

Project by



Mangalam 22

THE NEXT STEP IN
LUXURY LIVING

Developers :-
AAGMAN DEVELOPERS

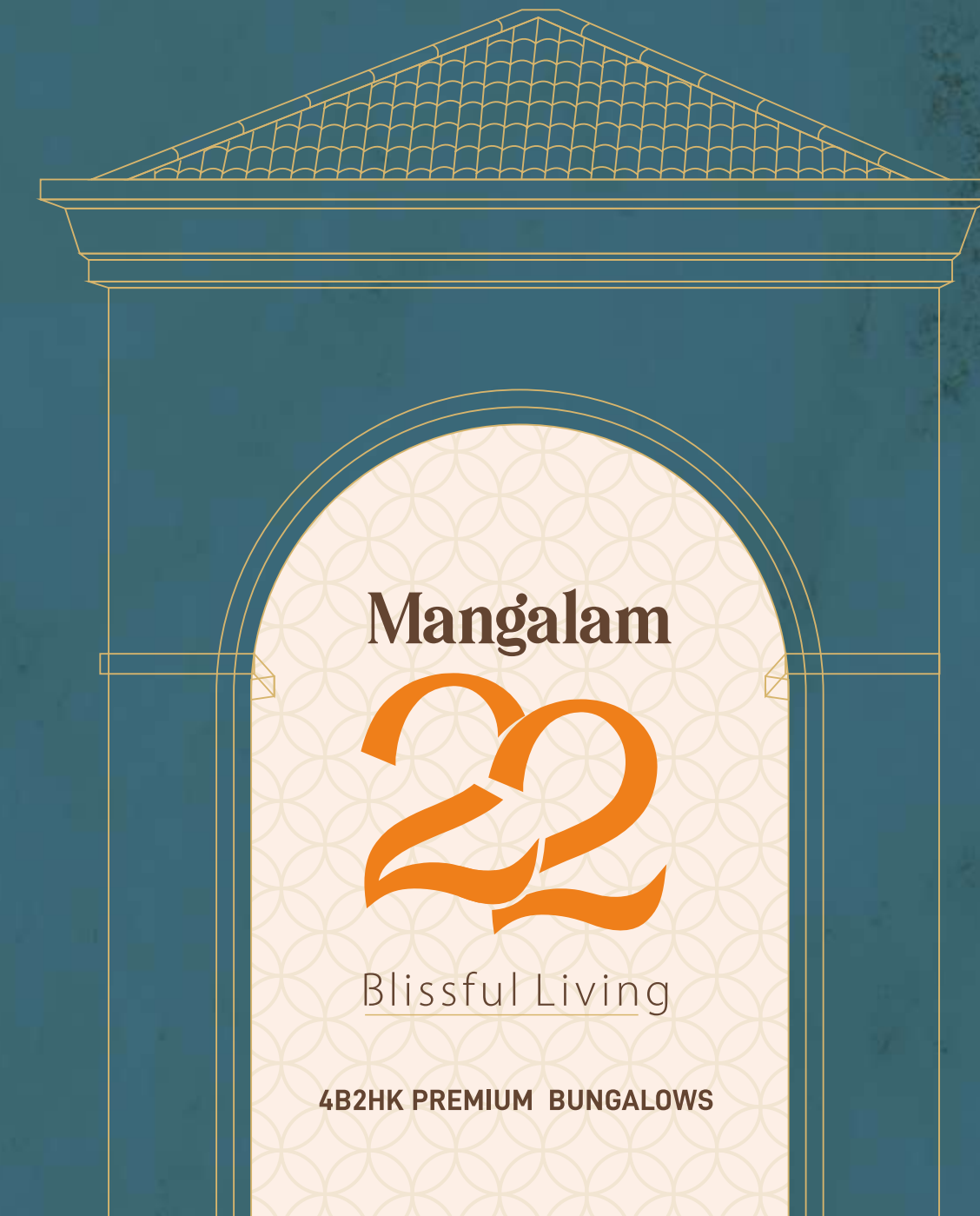
Site Address :-
Mangalam 22, Beside Nijanand Ashram,
Canal Road, Bh. Rudraksh County,
Nr. L&T Knowledge City, N.H.8, Vadodara

Contact Details :-
M : +91 88669 33822
E : mangalam22@gmail.com
W : www.mangalambuildcon.com

Architect :-
 DESIGN STUDIO
architects & interiors
RUCHIR SHETH

Structure :-
 ZARNA
ASSOCIATES

Rera Reg. No. :
PR/GJ/VADODARA/VADODARA/Others/
Website:- www.gujrerar1.gujarat.gov.in





YOUR LAND YOUR VILLA!

Imagine a place of your own. A house that is truly yours,
with its doors and windows wide open to welcome you in each day.





IMMERSE YOURSELF IN MANGALAM 22
A NEWLIFESTYLE AWAITS YOU!





GET A PERFECT COMBINATION OF LUXURIOUS HOMES AND AMENITIES



CLUB HOUSE



GYMNASIUM



SWIMMING POOL



LIBRARY



INDOOR PLAY AREA





FIND BEAUTY IN LIVING CLOSE TO NATURE

Live everyday in the very lap of nature—the vast openness of Gems City and its lush greenery invites you to live green and make friends with nature.



KIDS PLAY AREA



ELEGANT OUTDOOR SEATING AREA



JOGGING TRACK



HUGE GREEN LANDSCAPE GARDEN



ECO-FRIENDLY SURROUNDING ENVIRONMENT





THE FINEST DESIGN, THE BEST LOCATION AND THE MOST LUXURIOUS LIFESTYLE.

Experience the comfort of living in a spacious and secure bungalow



ENTRANCE GATE WITH SECURITY CABIN



CCTV SURVEILLANCE



COVER CAR PARKING



DECORATIVE STREET LIGHTS



DECORATIVE COMPOUND WALL



NUMBER PLATE & LETTER BOX



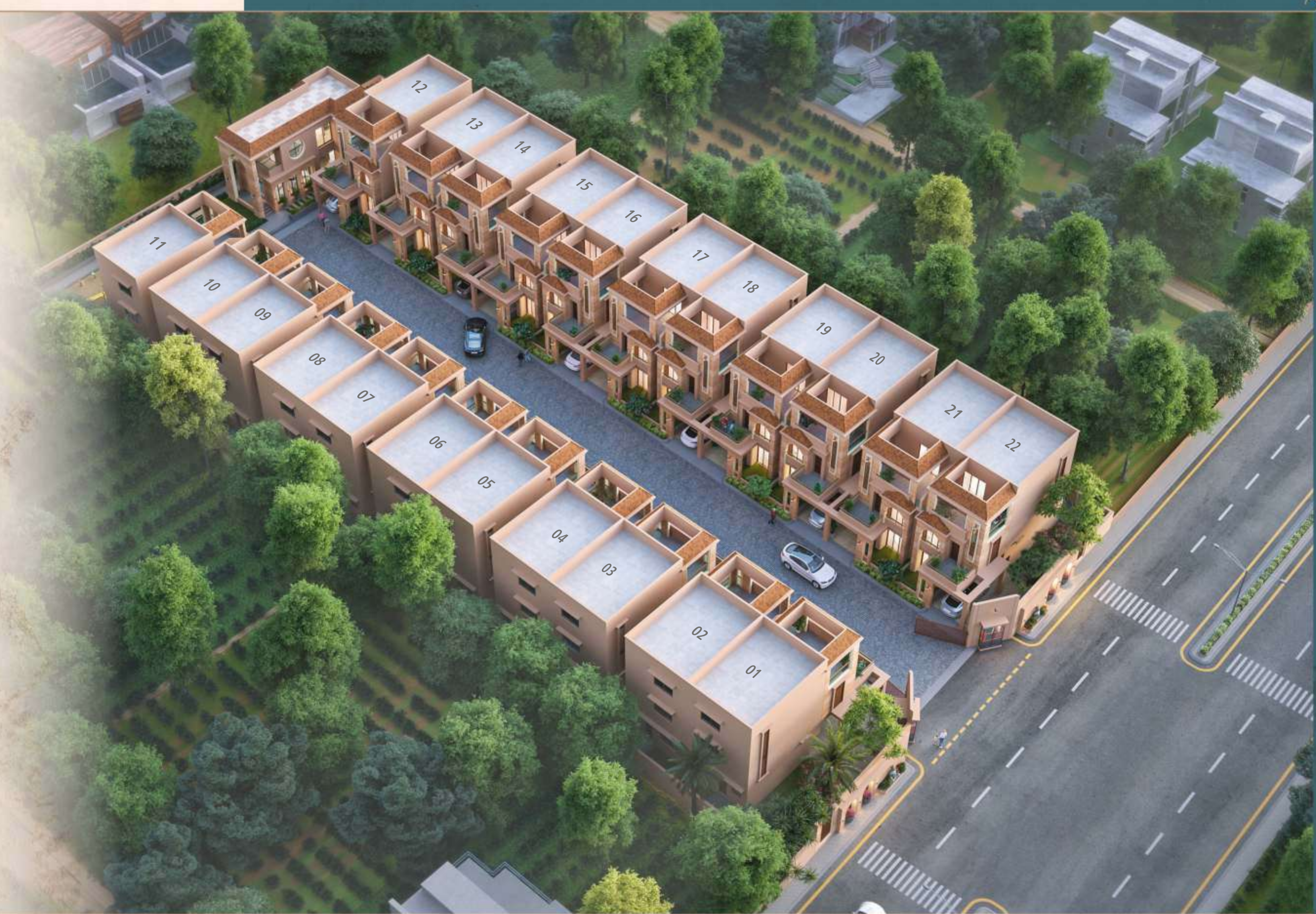
RCC / TRIMIX INTERNAL ROAD WITH DECORATIVE PAVING



ANTI-TERMITE TREATMENT



UNDER GROUND CABLING FOR WIRE FREE LOOK







WARM UP TO LIFE'S SPECIAL MOMENTS

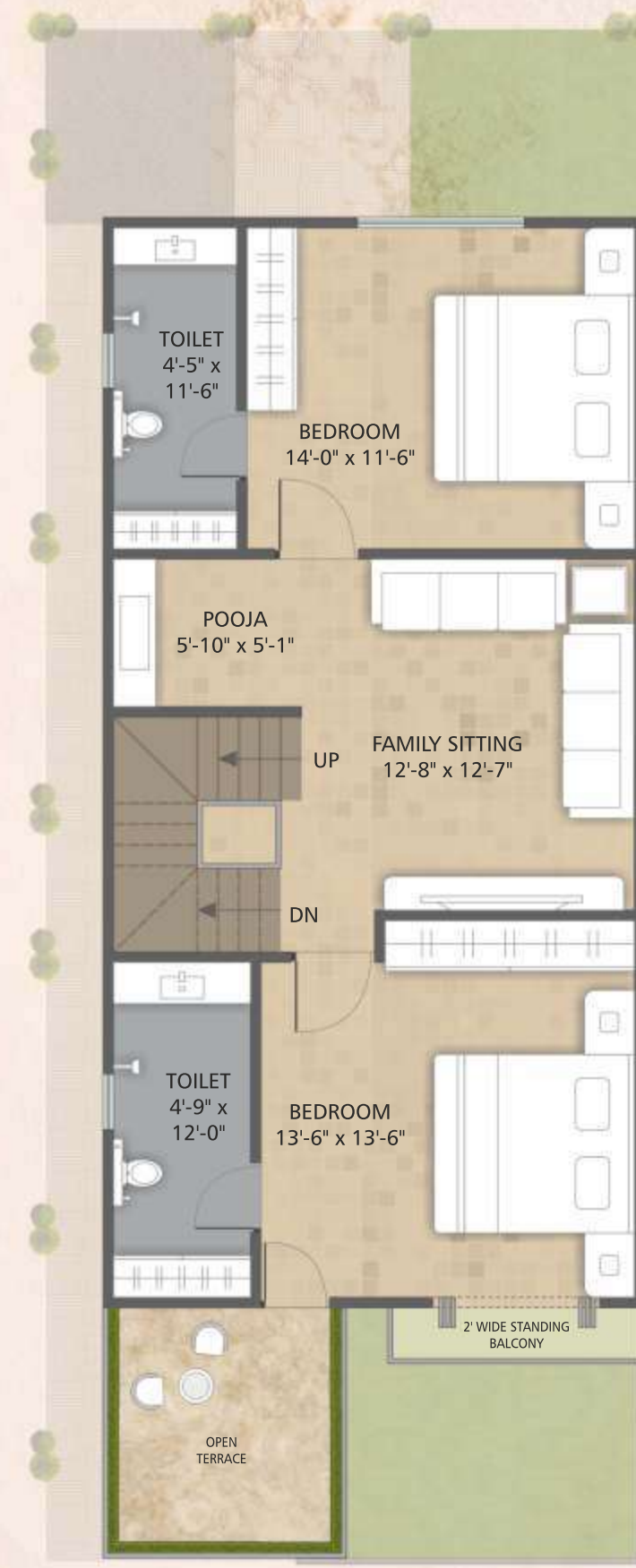


LAYOUT PLAN





REVEL IN THE PREMIUM JOYS OF LIFE





SPECIFICATION

STRUCTURE :-

Well designed RCC frame structure and brick masonry walls using best available construction material as per structural consultant design specifications.

FLOORING:-

Premium quality vitrified tiles double charged in entire bungalow Antiskid tiles flooring in all bathrooms Good quality parking tiles in parking area and compound.

KITCHEN :-

Granite platform with S.S. sink Semi furnished (under platform furniture) Designer wall tiles in dado upto slab level R.O. unit in kitchen Option of concept kitchen by interior designer (before construction).

BATHROOM:-

Premium quality designer glazed tiles in dado up to lintel level (multiple option before fixing) Premium quality C.P. fittings & CPVC/PVC pipes and fittings with provision for hot and cold water lines (Pressure pump and solar water heater options available before installation).

DOORS:-

Elegant entrance door and internal Flush doors (ISI marked) with decorative laminates and safety latch in main door.

WINDOWS:-

All-round Granite frame for elegance Powder coated 3 track Aluminium window with provision of mosquito shutter and MS safety grill in each window Aluminium Ventilators with provisions of exhaust fan.

PAINT AND FINISH:-

Internal smooth finished plaster with putty and primer. External double coat plaster with weather resistant paint and finishing treatment as per elevation requirements.

ELECTRIFICATION:-

Adequate light points, plug points in all the rooms Concealed copper wiring, premium quality modular switches with sufficient points. Provision for T.V. & telephone points at convenient locations AC points in all bedrooms with centralized distribution board with MCB/ELCB.

TERRACE:-

Terrace finished with standard water proofing treatment and china mosaic.

COMPOUND & WATER STORAGE FACILITY:-

All-round compound wall 1 m high and elegant gate Sufficient capacity underground and overhead water storage tanks.



ENJOY LEISURE IN THE LAP OF NATURE



Easily accessible places :

- Petrol Pump
- Grocery Shops
- School
- Shopping Mall
- Banks & ATM
- Hospital
- Collages
- Temples

Payment Mode :- 20% - On Booking | 20% - Plinth | 20% - G.F. Slab | 20% - F.F. Slab | 10% - Plaster | 05% - Flooring | 05% - Final Finishing

Notes :- (1) Possession Will Be Given After one Month of Settlement of all Accounts or Scheduled Possession date, Whichever is later (2) Documentation Charges, Stamp duty, Development Charges, Government tax (GST), All municipal taxes, MGVCL inter deposit, Common Maintenance charges and any Additional tax / Registration charges / levies resulting form any change in the law / Policies of Government / semi Government / Local bodies shall borne by the customer (3) Extra work shall executed only after making full advance Payment as per developers estimate, however change in elevation or Plan will not be allowed (4) Any delay in payment as per payment schedule shall attract interest at the rate of 18% PA on outstanding amount and continuous default in payment shall lead to cancellation of booking (5) Developers reserve Full right to change alter or raise the scheme related measurement, design, drawing or any details herein and such change will be binding to all unconditionally. (6) in case of booking cancellation, amount will be refunded from the booking of same premise after deducting 10% of booking amount (7) Any Plan, specifications or information in the brochure is subject to change and this brochure does not form part of an offer, agreement, contract or legal document (8) In Case of Delay in water Supply, Electricity Connection and Drainage work by authority, Developer will not be Responsible. (9) Timing of possession may be delayed due to unforeseen situation.