



**prime**<sup>TM</sup>

# ORNATE

LIFESTYLE AVENUES

3 & 4 BHK Bungalows  
B/h. Uma Bhavan @ TP 08, Anand



YOUR ABODE, AT THE CORE LOCATION OF THE TOWN



Ensnconed in Anand— a district known for prosperity, creativity and striking architectural design – PRIME ORNATE allows you to explore the dynamic rhythm of the neighborhood at your own pace. Take in unimpeded views of enchanting greenery, a prime luxury in a city.

PRIME ORNATE, a project at TP 08, Anand comprising of 3 & 4 BHK premium living (all master bedrooms) 24 Bungalows with lush stud greens, where Air, Light and Water will be in abundant presence.

PEACEFUL SURROUNDINGS, SUPREME CONVENIENCES...



Nagarpalika gardens (2 Nos.),  
Community Hall, Play Ground  
and shopping malls, restaurants etc.  
within 1 km. surrounding of the site

VIEW OF 4 BHK BUNGALOWS





ENHANCING COMMUNITY LIVING TO A WHOLE NEW LEVEL

- Entry Controlled Main Gate..
- Landscaped Garden, Children Play Area, All age Sitout, Temple and Gazebo.
- Nagarpalika Water & Drainage connection available.
- 24 hours water through society's own bore-well also.
- Ground floor slab height will be 11 feet.
- AC, TV & Internet Cable for living room & bedroom.
- BSNL/Intercom underground wiring facility from security cabin-to-home and home-to-home.
- Electrical wiring facility for inverter.
- Underground cabling for electricity and telephone with bus bar control.
- 25 feet wide society road with pavement and streetlights.
- Anti-Termite treatment - 3 Layer (Foundation, Plinth, Flooring) with concealed HDPE pipe around plinth (15 Years Subjective Warranty).

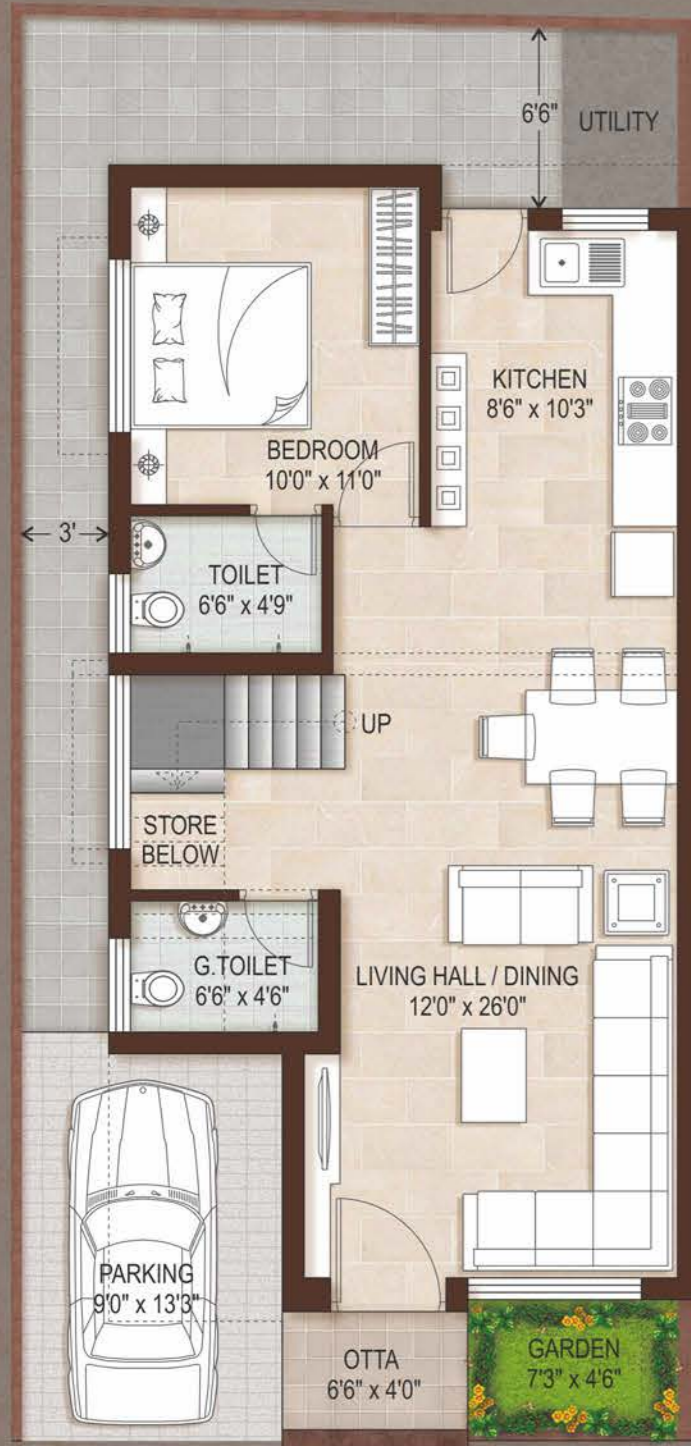


**LAYOUT PLAN**

Legends : 3 BHK BUNGALOWS : Plot No. 01 TO 12 | 4 BHK BUNGALOWS : Plot No. 13 TO 24  
 Landscaped Common Plot | All Age Sitouts | Children Play Area | Temple | Gazebo



BIRD EYE VIEW OF SITE

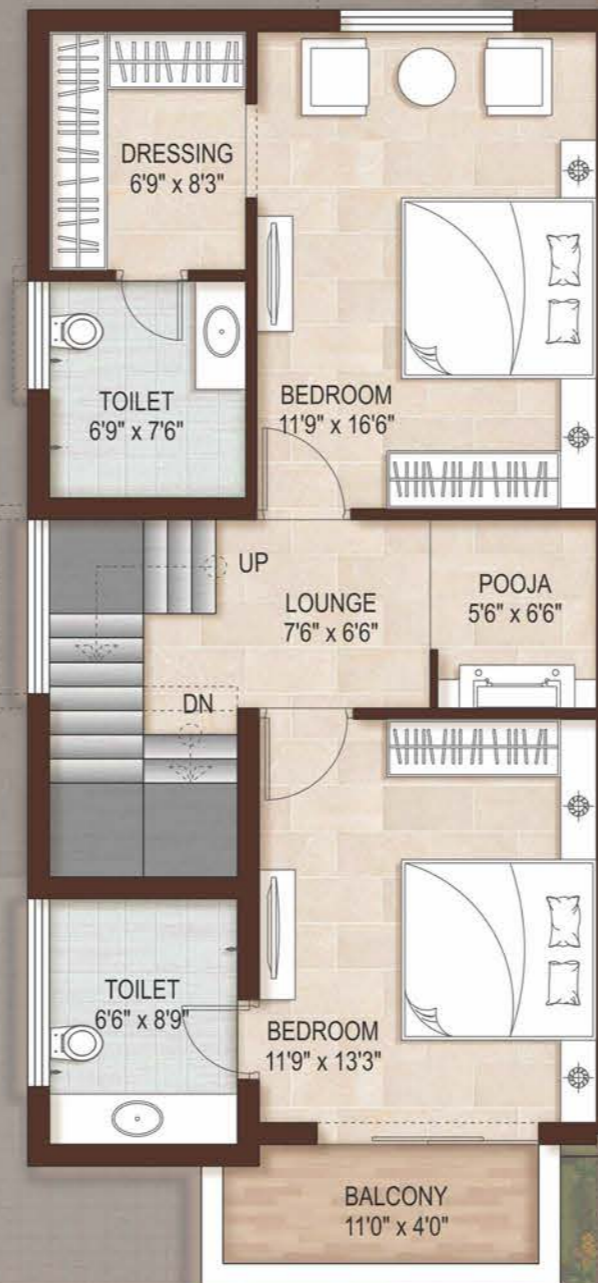


Ground Floor Plan | Plot no 01 to 24



Isometric View of Ground Floor  
Plot nos 01 to 24

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First Floor Plan | Plot no 01 to 24



Isometric View of First Floor  
Plot nos 01 to 24

Solace in a serene cocoon of contemporary architecture, thoughtfully crafted internal spaces and just simply, enjoy the view.





Second Floor Plan | Plot no 13 to 24



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Discover your own private terrace, to capture the essence of space



**Construction Work**



Cement : 'UltraTech'/' Hathi'  
 Sand : Bodeli Sand  
 Steel : 'Friends'/'Kothi'(ISI) TMT  
 Bricks : Chimney Bhattha bricks  
 Plinth : PCC (Metal Concrete)  
 Plaster : Inside - Mala Plaster with 43 Grade cement  
 Outside - Mala and Butki Plaster  
 Chicken mesh on all electrical zari work



**Plumbing / Sanitary**



Pipes : 'Ashirvad/Astral' Brand CPVC + UPVC Pipes  
 'Dutron' brand PVC Pipes



Water Tank : 'Reno' (Sintex) / 'DUTRON' Brand 1500 Ltr. White Tank



C.P.Fitting : 'Essess' (Asian Paint's Brand) Pro Ton Series (10 years warrantee)



Basin/WC : 'Sonnet' Brand Counter / Table Top Basin and Wall Hung WC in all bathrooms



Kitchen Sinc: 'Jayna' Brand SS Sink 304, Galaxy series 18x16, glossy finish



Geysers : Hot and Cold waterline in kitchen and all bathrooms

**Tiles Work**



Granite : Window with double bottom patti to protect the rain water, Ventilation Jambs & Sill, Door Choktha, Stair Tappa, Kitchen Platform

Flooring : Double Charged Vitrified Tiles 800 mm x 800mm

Bathroom : Full height wall tiles & flooring 600 x 300

Kitchen : Full Height Glaze tiles 600 x 300

Margin Space : Rustic Tiles 300 x 300

Chokdi : Kota Stone

Water Proofing : Terrace - China Mosaic

Bathroom - Chemical, Brick Bat & Coalsi

**Fabrication**



M.S. Railing : 'Asian'/'Surya Prakash'/'Surani' Brand ISI Steel pipe 2.0 mm thick  
 Window Grill : Paata framing with 12 mm Bright Bar  
 Staircase : SS 304 grade SS Railing

**Electrification**



Wires : 'Havells'/'V-Guard' (ISI Wires)  
 Switches : 'Elleys'/'Vihan' Make with 10 years Warrantee  
 Piping : 1.2 mm thick PVC concealed piping in wall with chicken mesh cover for good plaster grip  
 Earthing : 12" x 12" one or two Copper Plates as per requirement OR Chemical Earthing  
 Geysers Points : All bathrooms



**Paint Finish**



Inside : 'Asian Paints'/'Burger Paints' brand 2 coat wall putty on plaster surface, 1 coat Primer  
 Outside : Dump Primer with 2 coat Color  
 Fabrication : 2 coat Yellow Primer, 2 coat Oil Paint

**Aluminum Work**



Window : 'National' Brand, Sliding window with 3 Track section & Mosquito Mesh, 1.2 mm thick, 60 mm width with 4 mm 'Saint-Gobain' glass. Aluminum l o u v e r s with mosquito mesh for ventilation. Anodize OR PP Powder Coating color for long life.

**Wood Work**



Door : All Flush doors of Pine Wood 30 mm, with laminate and Europa lock fittings.



**Terms & Conditions :**

(1) All rights regarding addition/alteration in building plan and its specification are reserved with the Organizer & Architect. (2) Changes / Alternation of any elevation, exterior colour scheme of the unit or any other change affecting the overall design concept & outlook of the scheme shall not be permitted during or after completion of the scheme. (3) organizer reserves right regarding any change/alternation of any above mentioned brand or short of availability. (4) Extra work will be done only after receiving the full amount as per the estimation given by the engineer of the company. (5) Possession of the property will be given only on receipt of full payment and no religious celebrations will be allowed incase of incomplete payments. (6) Member should take possession within 30 days after completion. (7) If payment is not completed within given time then interest at the rate of 18% will be applicable. (8) Additional documentation charges such as Stamp Duty, Registration Fees, all MGVCL Connection Deposit, GST, Legal Documents & maintenance charge shall be borne by the purchaser. (9) Palika taxes shall be borne by the purchaser from the date of sale deed. (10) If any extra taxes raised by the Government shall be borne by the purchaser. (11) In case of cancellation of booking, booking amount will be forfeited. (12) The brochure is intended only for presentation and information of the scheme and does not form part of the legal document. (13) In case of any dispute, it will be resolved by mutual discussion & understanding, failing which the matter will be at Anand Jurisdiction only.

**Payment Conditions :**

25% on booking | 20% after casting ground floor slab  
 20% after casting first floor slab | 15% after casting second floor slab  
 15% after completion of plaster | 05% at the time of possession



**Upcoming Project**



Ends of Landform  
 6 BHK Resort Bungalows with Lift & Gymnasium/Home Theater  
 Only 11 Units in 1.15 Lakh Sq.Ft.  
 with society amenities like Swimming Pool, Club House with Gymnasium & Indoor Games, Badminton Court, Temple etc.  
 @ Lambhvel Road, Anand

**Running Projects**



3 & 4 BHK, 8 Bungalows  
 Beside Maruti Dhyani Society,  
 Raj Mahel Road, Anand



4BHK Twins, 9 Units  
 @ Rajmarg Road, Anand  
 (Possession Shortly)



3 & 4 BHK Serene Homes, 74 Units  
 @ Lambhvel Road, Anand  
 (Possession Shortly)

**Completed Projects**



Shops, Offices & 2/3 BHK Flats  
 @ V. V. Nagar



10 Luxurious 3BHK Flats  
 @ TP-2, Anand



3BHK Residences, 36 Units  
 @ Lambhvel Road



3BHK Residences, 35 Units  
 @ Lambhvel Road



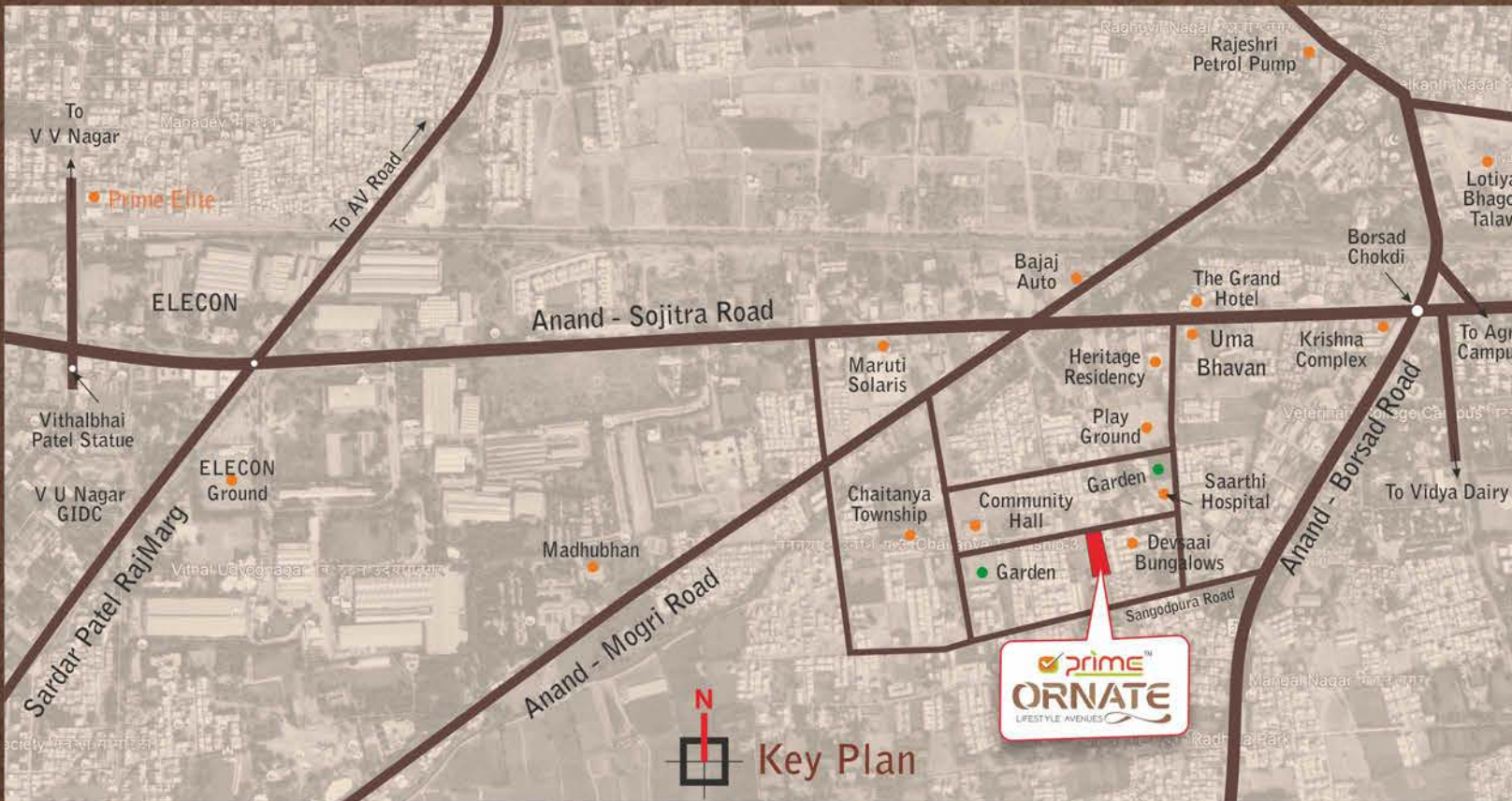
3BHK Residences, 59 Units  
 @ Lambhvel Road



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**Site Address**  
Near Devsaai Bungalows,  
Besides Saarthi Hospital,  
B/h. Uma Bhavan,  
Off Anand-Sojitra Road,  
Anand, Gujarat - 388001

Google Co-ordinates : Prime Ornate - Latitude: 22°32'18.29"N | Longitude : 72°57'5.72"E



**Organiser**



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**Architects**

