

A PROJECT BY
M.M DEVELOPERS

SITE ADDRESS
Opp. Platinum society, Nr. Ayurvedic College,
Outside Panigate, Ajwa Road, Vadodara

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ARCHITECT
HITESH CHOKSHI
& ASSOCIATES

STRUCTURE
ZARNA
ASSOCIATES
Structural Consultants

3D VISUALIZATION
LUCID
THE ARTISTRY
CRAFTING 360 DEGREE VISUALIZATION

SCAN FOR

LOCATION



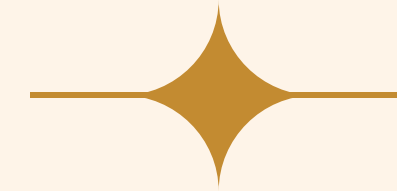
SHOPS, OFFICES, 2 & 3 BHK FLATS

A BLESSED ADDRESS OF INFINITE LUXURIES



EMBRACING THE GENEROSITY OF LIFE

Welcome to a place where luxury knows no limits, and where every day is an invitation to embrace the generosity of life. Come, make your home in the expansive layouts of **SHOPS, OFFICES, 2 & 3 BHK FLATS** that let you celebrate every moment of living. This is an ode to the boundless spirit of giving it all for joy to reside and stay, forever.

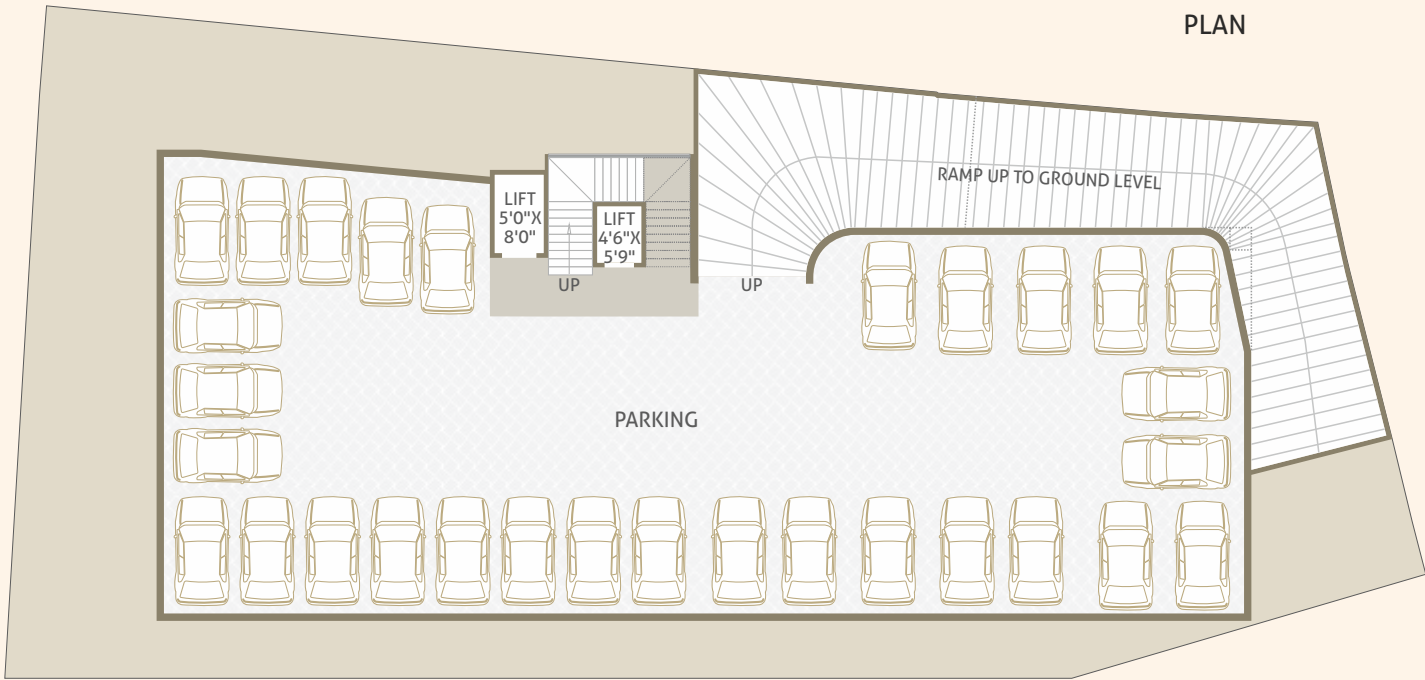


INFINITE LIVING IN TRUE SENSE

It's all about living beyond the boundaries with ample space in every corner to enrich your every day. Our spacious **2 & 3 BHK** Apartment allow natural light to fill every corner and create a feeling of openness that nurtures relaxation and inspiration. The premium finishes ranging from elegant flooring to designer fittings speak to a level of sophistication that redefines modern living.



BASEMENT PLAN



AS STUNNING AS YOUR IMAGINATION

Our premium apartments are a reflection of what you've always

envisioned. Every inch has been meticulously designed to blend

brehtaking aesthetics with absolute convenience. Beyond the interiors,

the planning extends to the entire community. The well-laid roads, lined

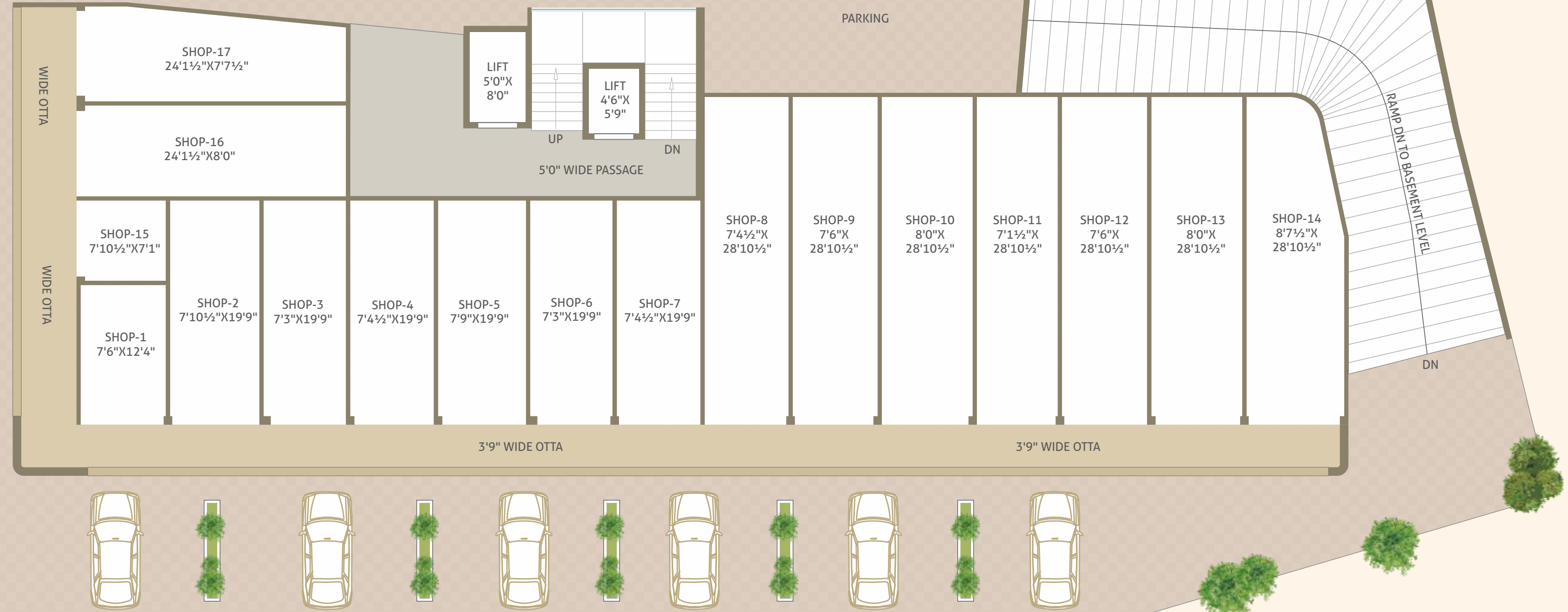
with greenery, ensure easy access and smooth navigation, making every

journey within the community as enjoyable as the time spent at home.

N

GROUND
FLOOR LAYOUT

6.00 MTR ROAD



18.00 MTR TP WIDE ROAD



FIRST
FLOOR LAYOUT

6.00 MTR ROAD



18.00 MTR TP WIDE ROAD

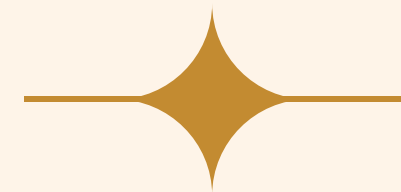


TYPICAL
FLOOR LAYOUT

6.00 MTR ROAD



18.00 MTR TP WIDE ROAD



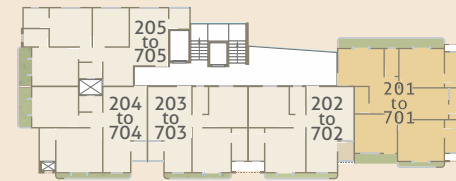
DESIGNED TO ELEVATE LIVING

These premium apartments blend aesthetic grace with modern functionality, ensuring each view from above is as breathtaking as the lifestyle they offer within. Each building, pathway, and green space is carefully positioned to maximize privacy while retaining a sense of community. This is where integration is cultivated right from the greenery below to the architecture above.



TYPE 01 (3BHK)

FLAT NO.: 201 to 701

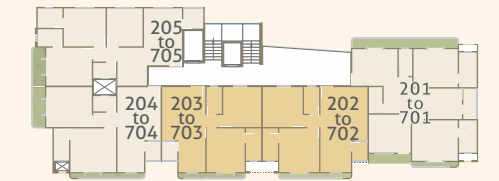


FLAT NO.: 201 to 701

NO.	NAME	DIMENTIONAL
1.	LIVING ROOM	11'10½"X9'7½"
2.	DINNING	7'6"X9'6"
3.	STORE	3'6"X6'10½"
4.	BEDROOM	11'0"X10'0"
5.	BALCONY	11'0"X2'1½"
6.	BEDROOM	12'0"X10'7½"
7.	TOILET	4'7½"X8'6"
8.	BALCONY	12'0"X1'1½"
9.	KITCHEN	12'6"X8'0"
10.	WASH	3'6"X8'0"
11.	BEDROOM	11'7½"X10'0"
12.	TOILET	4'7½"X9'1½"
13.	TOILET	3'6"X7'0"
14.	BALCONY	27'9"X2'4½"

TYPE 02 & 03 (2BHK)

FLAT NO.: 202 to 702 & 203 to 703

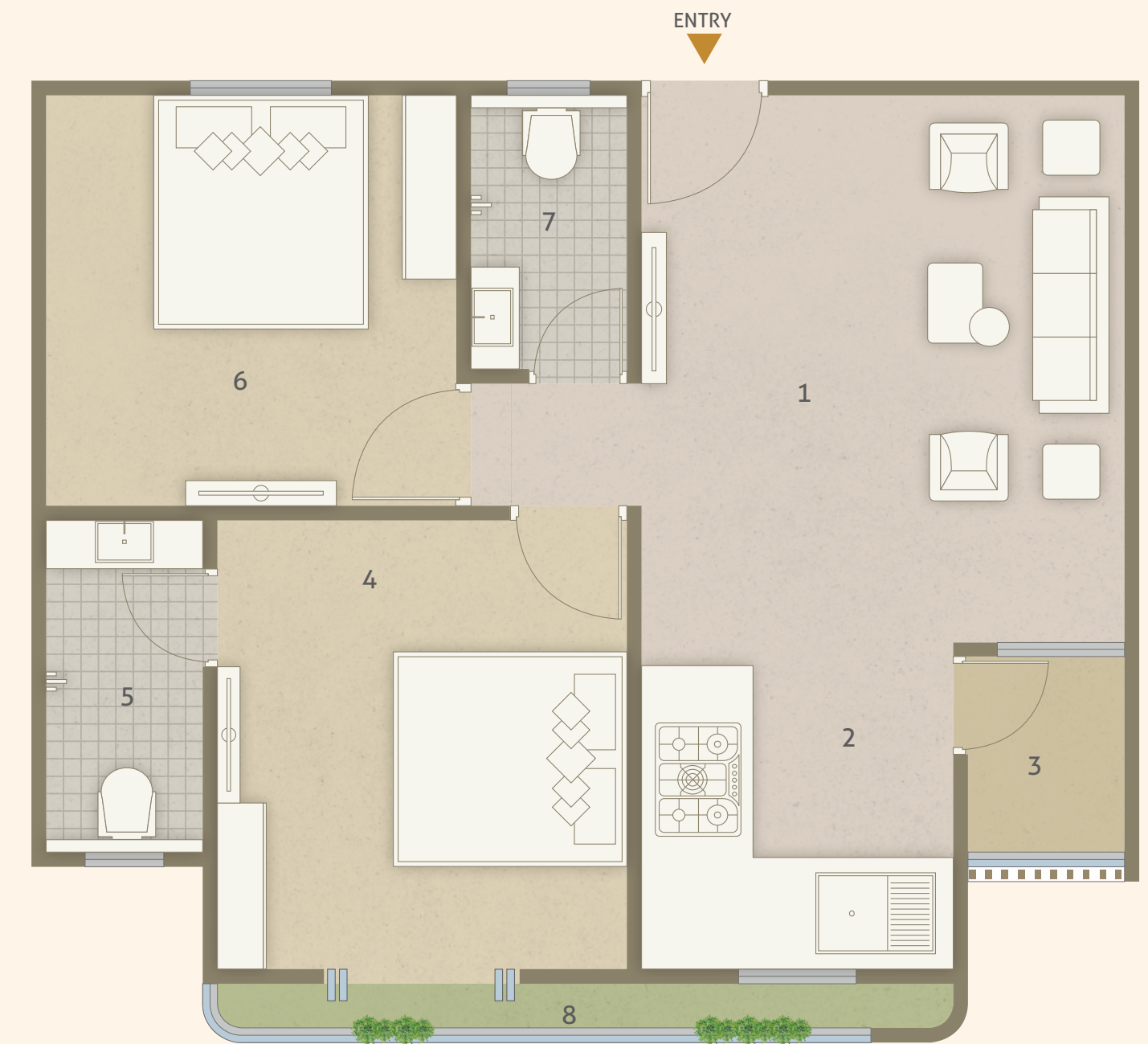


FLAT NO.: 202 to 702

NO.	NAME	DIMENTIONAL
1.	LIVING ROOM	12'4½"X14'0"
2.	KITCHEN	8'0"X11'10½"
3.	WASH	4'0"X5'0"
4.	BEDROOM	10'6"X11'6"
5.	TOILET	4'0"X8'6"
6.	BEDROOM	10'6"X10'6"
7.	TOILET	4'0"X7'0"
8.	BALCONY	18'10½"X1'1½"

FLAT NO.: 203 to 703

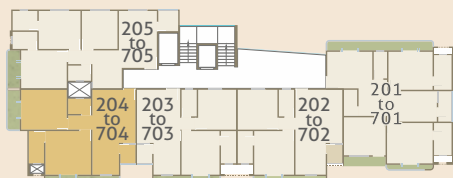
NO.	NAME	DIMENTIONAL
1.	LIVING ROOM	11'4½"X14'0"
2.	KITCHEN	7'0"X11'10½"
3.	WASH	4'0"X5'0"
4.	BEDROOM	10'0"X11'6"
5.	TOILET	4'0"X8'6"
6.	BEDROOM	10'0"X10'6"
7.	TOILET	4'0"X7'0"
8.	BALCONY	17'4½"X1'1½"





TYPE 04 (2BHK)

FLAT NO.: 204 to 704



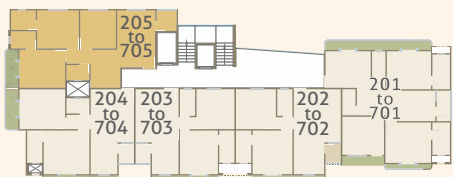
FLAT NO.: 204 to 704

NO.	NAME	DIMENTIONAL
1.	LIVING ROOM	11'4½"X14'0"
2.	KITCHEN	7'0"X11'10½"
3.	WASH	4'0"X5'0"
4.	BEDROOM	12'0"X11'6"
5.	TOILET	4'0"X8'6"
6.	BALCONY	19'4½"X1'1½"
7.	BEDROOM	12'0"X10'6"
8.	BALCONY	3'3"X10'6"
9.	TOILET	6'0"X4'0"



TYPE 05 (3BHK)

FLAT NO.: 205 to 705



FLAT NO.: 205 to 705

NO.	NAME	DIMENTIONAL
1.	LIVING ROOM	10'0"X15'0"
2.	KITCHEN	7'9"X10'0"
3.	TOILET	6'0"X4'0"
4.	BEDROOM	9'4½"X10'0"
5.	BEDROOM	11'0"X10'0"
6.	TOILET	6'6"X5'1½"
7.	BEDROOM	12'0"X10'0"
8.	TOILET	6'6"X4'6"
9.	WASH+BALCONY	5'3"X5'4"
10.	BALCONY	3'3"X10'0"



SPECIFICATIONS



STRUCTURE

Earthquake resistant RCC framed structure
as per structural consultant's design



PLUMBING & SANITARY WORK

Concealed PVC/CPVC Plumbing with branded
Fittings and Fixtures



DOORS & WINDOWS

Doors: Main Door: Wooden Main Door.
Internal Door: Attractive Flushed Internal
Door with Granite Framing
with Safety Lock.



ELECTRICAL

Branded ISI concealed Copper wiring with
suitable ELCB in each flat.
Elegant Modular Switches & Sockets.
Sufficient electrical points as per architect's
design.

Windows: Anodized Heavy Aluminium
Section windows with Granite Framing



WALL FINISH

Internal walls: Mala Plaster
External walls: Double Coat Plaster with
weather resistant, exterior textured paint



FLOORING & CLADDING

FLOORING

Premium Vitrified Tiles with skirting
in entire apartment



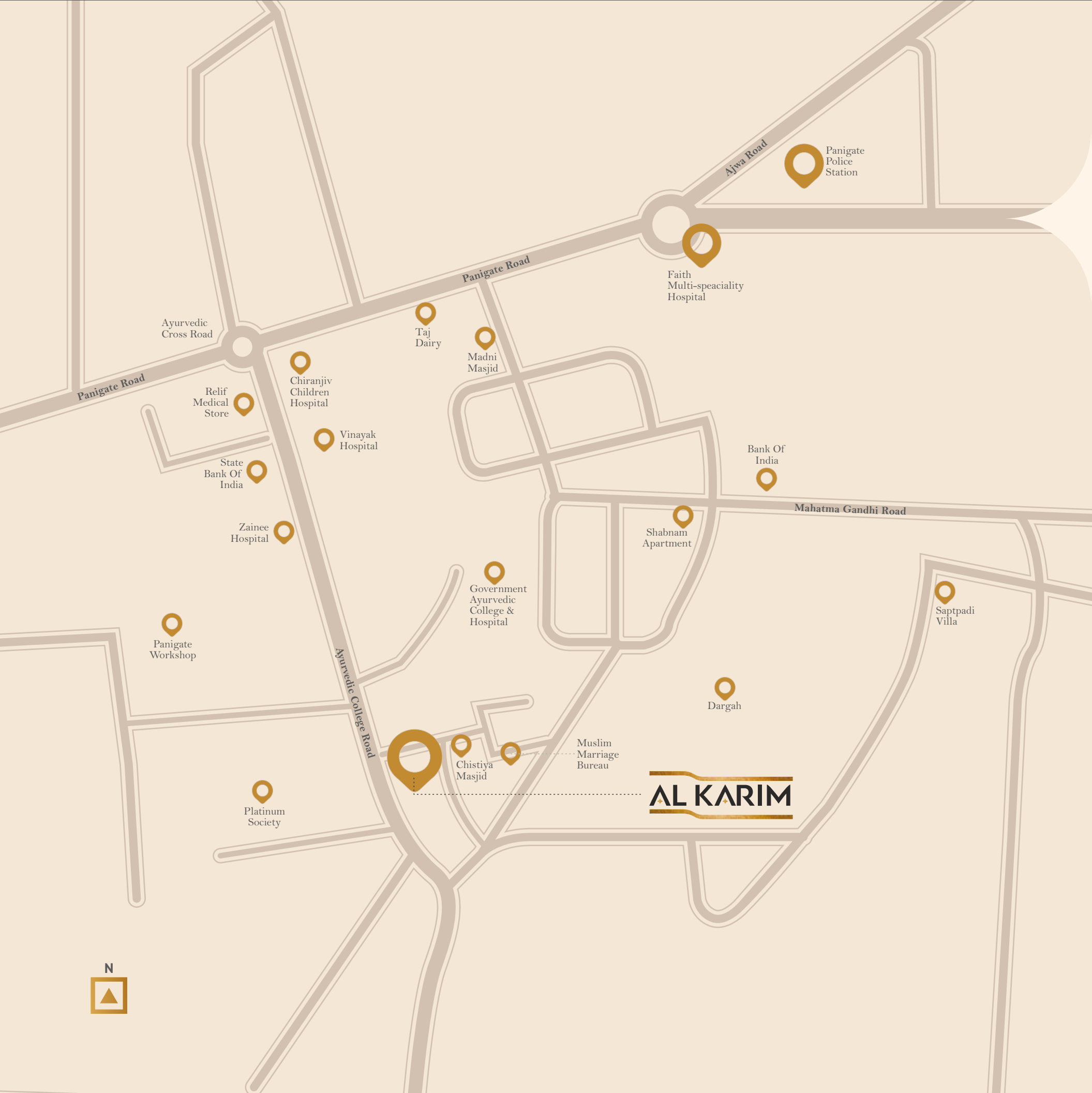
KITCHEN

High quality Granite or equivalent platform
with S.S. Sink & designer full height dado tiles





BATHROOM


Premium designer tiles with
matt finished





AMENITIES


- 


PARKING
Basement Parking With Provision For Parking
- 


JUNCTION BOX
Specially designed junction box in parking for telephone landline, for a wire-free look in the campus
- 


24 HOUR CCTV SURVEILLANCE
for common amenities with security cabin
- 


WATER TANKS
Underground and overhead tanks for 24 hours water supply with auto control mechanism
- 

AC OUTDOOR UNITS
Provision for fixing the AC outdoor units
- 

ANTI-TERMITE TREATMENT
- 

STRETCHER LIFT
- 

BACK-UP GENERATOR
for common amenities
- 

FIRE SAFETY
Provision
- 

FALSE CEILING
in Main Hall

PREMIUM VALUE ADDITIONS

- TILES**
Premium Range Tiles
- INTERIOR WALLS COLOUR**
Inside surface finished with putty only
- PLUMBING**
Premium series of Jaquar or equivalent
- AIR-CONDITIONING**
Provision of AC point in all rooms
- KITCHEN PLATFORM**
Granite /equivalent
- PROVISION FOR DEWATERING FACILITY IN BASEMENT**
- MAIN DOOR**
Wooden Main Door
- ELECTRIC**
Premium Switches
- DECORATIVE GLASS NAME PLATE**
- WAITING LOUNGE FOR VISITORS**
- INDIVIDUAL ELCB IN EACH FLAT**
- WINDOW WITH SAFETY GRILLS**

PAYMENT TERMS

15% AT THE TIME OF BOOKING | 15% AT THE TIME OF AGREEMENT | 10% PLINTH LEVEL | 10% INDIVIDUAL SLAB LEVEL | 10% OUTSIDE PLASTER
10% INSIDE PLASTER | 10% FLOORING LEVEL | 10% SANITARY FITTING/COLOUR | 10% AT THE TIME OF SALE DEED/POSSESSION

WE REQUEST

Stamp duty, registration charges, legal charges, GEB/VMC charges, society maintenance charges etc. shall be borne by the purchaser. GST, TDS & all other Taxes levied in future will be borne by the purchaser, Any Additional charges or Duties levied by the government/local authorities during or after the scheme like VMC Tax, will be borne by the purchaser. In the interest continual developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including technical specification, designs, planning, layout & all purchaser shall abide by such changes. Changes/Alteration of any Nature including elevation, exterior color scheme, balcony Grill or any other changes affecting the overall design concept & lookout of the scheme are strictly not permitted life time. Any RCC member (beam, column & slab) must not be damaged life time. Low-voltage cables such as telephone, TV and Internet cables shall be strictly laid as per consultant's service drawings with prior consent of developer/builder office. No wire/cables/conduits shall be laid or installed such that they from hanging formation on the building exterior face. Common passage area is not allowed to be used for personal purpose. This brochure is intended only for easy display & information of the scheme and does not form part of legal documents.

NOTES

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LEGAL DISCLAIMER

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