A project by

Pancham GROUP

Aditya Group

Developers:
ADITYA INFRASTRUCTURE

Site: **Pancham Edifice,**
Besides Aditya Edifice,
Chhani Sama Canal Rd,
Nr. Neelam Party Plot, Chhani,
Vadodara, Gujarat 390024

Mob.:
+91 98980 31933
+91 63523 80349

W: www.panchamgroup.com

Architect:
ASQUARE
ARCHITECT & INTERIOR DESIGNER

Structure:
ASHOK SHAH
& ASSOCIATES

Location

Website

CR Quick Response Code-26@98243 85808

|| SHREE VIHAL KRUPA ||
|| SHREE GANESHAY NAMAH ||

पंचम् EDIFICE

2 & 3 BHK PREMIUM FLATS



GRAND ARRIVAL

Step into a landmark that reflects prestige from the very first moment. A thoughtfully designed entrance that welcomes you into a world of elegance, exclusivity, and refined living at Pancham Edifice.

GROUND FLOOR
PARKING
LAYOUT PLAN





DESIGNED TO RISE ABOVE

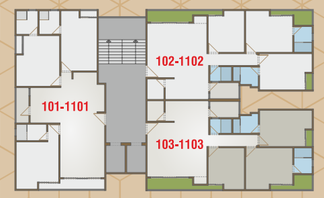
A striking blend of contemporary architecture and refined living, this residential development offers thoughtfully planned spaces, elegant elevations, and inviting landscapes—creating a home that reflects your aspirations.

TYPICAL
FLOOR PLAN



TOWER-1

HIGH RISE
TYPICAL
FLOOR PLAN



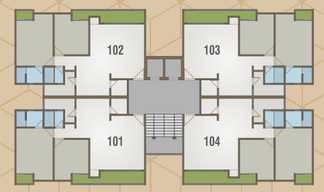


CARPET AREA: 1163 SQ.FT.
BUILT UP AREA: 1219 SQ.FT.

CARPET AREA: 1049 SQ.FT.
BUILT UP AREA: 1101 SQ.FT.



TOWER-2
2 BHK
TYPICAL
FLOOR PLAN





CARPET AREA: 901.1 SQ.FT
BUILT UP AREA: 950.1 SQ.FT



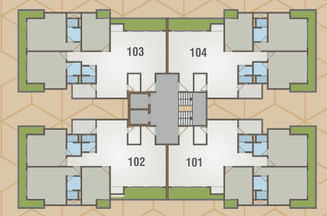
TOWER-2
3D VIEW



TOWER-2
CUT SECTION



TOWER-3
TYPICAL
FLOOR PLAN





CARPET AREA: 1462 SQ.FT
BUILT UP AREA: 1529 SQ.FT



TOWER-3
3D VIEW



TOWER-3
CUT SECTION





RADIANT NIGHTS

As the sun sets, Pancham Edifice transforms into a glowing statement of luxury. A serene ambiance, illuminated spaces, and a lifestyle that shines even after dark.

AMENITIES

- Elegant entrance gate with security cabin
- Video door system
- Designer POP ceiling in all room
- Chimney provided in each flat
- RO system for health & hygiene
- Allotted Car Parking
- Children Play Area
- RCC trimix road with paved block with Street Light
- Garden with sitting Area
- Standard quality passenger elevator
- Underground & Overhead water tank with sensor
- 24 Hours water supply
- Attractive name plate & letter box
- Power back up for common utility
- Solar panel in each tower common 7kw per tower
- 24x7 CCTV

SPECIFICATION

Structure
- Earthquake resistant RCC frame structure with block masonry walls
- Elegant elevation and facade

Kitchen
- Premium platform with stainless steel sink
- Premium Wall Tiles Dedo upto slab level
- All faucets from Jaquar or equivalent

Flooring
- Tiles in Hall and Kitchen
- Tiles in All Bedroom

Bathrooms
- Ceramic and Sanitary Fixtures from Jaquar or equivalent
- Faucets from Jaquar
- Premium Tiles on floor and Dedo upto slab level
- Electrical points for Geyser
- Chemical base water proofing

Doors
- Attractive entrance door with safety lock and decorative fittings. Internal doors are laminated flush doors

Windows
- Powder coated aluminum window

Plumbing
- Concealed plumbing with premium quality

Electrification
- Concealed copper ISI wiring for Three Phase Electric Connection
- Conveniently placed Modular Switch boards with sufficient 15A and 5A Sockets, Switches and Switches and Regulators from Havells Reo or similar brand
- TV point in living & master bed room
- AC point in living room & all bedroom

Paint & Finish
- Interior- Plaster with birla putty & emulsion paints
- Exterior: Double coat plaster with Rustic Texture acrylic paint for water repellence

Terrace
- Open terrace finished with water proofing & china mosaic tiles.



LOAN FACILITY BY:

State Bank of India | HDFC BANK We understand your world | Bank of Baroda | ICICI Bank Home Loans | AXIS BANK | Central Bank of India

MODE OF PAYMENT :
10% Booking | 20% Within 30 Days | 15% Plinth Level | 10% Ground Floor Slab Level | 10% First Floor Slab Level | 10% Second Floor Slab Level | 10% Masonry Level | 5% Plaster Level | 5% Flooring Level | 5% Registration

DISCLAIMER: ♦ Premium quality materials or equivalent branded products shall be used for all construction work. ♦ Right of any changes in dimensions, design & specifications will be reserved with the developer, which shall be binding for all members. ♦ External changes are strictly not allowed. ♦ Development charges, GST Charges, documentation charges, stamp duty, all municipal taxes, G.E.B. meter deposit should be levied separate. ♦ Each member needs to pay maintenance deposits separately. ♦ In case of booking cancellation, amount will be refunded from the booking of same premise after deducting 10% of booking amount.♦ Possession will be given after one month of all settlement of account. ♦ Extra work at the cost of client with prior estimate needs to be given in advance but no change in elevation and plan will be done. ♦ Mention of T1& T2 in parking layout is Tower 1 & 2. ♦ The developer reserve the full right to make any changes. ♦ This brochure does not form a part of agreement any legal document, It is easy display of project only.

Above project is registered under Gujrera. For further details visit: www.gujrera.gujarat.gov.in
RERA REGISTRATION NO.: RAA17454/121026/311230