

Promoter name - Pratham Properties



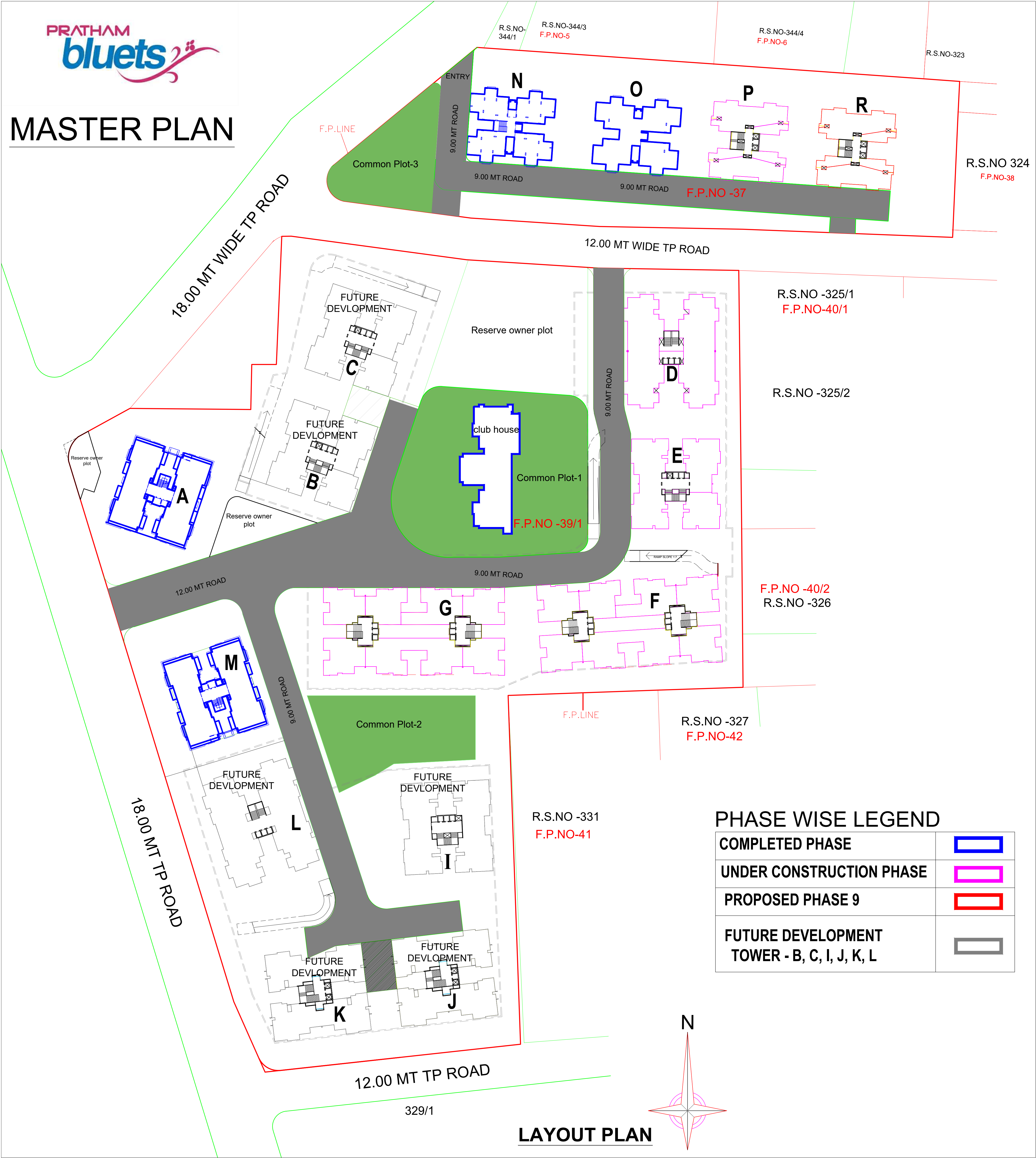
**Phase-9, Tower R
(Tower Rose)**

Site Address:

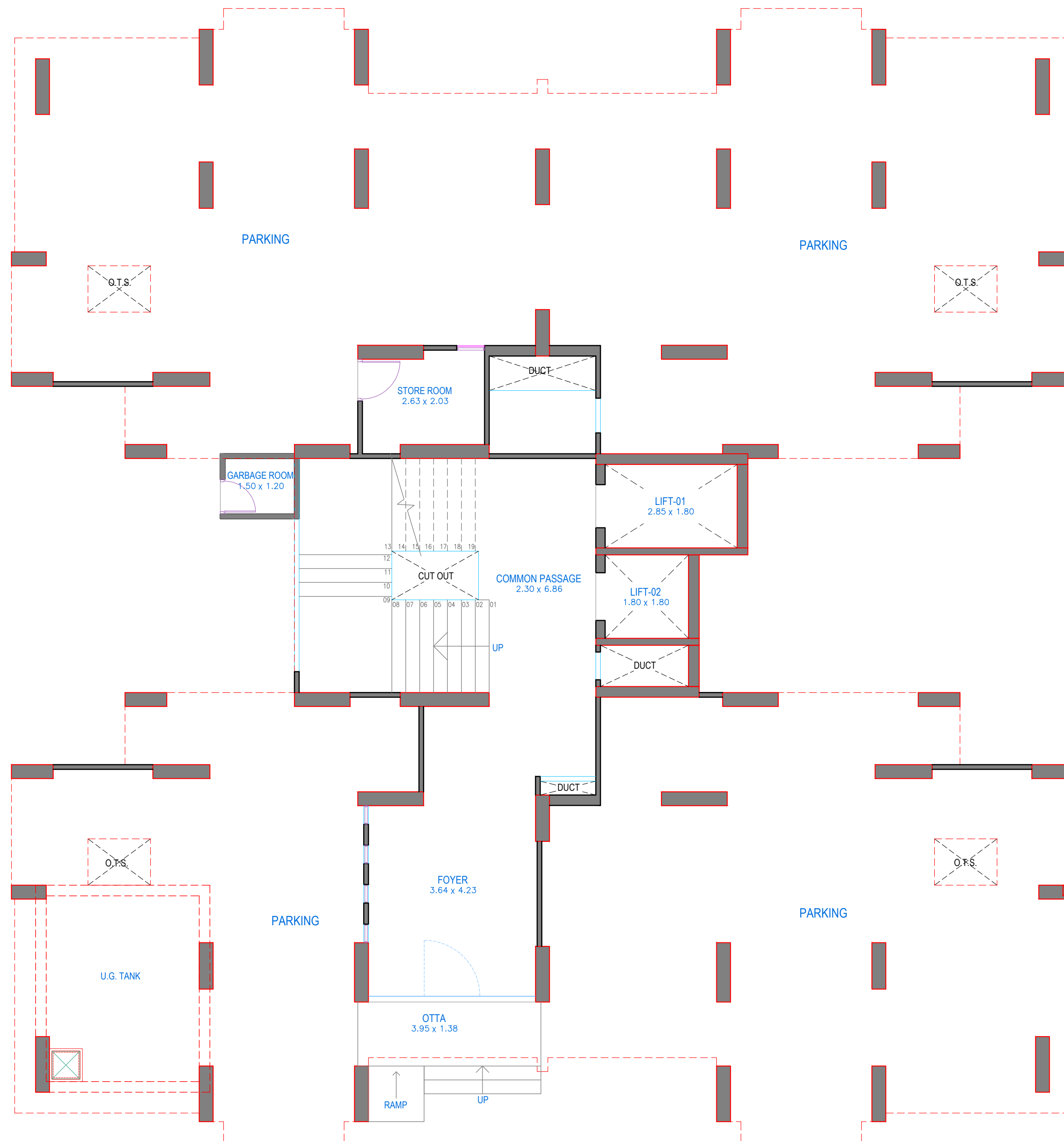
Pratham Bluets, road next to Zydex, Opp Shaishav School,
Off Gotri-Sevasi Road, New Alkapuri, Vadodara - 390021, Gujarat.



MASTER PLAN



LAYOUT PLAN



GROUND FLOOR PLAN

FOR PRESENTATION PURPOSE ONLY
 NO. OF COLUMNS, LOCATION, SIZE WILL BE VARY AS PER STRUCTURAL DESIGN
 ~INDICATIVE DESIGNS SUBJECT TO CHANGE



101,401,501,601,701,1001

102,402,502,602,702,1002

04



104,404,504,604,704,1004

103,403,503,603,703,1003

TYPICAL FLOOR PLAN (1ST, 4TH, 5TH, 6TH, 7TH, 10TH FLOOR PLAN)

FOR PRESENTATION PURPOSE ONLY
NO OF COLUMNS, LOCATION, SIZE WILL BE VARY AS PER STRUCTURAL DESIGN
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RERA CARPET AREA (FOR 1ST TO 10TH FLOOR)
TYPICAL UNIT AREA: 80.121 SMT (862.42 SFT)
BALCONY AREA: 4.021 SMT (43.28 SFT)



201,301,801,901

202,302,802,902

05



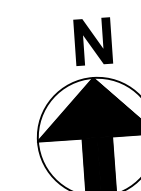
204,304,804,904

203,303,803,903

TYPICAL FLOOR PLAN (2ND, 3RD, 8TH, 9TH FLOOR PLAN)

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RERA CARPET AREA (FOR 1ST TO 10TH FLOOR)
 TYPICAL UNIT AREA: 80.121 SMT (862.42 SFT)
 BALCONY AREA: 4.021 SMT (43.28 SFT)



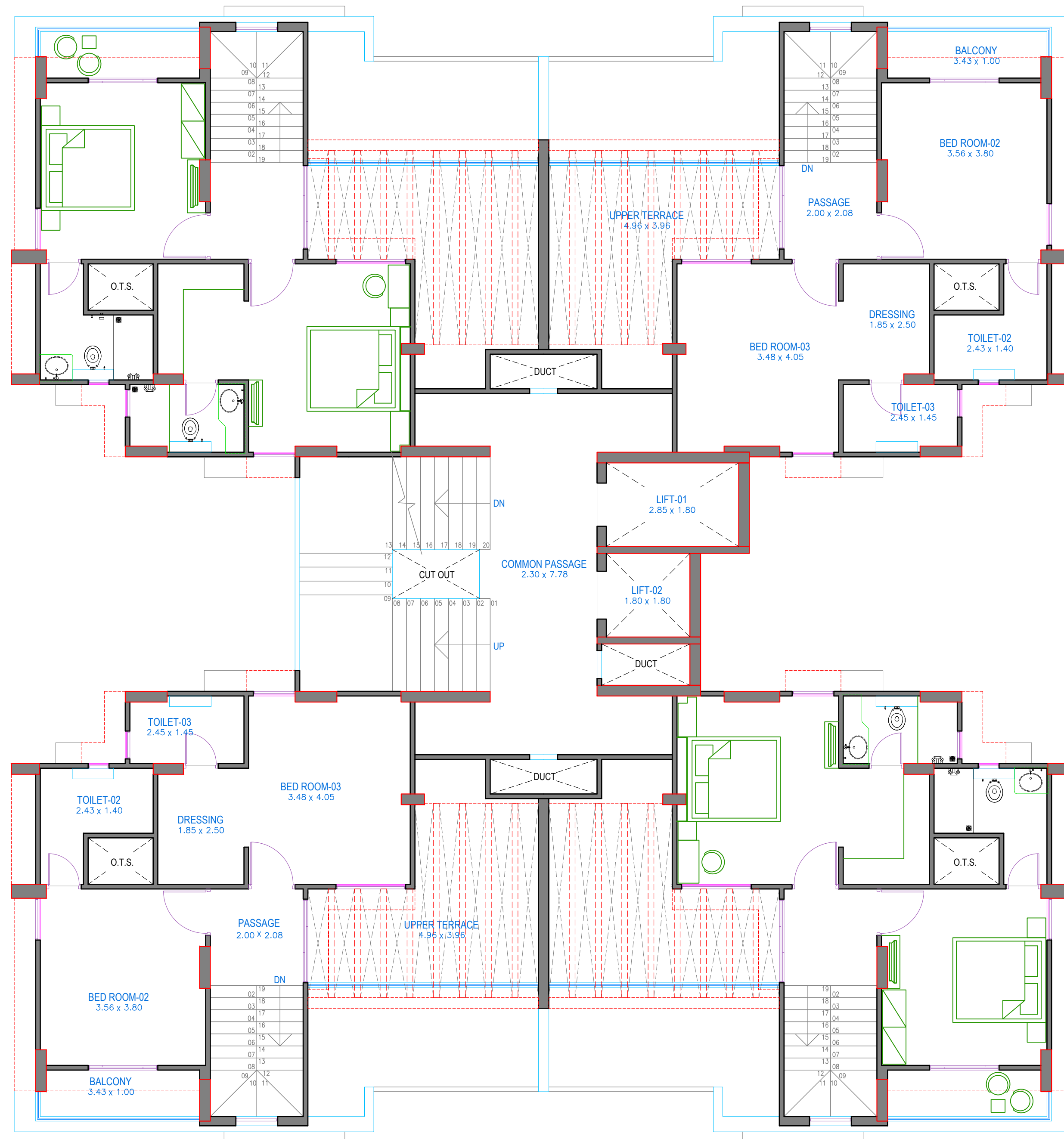


PH LOWER FLOOR PLAN (11TH FLOOR PLAN)

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RERA CARPET AREA (FOR PH = 11TH FLOOR)
 PH LOWER UNIT AREA: 74.112 SMT (797.74 SFT)
 TERRACE AREA: 11.446 smt (123.21 sft)



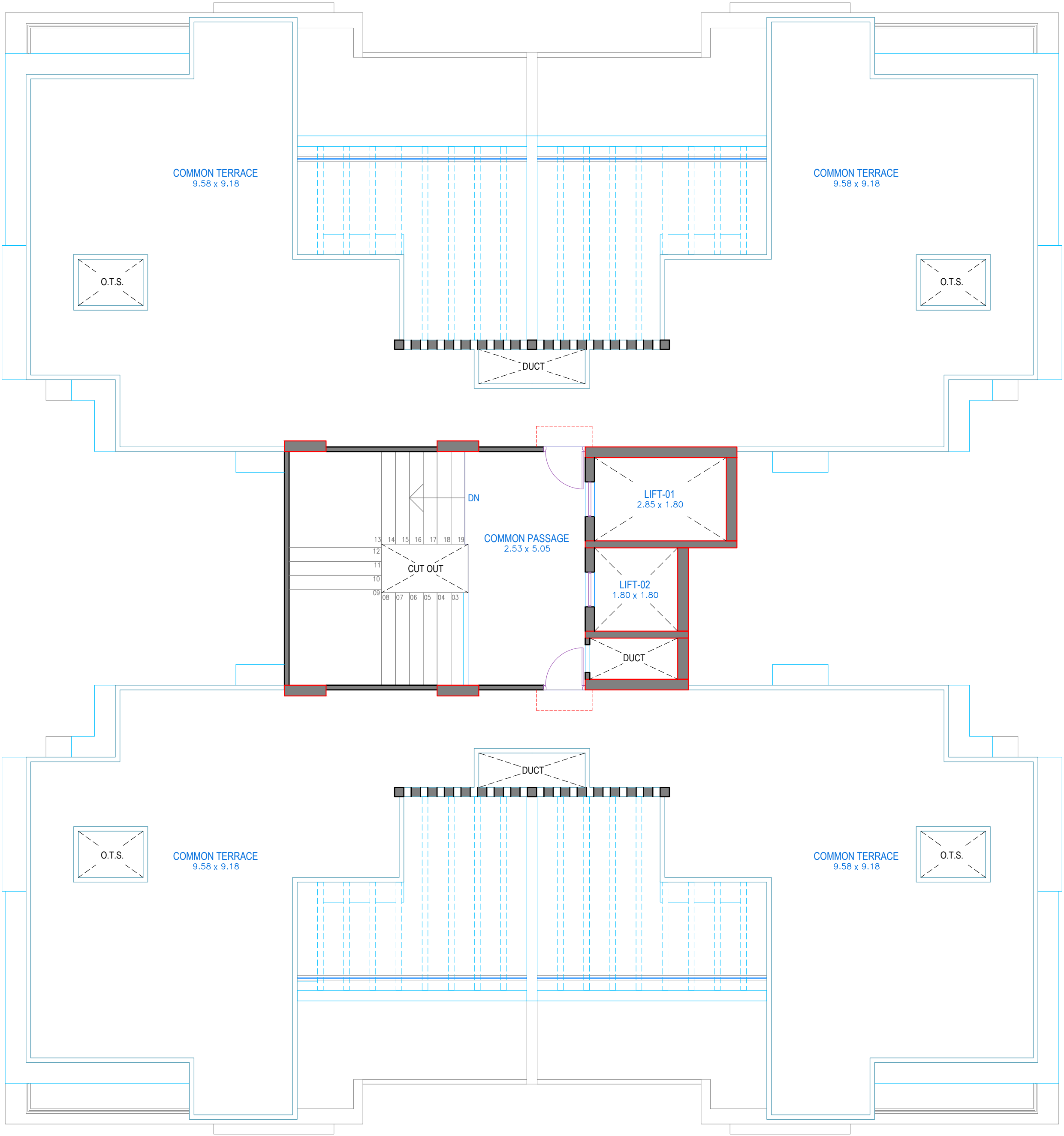


PH UPPER FLOOR PLAN (12TH FLOOR PLAN)

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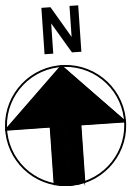
RERA CARPET AREA (FOR PH = 12TH FLOOR)
 PH UPPER UNIT AREA: 53.367 smt (574.45 sft)
 BALCONY AREA: 3.404 SMT (36.64 SFT)
 TERRACE AREA: 16.53 smt (177.92 sft)

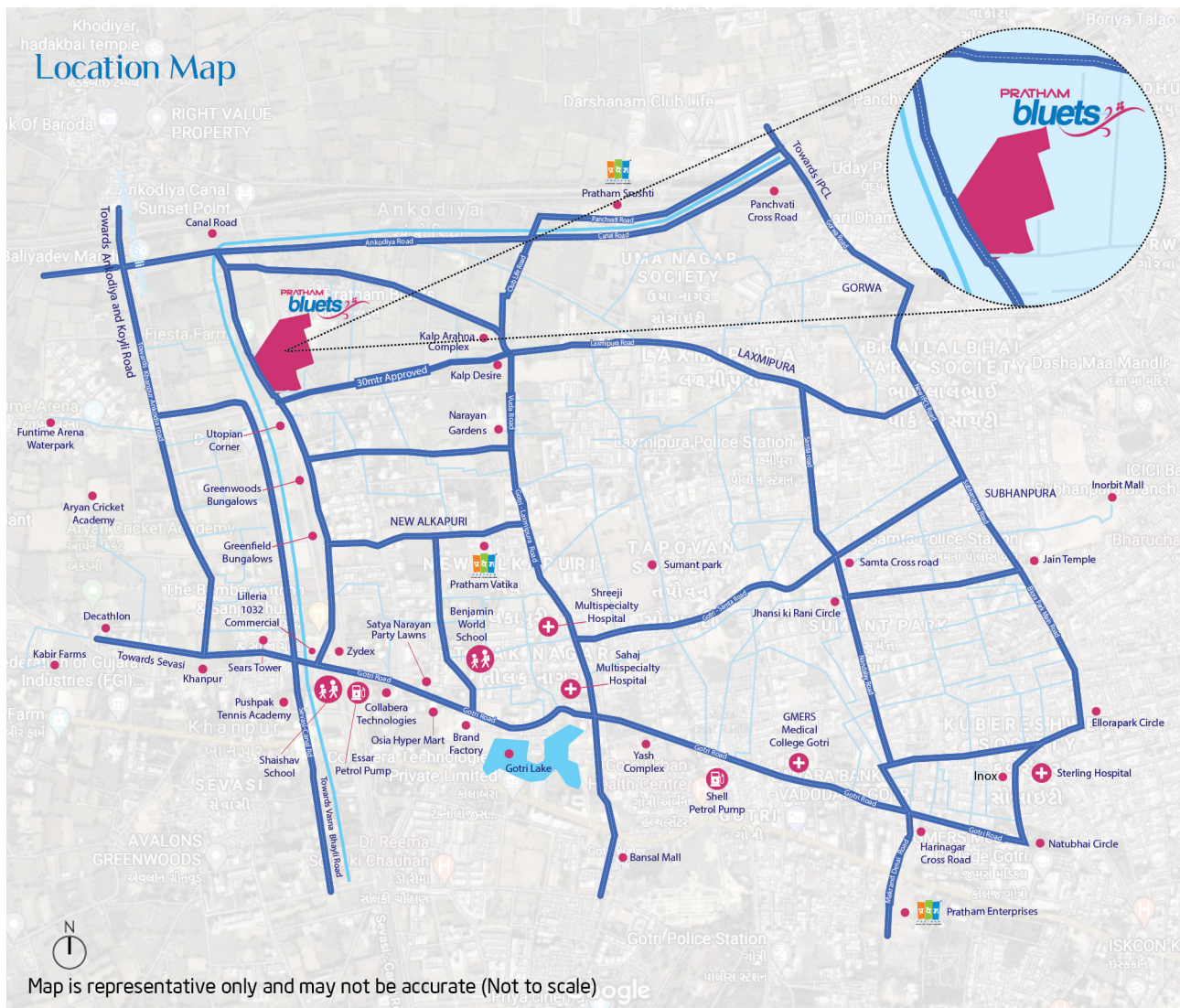




TERRACE AND STAIRCABIN FLOOR PLAN

FOR PRESENTATION PURPOSE ONLY
NO OF COLUMNS, LOCATION, SIZE WILL BE VARY AS PER STRUCTURAL DESIGN
~INDICATIVE DESIGNS SUBJECT TO CHANGE





Distances & Locations

Schools and Universities		Shopping Complex and Malls		Petrol Pumps	
Shaishav School	1.8 Km	Lillieria 1038	1.7 Km	Essar Petrol Pump	1.8 Km
Poddar World School	3.6 Km	Brand Factory	2.8 Km	Shell Petrol Pump	4.3 Km
Nalanda International School	4.3 Km	Osia Mall	2.8 Km		
Navrachna University	5.4 Km	Inorbit Mall	6.2 Km		
Major Hospitals		Transit			
GMERS Medical college, Gotri	4.4 Km	Bus depot	8.5 Km		
Bhailal Amin Hospital	6.1 Km	Railway station	8 Km		
Sterling Hospital	6.3 Km	Airport	12.5 Km		



Site Address:

Pratham Bluets, road next to Zydex, Opp Shaishav School, Off Gotri-Sevasi Road, New Alkapuri, Vadodra - 390021, Gujarat.

Nos. +91 9687684011 / +91 9687684084 | inquiry@pratham.com | www.pratham.com

SPECIFICATIONS

FLOORING

- | China Mosaic on terrace
- | Drawing, Living, Dining & Kitchen - 800x800 Good quality vitrified tiles
- | Bedrooms - 600x600 Good quality vitrified tiles
- | Anti-skid tiles for toilets
- | Wash Area - Polished kota stone for flooring and Ceramic tiles for Dado
- | Good quality granite kitchen platform
- | Good quality tiles for kitchen dado

WALL FINISH

- | Elevation finish plaster and texture
- | Internal walls and ceilings - White cement putty / gypsum plaster

DOORS, WINDOWS AND GRILLS

- | Entrance door shutters - decorative shutters with melamine polish
- | Windows - Powder-coated aluminum windows
- | Safety Grills - Elegantly designed MS grill for all windows
- | Mosquito net in ventilators, french sliding doors

BATH & SANITARY FITTINGS

- | Good quality SS kitchen sink
- | Water closets - Wall hung EWC in all toilets of Jaquar/Cera/Parryware/Hindware /Roca or equivalent brand
- | Faucets & fittings - CP finish with Jaquar/Kohler or similar brand
- | Flushing system - Concealed flush tank of Jaquar/Kohler/Roca or similar brand

ELECTRICAL

- | Switches - Modular switches
- | Adequate 5 & 15 Amp points
- | Generator backup for common area, lift and select point in units
- | Footlights in bedrooms and entrance foyer