

AL-MUQAAM-3
Residency

2 BHK LUXURIOUS FLATS

...enjoy supreme harmony







...because our home

Reflects Happiness

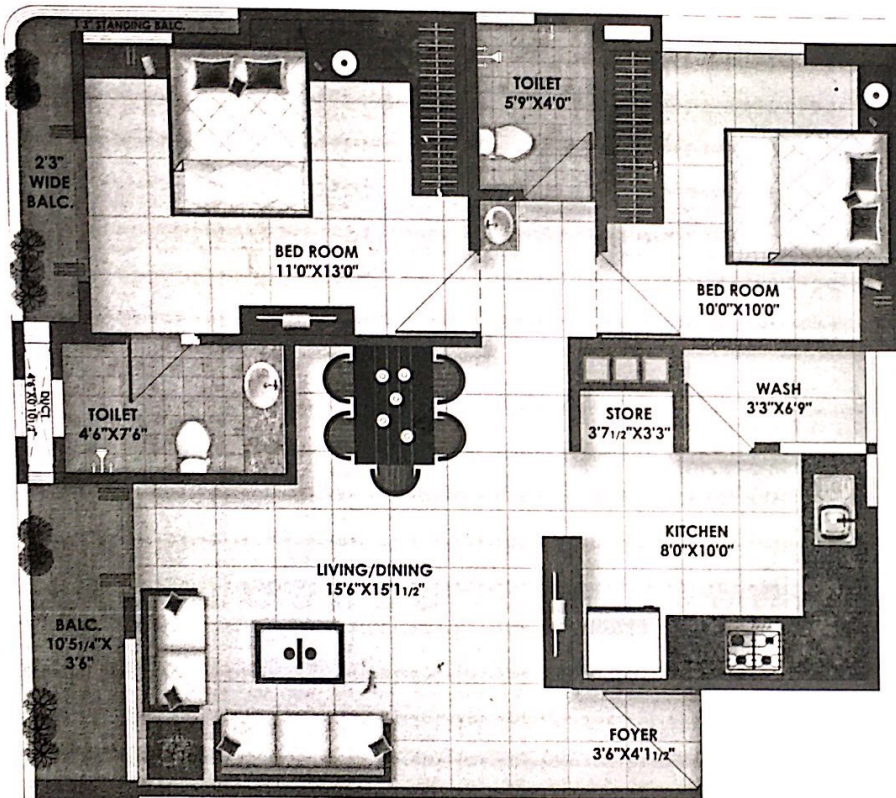
Presenting **AL-Muqaam-3 Residency** sa new dimension of Residential-cum-Commercial project, situated at prime location of Tandalja - amidst at comfort zone.

Where cool breeze, bright sunshine, and calm environs welcoming you. Fusion of living comfort and peaceful surrounds blends you mind, body and soul into happiness.

Immaculately planned, **AL-Muqaam-3 Residency** uses space very intelligently to create spacious living. It's prime location meets all the proximity to day today lifestyle. Living in **AL-Muqaam-3 Residency** will truly be a luxurious and pleasure.

Add a comfort to your lifestyle... one filled with luxury. Welcome to the Comfort Zone.

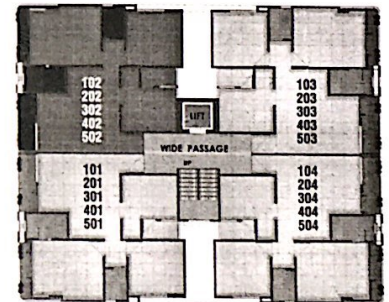




TYPICAL FLOOR PLAN

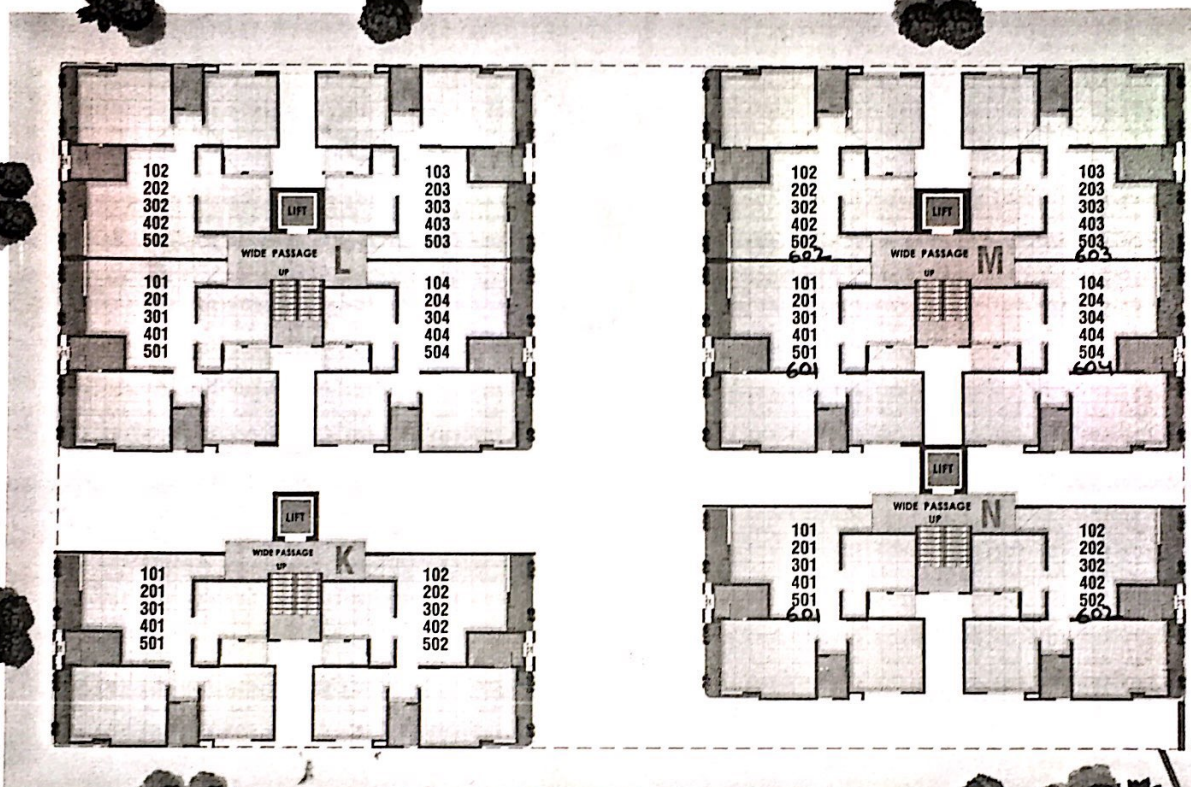
2 BHK

SBA: 1200 SQ.FT

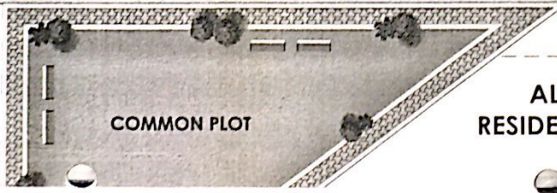


LAYOUT PLAN

AL-MUQAAM RESIDENCY PHASE-1.



12.00 MT. WIDE ROAD



AL-MUQAAM RESIDENCY PHASE-2.

ENTRY
20/10/2017
0879691077





Specification

CONSTRUCTION :

Well designed composite structure as per Structural consultant's design

WALL FINISH :

Internal Wall with good quality plaster and External Wall with sand face plaster.

FLOORING :

Vitrified tiles flooring in all rooms.

TOILETS :

Ceramic Tile flooring & glazed tiles on wall up to lintel, Quality CP fittings. Toilet in each flats

WINDOWS :

Aluminium Glazed Windows

DOORS :

Decorative main entrance door with S.S. hardware fittings and all internal laminated flush doors.

KITCHEN :

Granite Kitchen platform with S.S. Kitchen sink. Designer wall tiles dado up to lintel level

PAINT :

Tractor Imulsion paint over internal wall and Weather paint over external wall.

ELEVATOR :

Standard Make

ELECTRIFICATION :

Concealed Copper electrical wiring, TV, Telephone, AC Point in Master Bed Room, & Geyser Point in Bathroom with quality switches.

PLUMBING :

Internal plumbing will be concealed with good quality fittings

UPPER TERRACE :

Good quality waterproofing



Developer :
AKSHAR ASSOCIATES

AL-MUQAAM-3
Residency

Site Address : Near AL Madina Residency
Behind AL Karim Residency,
Nr Chemie -Tech Company,
24 Meter High Tension Road, Tandalja,
Vadodara, Gujarat (INDIA).

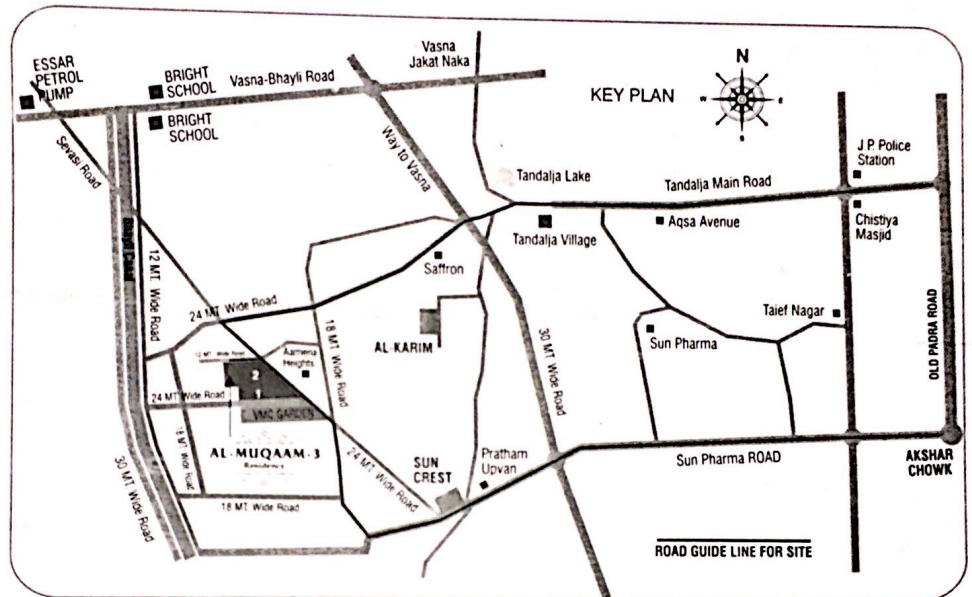
Contact :
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+91 98983 32654, 0265-655001

E-mail : almuqaam16@gmail.com

Architects:



Structure Engineer:
Zarna Associates
Vadodara.



Notes: (1) Possession will be given after one month of settlement of all accounts. (2) Extra work will be executed after receipt of full advance payment. (3) Development charges and common maintenance charges should be paid extra. (4) Stamp Duty, Registration Charge, Service Tax or any new Central or State Govt. taxes, if applicable shall have to be borne by the client. (5) Continuous default payments leads to cancellation. (6) Architect / Developers shall have the right to change or revise the scheme or any details herein and any change or revision will be binding to all. (7) In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible. (8) Any plans, specifications or information in this brochure cannot form part of an offer, contract or agreement. (9) All members shall have to essentially be the part of the society formed by the association members and shall have to abide by the society laws. After completion of the work all the repair and the maintenance like drainage, watchman salary, gardening, electricity bill etc. shall be borne by society members. (10) Terrace rights retain by the developers. (11) Subject to Vadodara Jurisdiction.

Payments Terms of Flats : ♦ Booking Amount (within 30 Days) **30%** ♦ On Parking Slab **10%** ♦ On First Floor Slab **10%** ♦ On Second Floor Slab **10%** ♦ On Third Floor Slab **10%**
♦ On Forth Floor Slab **10%** ♦ On Fifth Floor Slab **10%** ♦ On Plaster **5%** ♦ On Flooring/Finishing **5%**

Sketch-Art @ 98250 66516, 99138 77073