PROJECT NAME: MALABAR EXOTICA (P-1229)

Opp. Omkara Hostel, Nr. Adani Pratham, Tragad Village Road, Behind Nirma University.



Property Type:	Flat/Appartment
Builder Name:	Ganesh Housing Corporation Ltd
Locality:	Tragad
City:	Ahmedabad
State:	Gujarat
Availability:	01-12-2024
Project Type:	Ongoing
Sample House Ready:	No

Rera ID:	PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA08770/140721		
Description	3.5 iBHK Premium Apartments		
Architect Name:	Hemal Tamboli	Structure Consultant	Abhishek Arora
Property Facilities:	Vastu Compliant		
Building Amenities:	CCTV Camera	Garden	Fire Safety
	Visitor Parking	Lift	Gym
	Power Backup	Security	Club House
	Theater	Multi Purpose Hall	House Keeping
	Borewell	Kid's Play Area	Yoga Room
	Tt & Billiard	Wash Room	Games Room
	Waste Disposal	Vastu Compliant	Tata Sky / Dth
	Boom Barrier	Jogging Track	Skating Ring
	Multi Purpose Court	Senior Citizen Area	Open Theater (Amphitheater)
	Entrance Foyer	Gated Community	

Specification:

Structure :	AAC Block with Shear Walls Inside - Single Coat Mala Plaster on Masonry Walls Putty on RCC Walls External Façade as Per Architect's Detail
Interior Walls :	Double Coat Putty on All Walls Oil paints on all Grills/Railing. Waterproofing in all wet areas
Flooring :	Vitrified Tile Flooring Tile Dado up to Lintel Level in Kitchen & Toilets
Electrical :	3 - Phase Electrical Supply Concealed Electrical Wiring Ample Electrical Points with Modular Type Electrical Accessories Distribution Board with MCB & ELCB Conduit for Broadband Net Connection / Dish TV Wiring
Kitchen :	Stone Sill In Windows Granite Platform in kitchen Kota stone Floor In Wash Area Tile Dado In Wash Area S.S. Kitchen Sink Kota stone Shelves In Storage Area
Doors & Windows :	Main Door with Standard Safety Locks Internal Doors - Laminated Flush Door with Standard Hardware Aluminum section window
Bathrooms :	Non-slippery flooring in bath areas Ceramic Tiles in Bathroom Wall Dado Up to Lintel Level Bath fittings of standard company (with 7 year warranty) Standard Sanitary ware
Plumbing :	Suspended Plumbing system UPVC Pipes for cold water supply & CPVC Pipes for Hot Water S.W.R. type Drainage Work
Allocate Parking :	yes

PROJECT DETAILS

Sr. No.	Type	Constructed Area (SBA)	Area Unit	Parking
1	3.5 BHK	1050 - 1172 Sq.Ft. Carpet Area	Sq. Ft.	1

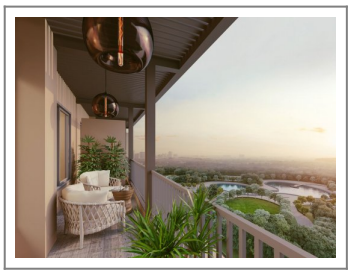
- Stamp duty, Registration charges, Legal charges, Auda, Electricity, Corporation, Parking and all other extra charges shall be borne by the purchaser.

- GST, TDS and any other taxes levied in future shall be borne by the purchaser.

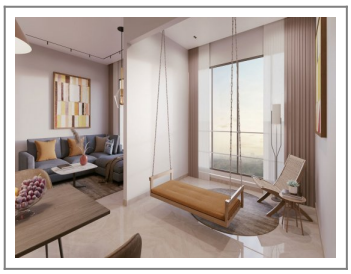
PROPERTY PHOTOS

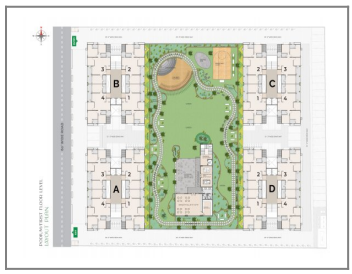


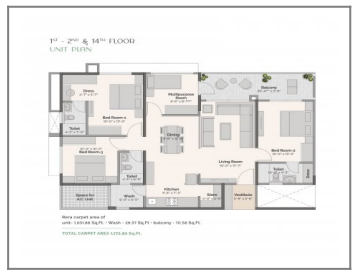


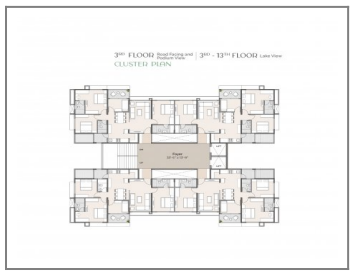
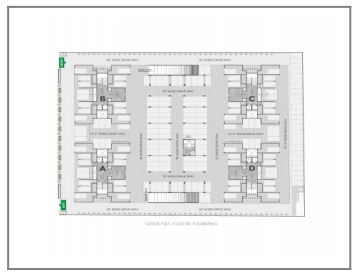
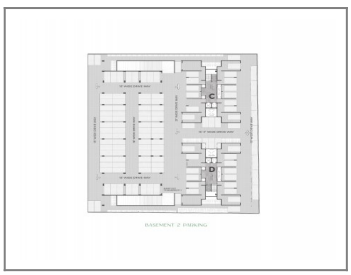


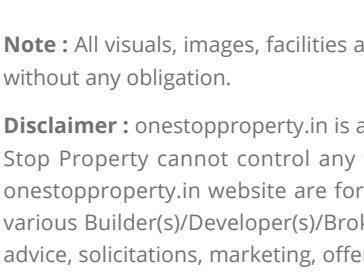










Note : All visuals, images, facilities and other details shown here are for presentation only and are subject to change by the builder/developer/owner without any obligation.

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