



TIMES SQUARE

A PROJECT BY MARINA ENTERPRISE

Developers: **Marina Enterprise**

Site: Times Square, 30.Mtr Road,
Nr. Earth Artica, Vasna Tandalja Road, Vadodara

98797 61092, 98983 32654

www.timessquare.co.in

ARCHITECT :
ASQUARE

ARCHITECTURE & INTERIORS

STRUCTURE:
ZARNA ASSOCIATES

RERA NO.:

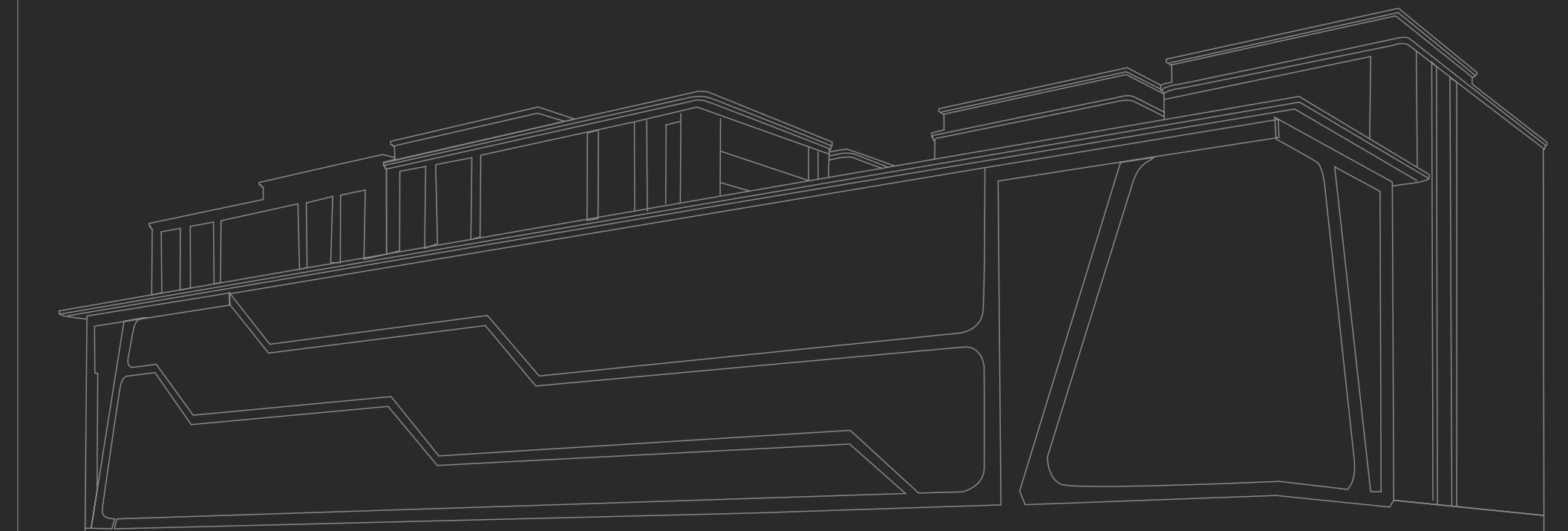
RERA WEBSITE : gujrera.gujarat.gov.in



TIMES SQUARE

A PROJECT BY MARINA ENTERPRISE

3 BHK LUXURIOUS FLATS & 3BHK PENTHOUSE,
SHOWROOMS, SHOPS & OFFICES





**A PERFECT MIX OF
SMART PLANNING,
GOOD QUAILITY FINISH
& WELL DESIGNED CAMPUS**

Welcome to **Times Square**, a lifestyle of your dreams.

Step into a beautiful campus, delightfully planned for a better life. The elegant 3BHK flats & penthouses come in efficient layouts for maximum functionality. The elegant elevation offers a modern look to the project. Premium

fittings and fixtures add a touch of luxury to each corner.

Enjoy a life full of bliss at **Times Square**, amidst the landscaped lawns and a host of thoughtfully created amenities. Come live your dream!





THE ONLY COMMERCIAL HAVING FULL FRONTAGE TO EVERY UNIT
2-SIDE ROAD ACCESS FOR MAXIMUM VISIBILITY FOR COMMERCIAL TOWER



SPECIFICATIONS

Structure: Well designed RCC frame structure as per structure engineer's design.

Flooring: 32"x 32" vitrified tiles in living, dining, kitchen and all bedrooms with epoxy joint filling.

Kitchen: -Granite platform with SS sink and tiles up to slab level. Ceramic tiles dado and anti-skid flooring for wash area.
-Sandwich platform with supporting marble-stones.

Bathroom: Designer wall tiles and anti-skid ceramic tile flooring. Plumbing with standard fitting and vessels.

Plumbing: Systematic wall concealed CPVC/UPVC plumbing as per plumbing consultant's design.

Doors: Decorative main door with box frame (Melamine Polish) with standard safety lock and fittings. All other internal doors are laminated flush doors with granite frame.

Windows: Anodized aluminum section windows and ventilation with granite frame.

Electrification: Concealed copper ISI wiring, MVB/ELCB branded modular switches with electrical points in all area as per drawing.

Finishing: Cement based putty with tractor emulsion paint for interior walls and rustic finish with ultima paint on exterior walls.

Water Supply: Underground and overhead water tank with sensor.

VALUE ADDED AMENITIES



Indoor Games Room



Clubhouse



Multi-purpose Hall.



Children's play area.



Gymnasium

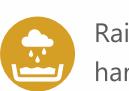


Landscaped Garden

AMENITIES



Standard quality double elevator with ARD system in each tower.



Rainwater harvesting system.



Water proofing treatment & china mosaic on terrace.



Attractive name plate & elegant letter box.



Generator for power backup.



RCC tremix road with paver blocks.



Allotted car parking for each flat & office.
(1st to 4th floor flat owner's parking in basement
5th to 7th flat owner's parking on ground floor)



Provision for cable TV points.



Elegant entrance gate.



Underground & overhead water tank,
24 hours water supply with VMC
water supply.



CCTV camera in common area.

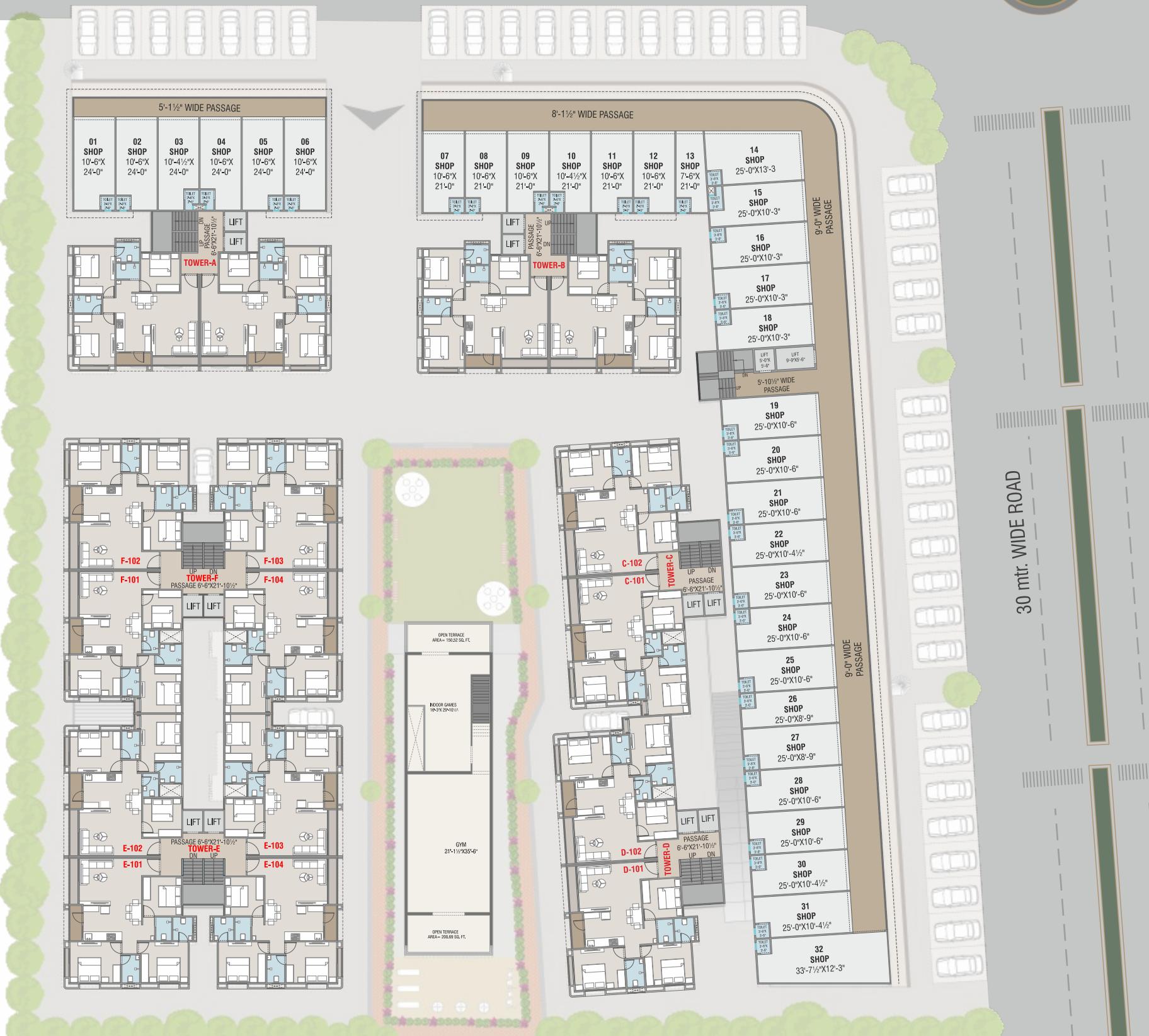


Fire safety system.



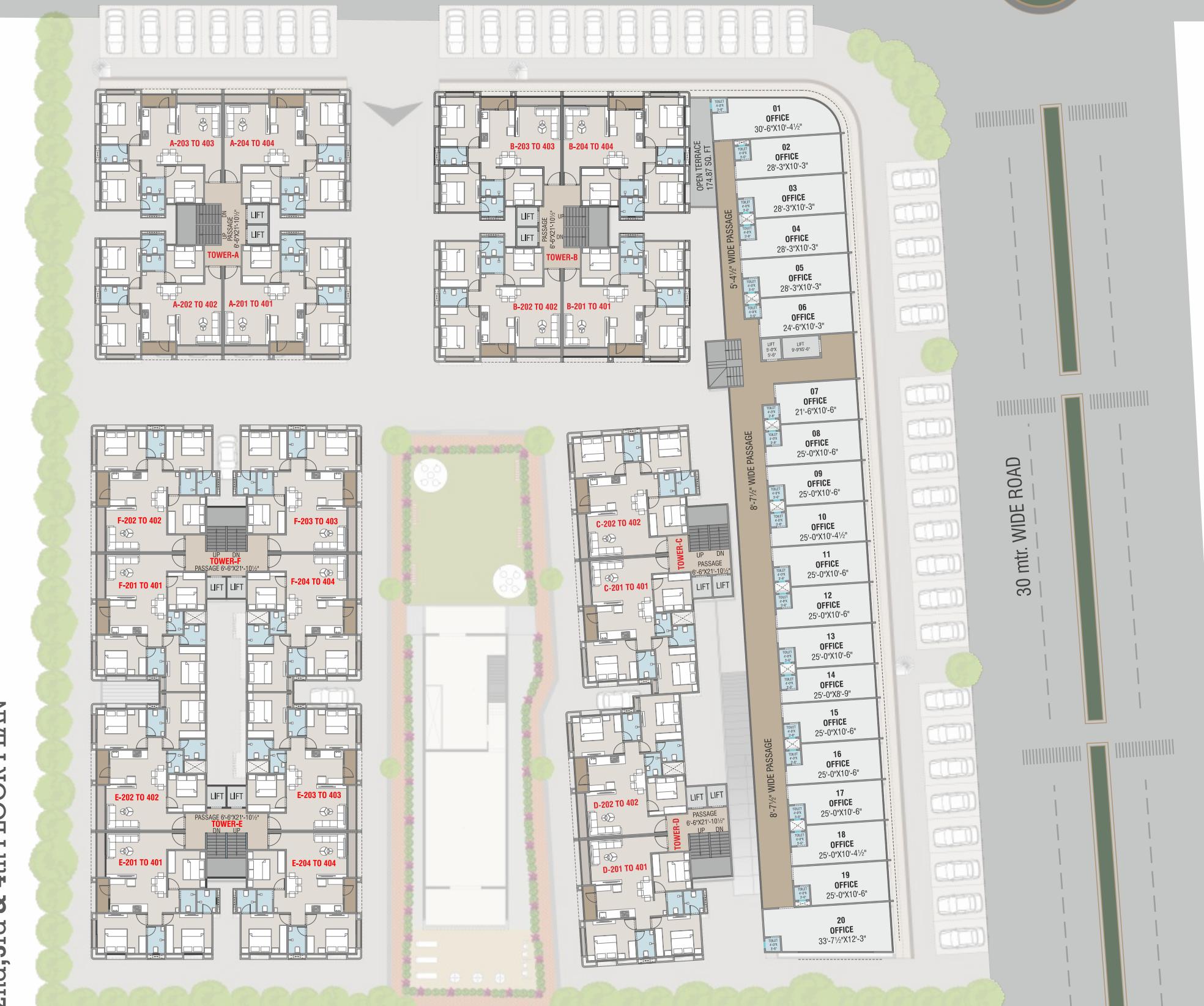
FIRST FLOOR PLAN

18 mtr. WIDE ROAD



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18 mtr. WIDE ROAD



5th FLOOR PLAN



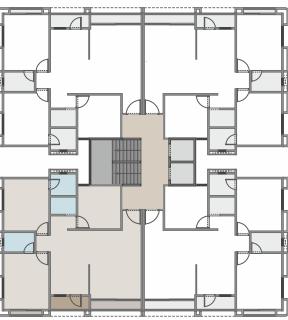
6th FLOOR PLAN





3BHK FLOOR PLAN

Carpet Area: 905.84 sq.ft.
Built up Area: 1051.27 sq.ft.
SBA: 1359.00 sq.ft.



3BHK PENTHOUSE FLOOR PLAN

Carpet Area: 905.84 sq.ft.

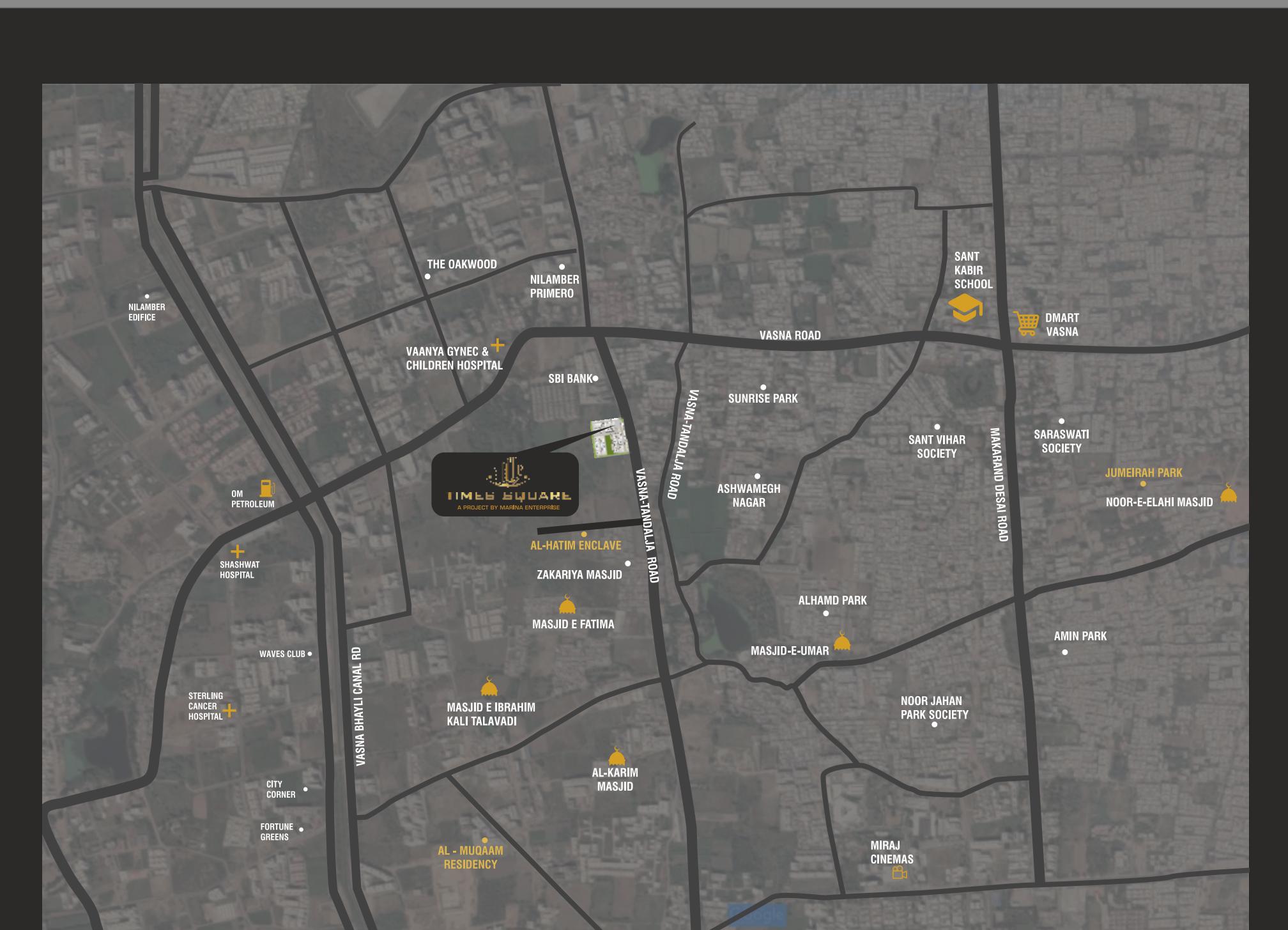
Built up Area: 1051.27 sq.ft.

SBA: 1359.00 sq.ft.

+ Open Terrace: 985.00 sq.ft.



Payment Terms: 30% Booking Amount (within 30 days) | 7.5% on Parking Slab | 7.5% on First Floor Slab | 7.5% on Second Floor Slab | 7.5% on Third Floor Slab | 7.5% on Fourth Floor Slab | 7.5% on Fifth Floor Slab | 7.5% on Sixth Floor Slab | 7.5% on Seventh Floor Slab | 05% on Plaster Level | 05% on Flooring Level/Finishing



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.