

PINCODE@55
Expect the Extraordinary

Created and Executed by
Mayur Thakkar

Boutique Apartments 4B2HK Apartments and 6B2HK Penthouses

Ordinarily a home means four Walls and a Roof.
But, when you expect extraordinary
the 4W and R meaningfully connote:

"The Wonderful World Where We Reside."

Precisely, this is what PIN CODE © 55 is about.

At PIN CODE © 55, you must eXpect the eXtraordinary.

Because, we add the X factor , to make every home extraordinary.



Design



Convenience



Value



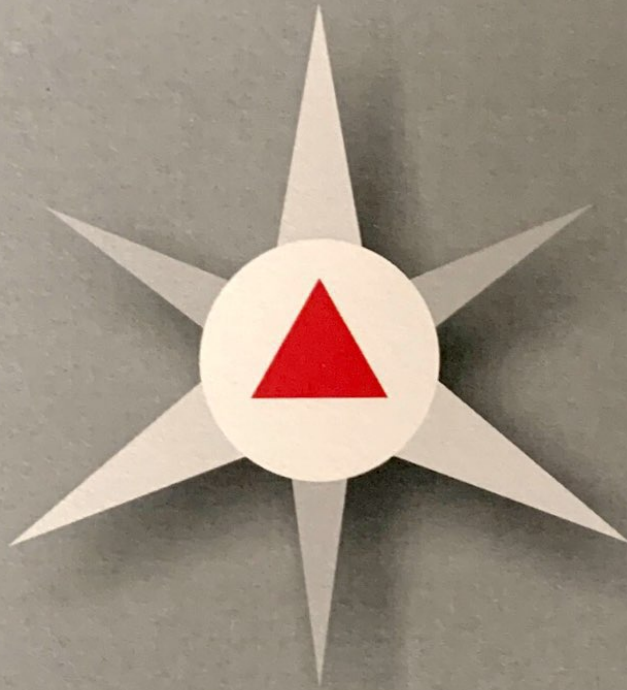
Prestige



Benefit



Comfort



Our Vision:

To be a responsive and responsible real estate enterprise, by creating uniquely designed vibrant spaces that offer value, benefit, comfort, prestige and convenience to all its patrons.

Our Mission:

To create landmarks that reflect our constant endeavor to deliver extraordinary homes, with quality construction, bespoke designs and exceptional service support.

PIN CODE @ 55 is a unique housing project from Nirat Buildcon. We are a highly professional and well experienced group engaged in development of real estate.

We are spearheaded by Mayur Thakkar who is widely acknowledged for his innovative and practical ideas, path-breaking architectural concepts, transparent relationships and timely executions. Further he believes in building and nurturing long term client engagements and has the resources, practice as well as intent to offer exemplary before and after sales service too. Ethics, expediency and aesthetics are of paramount importance in every project undertaken by him.

To a significant extent, we have been able to achieve this through our competent team that consists of renowned Architects and Designers, Civil and Structural Engineers and other professionals. This project is crafted by Groundwork Architecture (Ahmedabad), a leading firm renowned for personalized creations that blend practicality and style.

The team led by Mayur Thakkar constantly aims to discover unique and emerging customer tastes and preferences, their living styles, comfort needs and encode these into home designs. Our professional excellence allows us to distinguish ourselves.

We provide discerning families with apartments and penthouses that meet high standards of design, safety, comfort, sustainability and efficiency.

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4b2hk and 6b2hk

With PIN CODE @ 55, we bring home your idea of a perfect home. It encodes and complements the living style of the elite.

PIN CODE @ 55 are spacious 4B2HK apartments and 6B2HK penthouses with spectacular concept and design, superb quality of construction and world class amenities, located at Bhaili, Vadodara. It is a luxury edifice beyond imagination. In many ways, it is home that reflects your distinctive personality and lifestyle.





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Home and Beyond

The Relationship Starts Here...

Our idea of relationship with you is far beyond just selling a unit. We add value by offering a comprehensive solution to all property related needs.

Estate Management Service :

We have a dedicated housekeeping and maintenance service that ensures a lifetime of hassle-free living and reliable support for all our patrons.

Fully Furnished Option :

Our Team of Interior Designers will present unique concepts to custom make your home, taking inputs from your own preferences of comfort, convenience, aesthetics and keeping in mind the minutest details that must get incorporated in the living style of your signature home.

Managed Property Service :

We also offer Managed Property Service to take care of upkeep of your personal property over time and safeguard your investment.

Rental Services :

We can help, in case you may opt to rent out your property or wish to occupy a property on rental here. We are here to provide you every solution to connect with PINCODE @ 55.

Purchase / Sale of Property :

We will be pleased to extend all necessary support to deal with all administrative and legal formalities to ensure smooth transition.

So, let your worries about dealing with the property get fully parked with us and let all rewards be enjoyed by you.

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More About PIN CODE @ 55

Location:

Located at fast developing area of Bhaili, PIN CODE @ 55 promises you a lifetime of serene and peaceful surroundings to you. There are schools, University, malls, hospitals, recreational spots, clubs and restaurants - all in the vicinity of the area. It is well connected to Railway Station, Airport and National Highways.

The Home Marvel:

The 4B2HK apartment consists of 2947 Sq. Ft. of carpet area. It has a Living Room, Family Room, Kitchen and Two Store Rooms, Study Area, Pooja Room, Balcony, Terrace, a Master Bedroom and 3 Bedrooms, Utility Area, Servant Room and Two Car Parking Spaces.

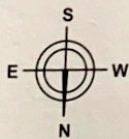
The 6B2HK penthouse consists of 4661 Sq.Ft. of carpet area. It has a Living Room, Family Room, Kitchen and Two Store Rooms, Study Area, Pooja Room, Balcony, Terrace, a Master Bedroom and 5 Bedrooms, Utility Area, Servant Room and Three Car Parking Spaces.

You get everything you have thought about for your dream home. In a nutshell, PIN CODE @ 55 offers you the lifestyle that you deserve.

Isn't it extraordinary?



Typical Ground Floor Plan



- | | | | | | |
|----|------------------------------|------------------|----|------------------------|------------------|
| 01 | Pedestrian Entry | 04'-10" Wide | 10 | Toilet | 08'-0" x 11'-3" |
| 02 | Security | 06'-8" x 06'-10" | 11 | Massage Room | 22'-1" x 11'-3" |
| 03 | Vehicular Entrance | 14'-8" Wide | 12 | Gym / Yoga Room | 21'-2" x 22'-3" |
| 04 | Parking | 60'-8" x 31'-3" | 13 | Toilet | 06'-5" x 11'-6" |
| 05 | Foyer | 23'-10" x 17'-6" | 14 | Garden | 55'-4" x 36'-3" |
| 06 | Lift | 06'-5" x 06'-2" | 15 | Driving Sitting | 07'-10" x 12'-8" |
| 07 | Passage | 06'-9" x 11'-3" | 16 | Garbage Chute | 06'-0" x 03'-2" |
| 08 | Office / Meeting Room | 15'-4" x 11'-3" | 17 | Pump Roo | 10'-6" x 19'-3" |
| 09 | Patio | 08'-6" x 11'-3" | 18 | U.G. Water Tank | 06'-0" x 07'-10" |

Typical Apartment Floor Plan

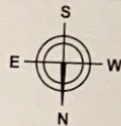


- Carpet Area under RERA: 248.8 sq.mt. (2679 sq.ft.)
- Balcony, Wash, Verandah: 24.9 sq.mt. (268 sq.ft.)
- FSI Area: 291.0sq.mt. (3132 sq.ft.)

Legend

- | | |
|------------------|------------------|
| 01 Foyer | 06'-5" x 09'-8" |
| 02 Powder Toilet | 06'-0" x 07'-1" |
| 03 Living Room | 15'-6" x 14'-0" |
| 04 Balcony | 07'-5" x 23'-0" |
| 05 Family Room | 15'-8" x 12'-10" |

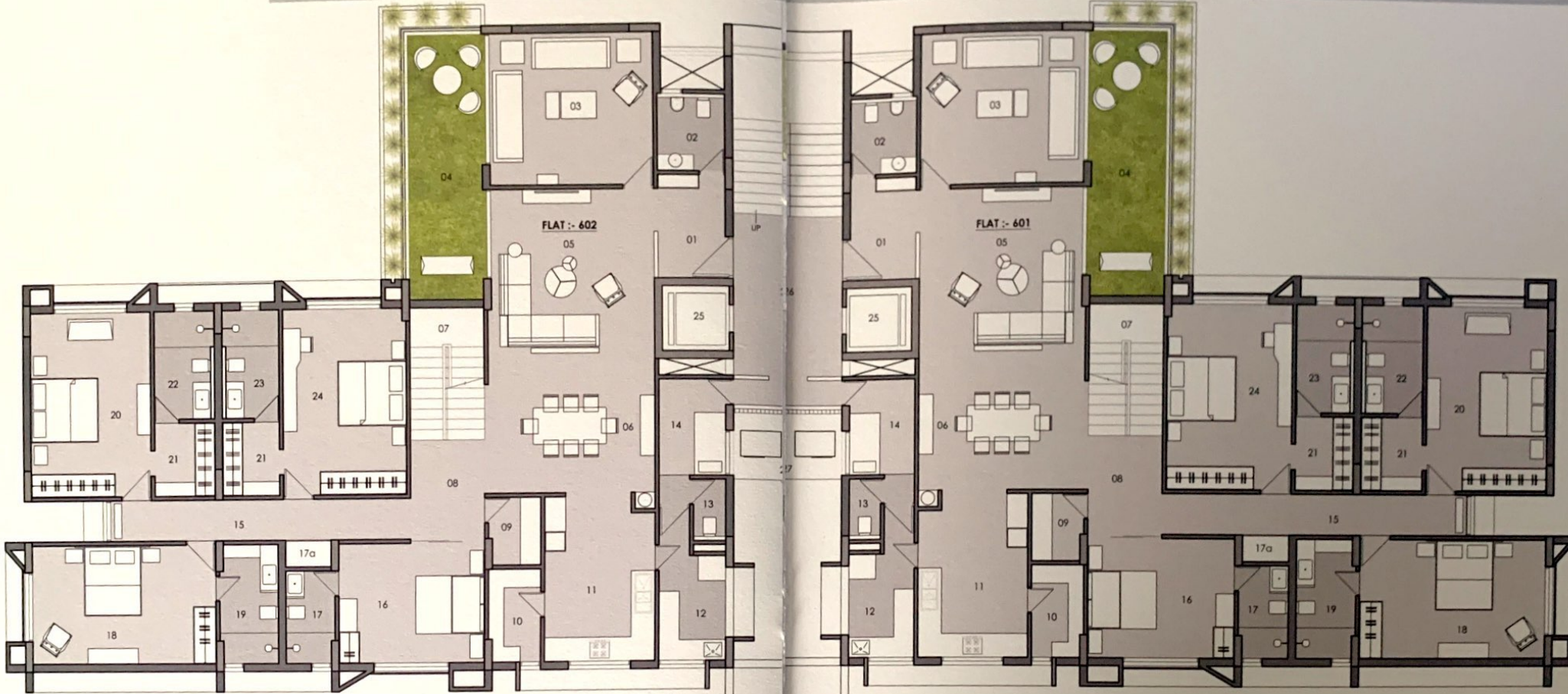
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|----------------|------------------|
| 06 Dining Area | 15'-6" x 15'-10" |
| 07 Study Area | 07'-5" x 10'-6" |
| 08 Pooja Area | 07'-6" x 02'-6" |
| 09 Store Area | 05'-0" x 07'-4" |
| 10 Store Area | 05'-0" x 08'-0" |



- | | |
|-----------------|-----------------|
| 11 Kitchen | 10'-7" x 16'-0" |
| 12 Utility | 06'-5" x 09'-9" |
| 13 Toilet | 03'-1" x 06'-0" |
| 14 Servant Room | 06'-5" x 09'-2" |
| 15 Passage | 04'-0" Wide |
| 16 Bedroom - 1 | 14'-0" x 11'-5" |
| 17 Bathroom | 05'-0" x 11'-5" |
| 18 Bedroom - 2 | 18'-3" x 11'-5" |
| 19 Bathroom | 05'-7" x 11'-5" |

- | | |
|-------------------|------------------|
| 20 Master Bedroom | 12'-0" x 17'-8" |
| 21 Dressing | 06'-0" x 07'-0" |
| 22 Bathroom | 06'-0" x 10'-3" |
| 23 Bathroom | 05'-7" x 10'-3" |
| 24 Bedroom - 3 | 12'-0" x 17'-8" |
| 25 Lift | 06'-5" x 06'-2" |
| 26 Lobby | 10'-3" x 18'-3" |
| 27 Space for VRV | 10'-3" x 08'-10" |

Typical Penthouse Lower Floor Plan



- Carpet Area under RERA: 248.8 sq.mt. (2679 sq.ft.)
- Balcony, Wash, Verandah: 24.9 sq.mt. (268 sq.ft.)
- FSI Area: 291.0sq.mt. (3132 sq.ft.)

Legend

01 Foyer	06'-5" x 09'-8"	06 Dining Area	15'-6" x 15'-10"
02 Powder Toilet	06'-0" x 07'-1"	07 Staircase Area	07'-1" x 12'-6"
03 Living Room	15'-6" x 14'-0"	08 Staircase Passage	07'-1" x 09'-5"
04 Balcony	07'-5" x 23'-0"	09 Pooja	05'-0" x 06'-6"
05 Family Room	15'-8" x 12'-10"	10 Store Room	05'-0" x 08'-10"



11 Kitchen	10'-7" x 16'-0"	19 Bathroom	05'-7" x 11'-5"
12 Utility	06'-5" x 09'-9"	20 Bedroom - 3	12'-0" x 17'-8"
13 Bathroom	03'-1" x 06'-0"	21 Dressing	06'-0" x 07'-0"
14 Servant Room	06'-5" x 09'-2"	22 Bathroom	06'-0" x 10'-3"
15 Passage	04'-0" x Wide	23 Bathroom	05'-7" x 07'-0"
16 Bedroom - 1	14'-0" x 11'-5"	24 Bedroom - 4	12'-0" x 17'-8"
17 Bathroom	05'-0" x 08'-10"	25 Lift	06'-5" x 06'-2"
17A Linen Storage	04'-5" x 02'-07"	26 Lobby	10'-3" x 18'-3"
18 Bedroom - 2	18'-3" x 11'-5"	27 Space for VRV	10'-3" x 08'-10"

Typical Penthouse Upper Floor Plan



- Carpet Area under RERA: 159.3 sq.mt. (1715 sq.ft.)
- Balcony, Wash, Verandah: 0.0 sq.mt.
- FSI Area: 171.1sq.mt. (1842 sq.ft.)

Legend

- | | |
|----------------------|-----------------|
| 01 Staircase Area | 07'-1" x 12'-6" |
| 02 Staircase Passage | 07'-1" x 09'-0" |
| 03 Passage | 04'-0" x Wide |
| 04 Bedroom - 5 | 12'-5" x 17'-8" |
| 05 Toilet/Dressing | 06'-0" x 10'-3" |



- | | |
|-------------------|-----------------|
| 06 Bedroom - 6 | 12'-0" x 11'-5" |
| 07 Walk in Closet | 12'-4" x 07'-0" |
| 08 Bathroom | 06'-0" x 10'-3" |
| 09 Terrace | 24'-5" x 11'-0" |
| 10 Store Room - 1 | 05'-3" x 11'-5" |

- | | |
|------------------|------------------|
| 11 Home Theater | 14'-5" x 11'-5" |
| 12 Lounge | 16'-0" x 29'-2" |
| 13 Bathroom | 06'-0" x 04'-2" |
| 14 Pantry Area | 06'-0" x 14'-8" |
| 15 Porch | 07'-0" x 15'-7" |
| 16 Open Terrace | 30'-6" x 23'-3" |
| 17 Lift | 06'-5" x 06'-2" |
| 18 Lobby | 10'-3" x 18'-3" |
| 19 Space for VRV | 10'-3" x 08'-10" |

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Common Facilities

Common Facilities:

- Large Entrance Lounge
- Spa with massage facility steam and showers
- Yoga Room and fully developed Gymnasium
- Lobby on each floor with Italian Marble and Granite Finish
- Two High Speed Elevators
- Separate Drivers' Waiting Area
- Garden of approx. 4500 sq. ft. on ground level, with hard and soft landscape.
- Garbage chute on each floor for wet and dry garbage disposal.

Water & Drainage:

- Underground water storage tank of 40000 liters
- Hydro pneumatic pressurised raw water supply to all apartments from underground tank.
- Main source of water is Municipal Supply (as and when it is commissioned by VMC)
- Bore - can be used in case of emergency.
- Drainage is to be connected to corporation drainage line

Electricity:

- Common lighting, lift, water pumps etc. to be powered by common GEB meter - in the name of proposed Owners' Association
- All common supply to have generator back up of adequate load.
- All apartments and penthouse to have adequate load as per requirement - min. 3 phase supply, with 12 kw load for apartments and 15 kw load for penthouse.
- Provision for inverter for individual flats to be made. Can be provided at extra cost as per requirement and capacity

Safety and Security:

- Building to be secured by 24 hours security from Private Security firm.
- Video Door Phone will be installed in each apartment.
- Entry to Entrance lounge to be restricted through Biometric Access Control System, so that only authorized persons can enter the apartment lobby.
- CCTV shall be installed on all critical locations, which can be viewed from Drawing Room TV set of each apartment
- Intercom facility to each flat, connected to common areas and security.
- Main gate to be automatic - RFID based - remote operated - 2 remotes per apartment to be given.
- Separate gate for 2 wheeler and pedestrian entry.

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Standard Inclusions

Flooring:

- Italian Flooring in all common areas - except bedrooms.
- Bedrooms - with 1mtr x 1mtr vitrified tiles or similar
- Bathrooms - with vitrified tiles dado and floor - size as per final specs from Interior Designer appointed by developer.
- Store Utility, Servant Quarter, Servant Bathroom - Standard 2' x 2' vitrified tiles on walls and floor.

Electrical Specifications:

- All internal wiring - Finolex or equivalent make.
- All Switches - Legrand, MK, Anchor or equivalent
- All MCBs/DBs - Schneider, Legrand
- All flats to be provided with standard electrical fittings in false ceiling, wall points with decorative light fittings - Make - Havells or Philips or any standard make - with specified guarantee period.

Dish TV and Internet:

- All flats to be provided with ready to plug and play dish TV contract from reputed company.
- Single service provider for the total project.
- 6 TV points to be given.
- Single internet service provider contract shall be done and accordingly wiring shall be done for each flat, Modem and WiFi Router to be provided at client's cost.
- All monthly contracts at client's cost.
- Land line - BSNL - ready to plug and install facility for all flats.

False Ceiling and Wall Punning:

- All apartments to be finished with standard false ceiling and all internal walls are finished with POP wall punning. The design is as per appointed Interior Designer.
- The same shall be showcased in the sample house / display apartment

Bathroom Faucets and Vessels:

- Faucets - Hansgrohe or Kohler / Toto / Grohe or equivalent.
- Vessels - Duravit or Kohler or Toto or American Standard
- The standard specs and items shall be as per display apartment
- All bathrooms to be provided with exhaust fan as per designed capacity.
- All bathrooms provided with cubicle for shower area.

Doors and Windows:

- All door frames in composite marble.
- All window frames in composite marble.
- All internal doors are 35 mm flush doors, finished in laminate with Mortise lock and handle set, as per sample flat.
- Bathroom doors - flush doors, laminate finish with tubular lock.
- Main door frames in teak wood.
- All windows to have mosquito screen.

Kitchen and Utility:

- T Shaped platform with sink
- Granite platform with sandwich marble for support
- SS Sink of Frankee or Nirali make
- Provision for Pressurized RO to be done below kitchen sink.
- Wall tiles - Vitrified, of reputed brand.
- Wash area in Granite
- Utility Platform in Granite
- Provision will be made for Dish washer, Washing machine and Drier below utility platform. (Plumbing and electrical points shall be ready to use) Client will have an option to buy the above equipments. These shall be fitted by builder at no extra cost.
- Separate provision of servant room
- Bathroom with shower facility Wash basin and WC shall be provided - Make CERA or equivalent.
- Room shall be given with flooring, electrical light points and Fan.
- Standard light fittings and fan shall be provided.
- Doors and windows remain as per apartment standards.

Air Conditioning:

- VRV - Air-conditioning shall be provided in all - 12 hp per apartment and 20 hp per penthouse
- Brand shall be - Mitsubishi or Daikin or equivalent.
- Outdoor unit shall be placed in the foyer (service area) on the same floor of each apartment.
- Non-AC areas are - Kitchen, Store, Utility, Servant's Room, All Bathrooms, Dressing Areas and 4'-0" Wide Corridor.
- All bathrooms to have exhaust fans of reputed brands.

Paint / Colour:

- All apartments - interiors to be painted with water based luster paint of Asian or Berger or equivalent brand.
- Shades shall be as per display apartment.
- Exterior of the building - texture + exterior grade colour as per final colour scheme.

Car Parking:

- 2 Car Parking Slots per Apartment
- 3 Car Parking Slots per Penthouse



Disclaimer: • The information contained in this brochure is subject to change as maybe approved by the competent authorities and cannot form part of any form or contract. • All plans are subject to any amendments approved by the competent authorities. • This brochure shall not be treated as a legal document it is only for the purpose of information. • The areas are indicative only. • The measurements indicated in the plan may vary at the time of construction. • All landscaping is conceptual and shall be as per architect's design. Illustrations in this brochure are artist impressions and serve only to give approximate idea of the project. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. • The developers reserve all the rights to make the changes as may be necessitated from time to time in the layout, building plan and specifications without any prior notice. Such changes would be binding to all members.

Developers: Nirat Buildcon

Registered Office: FF , 19-20 Krishna Park Complex, Besides Canara Bank,
Ajwa - Waghodia Ring Road, Vadodara - 390019

E-Mail: info@pincode55@gmail.com

Website: www.pincode55.com

Concept and Project Execution: Mayur Thakkar

Architects: Groundwork Architecture , Ahmedabad

Structural Consultant: AMU - Ahmedabad

Plumbing Consultants: Techno Engineers

Electrical Consultants: Mars Engineers

GST Registration No. : 24AAPFN7898EIZM

RERA Registration No. : Applied For

PAN No. : AAPFN7898E

Raja Chitthi No : VUDA /PLAN -4 / PERMISSION /16/2019 DATED 04/04/2019

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