

WOODS

3 BHK Luxury Villa's

By *Gulm*  *har*






LUXURY... ELEGANTLY BLENDED
WITH
SERENE PEACE & HAPPINESS.

COMPOUND
PACK
SOCIETY

3 BHK
LUXURY
BUNGALOWS

16.5 FT.
LAVISH
FRONT

90
SQ. YARDS
ONWARDS

PERSONALIZED
TERRACE
LOUNGE

NEIGHBOURHOOD
WITH
NEW RACECOURSE
&
AIIMS HOSPITAL

NUMEROUS
AMENITIES FOR
ALL FAMILY
MEMBERS

PROVISIONAL
WORK FROM
HOME
OFFICE AREA

SUPER
PRIME
LOCATION

unmatched living pleasure



Gulmohar WOODS



A
GULMOHAR
GOLD STANDARD
PROJECT



SPOIL YOURSELF WITH
FINEST LIVING EXPERIENCE...



Gulmohar WOODS



WELCOME TO THE BUSINESS CLASS LIFE

STYLISH, SPACIOUS & WELL-EQUIPPED LIVING SPACES

SPREAD ACROSS NEARLY 2 ACRES OF LAND

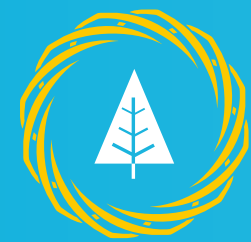
UNHINDERED GREENERY AND RICHNESS OF PURE NATURE.



Culmhar WOODS

NEW RACE COURSE RING ROAD &
ATAL SAROVAR
(4.5 KMS - 10 MINS)

SHRI JALARAM MANDIR
NAGESHWAR JAIN DERASAR
PARSHURAM MANDIR
SAI BABA MANDIR
(4 KMS - 6 MINS)



Gulmohar WOODS

IF YOU FOLLOW THE PROPERTY PULSE, YOU'LL KNOW THAT NEW RACECOURSE RING ROAD & JAMNAGAR ROAD IN RAJKOT ARE PRIME LOCATIONS AND WILL ONLY BECOME MORE PROMISING WITH EACH PASSING DAY. AS JAMNAGAR ROAD CONTINUES TO GROW IN ALL DIRECTIONS, **WE REMAIN IN THE HEART OF ALL THE ACTION.**

IF YOU WOULD PICK GULMOHAR WOODS FOR JUST ONE REASON, THAN IT WOULD BE IT'S WELL CONNECTED LOCATION.

GREEN LEAF
WATER WORLD
&
GREEN LEAF CLUB
(800 MTRS - 2 MINS)

SNK SCHOOL
JAMANAGAR RD. CAMPUS
(1 KMS - 2 MINS)

GEMS INTERNATIONAL
SCHOOL
(3 KMS - 3 MINS)

MADHAPAR CHOWK
PETROL PUMP
(4 KMS - 8 MINS)

INTERNATIONAL CRICKET
STADIUM - KHANDHERI
(4 KMS - 6 MINS)

AIIMS
HOSPITAL
(9 KMS - 19 MINS)

CHRIST HOSPITAL
(4 KMS - 8 MINS)

HORN OK PLEASE
SUNNY PAAJI DA DHABA
GHANTESHWAR PARK
CHOUKI DHANI RESORT
THE LION WATER PARK
ISHWARIYA POST RESTAURANT
ISHWARIYA PARK
(4 KMS - 8 MINS)

NEW DISTRICT &
CIVIL SESSIONS
COURT
(4.5 KMS - 10 MINS)



PROJECT AT A GLANCE

- NEARLY 2 ACRES OF GRAND LANDSCAPED GREEN LIVING
- CHOICE OF 3 BHK LUXURY BUNGALOWS
- TWO ZONES OF RECREATIONAL FACILITIES
- ELEGANT CLUBHOUSE WITH LAVISH LIFESTYLE AMENITIES
- BEAUTIFULLY CRAFTED ENTRANCE GATES

BUNGALOW OPTIONS

Type Approx 90 Sq. Yards to 133 Sq. Yards

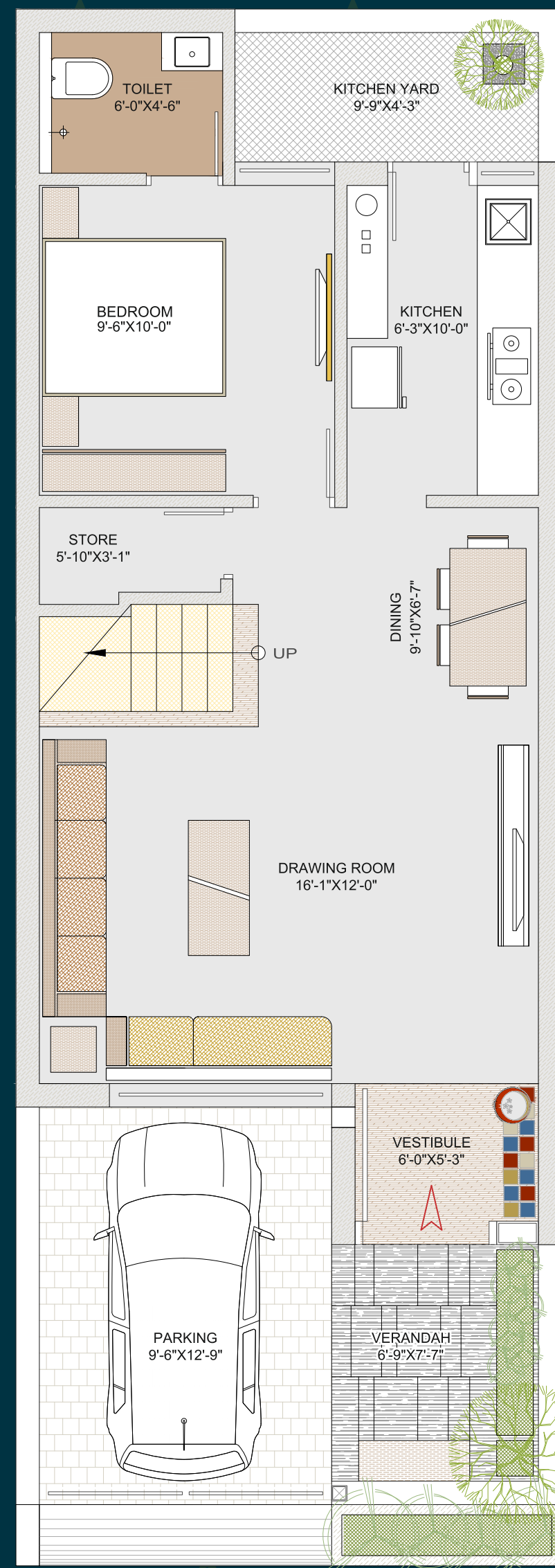
Unit No.	Type	Direction
1	130 Sq. Yards	East Open
2	90 Sq. Yards	East Open
3	90 Sq. Yards	East Open
4	90 Sq. Yards	East Open
5	90 Sq. Yards	East Open
6	90 Sq. Yards	East Open
7	90 Sq. Yards	East Open
8	90 Sq. Yards	East Open
9	90 Sq. Yards	East Open
10	90 Sq. Yards	East Open
11	90 Sq. Yards	East Open
12	90 Sq. Yards	East Open
13	90 Sq. Yards	East Open
14	90 Sq. Yards	East Open
15	90 Sq. Yards	East Open
16	90 Sq. Yards	East Open
17	90 Sq. Yards	East Open
18	133 Sq. Yards	East Open

Unit No.	Type	Direction
19	90 Sq. Yards	West Open
20	90 Sq. Yards	West Open
21	90 Sq. Yards	West Open
22	90 Sq. Yards	West Open
23	90 Sq. Yards	West Open
24	90 Sq. Yards	West Open
25	90 Sq. Yards	West Open
26	90 Sq. Yards	West Open
27	90 Sq. Yards	West Open
28	90 Sq. Yards	West Open
29	90 Sq. Yards	West Open
30	90 Sq. Yards	West Open
31	90 Sq. Yards	West Open
32	90 Sq. Yards	West Open
33	90 Sq. Yards	West Open
34	90 Sq. Yards	West Open
35	90 Sq. Yards	West Open

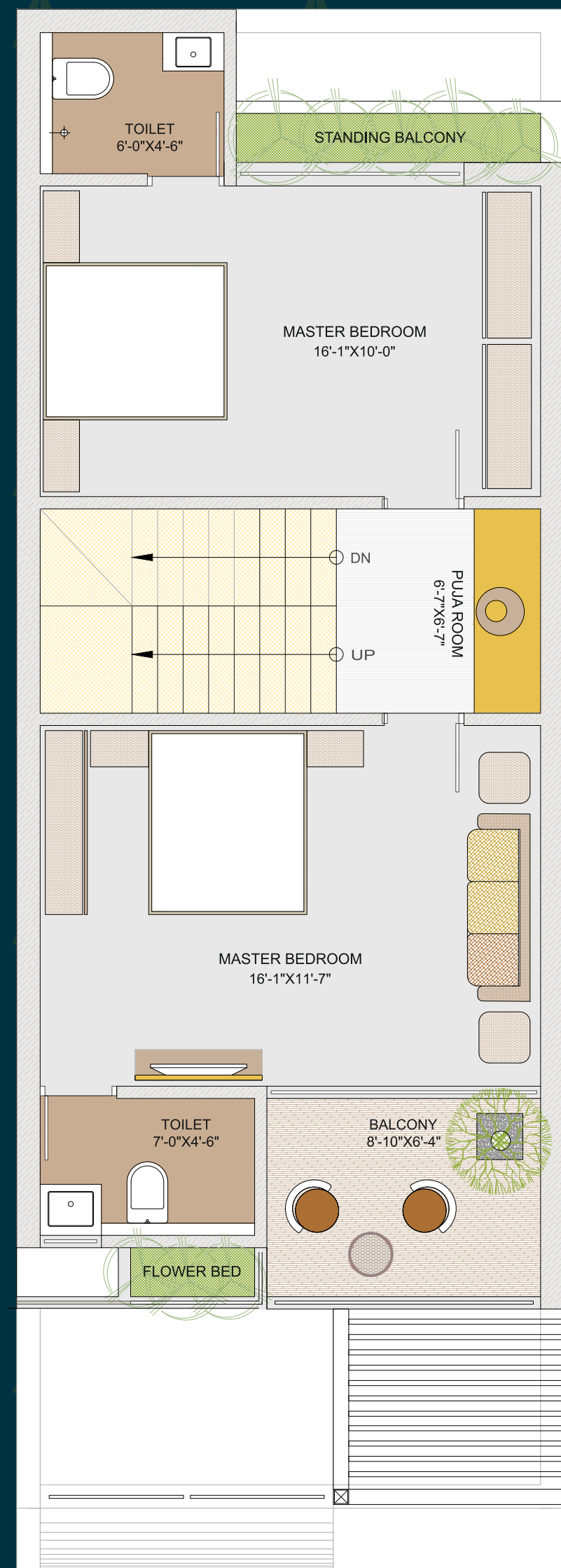
Unit No.	Type	Direction
36	90 Sq. Yards	East Open
37	90 Sq. Yards	East Open
38	90 Sq. Yards	East Open
39	90 Sq. Yards	East Open
40	90 Sq. Yards	East Open
41	90 Sq. Yards	East Open
42	90 Sq. Yards	East Open
43	90 Sq. Yards	East Open
44	90 Sq. Yards	East Open
45	90 Sq. Yards	East Open
46	90 Sq. Yards	East Open
47	90 Sq. Yards	East Open
48	90 Sq. Yards	East Open
49	90 Sq. Yards	East Open
50	90 Sq. Yards	East Open
51	90 Sq. Yards	East Open
52	90 Sq. Yards	East Open

Unit No.	Type	Direction
53	132.4 Sq. Yards	West Open
54	95 Sq. Yards	West Open
55	95 Sq. Yards	West Open
56	95 Sq. Yards	West Open
57	95 Sq. Yards	West Open
58	95 Sq. Yards	West Open
59	95 Sq. Yards	West Open
60	95 Sq. Yards	West Open
61	95 Sq. Yards	West Open
62	95 Sq. Yards	West Open
63	95 Sq. Yards	West Open
64	95 Sq. Yards	West Open
65	95 Sq. Yards	West Open
66	95 Sq. Yards	West Open
67	90 Sq. Yards	West Open
68	95 Sq. Yards	West Open
69	95 Sq. Yards	West Open
70	95 Sq. Yards	West Open
71	95 Sq. Yards	West Open
72	95 Sq. Yards	West Open
73	122.3 Sq. Yards	West Open

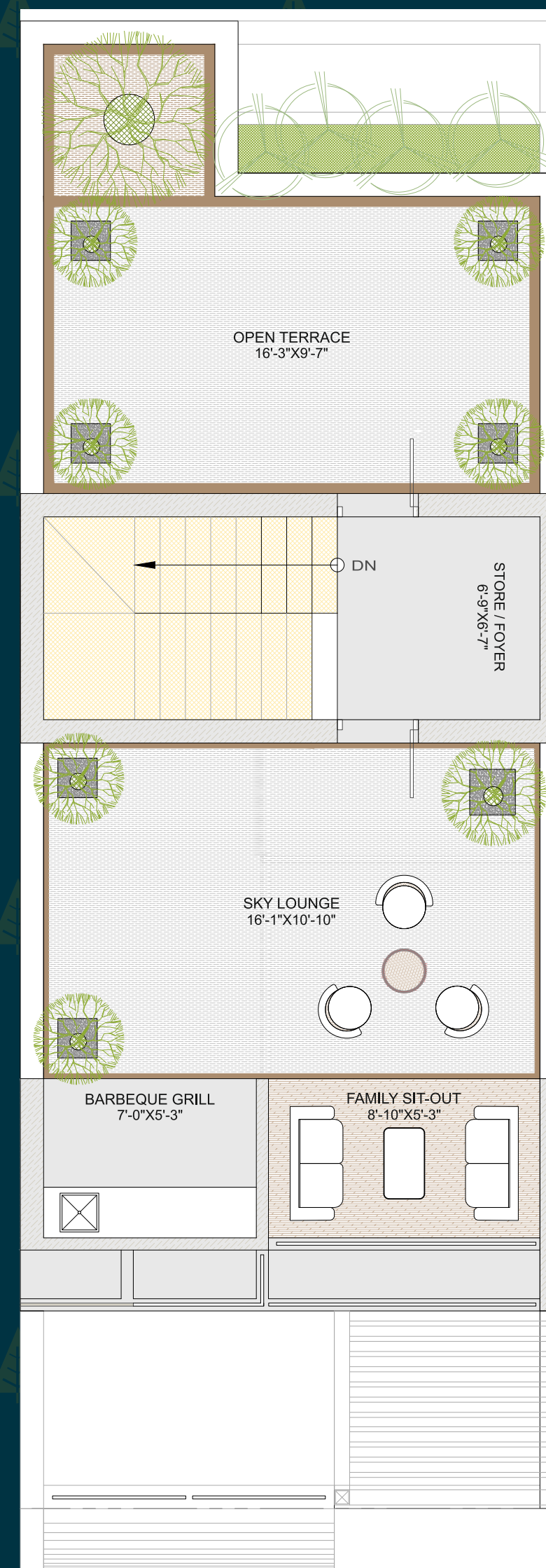




GROUND FLOOR LAYOUT



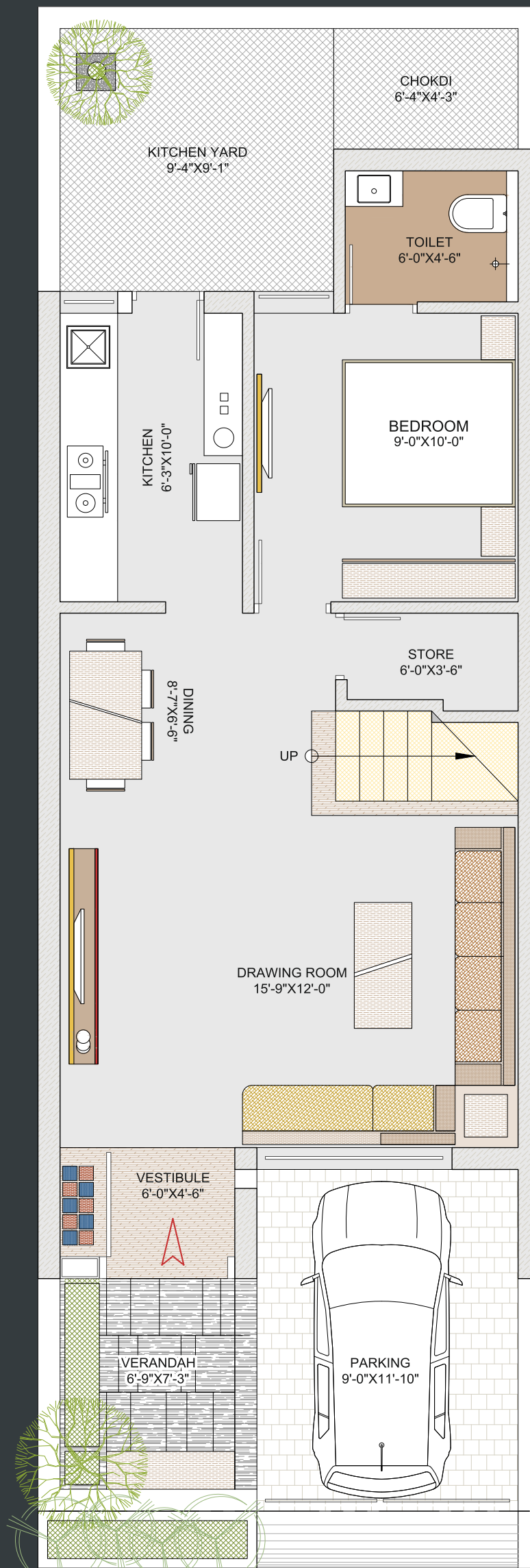
FIRST FLOOR LAYOUT



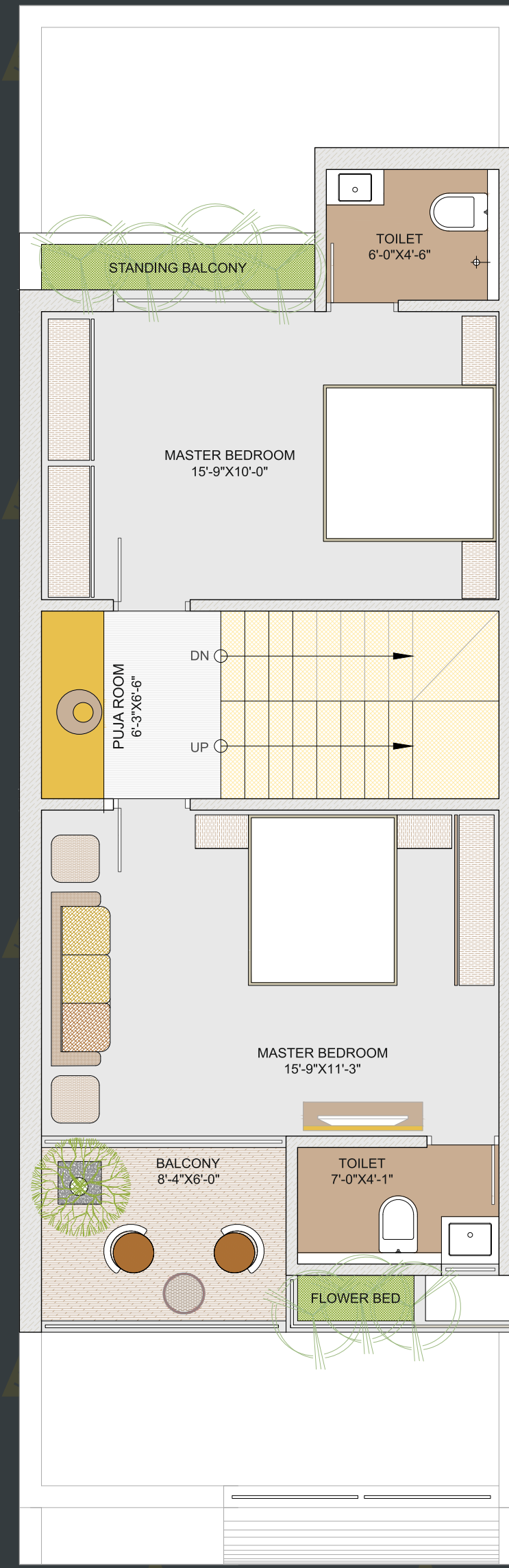
SECOND FLOOR LAYOUT

OPTION - A
90 SQ. YARDS
(EAST & WEST OPEN CHOICES)

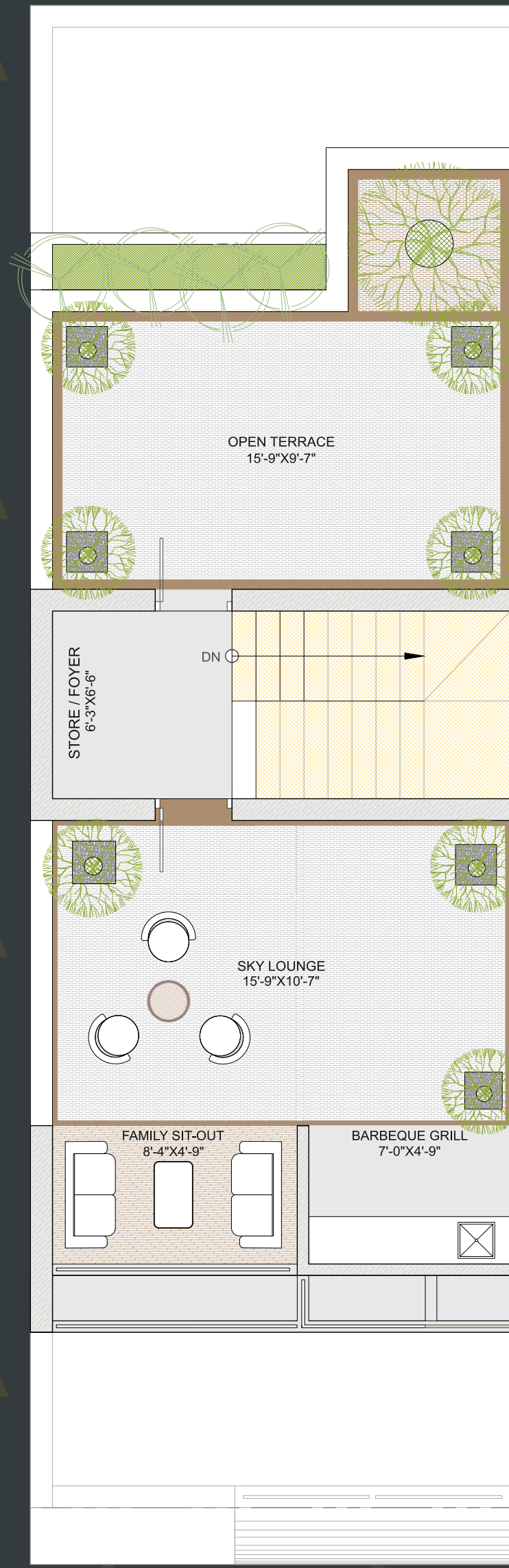




GROUND FLOOR LAYOUT



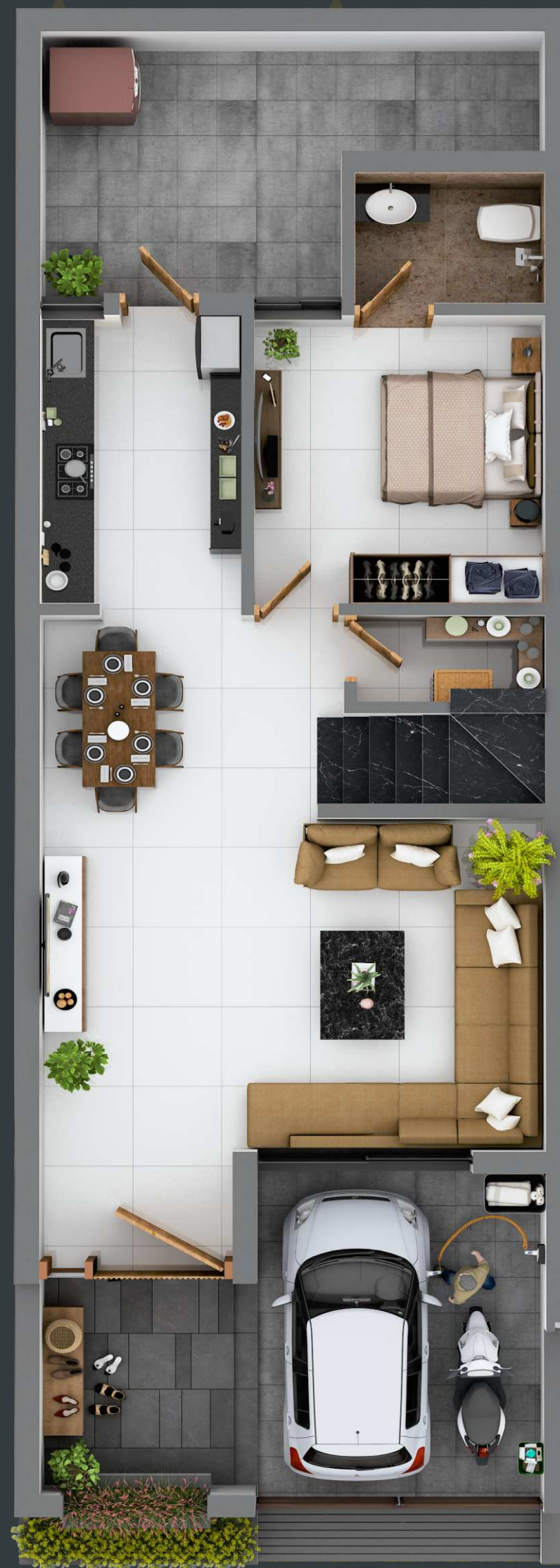
FIRST FLOOR LAYOUT



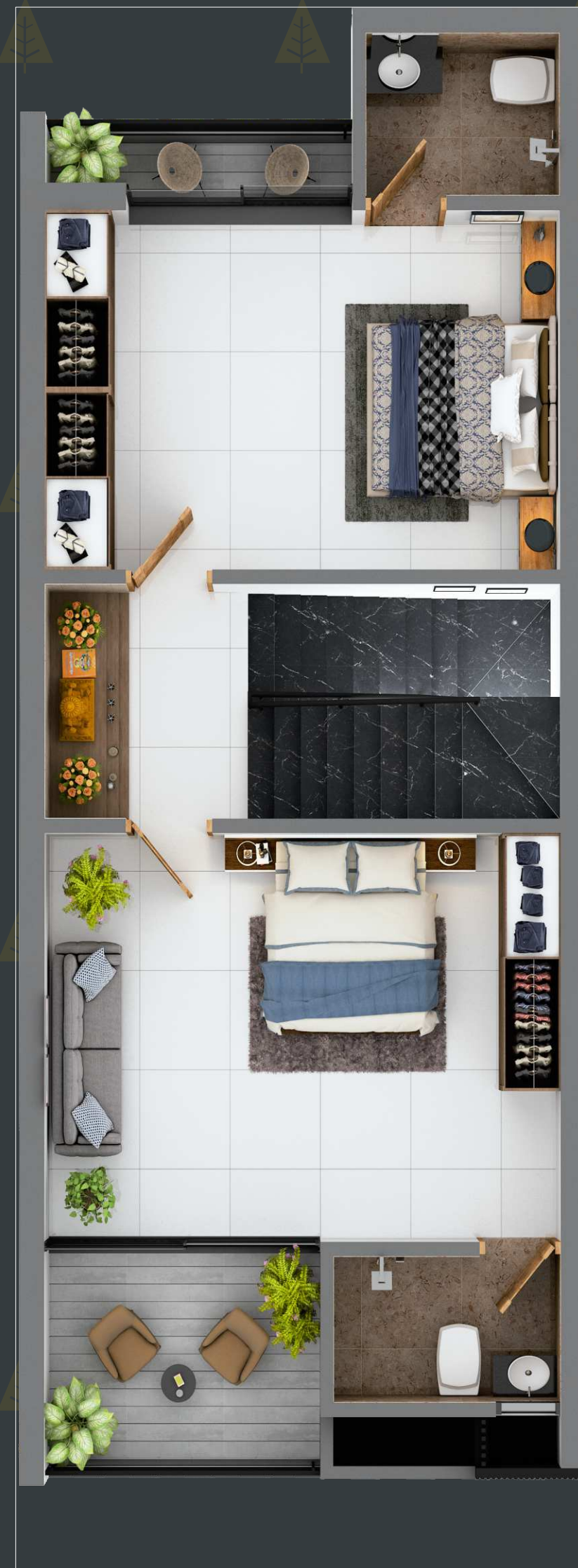
SECOND FLOOR LAYOUT

OPTION - B
95 SQ. YARDS
(WEST OPEN CHOICE)

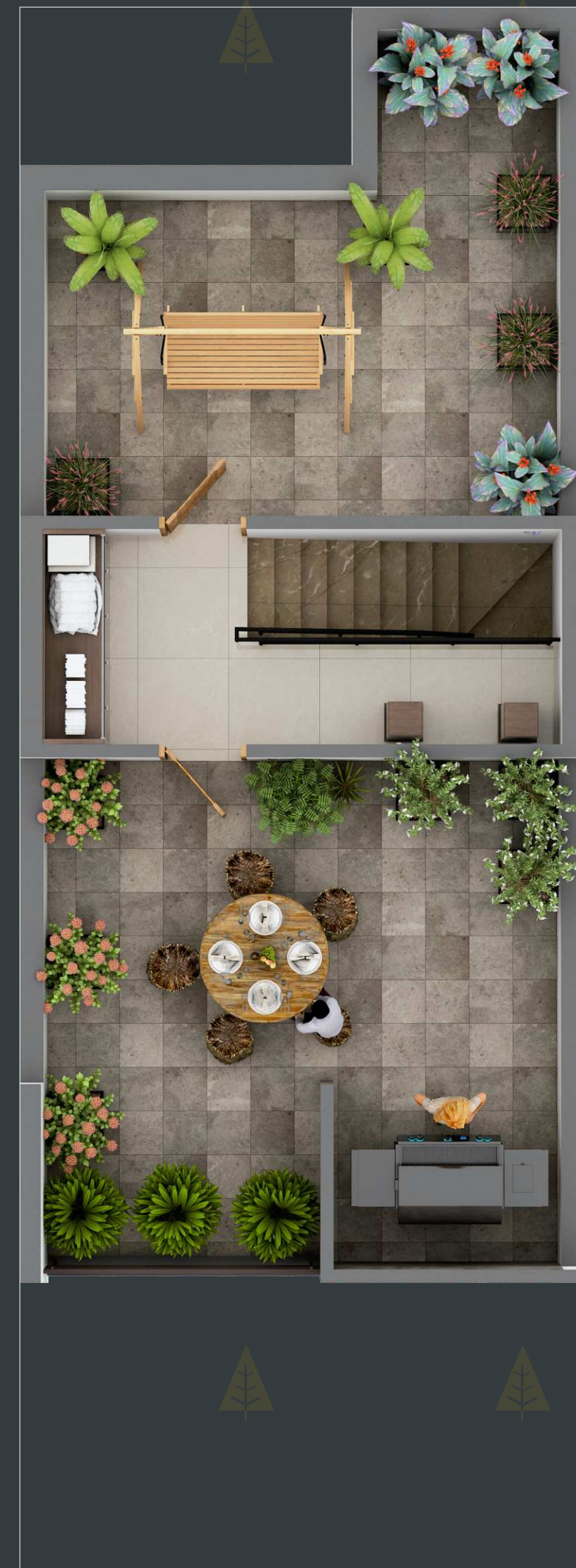




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SECTION VIEW



Gulmohar WOODS

live

THE ARCHITECTURAL DESIGN AT GULMOHAR WOODS EFFORTLESSLY COMPLIMENTS
ITS PRISTINE SURROUNDINGS. NATURE AND CREATIVE INTELLIGENCE
ARE WEAVED TOGETHER TO DEVELOP A PERSONAL SPACE
FOR YOU AND YOUR LOVED ONES WHICH IS ELEGANT AND FUNCTIONAL.
MOREOVER, THESE PREMIUM BUNGALOWS ARE DOTTED WITH
EXCLUSIVE AMENITIES TO MAKE YOU LIVE MORE COMFORTABLY.



Gulmohar WOODS



TWO KINGSIZE RECREATION AREAS

SPREAD OVER NEARLY 9000 SQ. FT.

FOR YOU TO UNWIND WITH YOUR LOVED ONES.



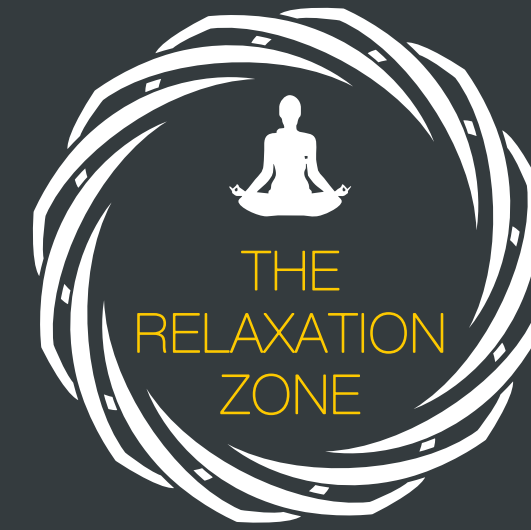
THE
ARRIVAL
ZONE



THE
PLAY
ZONE



THE
FITNESS
ZONE



THE
RELAXATION
ZONE

ARRIVE AT THE KINGDOM OF FINEST
RECREATIONAL MOMENTS.



COURTYARD GARDEN



THEMATIC GARDEN



BADMINTON COURT



NET CRICKET



PARTY LAWN



OPEN AIR THEATER



YOGA DECK



MEETING ROOM



OUTDOOR LOUNGE



JOGGING TRACK

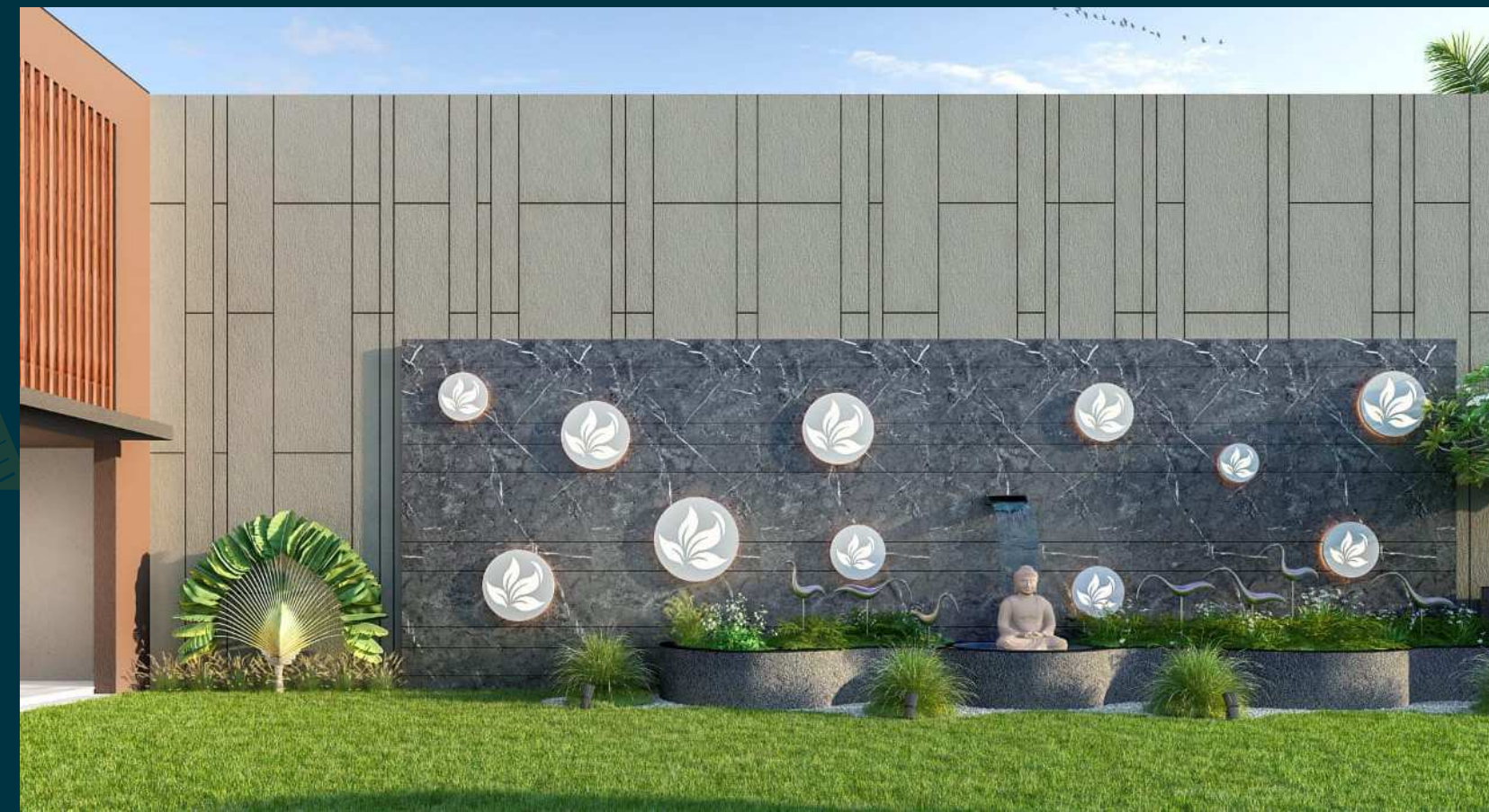


BANQUET HALL



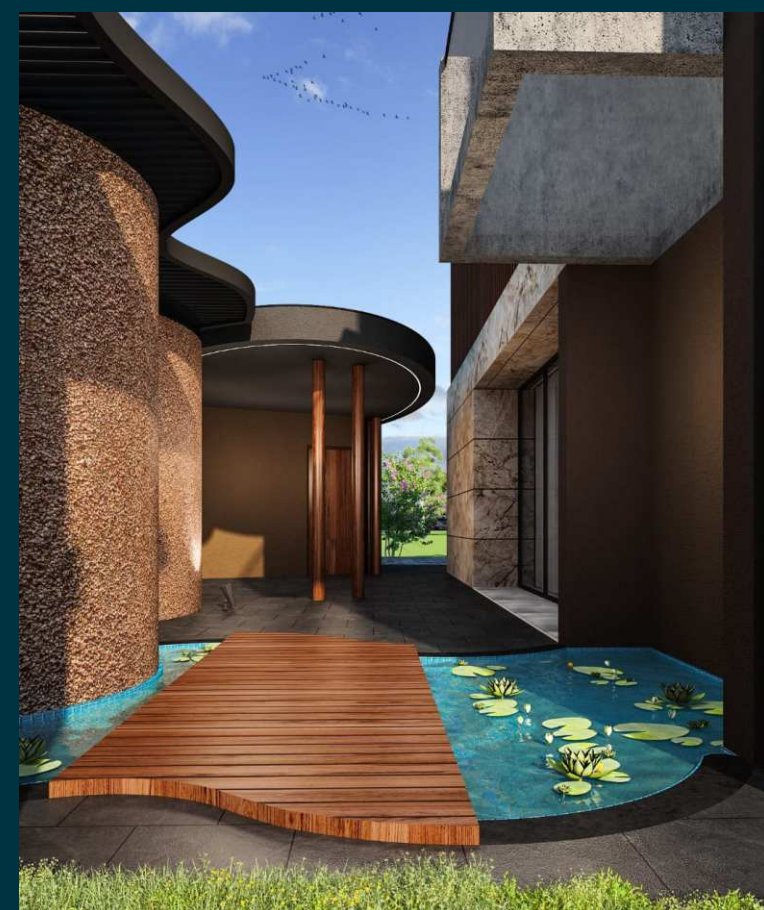
GAZEBO SIT-OUT

FIND QUIETER MOMENTS AMIDST LUSH GREEN NATURE TO SOOTHE YOUR SOUL



RECREATION & ENTERTAINMENT

- SOCIETY OFFICE
- FAMILY KARAOKE
- OPEN AIR THEATRE
- TODDLERS ZONE
- FAMILY GAZEBO SIT-OUT AREA
- SENIOR CITIZENS SIT-OUT AREA
- MULTI-PURPOSE BANQUET HALL
- PARTY LAWN
- DESIGNER DRIVE WITH BOTH SIDE RAIN WATER TRANCH



HEALTH & WELLNESS

- INDOOR GAME ZONE
- KIDS PLAY AREA
- REFLEXOLOGY PATHWAY
- LANDSCAPE GREEN AREA
- JOGGING TRACK
- YOGA DECK
- NET CRICKET





AN ADDRESS THAT NEEDS NO INTRODUCTION...



A GULMOHAR GOLD STANDARD PROJECT

06

05

04



PROJECT SPECIFICATIONS

PLUMBING

- PREMIUM FITTINGS IN ALL BATHROOMS & KITCHEN AREA
- CPVC/UPVC PLUMBING & DRAINAGE PIPING
- PREMIUM PLUMBING MATERIAL
- INDIVIDUAL RECHARGEABLE BOREWELL FOR ALL BUNGALOWS & PROVISIONAL RMC WATER SUPPLY

KITCHEN

- GRANITE PLATFORM WITH STAINLESS STEEL SINK
- DESIGNER TILES UP TO SLAB LEVEL
- RO WATER & CHIMNEY PIPING PROVISION
- DRAINAGE IN-LET AND OUT-LET PROVISION

DOOR

- DECORATIVE MAIN DOOR WITH DESIGNER LAMINATE ALONG WITH HANDLES AND SAFETY LOCKS
- ALL INTERNAL DOORS WILL BE FLUSH DOORS WITH WOODEN FRAMES AND WITHOUT LAMINATES WITH PREMIUM HARDWARE FITTINGS

ELECTRIFICATION

- PREMIUM SWITCHES
- CONCEALED CIRCUIT WIRING
- MCB FOR SAFETY
- SUFFICIENT POINTS FOR TV, AC, REFRIGERATOR, WASHING MACHINE, ETC.

BATHROOM

- CERAMIC TILES IN FLOOR & WALLS (UP TO SLAB LEVEL) WITH PREMIUM SANITARY FITTINGS IN ALL BATHROOMS.

WINDOW

- POWDER COATED THREE TRACK ALUMINIUM SECTION

WALL FINISHES

- WALL FINISH WITH PUTTY ON ALL INTERNAL WALLS
- EXTERIOR ELEVATION WALL WITH PREMIUM PAINT

FLOORING

- VITRIFIED TILES/KOTA STONE FLOORING IN WASH WITH TILES DADO (UP TO SEAL LEVEL)

COMMON FACILITIES IN SOCIETY

- SOLAR POWER SUPPLY FOR ALL COMMON AREAS OF SOCIETY
- 24 x 7 CCTV SURVEILLANCE FOR ALL COMMON AREAS OF SOCIETY
- DG GENERATOR POWER BACKUP FACILITY
- COMMON RECHARGEABLE WELL

Suggested Banks For Loan Requirement



■ ડેવલપર્સ પાસે પ્રપોઝલ બિલ્ડિંગના કોઈપણ ભાગમાં (સંપૂર્ણ અથવા પાર્ટલ) કોઈપણ જાતના વધારા - ઘટાડા અથવા નોન-કોમ્પ્લાયન્સ માટે સંપૂર્ણ અને અનાધીત હકકો રહેશે, અને તેવા ફેરફારો કરવા માટે ડેવલપર્સે બિલ્ડિંગના ચુનિટ ધારકોને કોઈપણ એડવાન્સ નોટીસ અથવા તો જાણ કરવાની જરૂર રહેશે નહીં. તથા તેવા થયેલ ફેરફારો સર્વે અને દરેક ચુનિટ ધારકોને કાયમ માટે માન્યકર્તા અને બંધનકર્તા રહેશે. ■ આ બ્રોશરની અંદર વર્ણન કરેલ બધા જ માપ - સાઈઝ અંદાજિત છે અને તેનું વર્ણન માત્ર પ્રપોઝલ બિલ્ડિંગ ના પ્લાનીંગની સમાજ માટે જ અપાયેલ છે. ■ કોઈપણ બિલ્ડિંગ ધારકે પોતાની બિલ્ડિંગ ની અંદર અથવા તો બહાર કોઈપણ પ્રકારે એપ્રોક્સિમેટ પ્લાનીંગ ડિઝાઇન, લેફ્ટ-ઓવર, રોલિંગ-ઓવર, ફ્લોર પ્લાન અથવા તો સ્ટ્રક્ચર ડિઝાઇનને નુકસાનકર્તા ફેરફારો કરવાનો રહેશે નહીં. ■ દરેક ચુનિટ ધારકે બિલ્ડિંગના એ.ઓ.પી. માં સભ્ય થવું ફરજિયાત છે અને એ.ઓ.પી. દ્વારા બનાવાયેલ બિલ્ડિંગના સર્વે નિયમો દરેક ચુનિટ ધારકોને બંધનકર્તા અને માન્યકર્તા રહેશે. ■ GST તેમજ દરેક પ્રકારના સરકારી કરવેરા નિયમોનુસાર અલગથી આપવાના રહેશે તથા *નિયમો અને શરતોને આધિન. સેસ, રજીસ્ટ્રેશન ચાર્જ, સ્ટેમ્પ ડ્યુટી, પીજીવીસીએલ - જીઈવી ચાર્જ, બિલ્ડિંગ મેઈન્ટેનન્સ ચાર્જ વગેરે તમામ પ્રકારના લાગુ પડતા સરકારી, અર્ધ-સરકારી, અથવા તો પ્રાઈવેટ કર-વેરા તથા ચાર્જ નીયમોનુસાર અલગથી ભરવા પાત્ર રહેશે. ■ આ બ્રોશર માત્ર પ્રપોઝલ બિલ્ડિંગની સમજ અને જાણકારી માટે જ બનાવવામાં આવેલ છે, તેથી આ બ્રોશરને કોઈપણ સંજોગમાં કોન્ટ્રાક્ટ કે એગ્રીમેન્ટ અથવા તો કોઈપણ જાતના લીગલ ડોક્યુમેન્ટ તરીકે ગણી શકાશે નહીં.



THE GULMOHAR LEGACY

WE TAKE PRIDE FOR BEING IN THE LEAGUE OF LEADING REAL ESTATE DEVELOPERS ACROSS THE SOUTH OF GUJARAT. EACH OF GULMOHAR PROJECTS FORM THE PEDIGREE OF FINEST AND LANDMARK STRUCTURES CRAFTED WITH CARE, PRECISION, AND A TASTE OF ELEGANCE.

EACH OF OUR PROJECTS ARE CREATED WITH BEST-IN-CLASS DESIGNS AND TOP-OF-THE-LINE PLANNING AND DETAILING.

EVERY CLIENT ASSOCIATED WITH US TAKES PRIDE IN THEIR ASSOCIATION AND CHERISHES THE SENSE OF COMPLETE TRUST, ASSURANCE, AND RELIABILITY.

Gulmohar
BUNGALOWS

Gulmohar
COMMERCIAL

THE
Gulmohar
PLAZA

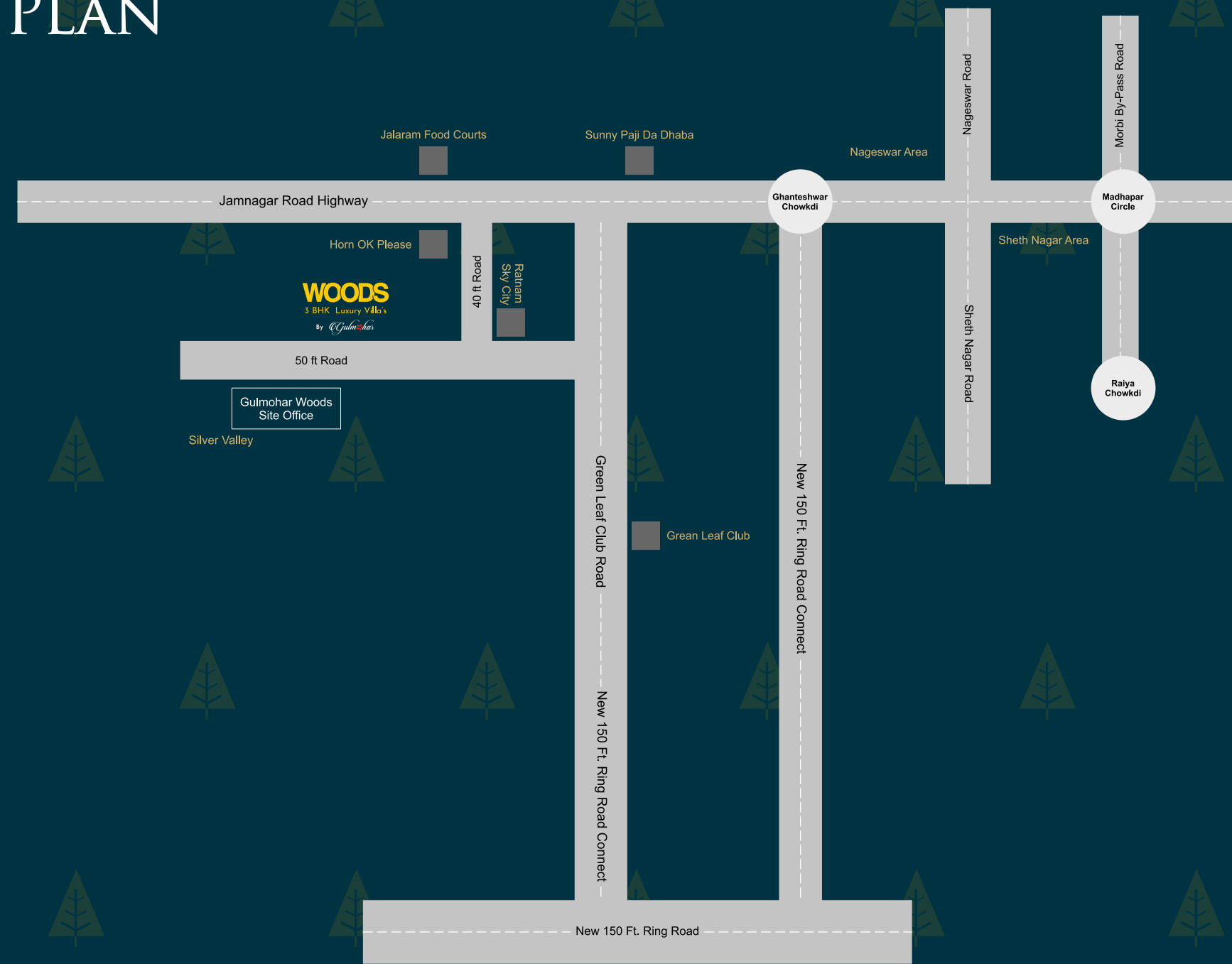
Gulmohar
Towers

Gulmohar
Business Park

Gulmohar
TRADE CENTER



KEY PLAN



DEVENDRASINH JADEJA
(Tikubhai)



KIRTIBHAI SHAH
HARDIK SHAH

Legal Consultancy

S. R. Jadeja & Associates

Architectural Consultancy



Ahmedabad

Green Leaf Club Road, New Racecourse 150 Ft. Ring Road,
Ghanteshwar, Jamnagar Road, Rajkot

75675 79790 • 75675 79791

LOCATION SCAN
QR CODE

