

AL-MUQQAAM
Residency

SHOPS & 2 BHK LUXURIOUS FLATS

- Elegance personalized fit your lifestyle





SHOPS & 2 BHK LUXURIOUS FLATS



The contemporary living
Savor the comfort Reap elegance...

Presenting **AL-MUQAAM** a new dimension of Residential-cum-Commercial project situated in prime location of Tadkaa amidst a comfortable zone.

Where cool breeze, bright sunshine, and calm environs welcoming you. Fusion of living comfort and peaceful surroundings blend your mind, body and soul into happiness.

Immaculately planned, **AL-MUQAAM** uses space very intelligently to create spacious living. Its prime location meets all the proximity to day to day lifestyle. Living in **AL-MUQAAM** will truly be a luxurious and pleasure.

Add a comfort to your lifestyle or filled with luxury. Welcome to the ComfortZone.

GROUND FLOOR PLAN



FIRST FLOOR PLAN





The logo for Al-Muqam Residency, featuring a stylized crown or dome shape above the text "AL-MUQAM" and "Residency" below it.

SPECIFICATION

STRUCTURE

Earthquake
RCC frame

FLOORING

Vitrified

PAI

Interior
Exterior
resistant

111

Ceramic Tile flooring & g
tiles on wall up to lintel.
Quality CP fittings.

in Shoe

Concealed copper wiring & all electrical fixtures ISI quality with modular electrical switches

GROUND FLOOR PARKING

Fully Paved / RCC

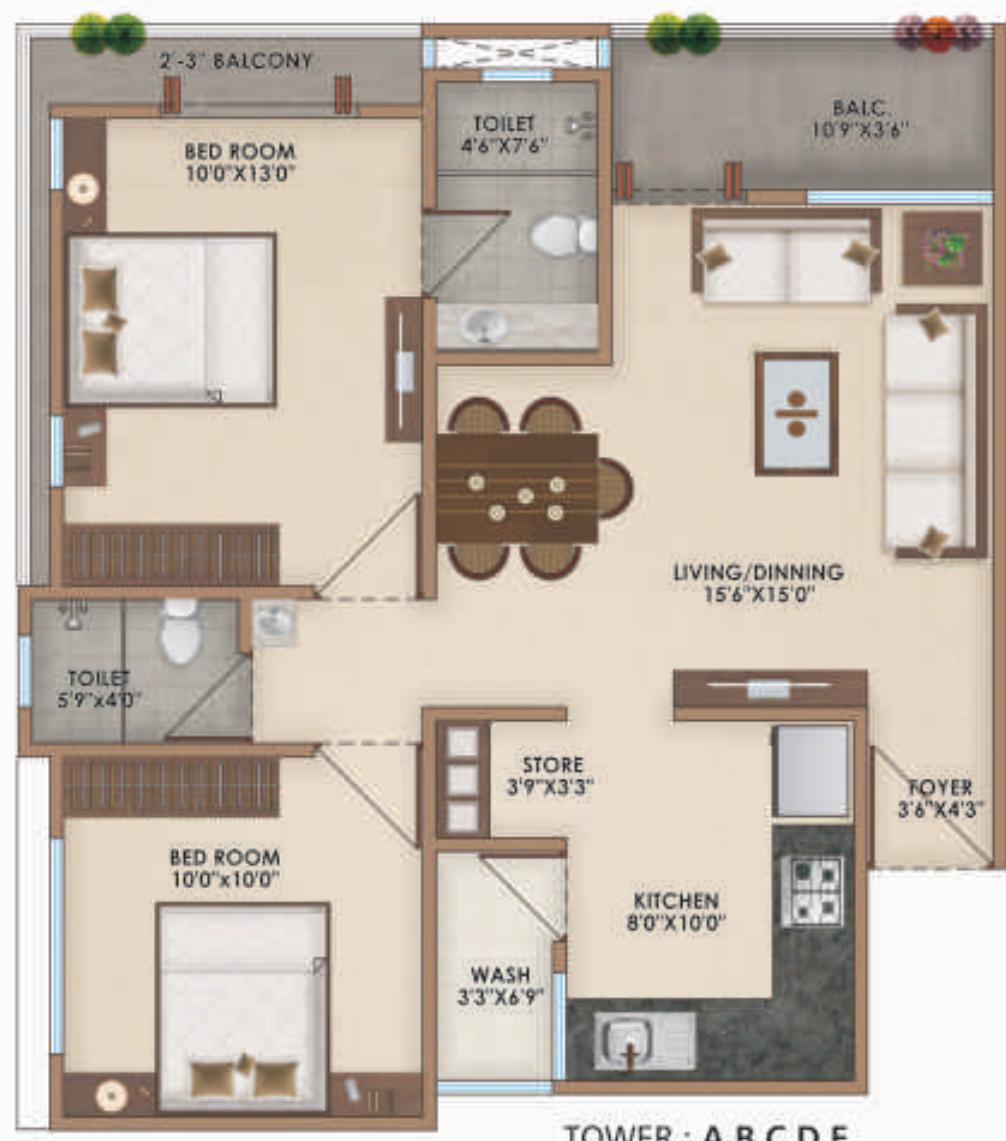
TYPICAL FLOOR PLAN



TYPICAL FLOOR PLAN

2 BHK

SBA: 1150 : SQ. FT



TOWER : F



TYPICAL FLOOR PLAN

2 BHK

SBA: 1075 : SQ. FT



FIFTH FLOOR PLAN



SPECIFICATION OF FLATS

CONSTRUCTION:

Well designed composite structure as per Structural consultant's design

WALL FINISH:

Internal Wall with good quality plaster and External Wall with sand face plaster.

FLOORING:

Vitrified tiles flooring in all rooms.

TOILETS :

Ceramic Tile flooring & glazed tiles on wall up to lintel, Quality CP fittings. Toilet in each flats

WINDOWS:

Aluminium Glazed Windows

DOORS:

Decorative main entrance door with S.S. hardware fittings and all internal laminated flush doors.

KITCHEN:

Granite Kitchen platform with S.S. Kitchen sink. Designer wall tiles dado up to lintel level

PAINT:

Tractor Emulsion paint over internal wall and Weather paint over external wall.

ELEVATOR:

Standard Make

ELECTRIFICATION:

Concealed Copper electrical wiring, TV, Telephone, AC Point in Master Bed Room, & Geyser Point in Bathroom with quality switches.

PLUMBING:

Internal plumbing will be concealed with good quality fittings

UPPER TERRACE:

Good quality waterproofing



Developer:
AKSHAR ASSOCIATES



Site Address : Near AL Madina Residency,
Behind AL Karim Residency,
Nr Chemie -Tech Comnpy,
24 Meter High Tension Road, Tandalja,
Vadodara, Gujarat (INDIA).

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Architects:



Structure Engineer:
Zarna Associates
Vadodara.



Notes: (1) Possession will be given after one month of settlement of all accounts. (2) Extra work will be executed after receipt of full advance payment. (3) Development charge and common maintenance charges should be paid extra. (4) Stamp Duty, Registration Charge, Service-Tax or any new Central or State Govt. taxes, if applicable shall have to be borne by the client. (5) Continuous default payments leads to cancellation. (6) Architect / Developers shall have the rights to change or raise the scheme or any details herein and any change or revision will be binding to all. (7) Incase of delay in water supply, light connection, drainage work by authority, developers will not be responsible. (8) Any plans, specifications or information in this brochure cannot form part of an offer, contract or agreement. (9) All members shall have to essentially be the part of the society formed by the association members and shall have to abide by the society laws. After completion of the work all the repair and the maintenance like drainage, watchman salary, gardening, electricity bill etc. shall be borne by society members. (10) Terrace rights retain by the developer. (11) Subject to Vadodara Jurisdiction.

Payments Terms of Flats : ♦ Booking Amount (within 30 Days) 30% ♦ On Parking Slab 10% ♦ On First Floor Slab 10% ♦ On Second Floor Slab 10% ♦ On Third Floor Slab 10%
♦ On Forth Floor Slab 10% ♦ On Fifth Floor Slab 10% ♦ On Plaster 5% ♦ On Flooring/Finishing 5%

Payments Terms of Shop's : ♦ Booking Amount (within 30 Days) 30% ♦ Plinth 25% ♦ Slab Lavel 15% ♦ Brick Work 15% ♦ Plaster 10% ♦ Flooring/Finishing 5%