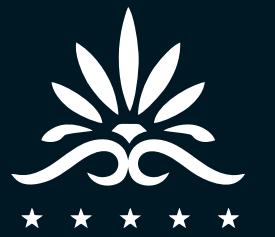




DESIGN : MARIYA KAPADIA @ 8460615052

A PROJECT BY LANDMARK



LANDMARK PRIME

SHOPS | OFFICES | SHOWROOMS | 3 BHK LUXURIOUS FLATS

A building that is a landmark in itself and prime in all its aspects.

Projects landmark prime pushes the limit of architecture and luxury to give you the best. It delivers a brand of lifestyle that is both aspirational and affordable.

Project landmark believes in the motto of furnishing amenities par excellence surpassing the ordinary and also taking care of the facilities perfectly under experts supervision.





BENEFITS OF PRESTIGIOUS ADDRESS

The most crucial factor while selecting your place of business is 'Location'. Landmark Prime stands gloriously at the most prime and prestigious location of Vadodara. After all, nothing matches the accessibility, convenience and proximity that Vasna-Sunpharma road presents.



EXHIBITS STATUS IN THE WORLD OF BUSINESS

One look at this magnificent building and you will be surprised by its architectural beauty. A place which is suitable for hospitals, gymnasium, salons, restaurants and other business offices. The growth and fabulous environment of this place will no doubt leave your clients and visitors impressed.



DESTINED TO BECOME THE SHOPPER'S PARADISE

Elevation that ensures visibility. Investing here can definitely get your business a high rise and growth. The high-end showrooms here of reputed brands will be the ultimate destination for shopping. So, get ready for some fabulous retail experience.



GROUND FLOOR

No.	Shop Area
1	332 SQ.FT
2	332 SQ.FT
3	250 SQ.FT
4	250 SQ.FT
5	250 SQ.FT
6	275 SQ.FT
7	275 SQ.FT
8	275 SQ.FT
9	275 SQ.FT
10	275 SQ.FT
11	250 SQ.FT
12	250 SQ.FT
13	250 SQ.FT
14	283 SQ.FT
15	283 SQ.FT



FIRST FLOOR



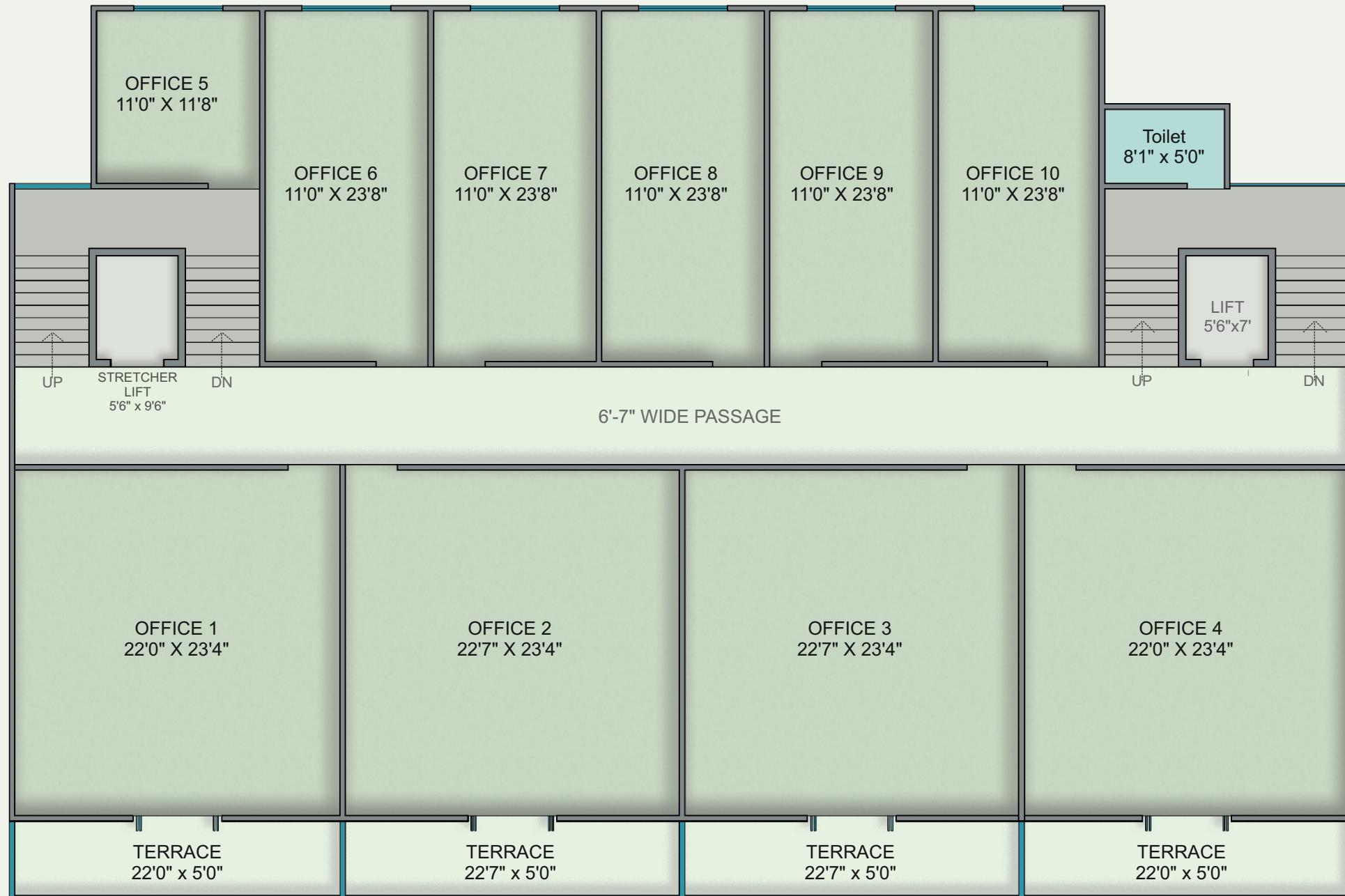


No.	Shop Area
1	331 SQ.FT
2	353 SQ.FT
3	234 SQ.FT
4	234 SQ.FT
5	234 SQ.FT
6A	132 SQ.FT
6	275 SQ.FT
7	275 SQ.FT
8	275 SQ.FT
9	275 SQ.FT
10	275 SQ.FT
11	234 SQ.FT
12	234 SQ.FT
13	234 SQ.FT
14	286 SQ.FT
15	283 SQ.FT

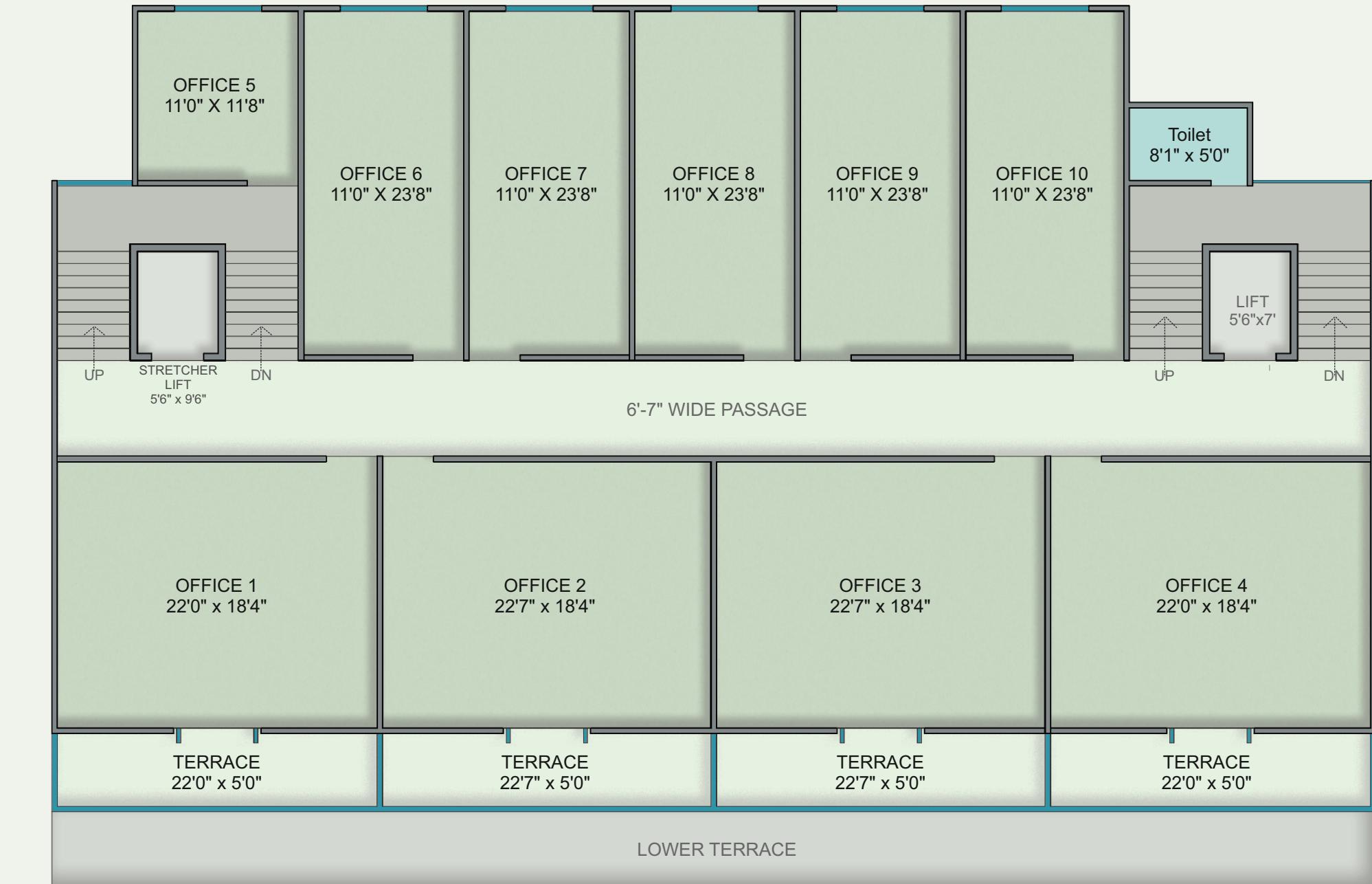


No.	Shop Area
1	623 SQ.FT
2	640 SQ.FT
3	640 SQ.FT
4	623 SQ.FT
5	132 SQ.FT
7	261 SQ.FT
8	261 SQ.FT
9	261 SQ.FT
10	261 SQ.FT





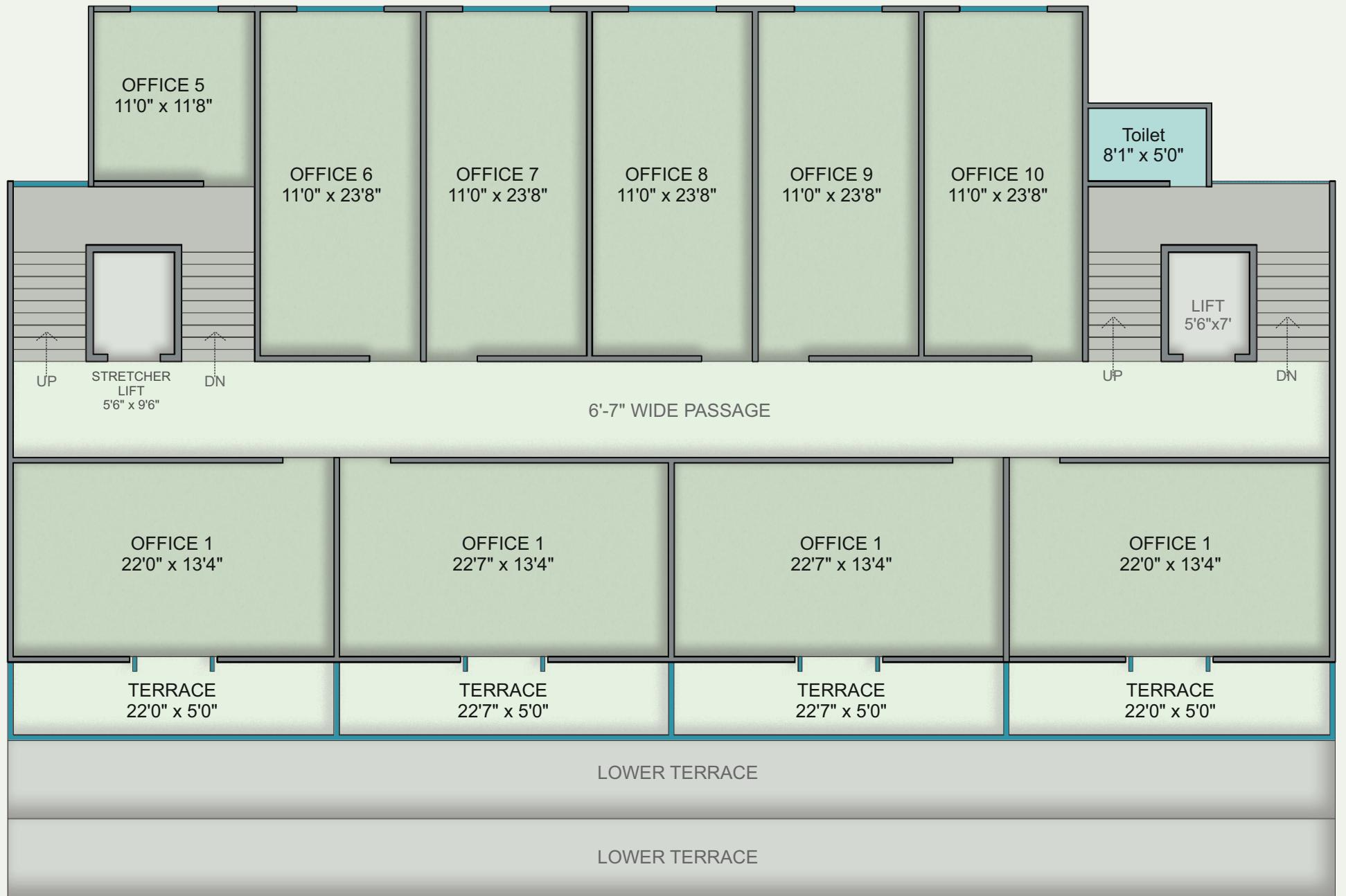
FOURTH FLOOR



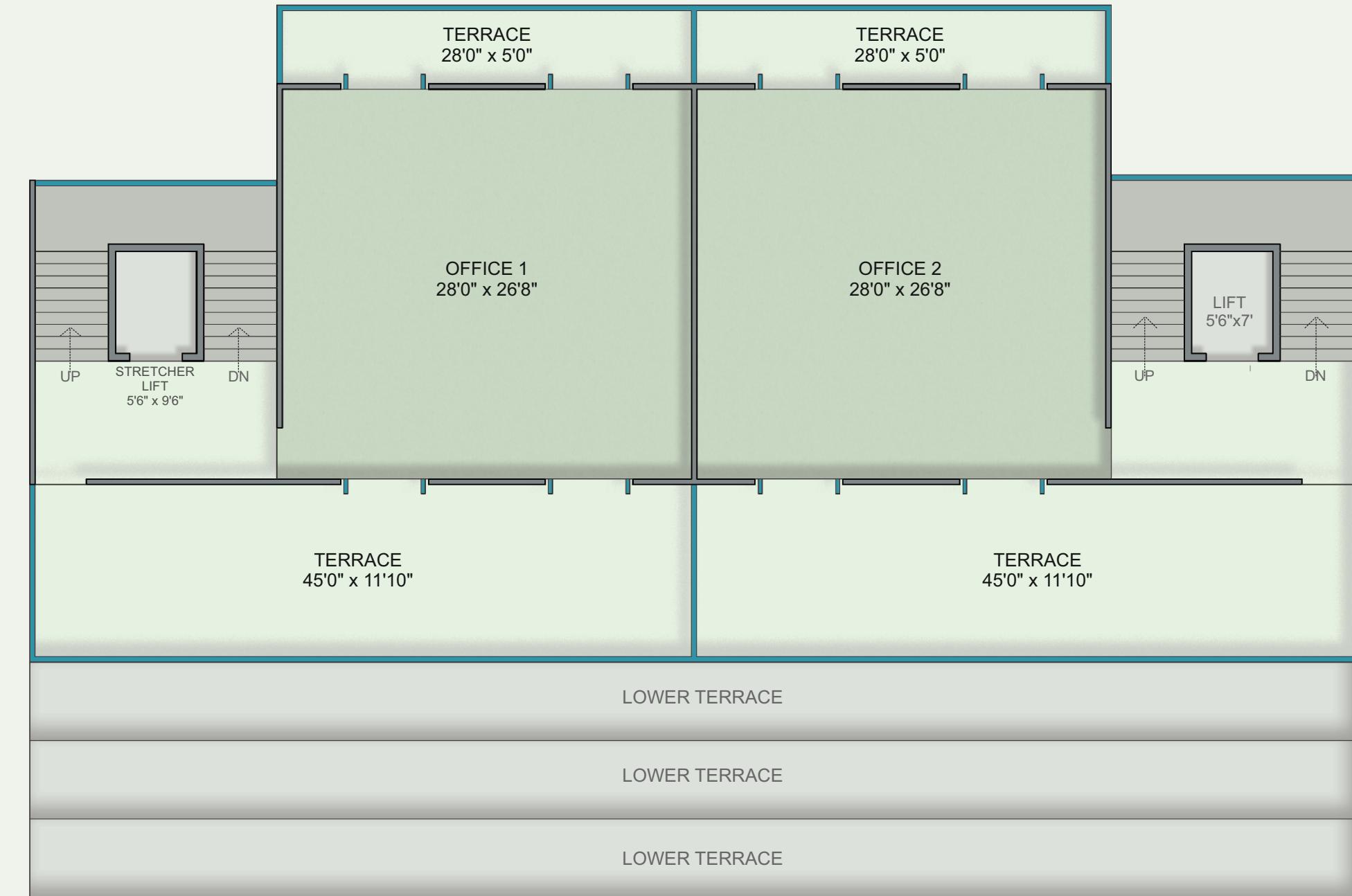
No.	Shop Area	No.	Shop Area
1	512 SQ.FT	6	260 SQ.FT
2	525 SQ.FT	7	260 SQ.FT
3	525 SQ.FT	8	260 SQ.FT
4	512 SQ.FT	9	260 SQ.FT
5	128 SQ.FT	10	260 SQ.FT

FIFTH FLOOR





No.	Shop Area	No.	Shop Area
1	292 SQ.FT	6	260 SQ.FT
2	300 SQ.FT	7	260 SQ.FT
3	300 SQ.FT	8	260 SQ.FT
4	292 SQ.FT	9	260 SQ.FT
5	128 SQ.FT	10	260 SQ.FT



No.	Shop Area	No.	Shop Area
1	747 SQ.FT	2	747 SQ.FT

SIXTH FLOOR



SEVENTH FLOOR



AMENITIES



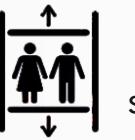
24x7 CCTV camera surveillance in whole campus



Basement parking with ample of parking space for owner and visitor



24x7 power back up for common areas



Fully automatic synchronised smart lift



Security guard for entrance gate security



Sit out zone with contemporary landscape



Provision for broadband internet connectivity

SPECIFICATION

STRUCTURE

-RCC frame structure with earthquake resistance designed as per Indian standards.

WINDOWS AND DOORS

-Aluminium window frame with glass sliding doors.
-Marble/Stone on window sills.

FLOORING

-Vitrified flooring in all shops, offices and showrooms.
-Kota stone/Paver blocks flooring in entrance foyer and ground floor.
-China Mosaic flooring on terrace.

ELECTRIFICATION

-Concealed electrical copper wiring with adequate electrical points.
-Branded modular switches with LED lights for common areas.

COMMON TOILETS

-Concealed plumbing with branded sanitary wares and fittings.
-Washroom dado tiles upto ceiling.

WALL FINISH

-Internal Wall : Finished with white cement based putty and acrylic paint.
-External Wall : Weather shield acrylic emulsion paint or texture.



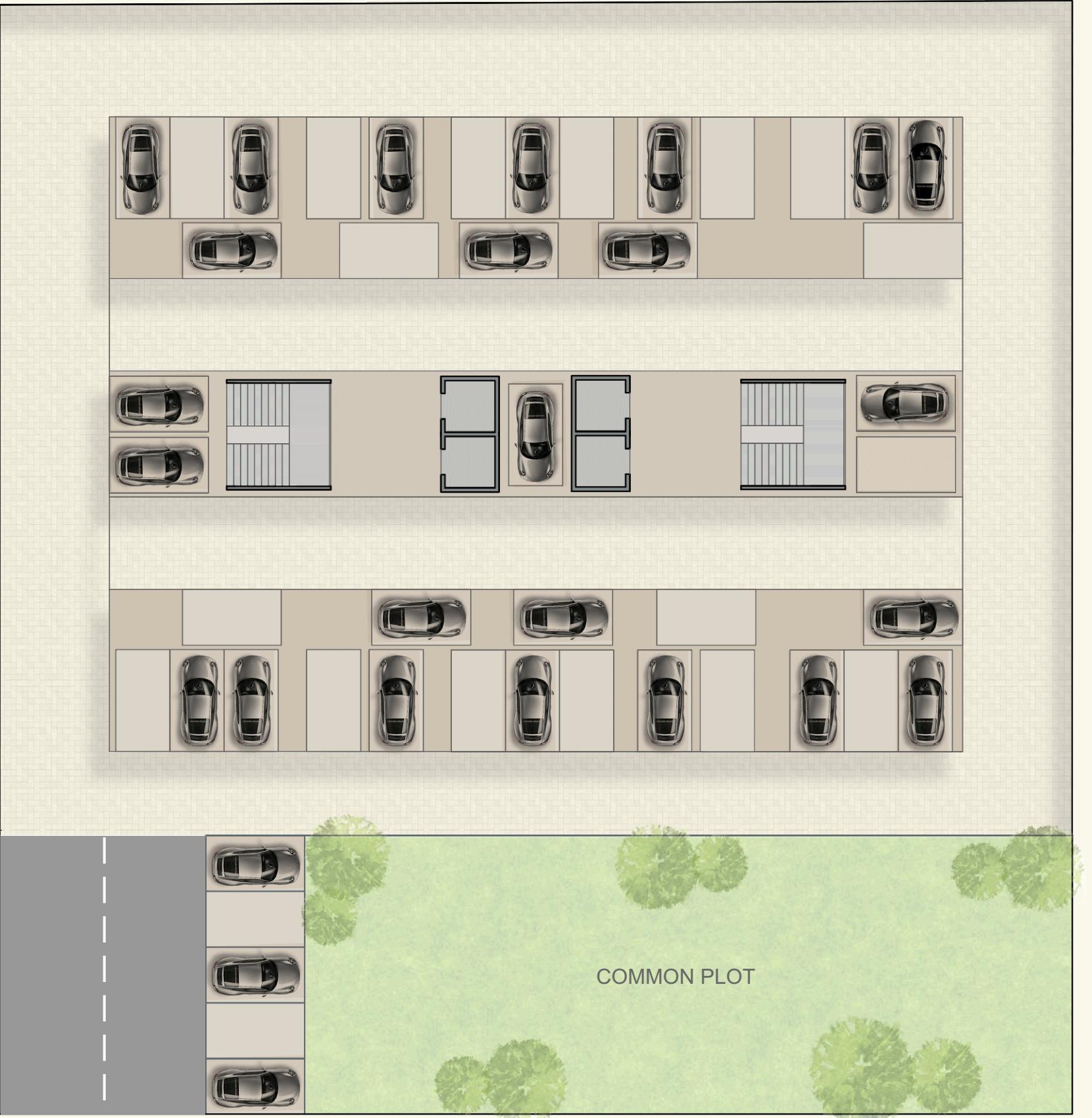
AN EXPOSURE TO ALL YOUR DESIRES

Let all your desires take an expansion with spacious apartments providing ample of space for your needs. These apartments will give your lifestyle an elite status upgrade. Life here is a blend of serenity and sophistication and thus a lifestyle worth rooting for. Experience it for yourself.



A HOME WHERE DREAMS COME TRUE

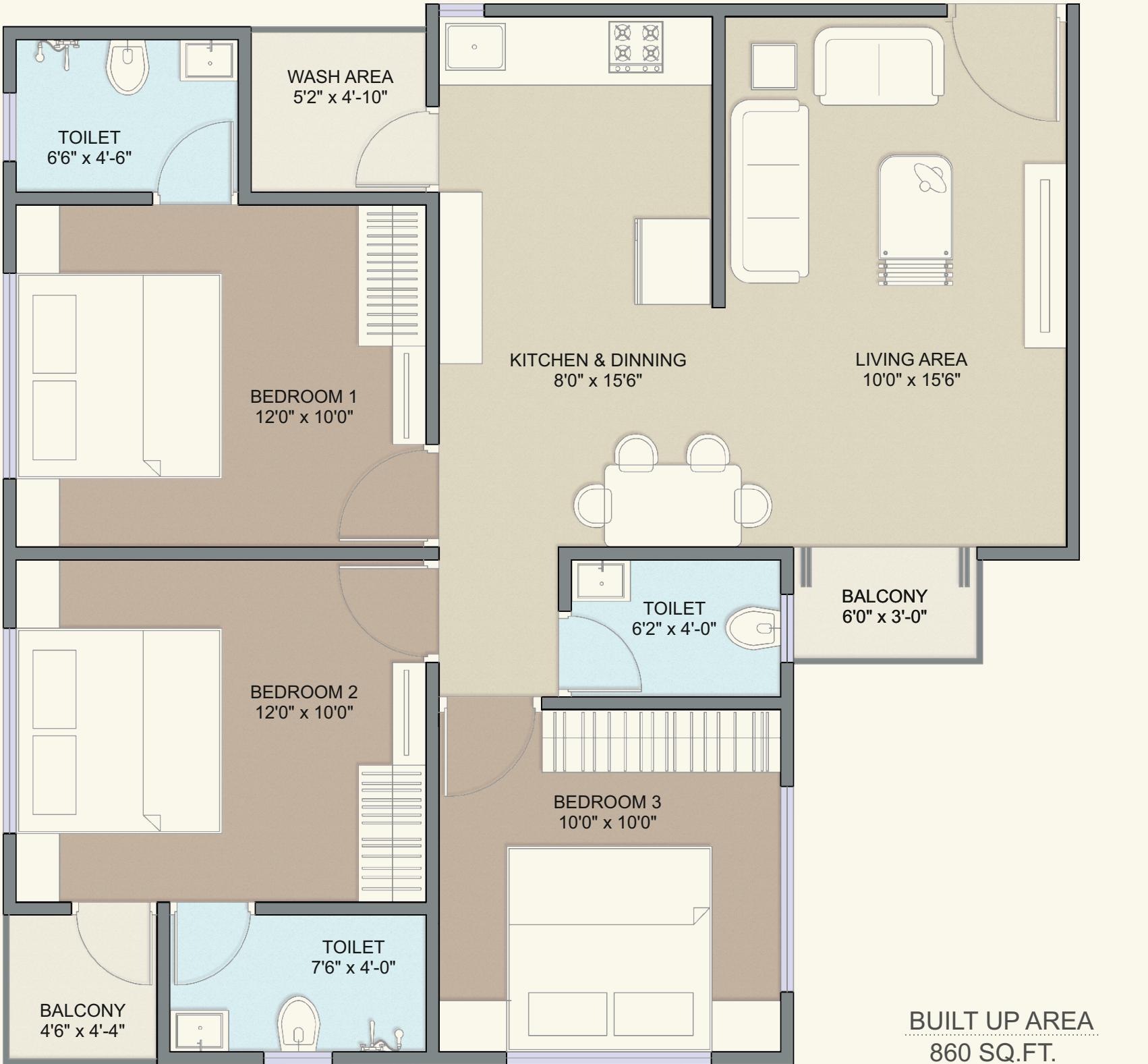
A place where all your dreams and desires will come true. A peaceful area to sit relax and enjoy as well as a jogging track for your fitness on the terrace of the building. A place with positive atmosphere to encourage your desires and wishes. A place to calm your mind and boost your body.



GROUND FLOOR PARKING



TYPICAL FLOOR PLAN



TYPICAL UNIT PLAN





AMENITIES



Club house
or Ibaadatgah



Play area for kids



Sit out zone with
contemporary landscape



Ample of water storage
as both underground
and overhead water tanks



Fully automatic
synchronised smart lift



24x7 power back
up for common areas



24x7 CCTV
camera surveillance
in whole campus



Security guard for
entrance gate security

SPECIFICATION

STRUCTURE

-RCC frame structure with earthquake resistance designed as per indian standars.

WINDOWS AND DOORS

-Aluminium window frame with glass sliding doors.
-Marble/Stone on window sills.
-Laminate finished main door with exclusive fittings.
-Internal flush door with laminate or oil paint finish.

FLOORING

-Vitrified tiles flooring in all rooms and balcony.
-Kota stone flooring in wash area with dado tiles.
-Kitchen platform with granite and S.S sink and glazed with dado tiles upto lintel lvl.
-Lintel height tiles dado in washroom with branded washroom accessories.

ELECTRIFICATION

-Concealed electrical copper wiring with adequate electrical points.
-Branded modular switches with LED lights for common areas.
-Provision of A.C with A.C point provided in two master bedroom.
-Well designed space allotted for outdoor A.C unit.

PLUMBING

-CPVC/UPVC cold and hot water supply pipe with suspended plumbing lines.
-Ample amount of water storage due to underground and overhead water tank.
-Concealed plumbing lines with branded sanitary wares and fitting.

WALL FINISH

-Internal Wall : Finished with white cement based putty and acrylic paint.
-External Wall : Weather shield acrylic emulsion paint or texture.

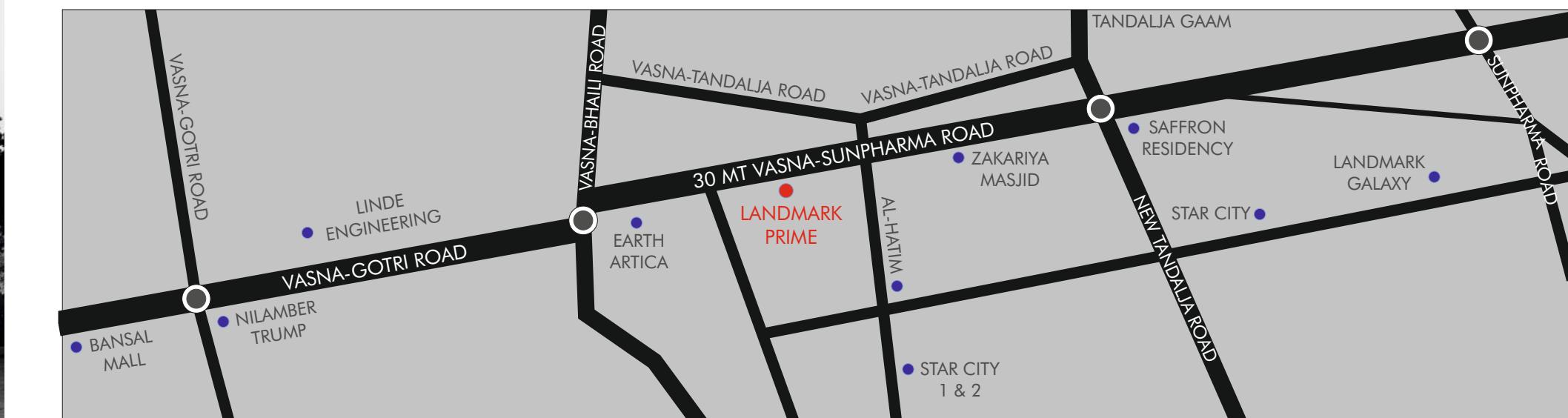


COMMERCIAL PAYMENT SCHEDULE	
BOOKING AMOUNT	25%
BASEMENT SLAB	15%
FIRST FLOOR SLAB	11%
SECOND FLOOR SLAB	
THIRD FLOOR SLAB	11%
FOURTH FLOOR SLAB	
FIFTH FLOOR SLAB	11%
SIXTH FLOOR SLAB	
SEVENTH FLOOR SLAB	11%
EIGHTH FLOOR SLAB	
MASONRY & PLASTER	7%
FINAL FINISHING	5%

RESIDENTIAL PAYMENT SCHEDULE	
BOOKING AMOUNT	25%
FIRST FLOOR SLAB	15%
SECOND FLOOR SLAB	15%
THIRD FLOOR SLAB	15%
FOURTH FLOOR SLAB	15%
FIFTH FLOOR SLAB	15%
SIXTH FLOOR SLAB	
SEVENTH FLOOR SLAB	15%
EIGHTH FLOOR SLAB	
MASONRY WORK & PLASTER WORK	10%
FINAL FINISHING	5%

TERMS & CONDITION :

- Possession will be given after one month of settlement of all accounts.
- Documentation charges, stamp duty, MGVCL & VMSS charges, GST, legal charges & common maintenance charges will be paid extra by the purchaser.
- Any new central or state government taxes, if applicable shall have to be borne by the purchaser.
- Extra work shall be executed after making full payment.
- Continuous default payments leads to cancellation.
- Developers reserve the right to change the plan, elevation, specification, any modification, addition or alteration in the scheme or any details here and will be binding to all.
- In case of delay in water supply, light connections, drainage work by authority, developers are not responsible.
- Any plans specifications or information in this brochure can not form part of an offer, it is for easy understanding of the project and does not form the part of any agreement or legal binding on us.
- Subject to Vadodara jurisdiction.



SITE ADDRESS:

LANDMARK PRIME, NEAR EARTH ARTICA, OPPOSITE TO ASHWAMEGH SOCIETY, 30MT. VASNA-TANDALJA ROAD 390012