



SITE : "PARAM SOLITAIRE",  
Next to Roshani Computer,  
Near Karelibaug Water Tank,  
Karelibaug, Vadodara-390 018.

CALL : +91 94267 05584, 99047 24177  
Email: paramsolitaire@gmail.com  
www.paramgroupvadodara.in



E-BROUCHER



LOCATION





◆ A SOLITAIRE  
FOR LIFE

PARAM  
**SOLITAIRE**  
SHOPS | OFFICES | 4-BHK PREMIUM FLATS

Located in the heart of Vadodara, **Param Solitaire** is a diamante-edition residential + commercial project that offers the ultimate luxury and distinct lifestyle that you come to expect after attaining a certain stature in life. Give your family a life of unparalleled luxury, unconfined spaces, and unbound comfort as you gift them a Solitaire for Life.



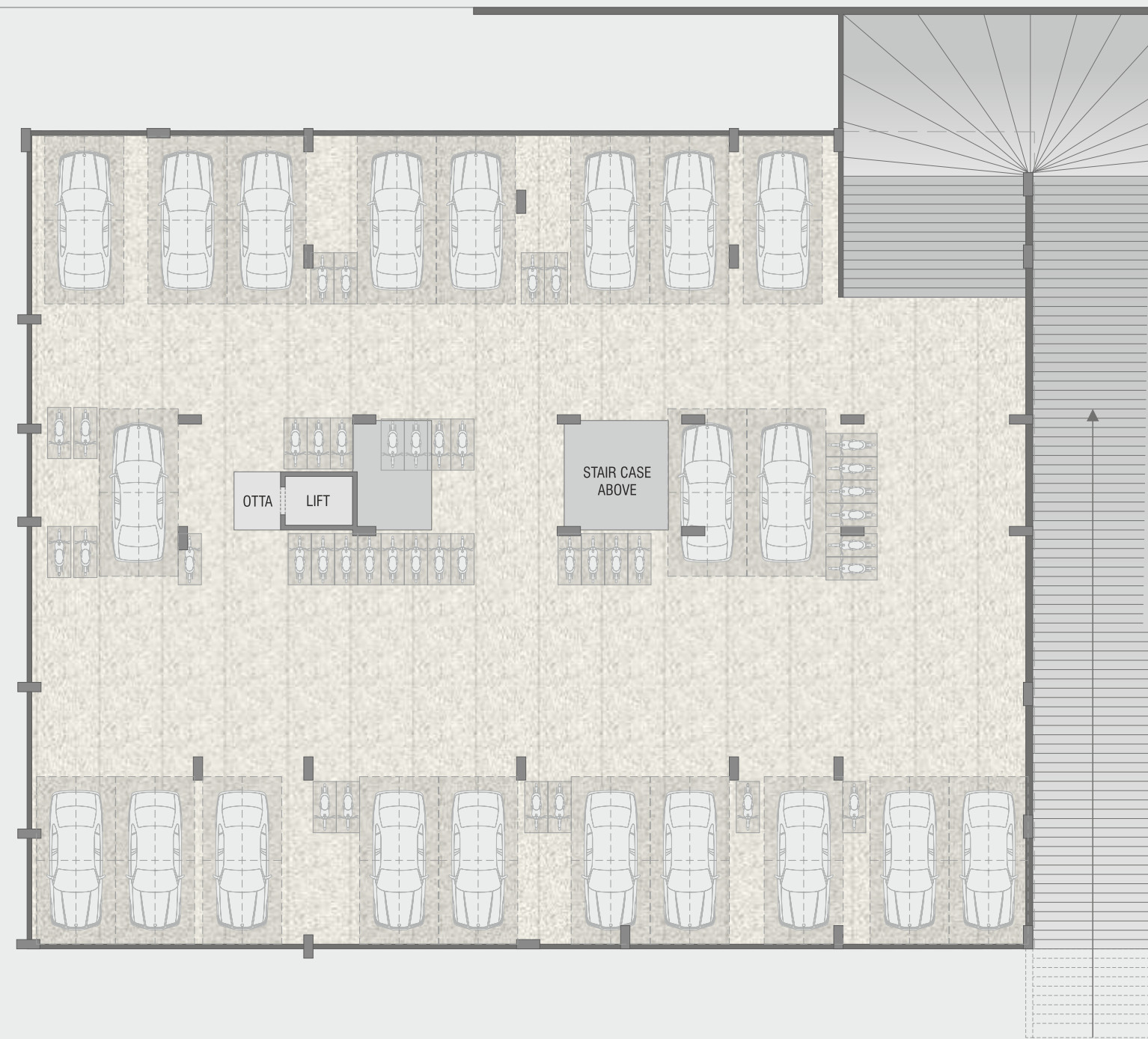
## The Param Solitaire To great business

Business is not a just built on ideas and products. Any business needs to maintain it's edge over competitors to be in the leading space. Get that edge at **Param Solitaire** - a smart, fun and savvy place to take your business to new heights.



### LOWER BASEMENT - B2 (COMMERCIAL PARKING)

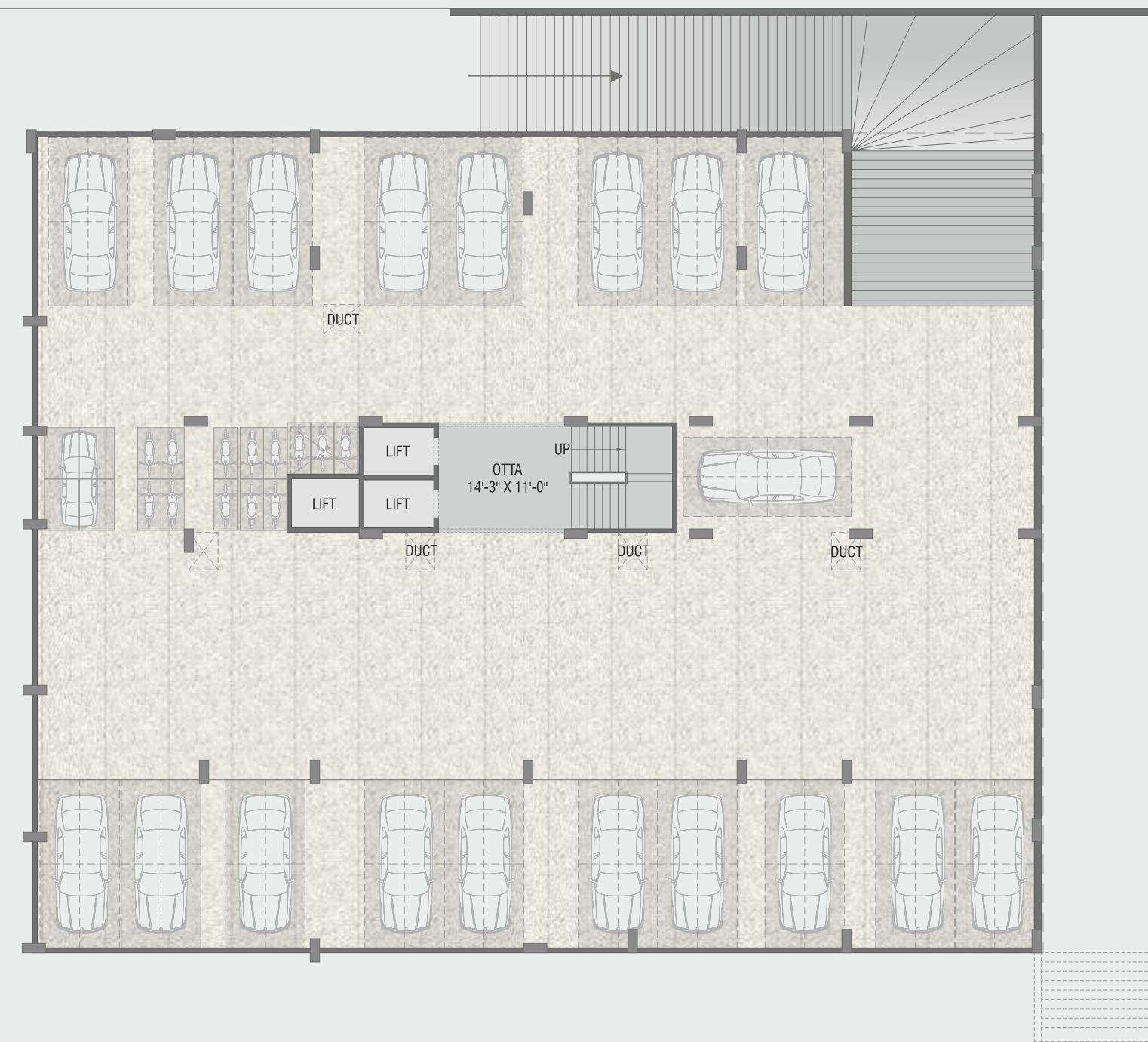
7.50 MT WIDE MAIN ROAD



30.00 MT WIDE MAIN ROAD

### UPPER BASEMENT - B1 (RESIDENTIAL PARKING)

7.50 MT WIDE MAIN ROAD



30.00 MT WIDE MAIN ROAD



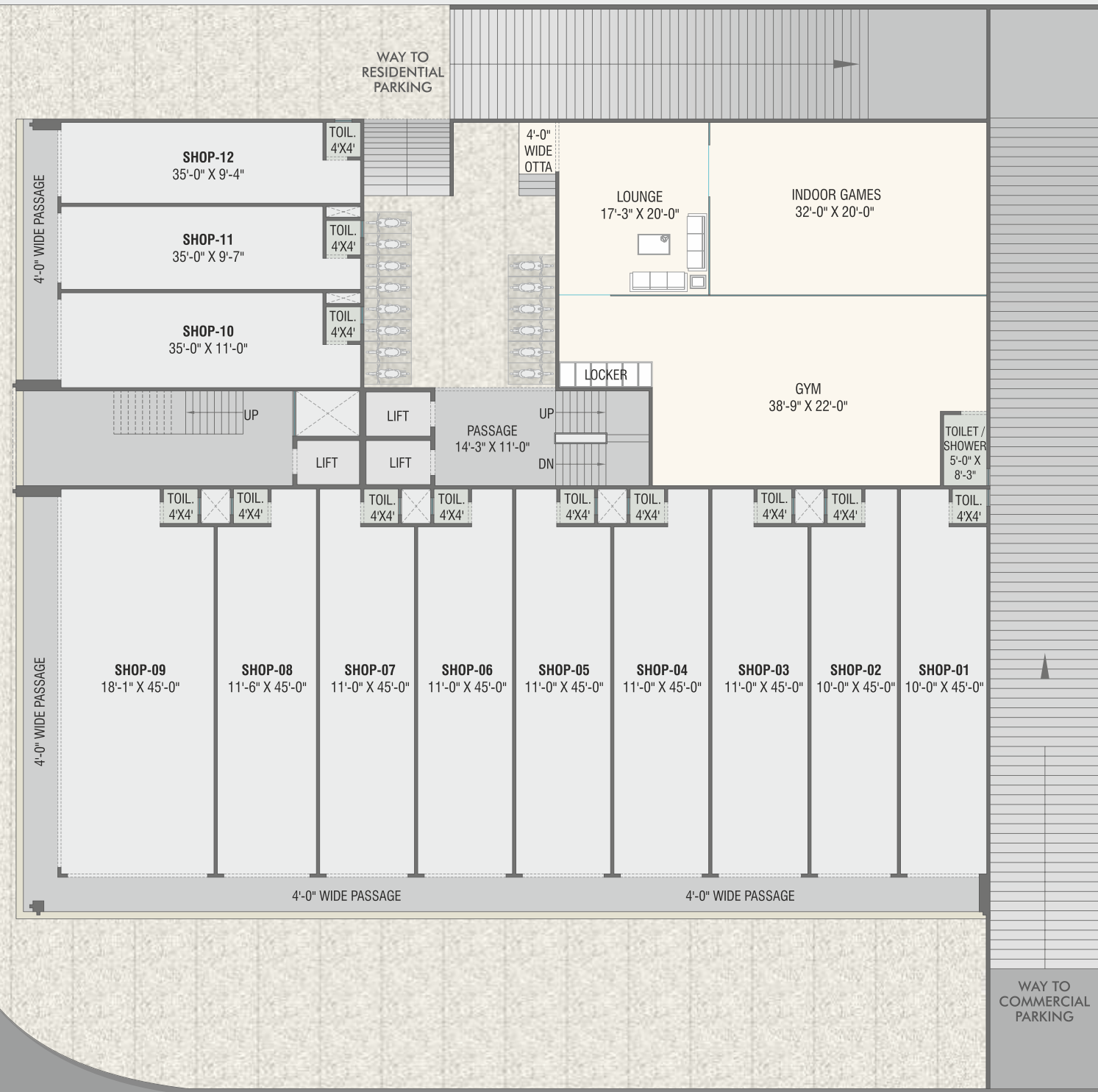
## A GEM IN THE MAKING

They say diamonds are forever. So is a beautiful home that ensures every need of yours is met. **Param Solitaire** is one such project located in the prime area, offering well-planned and spacious 4BHK homes. Feel the pride of owning the biggest jewel in one of the most prominent and promising locations of Vadodara.



# GROUND FLOOR

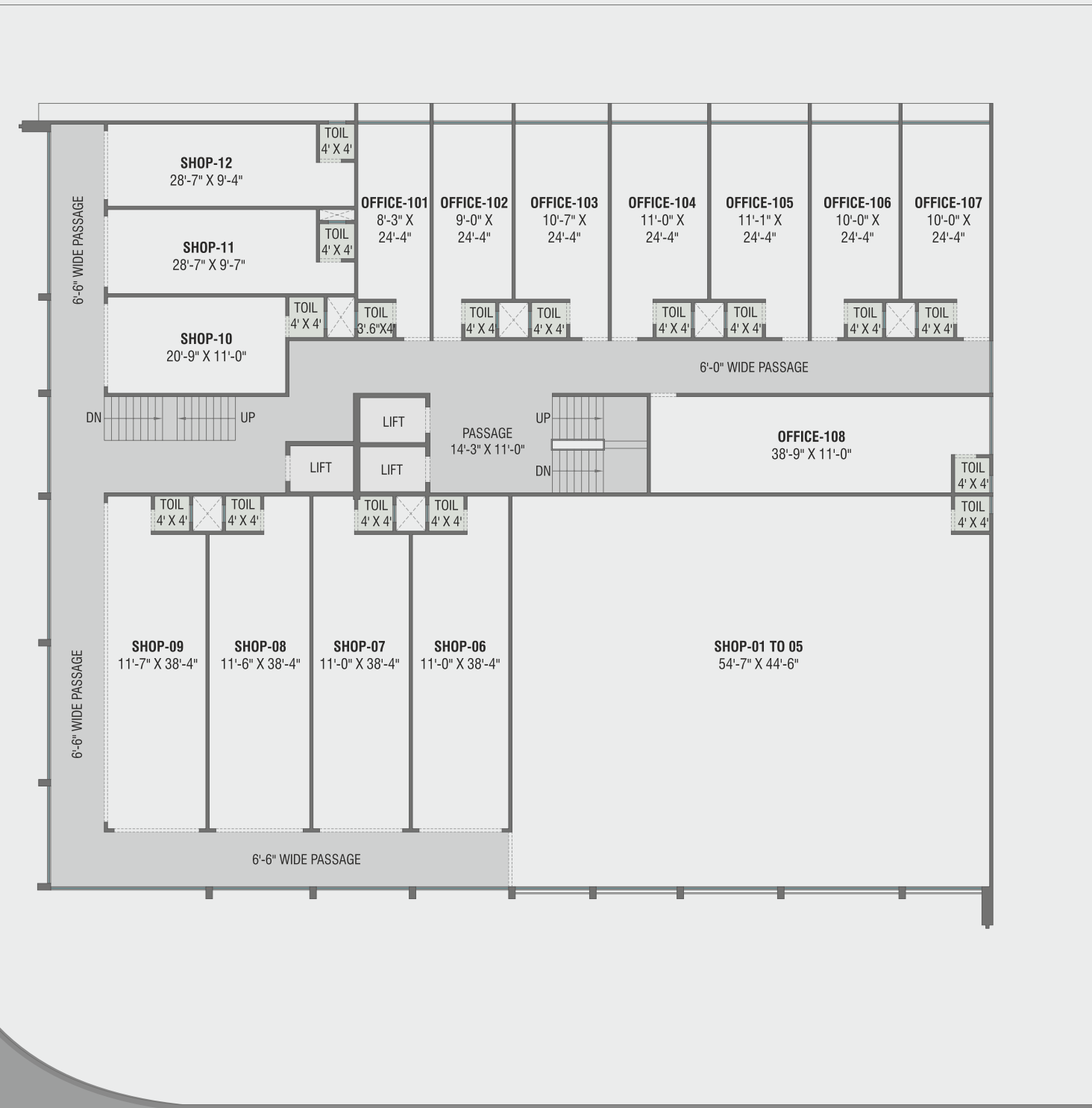
7.50 MT WIDE MAIN ROAD



30.00 MT WIDE MAIN ROAD

# FIRST FLOOR

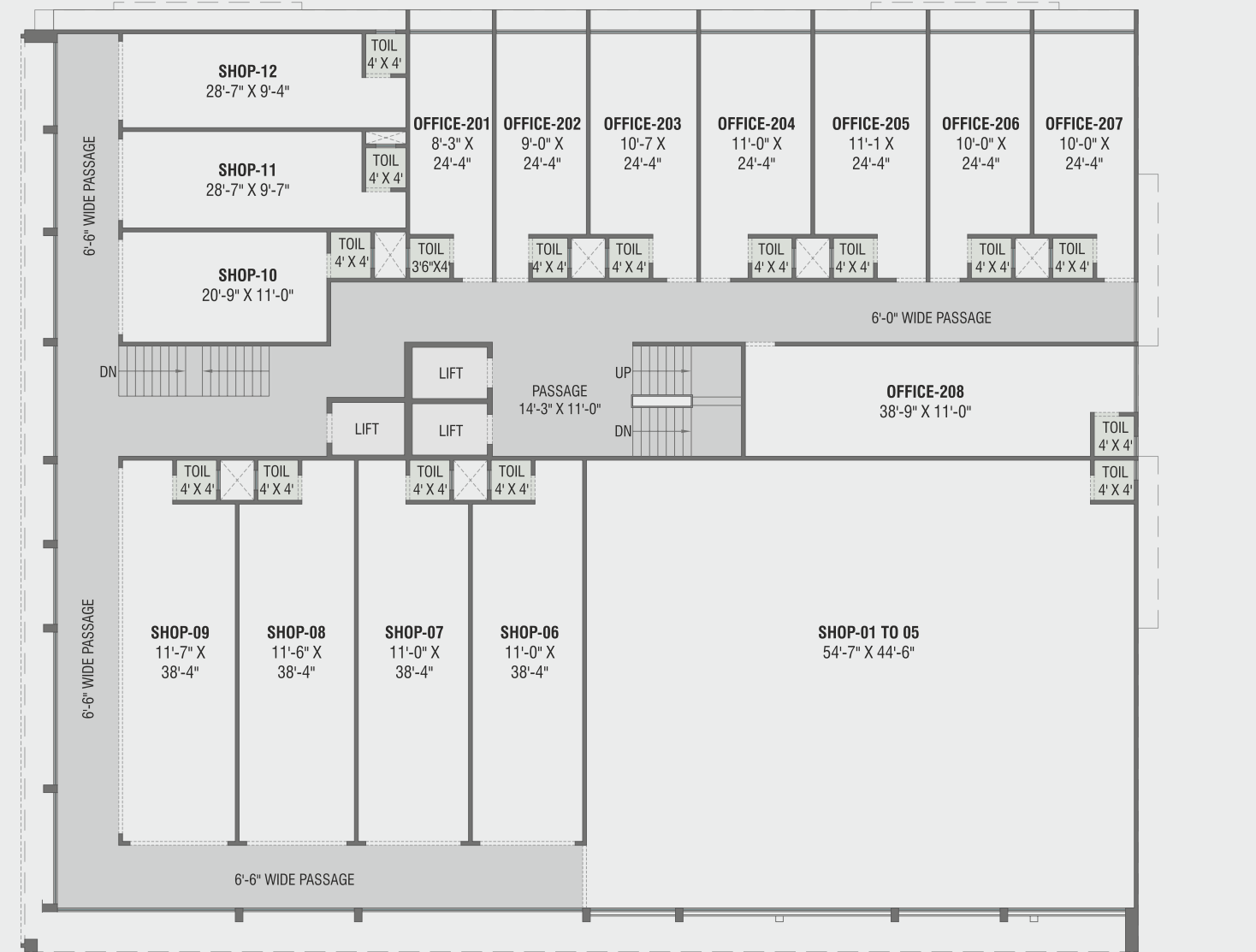
7.50 MT WIDE MAIN ROAD



30.00 MT WIDE MAIN ROAD

## SECOND FLOOR

7.50 MT WIDE MAIN ROAD



30.00 MT WIDE MAIN ROAD

## THIRD FLOOR

B.U. AREA - 1800.00 SQ.FT.

7.50 MT WIDE MAIN ROAD



30.00 MT WIDE MAIN ROAD

# TYPICAL FLOOR LAYOUT PLAN

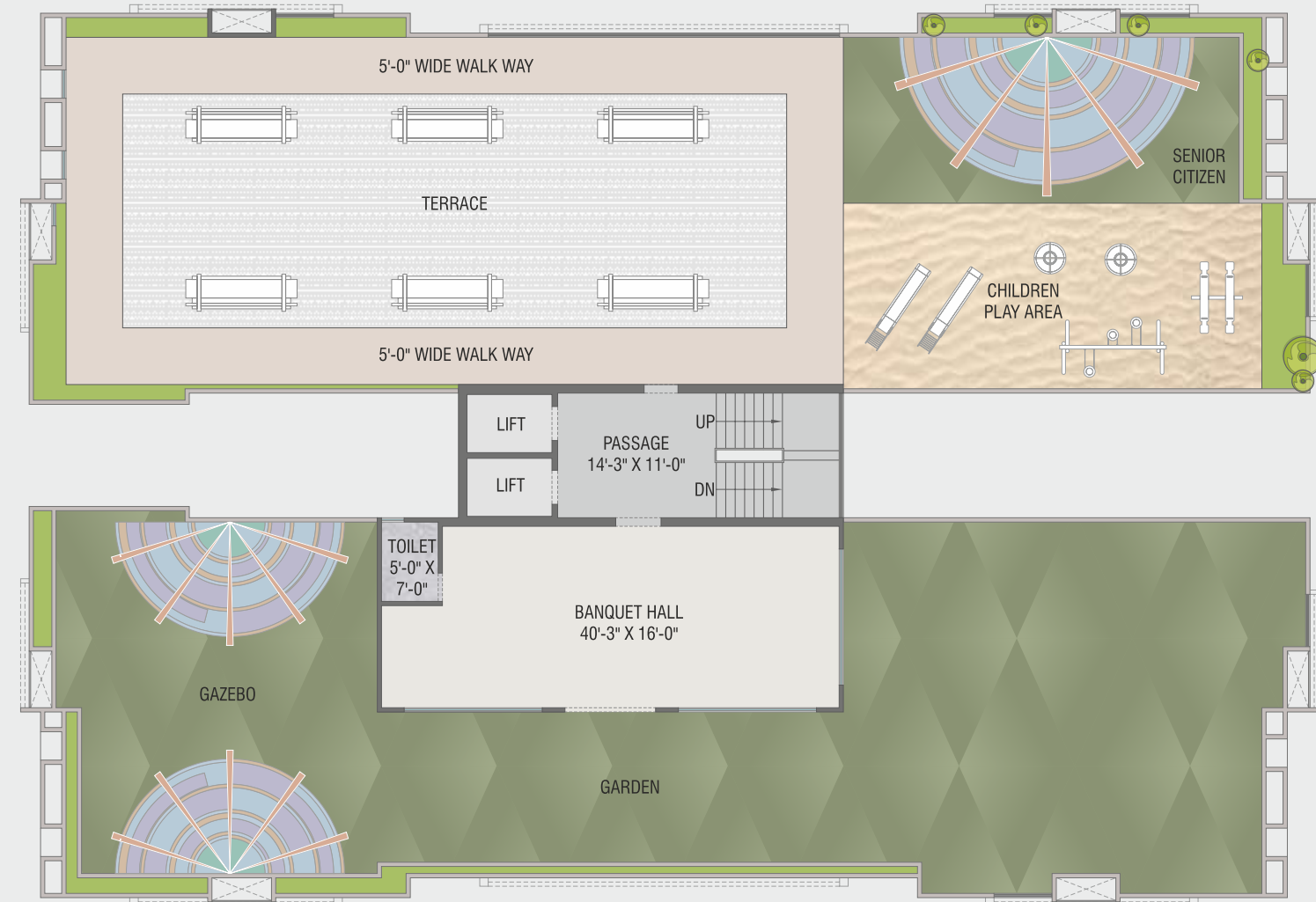
(4TH TO 7TH FLOOR PLAN)  
B.U. AREA - 1800.00 SQ.FT.





## TERRACE FLOOR PLAN

7.50 MT WIDE MAIN ROAD



30.00 MT WIDE MAIN ROAD



## THE CROWNING JEWEL

The beautiful terrace garden sits atop **Param Solitaire** like a crown jewel from where one can look at the best views of the city. Play, chat, do yoga, meditate or fraternize with your friends and neighbours in this beautiful terrace garden



## AMENITIES (RESIDENTIAL)



INDOOR GAMES



TERRACE GARDEN



A/C GYMNASIUM



ALLOTTED CAR PARKING



GAZEBO



CHILDREN PLAY AREA



SENIOR CITIZEN SITTING



WALKWAY



BANQUET HALL



SOLAR FOR COMMON UTILITY



POWER BACK FOR COMMON UTILITY



CCTV CAMERA



Developers:  
**Aditya Realty**

Architect:  
*Rishi*  
Architect & Interior Designer

Structure:  
**ASHOK SHAH & ASSOCIATES**

## SPECIFICATIONS (RESIDENTIAL)



### STRUCTURE

Well Design RCC Frame Structure with Good Quality Material as per Structure Engineer Design & Specification.



### FLOORING

Vitrified Tiles Flooring in all Room



### DOOR & WINDOW

- Elegant Entrance Door
- Internal Flush Door with Both Side Laminated.
- Aluminium Powder Coated with Mosquito Net



### ELECTRIFICATION

Concealed & ISI Copper Wiring with Standard Modular Fitting Along with AC Point in Master Bedroom and Geyser Point in All Bathroom.



### WATER SUPPLY

Underground and Overhead Tank for 24 hrs. water supply with sensor.



### BATHROOM

- Designer bathroom with standard quality fittings and vessels
- glazed tiles dedo up to ceiling level
- good quality concealed PVC standard plumbing.



### KITCHEN

Granite platform with SS Sink and designer tiles up to ceiling level



### WALL FINISH

Interior: Two coat putty with primer finish  
Exterior: Weather resistant point.

### STAGE OF PAYMENT:

**COMMERCIAL** (1) Booking 10% (2) Agreement to Sale 20% (3) Plinth level 15% (4) 1st Slab 15% (5) 2nd Slab 10% (6) 3rd Slab 10% (7) Masonry 10% (8) Plaster & Finishing 10%

**RESIDENTIAL** (1) Booking 10% (2) Agreement to Sale 20% (3) Plinth level 15% (4) 1st Slab 05% (5) 2nd Slab 05% (6) 3rd Slab 05% (7) 4th Slab 05% (8) 5th Slab 05% (9) 6th Slab 05% (10) 7th Slab 05% (11) Masonry 10% (12) Plaster & Finishing 10%

**- GST is payable along with basic cost at each stage mentioned above. (Maintenance, Development, MGVC, Stamp Duty, Registration Fee, Adv./Legal Fee and others (if any) are payable and when required on demand on completion / before Sale Deed / before Possession.**

### Notes:

- Documentation, stamp duty, Development, Registration charges, GST, M.G.V.C.L. all municipal taxes will be extra.
- Any additional charges or duties levied by the government / Local authorities during or after the completion of the scheme will be born by purchaser/allotee.
- Possession will be given with one month of settlement accounts.
- Advance payment is required for any extra or modification work.
- Developers will not be responsible for any delay in water supply, Drainage, Light connections
- Refund shall be given in case of cancellation after receiving the final payment of the same premises booked by the another client and receipt for the payment from him, after deducting extra expenses if any and a minimum amount of 25% on all types of conditions.
- Developers reserve all rights to make any changes in the scheme including technical specification design planning & layout.
- This brochure does not assure a part of any legal agreement/document. It is for easy display of the project.

For further details visit: [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in) RERA REGISTRATION NO.: PR/GJ/VADODARA/VADODARA/Others/MAA11054/211222