

PROJECT BY:



SITE ADDRESS:

FP 17, OPP. SAIRUCHI FARM,
KHANPUR SEVASI,
VADODARA - 391101

M: +91 9512315555

+91 9512325555

E : sairuchi1@hotmail.com

W : www.sairuchigroup.com

ARCHITECT
UNEVEN
www.uneven.in

STRUCTURAL CONSULTANT
ADCE / PTSI

MEP SERVICES
DELTA ASSOCIATES
www.daec.co.in

PARA
OUNT
YOUR DREAMS SHAPING INTO REALITY



PARAMOUNT

WELCOME TO THE FUTURISTIC LIVING IN THE LAP OF KHANPUR, SEVASI.

PARAMOUNT
THE EPITOME OF LUXURY.

PARAMOUNT

PARAMOUNT STANDS WHERE NATURE, LUXURY AND FUTURE INTERSECT.
EXPERIENCE GOOD LIVING AS THE LUSH ACRES PROVIDE A WELCOME
RELAXATION FROM THE HUSTLE-BUSTLE OF THE CITY.



PARAMOUNT

STATE-OF-THE-ART INFRASTRUCTURE

THE 14 STORY TOWERS OFFERS ULTRA LUXURIOUS FUTURE READY
PREMIUM LIFESTYLE 4BHK APARTMENTS AND PENTHOUSES TO SUITE YOU.



THE RECEPTION AND LOUNGE-WAITING AREA OF THE BUILDING IS THE FIRST IMPRESSION AND FEEL TO YOUR HOME AND SO THIS SPACE HAS BEEN DESIGNED TO WELCOME YOU WITH ALL ITS GRANDEUR AND LAVISHNESS.



THE CENTRALLY LOCATED SWIMMING POOL IS SEMI-COVERED AND OUTDOORS TO BRING IN THE COOL AND CALM WITH DECKS AND BEAUTIFULLY LANDSCAPED OPEN COURTYARD AROUND IT FOR PEOPLE OF ALL AGES TO ENTERTAIN AT ALL TIMES OF THE YEAR.





ACCOMMODATES EVERY COMFORT, MOOD,
WHIM AND FANCY.

GREENS ARE A MUST FOR A BETTER LIVING, TO BRING A SENSE
OF COMPLETENESS TO YOU AND YOUR HOME IN ALL WAYS.
OUR BEAUTIFULLY LANDSCAPED COURTYARD IS ALL YOU
NEED -TO BEGIN OR END A PERFECT DAY- THE PERFECT WAY.



THE CLUBHOUSE

THE FOOD COURT/CAFETERIA IS AN OUTSTANDING FACILITY LEAVING
NO ROOM FOR YOU TO FEEL LEFT OUT IN TERMS OF THE TYPE OF SERVICE
AND AMENITIES- CONNECT OVER FOOD ANYTIME WITH FAMILY,
FRIENDS OR CLIENTS.



WHAT'S BETTER THAN A LUXURY HEALTH AND WELLNESS
IN-HOUSE STUDIO - AN INDOOR GYM LOOKING OUTWARDS
TO UNWIND-TAILORED TO YOUR NEEDS AND TIME, OR JUST
MEDITATION AND YOGA IN THE LUSH OUTDOORS.



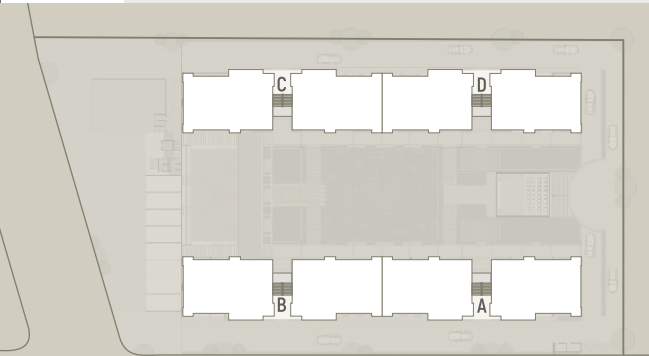
IT'S ALL IN THE DETAILS - LIFE AT PARAMOUNT

THE OPEN PLAN OF THE SPACIOUS LIVING AREA DRAWS IN AMPLE NATURAL LIGHT AND VENTILATION CREATING THE PERFECT AMBIENCE AND FEELING OF BEING AT HOME.



TYPICAL FLOOR PLAN UP TO 12TH FLOOR

1	FOYER	5'11" X 7'10"	12	PWD TOILET	6' X 4'8"
2	LIVING ROOM	12' X 19'2"	13	FAMILY	18'5" X 10'4"
3	DINING AREA	9'7" X 14'8"	14	BED ROOM	12'1" X 11'11"
4	KITCHEN	10'1" X 12'2"	15	TOILET	6' X 10'
5	PUJA ROOM	5'3" X 3'1"	16	BALCONY	8'9" X 5'10"
6	STORE ROOM	5'3" X 5'2"	17	BED ROOM	12' X 15'7"
7	TOILET	4' 9"X 3'7"	18	TOILET	6' X 8'
8	MULTI USE ROOM	6'9" X 5'11"	19	DRESS	6' X 7'7"
9	UTILITY ROOM	7'2" X 5'11"	20	DRESS	6' X 7'7"
10	TOILET	6' X 10'	21	TOILET	6' X 8'
11	BED ROOM	12' X 12'5"	22	BED ROOM	12'0" X 15'7"

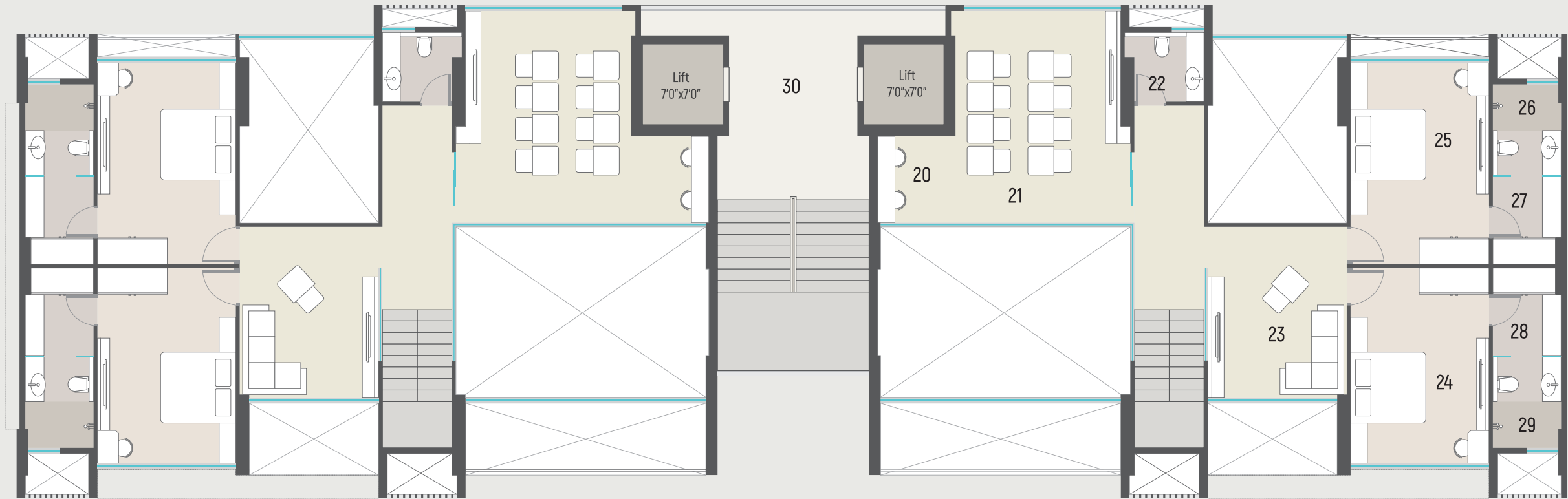




THE ADJOINING BALCONY OVERLOOKS THE BEAUTIFUL LANDSCAPES AND POOL TO BREATHE IN LIFE AS IT IS MEANT TO BE- SIT BACK AND RELAX-LEISURE TIME IN LUXURY.



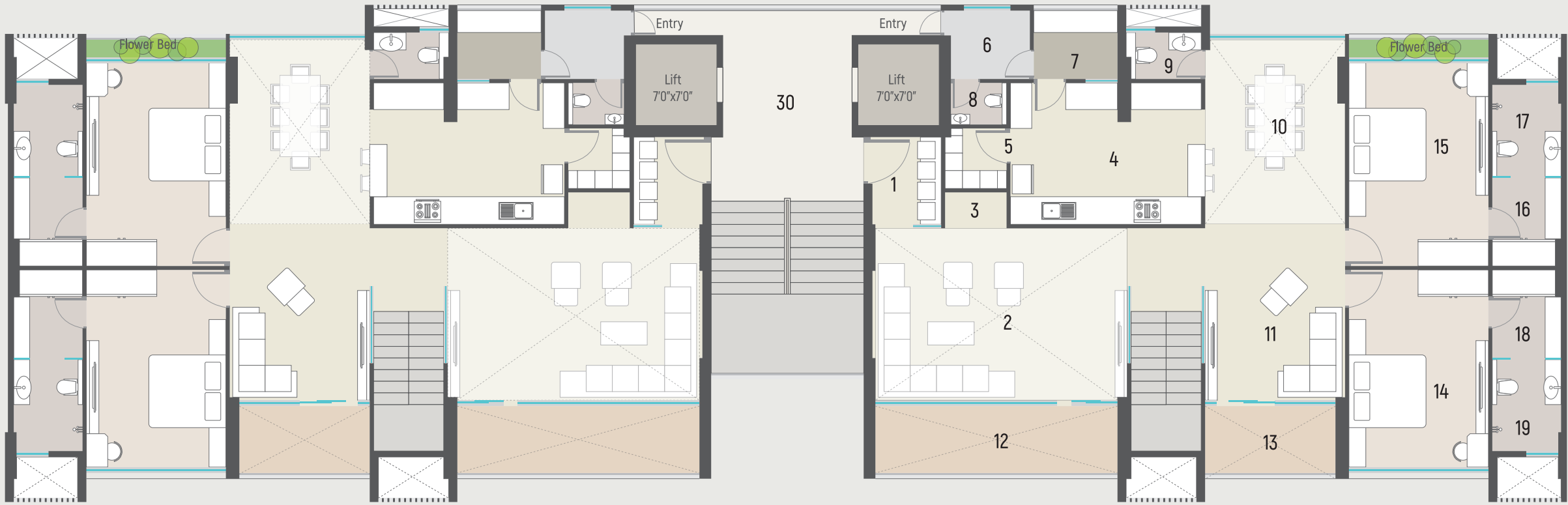
THE ULTRA MODERN-ULTRA LUXURIOUS PENTHOUSES WITH DOUBLE HEIGHT LIVING ROOM WILL LEAVE YOU SPELL BOUND. PERCHED ON THE HIGHEST FLOORS, INEVITABLY OFFERING THE BEST VIEW WITH EXCLUSIVE FEATURES AND AMENITIES.



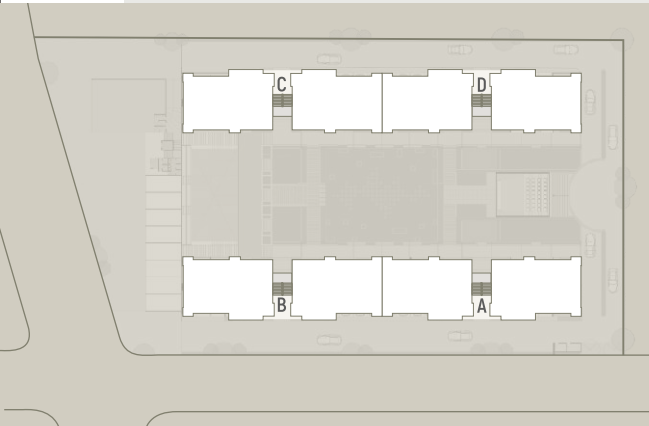
14th FLOOR PENTHOUSE UPPER FLOOR

PENTHOUSE
FLOOR PLAN

1	FOYER	5'11" x 7'10"
2	LIVING ROOM	21'11" x 14'10"
3	PUJA ROOM	5'3" x 3'1"
4	KITCHEN	16'5" x 12'2"
5	STORE ROOM	5'3" x 5'2"
6	MULTI USE ROOM	6'9" x 5'10"
7	UTILITY AREA	7'3" x 5'10"
8	TOILET	4'10" x 3'7"
9	PWD TOILET	6'5" x 4'
10	DINING AREA	12'1" x 16'3"
11	FAMILY SEATING	12'1" x 14'10"
12	BALCONY	20'10" x 5'9"
13	BALCONY	11'2" x 5'9"
14	BED ROOM	12' x 17'
15	BED ROOM	12' x 17'6"
16	DRESS	6' x 7'7"
17	TOILET	6' x 8'
18	DRESS	6' x 7'7"
19	TOILET	6' x 8'
20	SERVING AREA	6'9" x 7'6"
21	ENTERTAINMENT ROOM	14'5" x 18'5"
22	PWD TOILET	6'10" x 6'
23	FAMILY SEATING	12' x 14'10"
24	BED ROOM	12' x 17'
25	BED ROOM	12' x 17'6"
26	TOILET	6' x 8'
27	DRESS	6' x 7'7"
28	DRESS	6' x 7'7"
29	TOILET	6' x 8'
30	SPILL OVER	11.2' x 16'5"



13th FLOOR PENTHOUSE LOWER FLOOR





FACILITIES

- LIFESTYLE CLUB & LANDSCAPE
- ALLOTTED CAR PARKING
- CCTV SURVEILLANCE CAMPUS
- UNDERGROUND CABLING FOR ELECTRICITY
- RAINWATER HARVESTING
- POWER BACKUP FOR COMMON UTILITIES

SPECIFICATIONS

STRUCTURE:

- Earthquake resistant as per architect's & structural engineer's design

WALL FINISH:

- Primer and putty coats on internal walls.
- As per architect's approved elevation, water resistant exterior paint on the exterior wall.

FLOORING:

- High end Vitrified tiles.

KITCHEN:

- Granite platform with standard quality sink.
- Ceramic tiles up to lintel level

DOORS & WINDOWS:

- Main door- Veneer Finished Flush Door.
- Other internal doors - Laminated Flush Doors.
- Windows - Anodised Aluminium Sliding / UPVC Sliding Windows.

ELECTRICAL:

- Branded modular switches.
- Branded wires - Havells / Finolex / Polycab or equivalent.
- Concealed copper ISI wiring with sufficient points.

WASHROOMS:

- Bathroom designer wall tiles as per architect's drawing with false ceiling.
- Branded sanitary ware. Fittings and fixtures - Kohler or equivalent as per architect's design.

TERMS & CONDITIONS

1. Permission will be given one month of settlement of all accounts as per schedule.
2. Payment terms as per allotment letter.
3. Maintenance deposit will be charged @ Rs. 200/sq.ft. on SBA
4. Advance, annual maintenance of society will be charged as per expense budget.
5. Additional Rate/sqft. for higher floors: 4th - 6th Rs. 50/sq.ft. | 7th - 9th Rs. 100/sq.ft. | 10th - 12th Rs. 150/sq.ft. | 13th - 14th Rs. 200/sq.ft.
6. Extra work will be executed after receipt of full advance payment
7. GEB deposit and load charges will be additional.
8. Document charges, stamp duty, GST will be additional.
9. Any new Central or State Government taxes, if applicable, will have to be borne by the clients.
10. Legal document fees Rs.12000/-
11. No changes or alternation will be allowed in the elevation.
12. Continuous default payments will lead to cancellation.
13. Architect / Developers shall have the right to change / revise / improvise any details, which will be binding for all.
14. In case of delays in water supply, electricity by the respective authorities, Developers will not be responsible.
15. Any plans, specifications or information in this brochure can not form legal part of an offer, contract or agreement. It is only depiction of the project.



PARAMOUNT

BEYOND FOUR WALLS

APARTMENTS THAT EXPAND VISUAL AND PHYSICAL CONNECTIVITY TO ENCOMPASS NATURE AND THE ENTIRE CITY AROUND- THAT'S PARAMOUNT. BUILT TO UNCOMPROMISING INTERNATIONAL STANDARDS OF DESIGN PARAMOUNT IS AN EXAMPLE OF MODERN LIVING AT ITS FINEST.

