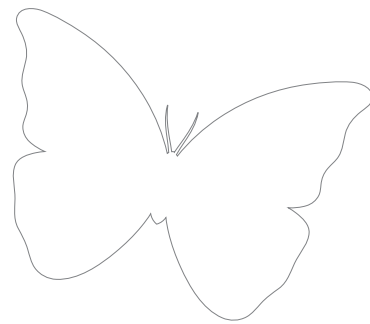




Rise above the Ordinary

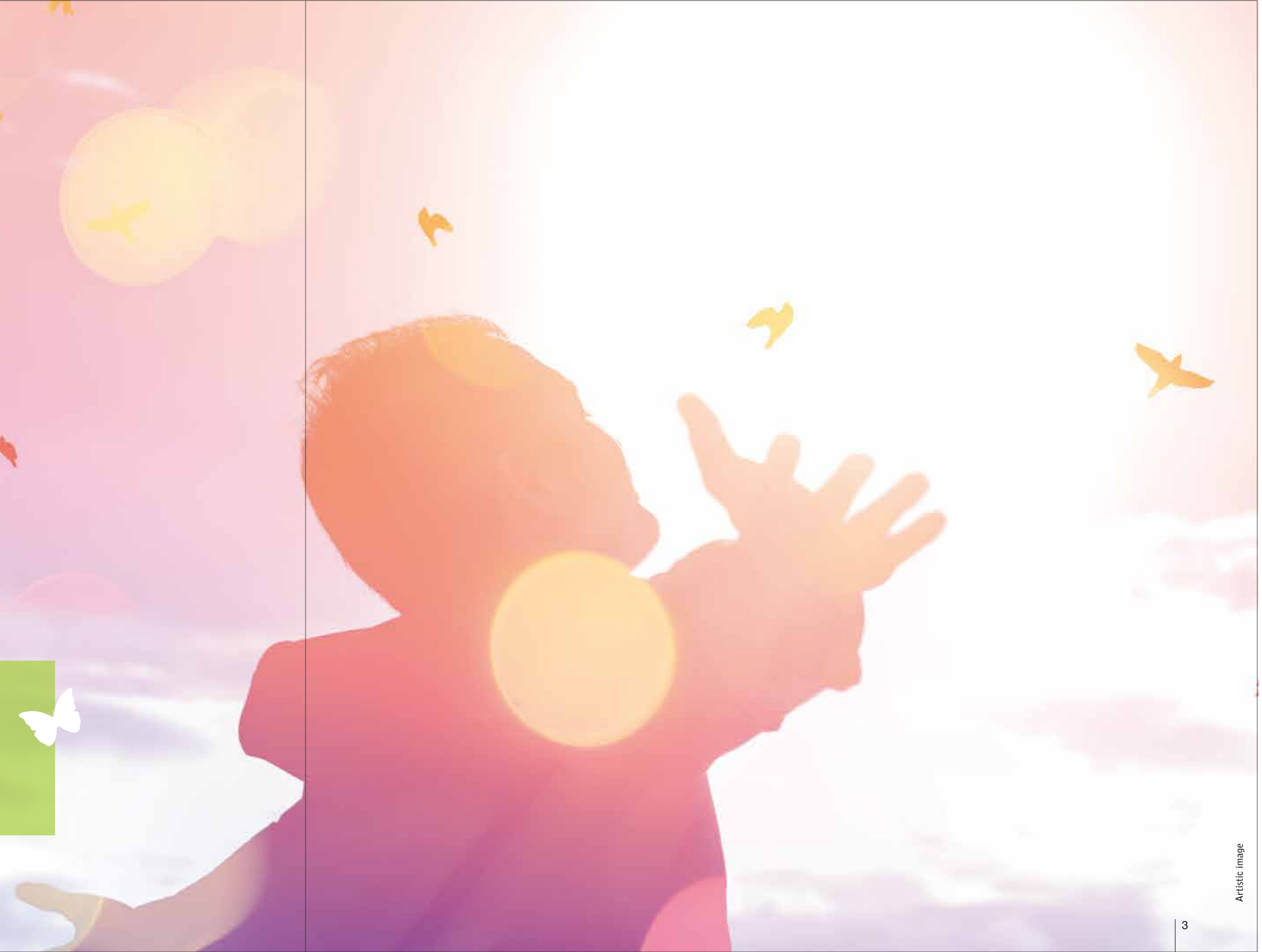


**PRATHAM
MEADOWS**
4 BHK BUNGALOWS

It's time to live the life of a true connoisseur.
 It's time to discover the finest ingredients of high living.
 It's time to soak in luxury like never before.

It's time to RISE ABOVE THE ORDINARY.

Welcome to Pratham Meadows.
 Tastefully designed luxurious bungalows for a select few.



There is nothing like it

One look at Pratham Meadows and you'll know what makes it so special. The bespoke jaali work, the flower motifs adorning the entrance, the brick accents – every little detail is crafted to perfection and steeped in exclusivity. While it's captivating from the outside, it's equally spacious from the inside. Located in Vasna-Bhayli, Meadows is conveniently close to shopping malls, schools and hospitals, yet comfortably away from the city madness.



Don't settle for less

Step into a world where each day is filled with greenery, grandeur and grace. Sit amidst the lush landscaped gardens to enjoy panoramic views or take a walk on landscaped pathways as you admire the clear blue skies. It's a world you have been dreaming of. So now, why settle for anything less?



Artistic image



Artistic image

Move up to a grander lifestyle

Bungalows at Pratham Meadows are so warm and inviting, you will never want to leave. But for those who choose to step out, things only keep getting better with a range of facilities for all ages:

- | Clubhouse
- | Gymnasium
- | Swimming pool
- | Well-designed kids zone
- | Jogger's track
- | Indoor games
- | Huge landscaped garden
- | Multi purpose play court



Beauty unsurpassed

PROJECT FEATURES

Wide internal RCC roads | Underground high and low voltage cabling
| Pressurized water supply system with bore well | Rain water harvesting system

SECURITY AND CONTROL FEATURES

Intercom system | Video surveillance | Power back-up for common amenities



Layout Plan

NAVRACHANA INTERNATIONAL SCHOOL

PRATHAM VISTAS VILLAS



Phase 1: Ready Possession

Phase 2: 001, 008, 009, 009A, 009B, 014, 014A, 014B, 015, 015A, 020, 020A, 021, 021A

RERA no. PR/GJ/VAD0DARA/VAD0DARA/0thers/RAA03276/300718
RERA website: <http://gujrera.gujarat.gov.in>

Proposed Layout
I For Presentation Purpose Only
I Indicative Design Subject To Change
I Not To Scale

*Plots (Sold out)

ELEVATION

Contemporary architectural elevation with natural materials like wirecut brick type cladding and grey colour stonecrete and white roller texture I Two storey high openable teakwood louvres with PU polish*

DOORS & WINDOWS

Well-designed entrance with veneer finish main door I Other internal doors – carved motifs on 30 mm thick flush door shutters I SS finish cylindrical locks for internal door fittings I Powder coated aluminium windows I Safety grills for each window

FLOORING

800 x 800 mm Good quality vitrified tiles for all flooring and skirting I Anti-skid vitrified tiles for toilets I Designer vitrified tiles for toilet dado I Granite kitchen platform I 600 x 600 mm vitrified tiles for kitchen dado I Granite stone framing inside face of windows I Polished Kota & Glazed Ceramic tiles in wash area I Rough Kota for parking area

SANITARY FITTINGS

CP fittings of Roca or equivalent brand I Wash basins with counter top I Hot - cold water mixture in shower area I Kitchen sink: Stainless steel with drain board

ELECTRICAL

Concealed wiring with modular switches I Separate high voltage - low voltage cabling I Power back-up for common lighting I Provision for inverter for all units

OTHER

Provision for solar water heater I Four stage anti-termite treatment

*Select units only



About Pratham Enterprises

Pratham means first. Since 1997, we have lived up to our name, making our way as Gujarat's first real estate company offering transparency, customer-centric approach and value for money.

At Pratham, our endeavour is to create spaces where you can enjoy living and working with ease. We blend our professional expertise with latest technology and an all-encompassing approach to make living more comfortable, productive and cheerful.

Forget cramped spaces. With Pratham, each family gets ample space to celebrate and grow in their own unique way. Our well-planned layouts with abundant green spaces and aesthetically designed homes with ample security features make sure that you get the best of indoor and outdoor experience. To add to it, our architectural design that allows abundant sunlight and ventilation in every home, making your home naturally healthy and a joy to live in.

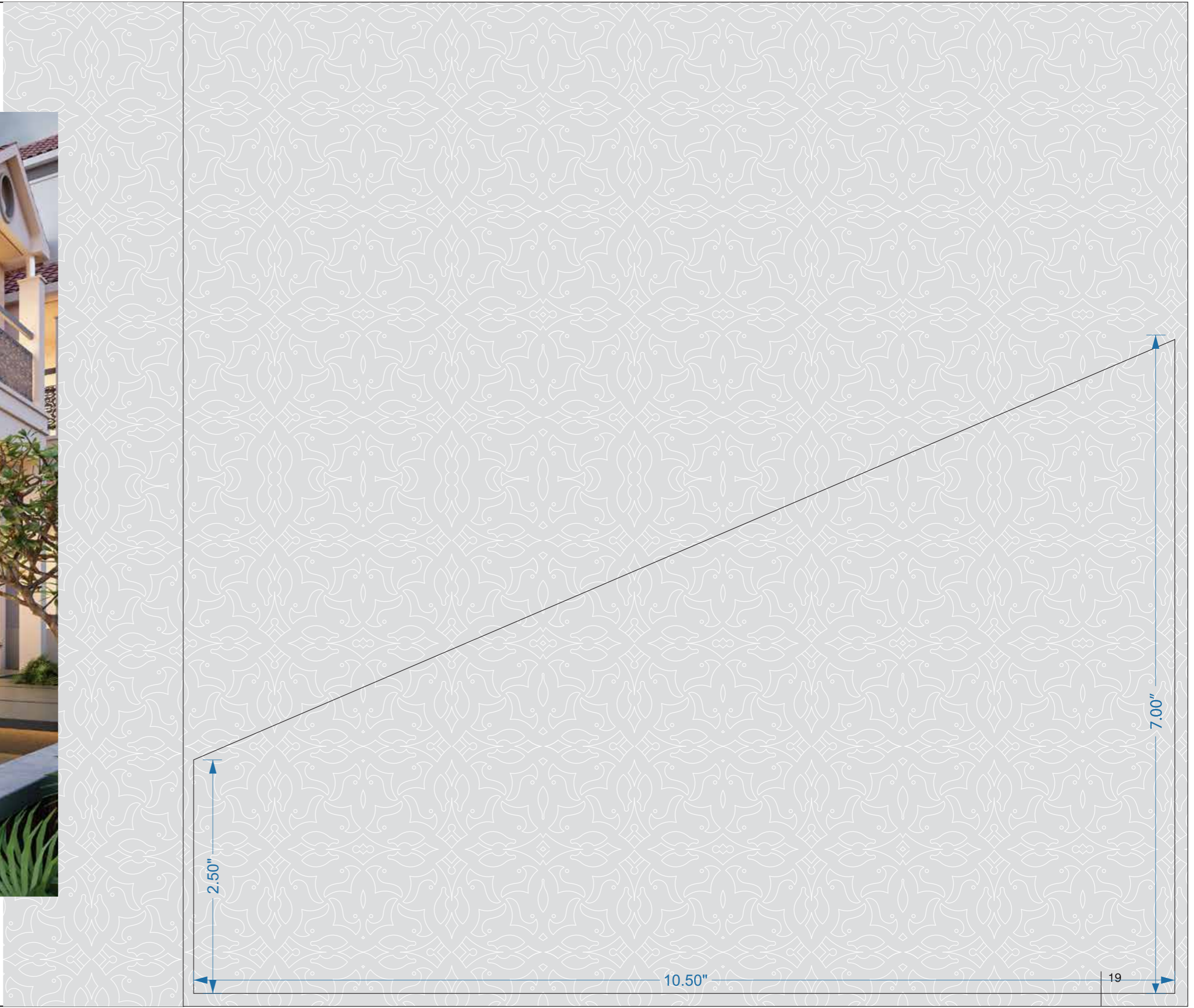
After all, a home should never be 'good enough.' It should be the best.

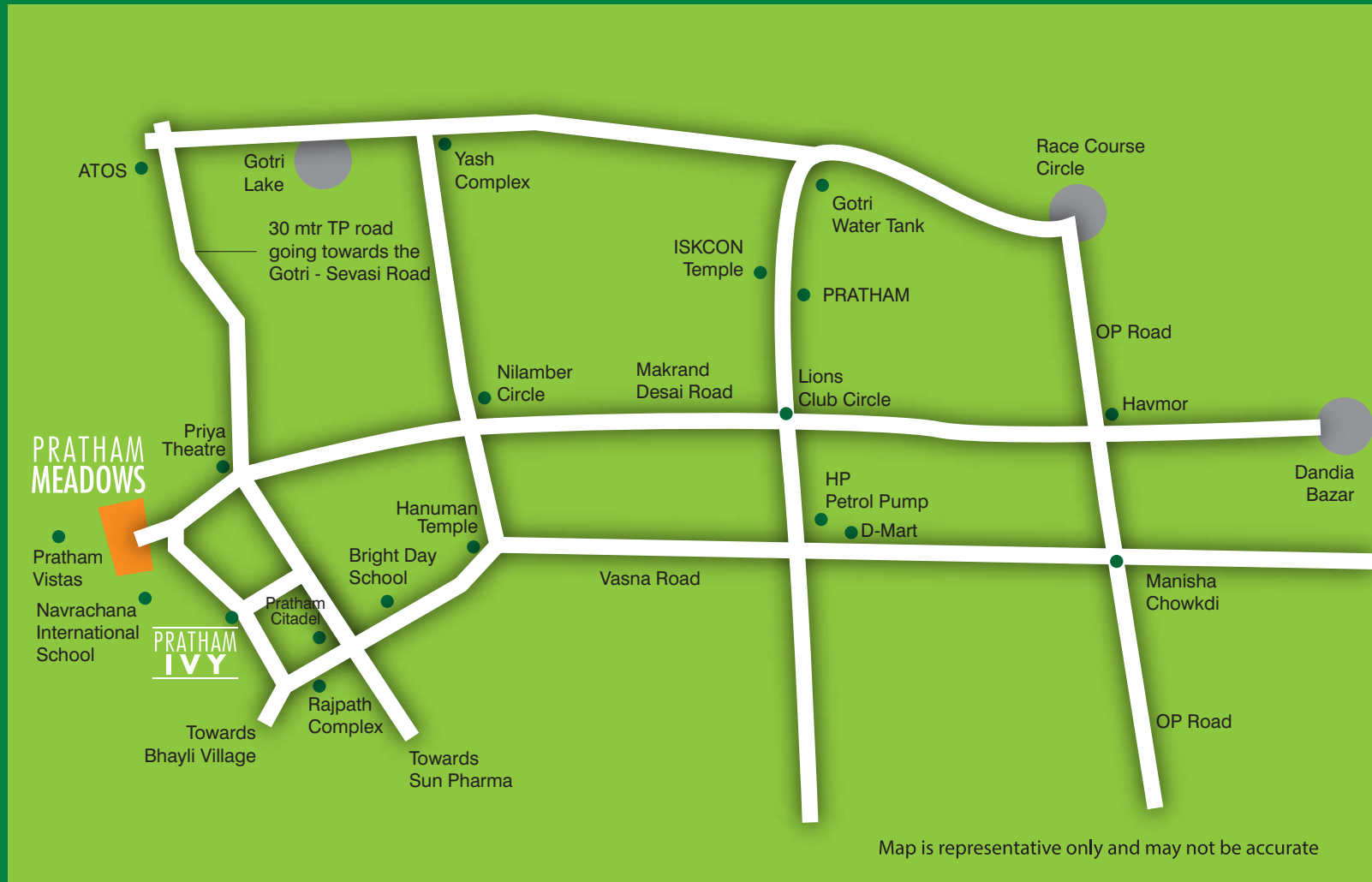
PRATHAM IVY
4 BHK LUXURIOUS TRIPLEXES
PRATHAM bluets
Pratham Riviera
Dream Scapes
PRATHAM srushti
IT'S NOT A DREAM, IT'S REAL.
PRATHAM paradise
PRATHAM CITADEL
YOUR OWN KINGDOM
PRATHAM RESIDENCY
Waghodia-Dabhol Ring Road
PRATHAM PLAZA
RISE ABOVE THE REST
Akota
PRATHAM VISTAS
PRATHAM vatika
FINE ART OF LIVING
Bopal, Ahmedabad
PRATHAM ENCLAVE
DUPEX & TENEMENTS
Akshar Chowk
PRATHAM Vatika
In Harmony With Nature
Gotri
PRATHAM Pratham
A Home of Dreams
Akshar Chowk
PRATHAM AVENUE
FINE ART OF LIVING
Pratham
Good Homes, Good Living.
Gotri





Artistic image





PRATHAM MEADOWS

4 BHK BUNGALOWS

Terms & Conditions

I While every reasonable care has been taken in preparing the brochure, the developer cannot be held responsible for any inaccuracy in its content.

I All plans, images, illustrations, information and specification are subject to change and do not form part of any offer, contract or agreement.

I Electricity connection, Legal, Stamp Duty, Registration, Water Connection, Maintenance and Development charges shall be extra.

I This project is promoted by Pratham Properties.

Near Navrachana International School, Vasna-Bhayli Road, Vadodara.
inquiry@pratham.com | www.pratham.com | 9687684084, 9978407803, 9687684011

Villa F

Unit No. 9B and 14B
GROUND FLOOR

PRATHAM MEADOWS

Phase 2: Under Construction

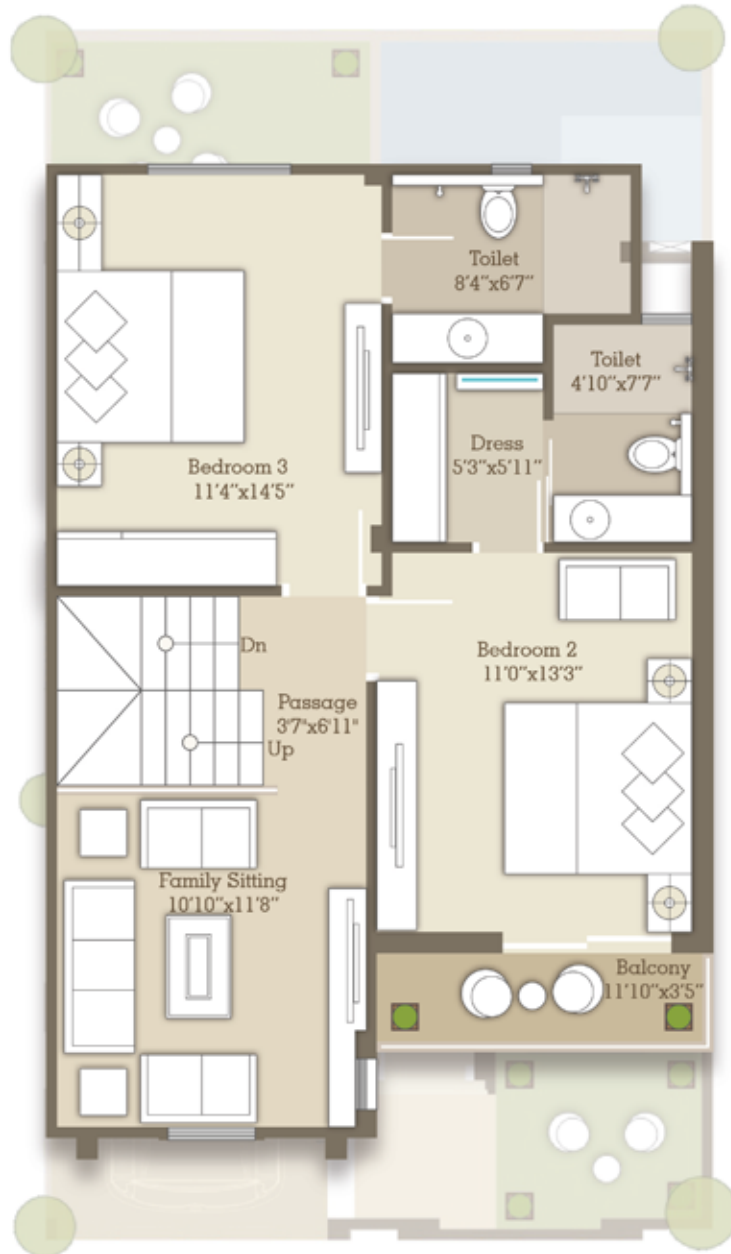


Unit Carpet Area: 1441.1 Sq. ft.
 Unit Balcony & Otta Carpet Area: 57.16 Sq. ft.
 Area defined as per RERA

Plantation, furniture and furnishings are not part of offer.

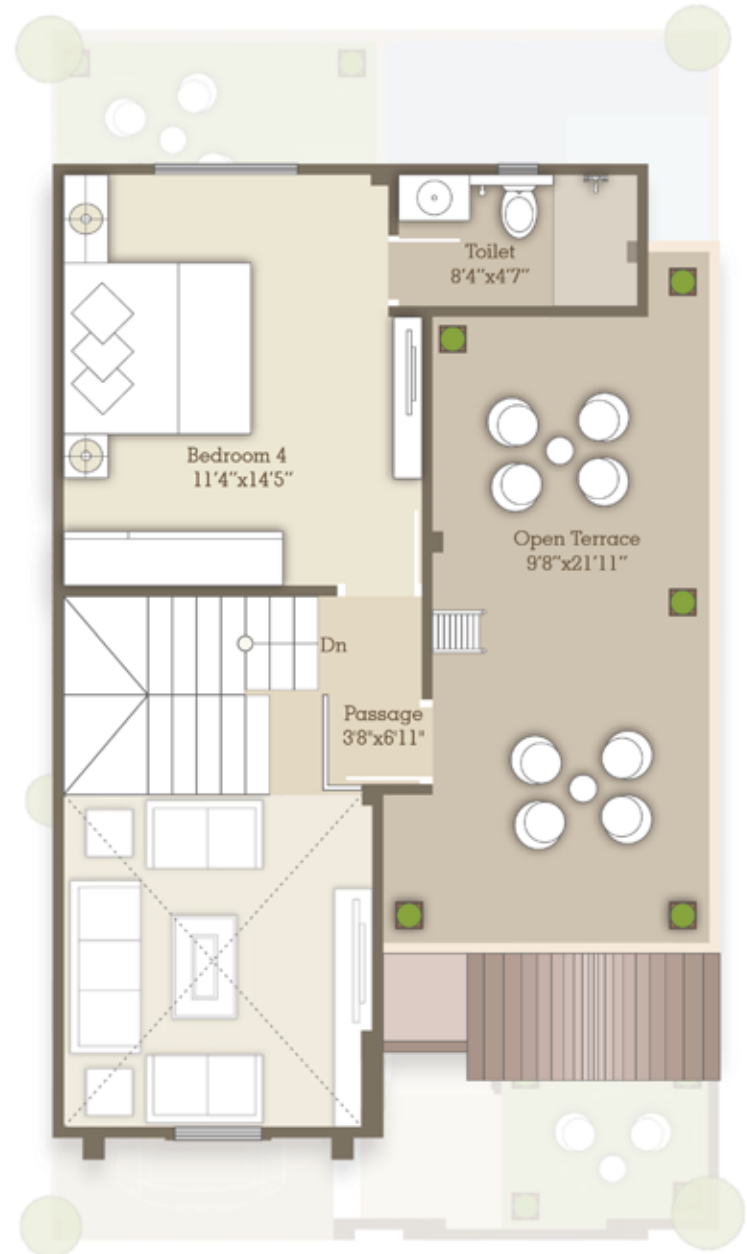
Medows Floor - 9.25 H X 9.25 W inch

FIRST FLOOR PLAN



Unit Carpet Area: 1441.1 Sq. ft.
Unit Balcony & Otta Carpet Area: 57.16 Sq. ft.
Area defined as per RERA

SECOND FLOOR PLAN



Unit Carpet Area: 1441.1 Sq. ft.
Unit Open Terrace Carpet Area: 225.94 Sq. ft.
Unit Top Terrace Carpet Area: 299.67 Sq. ft.
Area defined as per RERA
Plantation, furniture and furnishings are not part of offer.

Villa G

Unit No. 9A and 14A
GROUND FLOOR

PRATHAM MEADOWS

Phase 2: Under Construction

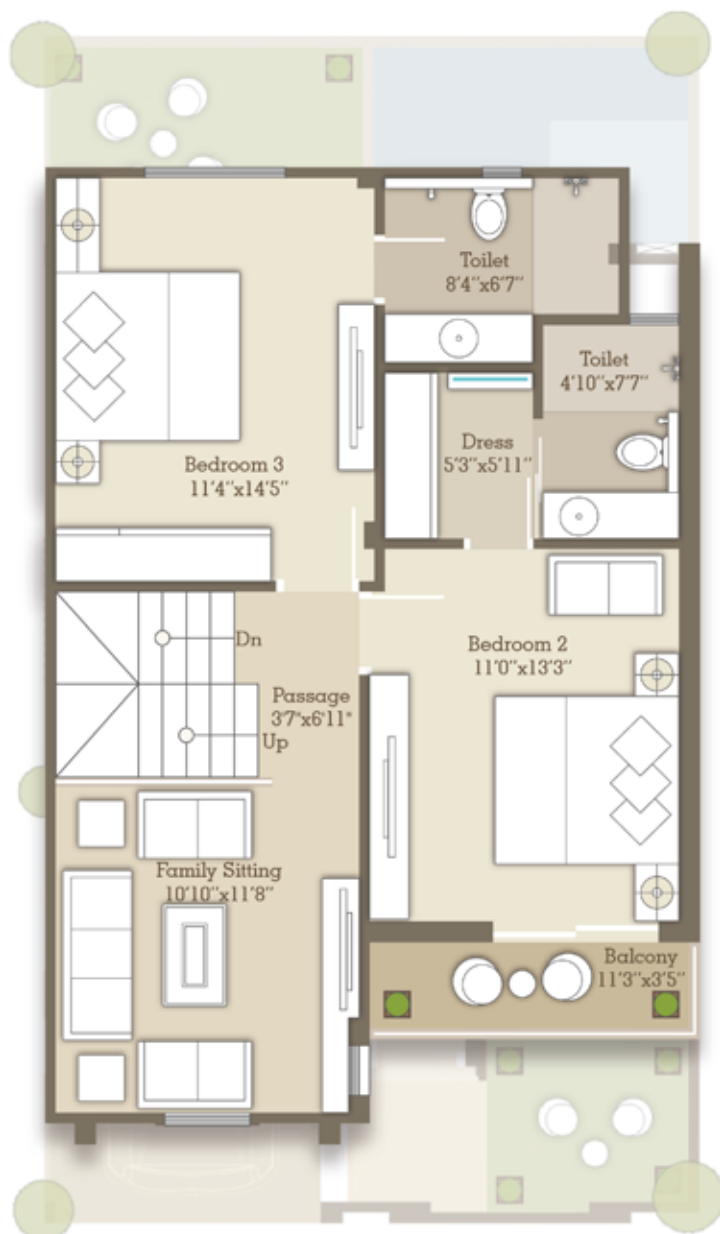


Unit Carpet Area: 1441.1 Sq. ft.
Unit Balcony & Otta Carpet Area: 57.16 Sq. ft.
Area defined as per RERA

Plantation, furniture and furnishings are not part of offer.

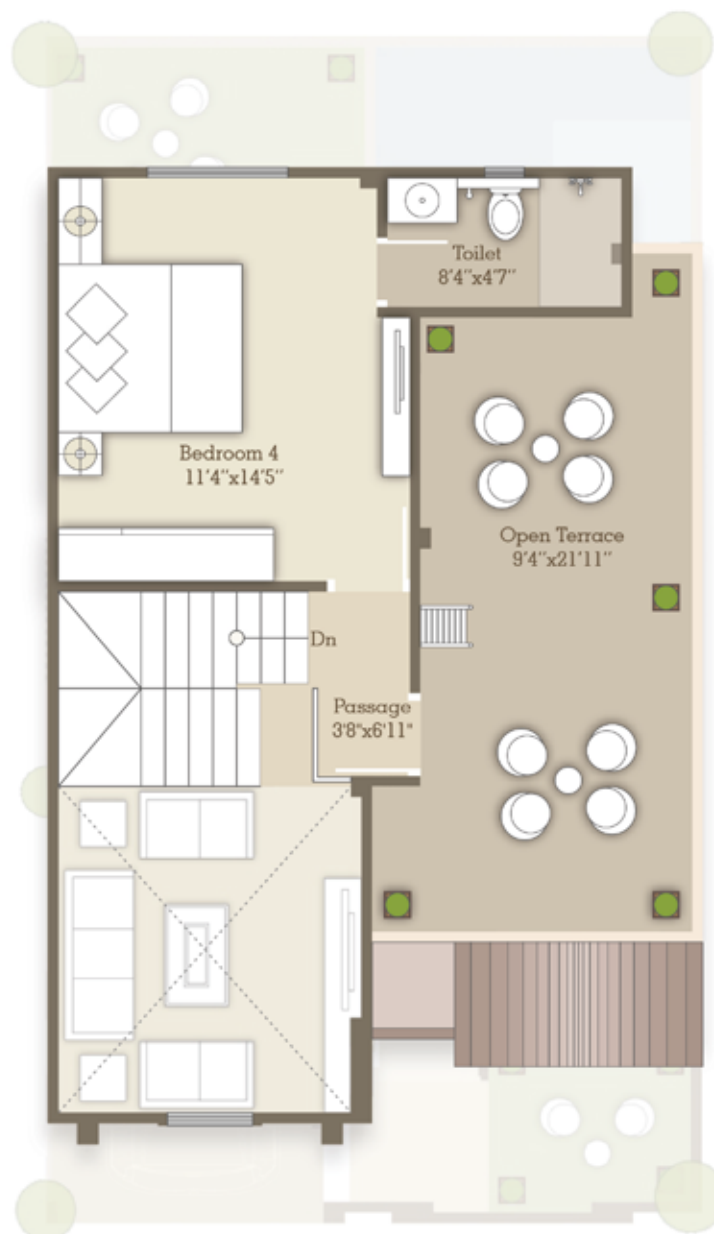
Medows Floor - 9.25 H X 9.25 W inch

FIRST FLOOR PLAN



Unit Carpet Area: 1441.1 Sq. ft.
Unit Balcony & Otta Carpet Area: 57.16 Sq. ft.
Area defined as per RERA

SECOND FLOOR PLAN



Unit Carpet Area: 1441.1 Sq. ft.
Unit Open Terrace Carpet Area: 216.79 Sq. ft.
Unit Top Terrace Carpet Area: 299.67 Sq. ft.
Area defined as per RERA
Plantation, furniture and furnishings are not part of offer.

Villa K

Unit No. 14
GROUND FLOOR

**PRATHAM
MEADOWS**
Phase 2: Under Construction

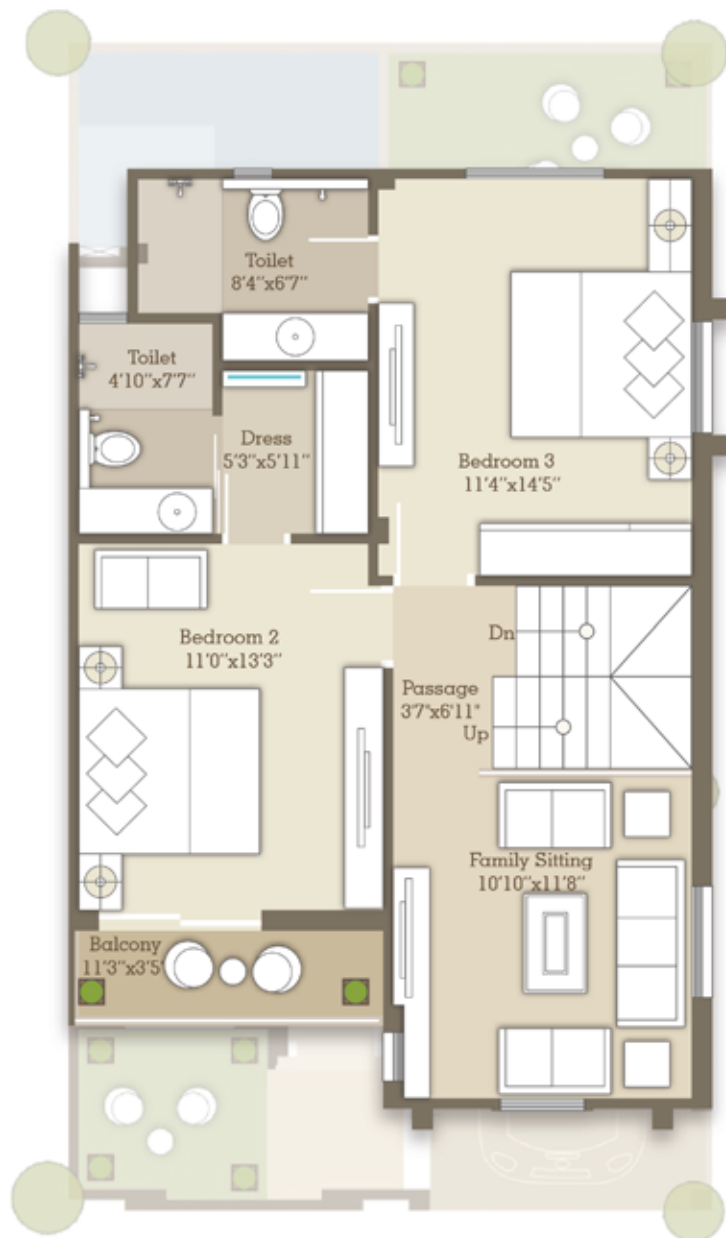


Unit Carpet Area: 1441.1 Sq. ft.
Unit Balcony & Otta Carpet Area: 57.16 Sq. ft.
Area defined as per RERA

Plantation, furniture and furnishings are not part of offer.

Medows Floor - 9.25 H X 9.25 W inch

FIRST FLOOR PLAN



Unit Carpet Area: 1441.1 Sq. ft.
Unit Balcony & Otta Carpet Area: 57.16 Sq. ft.
Area defined as per RERA

SECOND FLOOR PLAN



Unit Carpet Area: 1441.1 Sq. ft.
Unit Open Terrace Carpet Area: 216.79 Sq. ft.
Unit Top Terrace Carpet Area: 307.53 Sq. ft.
Area defined as per RERA
Plantation, furniture and furnishings are not part of offer.

Villa A

Unit No. 15
GROUND FLOOR

**PRATHAM
MEADOWS**
Phase 2: Under Construction

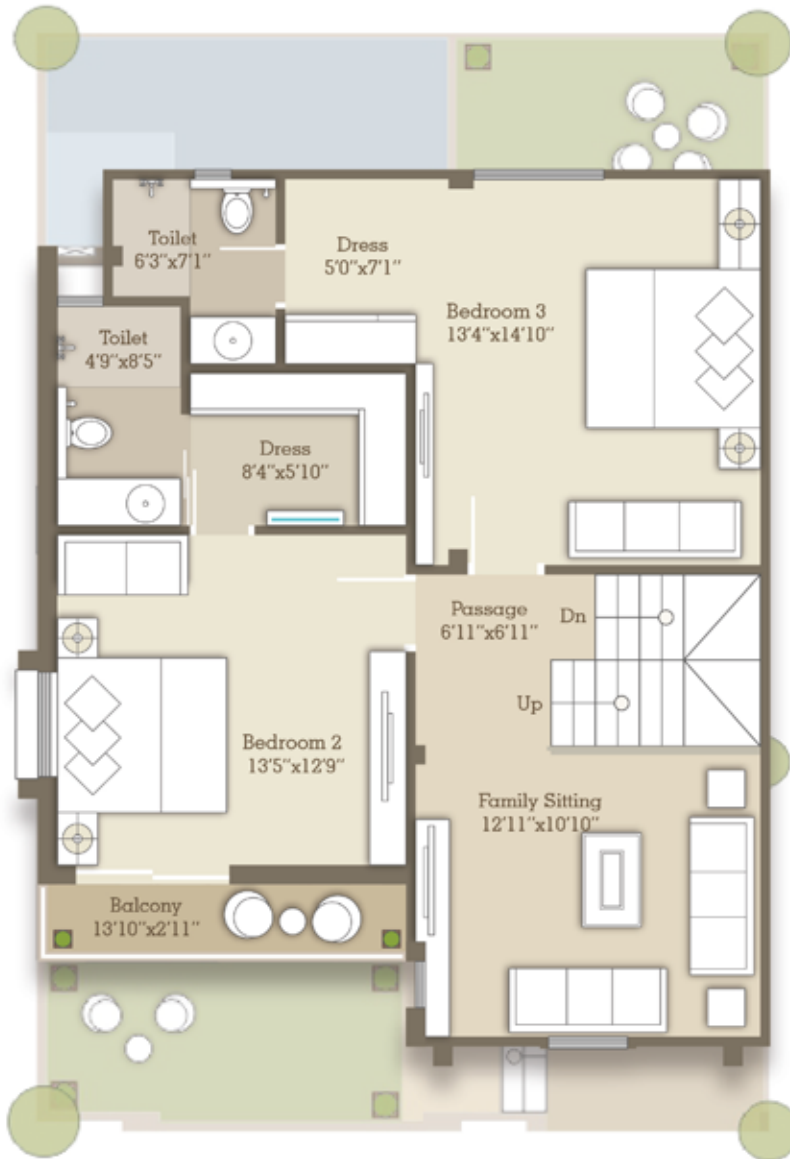


Unit Carpet Area: 1912.11 Sq. ft.
Unit Balcony & Otta Carpet Area: 76.21 Sq. ft.
Area defined as per RERA

Plantation, furniture and furnishings are not part of offer.

Medows Floor - 9.25 H X 9.25 W inch

FIRST FLOOR PLAN



Unit Carpet Area: 1912.11 Sq. ft.
Unit Balcony & Otta Carpet Area: 76.21 Sq. ft.
Area defined as per RERA

SECOND FLOOR PLAN



Unit Carpet Area: 1912.11 Sq. ft.
Unit Open Terrace Carpet Area: 133.15 Sq. ft.
Unit Top Terrace Carpet Area: 516.13 Sq. ft.
Area defined as per RERA
Plantation, furniture and furnishings are not part of offer.

Villa C

Unit No. 9 and 20
GROUND FLOOR

PRATHAM MEADOWS

Phase 2: Under Construction



Unit Carpet Area: 1912.11 Sq. ft.
Unit Balcony & Otta Carpet Area: 75.67 Sq. ft.
Area defined as per RERA

Plantation, furniture and furnishings are not part of offer.

Medows Floor - 9.25 H X 9.25 W inch

FIRST FLOOR PLAN



Unit Carpet Area: 1912.11 Sq. ft.
Unit Balcony & Otta Carpet Area: 75.67 Sq. ft.
Area defined as per RERA

SECOND FLOOR PLAN



Unit Carpet Area: 1912.11 Sq. ft.
Unit Open Terrace Carpet Area: 128.85 Sq. ft.
Unit Top Terrace Carpet Area: 519.69 Sq. ft.
Area defined as per RERA
Plantation, furniture and furnishings are not part of offer.

Villa D
Unit No. 15A
GROUND FLOOR

**PRATHAM
MEADOWS**
Phase 2: Under Construction

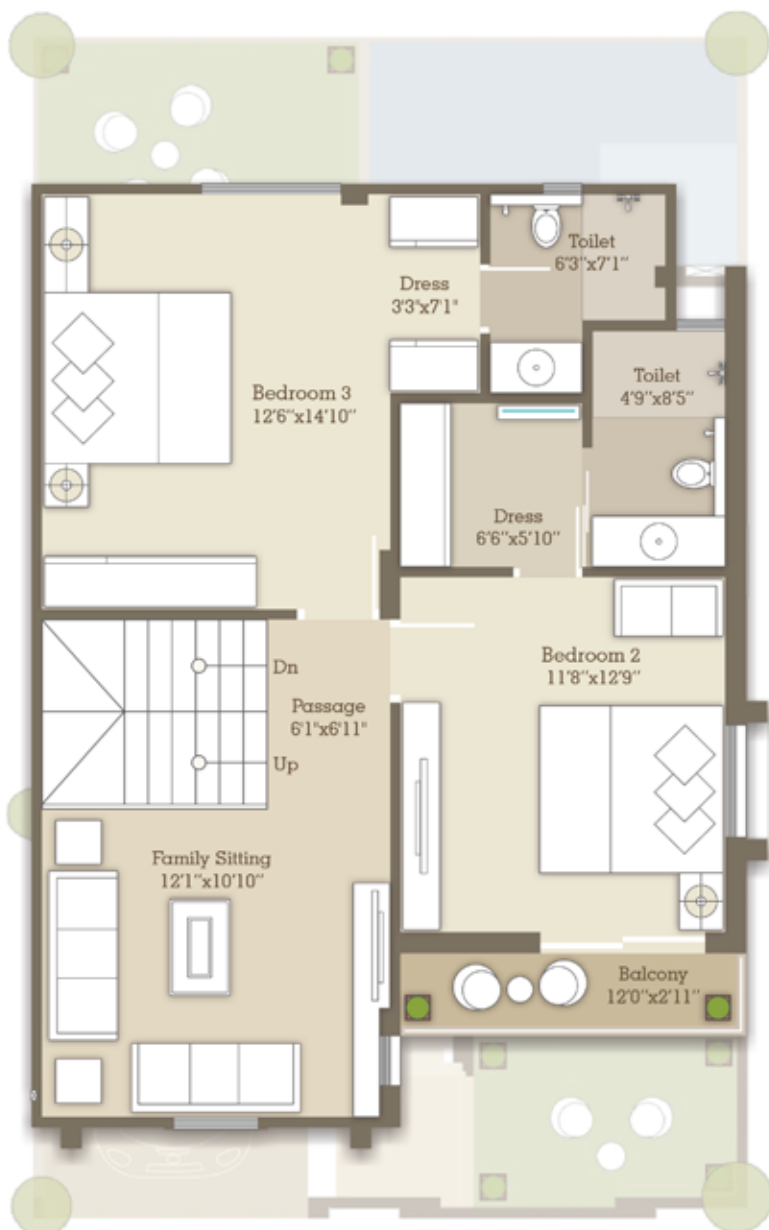


Unit Carpet Area: 1729.2 Sq. ft.
Unit Balcony & Otta Carpet Area: 52.58 Sq. ft.
Area defined as per RERA

Plantation, furniture and furnishings are not part of offer.

Medows Floor - 9.25 H X 9.25 W inch

FIRST FLOOR PLAN



Unit Carpet Area: 1729.2 Sq. ft.
Unit Balcony & Otta Carpet Area: 52.58 Sq. ft.
Area defined as per RERA

SECOND FLOOR PLAN



Unit Carpet Area: 1729.2 Sq. ft.
Unit Open Terrace Carpet Area: 116.04 Sq. ft.
Unit Top Terrace Carpet Area: 468.24 Sq. ft.
Area defined as per RERA
Plantation, furniture and furnishings are not part of offer.

Villa H
Unit No. 20A
GROUND FLOOR

**PRATHAM
MEADOWS**
Phase 2: Under Construction



Unit Carpet Area: 1551.7 Sq. ft.
Unit Balcony & Otta Carpet Area: 52.2 Sq. ft.
Area defined as per RERA

Plantation, furniture and furnishings are not part of offer.

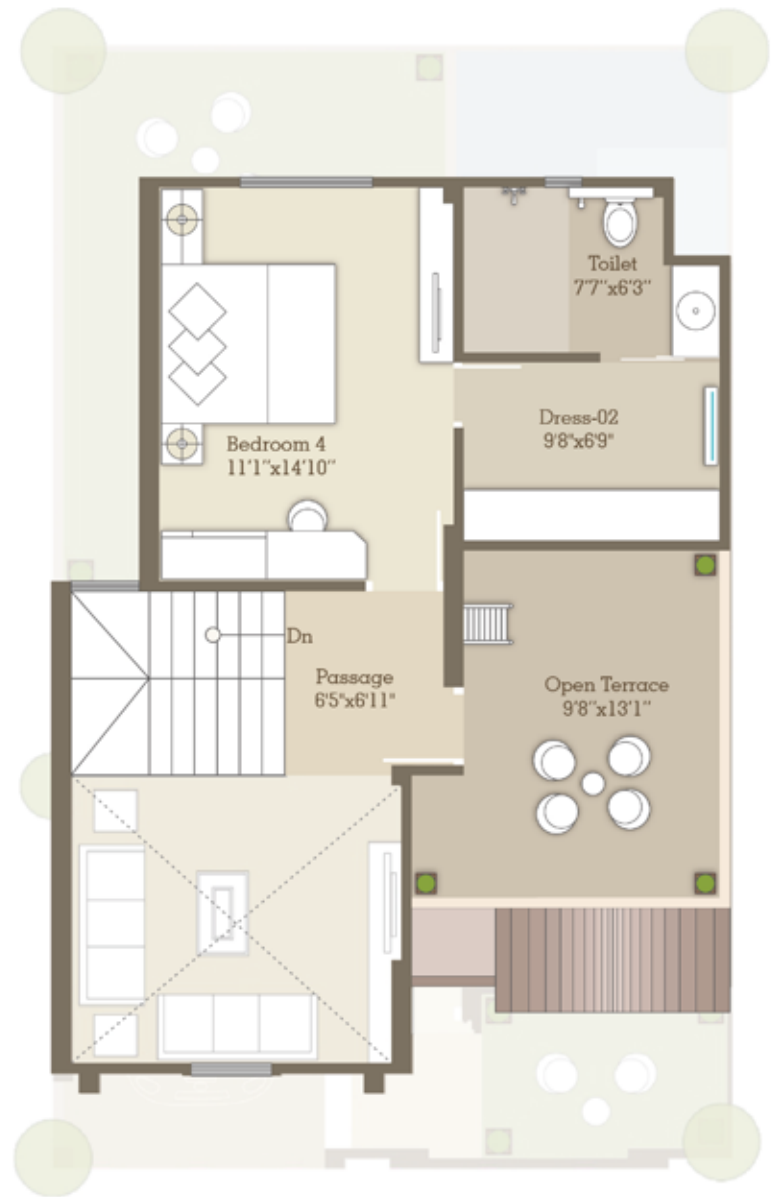
Medows Floor - 9.25 H X 9.25 W inch

FIRST FLOOR PLAN



Unit Carpet Area: 1551.7 Sq. ft.
Unit Balcony & Otta Carpet Area: 52.2 Sq. ft.
Area defined as per RERA

SECOND FLOOR PLAN



Unit Carpet Area: 1551.7 Sq. ft.
Unit Open Terrace Carpet Area: 135.84 Sq. ft.
Unit Top Terrace Carpet Area: 389.01 Sq. ft.
Area defined as per RERA
Plantation, furniture and furnishings are not part of offer.

Villa E
Unit No. 1
GROUND FLOOR

**PRATHAM
MEADOWS**
Phase 2: Under Construction



Unit Carpet Area: 2007.11 Sq. ft.
Unit Balcony & Otta Carpet Area: 60.6 Sq. ft.
Area defined as per RERA

Plantation, furniture and furnishings are not part of offer.

Medows Floor - 9.25 H X 9.25 W inch

FIRST FLOOR PLAN



SECOND FLOOR PLAN



Unit Carpet Area: 2007.11 Sq. ft.
Unit Balcony & Otta Carpet Area: 60.6 Sq. ft.
Area defined as per RERA

Unit Carpet Area: 2007.11 Sq. ft.
Unit Open Terrace Carpet Area: 162.21 Sq. ft.
Unit Top Terrace Carpet Area: 500.64 Sq. ft.
Area defined as per RERA
Plantation, furniture and furnishings are not part of offer.

Villa D2

Unit No. 21 and 21A
GROUND FLOOR

**PRATHAM
MEADOWS**
Phase 2: Under Construction



Unit Carpet Area: 1961.5 Sq. ft.
Unit Balcony & Otta Carpet Area: 63.83 Sq. ft.
Area defined as per RERA

Plantation, furniture and furnishings are not part of offer.

Medows Floor - 9.25 H X 9.25 W inch

FIRST FLOOR PLAN

SECOND FLOOR PLAN



Unit Carpet Area: 1961.5 Sq. ft.
Unit Balcony & Otta Carpet Area: 63.83 Sq. ft.
Area defined as per RERA

Unit Carpet Area: 1961.5 Sq. ft.
Unit Open Terrace Carpet Area: 152.96 Sq. ft.
Unit Top Terrace Carpet Area: 314.2 Sq. ft.
Area defined as per RERA
Plantation, furniture and furnishings are not part of offer.