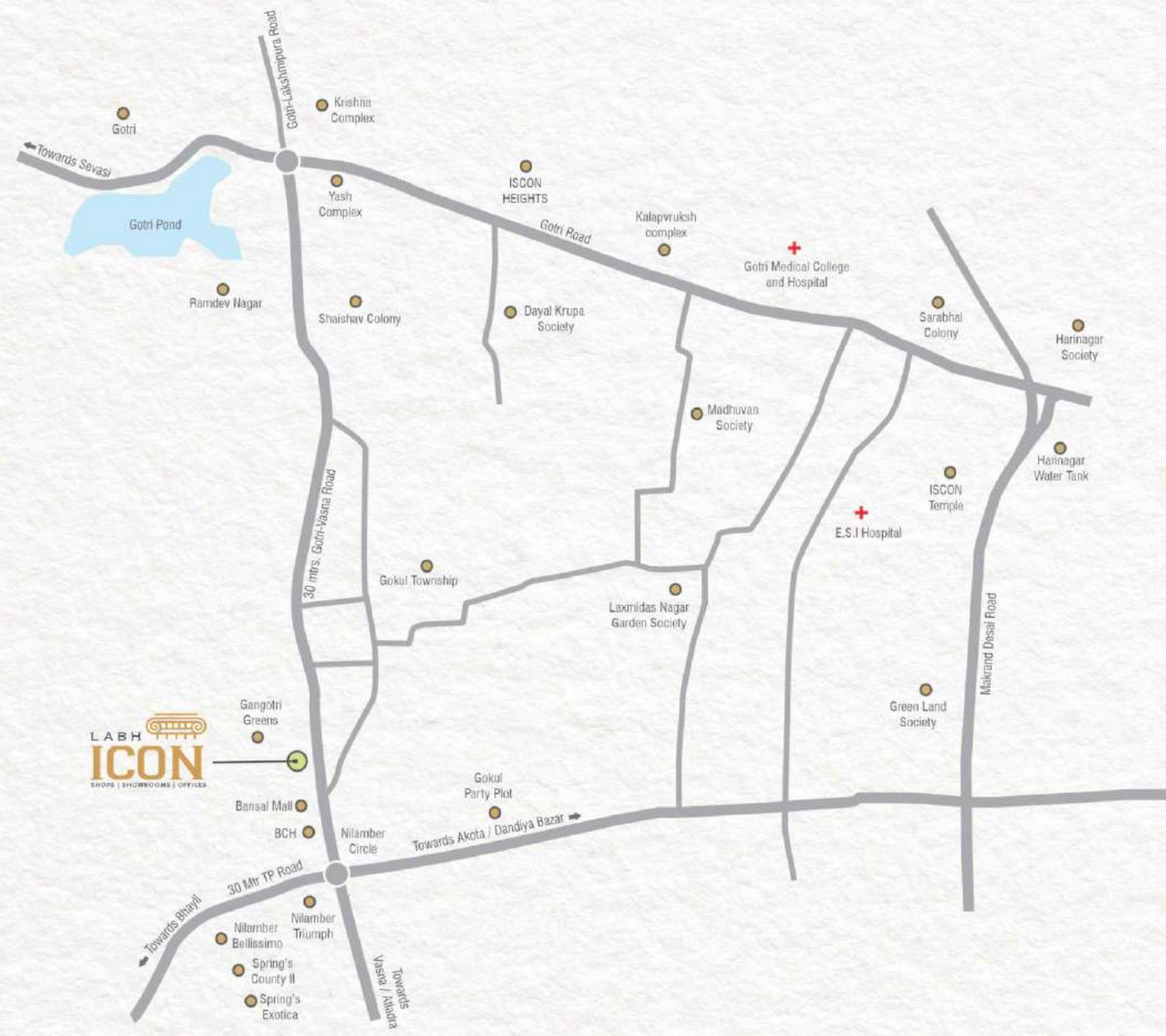


Key Plan



a project by:



Developers: **Labh Infracon**
 Site: Labh Icon, Near Bansal Mall,
 30 mtrs. Gotri-Vasna Road, Gotri, Vadodara.

Ph.: +91 9328663257, 9925231331
 Email: labhicon2017@gmail.com
www.labhgroup.in



Architect:
Ruchir Sheth



Structural Consultant:
Brave Consulting Engineers

design: srinika&karun@9824092010





WHERE ART MEETS BUSINESS

Labh Icon with its majestic presence shall stand out as a luxury commercial complex on the prime 30 mtrs. Gotri-Vasna Road. Inspired by the Roman architecture it helps create an ambience of richness, opulence and timeless elegance.

Set to sparkle the fast developing, high net worth neighbourhood its stellar design and spacious planning

shall help business bloom. With a striking elevation, excellent infrastructure, premium finish, multiple size options and a large potential customer catchment area surrounding it, it is poised to offer an excellent destination for your business to thrive.

Get set to reap the benefits of this unique combination for your business growth!



RETAIL & COMMERCIAL SPACES IDEAL FOR:

Retail Stores | Superstores | Gym | Saloon | Spa | Consultant Office | Clinic/Dentist
Corporate Offices | Business Center | Banks & ATM | Banquets | Restaurants | Cafe
Fast Food Chains ... & MORE !!

RELIVE THE OPULENCE OF THE
ROMAN ERA

**READY
POSSESSION**





Ceiling Height Gr. Floor (12 Ft.)
1st to 4th Floor (11 Ft.)

SPECIFICATIONS

Value Additions

- Prime Commercial Location on 30 mtrs Gotri-Vasna Road with Full Frontage
- Wide Corridors & Passages for easy vertical mobility
- Provision for Water Supply & Drainage in all shops and offices
- Adequate Paved/Concrete Parking (Basement Parking & Instant Parking on Ground Floor)
- Elegant Entrance Foyer
- Ample Water Supply with Overhead Tank
- Lifts of Approved Quality with power back-up (2 nos. Automatic lifts & 1 no. Automatic Glass lift)
- Each Floor with separate Ladies & Gents Toilet

Structure & Wall Construction

- RCC Framed Structure Design with Earthquake Resistance
- Optimum Columns & Beams for maximum flexibility in interior planning
- Internal Walls with Smooth Plaster finished with Primer & Putty
- External Walls with double-coat plaster finished with weather-proof Acrylic Paint

Flooring & Wall Cladding

- Vitrified Tiles Flooring with skirting in all units
- Natural Stone / Vitrified Flooring in corridors & stairs

Common Toilets

- Flooring and Wall Cladding with Ceramic Tiles
- Branded CP Fittings

Doors & Windows

- Front Side Rolling Shutters for Shops & Offices

Electrical

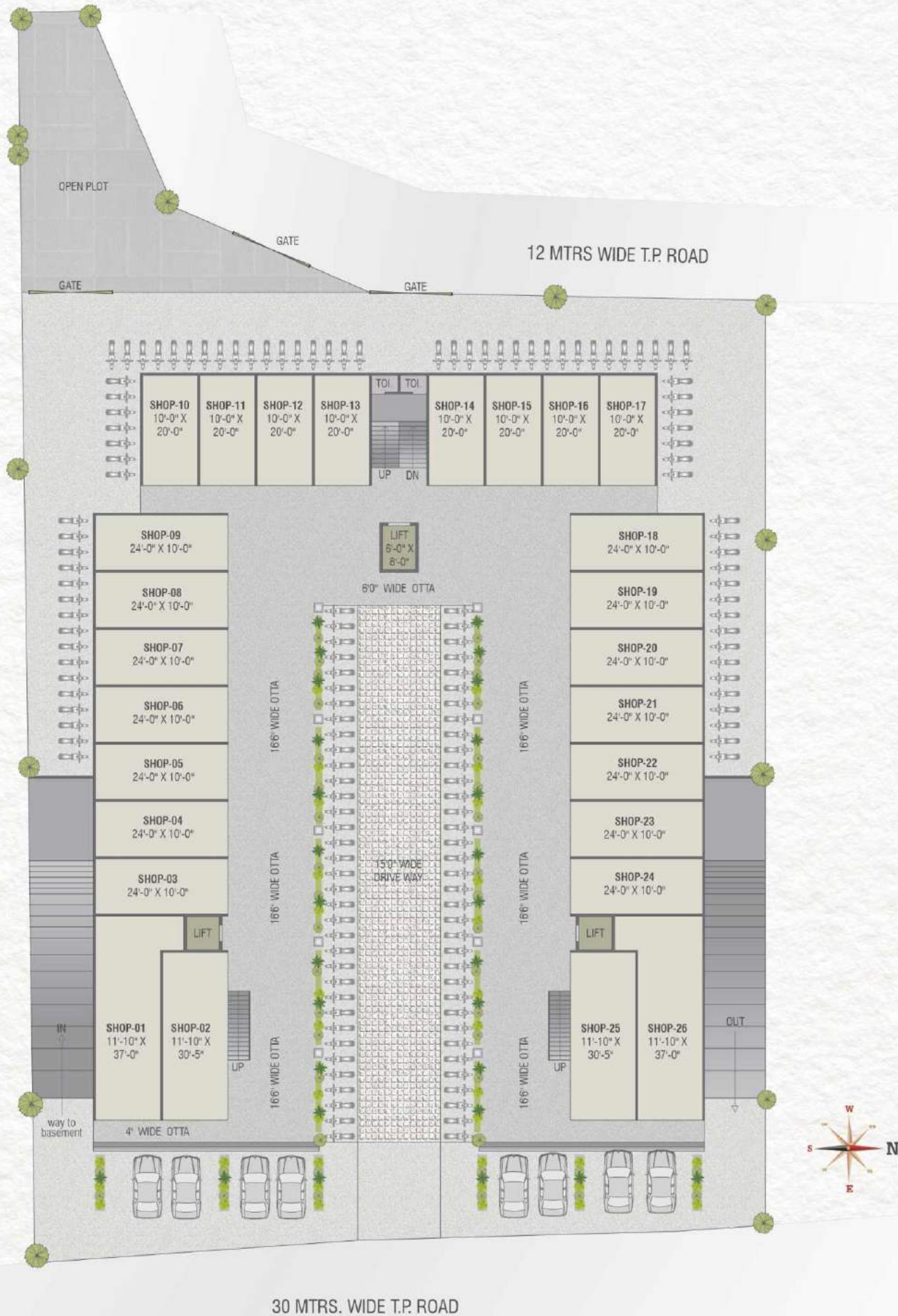
- Concealed FR Copper Wiring & All Electrical Fixtures of ISI Quality
- Good Quality Modular Electrical Switches
- Designated area defined for putting the outdoor AC unit, as per architect's design



CLASSICAL STYLING MAXIMUM VISIBILITY PREMIUM INFRASTRUCTURE
GIVE YOUR BUSINESS WINGS TO FLY HIGH

GROUND FLOOR

| Shop No. | Carpet Area in Sq.Ft. | S. B. A. in Sq.Ft. |
|----------|-----------------------|--------------------|
| 01 | 463 | 787 |
| 02 | 359 | 610 |
| 03 | 240 | 408 |
| 04 | 240 | 408 |
| 05 | 240 | 408 |
| 06 | 240 | 408 |
| 07 | 240 | 408 |
| 08 | 240 | 408 |
| 09 | 240 | 408 |
| 10 | 200 | 340 |
| 11 | 200 | 340 |
| 12 | 200 | 340 |
| 13 | 200 | 340 |
| 14 | 200 | 340 |
| 15 | 200 | 340 |
| 16 | 200 | 340 |
| 17 | 200 | 340 |
| 18 | 240 | 408 |
| 19 | 240 | 408 |
| 20 | 240 | 408 |
| 21 | 240 | 408 |
| 22 | 240 | 408 |
| 23 | 240 | 408 |
| 24 | 240 | 408 |
| 25 | 359 | 610 |
| 26 | 463 | 787 |



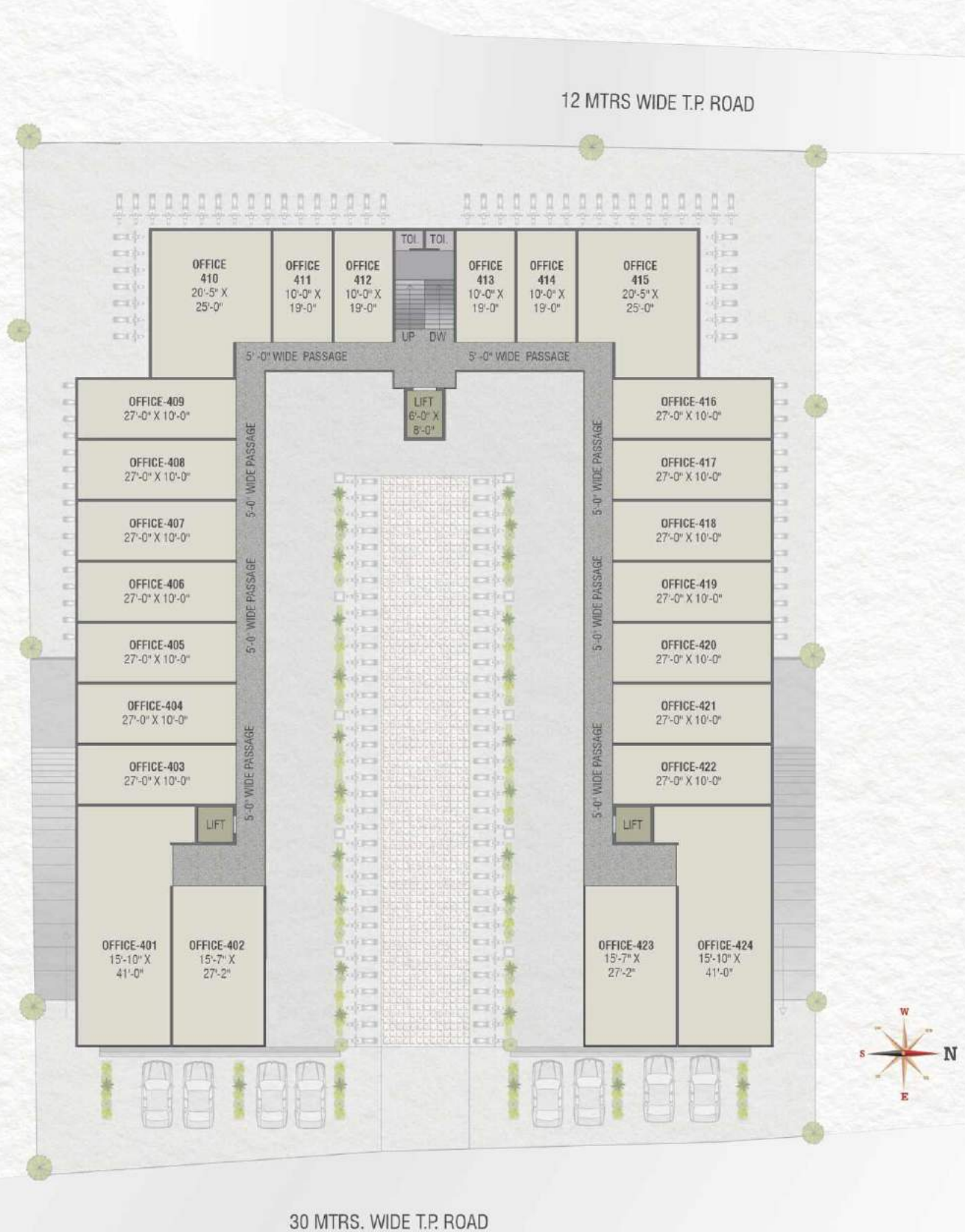
FIRST FLOOR

| Shop No. | Carpet Area in Sq.Ft. | S. B. A. in Sq.Ft. |
|----------|-----------------------|--------------------|
| 101 | 673 | 1144 |
| 102 | 390 | 663 |
| 103 | 270 | 459 |
| 104 | 270 | 459 |
| 105 | 270 | 459 |
| 106 | 270 | 459 |
| 107 | 270 | 459 |
| 108 | 270 | 459 |
| 109 | 270 | 459 |
| 110 | 292 | 496 |
| 111 | 230 | 391 |
| 112 | 230 | 391 |
| 113 | 230 | 391 |
| 114 | 230 | 391 |
| 115 | 230 | 391 |
| 116 | 230 | 391 |
| 117 | 292 | 496 |
| 118 | 270 | 459 |
| 119 | 270 | 459 |
| 120 | 270 | 459 |
| 121 | 270 | 459 |
| 122 | 270 | 459 |
| 123 | 270 | 459 |
| 124 | 270 | 459 |
| 125 | 390 | 663 |
| 126 | 673 | 1144 |



FOURTH FLOOR

| Office No. | Carpet Area in Sq.Ft. | S. B. A. in Sq.Ft. |
|------------|-----------------------|--------------------|
| 401 | 673 | 1144 |
| 402 | 422 | 717 |
| 403 | 270 | 459 |
| 404 | 270 | 459 |
| 405 | 270 | 459 |
| 406 | 270 | 459 |
| 407 | 270 | 459 |
| 408 | 270 | 459 |
| 409 | 270 | 459 |
| 410 | 471 | 800 |
| 411 | 190 | 323 |
| 412 | 190 | 323 |
| 413 | 190 | 323 |
| 414 | 190 | 323 |
| 415 | 471 | 800 |
| 416 | 270 | 459 |
| 417 | 270 | 459 |
| 418 | 270 | 459 |
| 419 | 270 | 459 |
| 420 | 270 | 459 |
| 421 | 270 | 459 |
| 422 | 270 | 459 |
| 423 | 422 | 717 |
| 424 | 673 | 1144 |



GIVE YOUR BUSINESS PREMISES A RARE SPARKLE

Payment Schedule: 20% Booking (Within One Month) | 15% At Basement Slab | 10% at Ground Floor Slab | 10% at First Floor slab | 10% at Second Floor slab | 10% on Third Floor slab | 10% on Fourth Floor Slab | 05% at Brick Work | 5% Flooring | 5% At Possession

Please Note: 1. Stamp Duty, Registration Charges, Service Tax (at actual), or any such present and future additional government taxes, Maintenance Deposit, Electrical Infrastructure charges and Deposit will be charged extra. 2. Possession will be given only after one month of settlement of all accounts. 3. Continuous defaults in payments leads to cancellation of booking and refund in case of cancellation will be made within 30 days from the date of booking of new client of same unit after deduction of Rs.50,000/- against administrative charge from booking amount. 4. Architect / Developers reserve all the rights to change the plan, elevation, specification, or any details will be binding to all. 5. Changes in any Structural design & External facade will NOT be permitted under any circumstances. Internal changes will only be permitted with prior permission. 6. Out door AC Unit will be fitted as per provision in the designed place by the architect. 7. The exclusive rights of fifth floor & topmost terrace are reserved by the developers with future or balance FSI availed from local authority with utilities rights of lift & staircase to this terrace are reserve by the developers. 8. All buyers / members are bound to follow all rules / instructions for future maintenance of building. 9. This brochure is for information purpose only, it not form a part of the agreement or any legal documents.