



 **prime**  
*elite*

...elevate your lifestyle

Shops | Offices | 2 & 3 BHK Flats




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Charotar has its own and unique culture. And the one place that symbolizes the essence of this culture is Prime Elite. Someone who is born and brought up in the V V Nagar area can't even think of getting uprooted from this culture and staying somewhere else. But sometimes he has no choice as very few new Retail Shops & Housing projects come up in this area. Not any more... as Prime Developers launches Prime Elite.

A project of 275- 500 sq. ft. shops and 2 & 3 bedroom apartments near Railway Station, Janta Crossing, V V Nagar.

This project that beautifully blends rich amenities and modernity.

**SPECIAL FEATURES :**

- Separate high speed elevators for commercial & residences with generator backup
- Structure as per earthquake resistant norms
- Drainage line facility
- Gas connection facility available
- 2 Bore wells for water supply to overhead water tank
- Pre-construction anti-termites soil treatment
- DGU glass for bedroom windows (Sound Control)
- CCTV for security purpose
- 24 hrs security



**Ground Floor Plan**  
Shops | Food Outlets



**First Floor Plan**  
Shops | Showrooms | Offices



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**Basement Floor Plan**

**PARKING**

(Parking conveniences at Basement Floor & Surface Parking)



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**Typical Floor Plan**  
Second & Third Floor  
2 & 3 BHK Flats

**Isometric View of Unit Flat**  
 Type : B1 & B2 | 2 BHK  
 Flat No. B-201, B-202 | B-301, B-302



**Unit Flat Plan** | Type : B1 & B2 | 2 BHK

Typical Floor Plan



Identification for Flat No.  
 B-201, B-202  
 B-301, B-302



**Isometric View of Unit Flat**  
 Type : A1 & A2 | 2 BHK  
 Flat No. A-201, A-202 | A-301, A-302



**Unit Flat Plan** | Type : A1 & A2 | 2 BHK

Typical Floor Plan



Identification for Flat No.  
 A-201, A-202  
 A-301, A-302





**Isometric View of Unit Flat**

Type : C1 & C2 | 3 BHK  
 Flat No. C-201, C-202 | C-301, C-302

**Typical Floor Plan**



Identification for Flat No. C-201, C-202 C-301, C-302



**Unit Flat Plan** | Type : C1 & C2 | 3 BHK



**SPECIFICATIONS**

Structure :	RCC frame structure and ACC block wall.	Paint Finish :	Internal walls are smooth plastered finished with double coated wall putty and waterproof cement paint. External walls with double coated gutki plaster with good quality waterproof emulsion.
Shops :	Vitrified flooring & rolling shutter provided in the shops.	Water Supply :	2 bore wells facility for water supply. Overhead water tank for drinking and domestic use.
Flooring :	Vitrified tiles flooring in carpet area of flat.	Drainage :	Drainage connection will be provided
Kitchen :	Granite kitchen platform with SS sink, and glazed tiles upto full height.	Toilet & Bath :	Full dado height in toilet & bath and wash basin.
Door :	Decorative main door with granite frame and all other doors will be flush doors.	Elevators :	2 elevators for easy access with capacity for 4 persons of standard make.
Windows :	Aluminum sliding windows with M.S. grill & granite frame.	Terrace :	China mosaic with water proofing on terrace.
Electrification :	Necessary electric points will be provided. Concealed ISI wiring with modular switches.		



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**Terms & Conditions :**

1. Internal changes shall be allowed only with prior permission and with extra cost.
2. Member is liable to pay maintenance per unit as per decision by the association at the time of possession.
3. Additional documentation charges such as stamp duty/ registration / GEB connection / insurance / GST / legal documents (as per new bylaws / jantri / revenue department and other relative expenditure) are to be borne by the member. Any kind of taxes implemented by government or local authorities during or after completion of the project are to be borne by the member.
4. Municipal taxes from date of obtain passions shall be borne by the member.
5. Payment Conditions :
  - 30% as a booking amount
  - 20% at slab level
  - 15% at brick work level
  - 15% at the time of plaster
  - 15% at the time of flooring
  - 05% at the time of possession.
6. If the member does not take the possession within month from the date of completion of the unit, interest @ 18% p.a. will be charged on balance amount.
7. The organizer / architect / structural engineer shall have all right for any addition / alternation required time to time.
8. possession of unit will be given on only on receipt of full payment, no Pooja / Vastu allowed before possession.
9. In case of extra work the amount will be born the customer paid in advance.
10. In case of any dispute it will be resolved by mutual discussion and understanding, failing which the matter will be ANAND jurisdiction Only.

Success Array of



(3 BHK Residences : 59 units)



Site Address :  
Moti Khodiyar Road, Off Anand-Lambhvel Road, Anand



(3 BHK Residences : 35 units)

Site Address :  
Behind Big Lion Cinema, Anand-Lambhvel Road, Anand



(3 BHK Residences : 36 units)

Site Address :  
Near Big Lion Cinema, Anand-Lambhvel Road, Anand





**N**

**Key Plan**

Google Co-ordinates

: Prime Elite :

Latitude : 22°32'34.83"N

Longitude : 72°55'48.69" E



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**Site Address :**  
 Nr railway station, Janta Crossing,  
 V V Nagar - 388120. Gujarat. India



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