



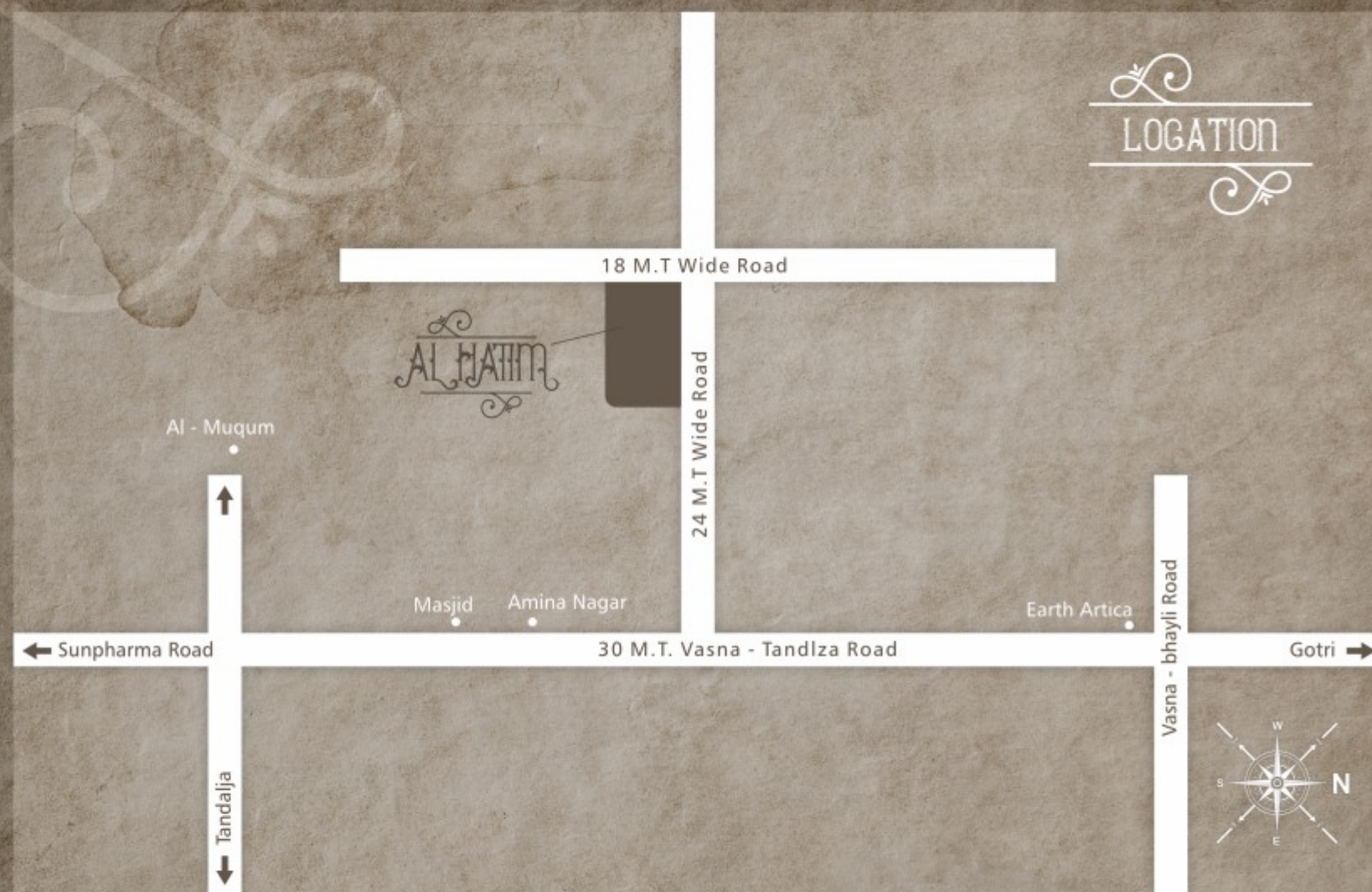
Developers  
**Friends Enterprise**

**AL HATIM :**  
Vasna - Tandalja 30 mtr. Road  
Behind Amina nagar,  
Near Earh Artica  
Tandalja, Vadodara.

M : +91 98797 61092  
+91 98983 32654

Architect :  
**ASQUARE**  
ARCHITECTURE & INTERIORS  
KETAN PATEL

Structure : Zarna Associates



LOCATION

Payment Terms of Flats : • 30% Booking amount (within 30 days) • 7.5% on parking slab • 7.5% on First Floor slab • 7.5% on Second Floor slab • 7.5% on Third Floor slab • 7.5% on Fourth Floor slab • 7.5% on Fifth Floor slab • 7.5% on Six Floor slab • 7.5% on Seven Floor slab • 05% on Plaster Level • 05% on Flooring / Finishing.

(1) Premium quality materials or equivalent branded products shall be used for all construction work as per Structure Engineer design (2) External changes are strictly not allowed (3) Development charges, stamp duty documentation charges, and all Government or municipal taxes, GST, MGVL meter deposit should be levied separate (4) in case of booking cancellation, amount will be refunded from the booking of same premise after deducting 10% of booking amount (5) Possession will be given after one month of all settlement of account (6) Extra work at the cost of client with prior estimate needs to be given in advance but no change in elevation and plan will be done while every reasonable care has been taken in preparing this brochure. (7) The promoter can not be held responsible for any inaccuracy in this contents. (8) All plans, information and specification are subject to changes may be required by the promoters and can not form part of an offer, contract or agreement.

A LANDMARK OF  
**QUALITY  
LIVING !**



SHOPS & 2BHK LUXURIOUS FLATS





## WELCOME TO THE SPARKLE OF YOUR LIFE !

If you dream of a home in the city yet crave for quite surroundings, your search comes to and end at AL Hatim.

Al Hatim promise to take the quality and commitment in a newer and better level. Al Hatim is strategically located in the posh Tandalja area to ensure that you are close to the city while stay connected to business hub, educational centers, shopping malls and various facilities.

Al Hatim is truly a class apart with the regular 2-bedroom apartments. A fine fusion form and function, these flats score high of style and offer unmatched comfort and quality for the perfect home that you have always dreamt of.





# LAYOUT PLAN

## GROUND FLOOR

No.	Size	No.	Size
01	3.05X5.94	20	2.89X5.94
02	2.89X5.94	21	2.89X5.94
03	2.89X5.94	22	2.89X5.94
04	2.89X5.94	23	2.93X5.94
05	3.05X5.94	24	6.17X3.51
06	1.83X5.94	25	3.58X1.64
07	3.05X5.94	26	6.17X3.05
08	2.89X5.94	27	6.17X3.05
09	2.89X5.94	28	6.17X3.05
10	2.89X5.94	29	6.10X3.35
11	3.05X5.94	30	6.10X2.90
12	1.83X5.94	31	6.10X2.90
13	3.05X5.94	32	6.10X4.14
14	2.89X5.94	33	4.04X1.47
15	2.89X5.94	34	6.10X4.14
16	2.89X5.94	35	6.10X2.90
17	3.05X5.94	36	6.10X2.90
18	1.85X5.94	37	6.10X3.18
19	3.05X5.94		



# LAYOUT PLAN

## TYPICAL FLOOR







TOWER A-B-D  
 2 BHK  
 TYPICAL FLOOR PLAN



TOWER E-F  
 2 BHK  
 TYPICAL FLOOR PLAN







## SPECIFICATION FOR SHOP

**Structure :** Earthquake resistant RCC frame structure

**Flooring :** Vitrified flooring in Shop

**Paint : Interior :** Distemper  
**Exterior :** Weather resistant paints

**Toilets :** Ceramic tile flooring & glazed tiles on wall up to lintel, Quality CP Fitting

**Electrical :** Concealed copper wiring & all electrical fixtures ISI quality with modular electrical switches

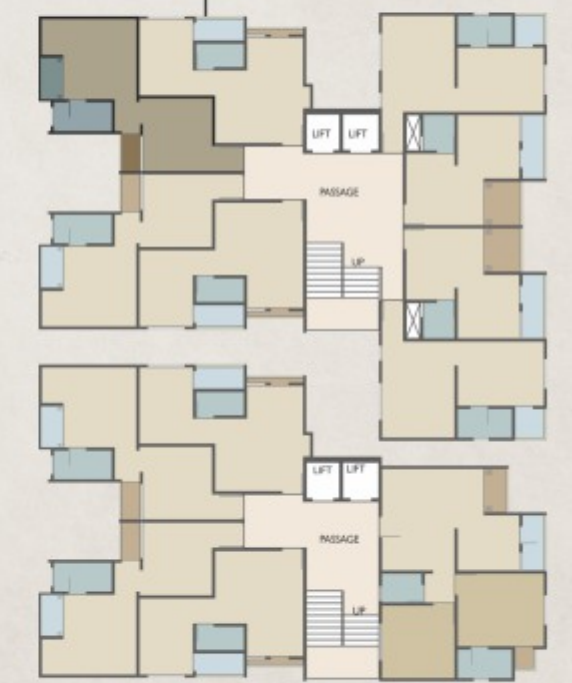
**Ground Floor Parking :**  
Fully paved / RCC Parking







TOWER G-H  
2 BHK  
TYPICAL FLOOR PLAN







## SPECIFICATION FOR FLATS

**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 flooring in Shop

**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 Bedroom & Geyser point in Master Bathroom with quality switches.

**PLUMBING :** Internal plumbing will be concealed with good quality fittings

**UPPER TERRACE :** Good quality waterproofing







## AMENITIES FOR FLATS



Internal road with  
Street Light



Children Play area with  
sandpit



D.G Set & Power Backup  
for Lift & Common Lights



Plavor block or RCC Road  
in all Parking Area



Senior Citizen  
Sittings



Standard Quality  
Passenger 2 Elevators  
in each tower