



A project by



Developers:  
**ADITYA  
INFRASTRUCTURE**

Site : Pancham Aristo,  
Nr. Pancham Imperia,  
Bh. Solitaire-9, 18 mtr. wide Road,  
Sama Savli Road, Vadodara.

Mob.:  
+91 75679 78226,  
+91 98980 31933

E: [panchamaristo@gmail.com](mailto:panchamaristo@gmail.com)  
W: [www.panchamgroup.com](http://www.panchamgroup.com)

Architect:



Structure:

**ASHOK SHAH  
& ASSOCIATES**



FOLLOW US ON  
INSTAGRAM



FOLLOW US ON  
FACEBOOK



FOLLOW US ON  
WEBSITE

HONEST CR\_98243 85808

SHREE VIHAL KRUPA  
SHREE GANESHAY NAMAH

पंचम्  
aristo  
2 & 3 BHK PREMIUM FLATS





We, PANCHAM GROUP" & " ADITYA GROUP" the promoters, are a leading business house of Vadodara with more than 20 years of value driven business experience to our credit.

We are one of the leading real estate development companies based in Vadodara, primarily focused on the development of Flats, Duplex and Commercial properties.

Our residential properties include integrated lifestyle targeted towards upper-middle income and high income customers.



## creation

...reviving the spirit of community living

Pancham Aristo, an exclusive project located off sama savli road, offers 2 & 3 BHK premium flats.

These apartments are designed especially for the few who are looking for something unique and contemporary for their family. It has all the elements to give you a grand lifestyle and quality living at the same address.



## lifestyle

...the grand way of living

One aspires to live the way he dreams and at Pancham Aristo we strive to convert your dreams into reality.

At our new creation, we have an elegant architecture that will please your eyes and spacious apartments that will take care of your comfort. The amenities are also specially designed to suit the lifestyle of Kings, Queens and You.



## classic

...only known to the connoisseur

A home should confer pride on its owner as a throne brings to its king. We have designed our new project Pancham Aristo to bring you pride, joy and gratification that you always aspired.

We present you a magnificence which is an epitome of class, quality and luxury!

exclusive

designed to pamper the  
epicure in you





details

importance  
given to the minute  
entities



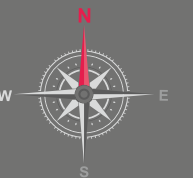
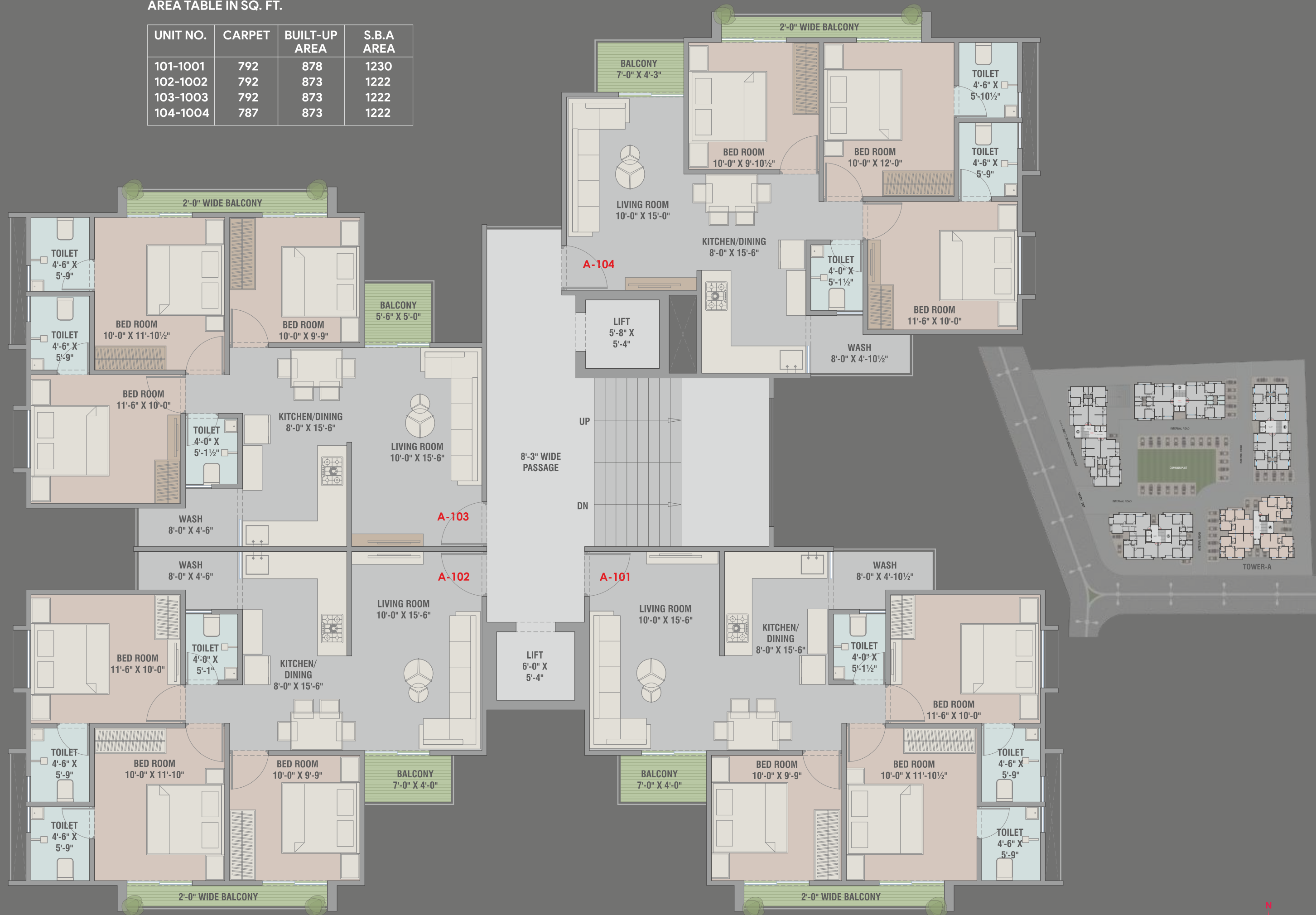
leisure

rejuvenate, relive  
and refresh yourself

# tower a typical floor

AREA TABLE IN SQ. FT.

UNIT NO.	CARPET	BUILT-UP AREA	S.B.A AREA
101-1001	792	878	1230
102-1002	792	873	1222
103-1003	792	873	1222
104-1004	787	873	1222

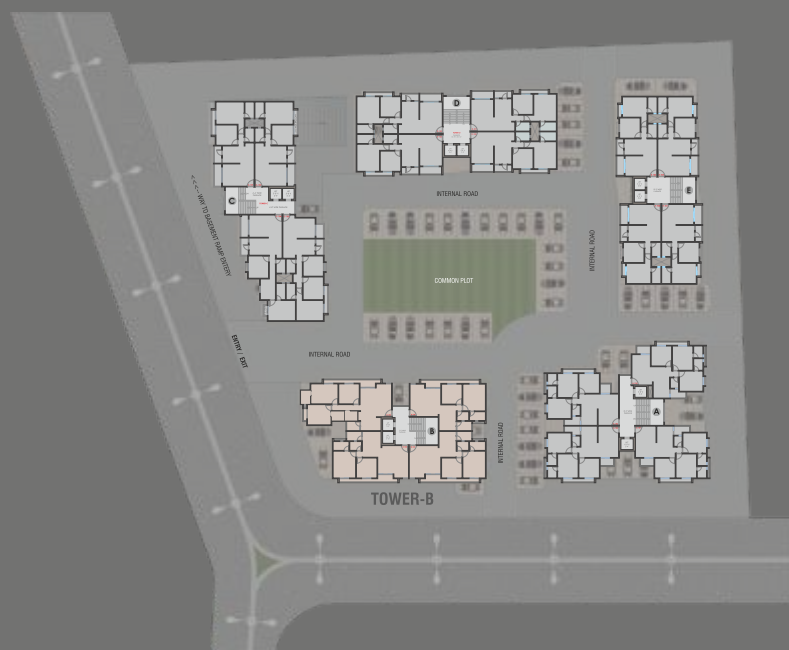


# tower b

## typical floor

AREA TABLE IN SQ. FT.

UNIT NO.	CARPET	BUILT-UP AREA	S.B.A AREA
101-1001	752	820	1148
102-1002	751	818	1146
103-1003	892	979	1370
104-1004	746	816	1143

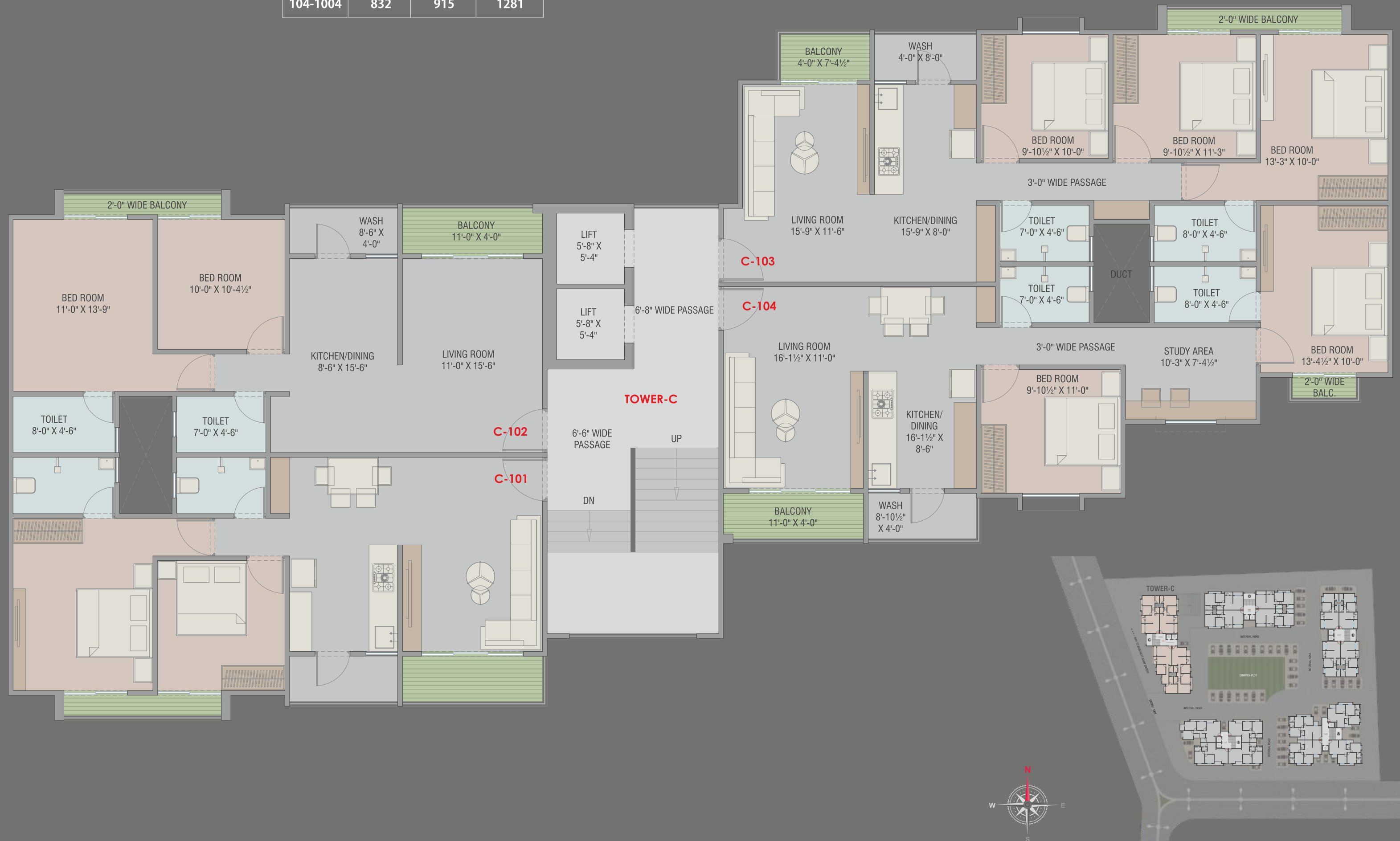


# tower c

## typical floor

AREA TABLE IN SQ. FT.

UNIT NO.	CARPET	BUILT-UP AREA	S.B.A AREA
101-1001	769	840	1175
102-1002	769	840	1175
103-1003	877	964	1349
104-1004	832	915	1281



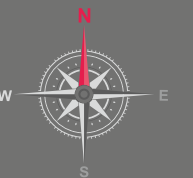
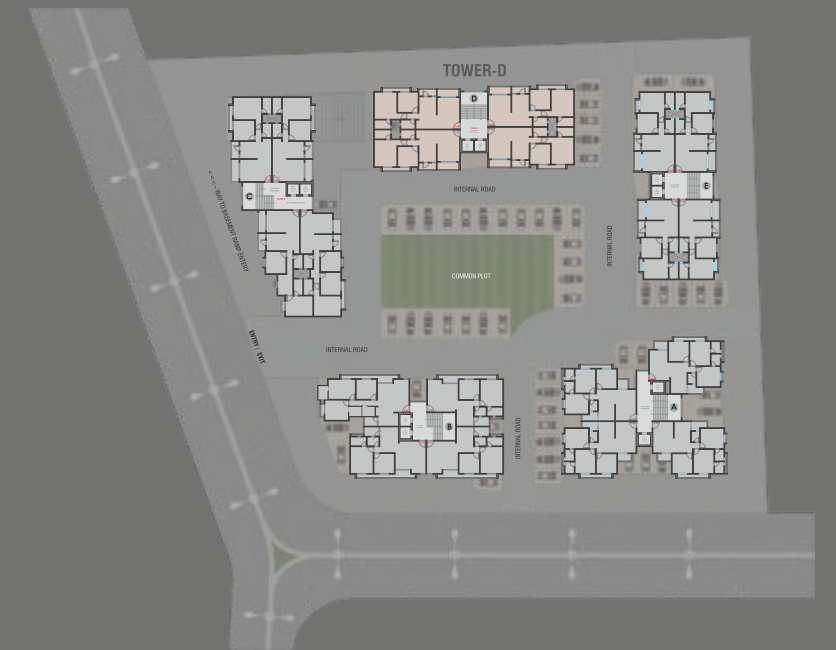


# tower d

## typical floor

AREA TABLE IN SQ. FT.

UNIT NO.	CARPET	BUILT-UP AREA	S.B.A AREA
101-1001	764	833	1166
102-1002	764	833	1166
103-1003	764	833	1166
104-1004	764	833	1166

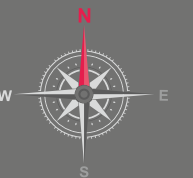


# tower e

## typical floor

















AREA TABLE IN SQ. FT.

UNIT NO.	CARPET	BUILT-UP AREA	S.B.A AREA
101-1101	688	755	1058
102-1102	688	755	1058
103-1103	688	755	1058
104-1104	688	755 </td <td>1058</td>	1058





# 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 & hygienic
-  Allotted Car Parking
-  Children Play Area
-  RCC trimix road with paved block with Street Light
-  24x7 CCTV
-  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





# SPECIFICATION



## Structure

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



## Kitchen

- Premium Granite Surface stone with Stainless Steel sink.
- Premium Wall Tiles Dedo upto slab level
- All faucets from Jaquar



## Flooring

- 32"x32" tiles in Hall and Kitchen
- 2'.0" x 2'0" Tiles in All Bedroom



## Bathrooms

- Ceramic and Sanitary Fixtures from Sonet Brand
- 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 high quality



## Electrification

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



## 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 tiles.

# KEYPLAN



**पंचम**  
**aristo**  
2 & 3 BHK PREMIUM FLATS

BRANDS ASSOCIATED



LOAN FACILITY BY:



## PAYMENT TERMS:

10% Booking | 15% Plinth Level | 50% Slab level | 10% Bricks Masoneri work | 05% Flooring | 5% plumbing & Elevation treatment | 05% Finishing work

**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, documentation charges, stamp duty, all municipal taxes, service tax, 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 • 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. • The developer reserve the full right to make any changes. • This brochure does not form a part of agreement or any legal document, It is easy display of project only. • Right of any changes in dimensions, design and Layout, specifications, elevation will be all right reserved the developers.

Above project is registered under Gujrera. For further details: visit: [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in) under registered project.  
RERA REGISTRATION NO.:PR/GJ/VADODARA/VADODARA/Others/RAA08120/250221