

|| Shree Ganeshay Namah ||  
|| Shree Vihal Krupa ||

A project by  
**Pancham**  
GROUP

**Aaditya**  
Group

Developers: Kahan Infra

Site: Pancham Luxuria,  
18 mts wide Road,  
Near Darshanam 99,  
Sama Savli Road, Vadodara.

Call: +91 98980 31933  
Website: www.panchamgroup.com  
Email: panchamluxuria@gmail.com

Architect: Dilipbhai Sharma  
Structure: Ashok Shah & Associates

पंचम्  
**LUXURIA**  
4 & 5 BHK Premium Banglows



पंचम्  
LUXURIA  
4 & 5 BHK Premium Banglows

## LOVE WHERE YOU LIVE

Live an unrestricted life. Unrestricted by boundaries. Decorated by the brave and vast views of beautiful landscapes.

Blessed by fresh and unpolluted air.  
Welcome to your Haven Pancham Luxuria..



A HAVEN WHERE  
UNENDING DISCOVERIES BEGIN.



## WHERE AN UNRESTRAINED VISION CREATES WONDERS

Start a lifestyle complete with unmatched luxuries and comforts in the premium high-rise Bungalows of Sama-Savli Road.

It is crafted for the modern day achievers, complemented with the best-in-class amenities, splendid view of greens, and ample flow of clean air.





WHERE  
EVERY DAY  
STARTS WITH  
AN UNENDING  
DISCOVERY OF  
THE SELF

Pancham Luxuria also features thoughtful touches like high-speed elevators, a clubhouse, Garden and Gymnasium and more. Let life blossom to its fullest in the lap of fine living.





## LEISURE AMENITIES

- Grand Entrance Gate
- Individual Video Door Phones
- Lush Green Garden
- Swimming Pool
- Children's Play Area
- Gymnasium
- Solar system for each bungalows

GYMNASIUM



CHILDREN PLAY ARA



## WHERE THE HEALTHIER SIDE OF LIVING IS UNRAVELED

Enjoy bespoke facilities at Pancham Luxuria.

Train in the High class clubhouse, equipped with a gym, indoor games, Children Play area, Wifi Zone and more.







## WHERE YOU CAN BATHE IN UNSURPASSED PEACE.

Pancham luxuria comes with a host of options to unwind in style.

Take a refreshing dip in the semi-covered swimming pool. Or find peace in the Landscape Garden. Experience tranquility.



WHERE  
A LAVISH  
LIFESTYLE  
UNFURLS ITS  
WINGS.

Be amazed every time you glimpse our past projects. Each one standing testimony to our undying passion for perfection, aesthetics and delivering customer satisfaction.





## COMMON AMENITIES

- 24 x 7 Security with Security Cabin
- POP in all room
- A/C Gymnasium with the Latest Equipment
- Wifi zone in Club House
- Intercom for each bungalows for better internal communication.
- Chimney provided in each bungalows
- Tremix Internal Roads
- LED Street Lights
- Decorative Paving
- Termite Resistance Treatment
- Decorative compound Wall surrounding the community.
- Water Softner Plan with common borewell
- Number Plates on each unit to maintain uniformity.
- Aqua Water Purifier fitted in Kitchen for each bungalows
- Underground Cabling of wires.
- CCTV Camera in common areas.



## SPECIFICATION



### Structure

- Earthquake resistant RCC frame structure with brick masonry walls
- PCC at Plinth Level
- Elegant elevation and facade



### Kitchen

- Premium Granite Surface stone (Separate Dry and Wet areas) with branded Stainless Steel sink.
- Designated Spaces for Fridge, Microwave and other such equipment
- Premium Wall Tiles
- All faucets from Jaquar



### Flooring

- 2x4' Italian design tiles in All Bedroom
- 5.6' x 2.6' Tiles in Hall and Kitchen



### Bathrooms

- Ceramic and Sanitary Fixtures from Hindware Brand
- Faucets from Jaquar
- Premium Tiles on floor and dado upto slab level
- Electrical points for hair dryer and other accessories
- Chemical base water proofing



### Doors

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



### Windows

- Power coated aluminum window with reflective glass and stone sill with safety grill.



### Plumbing

- Concealed plumbing with high quality



### Electrification

- Concealed copper ISI wiring for Three Phase Electric Connection
- Anchor/RR Kabel / polycab equivalent wire with necessary gauge
- Conveniently placed Modular Switch boards with sufficient 15A and 5A Sockets, Switches and Regulators from Vinay or Anchors brands
- All units will be provided with proper conventional and Copper Plate Earthing Systems with MCB Panel & ELCB etc.
- TV and AC point will be provided in Livingroom & all Bedrooms.
- Internet point (cat-6 cable)



### Water Supply

- Provision for Underground Tank (3500 ltrs) & Overhead water tank (2000 ltrs PVC type water tank)



### Paint & Finish

- Interior: Smooth plaster with birla putty, emulsion paints
- Exterior: Double coat plaster with acrylic paint for water repellence

### Terrace

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

# KEYPLAN



## BRANDS ASSOCIATED



## LOAN FACILITY BY:



**MODE OF PAYMENT:** 20% ON BOOKING • 15% ON PLINTH • 15% ON GF SLAB • 15% ON FF SLAB • 15% AT PLASTER • 15% AT FLOORING • 5% ON FINISHING

We request: (1) Possession will be given after one month of settlement of account. (2) Extra work will be executed after receipt of full advance payment (3) Stamp Duty, Registration Charge, GST Tax or any new central govt., Vuda taxes. If applicable shall have to be borne by the client. (4) Maintenance charges and SED charges Borne by client. (5) Continuous default payments leads to cancellation (6) Architect/Developers shall have the rights to change or revise the scheme of any details, herein and any change or revision will be binding to all. (7) In case of delay in light connection by authority, developers will not be responsible. (8) All dimensions are indicative and actual dimensions in each room, plot are & S. B. A might vary. (9) Common compound wall of individual unit will be as per architect's design (10) In case cancellation of booking, 5% of the total value of the bungalow & Payable tax will not be refunded. (11) Any plans, specifications of information in this brochure can not form part of an offer, contract or agreement (12) All members shall have to essentially be the part or the society formed by the association members and shall have to abide by the society by laws. (13) After virtual completion of the work all the repair and the maintenance the drainage, watchman salary, electricity bill etc. shall be borne by society members (14) Members of society are not allowed to change elevation of duplex in any circumstances. (15) This brochure shall not be treated as a legal document, it is only for the purpose information.



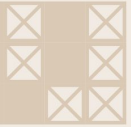
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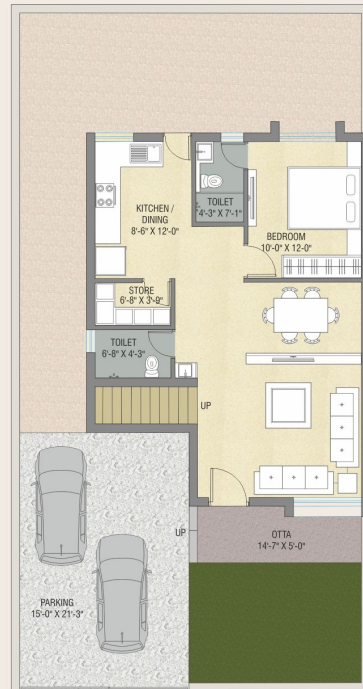


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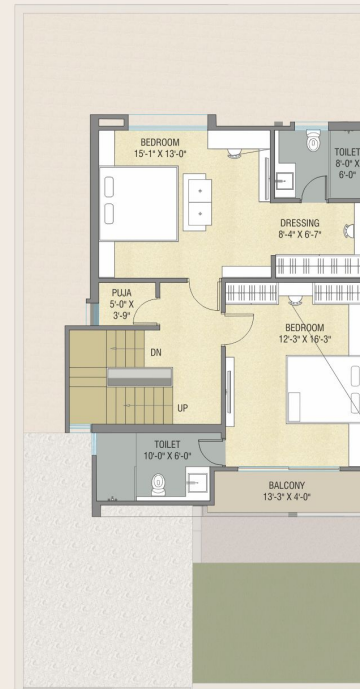
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04	1854	2353



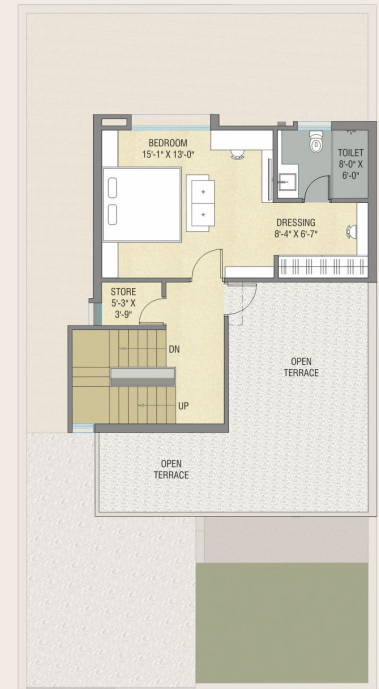
Ground Floor

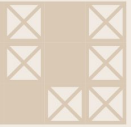


First Floor



Second Floor



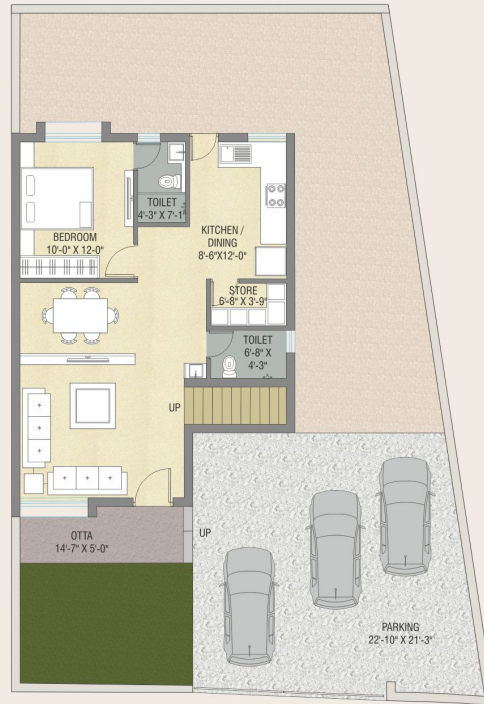


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Plot No.	Plot Area in Sq.Ft.	S.B.A. in Sq.Ft.
05	2262	2353



Ground Floor

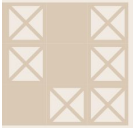


First Floor



Second Floor



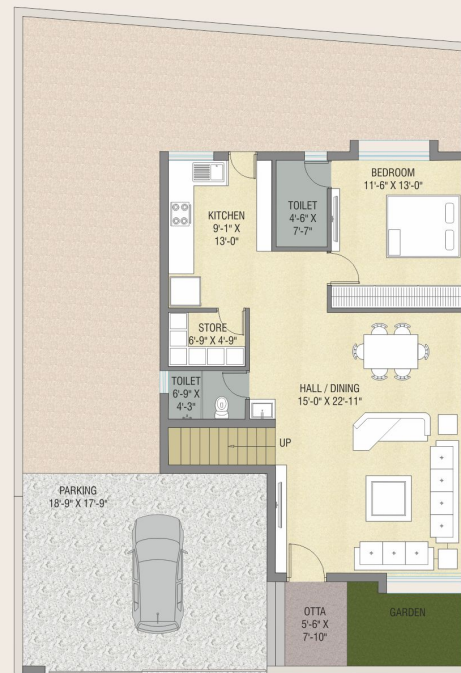


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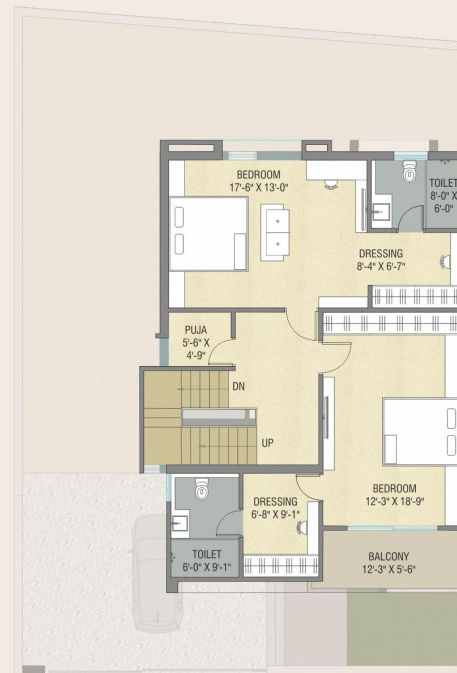
Plot No.	Plot Area in Sq.Ft.	S.B.A. in Sq.Ft.
06	2238	2817



Ground Floor



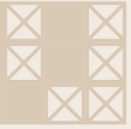
First Floor



Second Floor





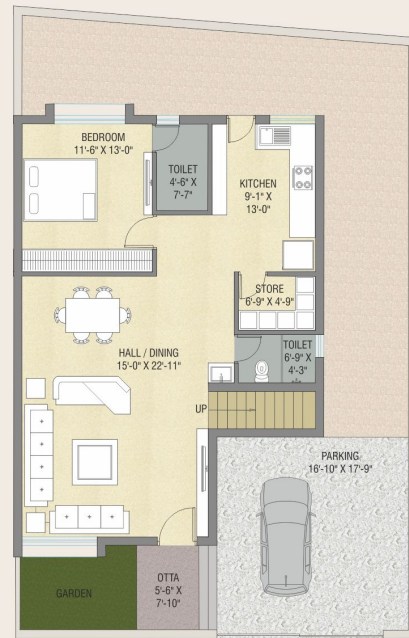


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Plot No.	Plot Area in Sq.Ft.	S.B.A. in Sq.Ft.
07	1893	2817



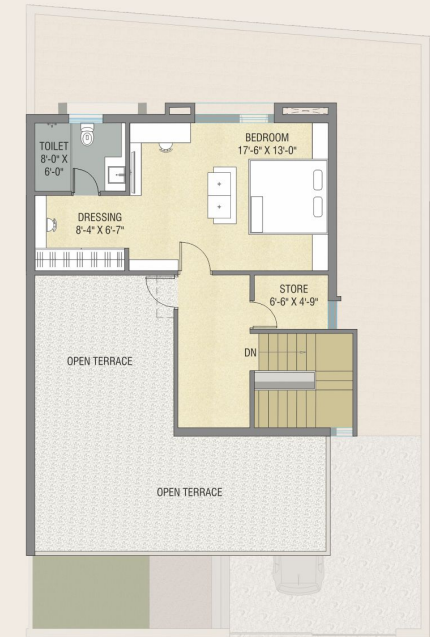
Ground Floor

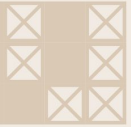


First Floor



Second Floor





# BUNGLOW NO. 8

Plot No.	Plot Area in Sq.Ft.	S.B.A. in Sq.Ft.
08	2228	2809



Ground Floor

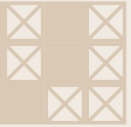


First Floor



Second Floor



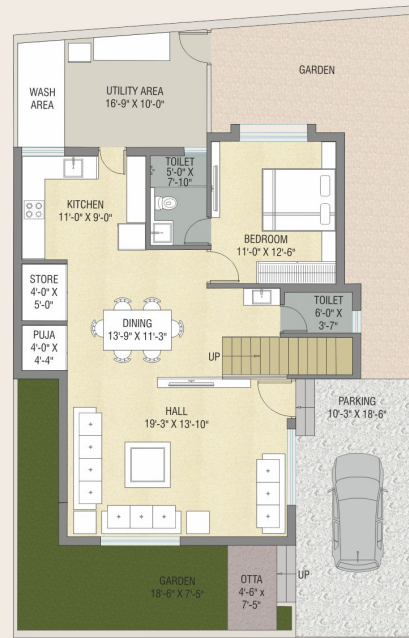


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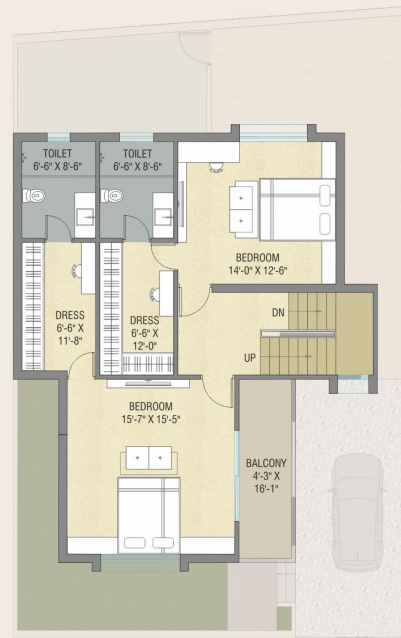
Plot No.	Plot Area in Sq.Ft.	S.B.A. in Sq.Ft.
09	1909	2507



Ground Floor

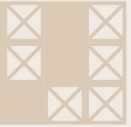


First Floor



Second Floor



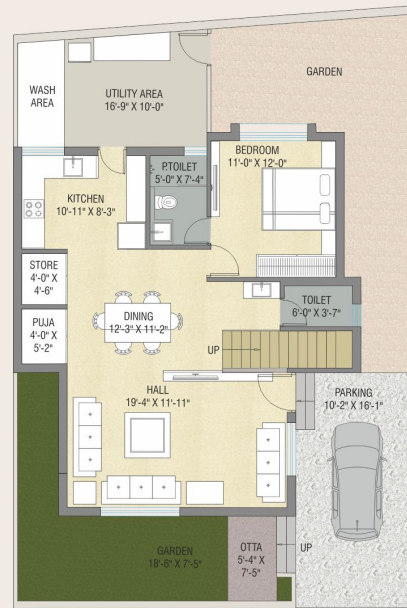


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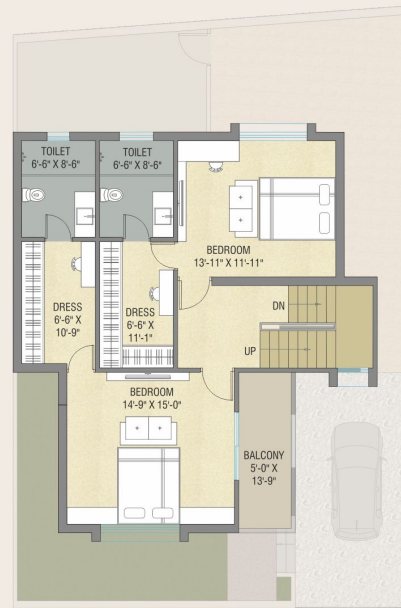
Plot No.	Plot Area in Sq.Ft.	S.B.A. in Sq.Ft.
10	1818	2435



Ground Floor

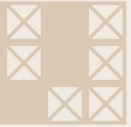


First Floor



Second Floor



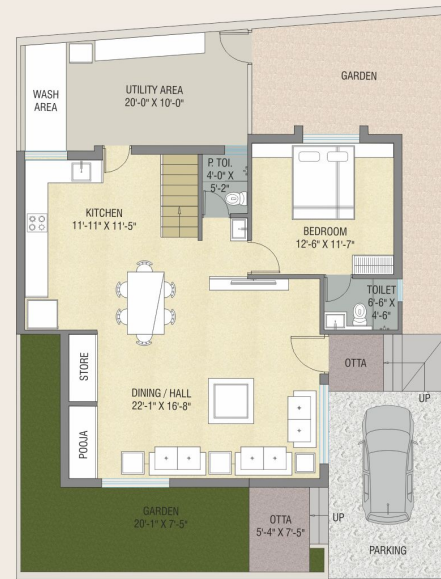


# BUNGLOW NO. 11

Plot No.	Plot Area in Sq.Ft.	S.B.A. in Sq.Ft.
11	1865	2521



Ground Floor

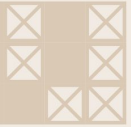


First Floor



Second Floor





# BUNGLOW NO. 12

Plot No.	Plot Area in Sq.Ft.	S.B.A. in Sq.Ft.
12	1777	2339



Ground Floor

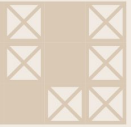


First Floor



Second Floor





# BUNGLOW NO. 13

Plot No.	Plot Area in Sq.Ft.	S.B.A. in Sq.Ft.
13	1637	2150



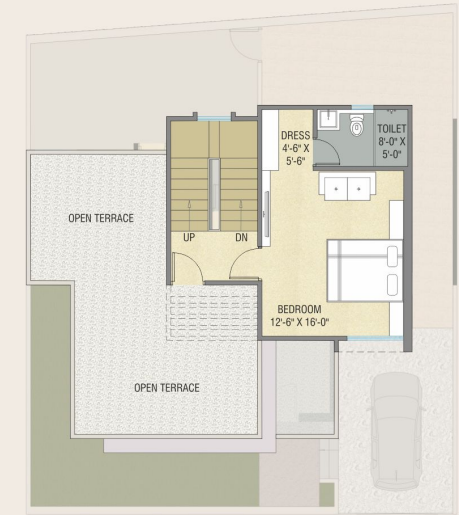
Ground Floor

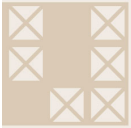


First Floor



Second Floor





# BUNGLOW NO. 14

Plot No.	Plot Area in Sq.Ft.	S.B.A. in Sq.Ft.
14	1715	2153



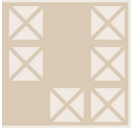
Ground Floor

First Floor

Second Floor







# BUNGLOW NO. 15

Plot No.	Plot Area in Sq.Ft.	S.B.A. in Sq.Ft.
15	2494	2347

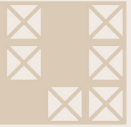


Ground Floor

First Floor

Second Floor





# BUNGLOW NO. 16

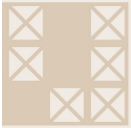
Ground Floor

First Floor

Second Floor

Plot No.	Plot Area in Sq.Ft.	S.B.A. in Sq.Ft.
16	2550	2729





# BUNGLOW NO. 17

Plot No.	Plot Area in Sq.Ft.	S.B.A. in Sq.Ft.
17	2691	2729



Ground Floor

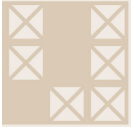


First Floor



Second Floor





# BUNGLOW NO. 18

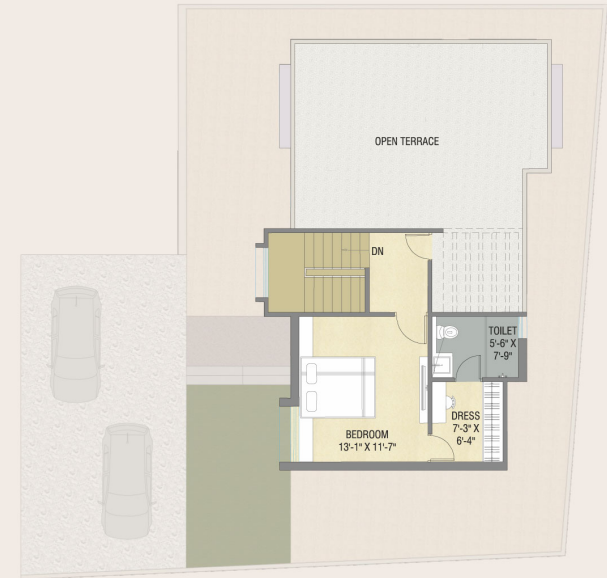
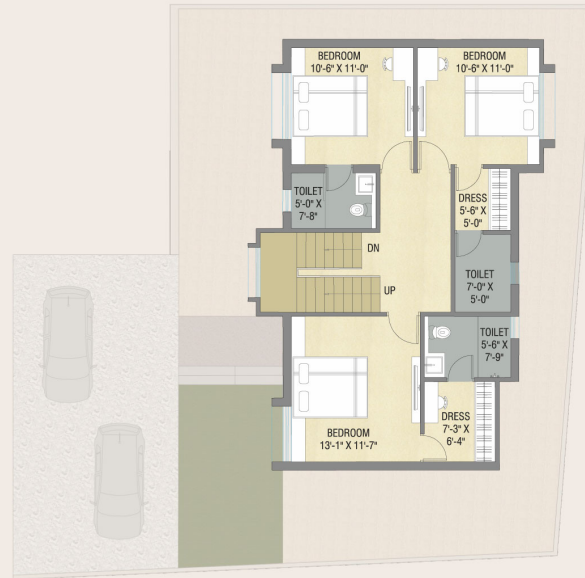
Plot No.	Plot Area in Sq.Ft.	S.B.A. in Sq.Ft.
18	2231	2297



Ground Floor

First Floor

Second Floor





# BUNGLOW NO. 19

Plot No.	Plot Area in Sq.Ft.	S.B.A. in Sq.Ft.
19	1425	2027



Ground Floor



First Floor



Second Floor





# BUNGLOW NO. 20

Plot No.	Plot Area in Sq.Ft.	S.B.A. in Sq.Ft.
20	1576	2249



Ground Floor



First Floor



Second Floor





# BUNGLOW NO. 21

Plot No.	Plot Area in Sq.Ft.	S.B.A. in Sq.Ft.
21	1664	2416



Ground Floor

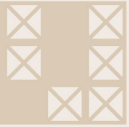


First Floor



Second Floor





# BUNGLOW NO. 22

Plot No.	Plot Area in Sq.Ft.	S.B.A. in Sq.Ft.
22	1980	2564



Ground Floor



First Floor



Second Floor

