

COMING SOON

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THE KEY TO OPPORTUNITY

HIGH-END RETAIL & OFFICE SPACES

About Architect



Qutub Mandviwala

Architect

Mandviwala Qutub & Associates (MQA)
(Mumbai)

With a rich experience of three decades, Ar. Qutub Mandviwala has over the years developed a reputation to provide innovative design solutions within the context. He is an alumnus of Rachana Sansad Mumbai, graduated from the Academy of Architecture in the year 1988. Ar. Mandviwala engages in various work experiments with new spatial concepts intensifying existing urban landscapes and encompassing all fields of design, from the urban scale to interiors. Known as an architect who consistently pushes the boundaries of sustainable design, he has designed various townships, high-rise buildings, residential, commercial, hotels, hospitals and office interior projects to his credit across India.

He believes that great buildings and spaces can inspire, influence and enhance the lives of their users and the community. Spaces for learning, for socializing, for work, contemplative spaces, and spaces to live and grow old in, must contribute to the positive qualities of life, productivity, and happiness of their occupants. Over the years, he has developed an architectural language forging design sensibilities that are inherent to site's climate and conditions. His approach to design is simplistic with a minimal and modern flair.



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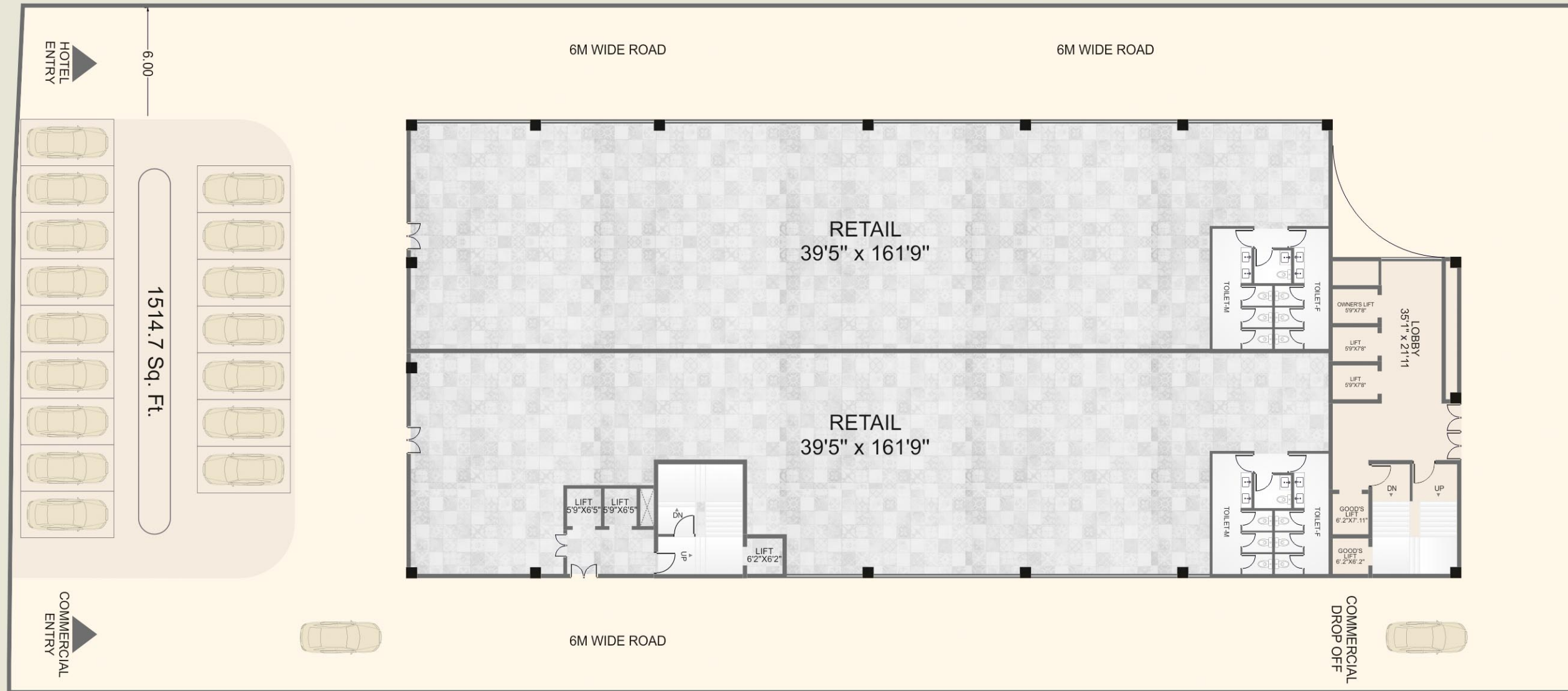
HOTEL

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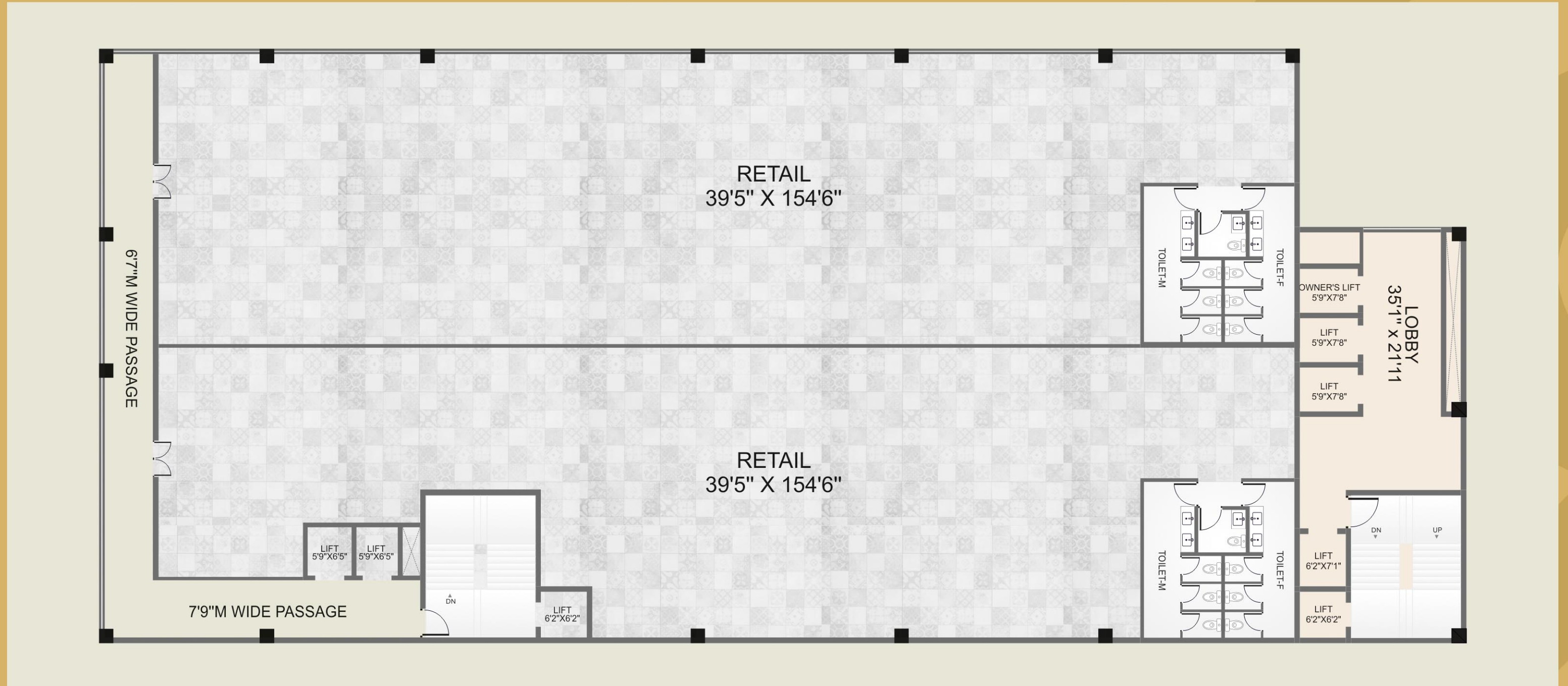
Ground Floor Plan



FLOOR	NOS	AREA	Total sq.m	Total sq.ft
GROUND	A	592.5	592.5	6377.7
	B	513.6	513.6	5528.4



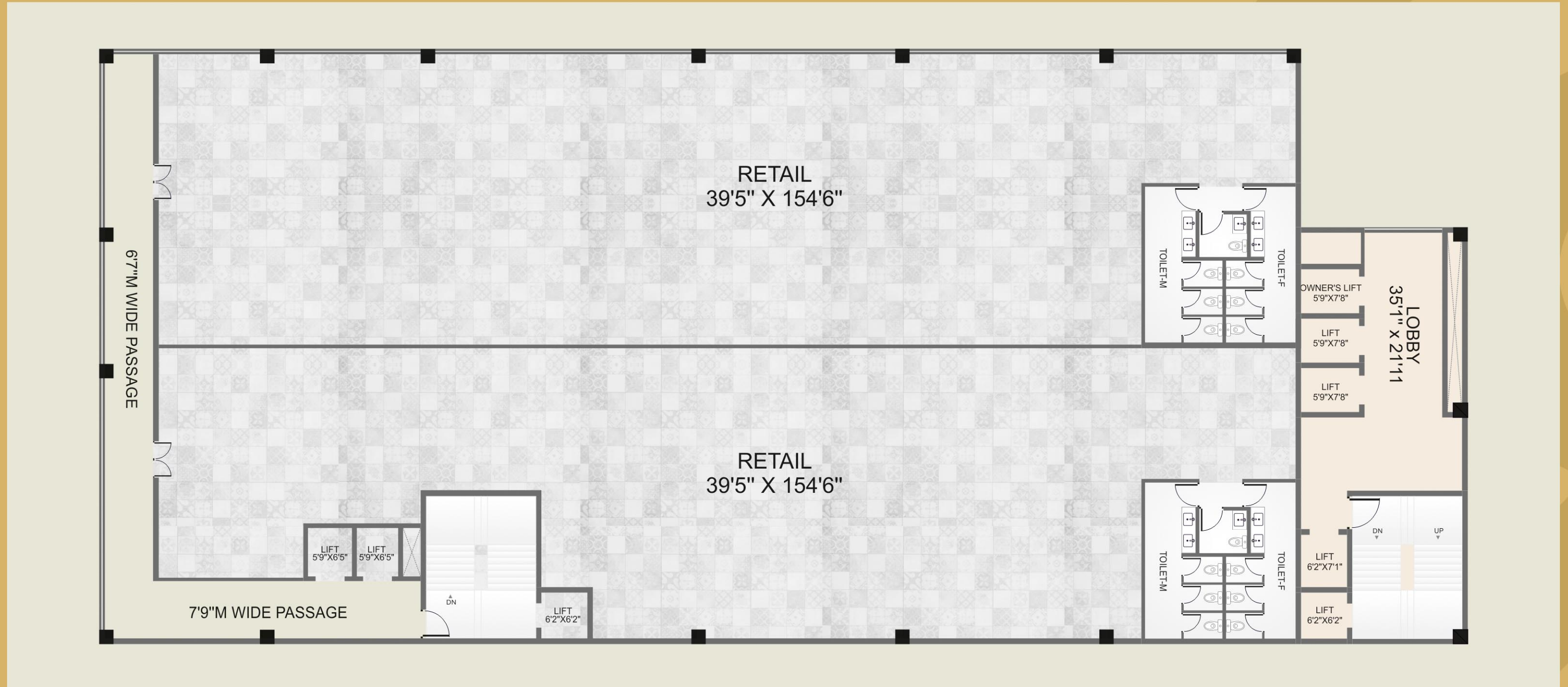
First Floor Plan



FLOOR	NOS	AREA	Total sq.m	Total sq.ft
FIRST	A	566.1	566.1	6093.5
	B	492.6	492.6	5302.3



Second Floor Plan



FLOOR	NOS	AREA	Total sq.m	Total sq.ft
SECOND	A	566.1	566.1	6093.5
	B	492.6	492.6	5302.3



Third Floor Plan



FLOOR	NOS	AREA	Total sq.m	Total sq.ft
THIRD	A	566.1	566.1	6093.5
	B	492.6	492.6	5302.3



Fourth Floor Plan

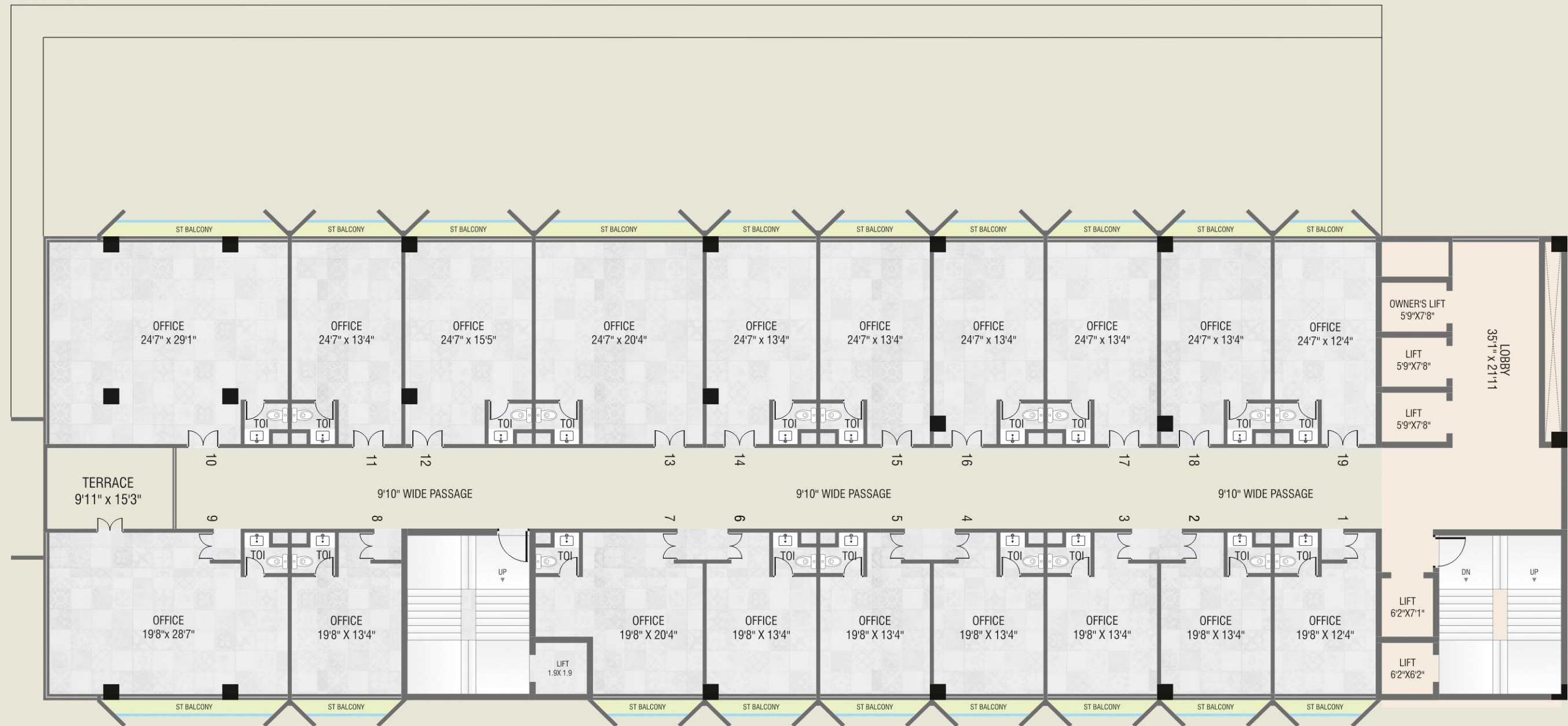


Office	DIMENSION	Total sq.m	Total sq.ft
1	19'8" X 12'4"	22.6	243.5
2	19'8" X 13'4"	24.9	267.8
3	19'8" X 13'4"	24.9	267.8
4	19'8" X 13'4"	24.9	267.8
5	19'8" X 13'4"	24.9	267.8
6	19'8" X 13'4"	24.9	267.8
7	19'8" X 20'4"	33.0	355.0
8	19'8" X 13'4"	24.7	265.5
9	19'8" X 28'7"	54.4	585.7

10	24'7" X 29'1"	131.4	1414.4
11	24'7" X 13'4"	60.2	648.0
12	24'7" X 15'5"	69.5	748.1
13	24'7" X 20'4"	91.9	989.2
14	24'7" X 13'4"	60.2	648.0
15	24'7" X 13'4"	60.2	648.0
16	24'7" X 13'4"	60.2	648.0
17	24'7" X 13'4"	60.2	648.0
18	24'7" X 13'4"	60.2	648.0
19	24'7" X 12'4"	55.4	593.3



Typical Floor Plan (5th to 10th Floor)

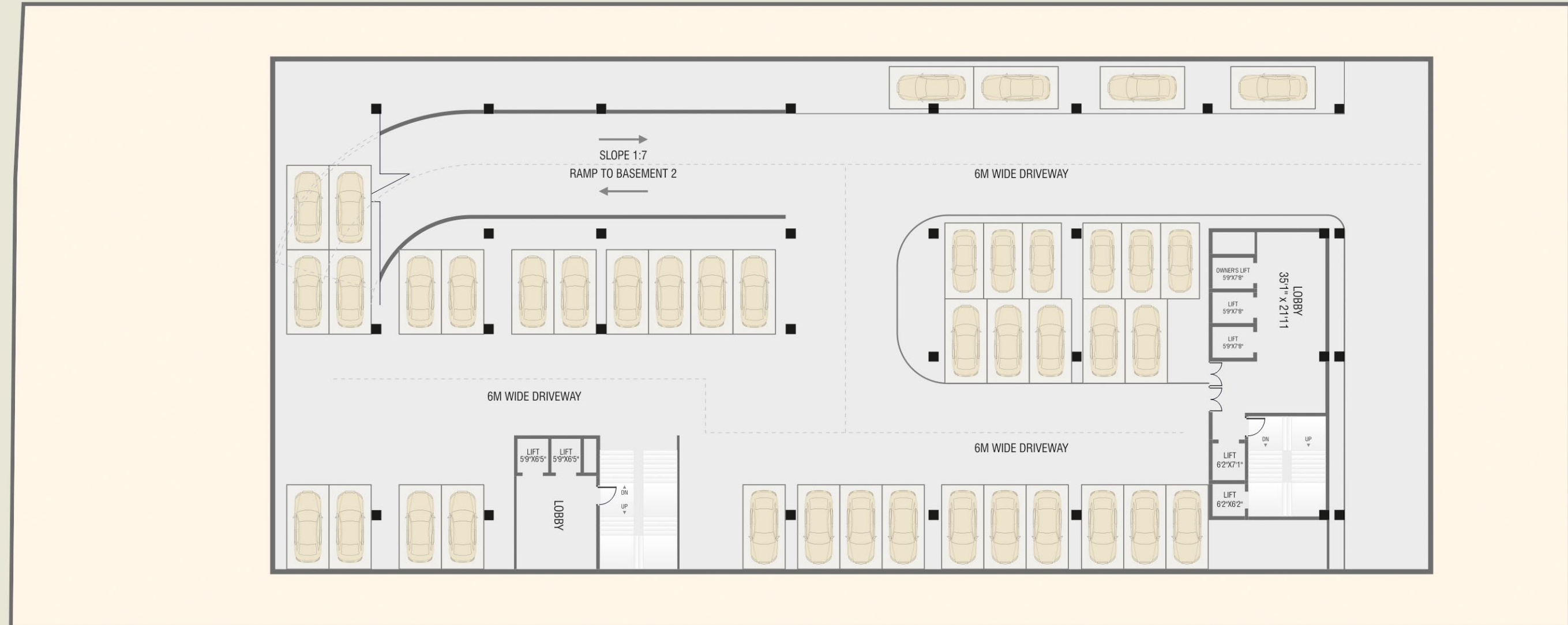


Office	DIMENSION	Total sq.m	Total sq.ft
1	19'8" X 12'4"	22.6	243.5
2	19'8" X 13'4"	24.9	267.8
3	19'8" X 13'4"	24.9	267.8
4	19'8" X 13'4"	24.9	267.8
5	19'8" X 13'4"	24.9	267.8
6	19'8" X 13'4"	24.9	267.8
7	19'8" X 20'4"	33.0	355.0
8	19'8" X 13'4"	24.7	265.5
9	19'8" X 28'7"	54.4	585.7

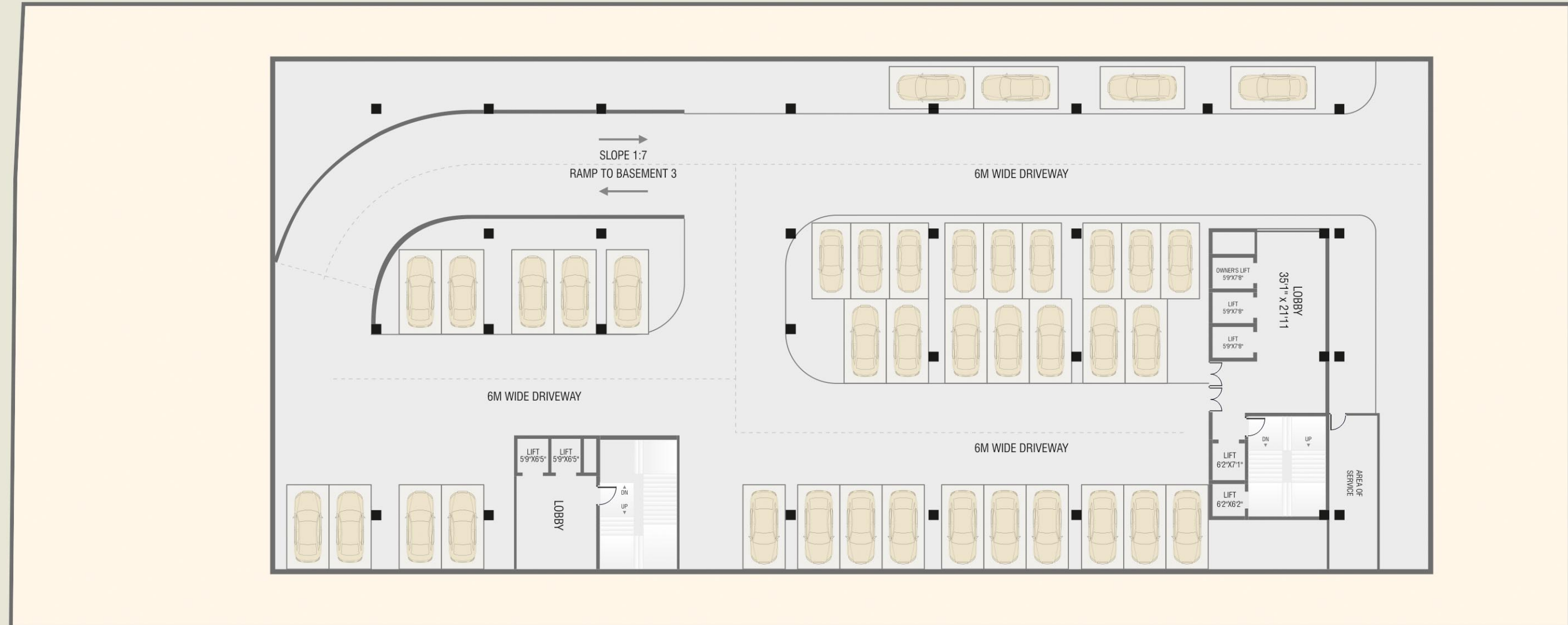
10	24'7" X 29'1"	69.0	742.7
11	24'7" X 13'4"	31.9	343.0
12	24'7" X 15'5"	36.9	397.1
13	24'7" X 20'4"	48.9	526.8
14	24'7" X 13'4"	31.9	343.2
15	24'7" X 13'4"	31.9	343.2
16	24'7" X 13'4"	31.9	343.2
17	24'7" X 13'4"	31.9	343.2
18	24'7" X 13'4"	31.9	343.2
19	24'7" X 12'4"	29.3	315.6



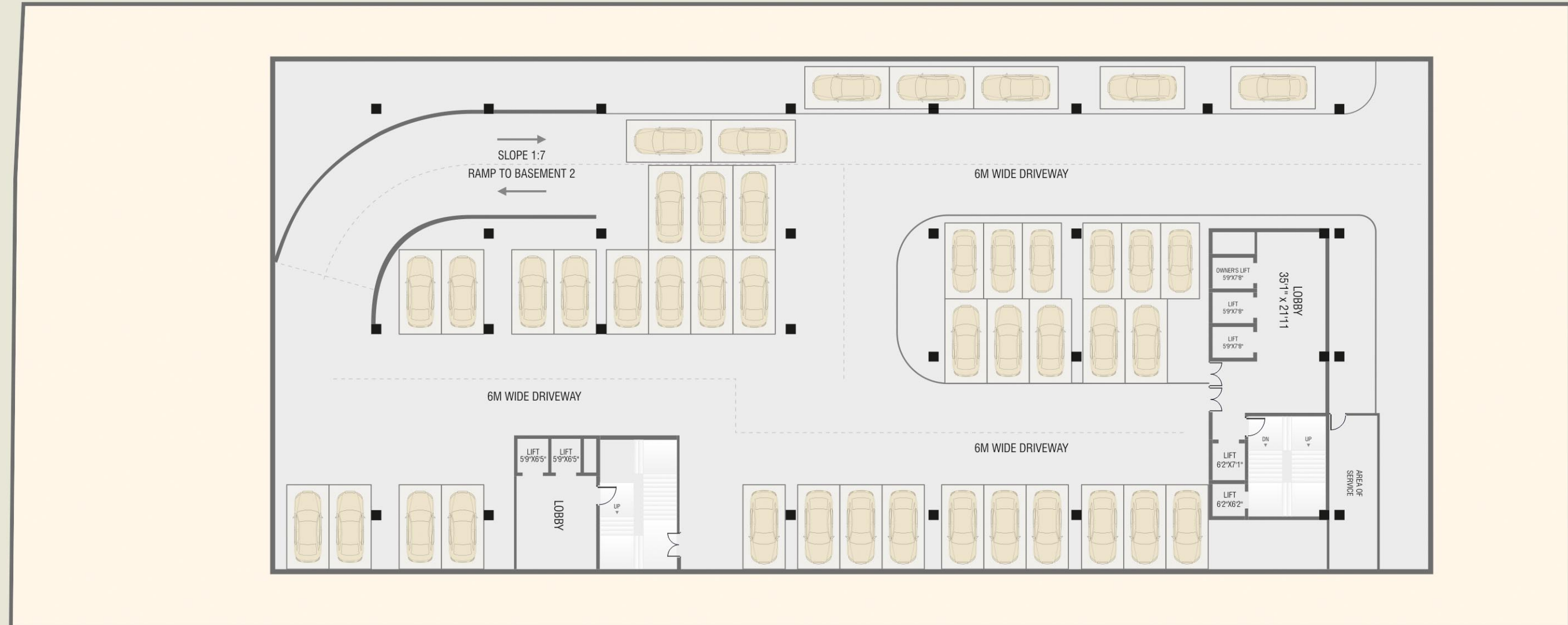
Basement-1



Basement-2



Basement-3



Promoters

Shri Rajubhai Pobaru **Shri Pankajbhai Akbari**
Shri Dishit Pobaru **Shri Sawan Akbari**

Architect

Mandviwala Qutub & Associates (MQA)
(Mumbai)

Architect

Deepak Nathvani
Aakar Associates (Rajkot)

Structural Consultant

Ducon Consultants Pvt. Ltd.
(Ahmedabad)

MEPF Consultant

Jhaveri Associates
(Ahmedabad)

Legal Advisor

Nipun Doshi
(Rajkot)

Eternally blessed by

Shri Muljibhai Ravjibhai Akbari
Shri Chabilbhai Prabhudasbhai Pobaru

Site Address

150 Ft. Ring Road, Nana Mava Circle,
Opp. Silver Heights, Rajkot.

For Booking and more Information

 **96381 96381**

NOTE: » The representation of all and everything mentioned in the present brochure is purely conceptual and has no legal offering. That no warranty either expressly or impliedly, given that the completed development of the project will comply in any degree with such artistic impression depicted herein. The specifications and information etc. are tentative subject to amendment(s) and can be altered by the firm and/or pursuant to the sanctions/directions of the competent authorities. All right reserved other terms & conditions apply. All specifications, amenities etc. of the unit/project shall be as per the final agreement to sell between the parties. Viewers/Recipients are advised to use their discretion in relying on the information described/shown herein » By no means it will form part of any legal contract » Stamp duty, Legal/advocates fees, electricity connection charges, maintenance deposit etc. shall be borne by the purchaser apart from sales value » TDS, TCS, GST & or any other taxes/charges levied by state government, central government & or local authorities / bodies in future or during course of project shall be borne by the purchaser as & when applicable » In the interest of continual developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including and not limited to technical specifications, design, planning, layout & all purchasers shall be abiding by such changes » Changes/alteration of any nature including elevation, exterior color scheme, balcony grill or any other changes affecting the overall design concept & outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme » Any part of RCC STRUCTURE must not be damaged by its tenants during the course of interior modification / renovation » Low - voltage cables such as telephone, TV & internet cables shall be strictly laid as per developers guidelines » No wire/cables/conduits unit shall be laid or installed in such a way that they form hanging formation on the building exterior faces » Common passages / landscaped areas are not allowed to be used for personal purpose » AC outdoor unit's space is already designated in consultation with HVAC consultant. It is planned according to design specification / elevation, available space etc. no changes in location can be made on personal basis » All furniture/objects shown in the plan are for presentation & understanding purpose only. By no means, it will form a part of final deliverable product » Any arising dispute will be subject to Rajkot Jurisdiction.