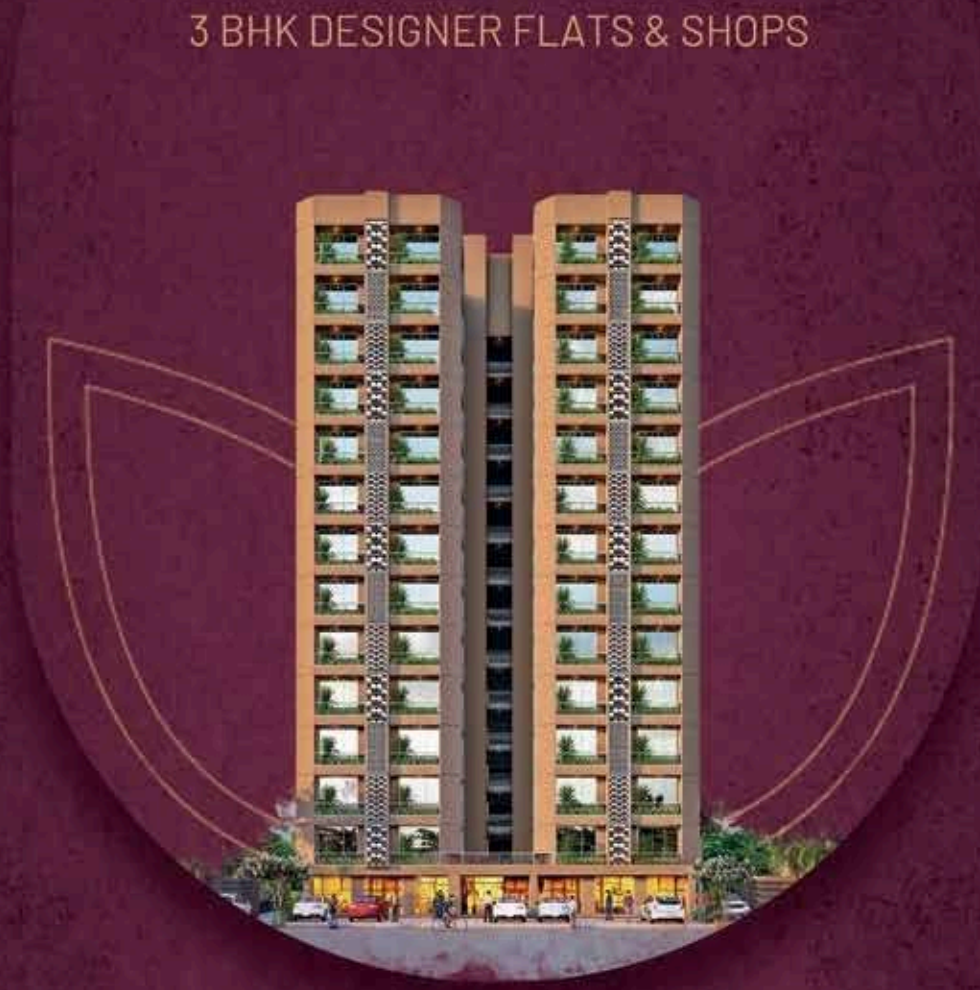




ADDOWN REALTY
— Connecting You To Your Perfect Property —

3 BHK DESIGNER FLATS & SHOPS



Offering *luxury living* to Next Level

3 BHK DESIGNER FLATS & SHOPS

KAMALAM is the definition of perfect Residential and Commercial spaces in one project !

In the city's new hub for residential and commercial development, experience the benefits of modern amenities for your residence and a healthy footfall for your business within the fastest growing area of the city.



3 BHK DESIGNER FLATS & SHOPS



*Where Lives Peace & Serenity,
designed skillfully for the new age
urban lifestyle.*

GROUND FLOOR PLAN

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3 BHK DESIGNER FLATS & SHOPS

*Location & Lifestyle,
Like never before.*



FIRST FLOOR PLAN

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TYPICAL FLOOR PLAN

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UNIT PLAN

3 BHK DESIGNER FLATS & SHOPS



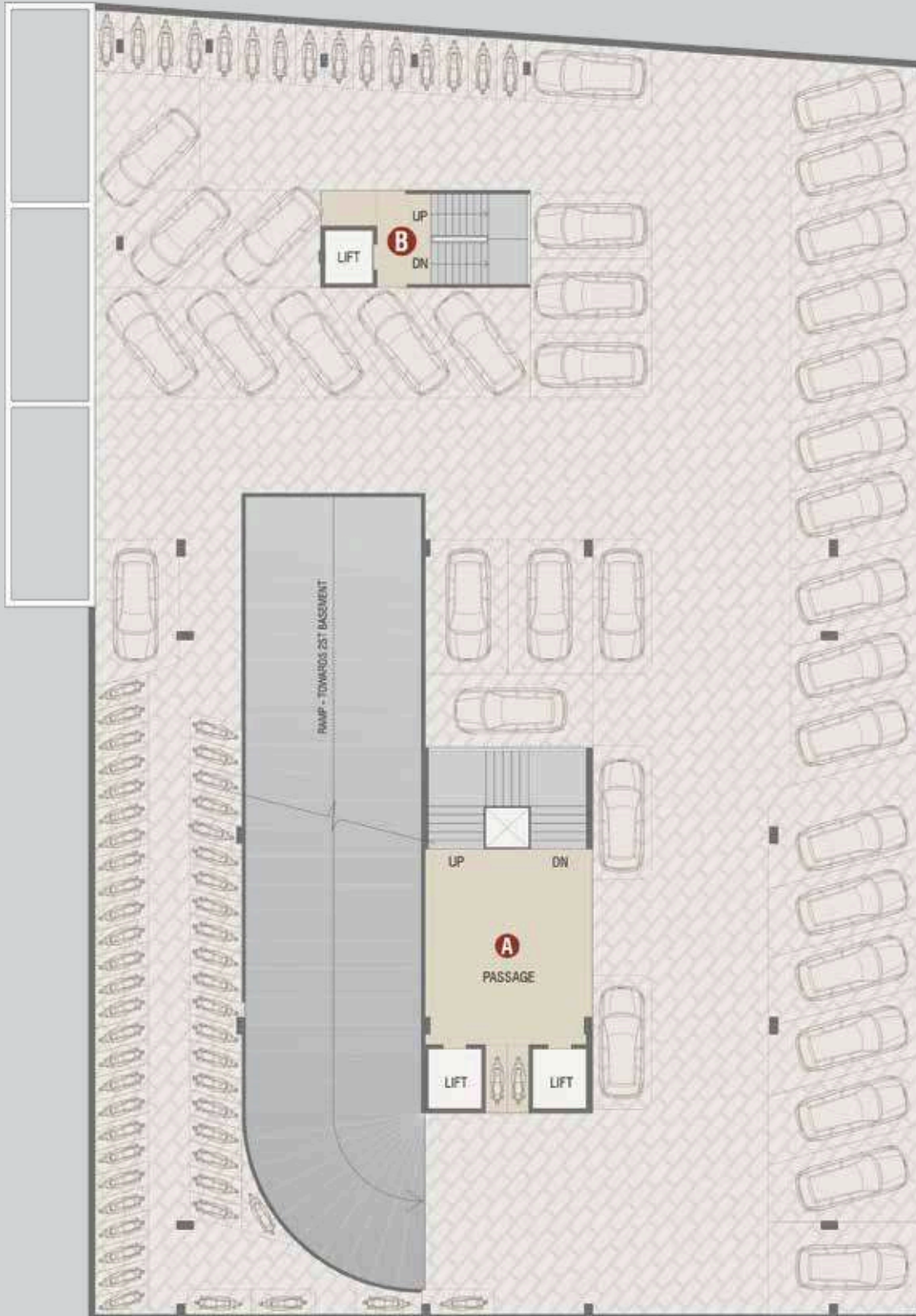
UNIT PLAN

3 BHK DESIGNER FLATS & SHOPS



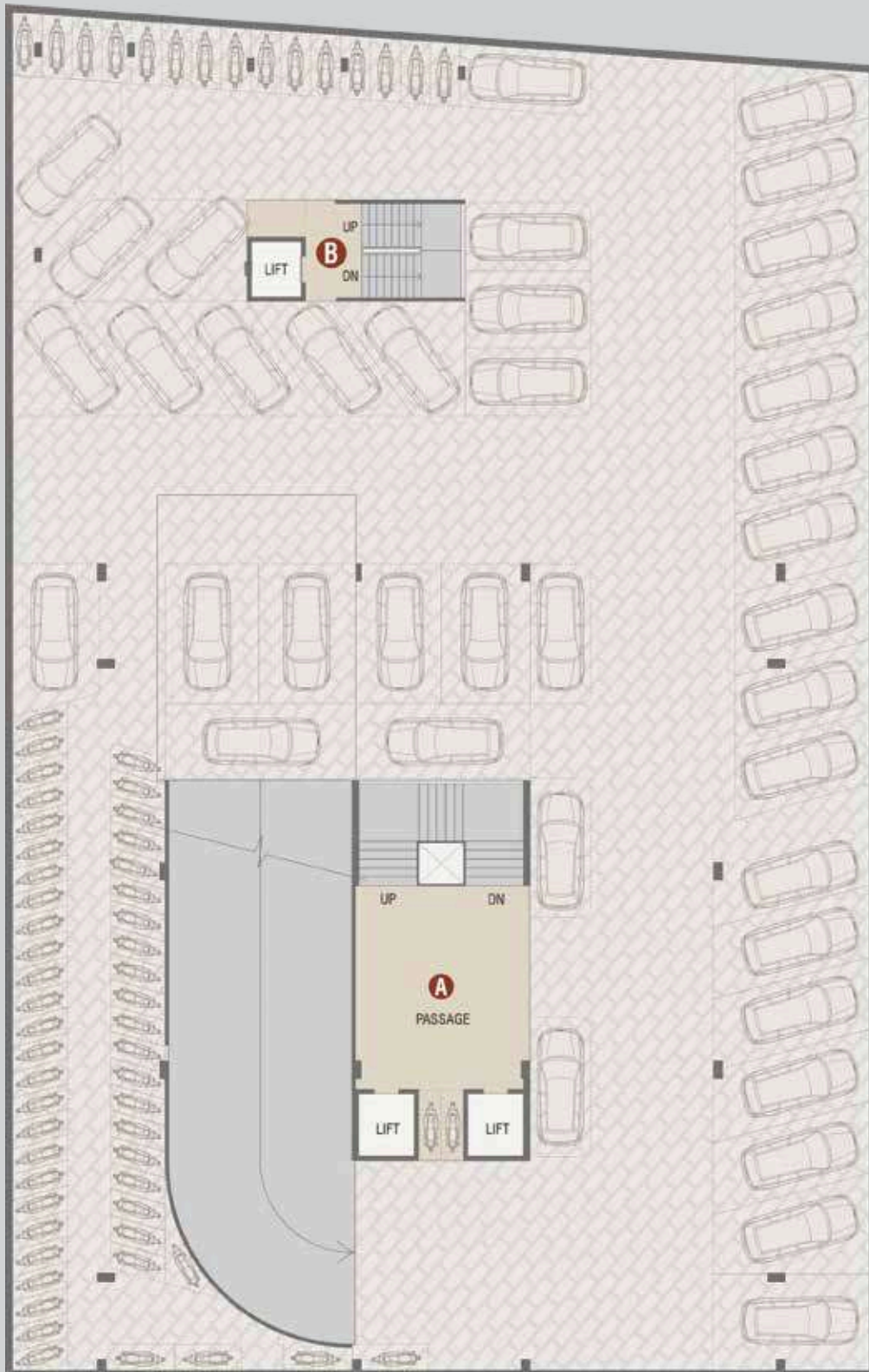
1st BASEMENT PLAN

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2st BASEMENT PLAN

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CLUB HOUSE

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*Design that impresses, specifications that wow
and amenities made life - easy*

DRAWING ROOM

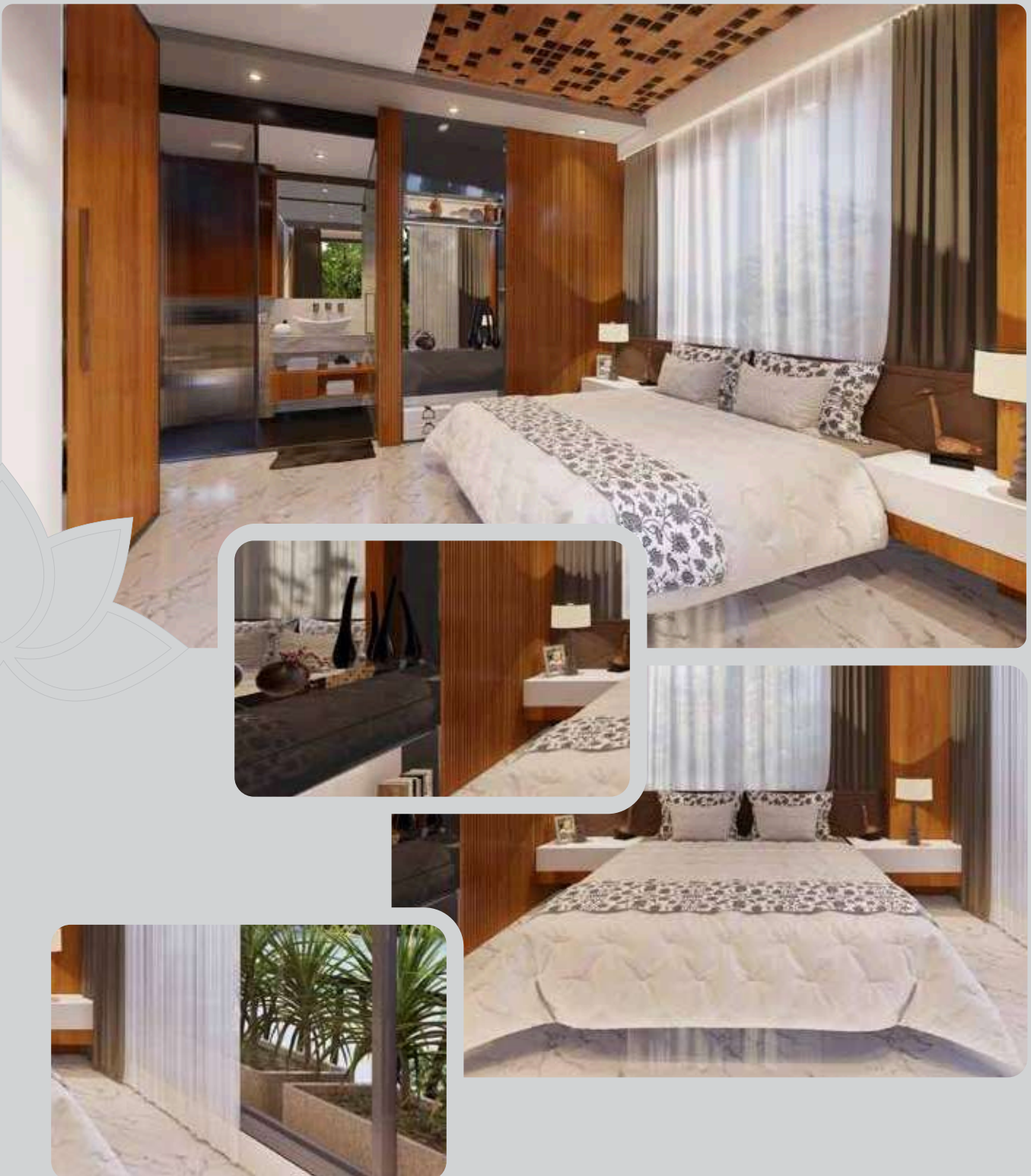
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*I believe that style is the only luxury
which is really desirable.*

MASTER BEDROOM

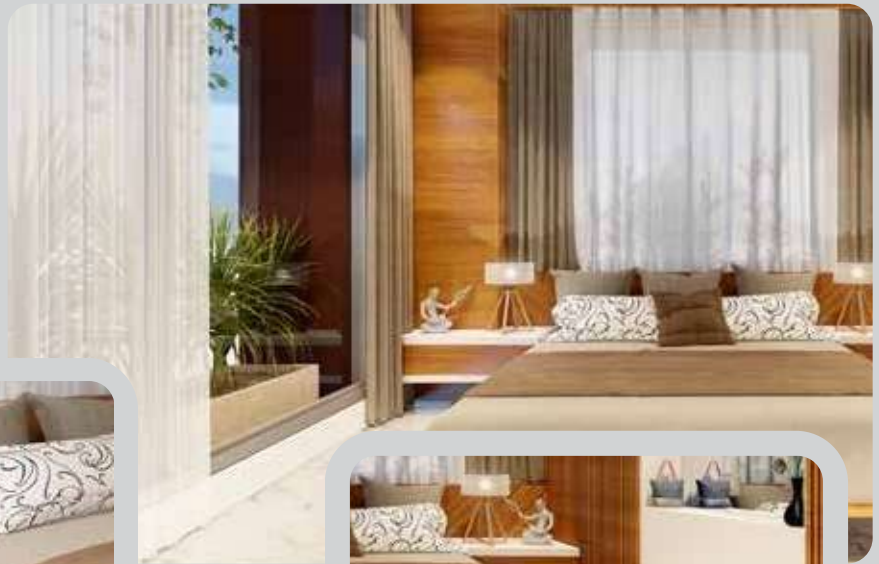
3 BHK DESIGNER FLATS & SHOPS



*Find your Luxury in Every Space &
Comfort in Every Corner*

BEDROOM - 1

3 BHK DESIGNER FLATS & SHOPS



*Once you enter your own designed home,
your each day is rejuvenation*

BEDROOM - 2

3 BHK DESIGNER FLATS & SHOPS



Grab your *biggest ambition*

KITCHEN

3 BHK DESIGNER FLATS & SHOPS



Something that needs no introduction...
Something that deserves to be called rare...
Something that exceeds the destination of excellence...

BATHROOMS

3 BHK DESIGNER FLATS & SHOPS



Everlasting lifestyle... Like never before.

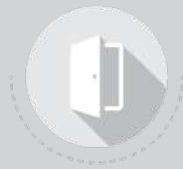
SPECIFICATIONS

3 BHK DESIGNER FLATS & SHOPS



STRUCTURE

- Earthquake resistant R.C.C frame structure.
- Brick wall.



DOORS

- Both side laminated flush doors (main & internal).
- Standard quality fittings for all doors.



FLOORING

- **Johnson / Asian or equivalent vitrified tiles.**
- 1200mm x 1200mm vitrified tiles flooring in drawing area / living area, kitchen, dining.
- 800mm x 800mm in all bedrooms.
- Rustic tiles in balcony.



ELECTRIFICATION

- 3 phase power supply.
- Modular switches, copper wiring with safety switch of ISI mark.
- Sufficient power outlets & light points.
- A/C pipe line in drawing, dining & master bedrooms.
- Electrical points for chimney, R.O., washing machine and fridge.



KITCHEN

- Mirror polished granite platform with S.S. (stainless steel) sink.
- Dedo tiles upto lintel level on wall above the kitchen platform.



COLOUR & WALL FINISH

- **Internal wall** : Single mala plaster with putty finish.
- **External wall** : Double coat mala plaster with textured finish and acrylic exterior paint.



TOILETS

- Ceramic / Vitrified tiles for flooring.
- Dedo tiles upto lintel level.
- European style w/c pan in all toilets.
- **Cera, Hindware, Johnson or equivalent** sanitary ware.
- Water proofing in all bathrooms.
- **Jaguar or equivalent** plumbing fixtures.
- Exhaust fan point provision.
- Geyser point in all toilets.
- Rigid PVC pipes for drainage & plumbing.



TERRACE

- Terrace finished with water proofing with extra 3" thick approx layer of brick- bat concrete & china mosaic flooring.



WINDOWS

- Aluminium sliding windows with natural stone window jambs.

AMENITIES

3 BHK DESIGNER FLATS & SHOPS



ATTRACTIVE
ENTRANCE GATE



SECURITY
CABINS



GRAND
ENTRANCE FOYER



AUTOMATIC
GEARLESS ELEVATORS



R.C.C / STONE /
PAVED ROAD



OPEN
TERRACE



FIRE FIGHTING
SYSTEM



LANDSCAPE
GARDEN



CLUB HOUSE /
SOCIETY OFFICE



CHILDREN
PLAY AREA



MULTI-PURPOSE
DECK



SOLAR SYSTEM
FOR COMMON AREAS



INDOOR
GAMES



COMMON
KITCHEN



CCTV
CAMERAS



GYM



GENERATOR
POWER BACKUP
FOR COMMON AREAS



COMMON
TOILET



HYDRO PNEUMATIC
PRESSURE SYSTEM



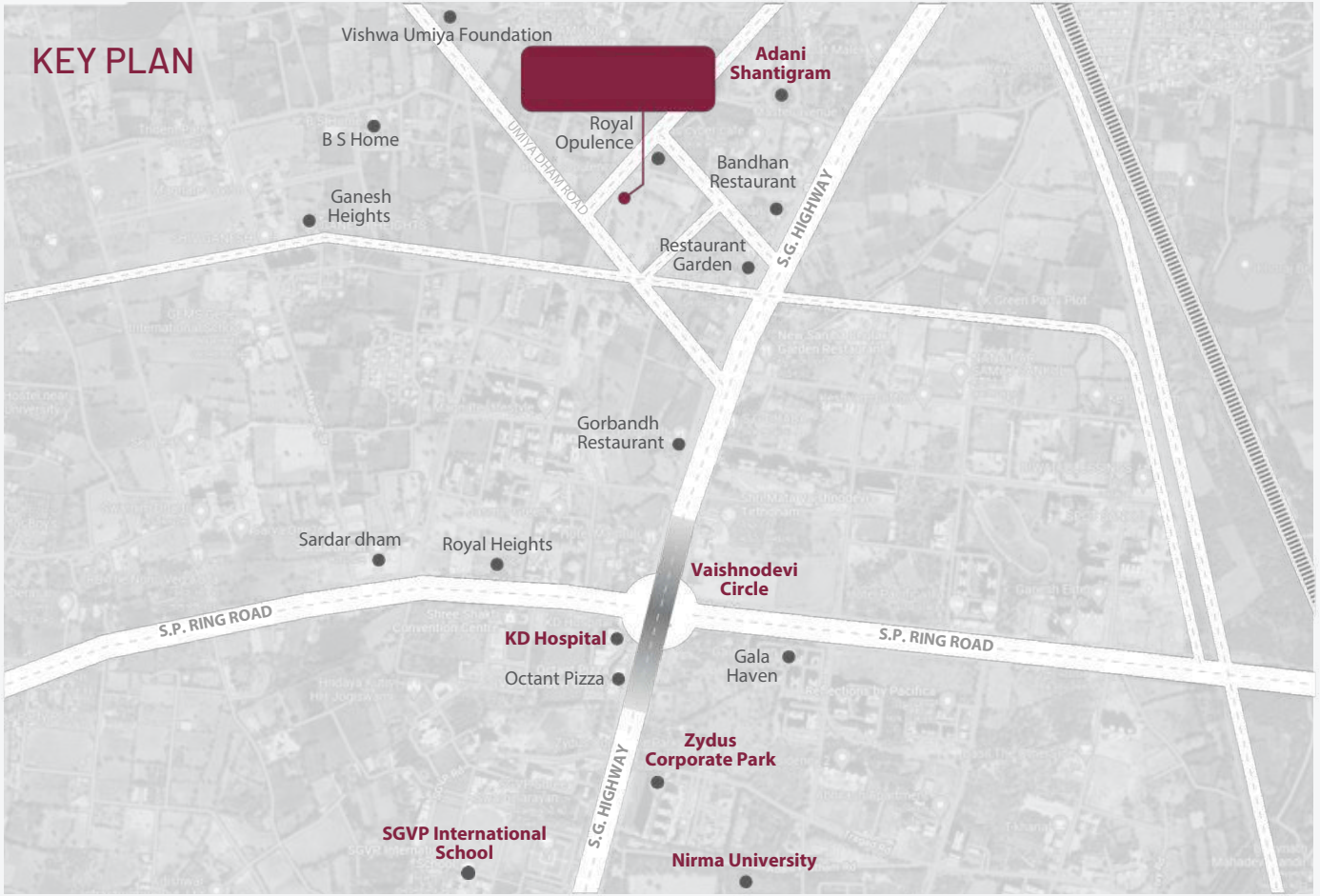
ALLOTTED
CAR PARKING










RAIN WATER
HARVESTING



DOUBLE BASEMENT
FOR PARKING



NEAREST BY

 Airport 13 km	 School 1.6 km (SGVP)	 Vishwa Umiya Dham 1.7 km
 Hospital 01 km (K.D Hospital)	 College 1.5 km (Nirma University)	
 Railway Station 18 km (Kalupur)	 Adani Shantigram (Township) 1.5 km	



RERA NO : PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA11401/060323

SITE ADDRESS

Kamalam Serenity, Umiya Dham road, B/h Bandhan restaurant, Vaishnodevi circle, S. G. Highway, Khodiyar, Ahmedabad- 382421



PROJECT DEVELOPER
Raj Modi

STRUCTURAL ENGINEER
Aashutosh Desai & Deep Modi

TERMS & CONDITIONS

• All rights are reserved to developer for any change in the plan, specification and any other details which will be binding to the all members. • All government charges and stamp duty, GST, AUDA / AMC common and other maintenance and service charges shall be borne extra by the members. • In case of Irregular payment 12% (Annual) interest will be charged. • In case of Cancellation of Unit, 25% of the Sale amount/Consideration plus government and other charges if any, will be deducted as a management cost and balanced amount, will be returned only, after the sell of that particular unit. • To maintain the aesthetics of apartment elevation, installation of AC outdoor units will be permitted at designated location only and now here else which will be binding to all the members. • Changes to structural elements are strictly prohibited at all the lifetime of building. Such activity from any member at any time will be brought fourth for legal action. • All dimension are approximate and unfinished subject to change • **This brochure is only for advertising and visual impression only. It shall not be considered as a part of legal documents. • Furniture and fixtures shown in brochure are for visual impression purpose only.** • Subject to Ahmedabad jurisdiction only.