



Developers:



Bhogilal Odhavji Industrial Enterprise Pvt. Ltd.

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Architect: Modi Srivastava & Associates | Structural Consultant: Hariyani Associates





Welcome to Vadodara's
most Prime Business Address

- | | |
|---|---|
| <p>Plush Retail Spaces</p> <ul style="list-style-type: none">ShowroomsDisplay CenterSuper StoreJewellery Store / BoutiqueClinic | <p>Prime Office Spaces</p> <ul style="list-style-type: none">Corporate OfficesBanks & Financial InstitutionsConsultant's OfficeBPO / Call CenterBusiness Center |
|---|---|

Shops



Showrooms



Offices



MODERNIZING THE WAY YOU CONDUCT BUSINESS...

Modern Retail & Corporate Sector has turned into a complex and highly competitive business function. Only when all the elements are in harmony would you get the best results. The location of your premises, and the complex in which it is located goes a long way in defining business success.

Presenting **Golden Icon**, prime business spaces that enable your business to get the maximum visibility and convenience. Set in a great ambience, the elegant structure and elevation shall enhance your brand image. With an ace location gets your brand the desired high impact eyeballs and gets highlighted to the right target audience.

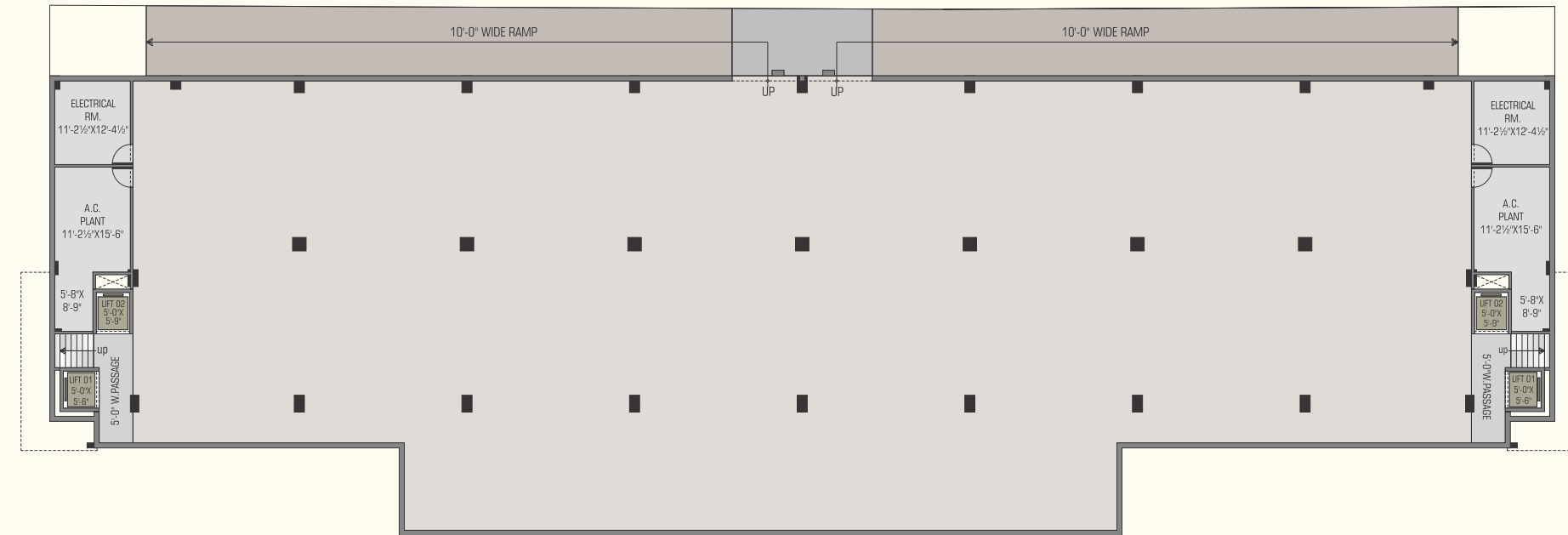
Truly a rare business opportunity to take your business to new heights and give it a midas touch!



Highlights

- ▶ Vadodara's most exclusive Commercial Location on Bird's Circle Junction of Race Course offering Full Frontage for excellent visibility of your brand
- ▶ 2-side road visibility of the Building - Old Padra Road (40 m) & Jetalpur Road (24 m)
- ▶ Facade incorporating artistic configurations
- ▶ Premium Branded Elevator
- ▶ Wide corridors & passages for easier mobility
- ▶ Ample Parking including Basement Parking
- ▶ 24 Hours standby generator for all common facilities
- ▶ Overhead Tank for Water Supply

BASEMENT PLAN



Specifications

Structure & Wall Construction

- RCC Framed Structure Design with Earthquake Resistance
- Internal Walls with Putty & Primer. External Walls with weather-proof paint over double-coat plaster.
- Minimum Columns & Beams for maximum flexibility in interior planning

Flooring & Wall Cladding

- Vitrified Tiles Flooring with Skirting in all units
- Natural Stone / Vitrified Flooring in corridors & stairs
- Granite / Decorative Tile Cladding of Lift side wall

Toilets

- Ceramic Tile Flooring on Walls up to Lintel with Branded CP Fittings

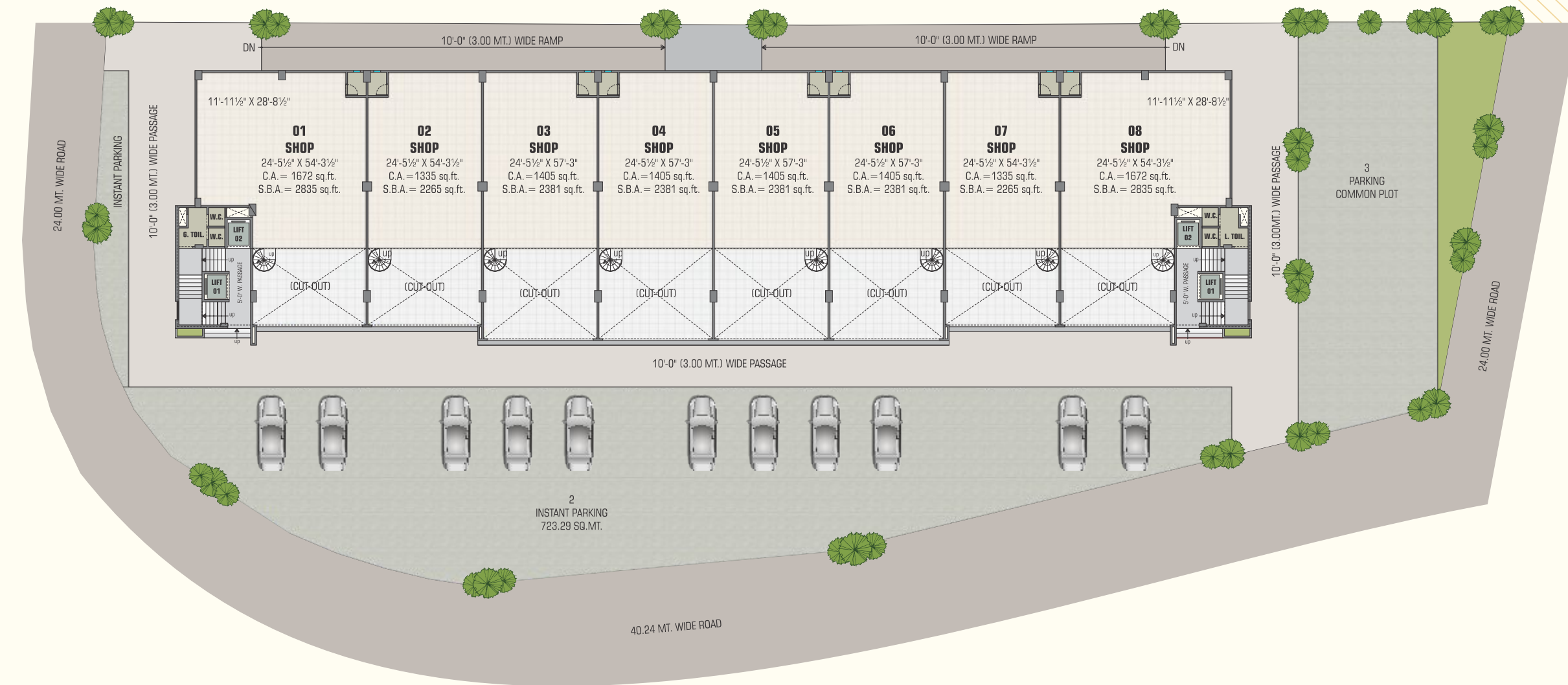
Doors & Windows

- Powder Coated Aluminium Sliding Windows with Granite Sill
- Flush Doors / Shutters with Safety Lock for Offices
- Front Side Rolling Shutters for Show-rooms & Shops

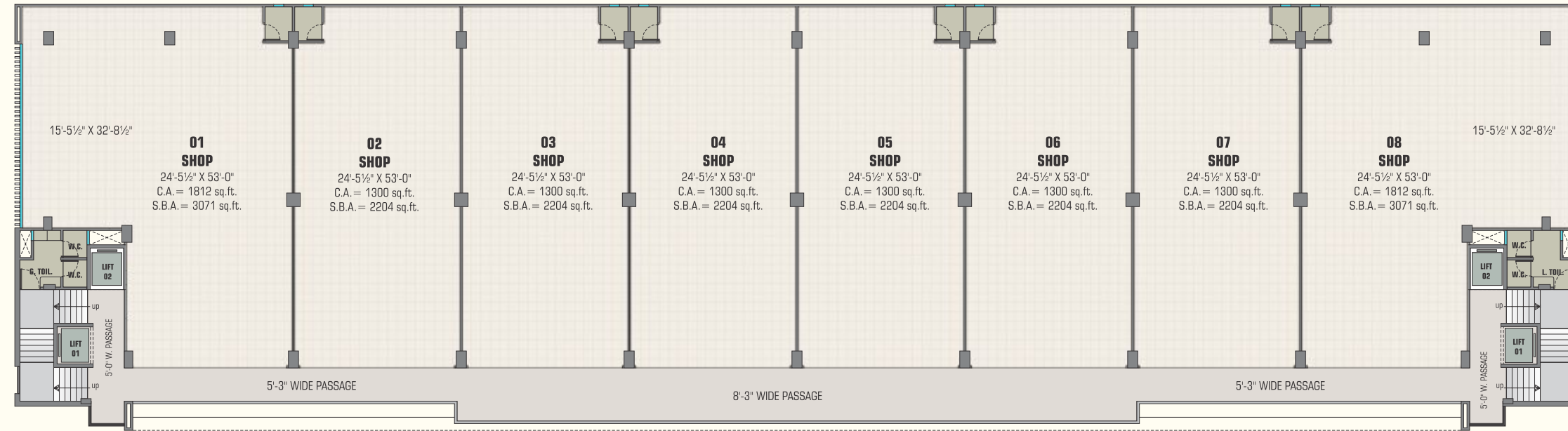
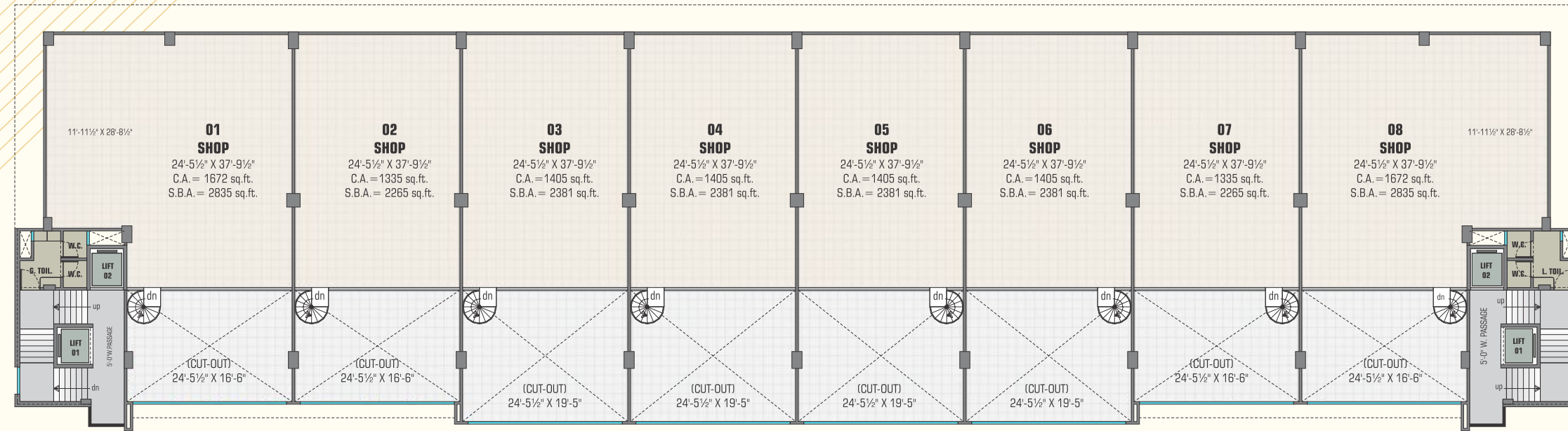
Electrical

- Concealed FR Copper Wiring & All Electrical Fixtures of ISI Quality
- Shock Proof Protection with Latest ELCB / MCB in each Unit
- Quality Modular Electrical Switches
- Provisions provided for Indoor AC Units & Outdoor AC Units are to be fitted in the designated place given by the architect
- Individual Telephone Cable and TATA SKY or equivalent DTH Network TV Cable in each unit

GROUND FLOOR PLAN

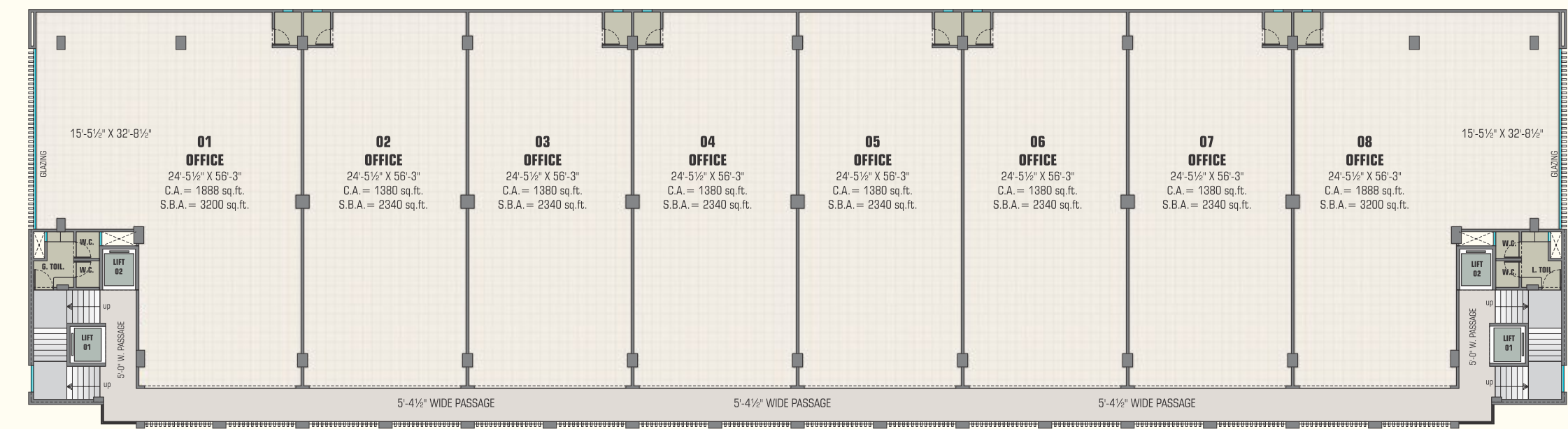
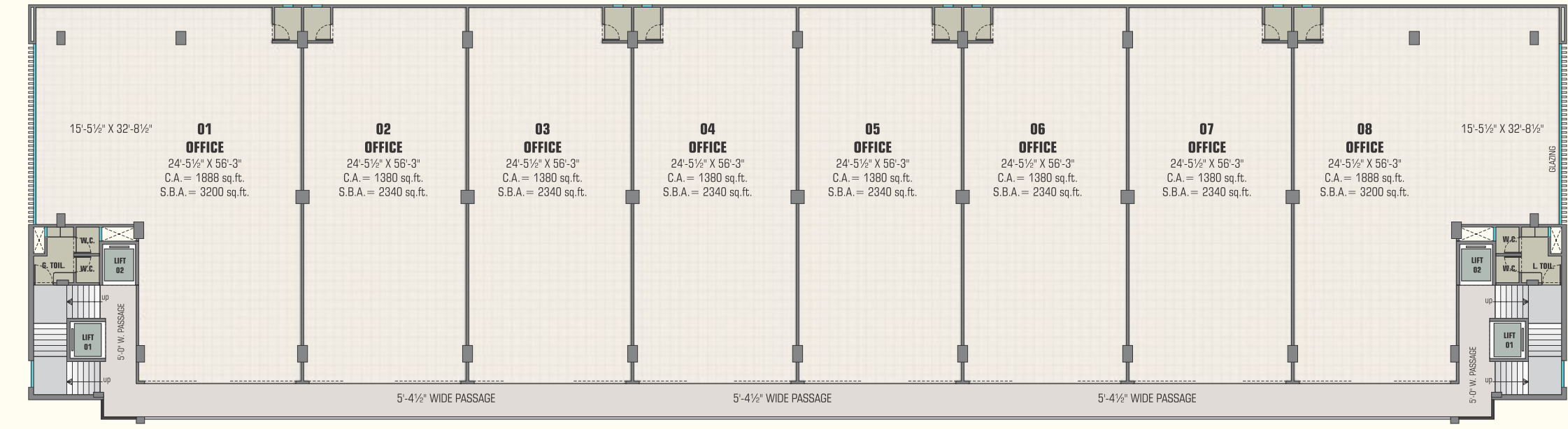


MEZZANINE FLOOR PLAN



FIRST FLOOR PLAN

TYPICAL (2nd & 3rd) FLOOR PLAN



FOURTH FLOOR PLAN



**GOLDEN
ICON**



Please Note • Actual possession of the Unit shall be handed over to the Member within 30 days of the settling of all the accounts and dues. Sale Deed, Documentation Charges, Stamp Duty Charges, Common Maintenance Charges, Service Tax Charges, Electric charges or deposit of GEB, Water and drainage Deposit or any charges levied by any government body will be extra, to be borne by the Buyers • Payment Schedule must be followed strictly; any delay in payment shall incur interest penalty at the rate of 24% P.A. on outstanding amount. Two Installment Continuous default in payment shall lead to total cancellation of the Unit. • Total Amount of the Extra Work must be deposited in full in advance then only work shall be executed. • Sale Deed (Dastavej) to be done after settlement of all accounts. • Maintenance Deposit per unit must be deposited before 1 month of possession of the unit • In case of cancellation, an amount equivalent to 10% of the Booking Amount+ Amount of Extra Work, (if any) will be deducted towards Administrative Charges from the Refund Amount. • The Refund shall be paid only after the New Booking of the booked Unit. • Actual Dimensions may vary as per the site conditions • Developers/Architect reserves all the right to change/alter/raise scheme related measurement, design, Drawings and price per unit etc and shall be binding to the Buyers unconditionally. • Buyer's are not allowed to do any external change in elevation of the Building. • Water & Drainage to be provided by Government. • This brochure is not a legal document, this is only for presentation of the project.

