

Jay Swaminarayan



AVENUE

2BHK Luxurious Apartments

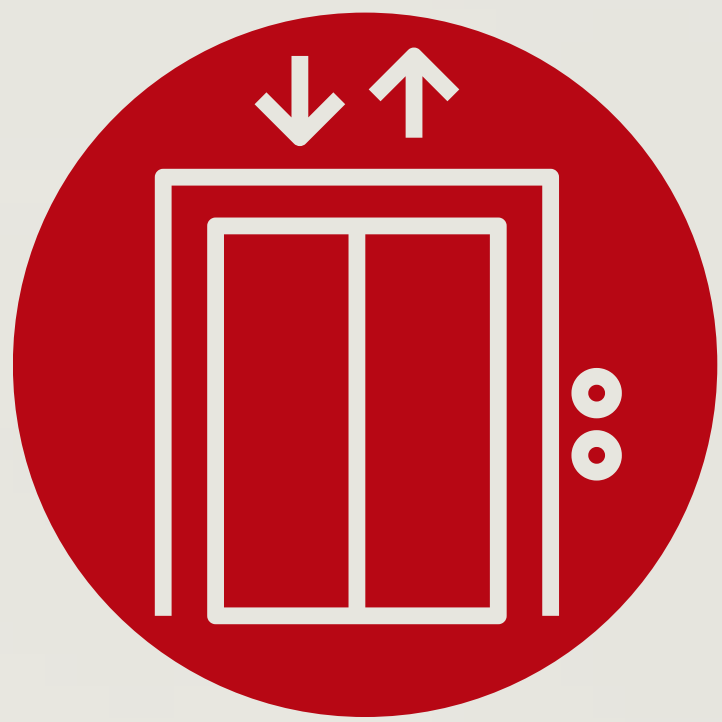




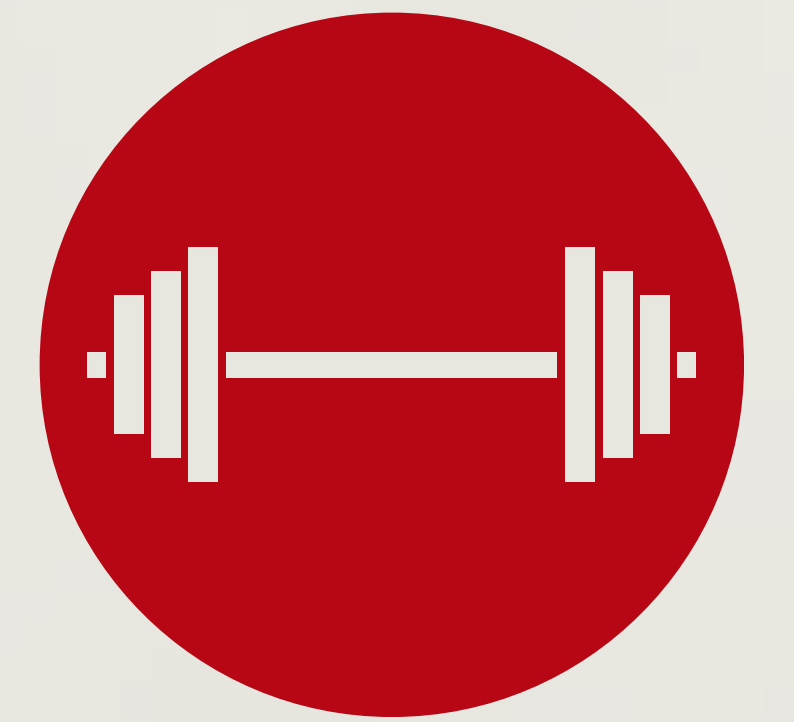
**Allotted
Parking**



**Common
Hall**



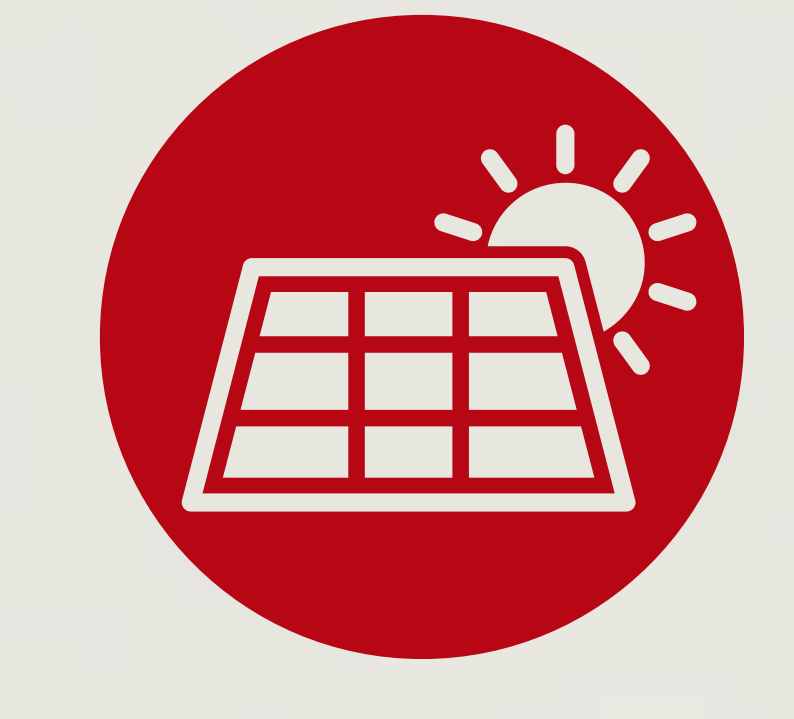
**3
Elevators**



**Terrace
Gym**



**Terrace
Garden**



**Solar
Rooftop**

Luxury Hai Centre Me

SHREEJI AVENUE



About Developers

Prahant Projects

Prahant Projects, a leading developer in Gujarat since 2008, is committed to building a better society through individual development and promoting spirituality. Led by Mr. Yogesh Soni, Prahant has a successful, quality-conscious, and honest reputation in the Construction and Real Estate business.

170+
Months of
Experience

2 Lakh+
Sq.Ft
Constructed

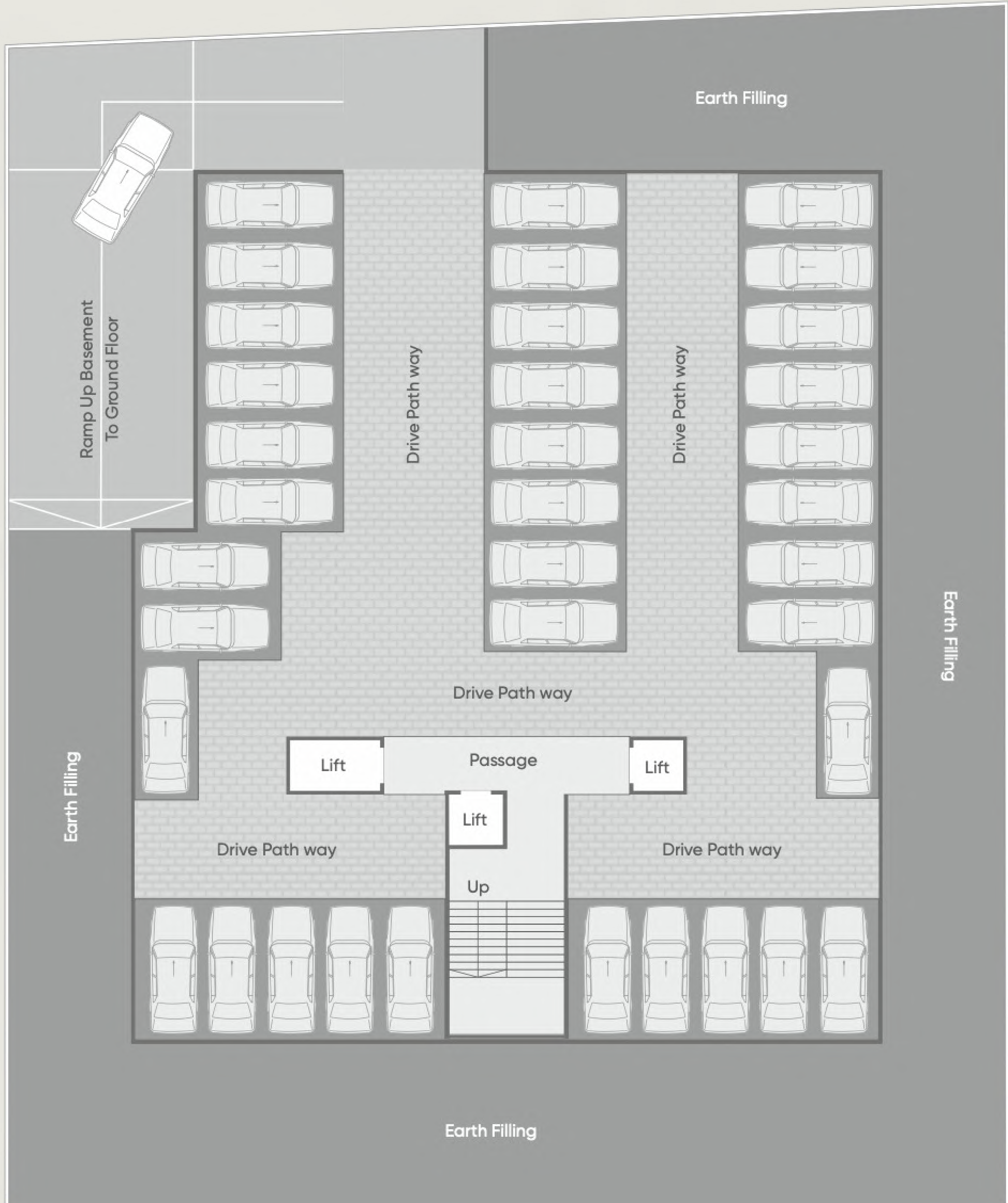
30+
Team
Members

500+
Smiles
Delivered

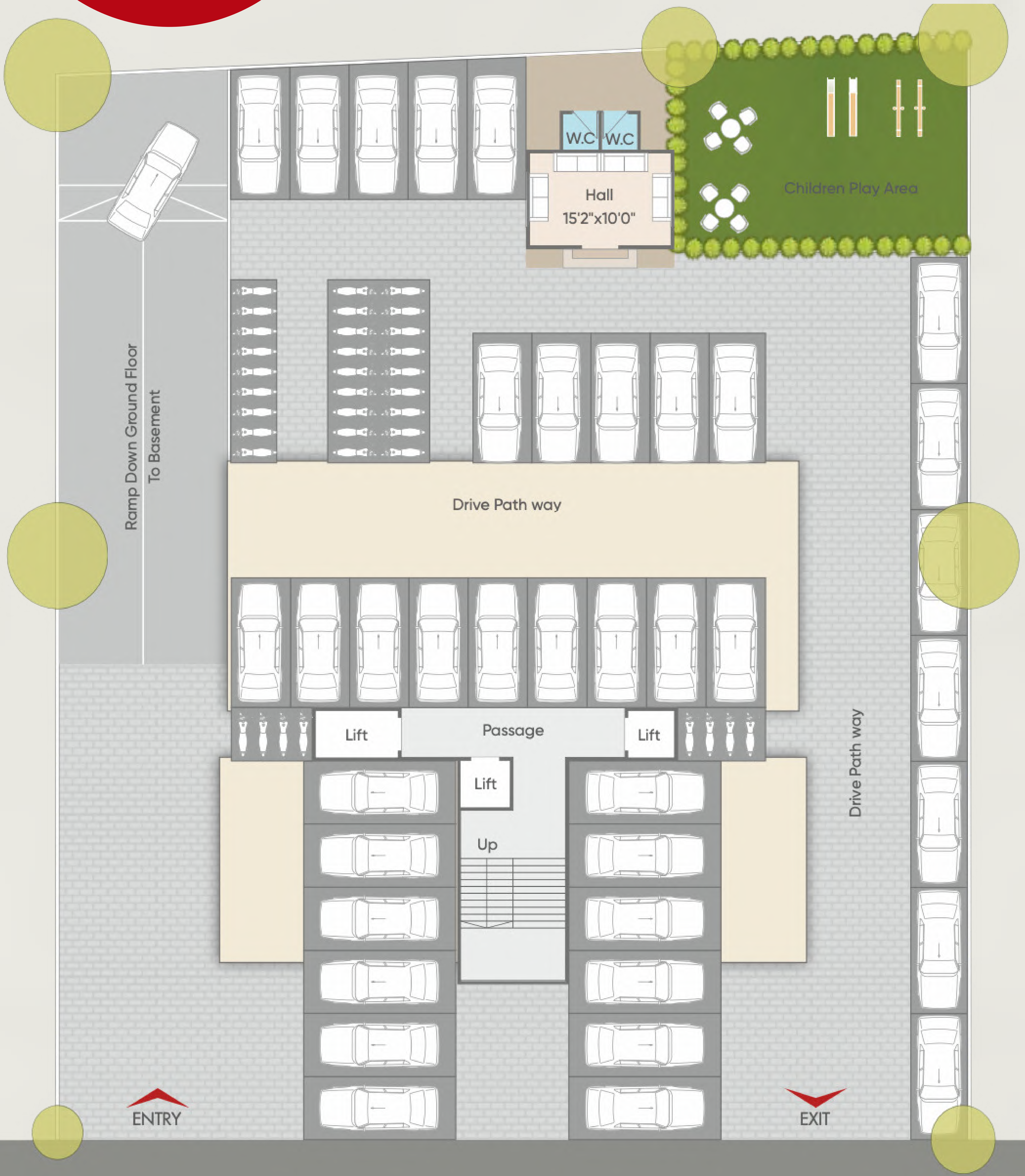


Basement Floor

- Allotted Parking for each unit
- Extra Wide Ramp for basement



Ground Floor



Ramp Down Ground Floor
To Basement

W.C. W.C.

Hall
15'2"x10'0"

Children Play Area

Drive Path way

Drive Path way

Lift

Passage

Lift

Lift

Up

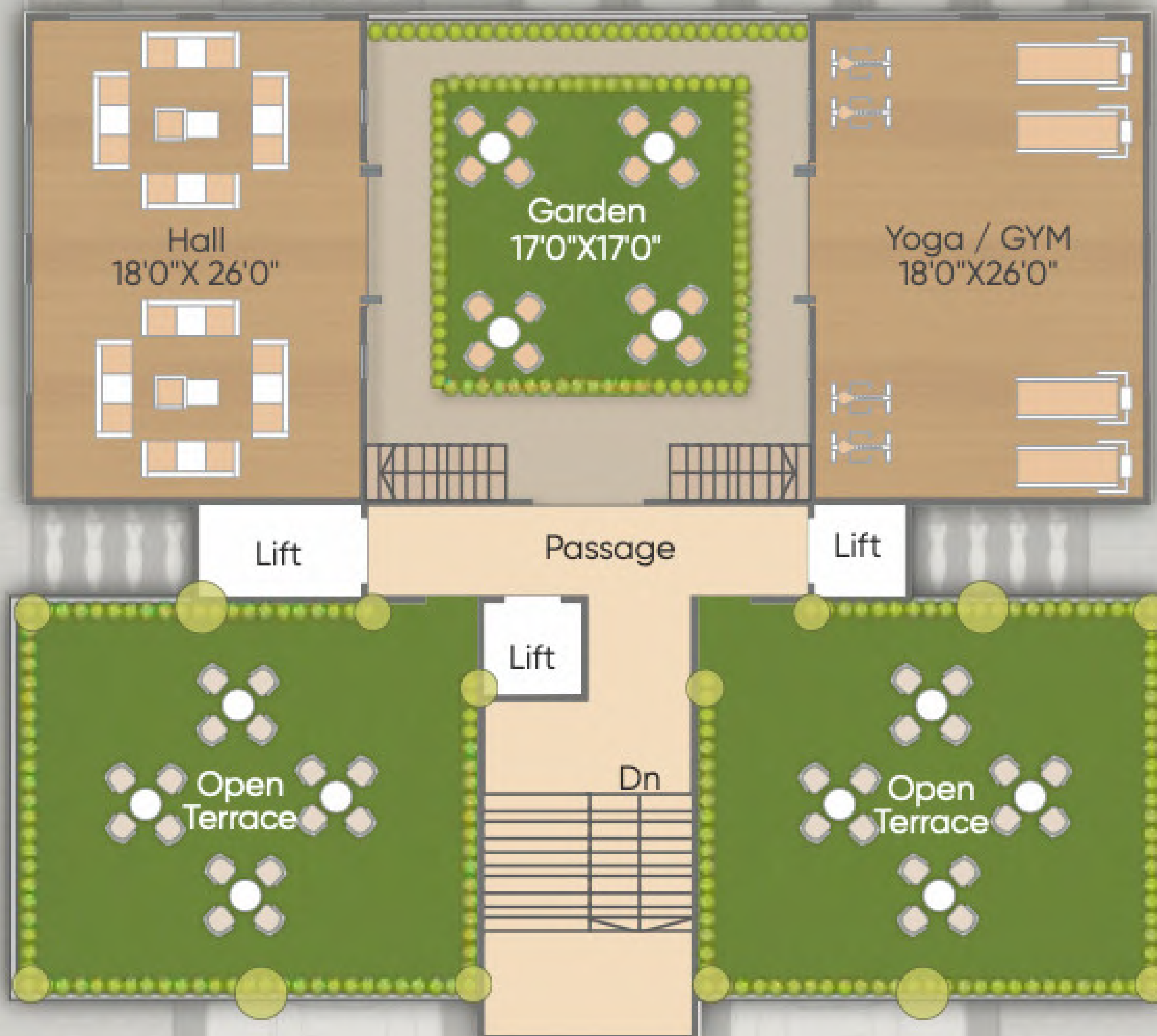
ENTRY

EXIT

18.00 M T.T.P Wide Road

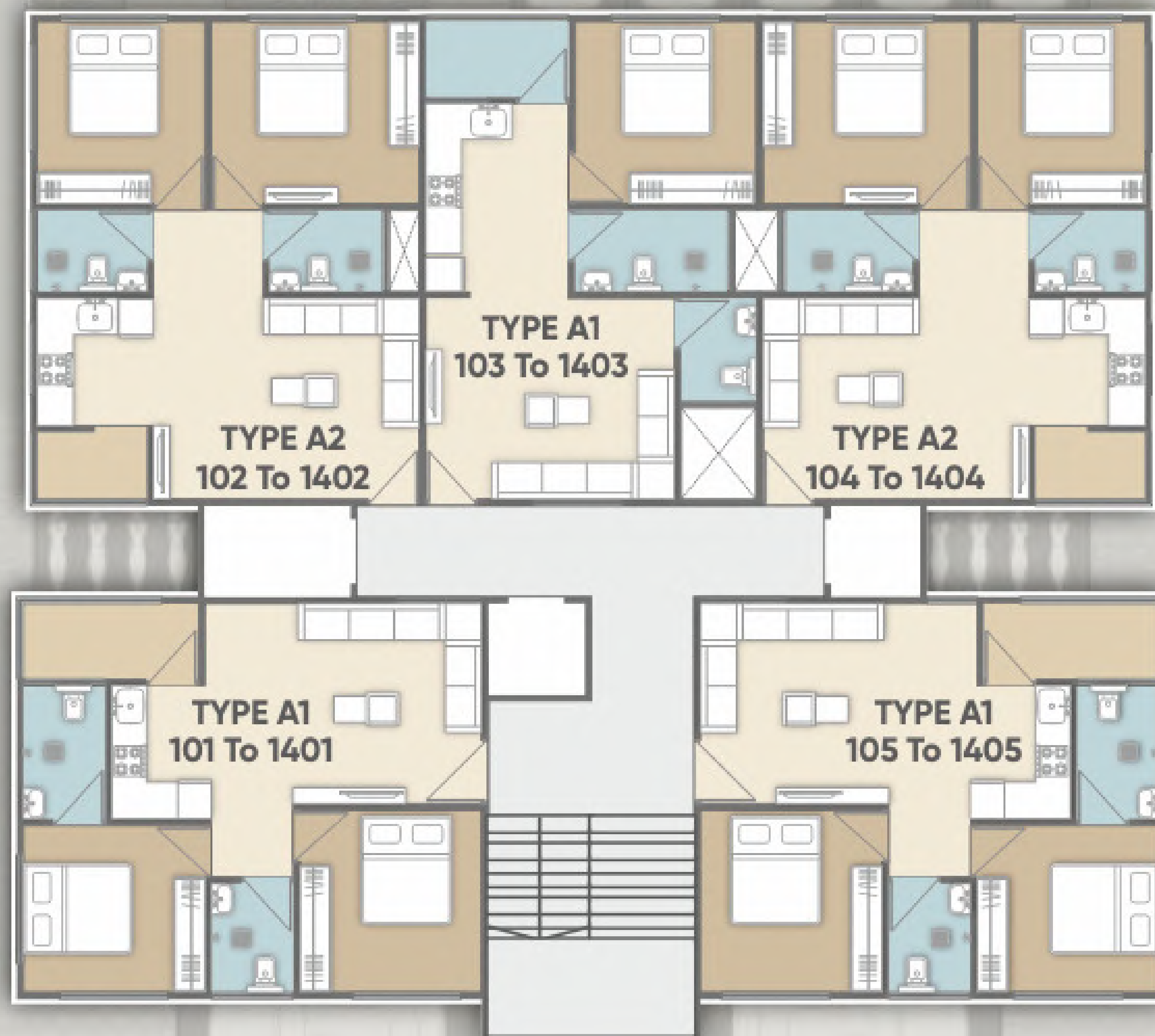
Terrace (15th) Floor

- 3 Terrace Gardens
- Well Equipped Gym
- Spacious Common Hall



Typical Floor (1-14)

- 3 Elevators
- Stretcher Lift
- Extra Margin Space



18.00 M T.T.P Wide Road

2BHK Type A1



Built Up:
572 Sq.Ft

Super Built-up:
870 Sq.Ft

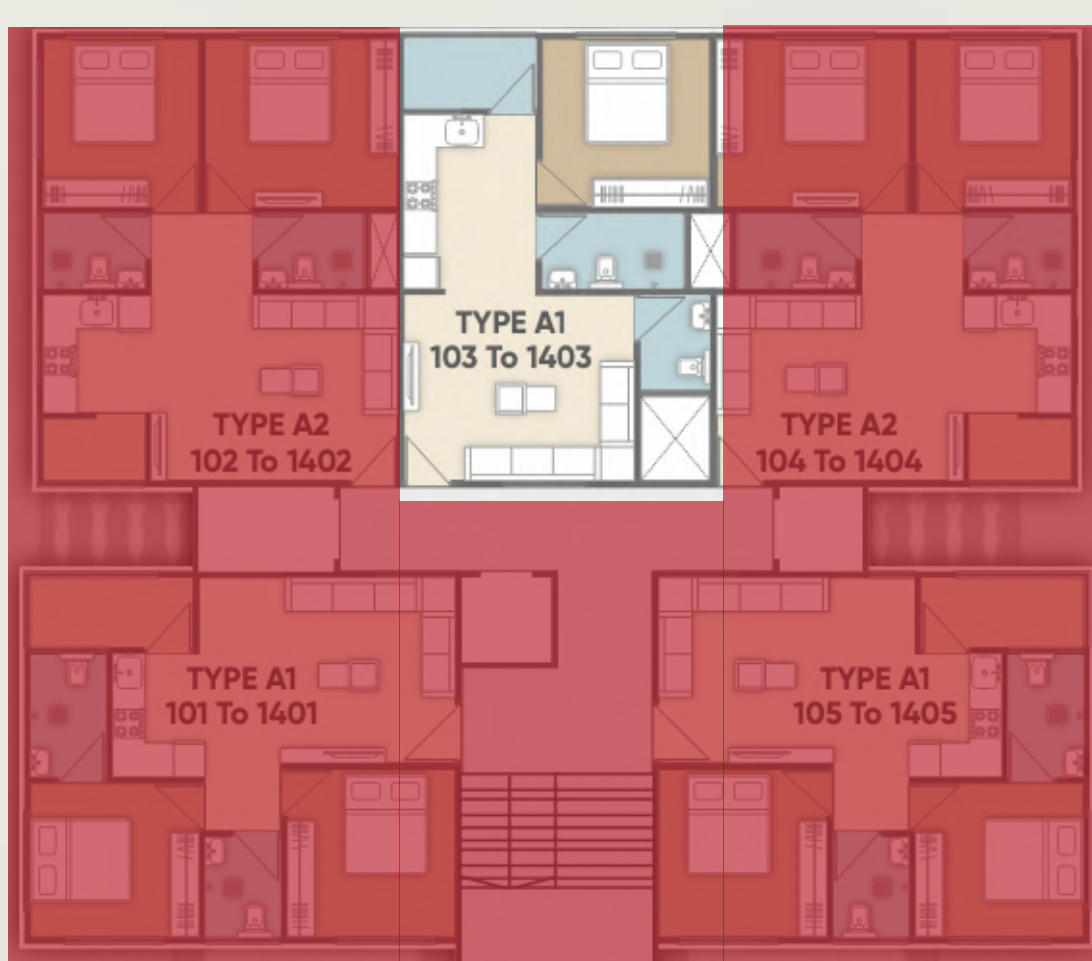
2BHK Type A2



Built Up:
572 Sq.Ft

Super Built-up:
870 Sq.Ft

1 BHK Type B

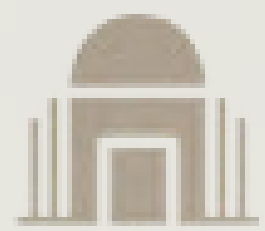


Built Up:
475 Sq.Ft

Super Built-up:
705 Sq.Ft

Comfort hai Centre me

Key Features



Club House



CCTV Surveillance



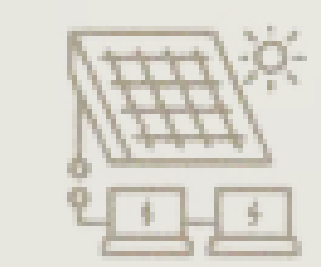
Lush Landscaping



Gym



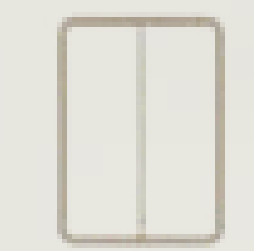
2 Storey Allotted Parking



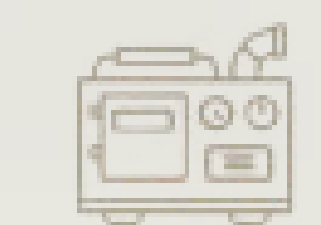
Solar Rooftop for Common Lighting



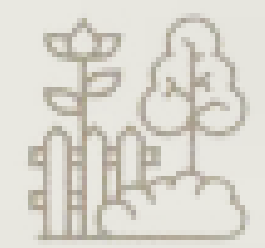
Yoga and Meditation Room



3 Elevators including 1 Stretcher lift



Automatic Power backup generator



Terrace Garden



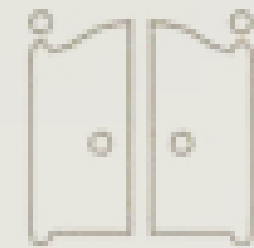
Security Cabin



Fire Safety Solutions



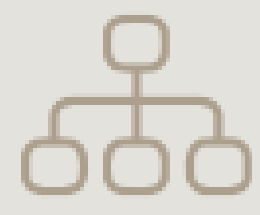
Terrace Sit-out



Attractive Entrance



Quality hai Centre me Specifications



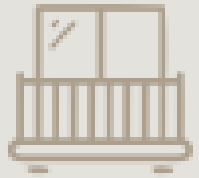
STRUCTURE

- RCC structure consisting of beams and columns as per the specifications of architect and engineer.



CEMENT

- Ultratech, Hathi, Ambuja or equivalent.



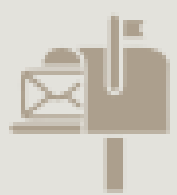
TERRACE & BALCONY

- Each terrace will be chemically waterproofed and will be floored with china-mosaic tiles or terrace tiles.
- Railings will be provided in balconies.



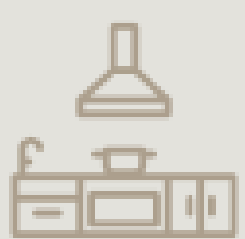
ELECTRICAL

- ISI marked superior quality wires will be used. (Brands- RR Kabel, Finolex, Anchor or equivalent.)
- ISI marked superior quality modular switches and MCBs will be used. (Brands- Elleys, Legrand, Anchor or equivalent.)



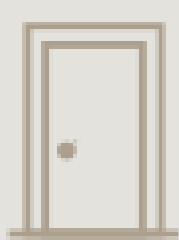
ADDITIONAL

- Attractive nameplate for each unit will be provided in common visible area
- Separate letter-boxes will be provided for each unit.
- Modern electricity meter boxes will be arranged in the best suitable area for all apartments.



KITCHEN

- Designer tiles will be provided up to lintel level on the platform side of the kitchen.
- Granite Sandwiced platform in the kitchen.



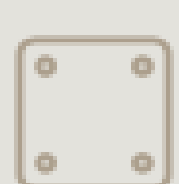
DOORS

- Attractive and wide main door for each apartment.
- All doors will be ISI marked laminated flush doors of superior quality.



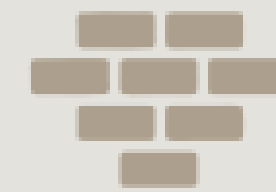
PAINTS

- Weather proof emulsion paints will be provided on the exterior as per the elevation details.
- 2 coats putty and one coat primer will be provided on the interior as per the architect's details. (Brands- Asian Paints, Dulux or Berger.)



STEEL

- ISI marked superior quality steel will be used. (Brands - Gallant, Kamdhenu, German etc.)



WALLS

- Walls will be made of red bricks, fly-ash bricks or AAC blocks as per engineer's specifications.



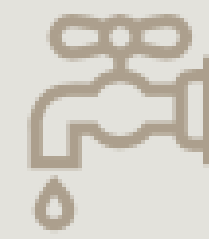
WATERPROOFING

- Chemical/Texture coating on all external walls to improve waterproofing in the entire structure.
- Chemical Waterproofing of maiden slabs with brands like Dr Fixit, Fosroc or equivalent.



WINDOWS

- Aluminium section windows with mosquito net.



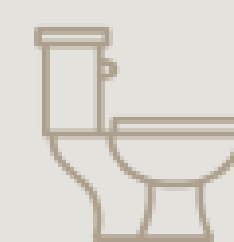
WATER SUPPLY

- 24x7 water supply
- Separate point in the kitchen for corporation water supply.



ELEVATION

- Luxurious and exclusive elevation as per the plans and designs of the architect.



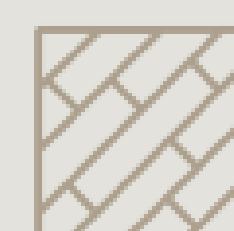
TOILETS & WASHROOMS

- Hot-cold lines will be provided in each washroom for easy installation of water heaters.
- Washroom floors will be chemically waterproofed.
- Designer tiles upto lintel level will be provided in each washroom.
- Superior quality sanitary fittings in each washroom. (Brands- Jaguar, Kajaria, Asian Paints, Cera or equivalent.)



PEST CONTROL TREATMENT

- Pest control treatment will be done in the foundation of the building.



FLOORING

- Glazed Vitrified Tile flooring will be provided for each apartment.
- Building staircases will be floored with anti-skid granites.
- Parking tiles will be provided in the margin areas.
- RCC flooring/parking tiles will be provided in the parking areas.

Centre ke Centre me Khwahisho ka naya Ghar



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PR/GJ/VADODARA/VADODARA/Others/

RAA12745/030124/300628

Website - www.gujrera.gujarat.gov.in

DEVELOPER :



SITE ADDRESS : Shreeji Avenue, Besides Pramukhswami Nagar - 1,
Nr., Prayag Char rasta, TP - 13, Chani jakatnaka, Vadodara - 390024

M : +91 81415 53355 | **E :** Shreejiavenue@prahant.co.in | **W :** www.prahant.co.in

ARCHITECT:



STRUCTURE:



Flats Payment Mode :

- 10% - Booking • 20% - Agreement • 10% - Plinth Level • 5% - 2nd Slab • 5% - 4th Slab • 5% - 6th Slab • 5% - 8th Slab • 5% - 10th Slab • 5% - 12th Slab • 5% - 14th Slab
- 10% - Plaster Level • 10% - Flooring Level • 5% - Before Possession

Terms & Conditions : 1. The following will be charged extra in advance/ as per government norms: (a) Stamp Duty & Registration Charges, (b) GST (as actual) or any such additional government taxes if applicable in future, (c) Maintenance Deposit. (d) Development Charges. 2. If any new tax applicable by Central or State Government in future, it will be borne by the buyers/ members. 3. Possession will be given only after one month of settlement of all accounts. 4. Continuous default in payments leads to cancellation. 10 % Administrative charges will be deducted for any cancellation after one month of booking, and balance amount will be refunded back only after booking of the unit by new member. 5. Cancellation Charges will be deducted. 6. The developers reserve all the rights to change the plan, elevation, specification or any details will be binding to all. 7. Changes in any structural design & changes in any external facade will not be permitted under any circumstances. 8. Internal changes will only be permitted with prior permission. 9. Outdoor AC units will be fitted as per provision provided in the designated place by the architect. 10. In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible.