

N.A

N.O.C

TITLE CLEAR

BANK LOAN

RERA

2 & 3 BHK PREMIUM LIVING

# Western Greens

*Joy of living*

*My Lovely Home in Juhapura*

# THE BIG APARTMENTS



## SPECIFICATIONS

### STRUCTURE

- Earthquake resistant RCC frame structure

### PLASTER

- Internal wall plaster with putty finish
- External mala plaster with texture finish

### FLOORING

- Wooden or Natural Stone effect  
Vitrified tiles (600mm\*600mm)

### KITCHEN

- Full body vitrified platform with S.S. sink.
- Glazed tiles dado upto lintel level

### DOORS

- Attractive main door with wooden / granite frame.
- Other doors with wooden / granite frame.

### WINDOWS

- Aluminum sliding windows with stone sill.

### BATHROOM

- Lintel height Designer glazed tiles in toilets.
- Cera / Varmora or equivalent sanitary ware.
- Cera / Jaquar or equivalent C.P. fittings.
- Geyser & shower points in bathroom

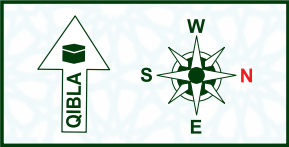
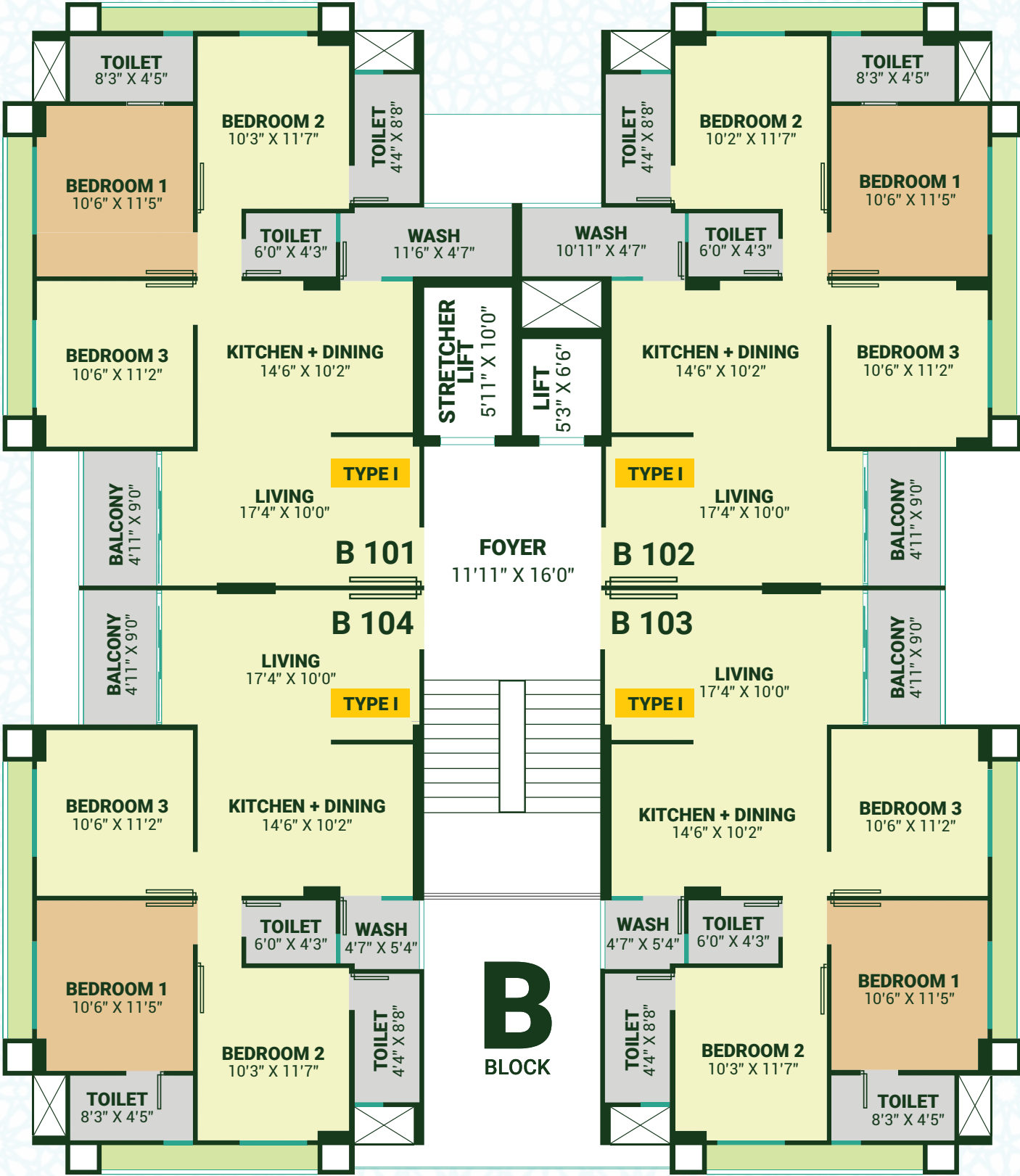
### ELECTRIFICATION

- Concealed copper ISI wiring with one ELCB & electrical points.
- TV point in drawing room & A.C point

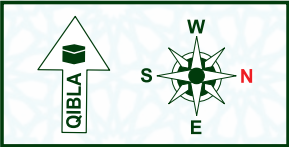
# TYPICAL GROUND FLOOR PLAN



# 3 BHK Unit Floor Plan



# 2 BHK Unit Floor Plan





This excellent selection of **73 BRAND NEW APPARTMENT** has been carefully designed, Built & styled for people looking for modern luxury living.

\*Images are for representation purposes only

## LEGAL NOTES

Stamp Duty, Registration Charges, Legal Documentations, Maintenance Charges & Deposits, Development Charges, A.M.C. & Torrent Electrical Charges & Deposits including Cable & Sub-Station Cost or any other Government Charges shall be borne by the Purchaser.

GST or any other Additional Duties or Taxes as per Laws levied by the Government / Local Authorities prior, during or after the completion of the Scheme shall be borne by the Purchaser.

Changes / Alterations of any nature, including the Elevations, Exteriors, Color Scheme, Specification of the Apartments or any other changes affecting the Overall Design Concept & Outlook of the Scheme are strictly not permitted during or after the completion of the scheme. Only internal changes shall be allowed with prior Approval of the Developers & shall be charged extra.

Illustration in this Brochure is Artist's Impressions & is intended only to convey the Essential Designs & Technical Features of the Scheme. Every reasonable care is taken in providing this information, however its owners cannot be held responsible for any inaccuracy.

All Furniture including wardrobes, other sofa furnishings inter-alia curtains, mattresses, bed, linen, upholstery etc. lights & other electrical fixtures & appliances like air conditioners, refrigerators, TVs, telephones, laptops etc.. any of the equipment household accessories inter-alia crockery & cutlery, rugs, carpets, decorative pieces & wall hangings, wall papers, utensils etc. apparels & all other consumable & movable items shown in the simulated images do not form part of the sale of any property by the developer.

The Brochure shall not be constructed to form a part of the Legal Document. Agreement for allotment shall be Final & Binding to Purchaser. Subject to Ahmedabad Jurisdiction.

**B 101**

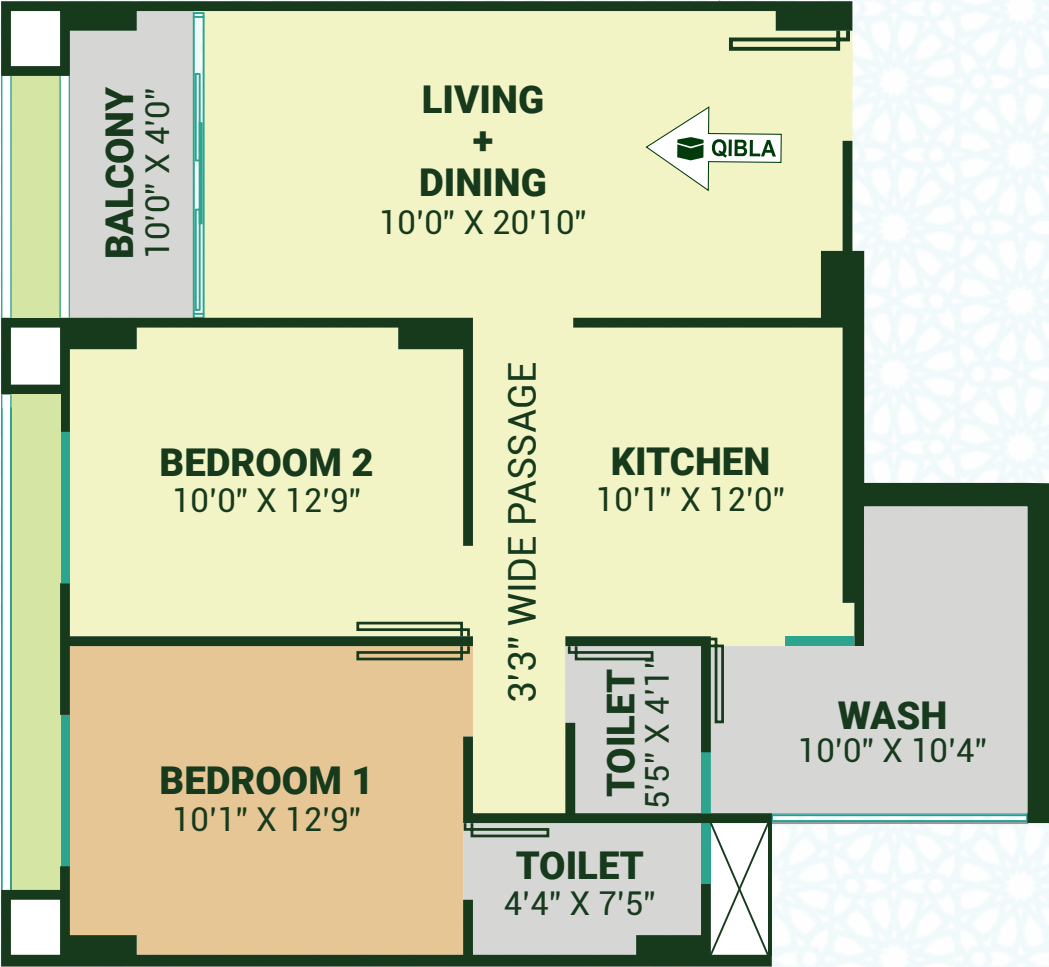
**3** TYPE I  
**BHK**



FOR REFERENCE ONLY

A 101

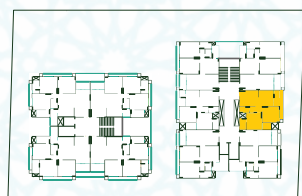
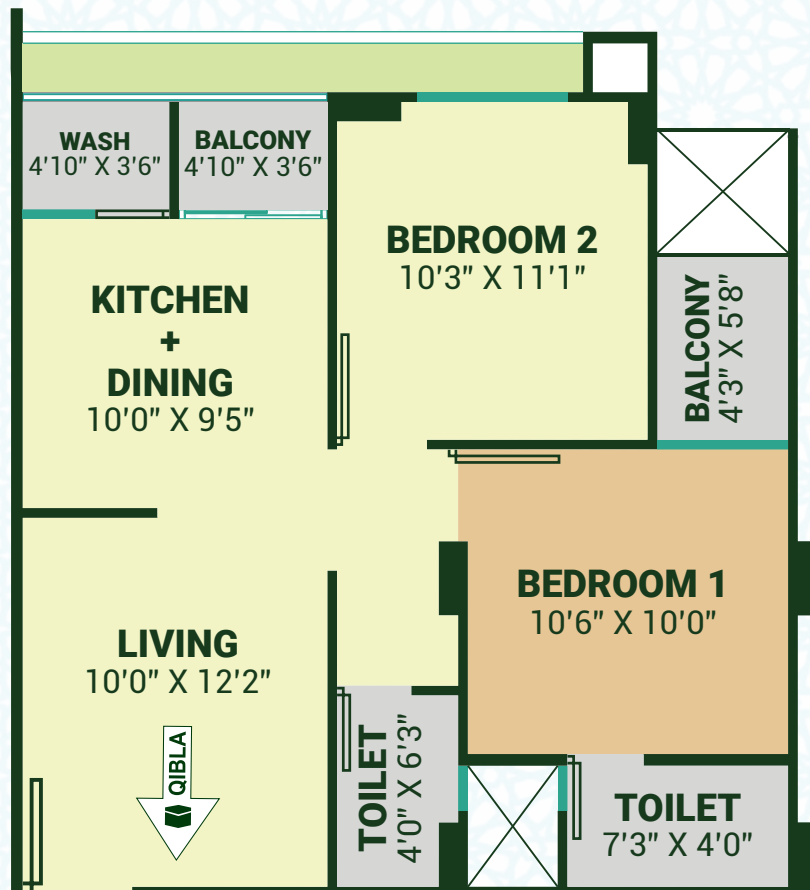
2 TYPE II  
BHK



FOR REFERENCE ONLY

A 105

2<sup>TYPE III</sup>  
BHK



FOR REFERENCE ONLY

# THE BIG APARTMENTS



Car Wash With  
Qurbani Facility



3 Layer  
Parking



Safe & Secure  
Building Entry



Fire Hydrant  
System



School Bus  
Pickup Point



Well Decorated  
Foyer



Solar for  
Common Area  
(As per Approval)



CCTV

& Much More



GAZEBO



CHILDREN  
PLAY  
AREA



LAZY  
LOUNGE

STRETCHER  
LIFT



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## A PROMISING LOCALE

Western Greens is situated on the proposed 40 feet road of Town planning Scheme (TPS)-85 that connects to Sarkhej Juhapura Road. TPS-85 is one of the best planned Town Planning Scheme announced by the Government in Muslim locality of Ahmedabad.

Western Greens is just a stone through away from popular hospitals like Zahra Mediplus & Amena Khatun, International Schools like DAV & Adani Vidhya Mandir, Tourist Destinations like the Sarkej Roza, Banks Like BOI & BOB, Multicuisine Restaurants & Mosques.

Western Greens is in close vicinity of ALEEZA BUSINESS CENTER, a Premium Mini Mall of Juhapura serving the locale with their basic shopping needs like grocery, clothing, beauty salons, coaching classes, stationery, cafe, doctors and other medical facilities, while RAINBOW SUPERMARKET situated in Aleeza Business Centre seamlessly offers your daily needs with a diverse range of products.

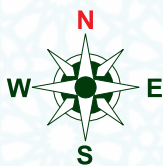
**It is well connected to important landmarks making Your Dream Your Perfect Investment!!**

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# Key Plan

REF :- TP Scheme No 85



Scan For Details



## CREDITS



**Project Architect**  
Sachin Gandhi & Associates



**AMC Consultant**  
Noorani Architects Pvt. Ltd.



**MEPF Consultant**  
Ampere Consultant LLP



**Diaphragm Wall**  
Heritage Infraspace Pvt. Ltd



**Legal Advisors**  
Idrish Bengali & Associates



**Structure Consultant**  
Shreeji Structurals



**Project Management Consultant**  
FS PMC Consultant



## Western Greens

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