

Only 8 Bungalows Scheme
@ TP-2, Anand



 prime
PLUS

4BHK BUNGALOWS

Success Array of



Upcoming Project



3 & 4 BHK, 24 Bungalows B/h. Uma Bhavan, Anand - Sojitra Road, Anand

Running Projects



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





Special Features

- Nagarpalika Water & Drainage connection available and 24 hours water through society's own 8" Bore-well also.
- AC, Telephone Point and Cable wire for living room & bedroom
- Wiring for Cable TV, Internet & Invertor.
- Underground cabling for electricity.
- 24 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)



Prime plus is quite indisputably an address that will become
A landmark in the future. A secure cluster of 8 excursive bungalows.
A home at prime plus leaves nothing left to desire.

Specifications

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's 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



Geyser : Hot and Cold waterline in kitchen and all
 bathrooms

Tiles Work



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

Flooring : Double Charged Vitrified Tiles 600mm x
 600mm with epoxy

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 & Coals

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

Geyser Points : All bathrooms

Paint Finish



Inside : 'Asian Paints' / 'Burger Paints' brand 2 coat
 wall putty on plaster surface, 1 coat
 Primer

Outside : 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 louvers
 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/ Alteration 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/alteration 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 in case 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 MGCL Connection Deposit, GST, Legal Documents & maintenance charge shall be borne by the purchaser. (9) Patta 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,



SECOND FLOOR PLAN





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