PALLADIUM

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FACT SHEET
(wef : 6th April 2013)

1. **Architect** : Mohit Gajjar - ADS Architects
2. **Nature of Project** : Commercial Offices
3. **Location** : 80 Feet Corporate Road, Opposite Vodafone House, Off. S. G. Road, Prahladnagar, Ahmedabad.
4. **No of Floors** : Ground + 13 floors
5. **Area of Units** : As per Plan
6. **Other Charges:**
   - **Rs. 250/-** per sqft (SUB area) towards AUDA/AMC, AEC, Legal, Fire etc
   - **Rs. 50/-** per sqft (SUB area) towards Building Maintenance Deposit.
   - **Rs. 3/-** per sqft (SUB area) per month for 24 months towards monthly running maintenance expenses.
   - Payment in name of : **"RIVIERA DEVELOPERS"**
7. **Government Levies** : Levies like Stamp Duty, Registration charges and other taxes like Service Tax / VAT or any other tax imposed by the any authority in future etc are to be borne by members as per actual
8. **Carpet Efficiency** : Approximately 60% of Super Built-up Area
9. **Possession Period** : 21 to 24 months approximately from the date of commencement of Construction

Note: The Developer reserves the rights to make necessary changes without any prior notice. Such changes would be binding on all the members.

10. Salient Features / Common Use Facilities:

- Located in the most posh Corporate Area of Prahladnagar and only 250 mtrs off S. G. Road.
- Total 12 automatic elevators of MNC brand.
- Air-conditioned Entrance foyer with sitting facility.
- Generator Back-up for common utilities
- Convenient Provision for AC outdoor units
- Ample Parking spaces
- Lush green environs with beautiful landscaping

11. Specifications

- Vitrified Tiles in Flooring
- Glazed Tiles in Toilets
- 5 KVA electric load

Goyal &Co. creating landmarks since 1971

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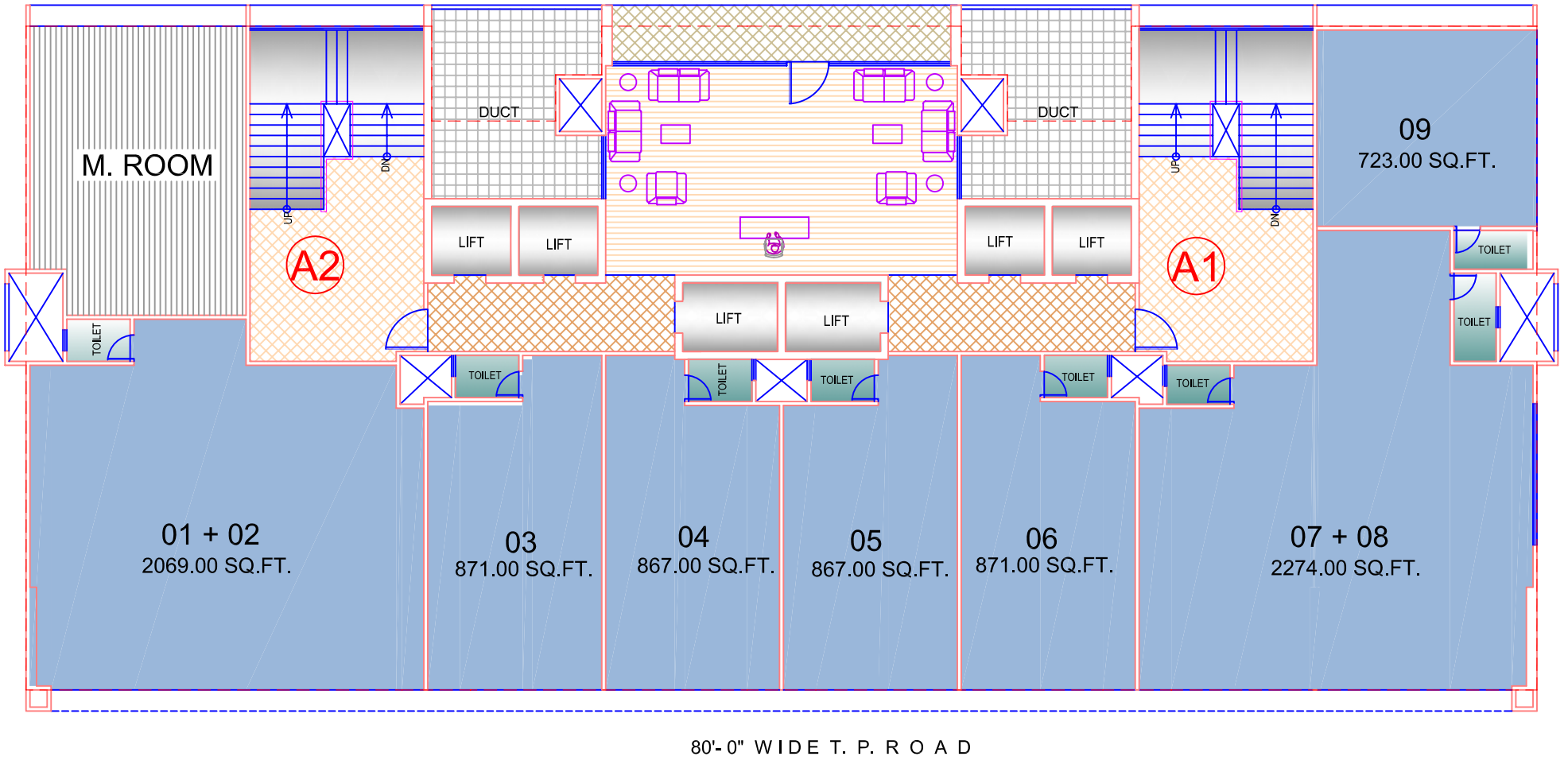
SITE LAYOUT PLAN

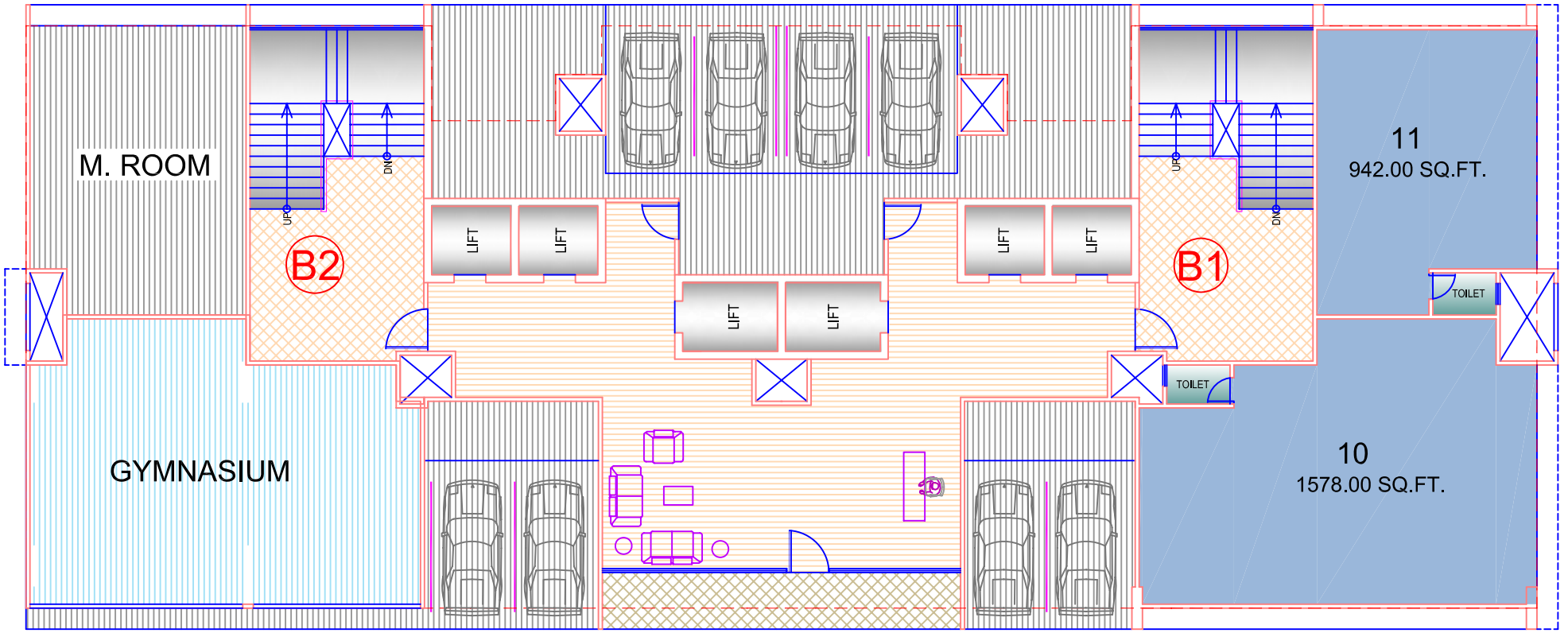
N



PALLADIUM

GROUND FLOOR PLAN
(BLOCK-A)

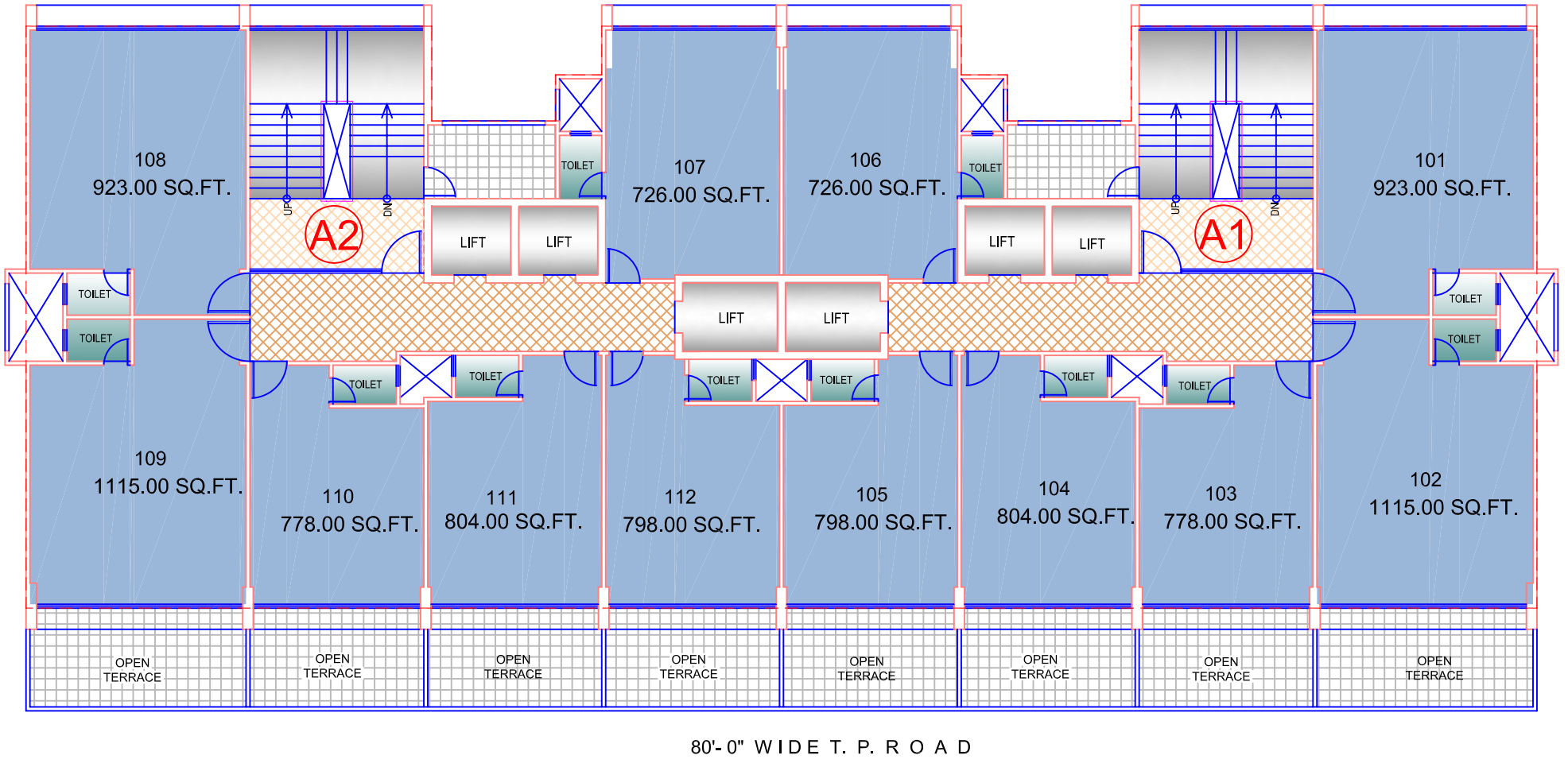
03



PALLADIUM

GROUND FLOOR PLAN
(BLOCK-B)

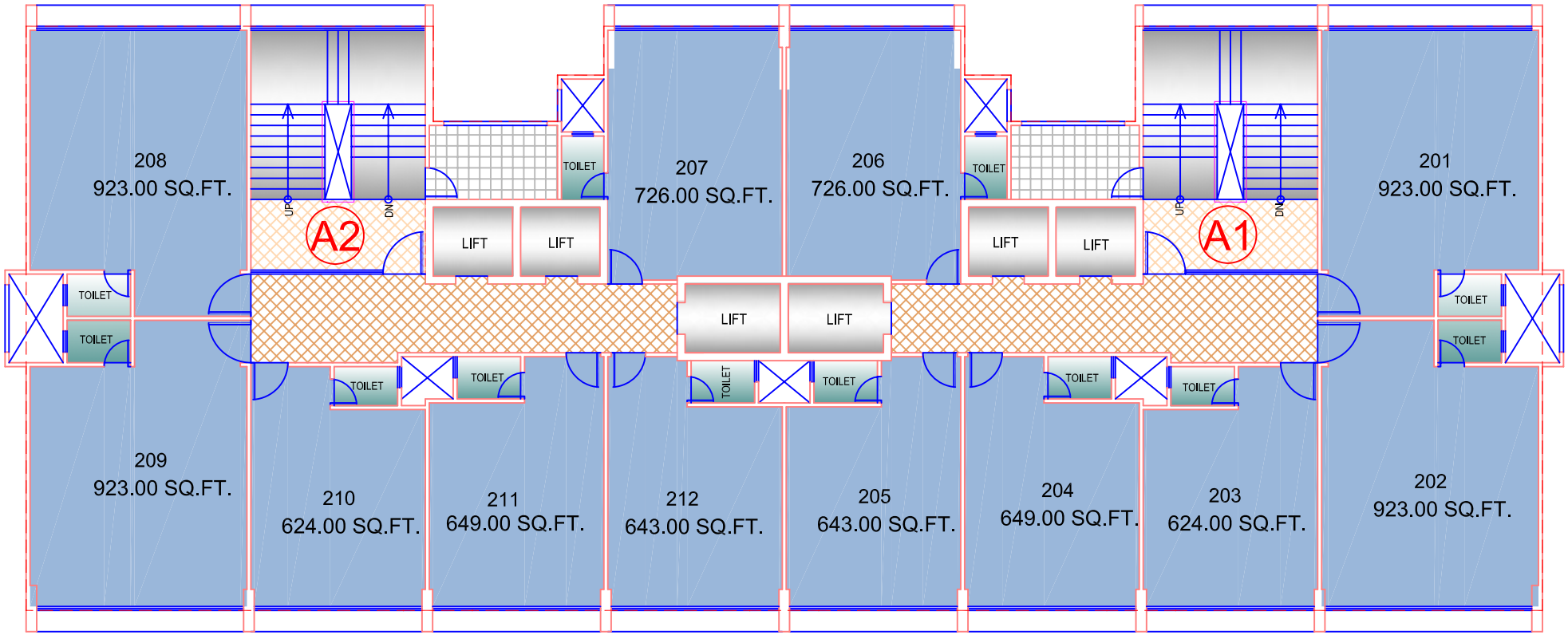
04



PALLADIUM

1ST FLOOR PLAN
(BLOCK-A)

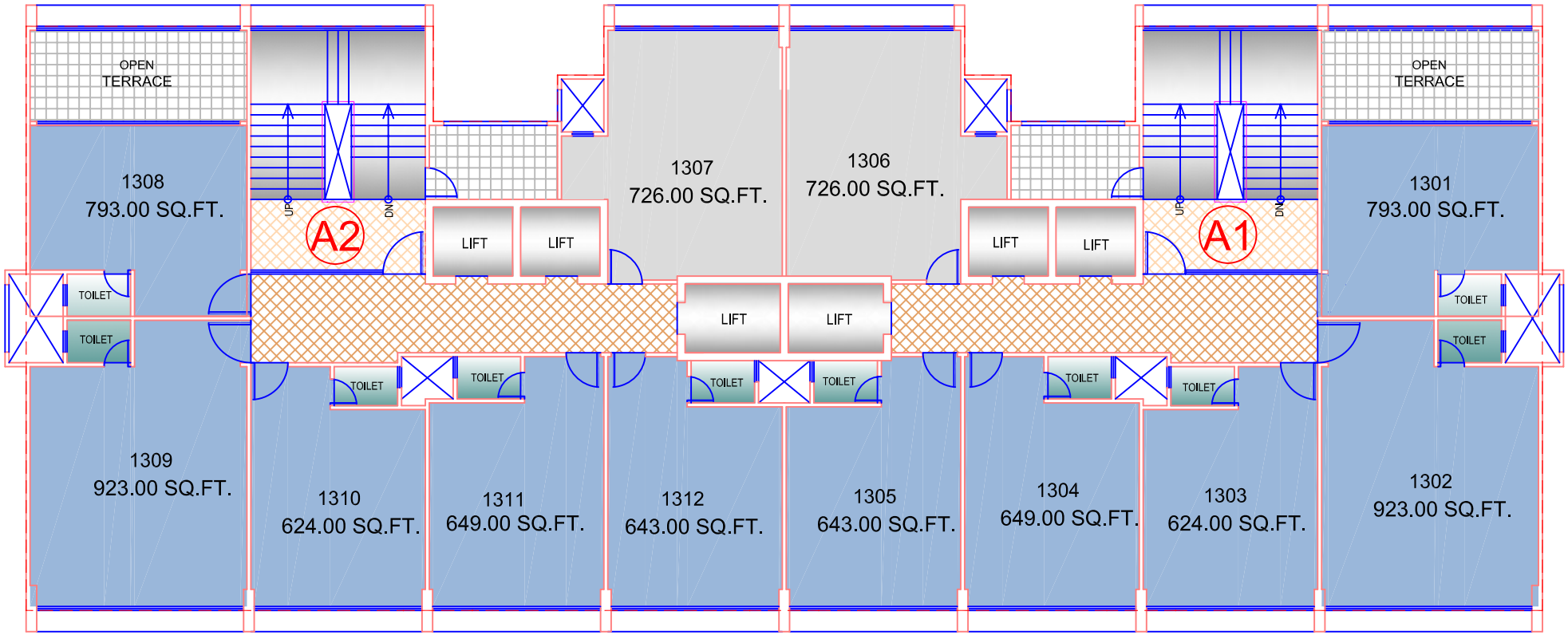
05



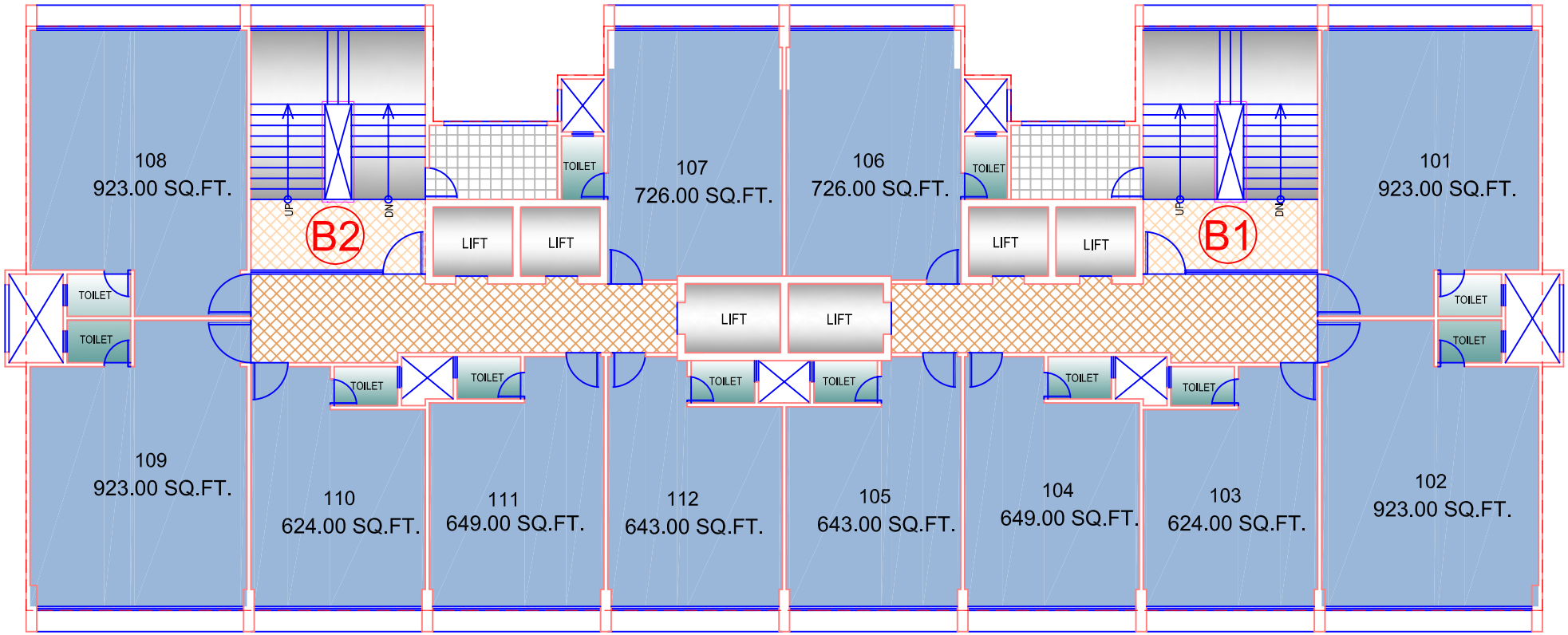
PALLADIUM

2ND TO 12TH FLOOR PLAN
(BLOCK-A)

06



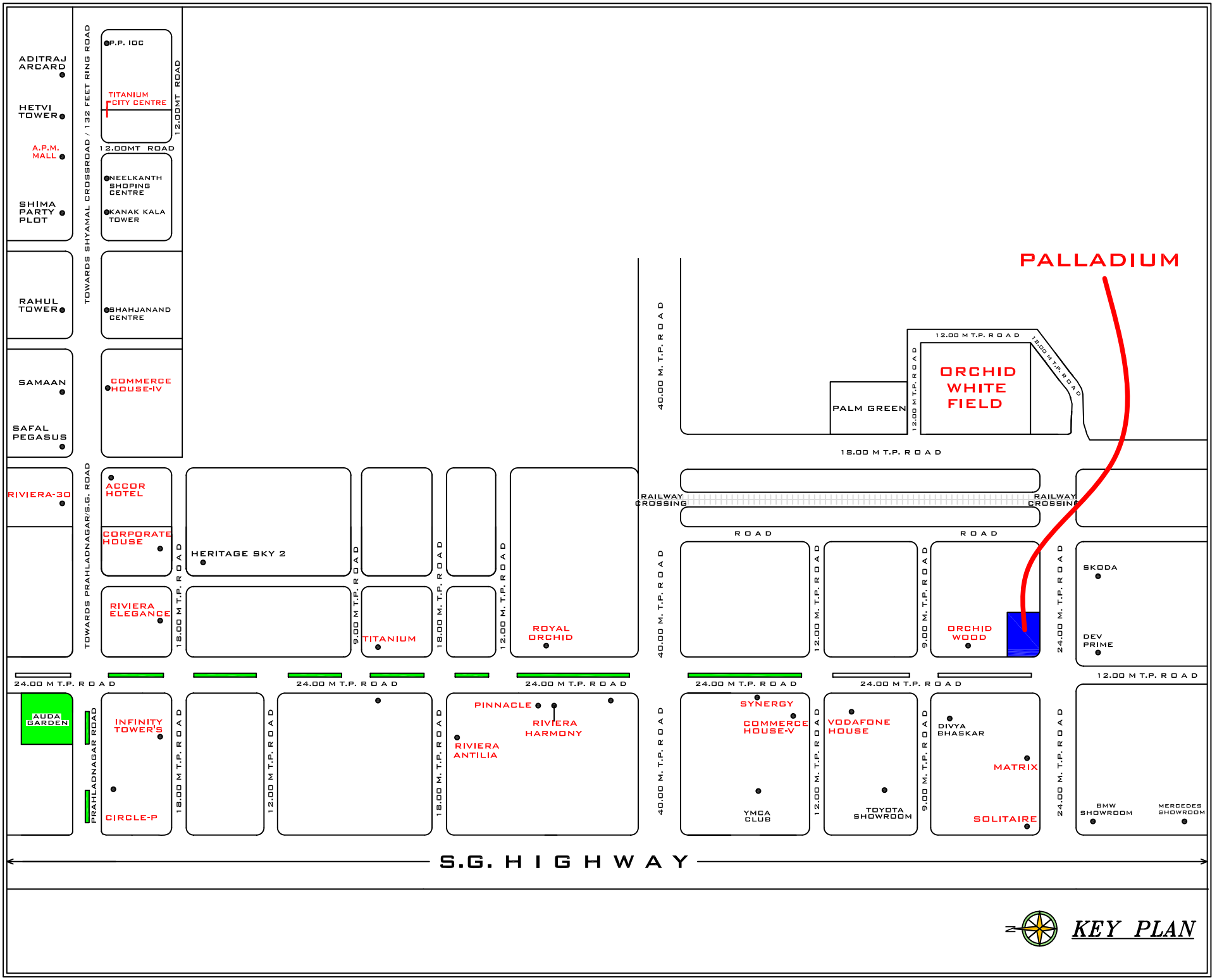
	PALLADIUM	13TH FLOOR PLAN (BLOCK-A)
		07



PALLADIUM

1ST TO 12TH FLOOR PLAN
(BLOCK-B)

08


ADITRAJ ARCARD
HETVI TOWER
A.P.M. MALL
SHIMA PARTY PLOT
RAHUL TOWER
SAMAAN
SAFAL PEGASUS
RIVIERA-30
TOWARDS SHYAMAL CROSSROAD / 132 FEET RING ROAD
TOWARDS PRAHLADNAGAR/S.G. ROAD
P.P. IOC
TITANIUM CITY CENTRE
12.00MT ROAD
12.00MT ROAD
NEELKANTH SHOPING CENTRE
KANAK KALA TOWER
SHAHJANAND CENTRE
COMMERCE HOUSE-IV
ACCOR HOTEL
CORPORATE HOUSE
RIVIERA ELEGANCE
HERITAGE SKY 2
TITANIUM
ROYAL ORCHID
18.00 M T.P. ROAD
9.00 M T.P. ROAD
18.00 M. T.P. ROAD
12.00 M. T.P. ROAD
24.00 M T.P. ROAD
24.00 M T.P. ROAD
24.00 M T.P. ROAD
AUDA GARDEN
PRAHLADNAGAR ROAD
INFINITY TOWER'S
CIRCLE-P
18.00 M T.P. ROAD
12.00 M T.P. ROAD
PINNACLE
RIVIERA HARMONY
RIVIERA ANTILIA
18.00 M. T.P. ROAD
PALLADIUM
40.00 M. T.P. ROAD
12.00 M T.P. ROAD
12.00 M T.P. ROAD
PALM GREEN
ORCHID WHITE FIELD
12.00 M T.P. ROAD
18.00 M T.P. ROAD
RAILWAY CROSSING
RAILWAY CROSSING
ROAD
ROAD
40.00 M. T.P. ROAD
12.00 M. T.P. ROAD
9.00 M. T.P. ROAD
ORCHID WOOD
24.00 M. T.P. ROAD
SKODA
DEV PRIME
24.00 M T.P. ROAD
24.00 M T.P. ROAD
12.00 M T.P. ROAD
SYNERGY
COMMERCE HOUSE-V
YMCA CLUB
40.00 M. T.P. ROAD
12.00 M. T.P. ROAD
VODAFONE HOUSE
TOYOTA SHOWROOM
9.00 M. T.P. ROAD
DIVYA BHASKAR
MATRIX
SOLITAIRE
24.00 M. T.P. ROAD
BMW SHOWROOM
MERCEDES SHOWROOM
S.G. HIGHWAY
KEY PLAN