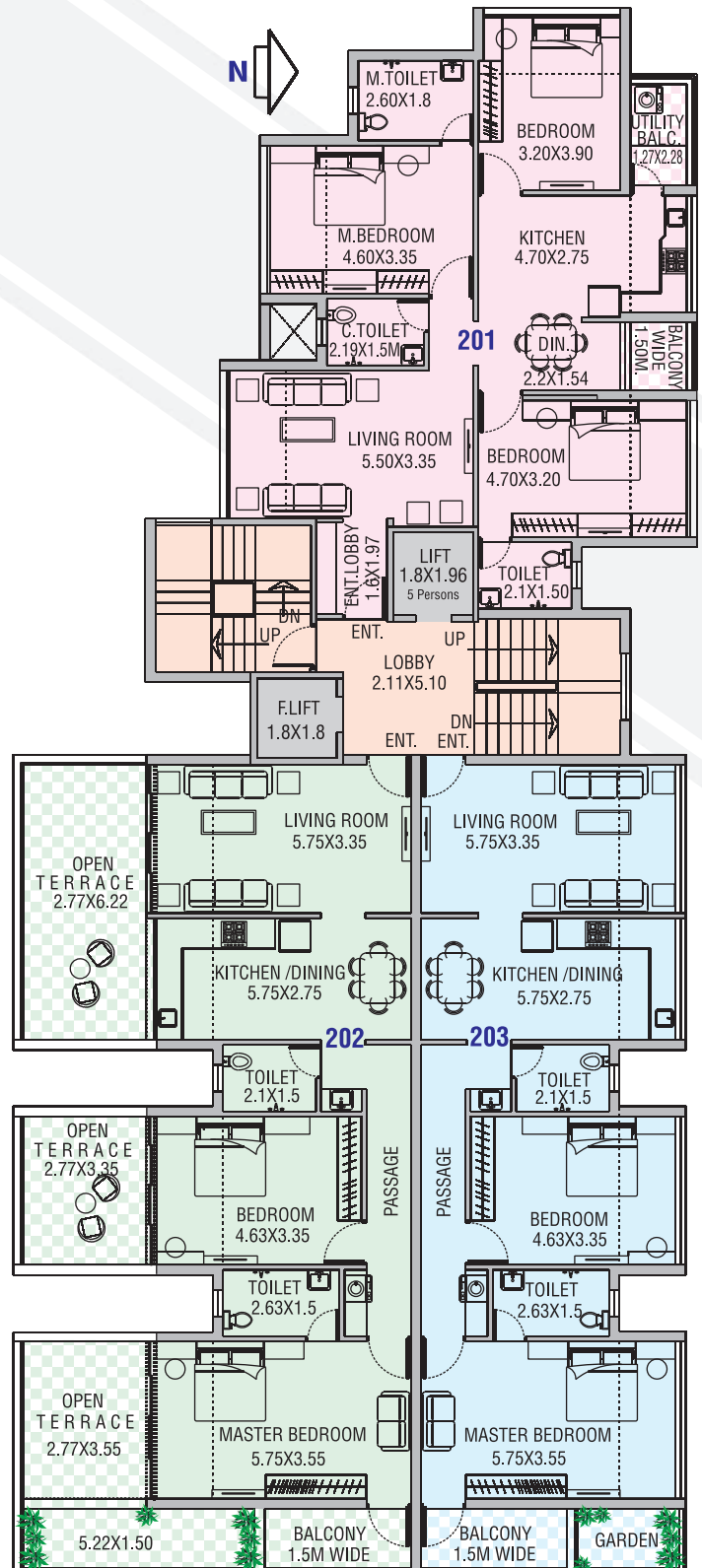
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FLAT NO	CARPET AREAS	Terraces	TOTAL CARPET	SALABLE AREA
201=3BHK	101.60	0.00	101.60	130.42
202=2BHK	92.15	43.58	135.73	146.77
203=2BHK	95.50	0.00	95.50	121.92

## 2nd FLOOR PLAN



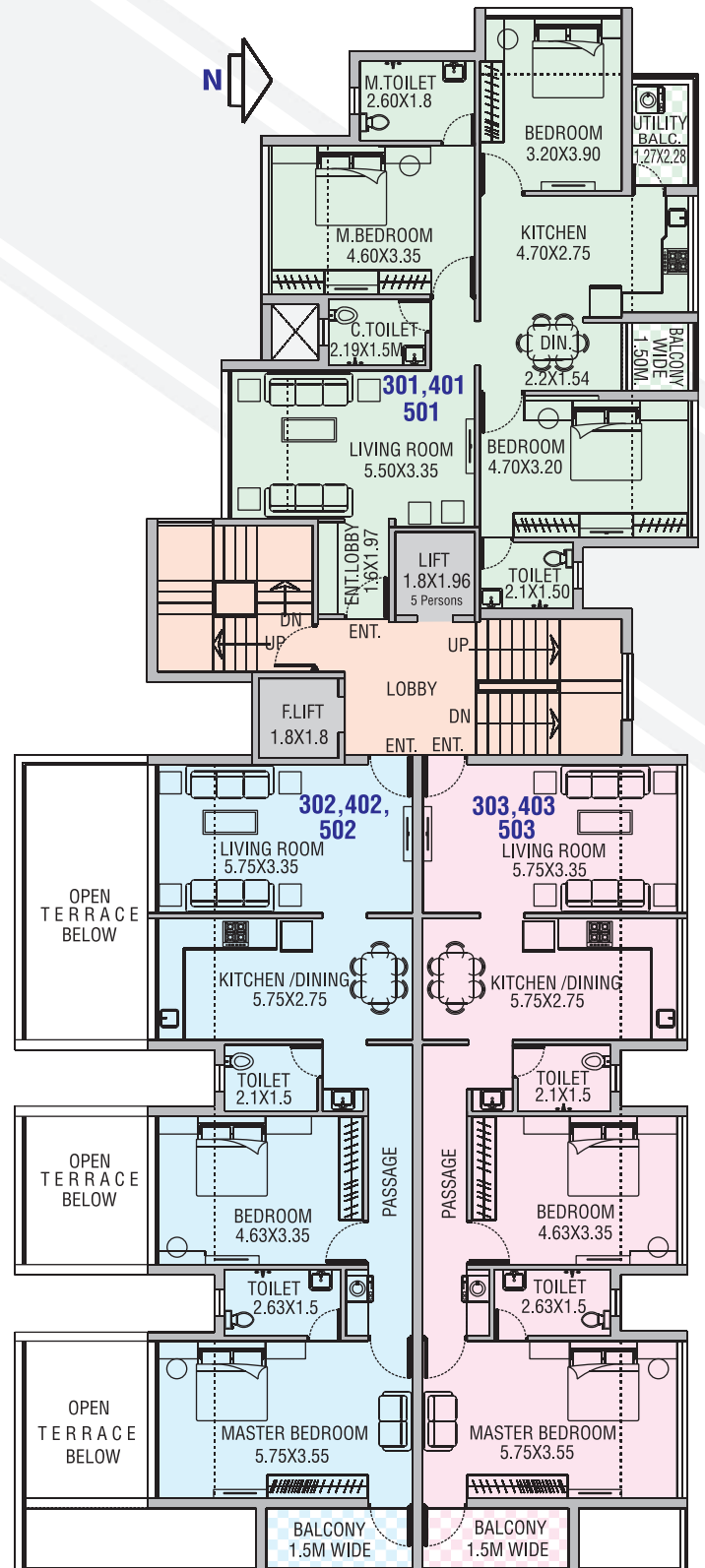
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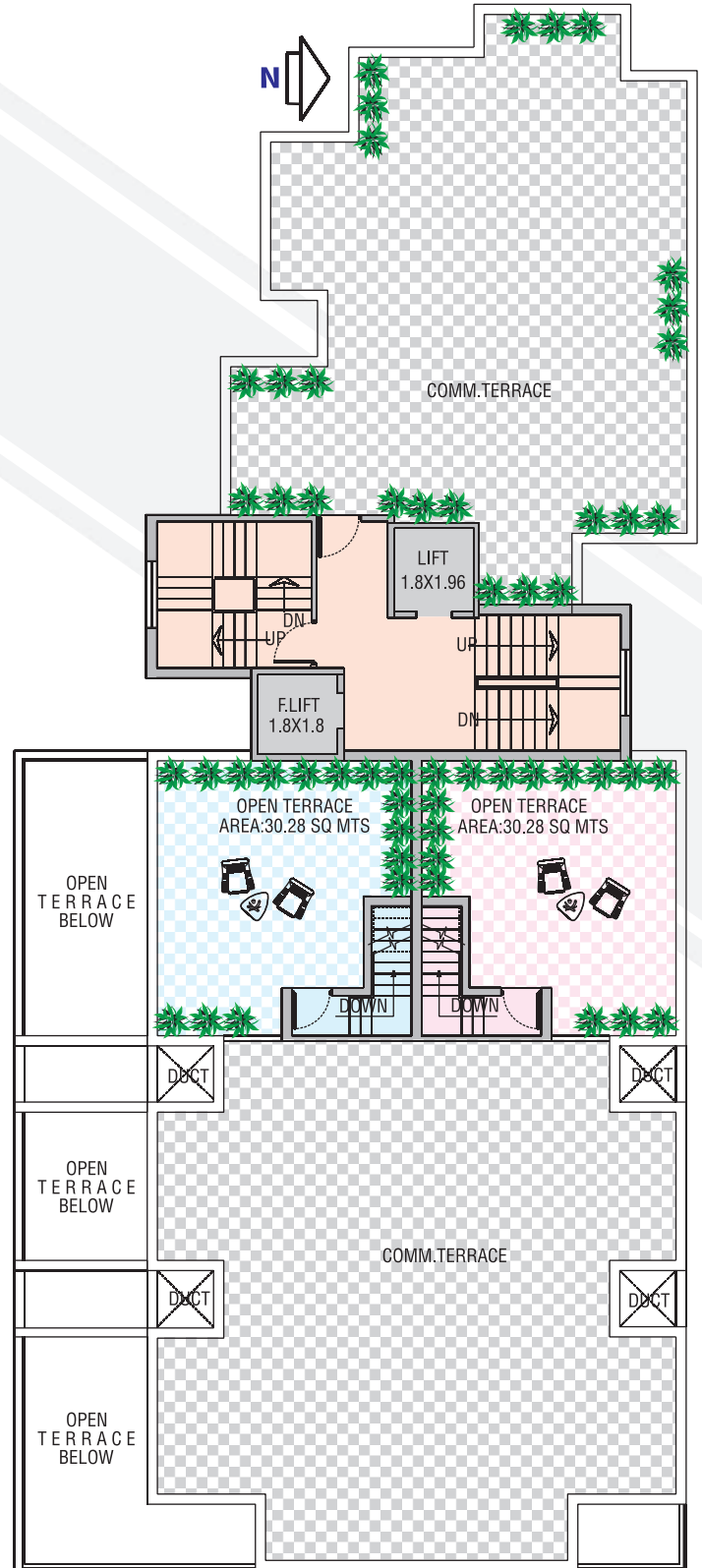
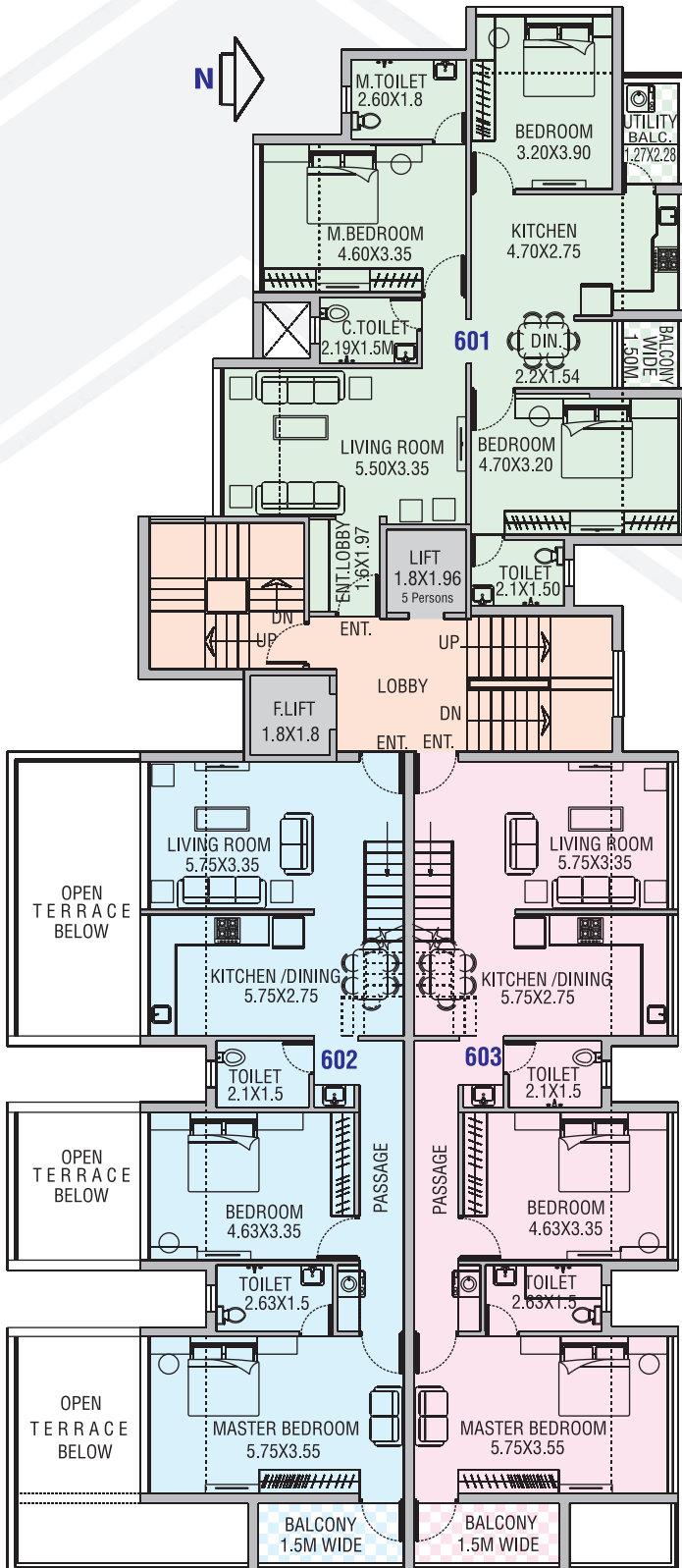
FLAT NO	CARPET AREAS	Terraces	TOTAL CARPET	SALABLE AREA
301,401, 501=3BHK	101.60	0.00	101.60	131.71
302,402, 502=2BHK	92.15	0.00	92.15	118.94
303,403, 503=2BHK	92.15	0.00	92.15	118.94

## 3rd, 4th & 5th FLOOR PLAN



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FLAT NO	CARPET AREAS	Terraces	TOTAL CARPET	SALABLE AREA
601=3BHK	101.60	0.00	101.60	131.71
602=2BHK	91.83	30.28	122.11	136.13
603=2BHK	91.83	30.28	122.11	136.13

## 6th FLOOR PLAN

# Specifications & Amenities

- Vitrified flooring in entire flat except toilets
- Granite platform with S.S. sink
- Full height tiles for bathrooms
- Good quality bathroom fixtures
- Hindware or cera make sanitary ware
- Anchor/Finolex or equivalent make concealed copper wiring
- 3 phase electricity connection
- Hot and cold system in toilets
- Internal designer door shutters
- Teak wood entrance door with brass fixtures
- Europa triple locking type night latch
- Legrand make modular switches
- UPVC framed windows
- FRP shutters for toilets with ferrocement frames
- Elevators with backup generators
- 24 hours security
- Roof top garden
- Good quality lifts – machine roomless + genset
- Landscaped compound walls / retaining walls

## Location Plan



## Electrical Specifications

- **In living/dining room:** Two light points, one fan point and two 5Amp sockets, one bell point, one telephone point and one TV point will be provided.
- **In bed room:** Two light points, one fan point, one 5 Amp socket will be provided. One A/C point in master bedroom will be provided.
- **In kitchen:** One light point, 5 Amp and 15 Amp socket shall be provided.
- **In toilet/Bath:** One light point each and one 15 Amp socket will be provided.
- **Balconies:** One light point.
- **Staircase:** Two way switch on each landing.

## The Team

### Architects

**DA**® **DHANANJAY DATAR AND ASSOCIATES**  
ARCHITECTS AND VALUERS  
An ISO 9001:2015 Company Tel.: 07740 06735

### RCC Consultants

Mr. Damodar V. Shanbhag

### Legal Advisors

Adv. Kamlakant Pai

### Chartered Accountants

Shanbhag & Nayak

Note : The Plans, Specifications, Amenities, Projection, Details, Photographs and Images in the Brochure are only indicative, are not a legal offering & are subject to change without any prior notice, with the will & wish of the developer. Furniture arrangement is indicative in every sale plan.



**ROOFMAKERS REALTORS**

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