

a project by



Developers:

**OHM BUILD CARE**

"Aries Prime", Ojas Park,  
Opp. Nilamber Bungalows, Vasna Road, Vadodara.

For Details: **+91 98255 51433**  
ohmbuildcare@gmail.com  
**www.ariesgroup.co.in**

Architect: Anil Koranne  
Structural Consultant: ASI Consultant

Please Note • Actual possession of the Unit shall be handed over to the Member within 30 days of the settling of all the accounts and dues. • Sale Deed, Documentation Charges, Stamp Duty Charges, Common Maintenance Charges, GST, Electric charges or deposit of GEB, Water and drainage Deposit or any charges levied by any government body will be extra, to be borne by the Buyers • Payment Schedule must be followed strictly, any delay in payment shall incur Interest penalty at the rate of 15% P.A. on outstanding amount. • Two Installment Continuous default in payment shall lead to total cancellation of the Unit. • Total Amount of the Extra Work must be deposited in full in advance then only work shall be executed. • Sale Deed (Dastavej) to be done after settlement of all accounts. • Maintenance Deposit per unit must be deposited before 1 month of possession of the unit • In case of cancellation, an amount of Rs. 5 Lacs (Retail) & Rs. 1 Lac (Office) + Amount of Extra Work, (if any) will be deducted towards Administrative Charges from the Refund Amount. • The Refund shall be paid only after the New Booking of the booked Unit. • Actual Dimensions may vary as per the site conditions • Developers/Architect reserves all the right to change/alter/raise scheme related measurement, design, Drawings and price per unit etc and shall be binding to the Buyers unconditionally. • Buyer's are not allowed to do any external change in elevation of the Building. • Water & Drainage to be provided by Government. • This brochure is not a legal document, this is only for presentation of the project.

**ARIES  
PRIME**

PREMIUM SHOWROOMS  
& OFFICES

RETAIL  
SPACES

THAT  
ATTRACT

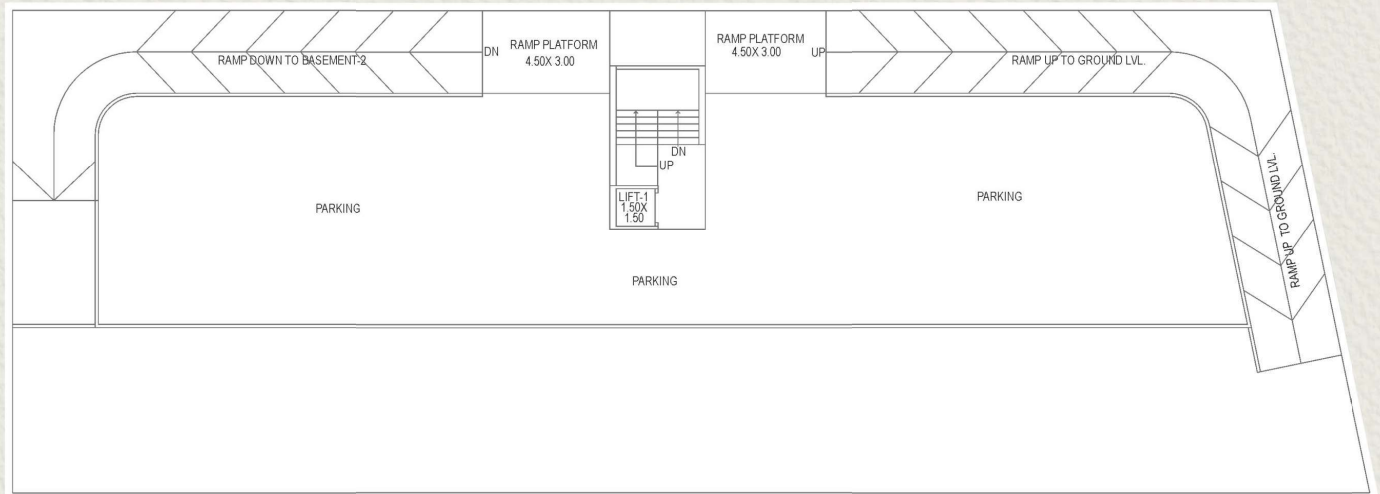
The nature of businesses may vary, but the purpose of every business is the same – success.

At Aries Prime, this purpose is at the very core of every detail, be it developing the city's most efficient business towers or ensuring the comfort and privileges of the occupants and customers of our commercial premises.

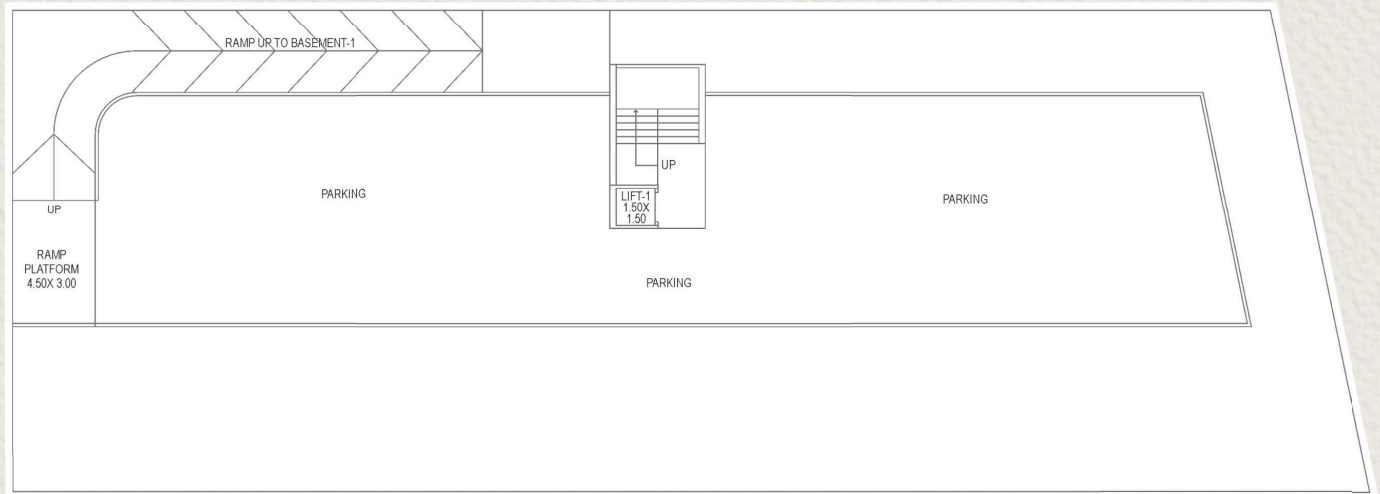
The stunning retail offerings here are perfectly poised for unlimited growth. With panoramic glass displays for instant visibility, road-facing frontage for easy access and premium shopping experience, your brand will enjoy steady footfall and more popularity.



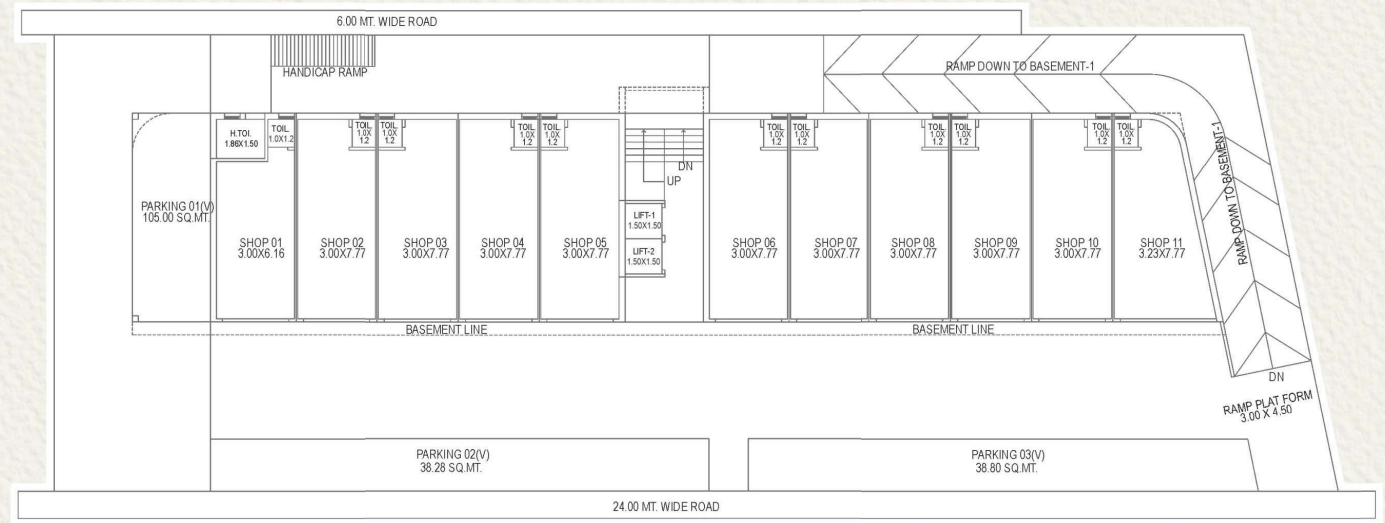
**BASEMENT PLAN - 1**  
BUILT UP AREA = 352.19 SQ.MT.



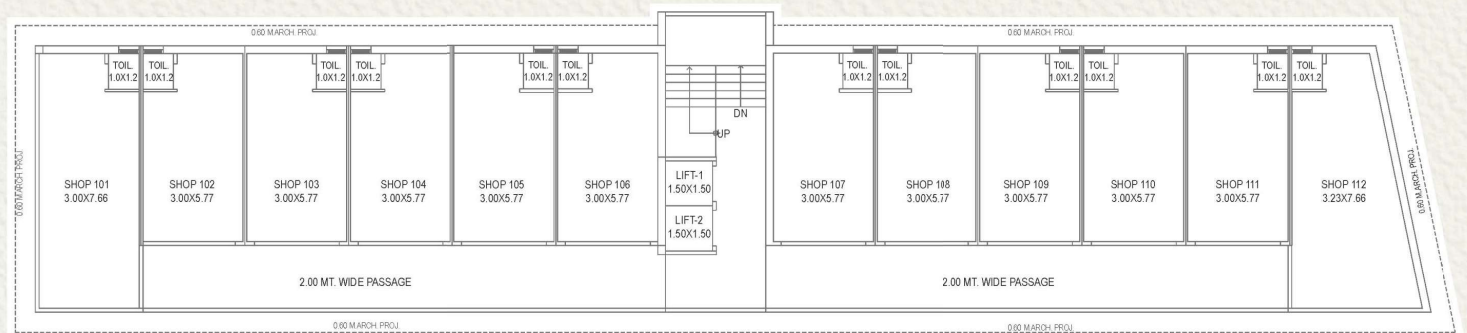
**BASEMENT PLAN - 2**  
BUILT UP AREA = 352.49 SQ.MT.



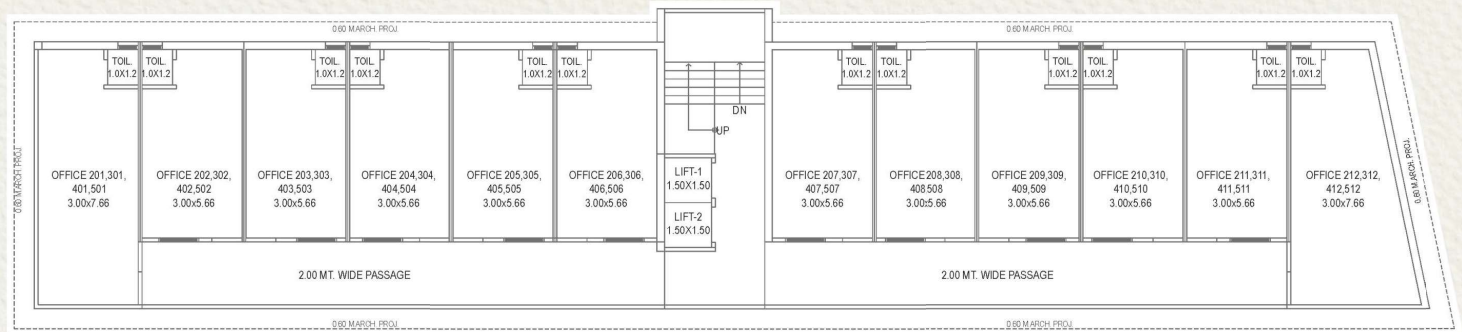
**GROUND FLOOR SHOPS**  
 BUILT UP AREA = 328.24 SQ.MT.



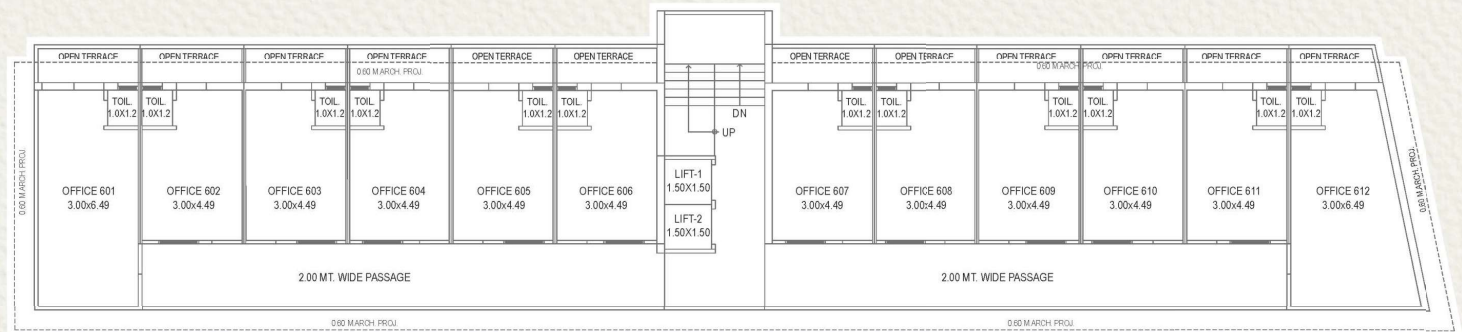
**1st FLOOR SHOPS**  
 BUILT UP AREA = 331.98 SQ.MT.



**TYPICAL 2nd to 5th  
FLOOR OFFICES**  
BUILT UP AREA = 331.98 SQ.MT.



**SIXTH FLOOR OFFICES**  
BUILT UP AREA = 228.81 SQ.MT.



# LOCATION THAT STANDS OUT

Located at Vasna Road, your business at Aries Prime will have a truly prime address. With elite residential neighbourhoods and major commercial centres in close proximity, you will always be in the centre of demand.



## SPECIFICATIONS

### STRUCTURE & WALL CONSTRUCTION

- All Slab Plates are Post Tension Design with Earthquake Resistance.
- Internal Walls with Putty & Primer. External Walls with weather-proof paint over double-coat plaster.
- Minimum Columns & Beams for maximum flexibility in interior planning

### FLOORING & WALL CLADDING

- Vitrified Tiles Flooring with Skirting in all units
- Natural Stone / Vitrified Flooring in corridors & stairs
- Granite / Decorative Tile Cladding of Lift side wall

### TOILETS

- Ceramic Tile Flooring on Walls up to Lintel with Branded CP Fittings

### DOORS & WINDOWS

- Powder Coated Aluminium Sliding Windows with Granite Sill
- Flush Doors / Shutters with Safety Lock for Offices

### ELECTRICAL

- Concealed FR Copper Wiring & All Electrical Fixtures of ISI Quality
- Shock Proof Protection with Latest ELCB / MCB in each Unit
- Quality Modular Electrical Switches
- Provisions provided for Outdoor AC Units in the designated place given by the architect