

AL-MUQAAM
Residency

SHOPS & 2 BHK LUXURIOUS FLATS

↪ Elegance personalized fit your lifestyle





SHOPS & 2 BHK LUXURIOUS FLATS



The contemporary living
Savour the comfort Reap elegance...

Presenting **Al-Muqaam** a new dimension of Residential-cum-Commercial project, situated at prime location of Tandajia - amidst at comfort zone.

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

Immaculately planned, **Al-Muqaam** uses space very intelligently to create spacious living. It's 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.. one filled with luxury. Welcome to the Comfort Zone.

GROUND FLOOR PLAN



A L - M U Q A A M

24.00 MT. WIDE ROAD



FIRST FLOOR PLAN





SPECIFICATION OF SHOPS

STRUCTURE :
Earthquake resistant
RCC frame structure

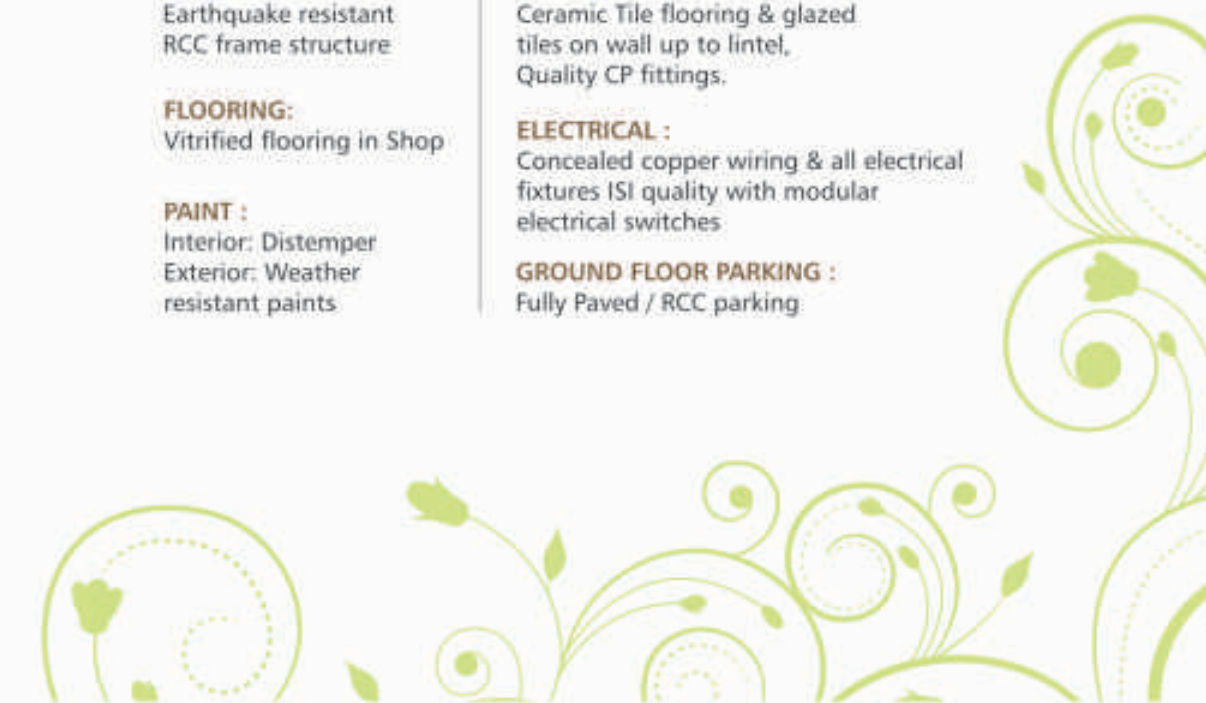
FLOORING:
Vitrified flooring in Shop

PAINT :
Interior: Distemper
Exterior: Weather
resistant paints

TOILETS :
Ceramic Tile flooring & glazed
tiles on wall up to lintel,
Quality CP fittings.

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

GROUND FLOOR PARKING :
Fully Paved / RCC parking



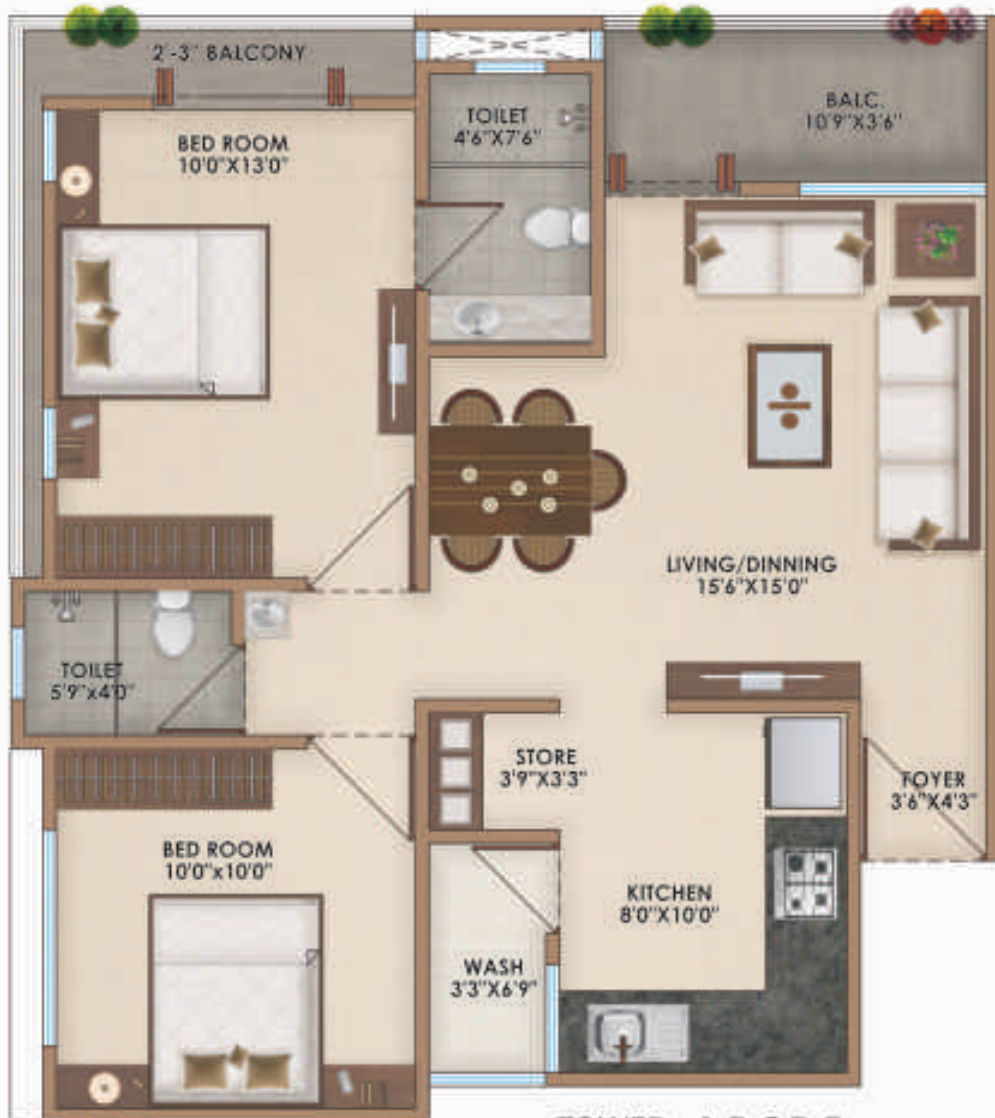
TYPICAL FLOOR PLAN



TYPICAL FLOOR PLAN

2 BHK

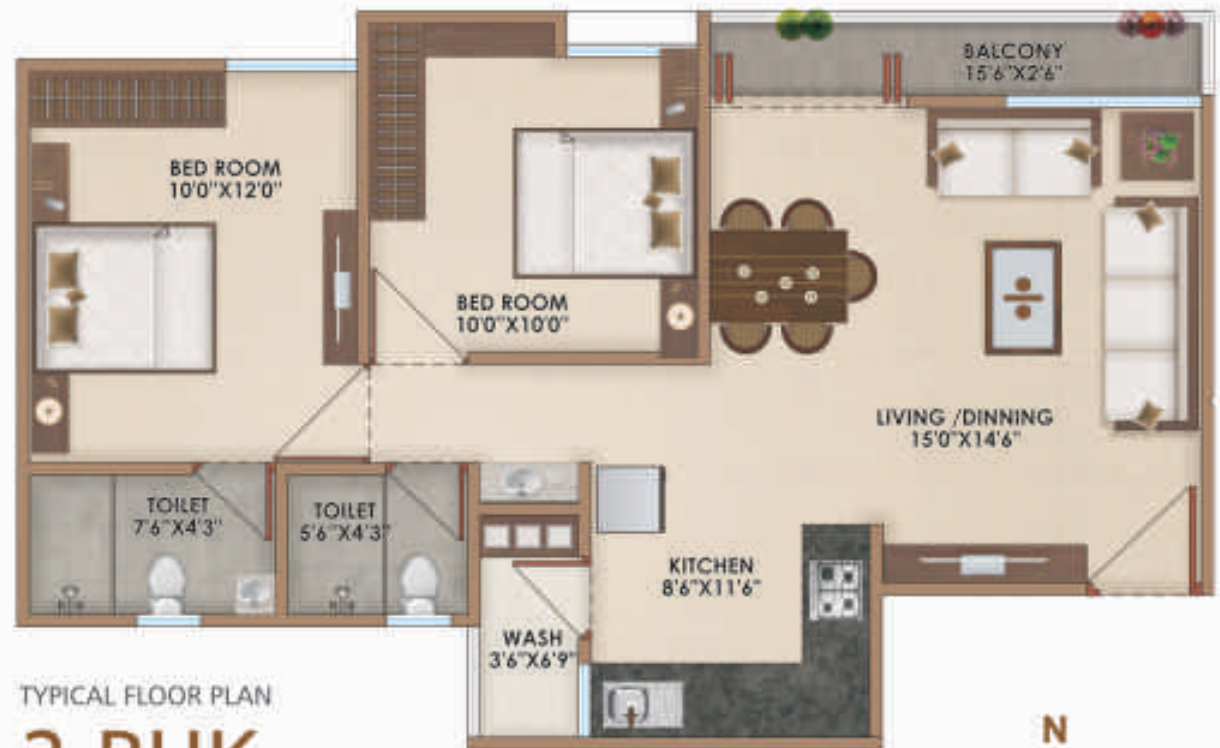
SBA: 1150 : SQ. FT



TOWER : A,B,C,D,E



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 Imulsion 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 Compny,
24 Meter High Tension Road, Tandalja,
Vadodara, Gujarat (INDIA).

Contact:

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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 Level **15%** ♦ Brick Work **15%** ♦ Plaster **10%** ♦ Flooring/Finishing **5%**