



# પ્રસ્થાન

4 BHK Bungalows  
Sardar Patel RajMarg @ TP 7, Anand

*...a designed dream where happiness turns true!*





# પ્રસ્થાન

4 BHK Luxurious Bungalows

**Prime Prasthaan...** A designed dream where happiness turns true, a place that glitters when you are searching for a splendid lifestyle. This is one of Anand's luxurious residential project & prominently located within the Anand city at famous junction of Sardar Patel RajMarg & 80 Feet Road, connecting to Anand - Vidyanagar Road.

**Prime Prasthaan...** array of only 17 luxurious bungalows in 4 BHK livings; a cluster of small group of people to enjoy a harmonious family life. The residences are designed in such a way that each unit is open from three directions and has space for sufficient natural light & ventilation.





*...a designed dream where happiness turns true!*







prime™

# प्रणय

4 BHK Luxurious Bungalows

Enhancing Community Living  
to a Whole New Level

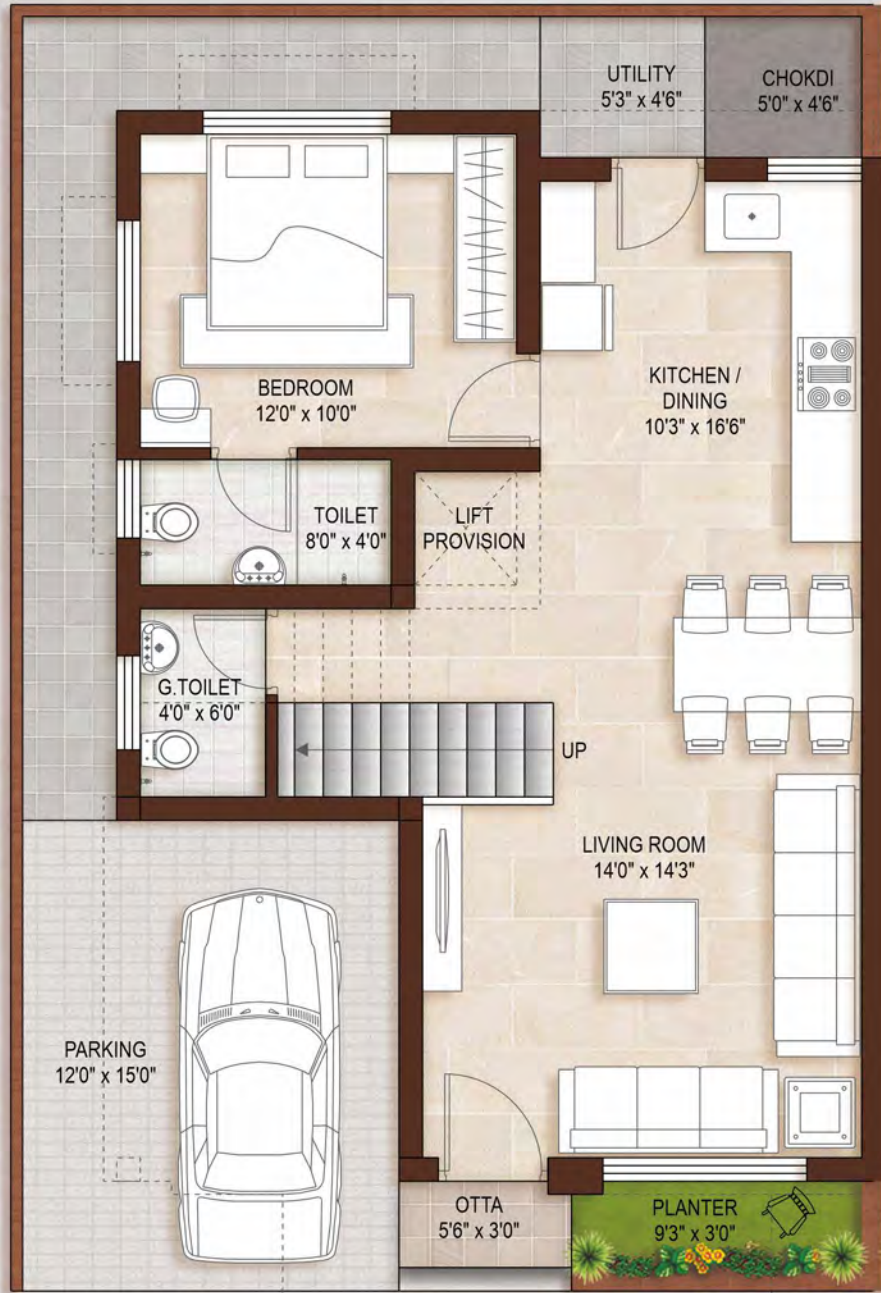


- ✦ Attractive Main Gate..
- ✦ Nagarpalika Water & Drainage connection available.
- ✦ 24 hours water through society's own bore-well also.
- ✦ Slab height will be 11 feet.
- ✦ AC, TV & Internet Cable for living room & bedroom.
- ✦ Hot and Cold water pipes in kitchen and all bathrooms. Also provide electric geyser point in ground floor bathroom.
- ✦ Underground cabling for electricity and telephone with bus bar control.
- ✦ CCTV surveillance for security purpose.
- ✦ Provision for Pressure Pump, Softener, Heat Pump/Electric Geyser, Solar Panel Footing will be provided.
- ✦ Anti-Termite treatment - 3 Layer (Foundation, Plinth, Flooring) with concealed HDPE pipe around plinth (15 Years Subjective Warranty).





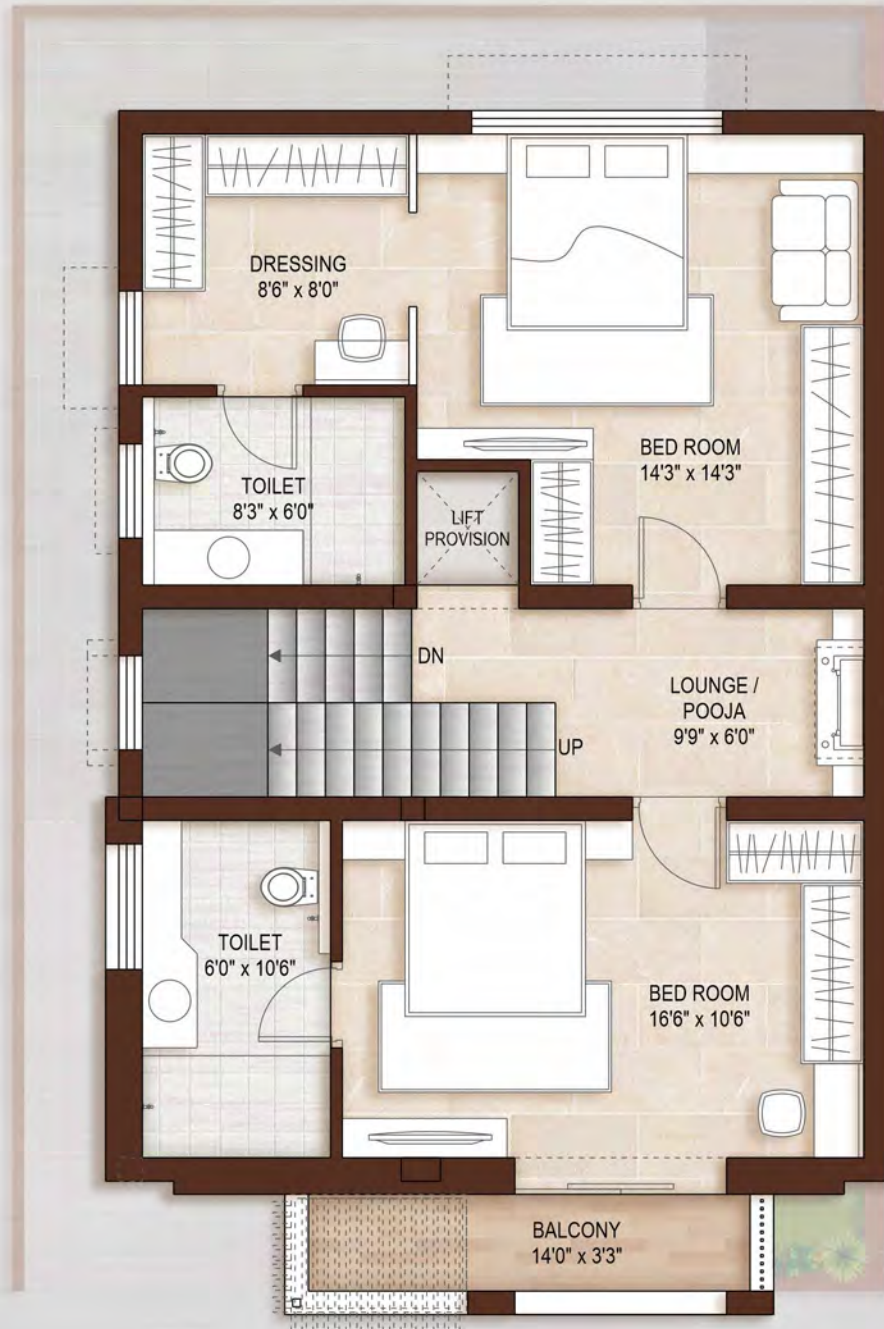




Ground Floor Plan







First Floor Plan



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# પ્રસ્થાન

4 BHK Luxurious Bungalows

Isometric View  
of First Floor





Second Floor Plan



Isometric View of  
Second Floor



where the tranquil evenings,  
the crisp morning air  
and the glorious sunsets  
spread happiness in the horizon !





# 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

Outside - Mala Plaster and Texture

Chicken mesh on all electrical zari work



## Plumbing / Sanitary

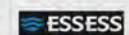


Pipes : 'Ashirvad/Astral' Brand CPVC + UPVC Pipes

'Dutron' brand PVC Pipes



Water Tank : 'DUTRON' Brand 1500 Ltr. White Tank



C.P. Fitting : 'Essess' (Asian Paint's Brand) series like Spring

Board, Oblisk Design, Manhattan Design, Elips Design. (10 year service warranty)



Basin/WC : 'Sonnet' Brand Counter / Table Top Basin and

Wall Hung WC in all bathrooms



Kitchen Sink : 'Nirali' Brand SS Sink 304, Grace Plain BG

20"x17", glossy finish

## Tiles Work



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

Flooring : 'Bonza' Vitriified Tiles (1200mmx800mm)

Bathroom : Full height wall tiles & flooring (1200 x 600 & 600 x 600)

Kitchen : Full Height Glaze tiles (1200 x 600)

Margin Space : Parking Tiles (400 x 400)

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

## Paint Finish



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

Outside : Exterior Damp Sheath 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.

'AkzoNobel' Powder Coating with 10 year subjective warranty



## Wood Work



Door : All Flush doors of Pine Wood 30 mm, with laminate and 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 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) 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





Stepping Stones of Our Journey with you...

On-going Projects



3 & 4 BHK Peaceful Bungalows

@ Lambhvel - Ravlapura Road,  
At - Lambhvel- Anand



2 BHK Flats, 40 Units

@ TP-10, Anand  
Amin Auto Rly Crossing Road



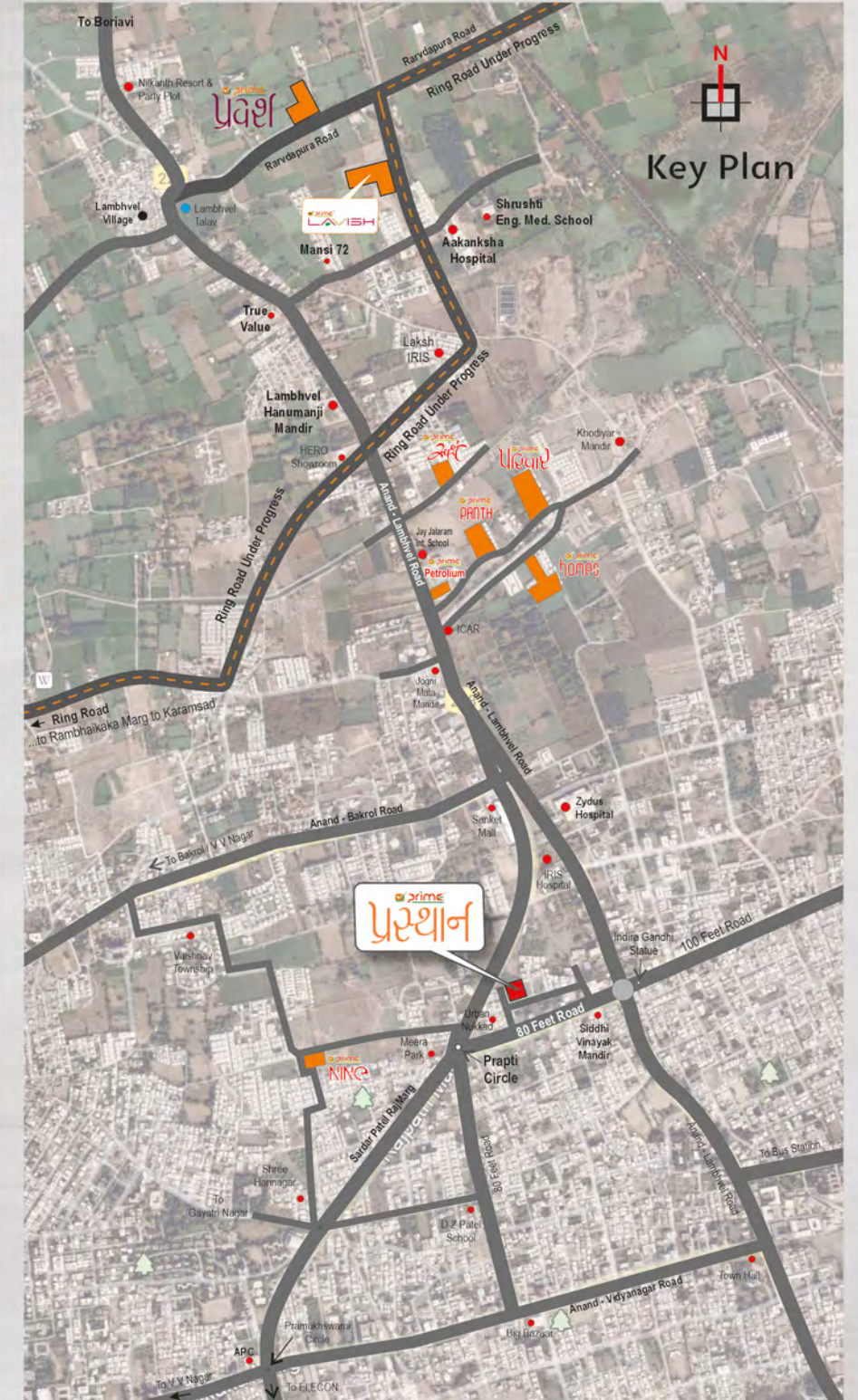
3&4 BHK Bungalows, 8 Units

@ TP-2, Beside Maruti Dhyam Soc.,  
Raj Mahel Road, Anand

Completed Projects







Site Address



B/h. Hirni Park, Off 80 Feet Road,  
Prapti Circle, Sardar Patel RajMarg,  
Anand - 388 001, Gujarat.



Location  
QR Code

Contact for Inquiry

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Organiser



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Architects



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