



*Your First-hand
Experience
of a
Beautiful Lifestyle !*



Pratham
APARTMENTS



Vipul

EXPERIENCE THE BEAUTIFUL LIFESTYLE

Imagine waking up to the dawn
where the first ray of sun falls on your doorstep.

Imagine birds chirping songs at your balcony.

Imagine a lifestyle which will take you beyond Imagination
and draws you close to nature.

A panorama of perfect Lifestyle which will inspire
a sense of admiration and dignity.

We take one more step forward bringing this plethora of
lifestyle to **BAWAL** in the form of first ever
Residential Gated Community which is being developed by
Vipul Limited in this region.

Presenting



Gatham
APARTMENTS

Advantage Bawal:

Bawal, an industrial hub in south-west Haryana, is scripting India's biggest turnaround story. Bawal is strategically located on the Delhi-Mumbai Freight Corridor (or Delhi-Mumbai Industrial Corridor) on NH-8, which has ensured multiple entries and dedicated service roads on both sides of the national highway so as to avoid a bottleneck and the smooth traffic flow.

Of 300 industrial units in this region, close to 70 per cent are auto ancillary units. Of these 50 are Multinational Companies. Bawal Industrial Area is a well established industrial zone and HSIIDC has provided excellent infrastructure facilities for the area. Its connectivity to Millennium City Gurgaon where most of the corporate offices are located, is another key factor in making Bawal an excellent location.

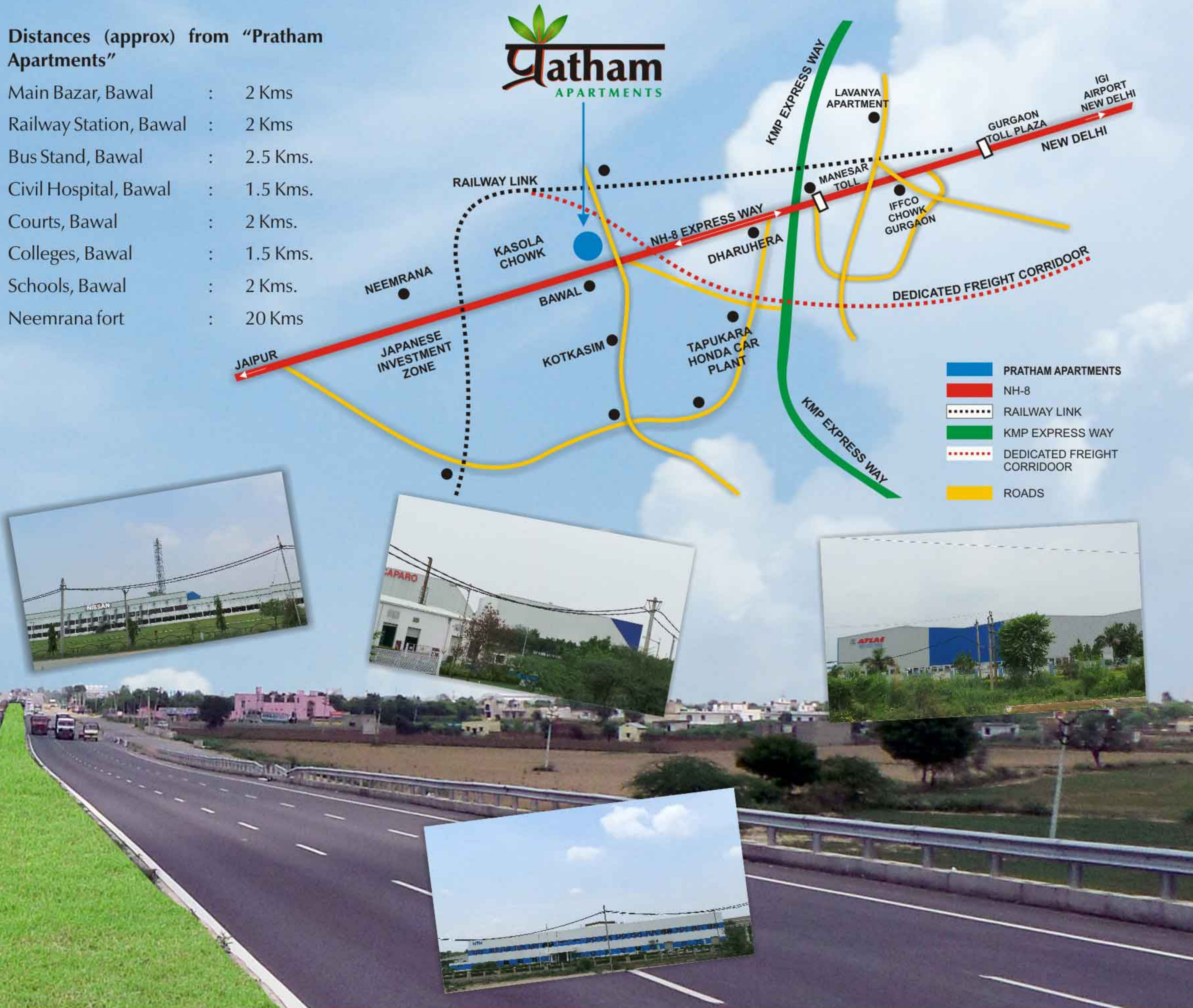
The multi-crore Kundali-Manesar-Palwal Expressway once ready, will provide an excellent connectivity and reduce travel time for those who want to skip Delhi and neighboring towns.



- Bawal, strategically located on NH-8
- Home to several domestic and Multi-National Companies.
- Biggest industrial estates in NCR, Sprawling over 3,367 acres.
- Dedicated sectors for Housing, Institutional and Commercial activities.
- An alternative to Gurgaon-Manesar region

Distances (approx) from "Pratham Apartments"

Main Bazar, Bawal	: 2 Kms
Railway Station, Bawal	: 2 Kms
Bus Stand, Bawal	: 2.5 Kms.
Civil Hospital, Bawal	: 1.5 Kms.
Courts, Bawal	: 2 Kms.
Colleges, Bawal	: 1.5 Kms.
Schools, Bawal	: 2 Kms.
Neemrana fort	: 20 Kms



- The prominent companies located here include Keihin Fie, Talbros Ltd., Mitsui Mining and Smelting, Atlas Steel, Los Angeles Candy, Exide Industrial, Asian Colour Coated Ispat, Liberty Group of Companies, Asahi India Glass, YKK India, Saera Corporation and Caparo Products to name a few.
- Likely to see more economic activities and foreign investment in the next few years
- Direct access to the Delhi-Mumbai Industrial Corridor (DMIC).

Your *Home:*

Come Home to the Choice that
will Bring you Lasting Joy

- 1, 2 & 3 bhk Apartments
- Well lit and ventilated Areas
- Efficiently planned spaces
- Each apartment has segregated living and sleeping areas



Absolute *Delight:*

Experience the Delight of Seeing Kids Play
in Green and Open Spaces

- 80% Open Spaces
- Dedicated Play Areas
- Central Landscaped Greens
- Pathways and Drop-off Areas
- Rain Water Harvesting
- Recycled Water
- Solar Water Heating
- CFL Lighting in Common Areas



Total *Bliss:*

Imagine the Bliss of Never Having to Worry about Trivial Maintenance Problems

- Power back-up
- 24 hours security
- Lifts with ARD
- 24x7 Water Supply
- Ample parking
- Property Management
- Convenient Shopping
- Dual Electricity Metering

Sheer *Enchantment:*

Designed to bring the lifestyle you deserve

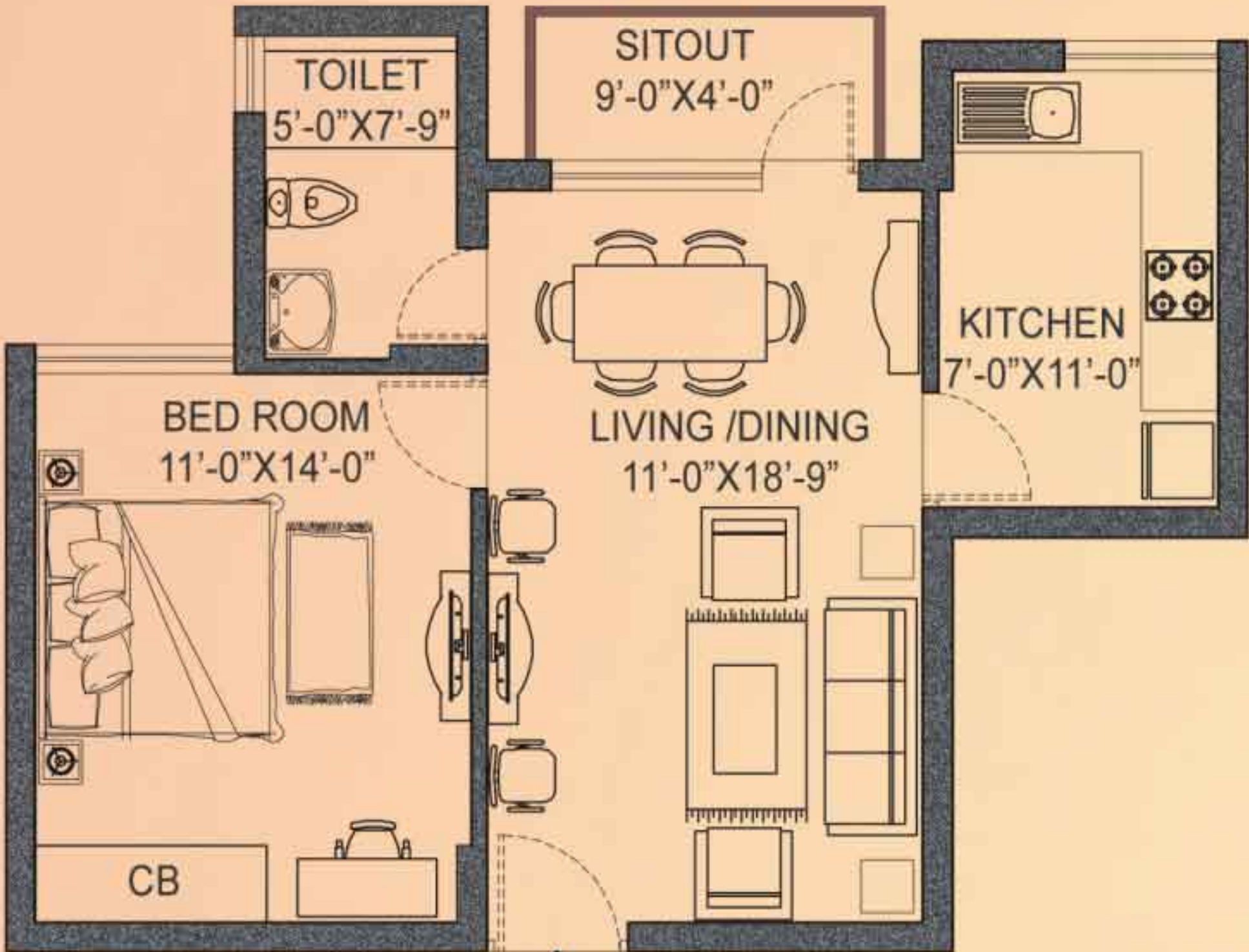
- Club house
- Pool Table, Cards Room
- Health Club
- Badminton and Half Basketsball Courts
- Swimming Pool with Separate Kids Pool
- Party Lawn
- Multi Function Hall
- Gym



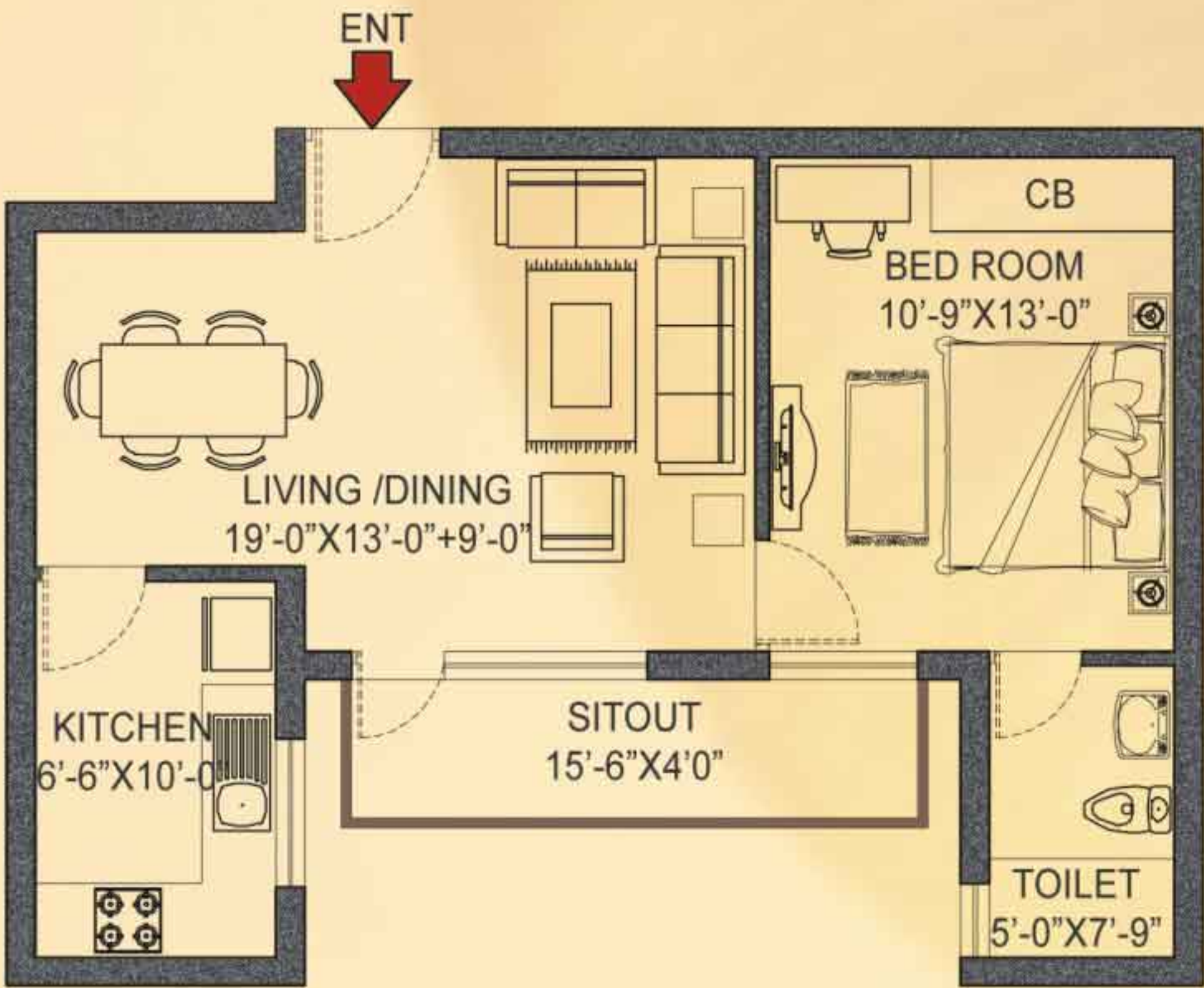
IMMACULATE *Planning:* Layout Plan



One Bedroom Units:

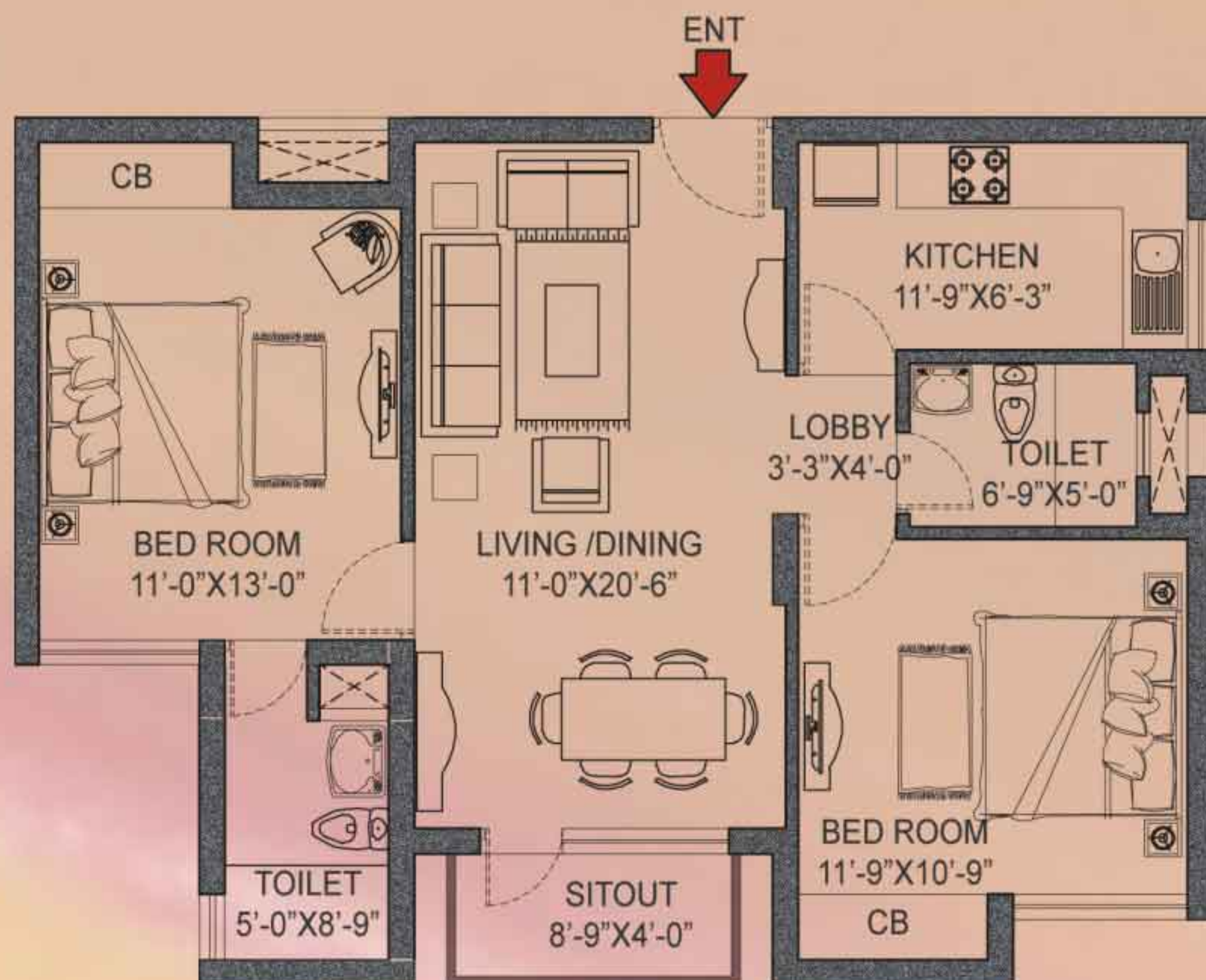


TYPE-A : 818 SQ.FT. (75.971 SQ.MT.)
TOWER - 1,3,4: UNIT NO. 03-1103
 UNIT NO. 04-1104



TYPE-B : 824 SQ.FT. (76.548 SQ.MT.)
TOWER - 2 UNIT NO. 105-1105

Two Bedroom Units:

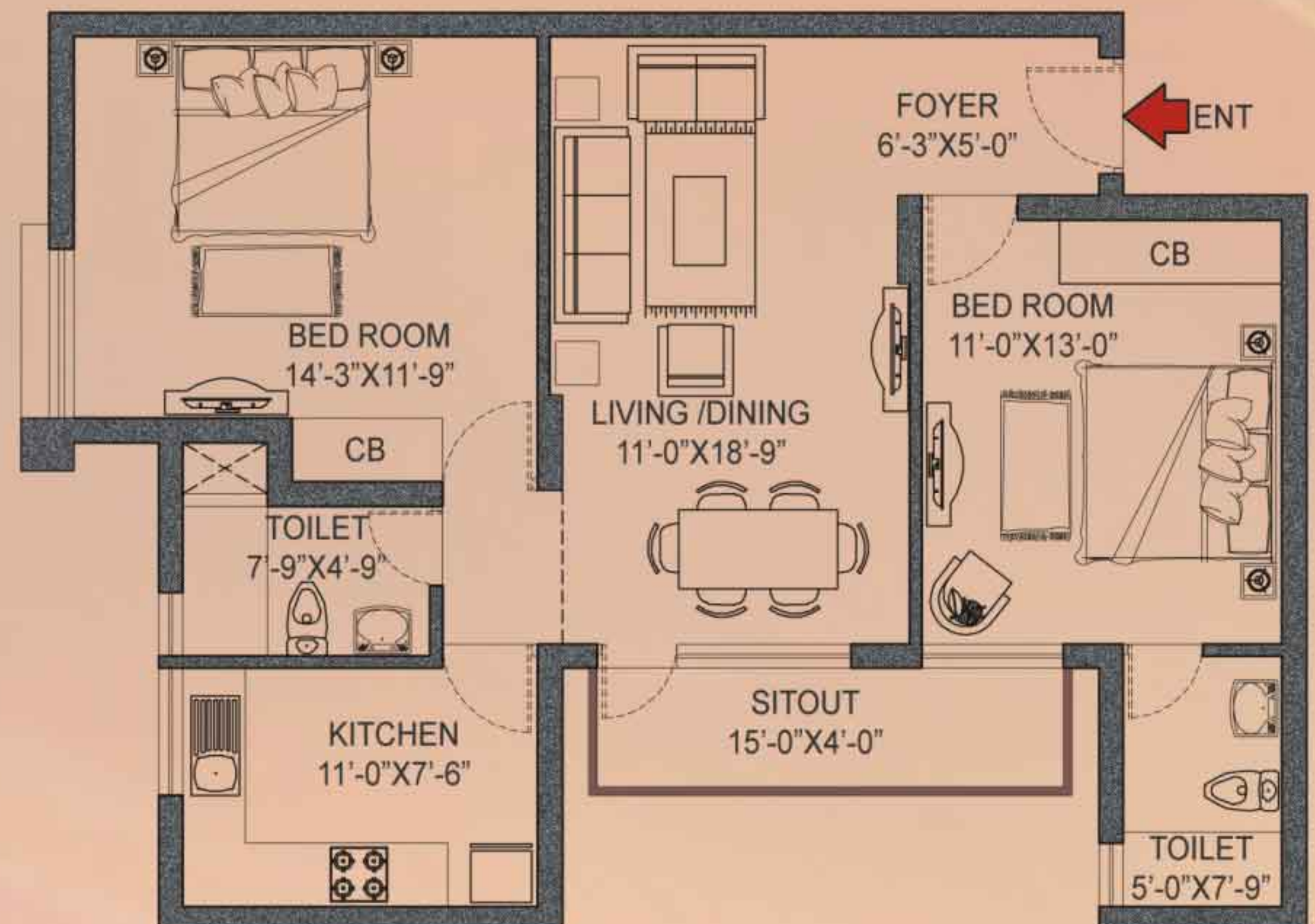


TYPE-C : 1125 SQ.FT. (104.485 SQ.MT.)

TOWER - 1,3,4

UNIT NO.101-1101

UNIT NO.106-1106

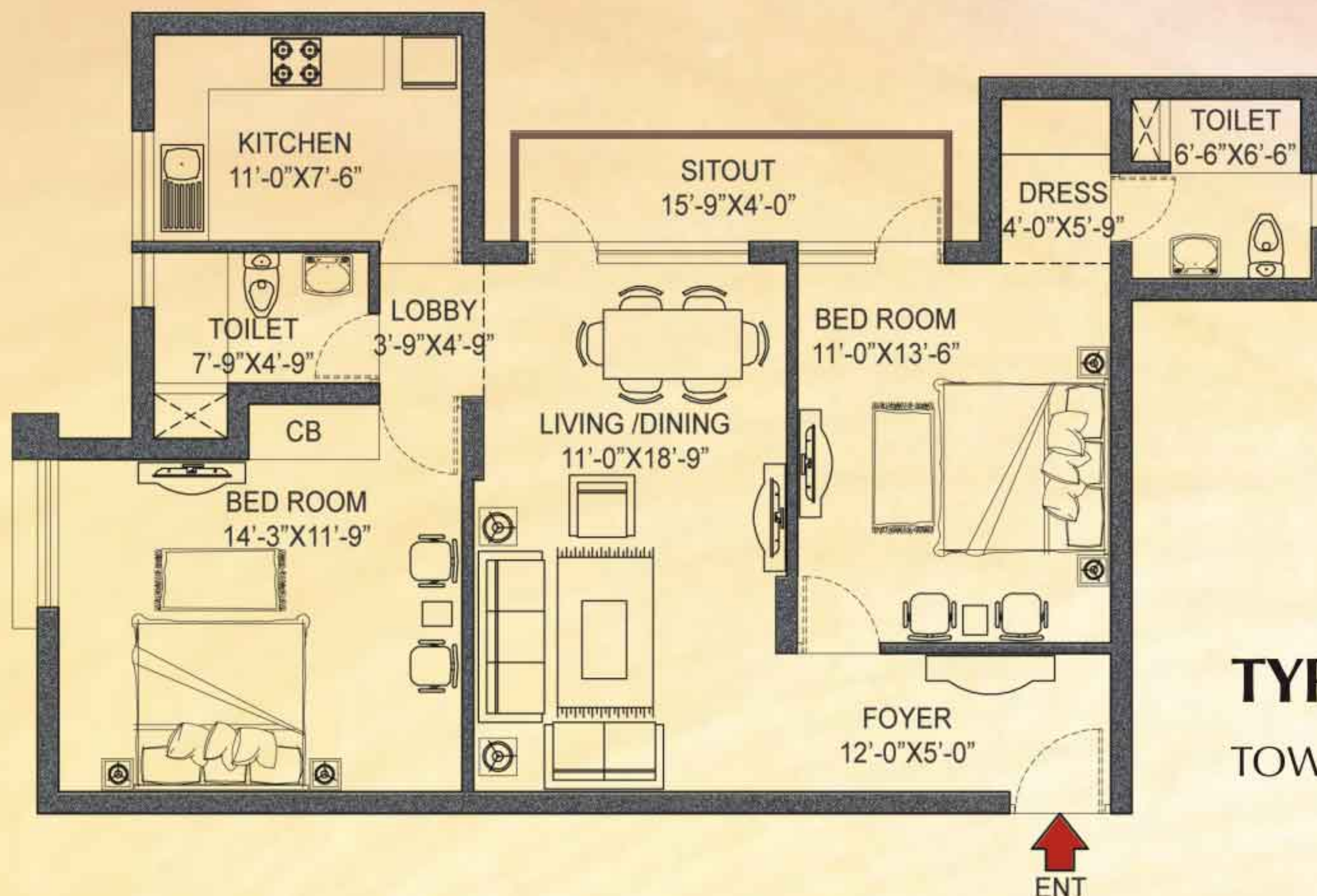


TYPE-D : 1255 SQ.FT. (116.570 SQ.MT.)

TOWER-2

UNIT NO.101-1101

UNIT NO.104-1104



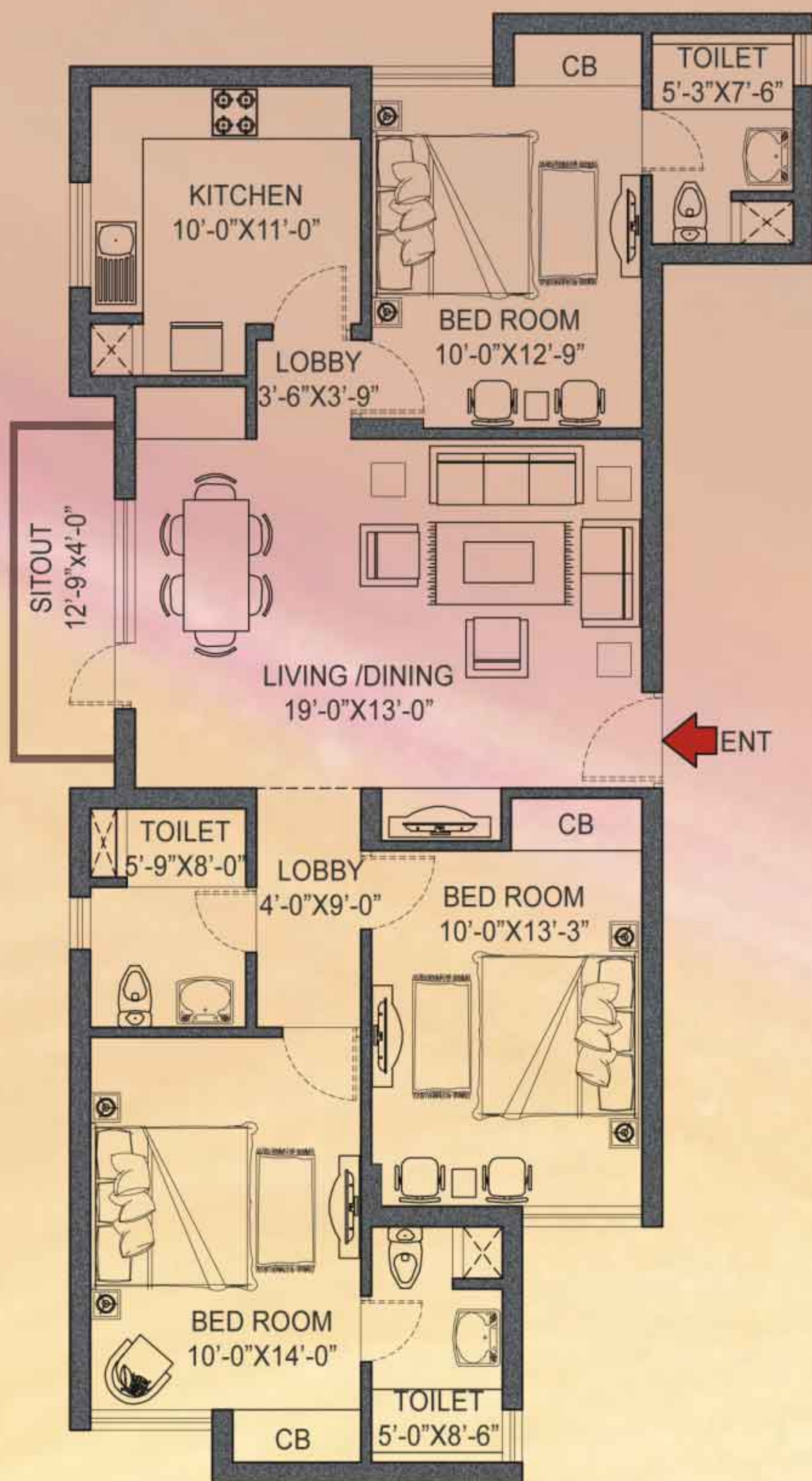
TYPE-E : 1344 SQ.FT. (124.893 SQ.MT.)

TOWER - 2

UNIT NO. 102-1102

UNIT NO. 103-1103

Three Bedroom Units:



TYPE-F : 1605 SQ.FT. (149.109 SQ.MT.)

TOWER-1 UNIT NO. 102-1102
UNIT NO. 105-1105
TOWER-3 UNIT NO. 105-1105
TOWER-4 UNIT NO. 102-1102



TYPE-G : 1570 SQ.FT. (145.857 SQ.MT.)

TOWER-3 UNIT NO. 102-1102
TOWER-4 UNIT NO. 105-1105



Just Perfect:



Living & Dining

Walls	:	OBD
Floors	:	Vitrified Tiles
Doors	:	Wooden Door frames with Flush Doors
Windows/ Glazing	:	Powder Coated Aluminium
Ceilings	:	Painted OBD
Sitout	:	Anti Skid Ceramic Tiles

Bed Rooms

Walls	:	OBD
Floors	:	Wooden Laminated Flooring in Master Bedroom Vitrified Tiles in other Bedrooms
Doors	:	Wooden Door frames with Flush Doors
Windows/ Glazing	:	Powder Coated Aluminium
Ceilings	:	Painted OBD





Kitchen

Walls	:	2 ft. high Ceramic Tiles above Counter
Floors	:	Ceramic Tiles
Doors	:	Wooden Door frames with Flush Doors
Windows/ Glazing	:	Powder Coated Aluminum
Ceilings	:	Painted OBD
Others	:	Granite Counter, SS Single Bowl Sink, C.P. Fittings

Toilets

Walls	:	Combination of Ceramic Tiles & Paint
Floors	:	Ceramic Tiles
Doors	:	Wooden Door frames with Flush Doors
Windows/ Glazing	:	Powder Coated Aluminum
Others	:	White Colour Fixtures, Provision for Hot & Cold Water Supply



• **Disclaimer:** All specifications and images shown here are indicative and illustrative and are subject to change as decided by the company or by any competent authority in the best interests of the development. Soft furniture and gadgets are not part of the offering.

• No. & Date of Licence: 54 of 2008 dated 14-3-2008, Type of colony & its area: Group Housing Colony, area 9.60 acres, Name of the Colonizer(s): M/s Choice Real Estate Developers Pvt. Ltd No. & Date of approved Building Plans: Memo no. ZP-504/SD(B5)/2013/43820 date 25-6-2013, Community Centre, Shopping area, No. of Units: 231 units in phase I. The approvals can be checked in the office of Vipul Ltd.

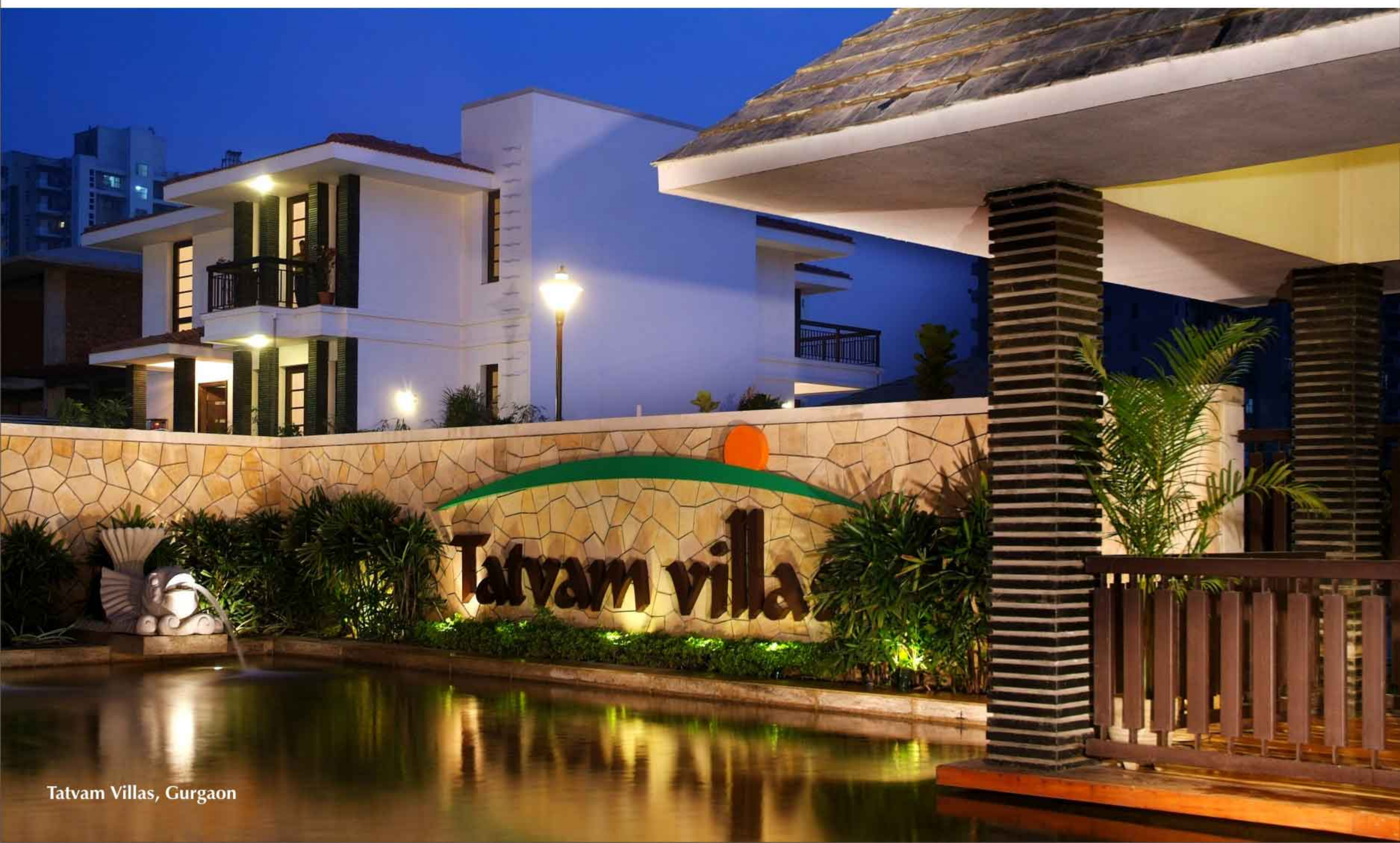


To *Entrust:*

Vipul Limited's success emanates from its foray into the real estate sector where dreams are built on a solid foundation.

Known for our dynamic planning and strong work ethics, we combine our skill with the trust of reliability and exceptional professionalism. We have been at the forefront bringing international design to India thereby setting standards for construction quality.

The group has its corporate office in Gurgaon with branches in Ludhiana and Bhubaneswar and it employs more than 350 top professionals. With its world class offering of residential and commercial properties and expertise in building modern day homes, Vipul sets the benchmark for its competitors in innovation and design. Vipul's forte has been rightly recognised with the industry acknowledging it as the fastest growing real estate company in North India. With its vision of giving shape to future opportunities, Vipul promises to offer many state-of-the-art developments, thus setting new standards in architectural design, efficiency and environmental quality.



Tatvam Villas, Gurgaon

Our Projects:



Vipul Plaza, Gurgaon



Vipul Agora, Gurgaon



Vipul Square, Gurgaon



Vipul TechSquare, Gurgaon



Vipul Trade Centre, Gurgaon



Vipul Belmonte, Gurgaon



Vipul Greens, Gurgaon



Vipul Gardens, Gurgaon



Lavanya Apartments, Gurgaon



Vipul Greens, Bhubaneswar



Vipul Gardens, Bhubaneswar



Vipul Gardens, Dharuhera



Vipul Business Park, Gurgaon



Vipul Plaza, Faridabad



Vipul Plaza, Bhubaneswar



VipulWorld, Ludhiana

Townships:

VipulWorld, Gurgaon
VipulWorld, Ludhiana

Premium Villas:

Tatvam Villas, Gurgaon

Commercials:

Vipul Square, Gurgaon
Vipul Plaza, Gurgaon
Vipul Agora, Gurgaon
Vipul TechSquare, Gurgaon

Vipul Business Park, Gurgaon
Vipul Plaza, Faridabad
Vipul Plaza, Bhubaneswar

Group Housing:

- Vipul Floors, Gurgaon
- Vipul Gardens, Gurgaon
- Vipul Greens, Gurgaon
- Vipul Belmonte, Gurgaon
- Lavanya Apartments, Gurgaon
- Vipul Gardens, Dharuhera
- Vipul Greens, Bhubaneswar
- Vipul Gardens, Bhubaneswar



Vipul

Developed & Marketed by:

Vipul Limited, Vipul Tech Square, Golf Course Road, Sector 43, Gurgaon – 122 009

Tel: 0124 406 5500. Visit us at: www.vipulgroup.in

Project owned by: Choice Real Estate Developers Pvt. Ltd