

Golden 10

4 BHK ++ FLATS

PRISTINE  
— LIVING —



**POLISH**  
your graph

લક્ઝરીનાં એક સ્તરથી ઉપર  
લાઈફસ્ટાઈલ જે જીવવા માંગતા હોય  
એમનાં માટે GOLDEN 10 એક  
સર્વશ્રેષ્ઠ પિક્ચ છે. ખાલી નામ થી  
જ નહિ પરંતુ અહીં ખરા અર્થમાં  
આપનું જીવન સુવર્ણ જીવન બની  
રહેશે.







## SPARKLE like no one

અલ્ટ્રા લક્ઝુરિયસ લાઇફસ્ટાઇલનો લ્હાવો લેવાની ખરી મજા ત્યારે આવે જ્યારે ફ્લેટની સંખ્યા ઓછી હોય અને અહીં માત્ર 7 માળ 14 જ ફ્લેટ્સ હોવાથી દરેક તબક્કે આપને ભવ્યતામાં વિશેષતા નો અનુભવ થશે.







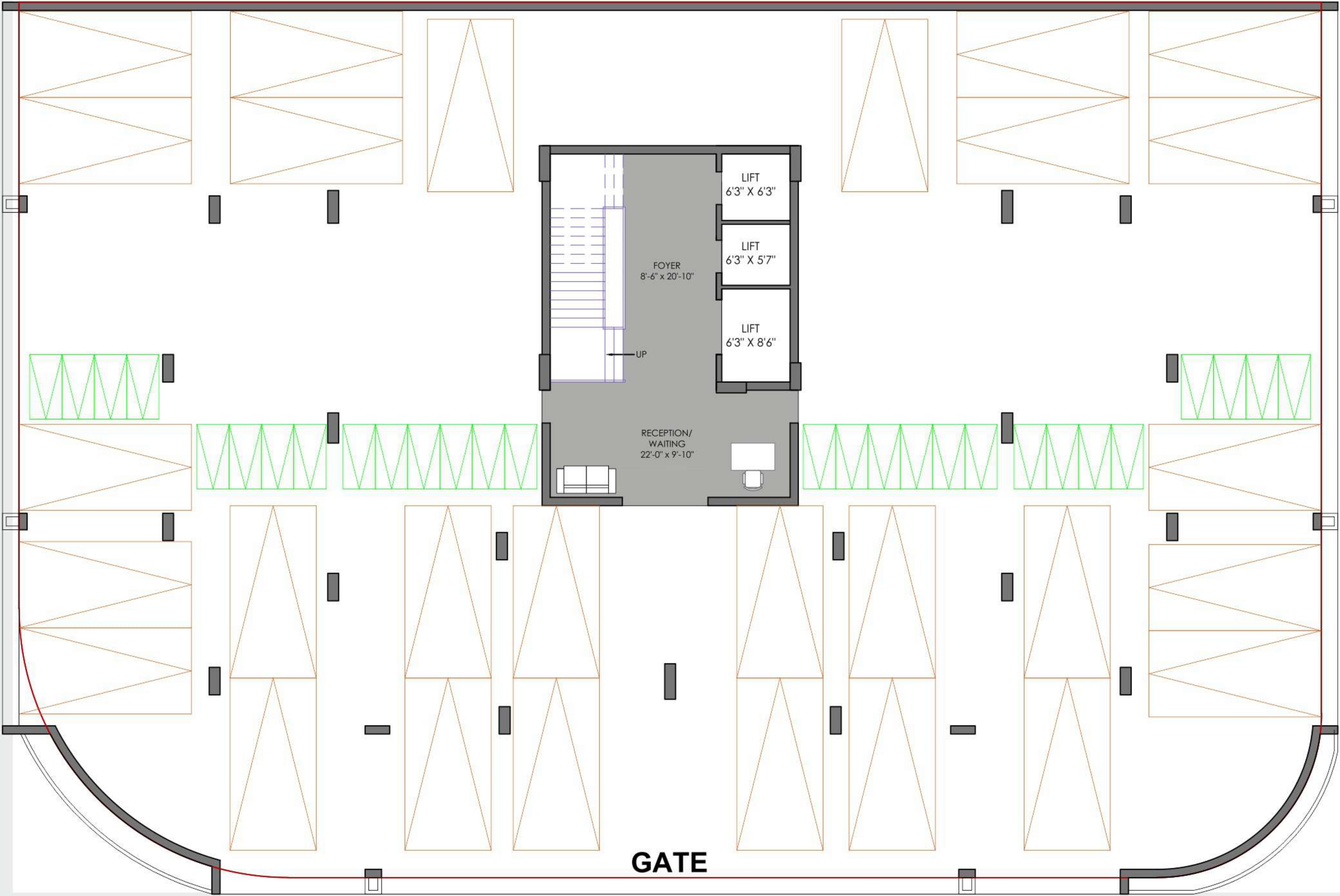
## GLIDED Glory

કોઈ જગ્યાએ ઘર હોવાનું ગૌરવ ત્યારે થાય જ્યારે આસપાસનું વાતાવરણ ગૌરવવંતું હોય અને ગોલ્ડન-10 ચારે તરફથી ઓપન હોવાથી હવા-ઉજાસ ની બાબતમાં અહીં આપ ગૌરવ અનુભવશો. આ ઉપરાંત અહીં અલગ અલગ, ગેટ્સ હોઈ વ્હીક્લ્સનાં એન્ટ્રી-એક્ઝિટ માં એકદમ રાહત થશે.



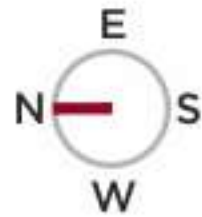


GROUND FLOOR PLAN





TYPICAL FLOOR PLAN (1<sup>st</sup> to 7<sup>th</sup> FLOOR (4 BHK)





## GENERAL SPECIFICATIONS



### FLOORING

- Elegant flooring in reception foyer.
- 4X4 Premium flooring vitrified tiles in rooms & Living & Kitchen area.



### WINDOWS

- Standard UPVC or Aluminium Windows & 4 side windows sills .



### SECURITY

- Video door phones system for each flat.
- Entire campus covered with CCTV surveillance.



### ELECTRIFICATION

- 3 Phase power connection.
- Concealed ISI copper wiring with modular switches.



### ELECTRIFICATION

- 3 Phase power connection.
- Concealed ISI copper wiring with modular switches.



### TOILET

- Branded sanitary ware and CP fittings.
- All bathrooms finished with superior quality ceramic tiles.



### DOORS

- Main door & wash area of standard flush door without laminates.



### WASH AREA

- Flooring anti skid tiles & 4 side hall tiles, provision for RO plant & washing machine.



### KITCHEN

- Platform white glass or natural granite and premium ceramic tiles.



### POWER

- DG backup for elevators & common area lighting.



### PAINT

- Internal walls finished with wall putty.
- Acrylic emulsion paint or texture for exterior.
- All common areas paint finish for interior.

## SPECIFICATIONS



2 ALLOTTED  
CAR PARKING



2 ALLOTTED  
BIKE PARKING



ENTRANCE  
FOYER



LOANABLE  
TITLE CLEAR



VIDEO DOOR  
PHONE



COMMON  
BORE



CCTV  
SURVEILLANCE



24 X 7  
SECURITY



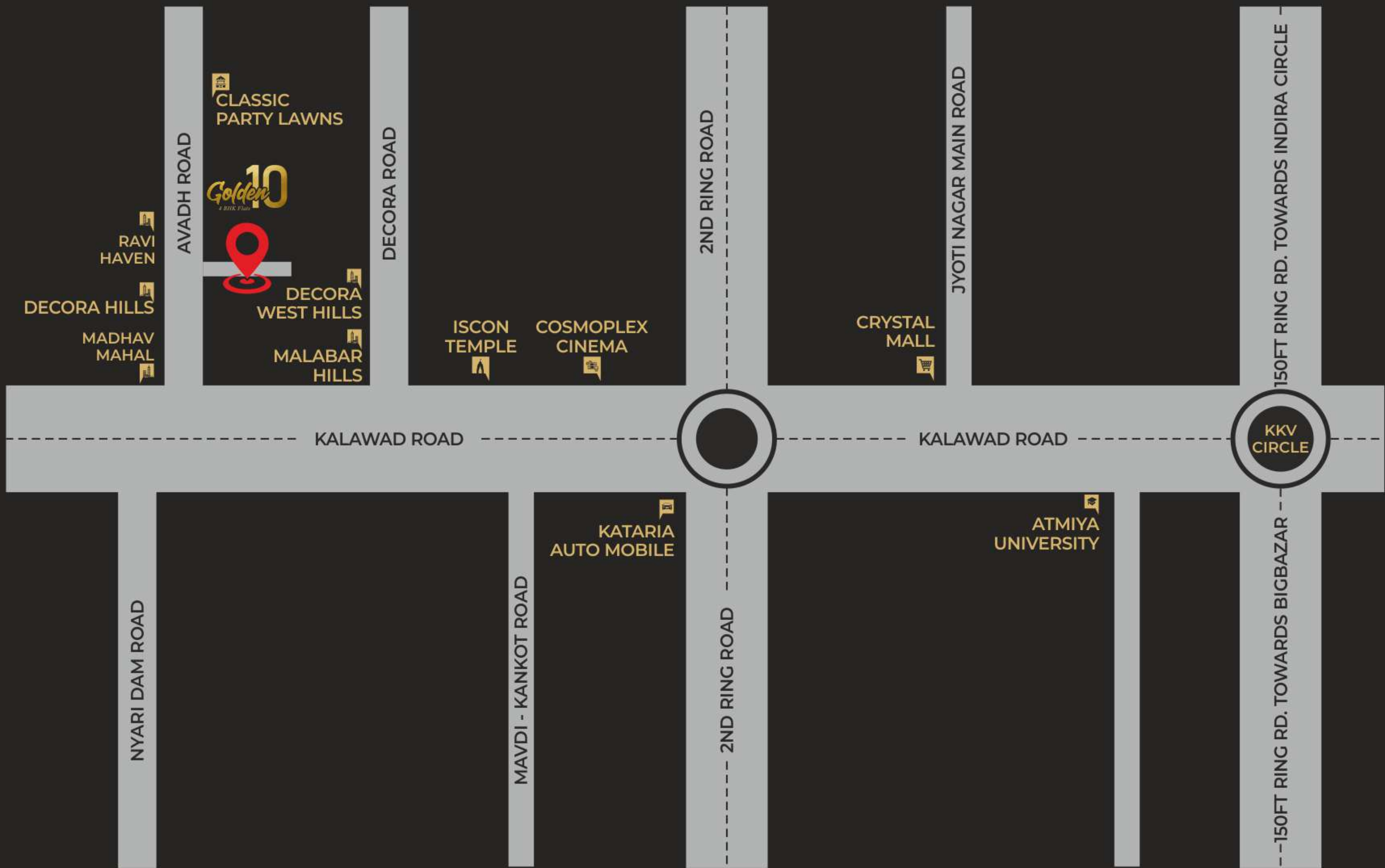
GENERATOR SET  
COMMON



FIRE FIGHTING  
SYSTEM



KEY PLAN



Avadh Main Road, just 200m.,  
from Kalavad Road, opp. Ravi Haven, Rajkot.

HITESH FALDU  
99789 27440

HARDIK JAVIYA  
90161 90636

ATUL MAKVANA  
94274 47780

CHANDUBHAI  
DEKIVADIYA

ARCHITECT  
PRIDE ARCHITECTS  
99047 54700

LEGAL ADVISOR  
KUNAL HANSALIYA  
97129 16032

LEGAL DISCLAIMER: All the elements, objects, treatment, materials, equipment & colour scheme are artisan's impression & purely for presentation purpose. By no means it will form a part of the amenities, features or specifications of our final product.

NOTE : All rights for alteration, modification & development in design or specifications by architects & or developer shall be binding to all the members • Completion certificates as per RMC rules, clear title document will be provided by promoters for loan purpose. This brochure is for private circulation only. By no means it will form part of any legal contract.

• Stamp duty, Registration charges, Legal charges, PGVCL charges, Society maintenance deposit, etc. shall be borne by the purchaser. • VAT, TDS, TCS, GST & or any other taxes levied in future will be borne by the purchaser as applicable. • Any additional charges or duties levied by the Government / Local Authorities during or after completion of the scheme shall be borne by the purchaser. • In the interest of continual developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including and not limited to technical specifications, design, planning, layout & all purchasers shall abide by such changes. • Changes/alteration of any nature including elevation, exterior colour scheme, balcony grill or any other changes affecting the overall design concept & outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme. • Any RCC member (Beam, Column, Slab) must not be damaged during your interior work. • Low-voltage cables such as Telephone, TV and internet cables shall be strictly laid as per consultant's service. No wire/cables/conduits units shall be laid or installed such that they form hanging formation on the building exterior faces. • Common passages / landscaped areas are not allowed to be used for personal purpose. • AC outdoor units space is already designated in consultation with HVAC Consultant. It is planned according to design specification/elevation, available space, etc. No changes in location can be made on personal basis. Subject to Rajkot Jurisdiction.