



Developers: SILVER ASSOCIATES

Site: AL MINAAR HEIGHTS, Besides Fatima Heights, Ekta Nagar, New Tandalja, Vadodara 390012.

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Architect:
ASQUARE
ARCHITECTURE & INTERIORS

Structural Consultant:
Zarna Associates

Payment Terms: Booking 25% | Ground Floor Slab 10% | First Floor Slab 10% | Second Floor Slab 10% | Third Floor Slab 05% | Fourth Floor Slab 05% | Fifth Floor Slab 05% | Sixth Floor Slab 05% | Seventh Floor Slab 05% | Masonary Work 05% | Plaster Level 05% | Flooring 05% | On Possession 05%

Terms & Conditions: (1) Possession will be given after 30 days of settlement of all accounts. (2) Stamp Duty, Registration, Legal Charges, GST, MGCL & VMC (VUDA) Charges, Society Maintenance Deposits & Development Charges, etc will be borne by the purchaser. (3) Any additional charges or duties levied by the Government / Local authorities during or after the completion of the scheme will be borne by the purchaser. (4) Extra work shall be executed after making full payment (5) Cancellation charges as per RERA. (6) In case of delay in water supply, electric light connection, drainage work by the concerned authority, developers will not be responsible. (7) Refund in case of cancellation will be made within 30 days from the date of booking of new client only. (8) Administrative expense of Rs. 20000/- & the amount of extra work (if any) will be deducted from refund amount. (9) All plans are subject to amendments and approval by the relevant authorities. (10) All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. (11) Subject to Vadodara Jurisdiction.





Al Minaar Heights

Al Minaar with its high quality construction standards and thoughtful planning stands tall from the rest. Offering spaciously designed 2 & 3 BHK Flats and road facing shops, we are committed to offer a good quality infrastructure at an affordable price.

Homes at Al Minaar present a good lifestyle, with recreational facilities and a robust infrastructure. It is located at a prime location in Tandolja, surrounded by well known residential projects and has easy access to all urban utilities.

A well experienced and committed team of real estate developers ensure that your home has a superior finish, good quality fittings and fixtures and timely completion.

Al Minaar shall bring a truly elite lifestyle for you and your family today & forever!

A smaller image showing a closer view of the entrance area of Al Minaar Heights. It features a paved driveway with a few cars parked on either side. The main entrance is visible, with a sign that reads "Golden BOM DYEING Al Minaar Heights". The surrounding buildings are modern residential structures with balconies and ground-floor units.





LEISURE AMENITIES

- Clubhouse
- Children's play area with Sandpit
- Jogging / Walking path



AMENITIES

- Gated Community with 24 hours security
- Internal roads with street lights
- Standard quality elevators
- CCTV camera in common area
- Ample Car & 2-wheeler Parking
- Senior Citizen Seating
- Number plate and Letter box
- Fire fighting system
- Anti-termite treatment
- 24 hours water supply with underground and overhead water tank with sensor
- Heat and water proofing treatment to the terrace
- Well design main entrance gate

SPECIFICATIONS

-  **Structure:**
Earthquake resistant RCC frame structure & brick masonry work as per architect's design Compound wall around entire campus
-  **Flooring:**
Vitrified tiles flooring in all rooms Black granite kitchen platform with SS sink and glazed tile up to lintel level
-  **Doors:**
Decorative main door and all other flush doors with frame
-  **Windows:**
Anodized Aluminium sliding windows with safety grill & stone sills.
-  **Parking:**
RCC parking

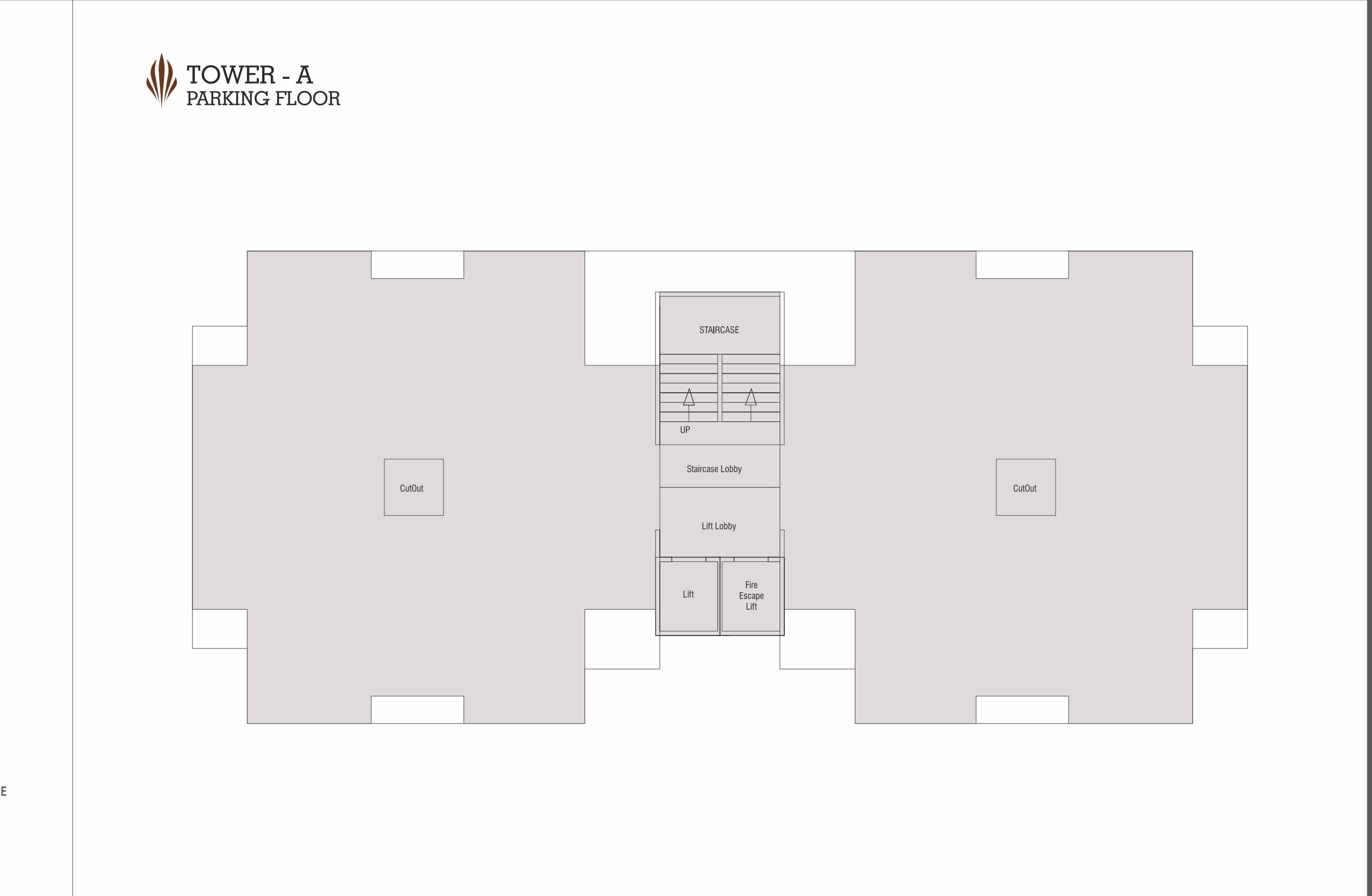
-  **Electrification:**
Concealed copper ISI wiring and good quality modular switches with sufficient point. Provision for Split AC in master bedroom. Geyser point in bathroom. MCB in main distribution board.

-  **Plumbing:**
Systematic wall concealed CPVC / UPVC branded plumbing fitting

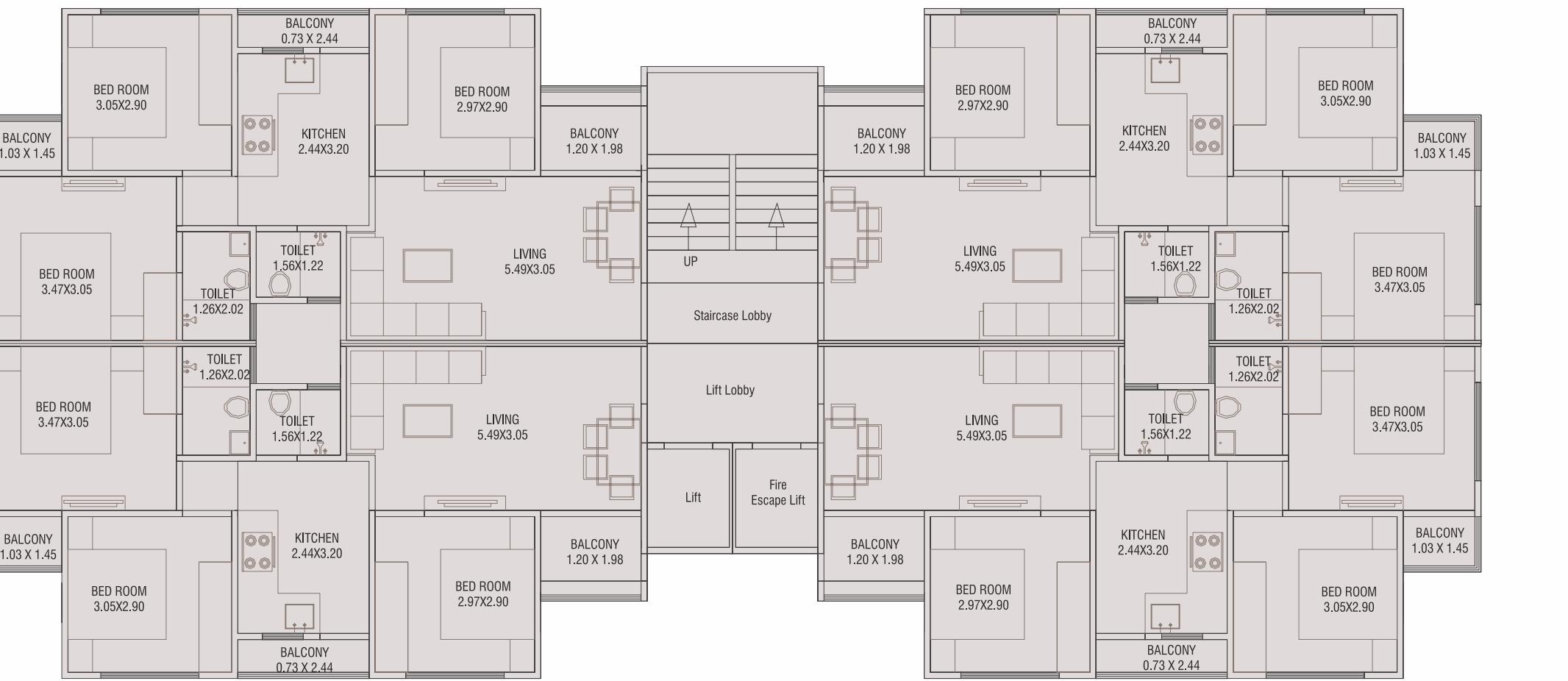
-  **Finishing:**
Internal: Smooth plaster with 2 coat putty + primer. External: Double coat plaster with weather proof paint.

-  **Water:**
24 hour uninterrupted water supply through underground and overhead tank



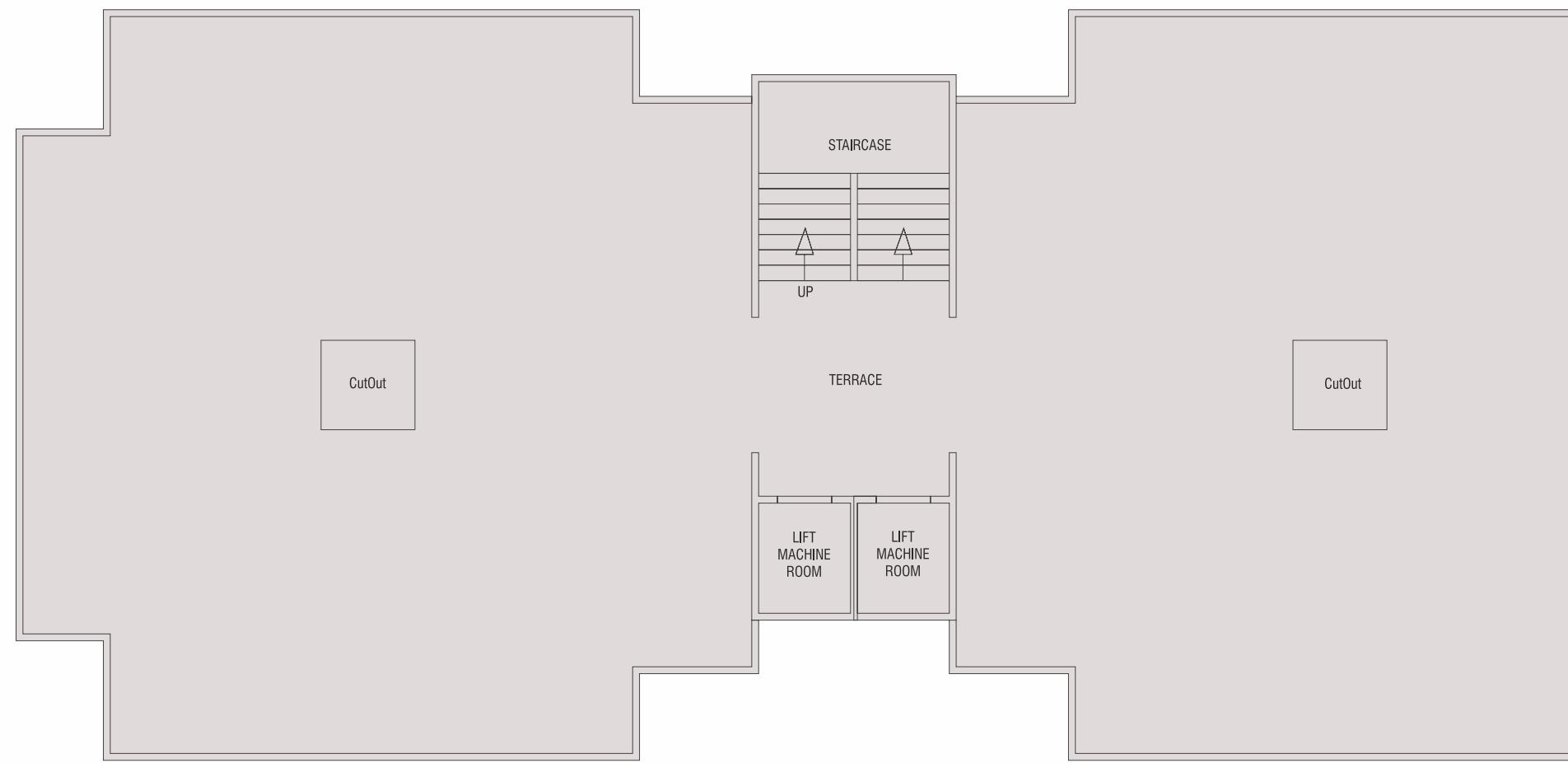


TOWER - A TYPICAL FLOOR





TOWER - A TERRACE FLOOR



TOWER - B GROUND FLOOR



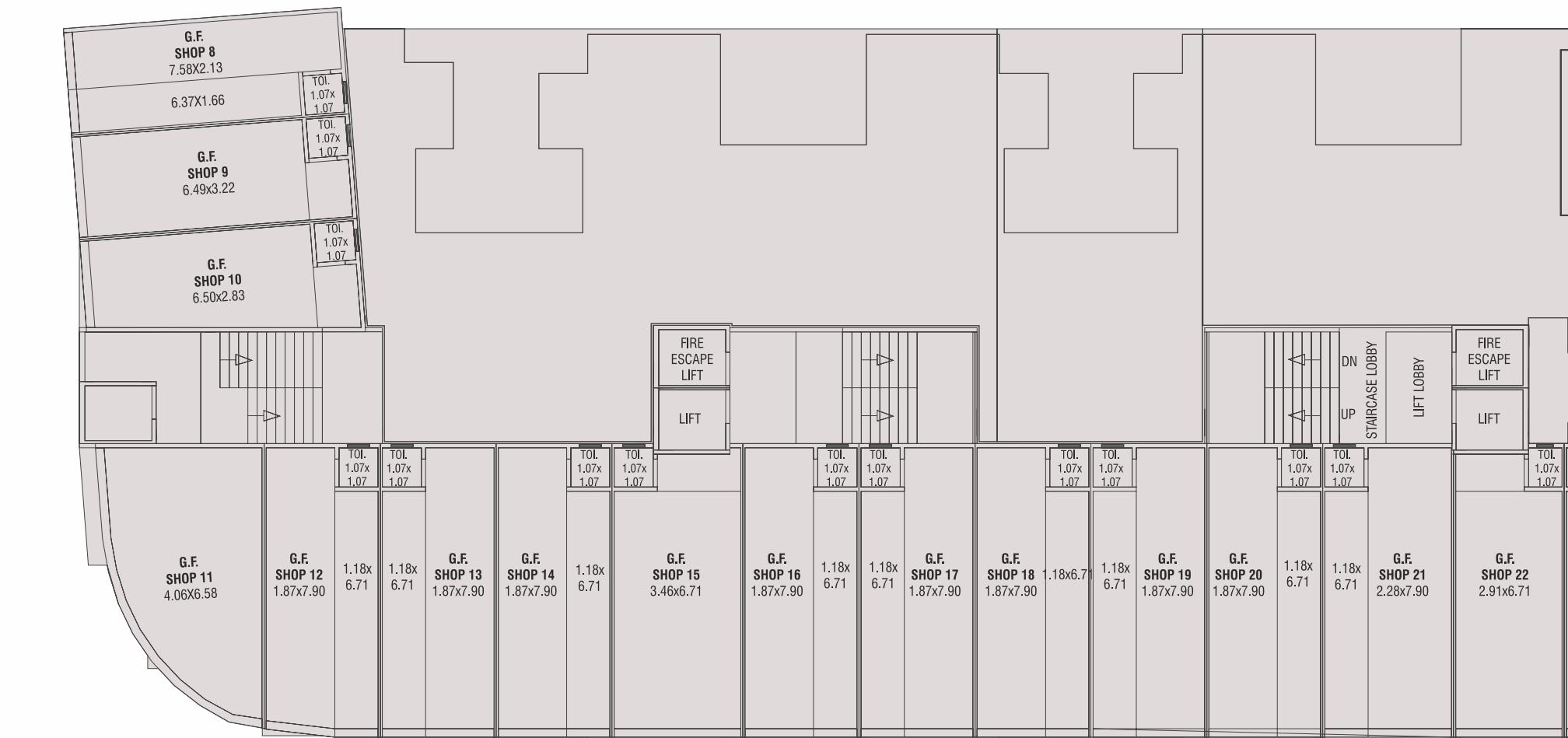
TOWER - B TYPICAL FLOOR



 TOWER - B
TERRACE FLOOR



 TOWER - C,D,E
GROUND FLOOR



TOWER - C,D,E TYPICAL FLOOR



TOWER - C,D,E TERRACE FLOOR

