



Developers: Kahan Infra

Site: Pancham Luxuria,  
18 mts wide Road,  
Near Darshanam 99,  
Sama Savli Road, Vadodara.

Call:

+91 98980 31933

Website: [www.panchamgroup.com](http://www.panchamgroup.com)

Email: [panchamluxuria@gmail.com](mailto:panchamluxuria@gmail.com)



Architect:  
Dilipbhai Sharma

Structure:  
Ashok Shah & Associates

॥ Shree Ganeshaya Namah ॥

॥ Shree Vihal Krupa ॥



पंचम्  
LUXURIA  
4 & 5 Bhk Premium Bungalows

MODE OF PAYMENT: 20% ON BOOKING • 15% ON PLINTH • 15% ON GF SLAB • 15% ON FF SLAB • 15% AT PLASTER • 15% AT FLOORING • 5% ON FINISHING

We request: (1) Possession will be given after one month of settlement of account. (2) Extra work will be executed after receipt of full advance payment (3) Stamp Duty, Registration Charge, GST Tax or any new central govt., Vuda taxes. If applicable shall have to be borne by the client. (4) Maintenance charges and GEB charges Borne by client. (5) Continuous default payments leads to cancellation (6) Architect/Develpers shall have the rights to change or revise the scheme of any details, herein and any change or revision will be binding to all. (7) Incase of delay in light connection by authority, developers will not be responsible. (8) All dimensions are indicative and actual dimensions in each room, plot are & S.B.A might vary. (9) Common compound wall of individual unit will be as per architect's design (10) In case cancellation of booking, 5% of the total value of the bungalow & Payable tax will not be refunded. (11) Any plans, specifications of information in this brochure can not form part of an offer, contract or agreement (12) All members shall have to essentially be the part or the society formed by the association members and shall have to abide by the society by laws. (13) After virtual completion of the work all the repair and the maintenance the drainage, watchman salary, electricity bill etc. shall be borne by society members (14) Members of society are not allowed to change elevation of duplex in any circumstances. (15) This brochure shall not be treated as a legal document, it is only for the purpose information.



## LEISURE AMENITIES

POP in all room

Solor system for each bunglows

Chimney provided in each bunglows

Intercom for each bunglows for better internal communication.

Aqua Water Purifier fitted in Kitchen for each bunglows

Individual Video Door Phones.





# GROUND FLOOR LAYOUT PLAN



18.00 METER WIDE T.P.S. ROAD



Plot No.	Plot Area in Sq.ft.	S.B.A. in Sq.ft.	Plot No.	Plot Area in Sq.ft.	S.B.A. in Sq.ft.	Plot No.	Plot Area in Sq.ft.	S.B.A. in Sq.ft.
01	10416		09	1909	2570	17	2691	2729
02	11905	5793	10	1818	2435	18	2231	2297
03	6785		11	1865	2521	19	1425	2027
04	1854	2353	12	1777	2339	20	1576	2249
05	2262	2353	13	1637	2150	21	1664	2416
06	2238	2817	14	1715	2153	22	1980	2564
07	1893	2817	15	2494	2347			
08	2228	2809	16	2550	2729			







# SECOND FLOOR LAYOUT PLAN

18.00 METER WIDE T.P.S. ROAD



18.00 METER WIDE T.P.S. ROAD



## SPECIFICATION

### FLOORING

2' X 4' Italian design tiles in All Room

### Kitchen

Granite platform with S.S. sink & glazed tiles dedo

### Doors

Attractive entrance door with safety lock and decorative fittings.  
Internal doors are laminated water proof flush doors.

### Windows

Powder coated aluminum window with reflective glass and stone sill with safety grill.

### Plumbing

Concealed plumbing with high quality

### Bath

Designer bathrooms with premium quality fittings & vessels.

### Paint & Finish:

Interior: Smooth plaster with birla putty, emulsion paints

Exterior: Double coat plaster with acrylic paint for water repellence

### Water Facility

Underground tank & overhead tank in all bungalows

### Electrification

Concealed copper ISI wiring & branded modular switches with sufficient point in kitchen and

all bedroom with ELCB switch for your family safety

### Terrace

Open terrace finished with water proofing & china mosaic flooring/tiles.

## COMMON AMENITIES

24 x 7 Security with Security Cabin

Grand Entrance Gate

Children's Play Area

A/C Gymnasium with the Latest Equipment

Lush Green Garden

Wifi zone in Club House

Swimming Pool

Tremix Internal Roads

LED Street Lights

Decorative Paving.

Termite Resistance Treatment.

Decorative compound Wall surrounding the community.

Water Softner Plan with common borewell

Number Plates on each unit to maintain uniformity.

Underground Cabling of wires.

CCTV Camera in common areas.

Underground & Overhead RCC Water Tank.



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