

PROJECT NAME: TIMES 104

Rajpath - Rangoli Road, Opposite Kensville Golf Club.



|                     |                 |
|---------------------|-----------------|
| Property Type:      | Flat/Appartment |
| Builder Name:       | Times Group     |
| Locality:           | Bodakdev        |
| City:               | Ahmedabad       |
| State:              | Gujarat         |
| Availability:       | 01-06-2025      |
| Project Type:       | Ongoing         |
| Sample House Ready: | No              |

Rera ID:

PR/AHMEDABAD/AHMEDABAD CITY/AHMEDABAD MUNICIPAL CORPORATION/220524/014598.

Description

4 BHK Ultra Luxurious Apartments

Property Facilities:

Vastu Compliant

|                     |                     |                     |                           |
|---------------------|---------------------|---------------------|---------------------------|
| Building Amenities: | CCTV Camera         | Garden              | Fire Safety               |
|                     | Visitor Parking     | Lift                | Gym                       |
|                     | Kitchen             | Power Backup        | Swimming Pool             |
|                     | Security            | Club House          | Library                   |
|                     | Theater             | Multi Purpose Hall  | Jacuzzi                   |
|                     | House Keeping       | Borewell            | Kid's Play Area           |
|                     | Tt & Billiard       | Wash Room           | Cafeteria                 |
|                     | Canteen             | Games Room          | Driver Lounge             |
|                     | Waste Disposal      | Vastu Compliant     | Sauna & Steam             |
|                     | Terrace Garden      | Boom Barrier        | Skating Ring              |
|                     | Children's Pool     | Multi Purpose Court | Pick up and Drop off Zone |
|                     | Senior Citizen Area | Gazebo              | Solar Panel               |
|                     | Entrance Foyer      | Gated Community     | Electric Car Recharge     |
|                     |                     |                     |                           |

Specification:

|                      |                                                                                                                                                                                     |                          |     |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----|
| Interior Walls :     | EXTERNAL & INTERNAL FINISHES • EXTERNAL DOUBLE COAT MALA PLASTER WITH TEXTURE PAINT. • INTERNAL SINGLE COAT MALA PLASTER WITH PUTTY FINISH.                                         |                          |     |
| Flooring :           | • ITALIAN MARBLE FLOORING IN THE DRAWING, LIVING, DINING & KITCHEN. • VITRIFIED TILES IN ALL BEDROOMS & STORE AREAS. • ANTI SKID RUSTIC TILE FLOORING FOR DECK.                     |                          |     |
| Electrical :         | • 3 PHASE CONCEALED WIRING ADEQUATE NUMBERS OF POINTS IN ALL ROOMS. • BRANDED MODULAR SWITCHES. • PROVISION FOR DTH AND INTERNET POINTS. • PROVISION FOR ELCB.MCB DISTRIBUTION BOX. |                          |     |
| Kitchen :            | • PLATFORM-MIRROR POLISHED GRANITE WITH S.S.SINK CERAMIC TILE DADO UP TO THE LINTEL LEVEL. • KOTA STONE SHELVES IN THE STORE ROOM.                                                  |                          |     |
| Wash Area :          | • ANTI-SKID FLOORING WITH DADO OF CERAMIC/GLAZED TILES UP TO SILL LEVEL. • PROVISION FOR WASHING MACHINE WITH ELECTRIC AND PLUMBING POINT.                                          |                          |     |
| Doors & Windows :    | • MAIN ENTRANCE WOODEN DOOR & OTHER BEDROOMS FLUSH DOORS. • DOOR FRAME TEAK OR EQUIVALENT WOOD. • WINDOWS SILL & JAMS POLISHED STONE OR GRANITE. • WINDOWS ALUMINUM SECTIONS.       |                          |     |
| Bathrooms :          | VITRIFIED / CERAMIC / GLAZED TILES DADO UP TO THE LINTEL LEVEL. • GRANITE / COMPOSITE MARBLE BASIN COUNTERS AND WASH BASINS. • DOOR FRAME POLISHED STONE OR GRANITE.                |                          |     |
| A.c. :               | • VRV AIR CONDITION SYSTEM IN DRAWING ROOM AND ALL BEDROOMS.                                                                                                                        |                          |     |
| Plumbing :           | • C.P.V.C. / U.P.V.C. WATER SUPPLY PIPES & PVC PIPES FOR SOIL WASTE & DRAINAGE SYSTEMS. • PLUMBING FITTINGS JAGUAR OR EQUIVALENT. • SANITARY WARE JAGUAR OR EQUIVALENT.             |                          |     |
| Total No. of Tower : | 1                                                                                                                                                                                   | No. Flats in Tower :     | 100 |
| No. Floor in Tower : | 28                                                                                                                                                                                  | No. of Flats per Floor : | 4   |
| Flat Size :          | 4438 - 6665 Sq.Ft. Super Builtup                                                                                                                                                    | Allocate Parking :       | yes |

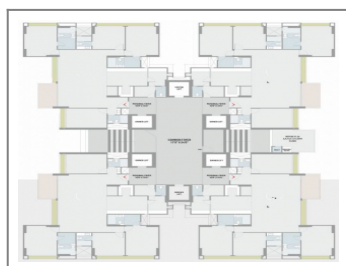
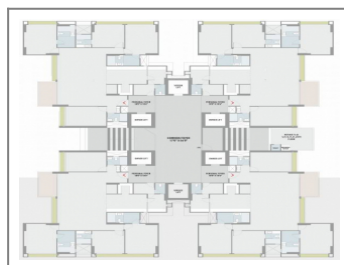
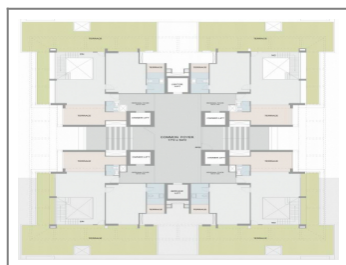
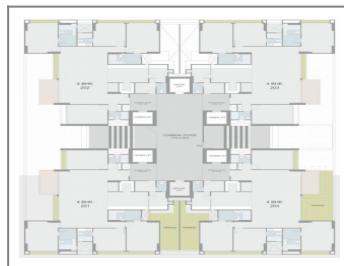
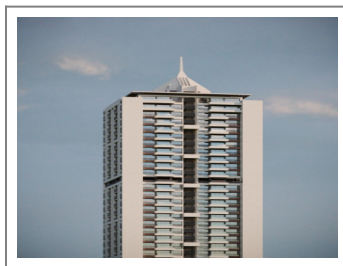
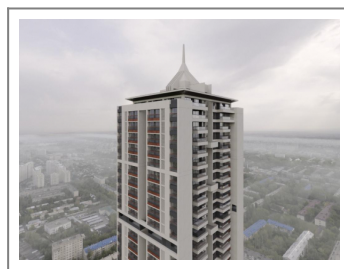
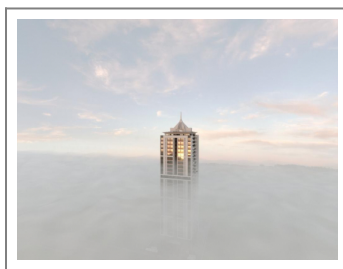
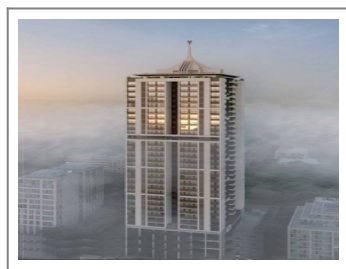
PROJECT DETAILS

| Sr. No. | Type      | Constructed Area (SBA)    | Area Unit | Parking |
|---------|-----------|---------------------------|-----------|---------|
| 1       | 4 BHK     | 4438 Sq.Ft. Super Builtup | Sq. Ft.   | 3       |
| 2       | Penthouse | 6665 Sq.Ft. Super Builtup | Sq. Ft.   | 4       |

- 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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