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*with eternal
Beauty and Beyond*

PRADHAN GLENFOREST

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OPP. UMA SOCIETY, BS. VRUND RESIDENCY,
ANKODIYA ROAD, GORWA-ANKODIYA, T.P. 01,
VADODARA-390 016.

CALL: +91 97260 80801

E-MAIL: PRADHANDVELOPMENTS@GMAIL.COM

DEVELOPERS :

PCG INFRASPACE
PRIVATE LIMITED

ARCHITECT:



STRUCTURE:

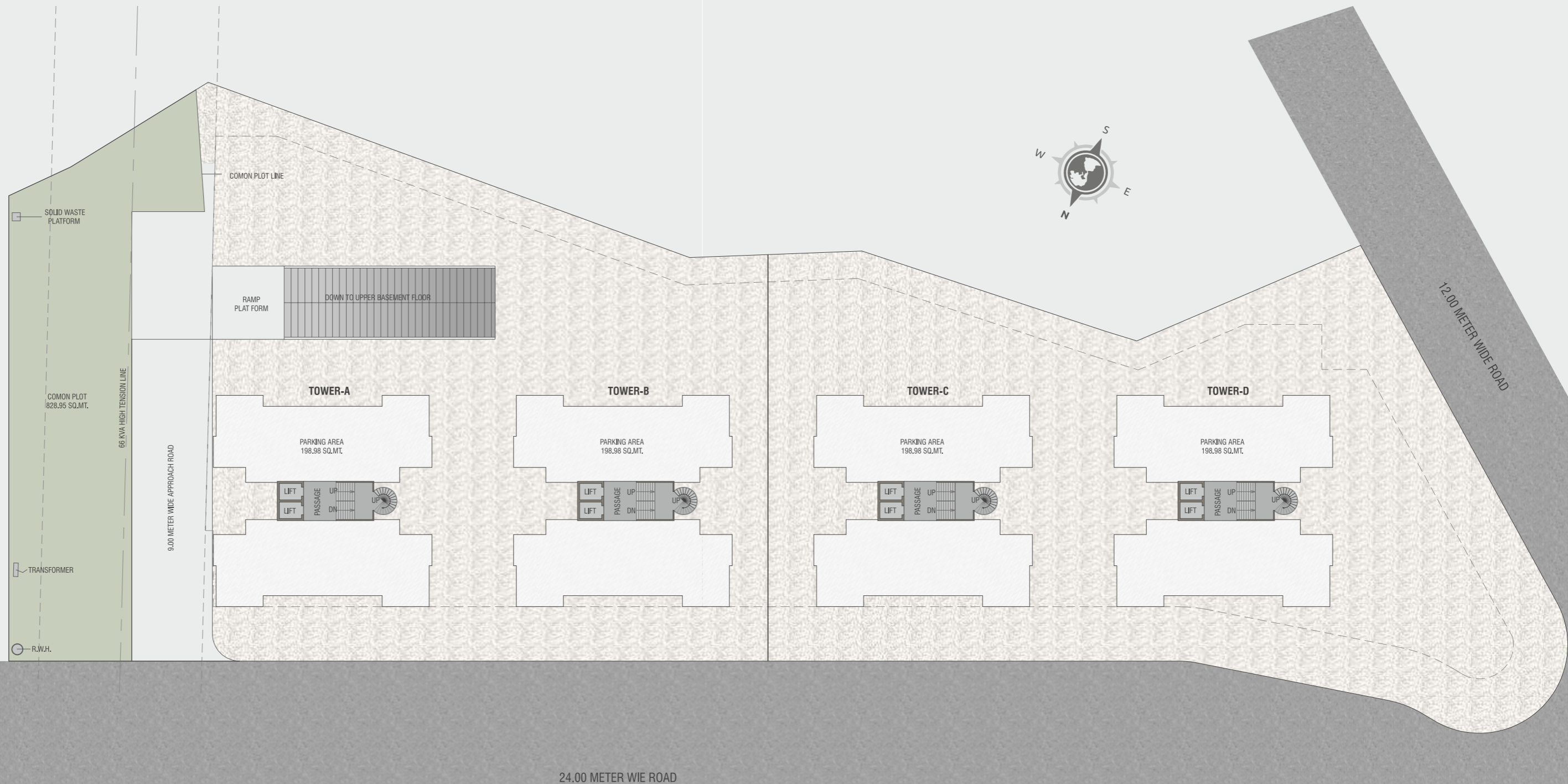


3BHK PREMIUM FLATS

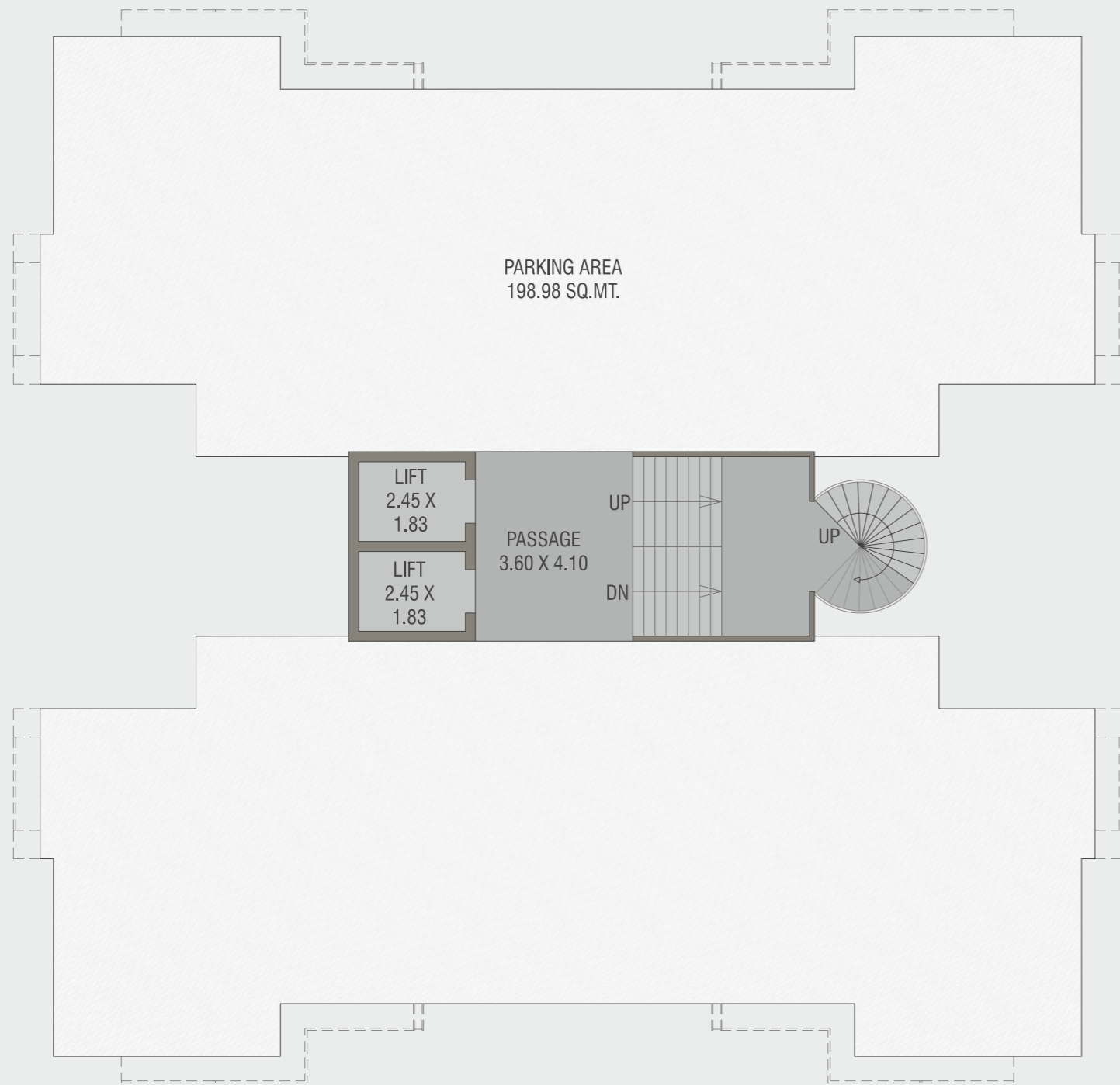




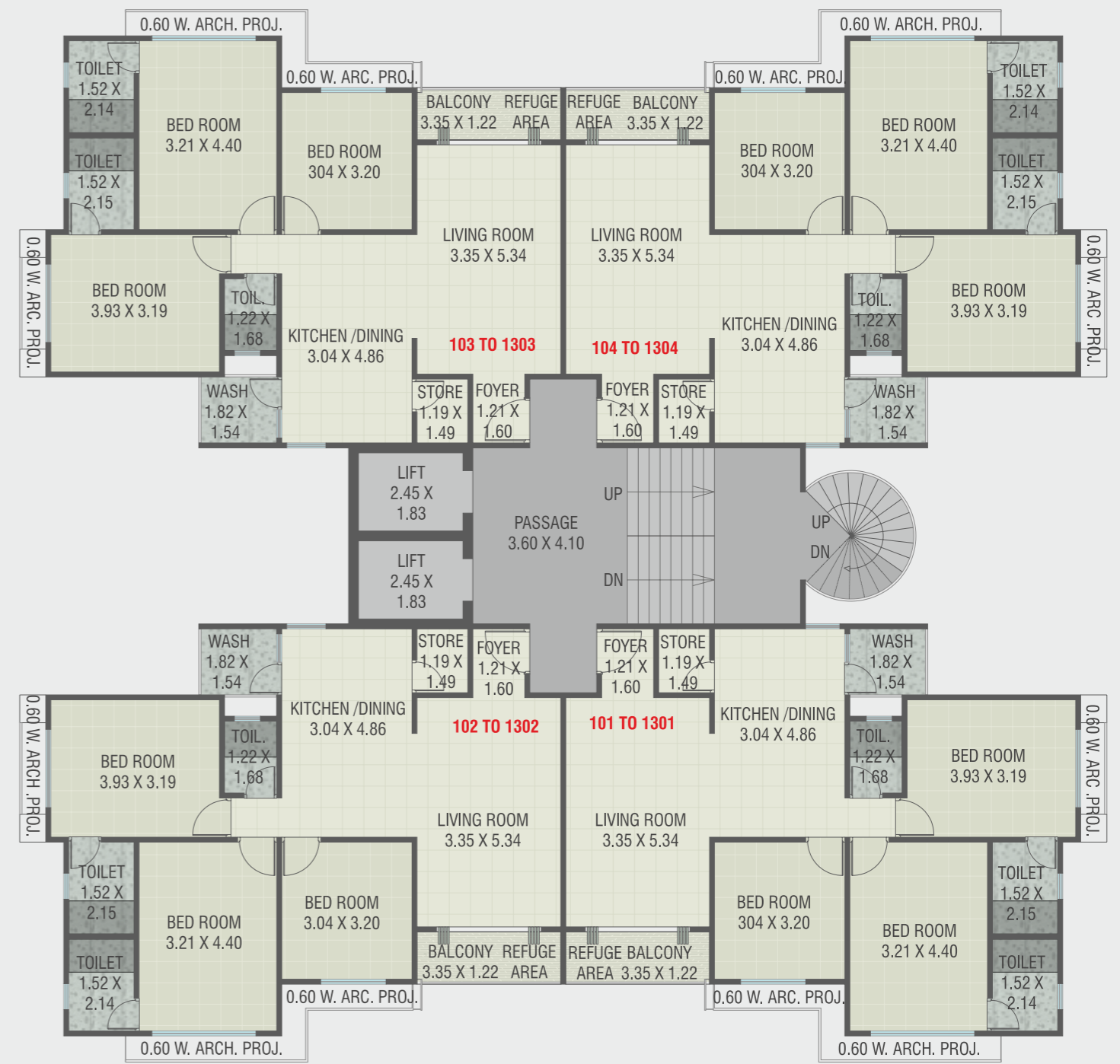
BASEMENT
FLOOR
PLAN
(TOWER - ABCD)



LAYOUT PLAN



GROUND
FLOOR
PLAN
(TOWER - ABCD)



1ST TO 13TH
FLOOR PLAN
(TYPICAL)
(TOWER - ABCD)



14TH FLOOR
PLAN
(TOWER - ABCD)



LEISURE
AMENITIES





SPECIFICATION



Structure

- Earthquake resistant RCC frame structure designed by approved structural Consultant.



Wall Finish

- Interior: Smooth finish plaster with two coat putty and primer
- Exterior: Double coat plaster with Weather Resistant Paint.



Flooring

- Standard quality glazed vitrified tiles in All Rooms
- Anti-Skid tiles flooring in all Bathroom.



Doors

- Main Door: Standard quality wooden door and stone frame.
- Internal Doors: Laminated flush door with stone frame
- Standard quality lock fittings.



Kitchen

- Standard quality Platform with S.S. sink & Dedo tiles



Bathroom

- Designer Bathrooms with standard quality bath fittings and sanitary wares.
- Standard quality ceramic tiles dedo



Electrification

- Concealed copper wiring as per ISI Standard.
- Adequate electric points in each room as per Architect's plan.
- Geyser points in each bathroom.
- TV point in Living Room and Master Bedrooms.
- AC point in Living Room and All Bedrooms.
- Separate MCB for each room.



Windows

- Aluminium powder coated with mosquito net.



Terrace

- Elegant tiles finish with water proofing treatment.



Lift

- 2 Lift in each tower



Cancellation Policy:

Cancellation charges Rs. 50,000/- • If agreement for sale is executed then cancellation charges will be 1,50,000/- • Refund will be given after new booking of same premise.

TERMS AND CONDITION/DISCLAIMER

(01) The Booking of the unit is confirmed only after receiving 30% of total cost, till then it will be treated as advance for allotted unit. (02) Possession will be given after one month of settlement of all account. Also vastupuja, furniture work will be permitted only after possession. (03) Development Charge, Stamp Duty, GST, Common Maintenance Charges, Legal Charges, MGVCL, VMSS/VUDA Charges will be paid by the purchaser. (04) Any new Central or State Gov. Taxes, if applicable shall have to borne by purchaser. (05) Payment dues are to be paid within 7 days from the date of completion of each stage of work or as per commitment. (06) For delay in payment as per the above schedule, Interest as per RERA will be charged extra . If the due/committed payment is delayed continuously for more than 90 days, the developer reserves all rights to cancel that booking by giving simple notice and booking amount will be refund offer new booking. (07) Developers shall have the right to change the plan, elevation, specification or extend the scheme or any details herein will be binding to all. (08) In case of delay in the procedure or any activity of corporation/VUDA, MGVCL or any authority shall be faced united. (09) Extra work shall be executed only after receiving full payment in advance-subject to approval. (10) Any kind of alteration or change is strictly not allowed inside or outside of unit which affect the elevation or outer look or strength of the unit or project. (11) Any plans, specifications or information in this brochure cannot form legal part of an offer, contract or agreement. It is only depiction of the project. (12) All Images Shown are for Illustration Purpose only. (13) All disputes are subject to Vadodara jurisdiction.

PAYMENT TERMS:

10% at the time of Booking | 10% at the time of Banakhat | 15% Plinth Level GF slab to 14th floor slab (15) 50%x | 5% Masonry & Plaster work 5% flooring & fitting | 5% Completion \ Before saledeed

Above project is registered under Gujrera. For further details: visit: www.gujrera.gujarat.gov.in under registered project.

