

SHOPS

OFFICES

FLATS

PENT HOUSES

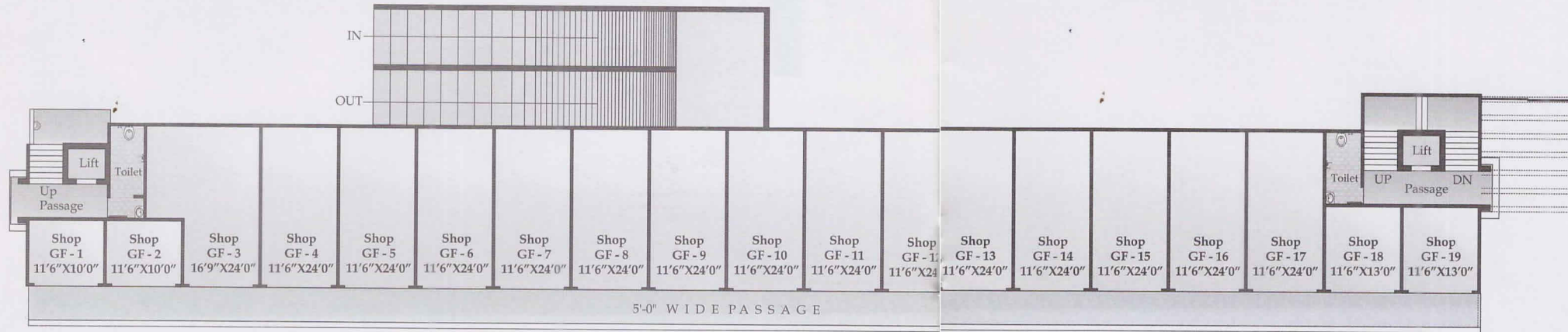


AKARSH - 1





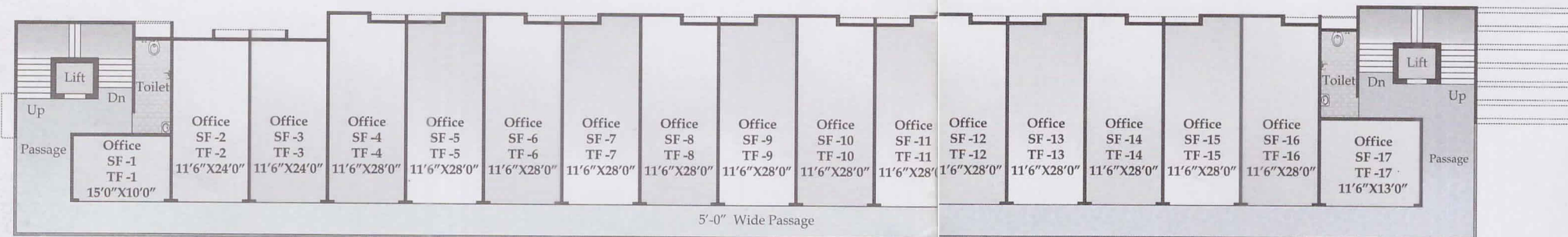
Ground Floor Plan



First Floor Plan



Typical Floor Plan ( 2nd & 3rd Floor Plan )



TOWER - A

## Specification

Structure : Earthquake resistant R.C.C. frame structure as per structural engineer design with Post Tension.

Plaster : Interior walls with smooth plaster and acrylic emulsion.

Flooring : Standard quality vitrified tiles flooring.

Electrical : Electric point will be provided inside the shop.

Color : Interior walls with good quality putty and Exterior walls with anti fungus paints.

Shutters : GI rolling shutters.

## Special Amenities

Anti termite treatment advance 16mm emitting pipe system with latest technology

Weather-proof acrylic paint on exterior wall exterior glazing for aesthetic finish

A modern glass clad elevation

100% power backup for Common illumination

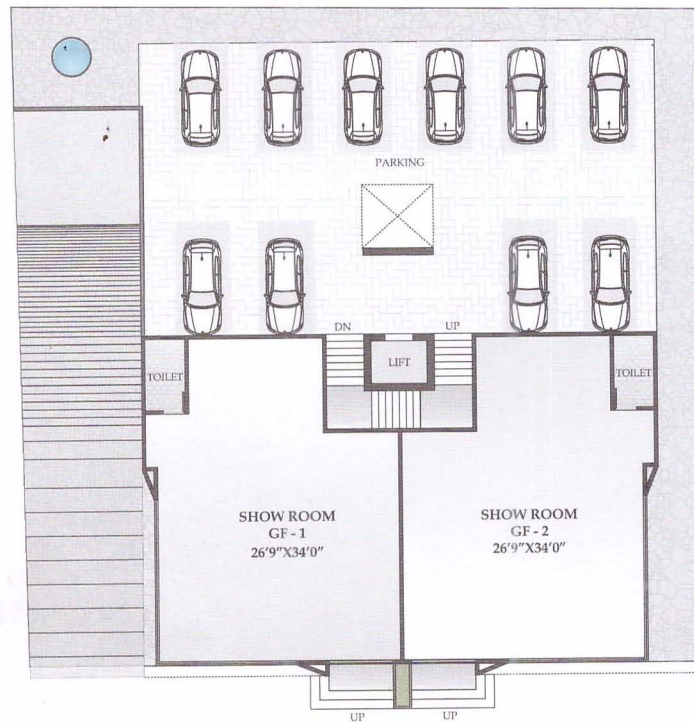
Stainless steel body voice announcing lift

Ample Space for Parking



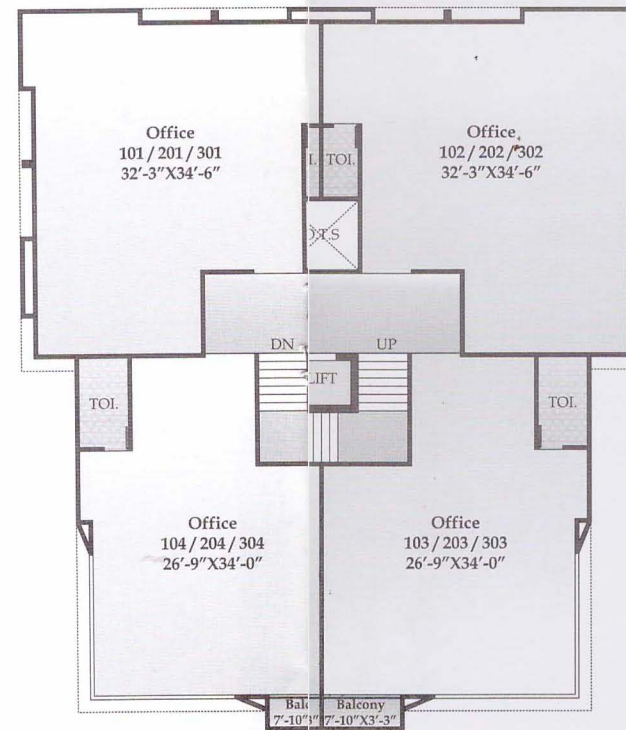


Ground Floor Plan



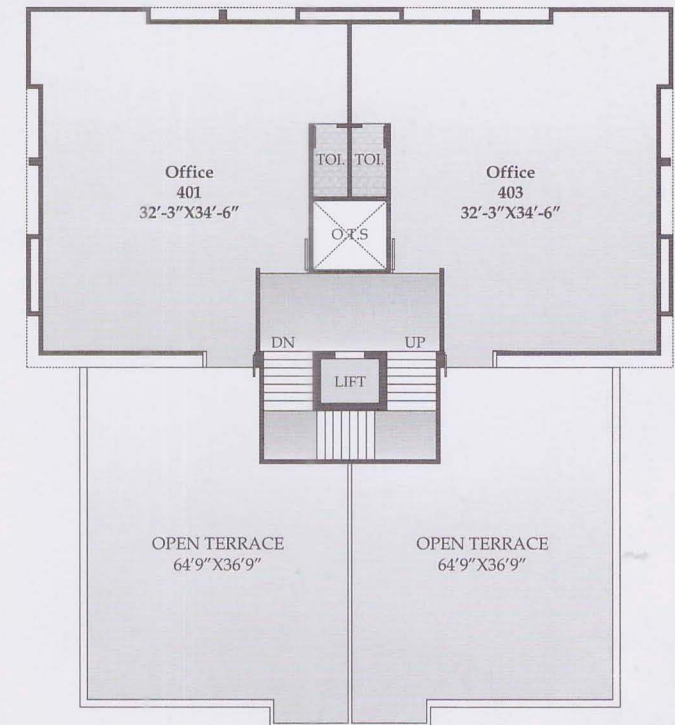
Typical Floor Plan

( 1st, 2nd & 3rd Floor Plan )



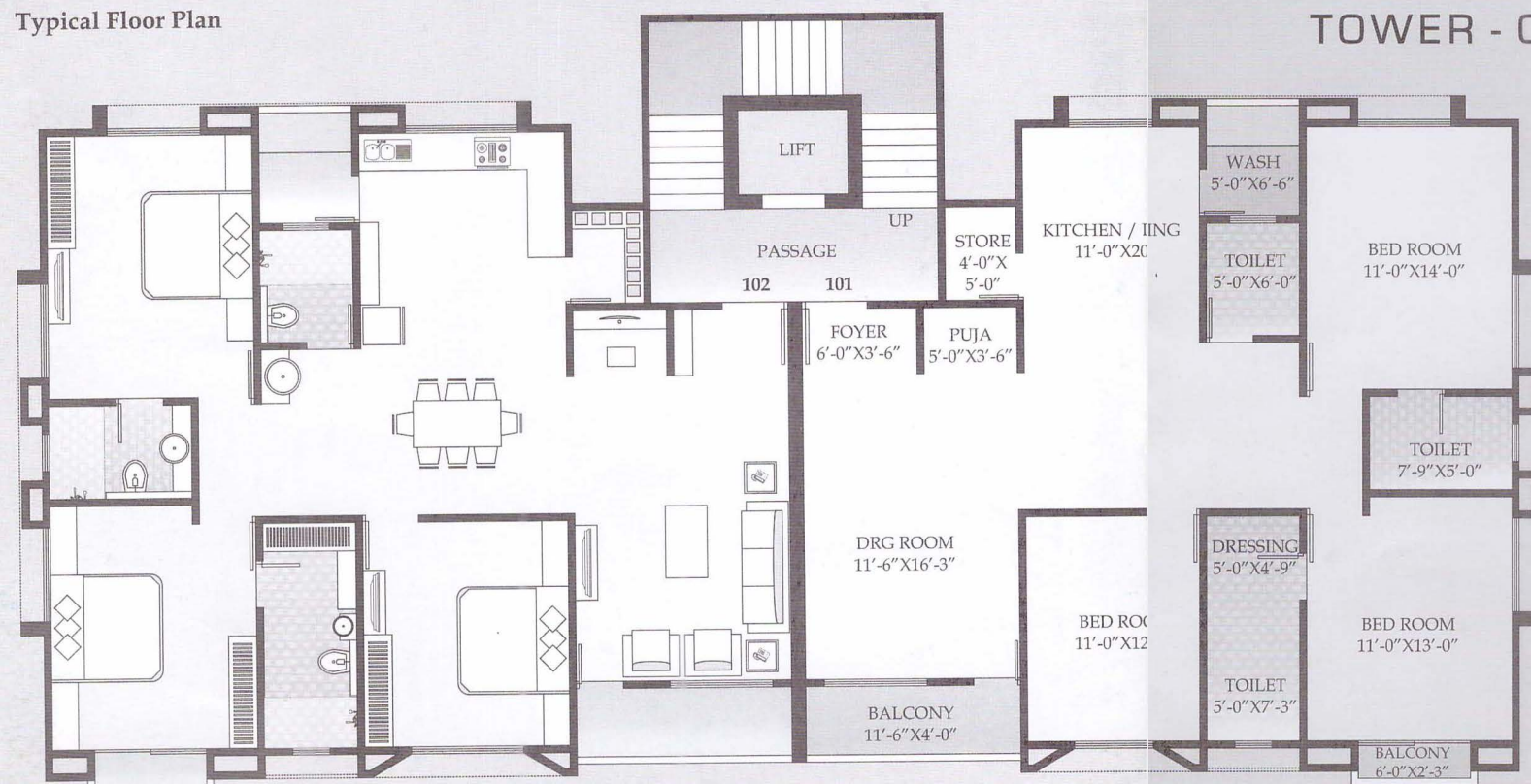
Fourth Floor Plan

TOWER - B



Typical Floor Plan

TOWER - C



### SPECIFICATION FOR RESIDENCE

Whether it be your home or your business, you are always on the lookout for the best. For both places are areas, where you're going to spend a major portion of your time. Hence, it becomes imperative that whatever goes into its creation, is nothing but the best ! Be it the quality of material used, superior workmanship, or the promise of a reputed brand.

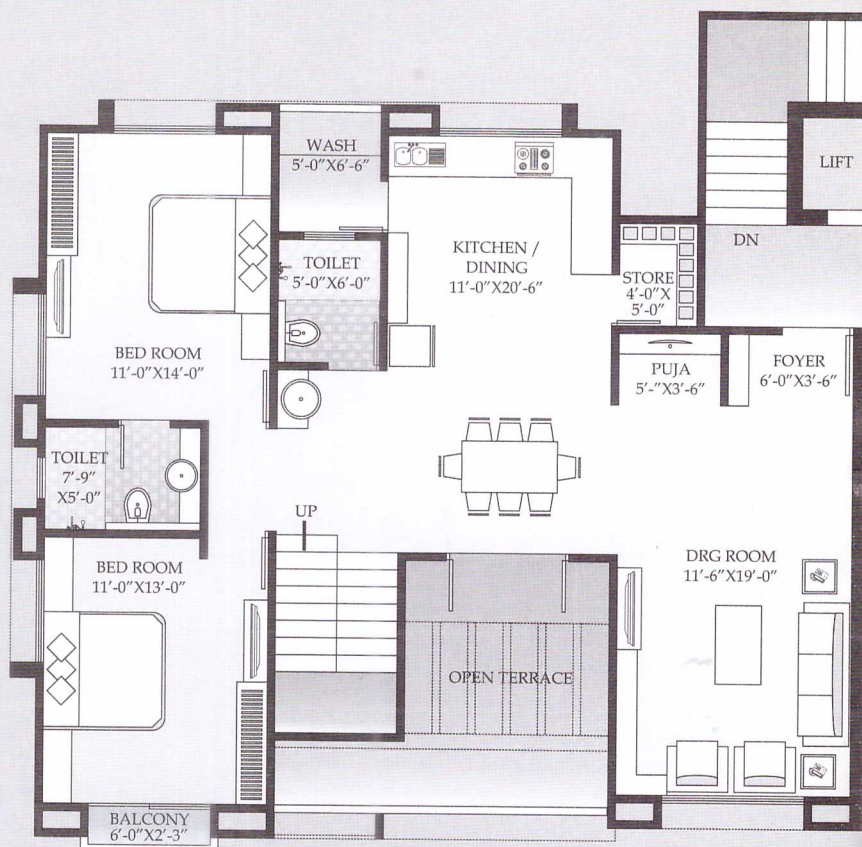
- Structure : Earthquake resistant RCC frame structure as per structure design.
- Finishing : Inside smooth plaster with Acrylic emulsion paint & out side surface to be painted with weather-resistant paint.
- Flooring : Vitrified tiles flooring in all rooms.
- Doors : Elegant entrance door & Internal flush door.
- Windows : Good Quality Aluminum section windows.
- Kitchen : Granite platform with SS Sink & premium branded wall tiles dedo upto lintel level.
- Bathroom : Designer tiles upto lintel level with standard quality C.P. Fittings.
- Electrification : Concealed ISI mark copper wiring, AC Point in master bedroom, Good quality modular switches.



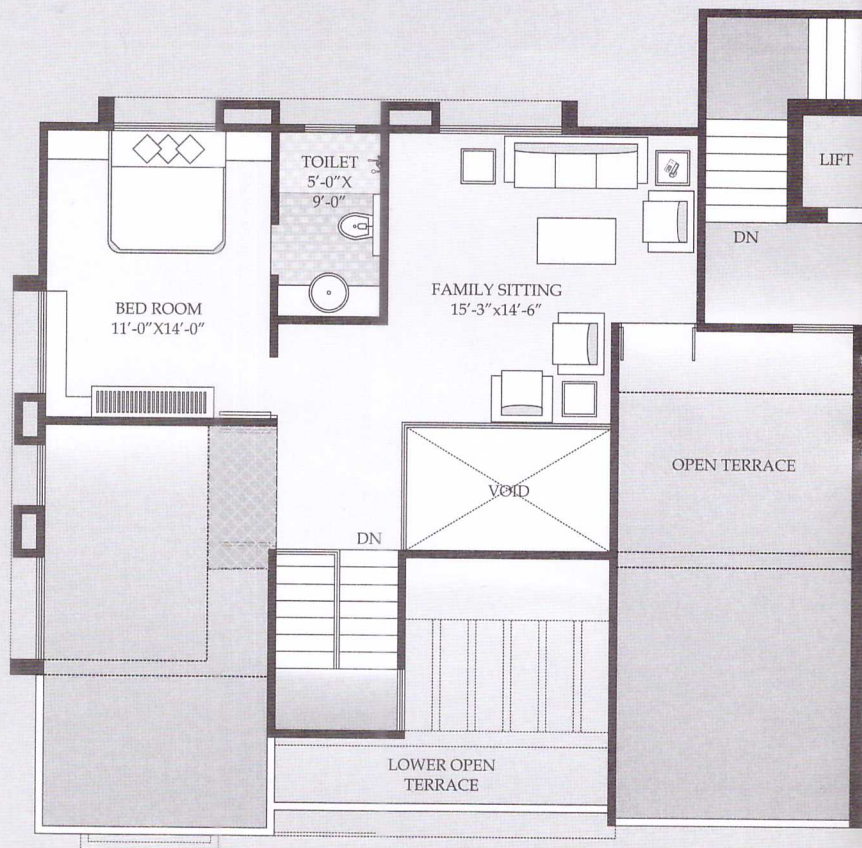


# TOWER - C

## Lower Pent House



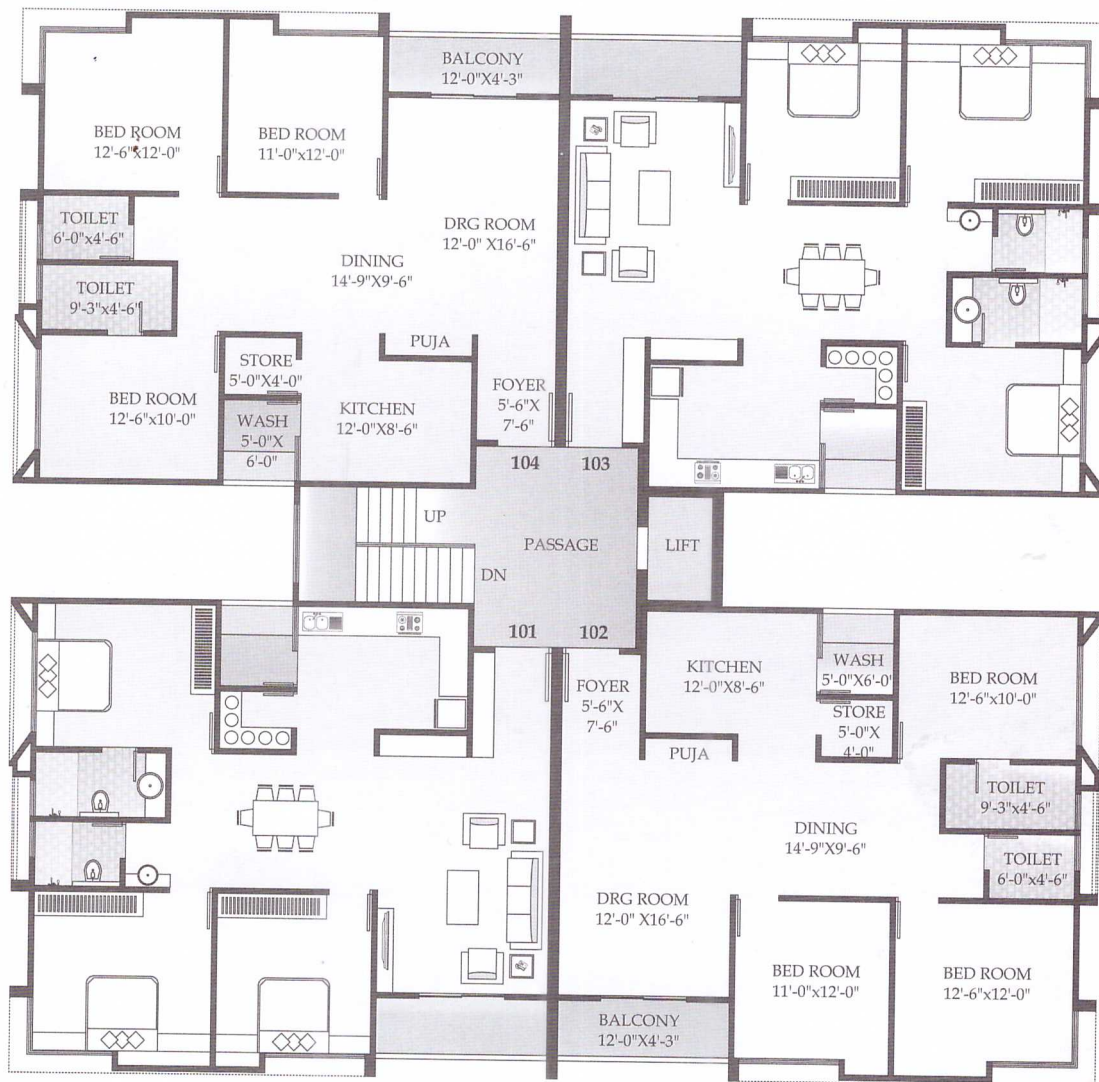
## Upper Pent House





## Typical Floor Plan

## TOWER - D

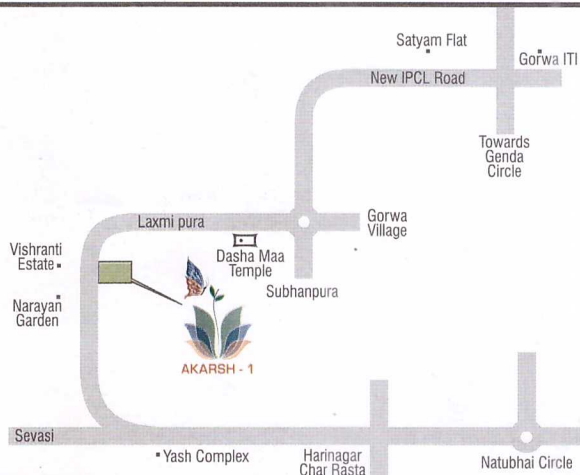


## AMENITIES FOR RESIDENCE

After a hard day's work, you deserve a comfortable place to rest. And what better place than **Akarsh-1**, which provides numerous modern amenities. To cater to all your needs. So that you may relax in comfort and lounge in luxury. Whether at work or at home.....

- |  |  |   |
|--|--|---|
| <ul style="list-style-type: none"> <li>▪ Well ventilated, Airy, Spacious Luxurious Flats With Water Softening plant</li> <li>▪ R.O. Water purifier in each Flat</li> <li>▪ 24 Hrs security with Video Door phone facility</li> <li>▪ Fully Automatic Stainless Steel Body Voice Announcing Lift</li> <li>▪ Landscape Garden</li> </ul> | <ul style="list-style-type: none"> <li>▪ Stand by Power Arrangement (D.G) for common utility</li> <li>▪ Compound and lighting inside the complex &amp; along paved sides</li> <li>▪ Weather-proof acrylic paint on exterior wall and exterior glazing for aesthetic finish</li> <li>▪ Exclusive entrance gate for Tower C &amp; D</li> </ul> | <ul style="list-style-type: none"> <li>▪ Anti termite treatment advance 16mm emitting pipe system with latest technology</li> <li>▪ Children Play area</li> <li>▪ Name plate &amp; letterbox to maintain the uniformity of the project</li> </ul> |
|--|--|---|





Terms & Condition : 1. Possession will be given after one month of settlement of all accounts. 2. Extra work will be executed after receipt of full advance payment. 3. Documentation charges, stamp duty, service tax, common maintenance & GEB meter charges will be extra. 4. Any new Central or State Government Taxes, if applicable shall have to be borne by the clients. 5. Elevation alteration will not be allowed in any circumstances. 6. Continuous default payments leads to cancellation. 7. Architect/Developers shall have the right to change or revise the scheme or any details herein and any change or revision will be binding to all. 8. In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible. 9. Refund in case of cancellation will be made within 30 days from the date of booking of new client only. 10. Administrative expense of Rs. 50,000/unit & the amount of extra work (if any) will be deducted from refund amount. 11. The delivery schedule etc. will be maintained only if the work is to be done as per the sample payments and regular. 12. On delayed payments interest @ 24% / annum will be applicable.

#### Payment Terms :

##### Shops

- 30% - At the time of booking
- 20% - At Basement
- 30% - At Ground Floor Slab Level
- 15% - At First Floor Slab Level
- 05% - On Handing Over

This is a concept document and does not constitute an offer to sell. All images & features shown are indicative only and are subject to change in the best interest of the development.

#### All Others

- 30% - At the time of booking
- 20% - At Basement
- 10% - At Ground Floor Slab
- 10% - At First Floor Slab
- 10% - At Second Floor Slab
- 10% - At Third Floor Slab
- 05% - At Internal Finishing Stage
- 05% - On Handing Over



Developers

**Prime Infrastructures**

(A Group of Priyanka Constructions)

Site Address : "AKARSH-1" Opp-Yash Complex,  
On 30 meter Gotri Ring Road, Opp. Vishranti Estate,  
Vadodara-21, Gujarat, India.

E-mail : [info@primeinfrastructures.com](mailto:info@primeinfrastructures.com)

Web : [www.akarsh-1.com](http://www.akarsh-1.com)

Enquiry

98258 04513, 98250 40073

Promoters



**Priyanka Constructions (Baroda) Pvt. Ltd.**

ISO 9001-2008 Construction Company

Office : 1- A/2- Ravinagar, Opp. Iskon Temple,  
Gotri Road, Vadodara - 390 021.

E-mail : [info@priyankaconstructions.com](mailto:info@priyankaconstructions.com)

Web : [www.priyankaconstructions.com](http://www.priyankaconstructions.com)

Tel : + 91 265 2323224, Fax : + 91 265 2338279  
+ 91 265 2323237

Architect

Dilip Sharma & Associates : + 91 265 2343 459

Structural Consultant

Narendra Patel & Associates : + 91 9825 043 242

Vastu Consultant

Rakesh Dwivedi : + 91 9824 047 839