

Developers: **Aashirwad Realty**

Site: **“Pramukh Aashirwad”** Near Nilkanth Bhumi Society, Behind Madhuban Society,  
Opp. Deep Hospital, Near Gadukpur Chokadi, Bamroli Road, Godhra - 389001 (PMS).

**Ph.: 95864 17774, 95869 17774, 95862 17774, 90161 60010**  
Email: aashirwadreality@gmail.com | Website: www.pramukhaashirwad.com

Architects: <b>EPA</b> architects Ph.: 9998198160, 9825110729	Structure Consultant: <b>Zarna Associates</b>	Electric Consultant: <b>Oriental Electricals</b>	Plumbing Consultant: <b>Krupalu Consultant</b>
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design: *strik&arrow* @ 9/3/2020

  
**PRAMUKH**  
aashirwad



2, 3 & 4 BHK LUXURIOUS INDIVIDUAL BUNGALOWS

# MAJESTY WITH MAGNIFICENCE

Presenting **Pramukh Aashirwad, 2, 3 & 4 BHK Luxurious Individual Bungalows**, that blend majesty with magnificence down to every detail.

Located in a prime residential neighbourhood of Bamroli Road in Godhra, this luxurious campus stands out for its opulence. Part of a larger community under development, this campus offers multiple leisure amenities, robust infrastructure, premium finish and a sense of spaciousness inside out.



CALM WITH CONNECTIVITY

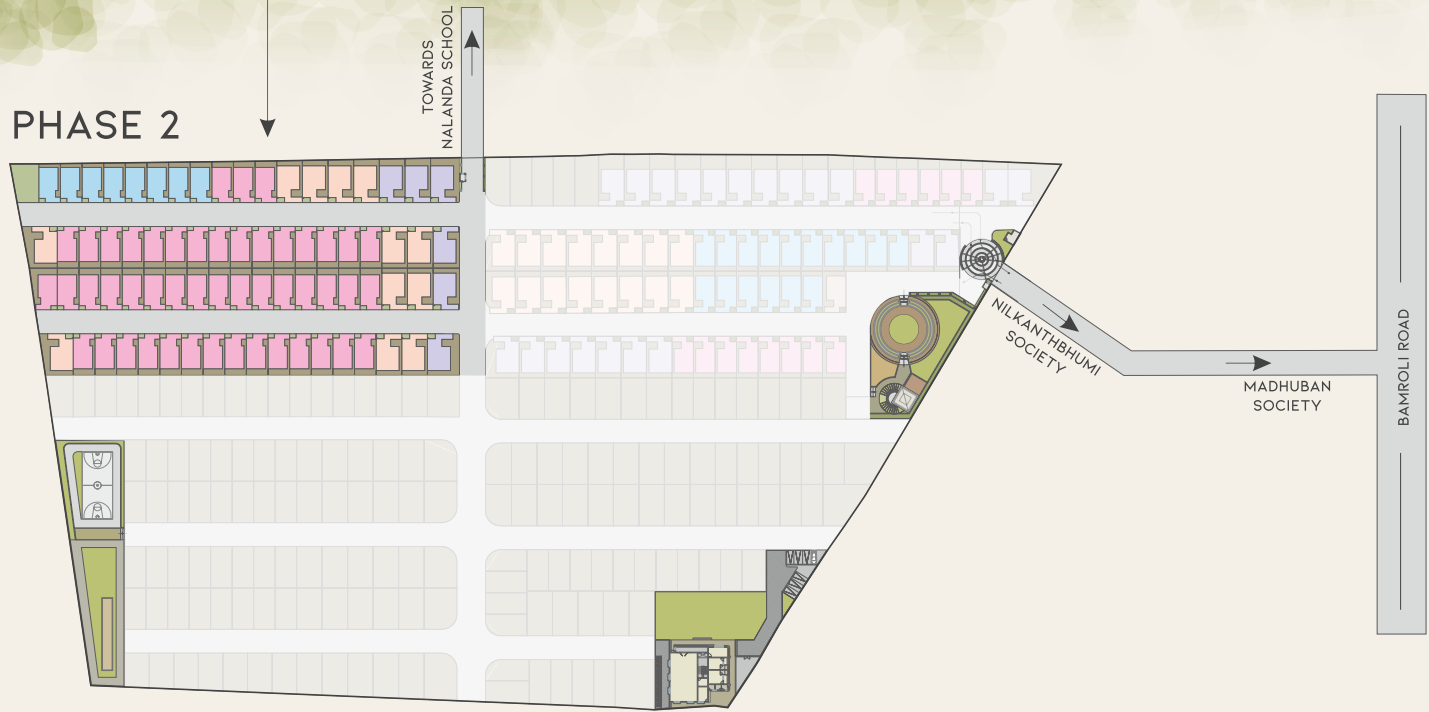


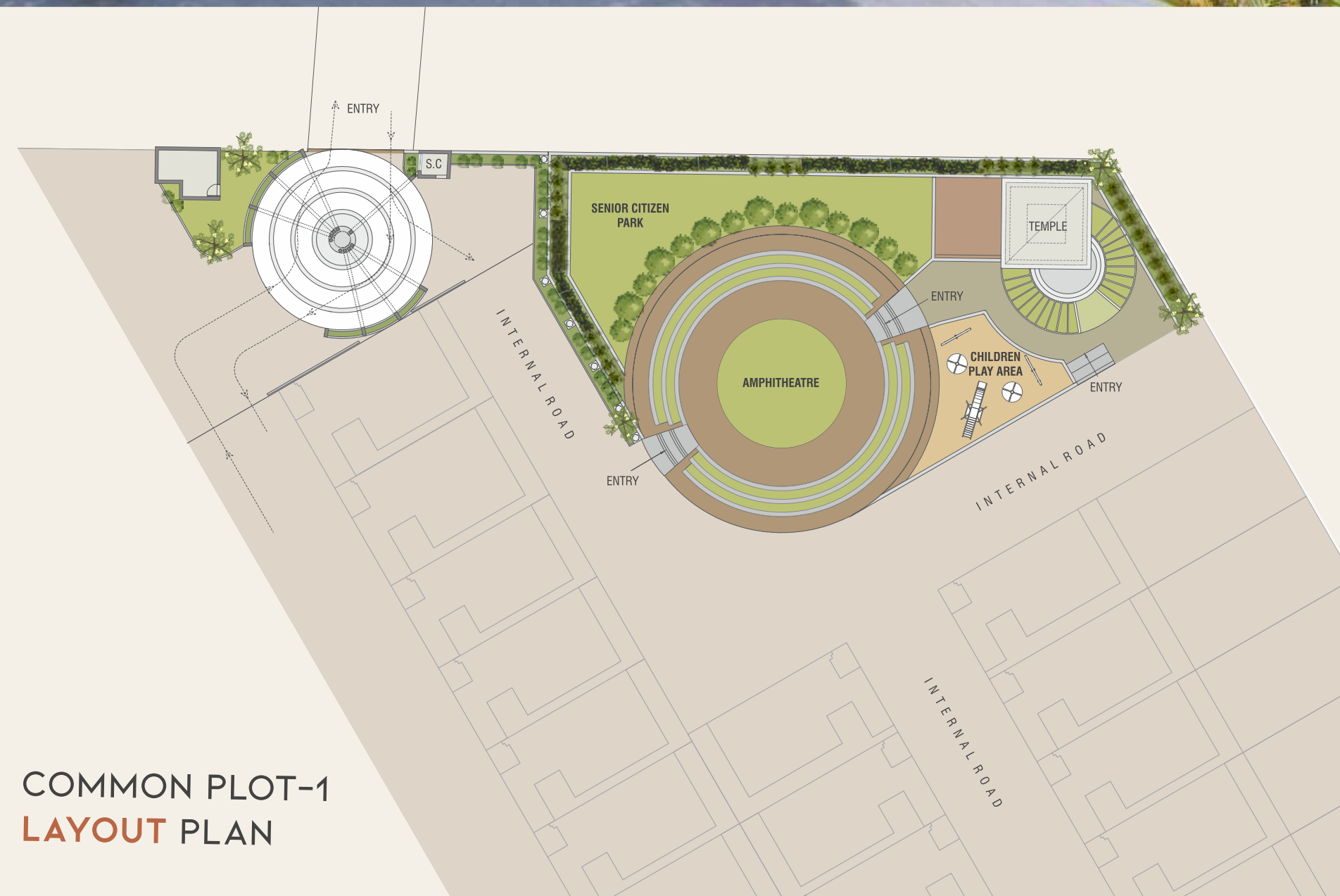


LAYOUT PLAN

PHASE 2

NO	TYPE		AREA	B.A
232	A+	4BHK	148.73	1750
233	A	3BHK	124.38	1558
234	A	3BHK	124.38	1558
235	B+	3BHK	104.95	1250
236/1	B+	3BHK	104.95	1250
236/2	B+	3BHK	104.95	1250
237 to 247	B+	3BHK	104.95	1250
248	A	3BHK	150.03	1558
249	B+	3BHK	119.99	1250
250 to 261	B+	3BHK	104.95	1250
262/1	B+	3BHK	104.95	1250
262/2	B+	3BHK	104.95	1250
263	B+	3BHK	104.95	1250
264	A	3BHK	124.38	1558
265	A	3BHK	124.38	1558
266	A+	4BHK	121.75	1750
267	A+	4BHK	122.06	1750
268	A	3BHK	124.38	1558
269	A	3BHK	124.38	1558
270	B+	3BHK	104.95	1250
271/1	B+	3BHK	104.95	1250
271/2	B+	3BHK	104.95	1250
272 to 283	B+	3BHK	104.95	1250
284	A	3BHK	154.40	1558
286	B	2BHK	97.69	1053
287	B	2BHK	98.35	1053
288	B	2BHK	99.00	1053
289	B	2BHK	99.67	1053
290	B	2BHK	100.33	1053
291	B	2BHK	100.99	1053
292	B	2BHK	101.65	1053
293	B	2BHK	102.31	1053
294	B+	3BHK	102.98	1250
295	B+	3BHK	103.63	1250
296	B+	3BHK	104.40	1250
297	A	3BHK	124.93	1558
298	A	3BHK	126.29	1558
299	A	3BHK	127.64	1558
300	A	3BHK	128.99	1558
301	A+	4BHK	130.34	1750
302	A+	4BHK	131.69	1750
303	A+	4BHK	143.89	1750

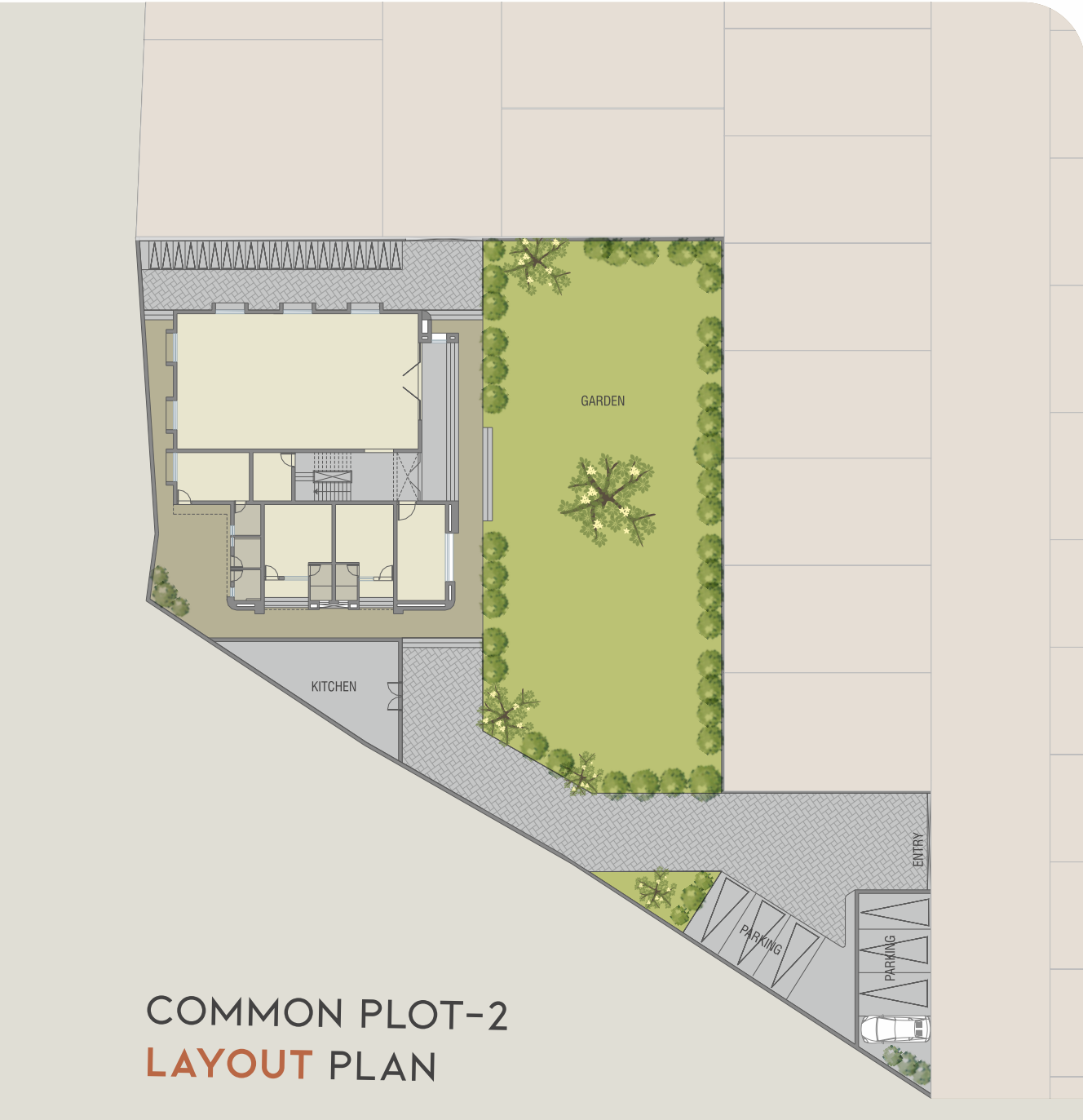




COMMON PLOT-1  
LAYOUT PLAN

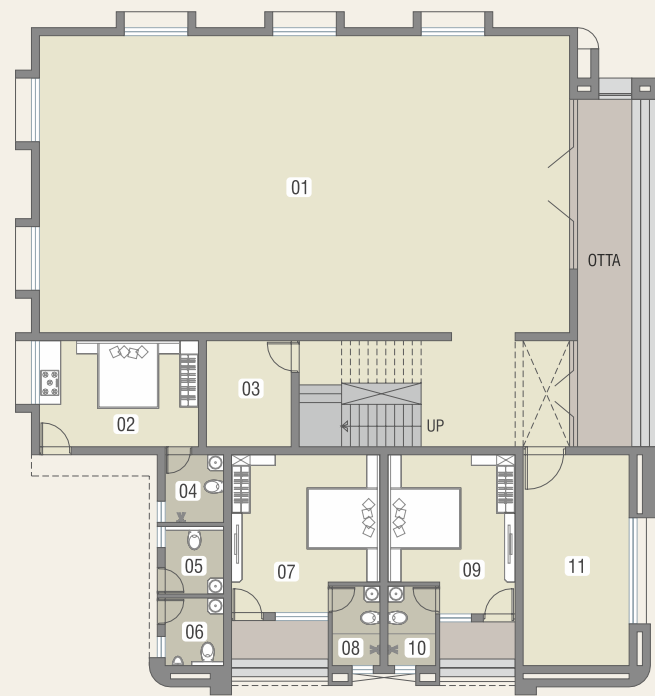
## VALUE ADDED AMENITIES

- 100 % Loan papers available.
- Impressive society main entrance gate with security cabin.
- Compound wall surrounding the campus.
- Provision for CCTV cameras for round the clock surveillance.
- Spacious Tremix RCC internal road with pavement and ample street lights.
- Landscaped Garden with lawn.
- Large open space.
- Rain water harvesting system.
- Ultra modern club house with AC community hall.
- AC gym with all modern equipments.
- AC library with books and sitting facility.
- AC theatre with branded AV system and relaxed sitting chairs.
- Two AC guest rooms with fully furnished and attached toilets.
- AC indoor play area with playing equipments for small children.
- Large party plot garden for all types of functions.
- Kitchen area near party plot and hall for function catering.
- Club house terrace area with service platforms and two gazebos with sit out area for functions.
- AC indoor play area with table tennis, pool table, chess & carrom.
- Premium box cricket pitch with spot lights and nets.
- Volley ball court with spot lights.
- Skating rink for kids.
- Large amphitheatre with sitting facility and stage with lighting facility.
- Senior citizen park with benches in garden area and with outdoor swings for relaxation.
- Large children play area with outdoor playing equipments.
- Ganpati temple in common plot for spirituality for society members.



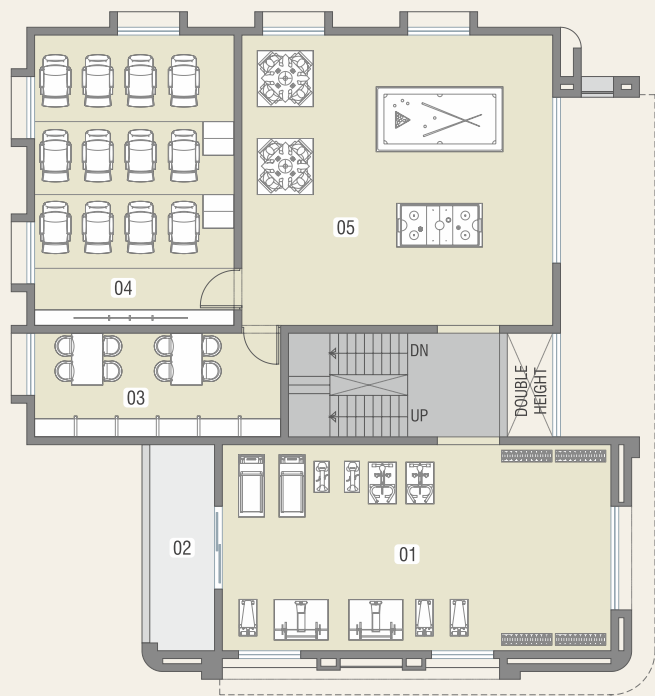
COMMON PLOT-2  
LAYOUT PLAN

GROUND FLOOR



No	Name
01	HALL
02	SERVANT ROOM
03	STORE ROOM
04	TOILET
05	HER TOILET
06	HIS TOILET
07	BED ROOM
08	TOILET
09	BED ROOM
10	TOILET
11	KIDS ROOM

FIRST FLOOR



No	Name
01	GYM
02	TERRACE
03	LIBRARY
04	THEATRE
05	PLAY ZONE



## COMMON PLOT-3 LAYOUT PLAN



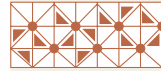
## SPECIFICATIONS

- **Structure:** RCC frame structure & brick masonry as per structure engineer design. Earthquake resistant structure design.
- **Slab / Lintel:** Slab and lintels are as per structure design and slab is with 10'7½" top height and all lintels are 7'6" bottom height.
- **External Walls:** Sand faced plaster with waterproof exterior paint.
- **Internal Walls:** Smooth plaster with full putty and emulsion paint.
- **Kitchen:** Black granite sandwich platform with good quality of S.S. Sink & above platform glazed tiles dado up to slab height. Arrangement of water and electric points for water purifier, mixture machine, chimney and microwave oven.
- **Chimney:** Branded quality chimney is provided in kitchen.
- **Furniture:** Kitchen platform is furnished with 6 tandems and shelf in other compartments and designer compartment on both side of the chimney on wall.
- **Doors & windows:** Decorative main entrance flush door with interlock system and all other flush doors with laminated sheets on both sides with good quality of hardware. Main door with wooden frames and all internal doors with black granite frames. Fully glazed three track aluminium section windows with safety grills and good quality hardware and granite frames.
- **Electrification:** Concealed wiring with ISI mark copper wire & branded modular switches for adequate number of points in all rooms. TV point in drawing room and ac points in all bedrooms. Fridge point in kitchen and domestic point for washing machine in wash area.
- **Toilet:** Designer wall tiles 600mm x 300mm or 450mm x 300mm upto lintel level. Anti-skid ceramic 300mm x 300mm tile flooring. Good quality sanitary fitting of cera or
- **Plumbing:** Concealed plumbing with standard CPVC & UPVC (Ashirwad / Finolex) pipe fittings with jaquar or equivalent C.P. Fittings.
- **Flooring:** 1200x600mm digital vitrified / GVT tiles with skirting in living & kitchen with epoxy. 600x600mm digital vitrified / GVT tiles with skirting in passages & all other bed rooms.
- **Balcony:** Balcony is finished with 600x600mm digital vitrified / GVT tiles and glass railing with M.S. Structure.
- **Water hitting facility:** Plumbing provision for gas geyser or electric geyser system to all bathrooms.
- **Pop:** Designer false ceiling in living room and kitchen with adequate down lights and fans.
- **Terrace:** Open terrace finished with Indian brick bats coba pattern style water-proofing.
- **Staircase:** Furnished with granite on trade and tiles on riser, and stainless steel railing.
- **Wash Yard:** Wash yard with glazed tiles dado and standing platform with granite and good quality of Sink and tiles dado on it in wash yard area.
- **Parking:** Well finished compound wall with M.S. Entrance gate, facilitate openness. Parking area paved with 300x300mm parking tiles.
- **Water Supply:** Water supply connection from well. 1500 ltr. underground water tank and 1000 ltr overhead white PVC water tank for storage with electric pump.
- **Water Purification:** Good Quality branded R.O system for water purification for drinking water.



## TYPE A+

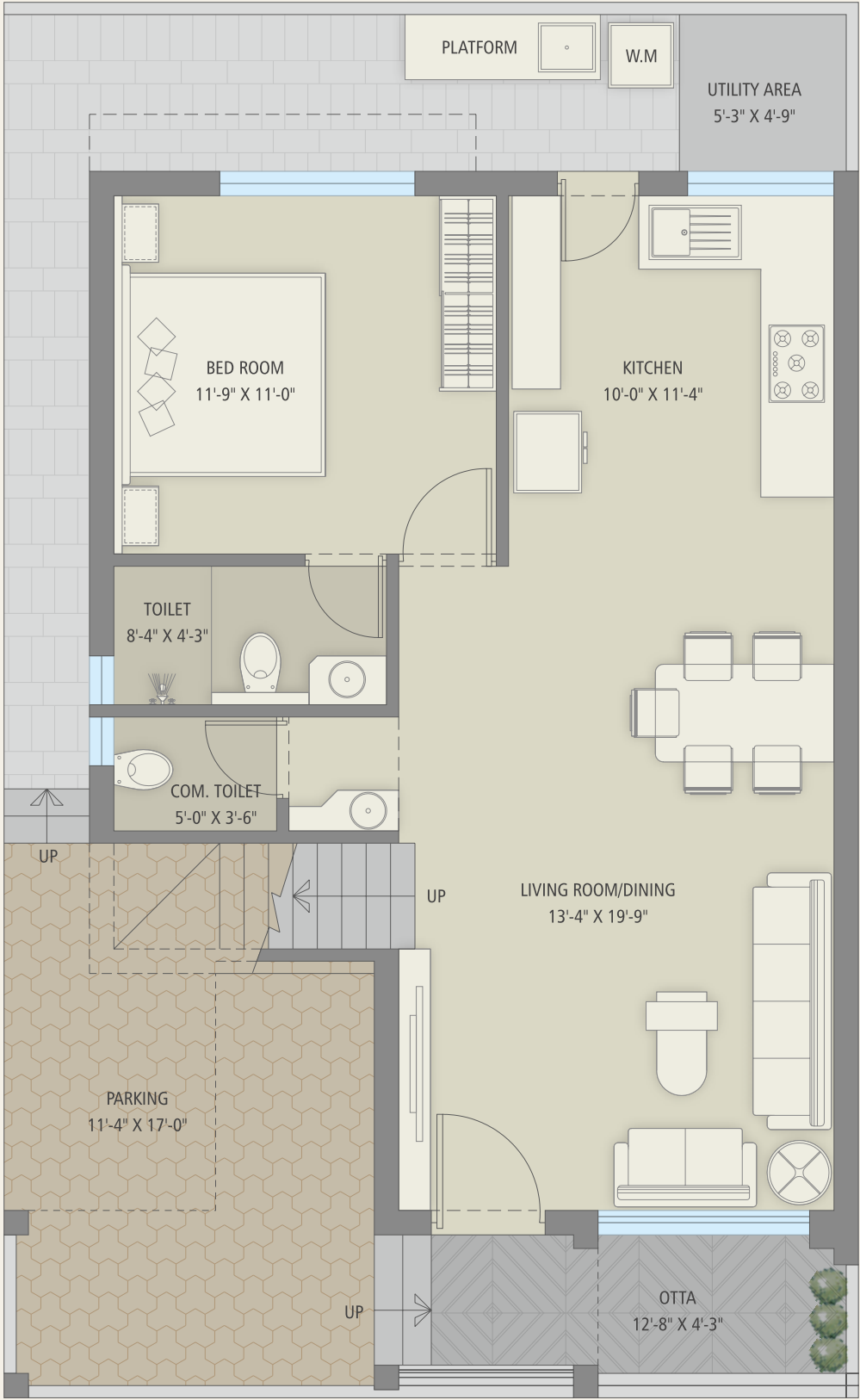




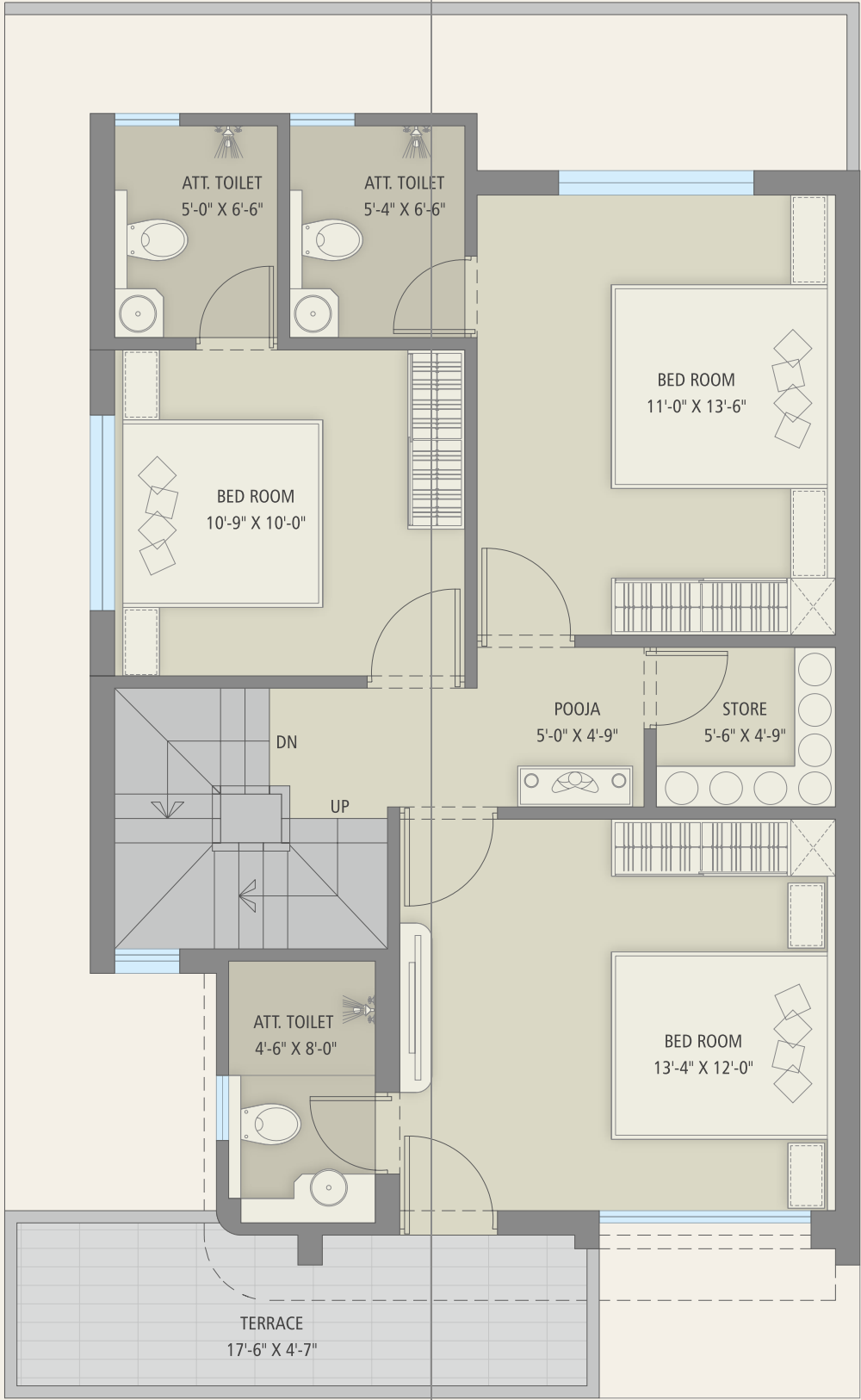
TYPE - A+ ( 4 BHK )

( 1750 SQ. FT )

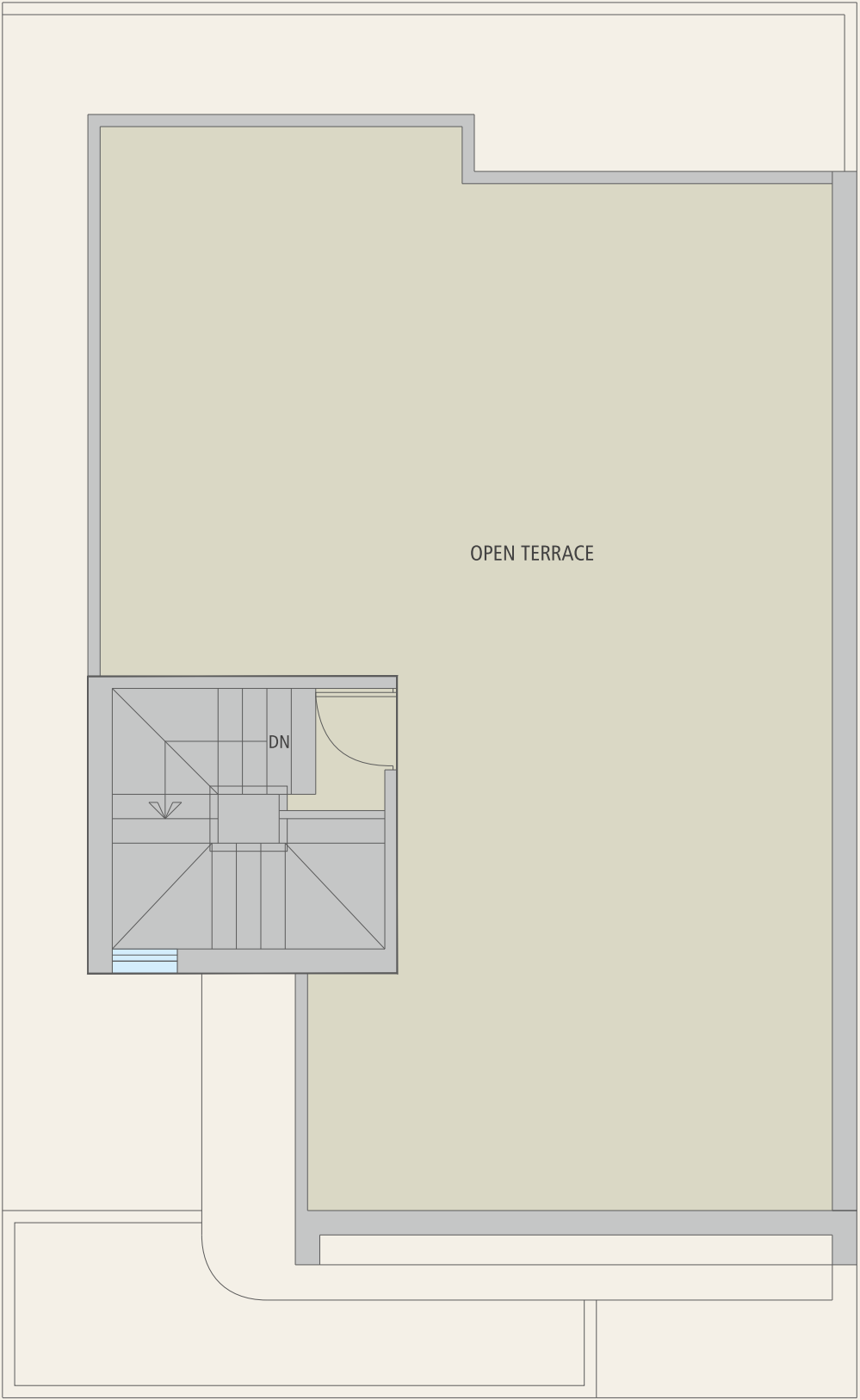
GROUND FLOOR ( 861 SQ.FT )

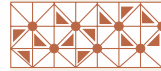


FIRST FLOOR ( 802 SQ.FT )



TERRACE FLOOR ( 87.00 SQ.FT )

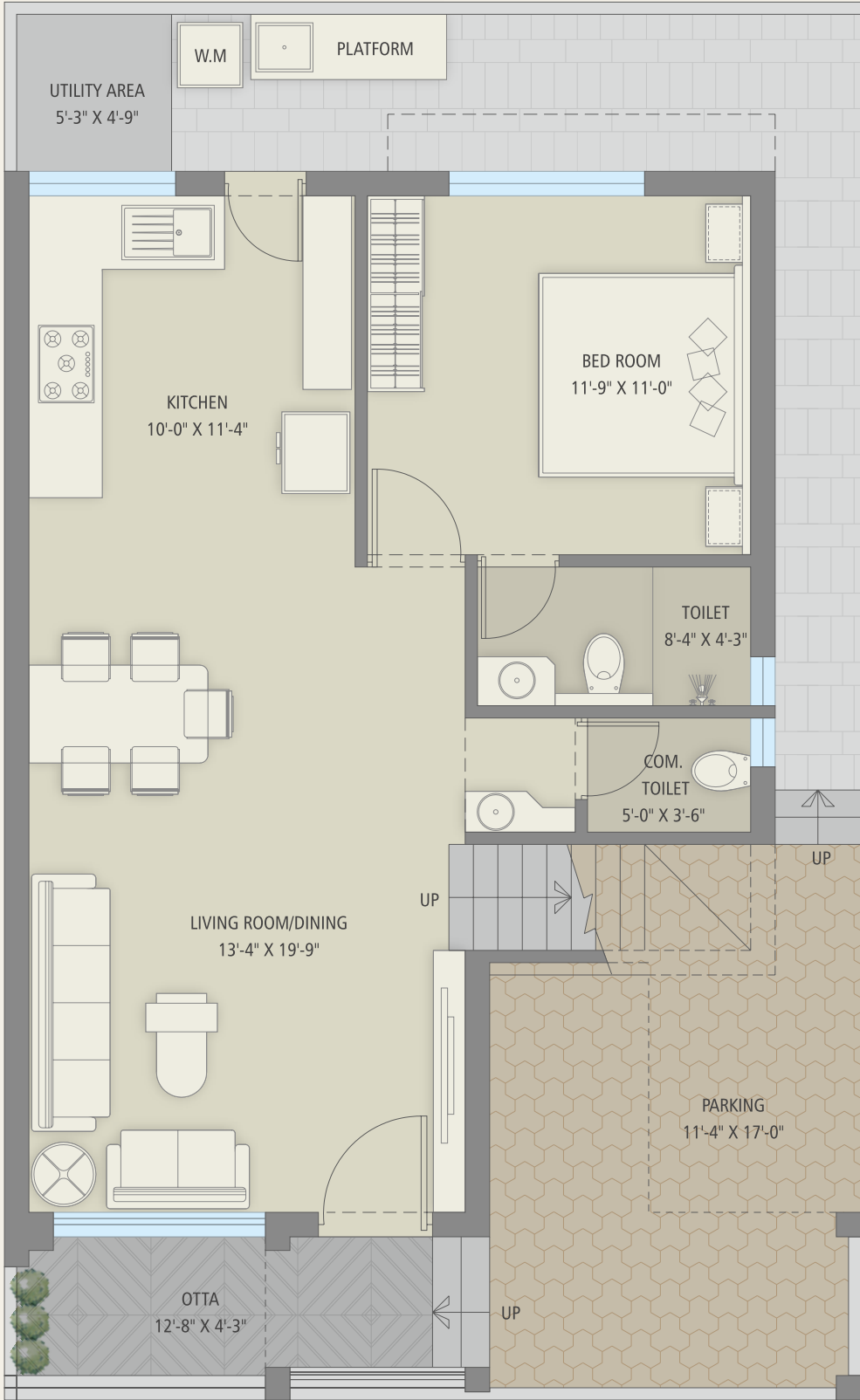




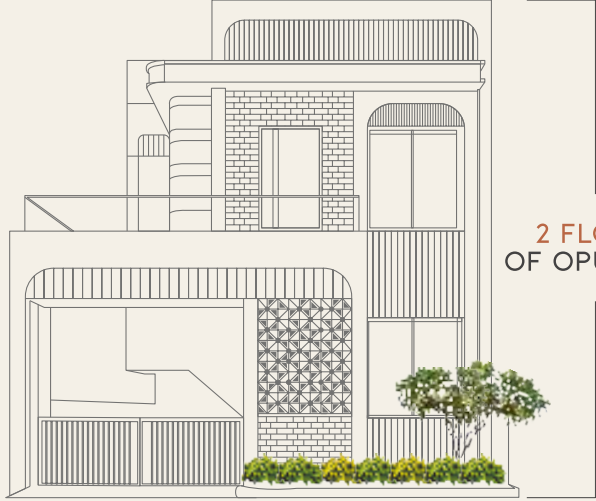
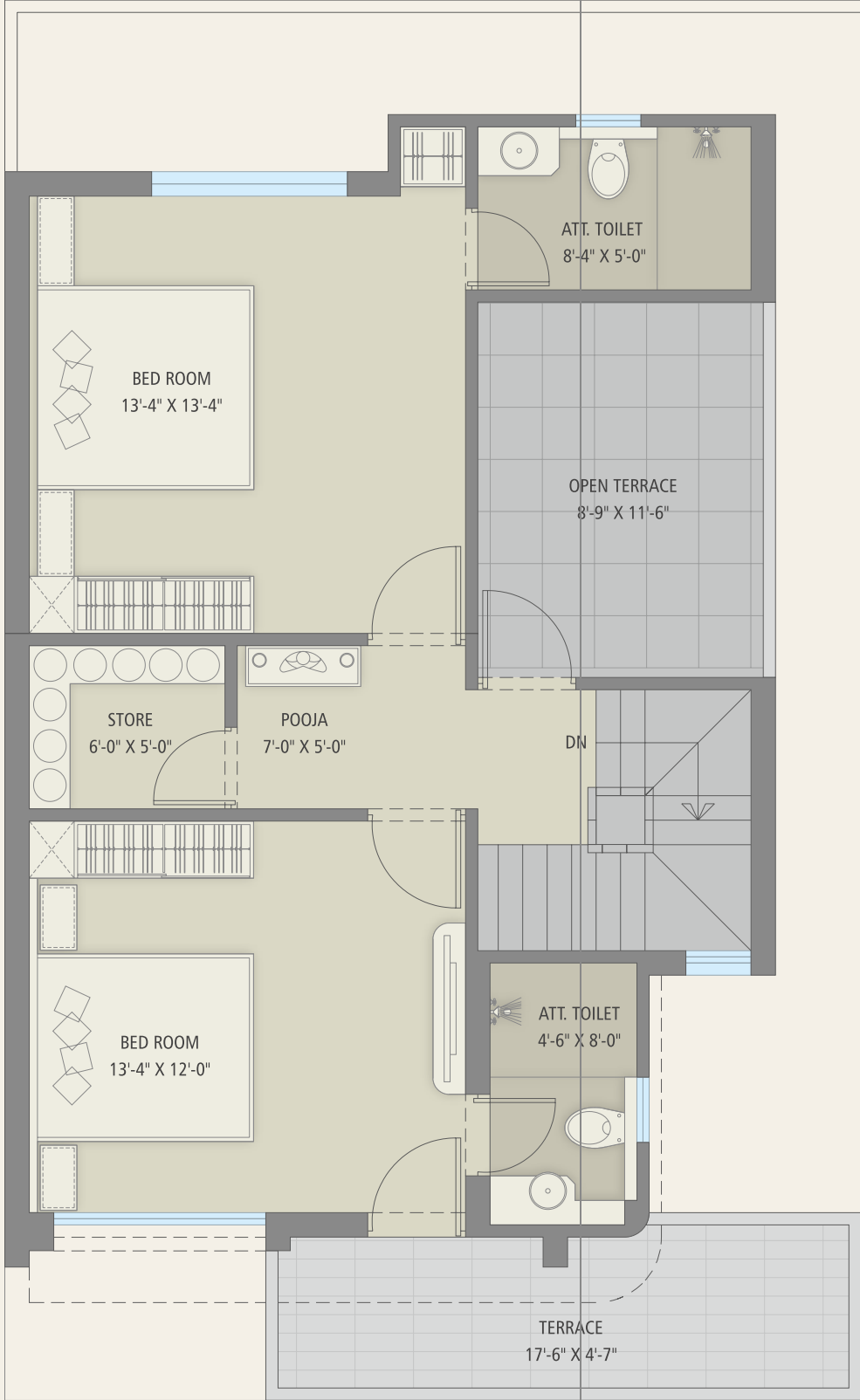
TYPE - A ( 3 BHK )

( 1558 SQ. FT )

GROUND FLOOR ( 861 SQ. FT )



FIRST FLOOR ( 697 SQ. FT )



2 FLOORS  
OF OPULENCE



WELCOMING  
ENTRANCE PORCH  
TO YOUR  
BUNGALOWS





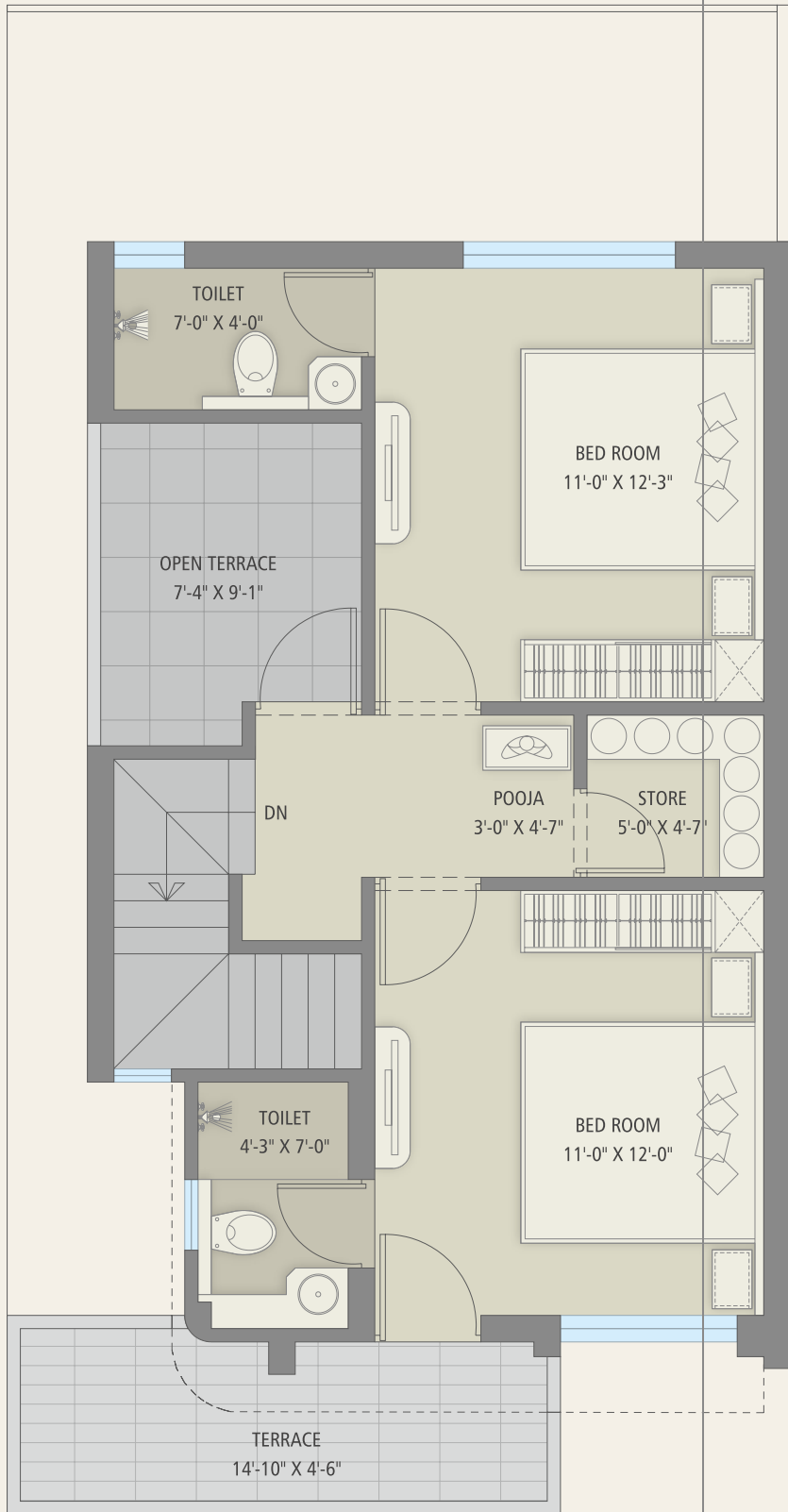
**TYPE – B+ ( 3 BHK )**

( 1250 SQ. FT )

GROUND FLOOR ( 683 SQ.FT )



FIRST FLOOR ( 567 SQ.FT )

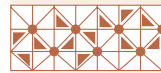


**CLASSIC WITH  
CONTEMPORARY**

At **Pramukh Aashirwad**, the contemporary facade with classical touches imparts a timeless beauty not just to your homes but the entire campus.

Enjoy a lifetime of bliss!





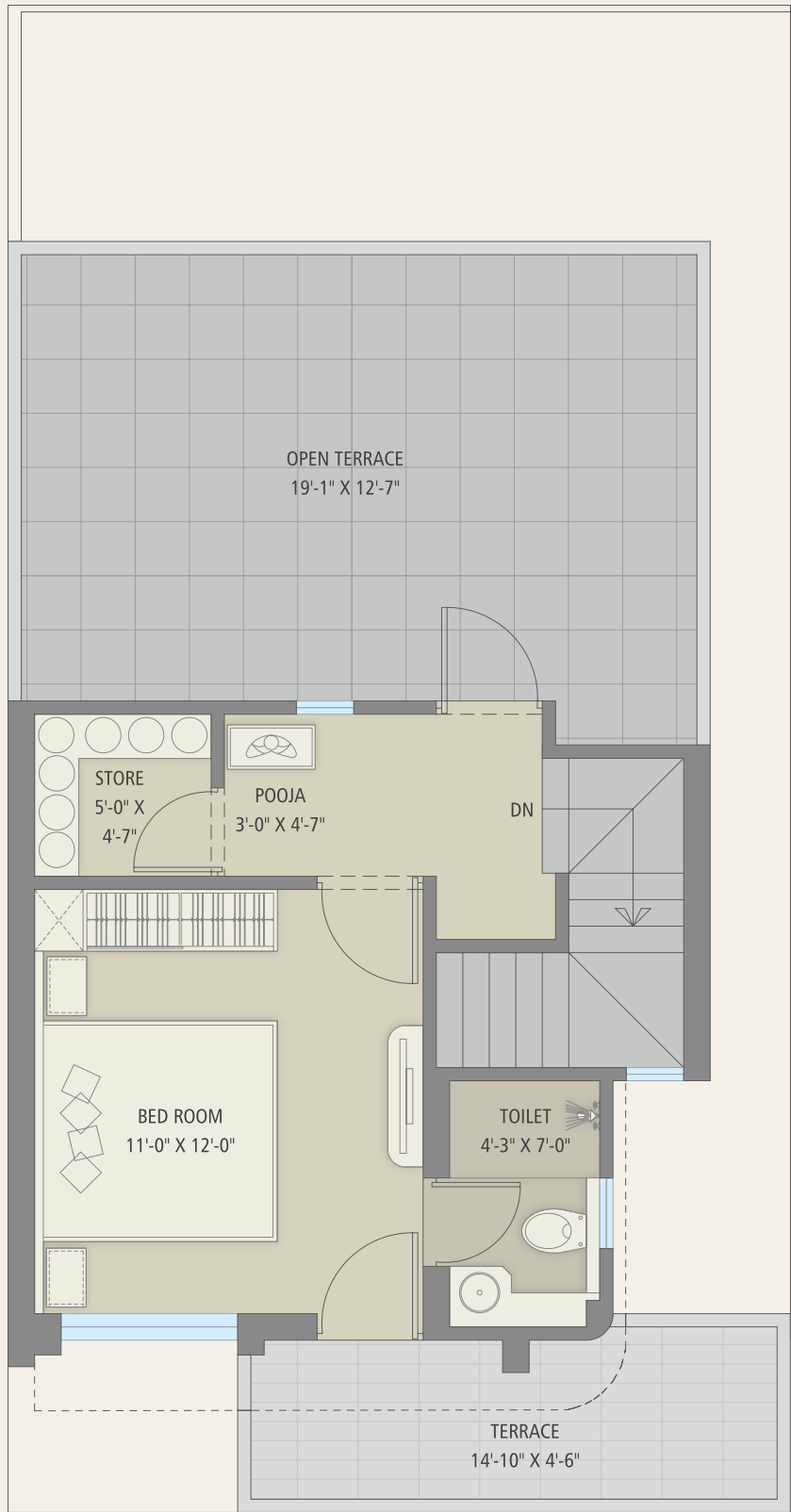
TYPE – B ( 2 BHK )

( 1053 SQ. FT )

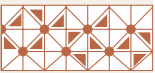
GROUND FLOOR ( 683 SQ.FT )



FIRST FLOOR ( 370 SQ.FT )



KEY PLAN



PAYMENT SCHEDULE

Booking: 10% | Plinth: 15% | Ground Floor Slab: 20% | First Floor Slab: 20% | Plaster : 20% | Flooring : 13% | Color: 2%

Terms and condition: • Additional documentation charges such as stamp duty, registration fees, MGVL connection, legal documents, municipal expenses and other expenditure as per any new bylaws is to be borne by the buyer. • Changes/alteration of any nature including the elevation, exterior colour scheme of the bungalows or any other changes affecting the over all design concept & outlook of the scheme strictly not permitted. • Extra work shall be allowed only with prior written agreement and carried out after receiving full payment in advance. • In case of delayed payment 12% interest will be charged & continuous default payments lead to cancellation. • In case of cancellation of booking the refundable amount shall be given only when the same property is booked and paid by the new purchaser. Administration charges of 20,000 booking amount and the amount of extra work done (if any) shall be deducted from the refund. • Possession of the property will be given after one month of settlement of all accounts. Religious celebration will not be allowed in case of incomplete payment. • The developers reserve the full right to alter design, plans or specifications where required or deemed necessary without any intimation or reason. • Any design, specification or information in this brochure can not form part of an offer, contract or agreement.