




madhuhar

PALLADIUM

1, 2 & 3 BHK APARTMENTS & SHOPS



Developer:
MADHUHAR CORPORATION

Site: Madhuhar Palladium, Nr. Gotri Tank, Gotri Road, Vadodra-390 021.

Contact: **+91 90811 11699**
Email: madhuharcorp@gmail.com

PAYMENT TERMS:

	TOWER A & B	TOWER C & D
At Time of Booking	10%	15%
15 Days From Date of Booking	10%	15%
Plinth Level	15%	15%
At Every Slab	05% x10= 50%	05% x7= 35%
At Time of Masonry And Plaster	05%	10%
At Time of Flooring & Color	05%	05%
On Completion / Before Sale Deed	05%	05%

Architect:



ARCHITECT & INTERIOR DESIGNER
akar.dipakpatel71@gmail.com

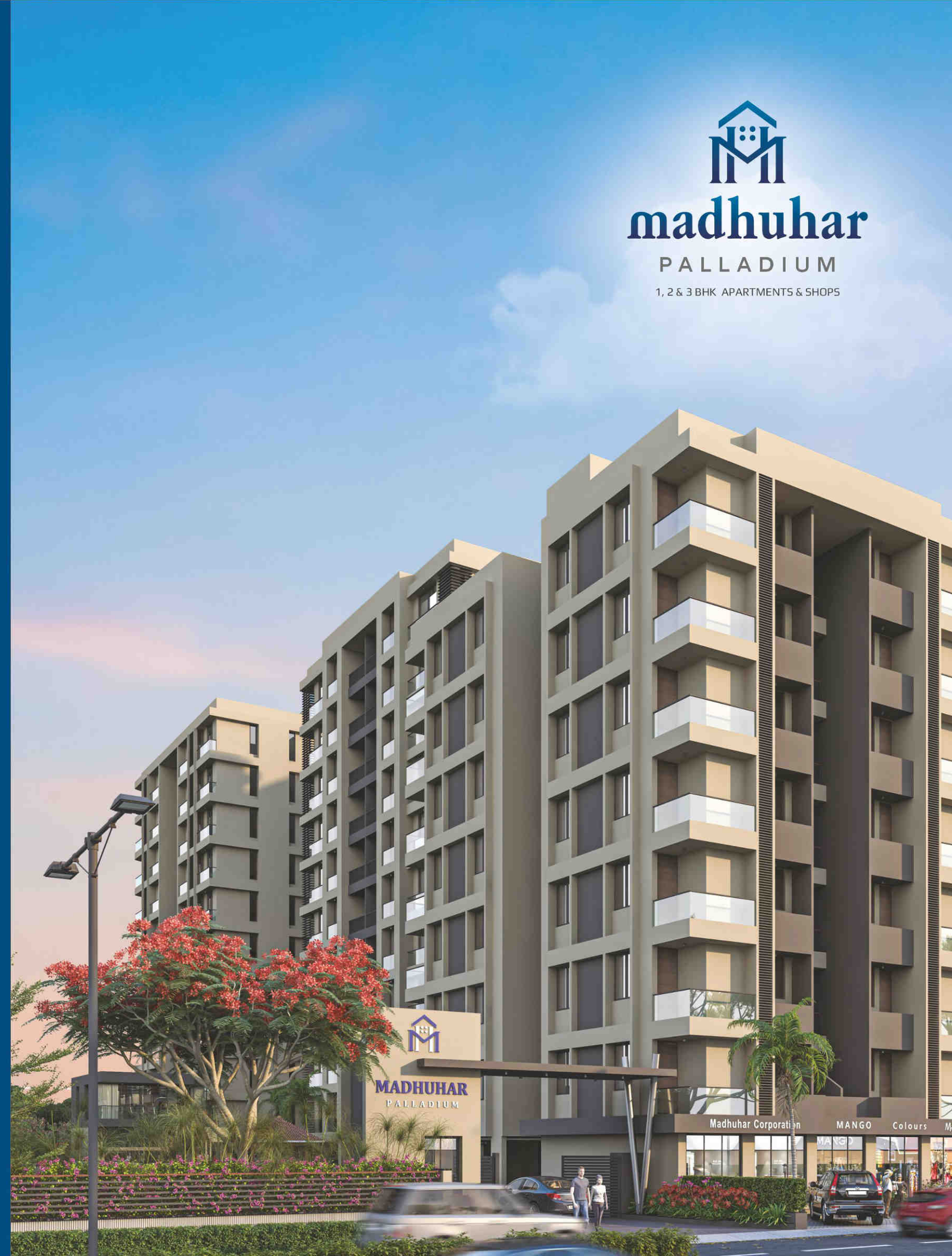
Structure Consultant :



Terms & Conditions:

- (1) Stamp Duty, Registration charges, GST or any such present and Future additional Taxes, Maintenance deposit, Development charges and Electrical Infrastructure Charges and deposit will be charged Extra.
- (2) Possession will be given after one month of settlement of all accounts.
- (3) Continuous defaults in payment will lead to cancellation of booking and refund in case of cancellation will be made after deduction of 25000/- against administrative charge.
- (4) Changes in any Structural design & External facade will not be permitted under any circumstances. Internal changes will only be permitted with prior permission.
- (5) Outdoor AC Unit should be fitted at the designated place as per provision made by the Architect.
- (6) All the buyers / members are bound to follow all rules / instructions for future maintenance of building.
- (7) This brochure is for information purpose only; it does not form a part of any agreement or legal document.

suitable if required for the purpose. The Clients/Buyers accept / undertake to give NOC for the same.





CENTRAL LOCATION

LUXURIOUS RESIDENCES

SUPERIOR CONVENIENCE

MODERN LIFESTYLE

All that you wished for in your dream home comes to you at **Madhuhar Palladium**.

Set at Gotri, a fast developing residential locality, these elegant 1, 2 & 3 BHK apartments and smart retail units are sure to bring joy to you and your family. Every residence is thoughtfully planned to maximize utility of space and bring in abundance of natural light and air. The premium finishing and top quality fixtures not only make your homes look stylish but also ensure durability.

The ground floor retail units are planned to maximize business growth for the shop owners and convenience for the residents. While the in-campus patrons enjoy proximity to daily essentials, the shops benefit from the captive customer base and fresh footfalls due to a road-facing elevation.



CLASSY HOMES AND
URBAN LIFESTYLE FOR
BLISSFUL LIVING



GROUND FLOOR PLAN



FIRST FLOOR TYPICAL PLAN



SHOP-1	SHOP-2	SHOP-3	SHOP-4	SHOP-5	SHOP-6	SHOP-7	SHOP-8	SHOP-9	SHOP-10
9'-3" X 28'-3"	9'-6" X 28'-3"	9'-0" X 28'-3"	9'-6" X 28'-3"	9'-6" X 28'-3"	9'-6" X 28'-3"	9'-6" X 28'-3"	9'-0" X 28'-3"	9'-6" X 28'-3"	9'-3" X 28'-3"
B.A.: 287 sq.ft.	B.A.: 296 sq.ft.	B.A.: 278 sq.ft.	B.A.: 296 sq.ft.	B.A.: 296 sq.ft.	B.A.: 296 sq.ft.	B.A.: 296 sq.ft.	B.A.: 278 sq.ft.	B.A.: 296 sq.ft.	B.A.: 287 sq.ft.
C.A.: 264 sq.ft.	C.A.: 272 sq.ft.	C.A.: 255 sq.ft.	C.A.: 272 sq.ft.	C.A.: 272 sq.ft.	C.A.: 272 sq.ft.	C.A.: 272 sq.ft.	C.A.: 255 sq.ft.	C.A.: 272 sq.ft.	C.A.: 264 sq.ft.

103 TO 703	104 TO 704	103 TO 703	104 TO 704
102 TO 702	101 TO 701	102 TO 702	101 TO 701



LIFESTYLE AMENITIES



Clubhouse



Senior Citizen Seating Area



Multi-purpose Hall



Children's play area



Jogging track



Landscaped Garden



Gazebo

VALUE ADDITIONS



Adequate Car Parking for All Flats



24x7 Generator power backup



Quality 2 Elevators in each tower



Attractive name plate & elegant letter box



CCTV Surveillance



Fire safety system.



24x7 Security



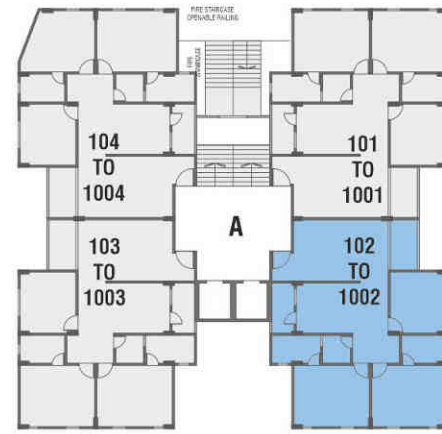
Common solar panel



TYPICAL PLAN
1st TO 10th FLOOR

3 BHK

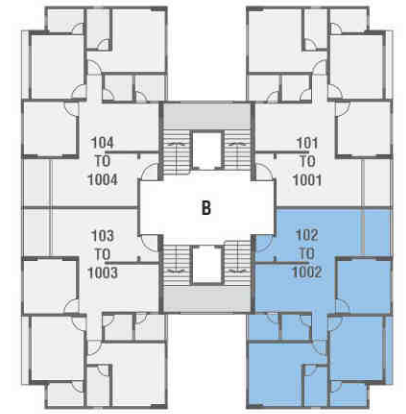
BUILT UP AREA: 1091.79 SQ.FT.
CARPET AREA: 952.00 SQ.FT.



TYPICAL PLAN
1st TO 10th FLOOR

3 BHK

BUILT UP AREA: 943.68 SQ.FT.
CARPET AREA: 826.56 SQ.FT.

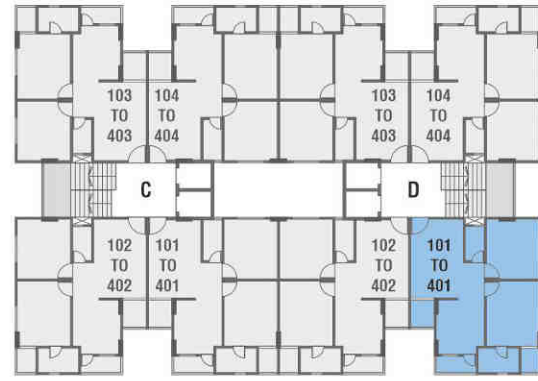




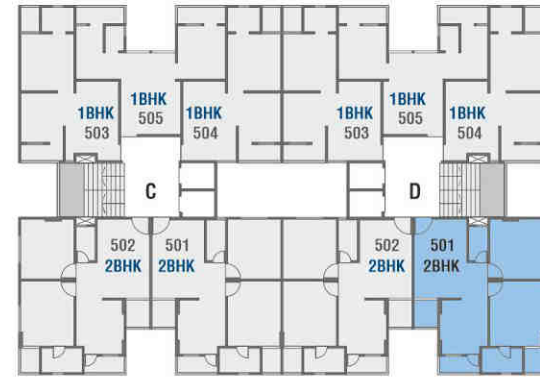
TYPICAL PLAN
1st TO 4th FLOOR

2 BHK

BUILT UP AREA: 667.80 SQ.FT.
CARPET AREA: 556.82 SQ.FT.

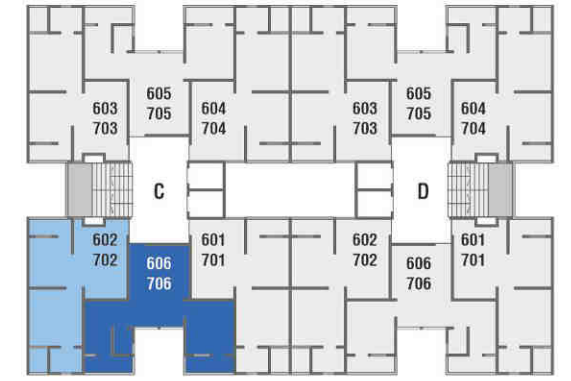


5th FLOOR



TYPICAL PLAN
6th TO 7th FLOOR

1 BHK

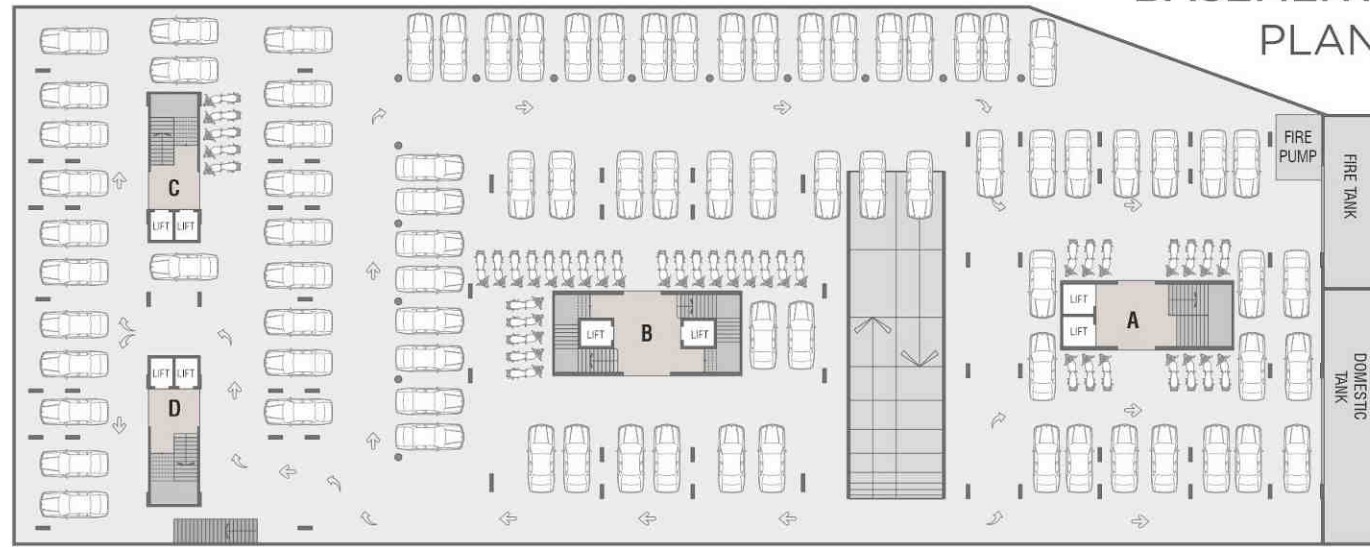


BUILT UP AREA: 428.30 SQ.FT.
CARPET AREA: 356.82 SQ.FT.



BUILT UP AREA: 426.79 SQ.FT.
CARPET AREA: 355.64 SQ.FT.

BASEMENT PLAN



COMMERCIAL PREMISES

That gets an advantage of maximum visibility

STRUCTURE & WALL CONSTRUCTION:

- Earthquake resistant RCC framed structure design
- Internal wall with putty & primer and external wall with weather resistant paint
- Paver block in common area

FLOORING & WALL CLADDING:

- Vitrified tile flooring with skirting in all units.
- Natural stone / Vitrified tile flooring in common area.

ELECTRIFICATION:

- Sufficient electric point with concealed wiring along with modular switches with one AC Point in each unit.



SPECIFICATIONS



STRUCTURE:

- Good quality RCC frame structure as per earthquake safety norms



WALL FINISH:

- Smooth finish internal plaster with wall putty & primer
- External surface finished with water resistant exterior paint



FLOORING:

- Good quality vitrified tiles flooring



DOORS:

- Decorative Main Door with hardware fittings
- All other doors are flush door with two side laminates



WINDOWS:

- Glazed Aluminum sliding windows with stone sills



KITCHEN:

- Granite Platform with SS Sink and designer tiles



TOILETS:

- Western concept designed toilets. Concealed plumbing of premium make fittings
- Geyser point in each bathroom
- Anti-skid ceramic tiles flooring in floor & ceramic tiles on walls



ELECTRIFICATION:

- Concealed copper wiring (ISI grade)
- Modular switches
- Sufficient electric points as per architect's design



ELEVATORS:

- Two Good quality Lifts



TERRACE:

- Waterproofing on terrace



WATER SUPPLY :

- Continuous Water Supply with stand-by bore pump



POWER BACKUP:

- Good Quality Generator for Common area & lifts

APF By All leading Banks

CANCELLATION CHARGE -

25,000/- GST as applicable | MGVCL meter charge - as actual | Agreement Cancellation Charge as per Rules

