

PRATHAM

# Ganesha



Fine living redefined !!!







गजाननं भूत गणधि सेवितं कपित्थ जम्बू फलसार भक्षकम् ।  
उमासुतं शोकविनाश कारणम् नमामि विधेश्वर पाद पकंजम् ॥

PRATHAM  
*Ganesha*





# Beautiful Look

Explore and experience an esteemed lifestyle that awakens the feeling of price. Ganesa has spectacular Architecture featuring the finest 3 & 4 BHK living. These will be the home that you will cherish-in for their eye-grabbing formation right from the classic exteriors itself...

PRATHAM  
*Ganesa*





# Welcome the Royal Kingdom

The glorious and grand entrance welcomes you to the world of aristocratic living .  
Where living is an everyday celebration filled with moments of joy & defination of  
luxury and reflect the beauty of High-Life.

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*Ganefa*





# A Picture Perfect Property

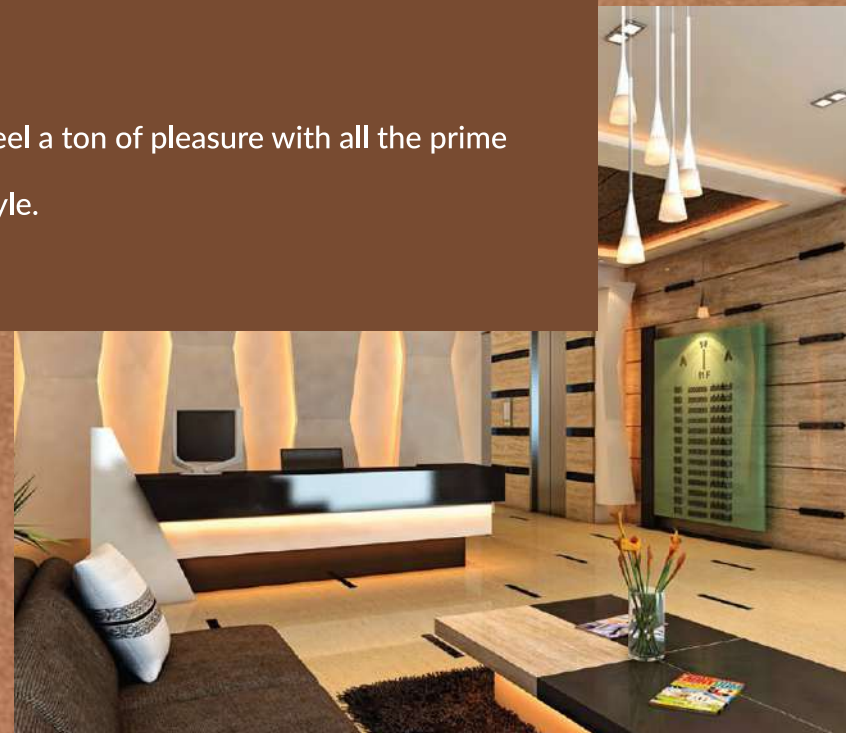
Ganesa not only offers exclusive finishes inside your home but has a lots of amenities for your outside also. A lifestyle that is complete in all senses.





# Live a Unique Lifestyle

Live your life in a way that causes you to feel a ton of pleasure with all the prime amenities to give you a self indulged lifestyle.





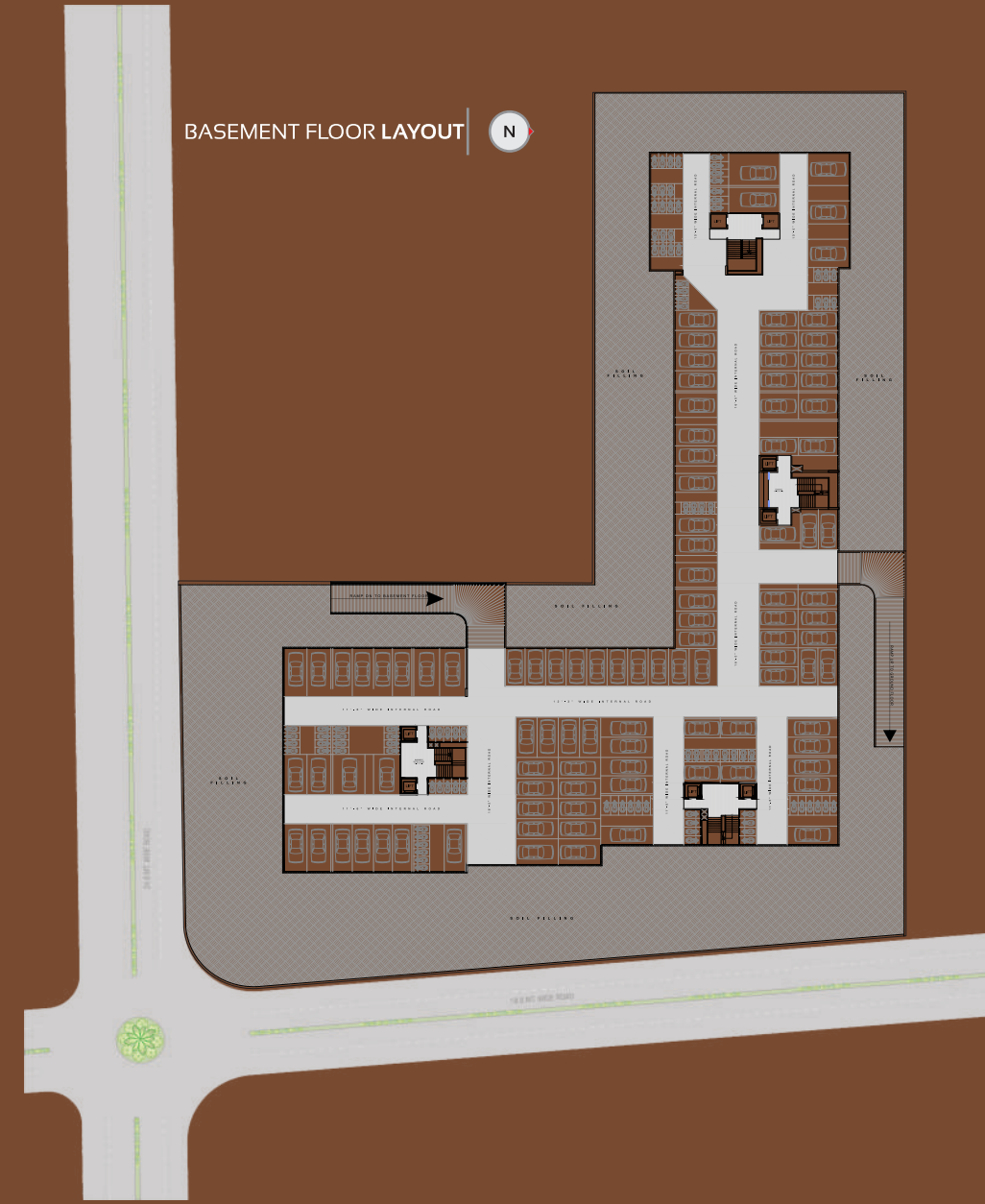
# Ground Floor Plan

## Legend

- Entry / Exit
- Security Cabin
- Store
- Wide Internal Road
- Reception
- Water Feature
- Garden (Vertical)
- Lawn Area
- Sand Pit
- Gazebo Siting Area
- Seat Out Area
- Out Door Children Area
- Gym Area with Steam Room & Changing Room
- Out Door Gym Equipment Area
- Indoor Game with Toddler Zone
- Jogging Track
- Amphitheater
- Multi Purpose Banquet Hall
- Banquet Kitchen Area with Wash
- Ramp up to Ground
- Ramp Dn to Basement
- Ample Parking



# Basement Floor Layout





# A & B Building Typical Floor Plan

1st to 9th Floor

4 BHK



Tower A 

Tower B 





# A & B Building Penthouse

10th Floor Plan

4 BHK

11th Floor Plan

Tower A 

Tower B 



Beautiful  
Places  
To Live



# C Building Typical Floor Plan

1st to 9th Floor

4 BHK





# C Building Penthouse

10th Floor Plan

4 BHK



# C Building Penthouse

11th Floor Plan

4 BHK





# D Building Typical Floor Plan

1st to 7th Floor

3 BHK





# D Building Penthouse

8th Floor Plan

4 BHK



# D Building Penthouse

9th Floor Plan

4 BHK





# Specification

## Internal Unit Finishes

Flooring	Large Size Granamite or Composite Italian Marble Flooring in living, dining and kitchen and Large Size Granamite tiles in all bedrooms.
Kitchen	Granite Kitchen platform with bowl sink with drain board of Carrysil or eq. make. Granamite tile Cladding up to full height
Security System	C.C.T.V. Security System for Common area. Main door with Electronic Lock. Video door Phone with connectivity to reception & entrance gate. Intercom facility in all flats and servant rooms.
Plumbing	Open plumbing in UPVC & kitec pipe fitting with Designer C.P, fittings of delta eq .make & sanitary ware fitting of Kohler make. Flat wise central plumbing system for hot water supply
Toilets	Granamite tile flooring with matt finish and full height Dado with modern concept.
Electrification	Sufficient point in concealed circuit wiring of finolex or eq. make copper wiring with ISI modular switches. DTH/Cable T.V. connection, intercom connection in all flat as well as T.V. point in all room.
Air Condition	3 Split A.C. in 4 BHK and 2 Split A.C. in 3 BHK Flat of standard make.
Water Supply	Under Ground water tank for SMC Supplied water of sufficient storage capacity. Additional bore well for water supply in flush cock. Special water backup system for overhead tank
Doors	Decorative Main door shutter in Teakwood with Electronic door lock for security of flat. Flash Door with finished by laminate in both side with good quality S.S. hardware fitting & lock
Windows	Anodized powder coating Aluminum section with Reflective Glass of Standard Quality. All windows having four side granite frame
Wall Finish	Plaster with Putty finish
Railing	S.S. / Glass Railing in Balcony & Staircase

# Specification

## External Bulding Finishes

Plaster	Coat Sand Face / Roller finished plaster & above that Textured finish
Terrace	Water proofing in terrace with Chemical & by special agencies and above that china mosaic flooring.

## Internal Common Area Finishes

Foyer	Air Conditioned Entreance Foyer and waiting lounge with Granamite flooring & Wall Cladding with Italian Marble or Rough finished Granamite tile.
Lift Cladding	Granite / Italian Cladding on lift Entry wall at each floor
Staircase	Granite and Granamite Steps & riser with Granamite flooring in Passes
Floor Lobby	Floor level common Lobby area finished with matt finish Granamite flooring

## Common Facilities

Generator Backup	Power Backup for common area lighting & Elevator. Backup for each flat having enough electrical point except A/c & Refrigerator.
Road Network	Good Quality Paver Block & RCC Road.
Fire Safety	Fire Security System as per NBS norms.
Lift	Each Building with Two Kone Make Elevator.
Parking	Ground Floor and Basement Parking
Security System	CCTV Surveillance in Security Cabin. Access Card Entry Only Automatic Sliding Gate with Boom Barrier.



# Amenities



Children Play Area

Green space built with sand pit/rubber mat for children play equipments



Sitting Area

Senior Citizen Gazebo & other sit out places



Indoor Games

Carom Board, Chess Board, Table Tennis , Pool ,Toddler Area



Banquet Hall

Banquet Hall with pantry area for 75 person Capacity for Social Function like Birthday Party, Anniversary for society functions and other events.



Outdoor Games

Badminton Court, Skating Area , Out Door Gym



Gym

A.C. Gym Area for Gents & Ladies with good quality modern Equipments & Steam Room.



Amphitheater

Open Air Theater for Drama Competiton Event and other Programmes like Yoga & Meditation



Jogging Track

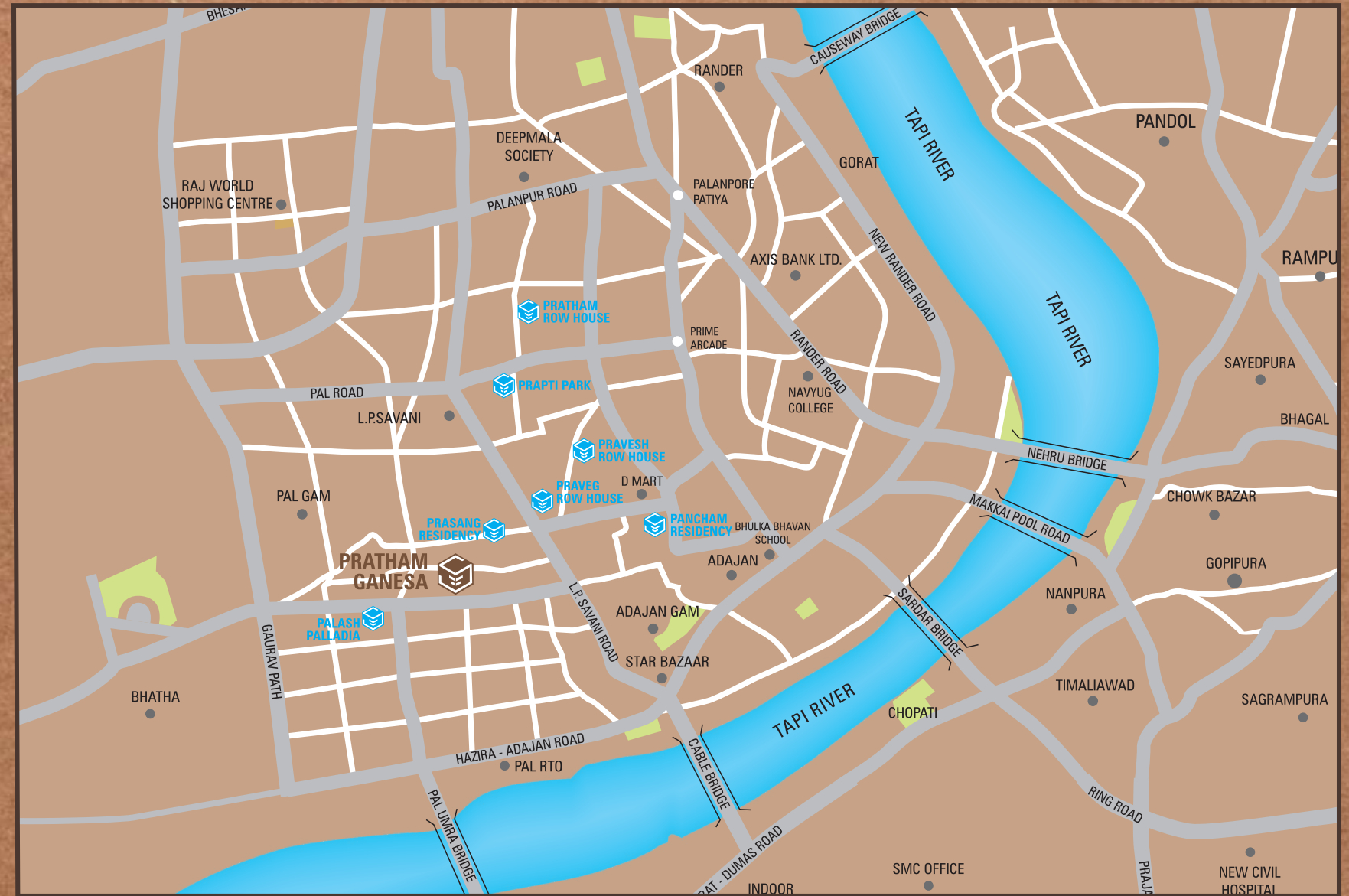
Jogging Track for walking

# Happiness of Life





# Dedicated to Results



## Disclimier

1. Stamp Duty, Registration charges, Legal charge, GEB & SMC Charges, Gas Connection & takes Society Maintenance charges & Safety Grills etc. shall be borne by Purchaser. GST, Vat Service Tax etc. will be borne by purchaser. 2. Any additional charges or duties levied by government / local authorities during or after the completion of scheme like S<C tax, betterment charges will borne by purchaser. 3. In the interest of continual development in Design & Quality of Construction the developer reserve all right to make any changes in the scheme including technical specification, design planning, layout & all purchases hall abide by such changes. 4. Internal changes shall be charged extra and to be paid advance. 5. Uniform designed of windows grills extra expense to be borne by purchaser. 6. Any type of external changes strictly not allowed during or after the completion of the scheme. Internal Changes will be done only with prior approval & Design extra with total responsibility of the purchaser. 7. The developer reserve the right to construct any additional structure due to Increase F.S.I. In Future. 8. The Right after the Plans fully or partly or specification or amenities mentioned are reserved with developer. 9. Full & Final Payment with legal & other charges must be paid before Sale Deed Registration & Possession. 10. Permission of sign boards as per developer rights & rules Irregular payment may lead to cancellation of Booking. 11. Subject to Surat Jurisdiction. 12. The Brochure is internal only for Easy Display & Information of Scheme & dose not form part of any Legal Document.



PRATHAM  
*Ganesh*

📍 TP 14, Nr. Pratham Circle, Pal, Adajan, Surat.

📞 +91 97374 88488

Developer



Architect

Sanjay Josshi  
(Blackink)

Structure Engineer

Jalil Sheikh

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