

*An Epitome Of Luxury*



**4 BHK LUXURIOUS LIVING**  
@ VIP Road, Canal Road Junction

## *“Agastya”*

Means The Mover Of The Immovable.  
The One Who Removes All The  
Impossible Hindrances & Makes  
Your Path Smoother.

That's Exactly What Agastya  
Will Do To You.

Give You A Smoother &  
Unobstructed Life Where Your Eyes  
Will Always Witness Something Better  
& Greater Everyday.

*More Than A Home,  
It's A Realm!*

"A Home Is Enough For Living" Maybe, Yes.  
But How About Something Way Better Than That?  
A Realm, With Sheer Luxury, Stunning Grandeur  
& An Irresistibly Lavish Lifestyle.

Agastya Brings You Abodes  
That Are Created & Curated With Every Element  
That Defines Your Ideal Way Of Living.  
A Place Where Mediocrity Was Never A Thing  
A Place Where Everything Is Always  
A Little More Luxurious  
A Place Where Life Is Beyond Just Living  
A Place Which We Call The

*"Agastya"*



# Agastya

4 BHK LUXURIOUS LIVING











# Ground Layout



1	GYM
2	SWIMMING POOL
3	SOCIAL CLUB
4	INDOOR GAMES
5	BANQUET
6	KITCHEN

7	SKATING RINK
8	GAZEBO/STAGE
9	MULTIPURPOSE COURT
10	SOCIO GATHERING
11	CHILDREN'S PLAY AREA
12	SWING COURTYARD

13	SENIOR CITIZEN SEATING AREA
14	EMPHITHEATER SEATING AREA
15	YOGA AND MEDITATION
16	TODDLER AREA + SOFT PLAY AREA
17	DROP OFF AREA WITH WATERBODY
18	MALE / FEMALE CHANGING ROOM



# Typical Layout



150 FT VIP ROAD





**UNIT 101 & 104**

1	VESTI.	5'0" X 5'0"
2	LIVING ROOM	23'4" X 16'0"
3	DINING & KITCHEN	11'0" X 24'3"
4	BEDROOM 4	12'0" X 16'4"
5	ATT. TOILET 4	8'3" X 7'0"
6	C. TOILET	8'4" X 4'0"
7	BEDROOM 3	12'0" X 14'0"
8	ATT. TOILET 3	12'0" X 5'0"
9	STORE	6'8" X 5'0"
10	WASH	11'0" X 5'0"
11	BEDROOM 2	12'0" X 10'0"
12	BEDROOM 1	12'0" X 17'4"
13	ATT. TOILET 1	8'0" X 6'0"
14	DECK	15'0" X 6'0"

**UNIT 102 & 103**

1	VESTI.	11'4" X 5'0"
2	LIVING ROOM	15'0" X 22'9"
3	DINING & KITCHEN	15'0" X 18'6"
4	BEDROOM 4	11'0" X 16'0"
5	ATT. TOILET 4	7'3" X 6'0"
6	BEDROOM 1	11'0" X 16'4"
7	ATT. TOILET 1	11'0" X 7'0"
8	STORE	5'0" X 5'0"
9	WASH	9'8" X 5'0"
10	BEDROOM 2	11'0" X 16'4"
11	ATT. TOILET 2	7'4" X 7'0"
12	BEDROOM 3	11'0" X 16'0"
13	ATT. TOILET 3	7'4" X 11'4"
14	DECK	15'0" X 5'0"





UNIT 105 &amp; 106

1	VESTI.	5'0" X 10'0"	9	STORE	5'0" X 4'0"
2	LIVING ROOM	22'8" X 16'0"	10	WASH	5'0" X 6'9"
3	DINING	10'9" X 13'9"	11	BEDROOM 2	16'3" X 11'0"
4	BEDROOM 4	16'0" X 11'0"	12	ATT. TOILET 2	6'0" X 11'0"
5	ATT. TOILET 4	13'0" X 5'0"	13	DECK	5'0" X 16'0"
6	C. TOILET	8'9" X 4'9"	14	BEDROOM 1	16'3" X 12'0"
7	BEDROOM 3	13'0" X 11'0"	15	ATT. TOILET 1	6'0" X 12'0"
8	KITCHEN	10'6" X 11'4"			





## UNIT 107 &amp; 108

1	VESTI.	5'0" X 10'0"	9	STORE	5'0" X 4'0"
2	LIVING ROOM	22'8" X 16'0"	10	WASH	5'0" X 6'9"
3	DINING	10'9" X 13'9"	11	BEDROOM 2	16'3" X 11'0"
4	BEDROOM 4	16'0" X 11'0"	12	ATT. TOILET 2	6'0" X 11'0"
5	ATT. TOILET 4	13'0" X 5'0"	13	DECK	5'0" X 16'0"
6	C. TOILET	8'9" X 4'9"	14	BEDROOM 1	16'3" X 12'0"
7	BEDROOM 3	13'0" X 11'0"	15	ATT. TOILET 1	6'0" X 12'0"
8	KITCHEN	10'6" X 11'4"			





UNIT 109 &amp; 110

1	VESTI.	5'0" X 10'0"	9	STORE	5'0" X 4'0"
2	LIVING ROOM	22'8" X 16'0"	10	WASH	5'0" X 6'9"
3	DINING	10'9" X 13'9"	11	BEDROOM 2	16'3" X 11'0"
4	BEDROOM 4	16'0" X 11'0"	12	ATT. TOILET 2	6'0" X 11'0"
5	ATT. TOILET 4	13'0" X 5'0"	13	DECK	5'0" X 16'0"
6	C. TOILET	8'9" X 4'9"	14	BEDROOM 1	16'3" X 12'0"
7	BEDROOM 3	13'0" X 11'0"	15	ATT. TOILET 1	6'0" X 12'0"
8	KITCHEN	10'6" X 11'4"			





## UNIT 111 &amp; 112

1	VESTI.	5'0" X 10'0"	9	STORE	5'0" X 4'0"
2	LIVING ROOM	22'8" X 16'0"	10	WASH	5'0" X 6'9"
3	DINING	10'9" X 13'9"	11	BEDROOM 2	16'3" X 11'0"
4	BEDROOM 4	16'0" X 11'0"	12	ATT. TOILET 2	6'0" X 11'0"
5	ATT. TOILET 4	13'0" X 5'0"	13	DECK	5'0" X 16'0"
6	C. TOILET	8'9" X 4'9"	14	BEDROOM 1	16'3" X 12'0"
7	BEDROOM 3	13'0" X 11'0"	15	ATT. TOILET 1	6'0" X 12'0"
8	KITCHEN	10'6" X 11'4"			





**DESIGNER AND  
EXCLUSIVE LANDSCAPING**



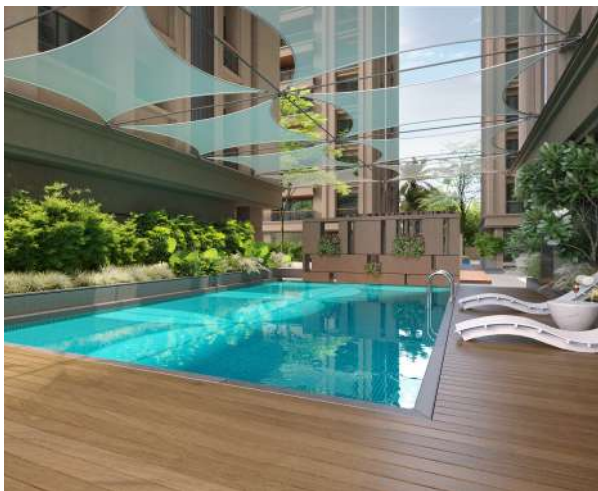
**DESIGNER INDOOR  
AND OUTDOOR PLAY AREA**

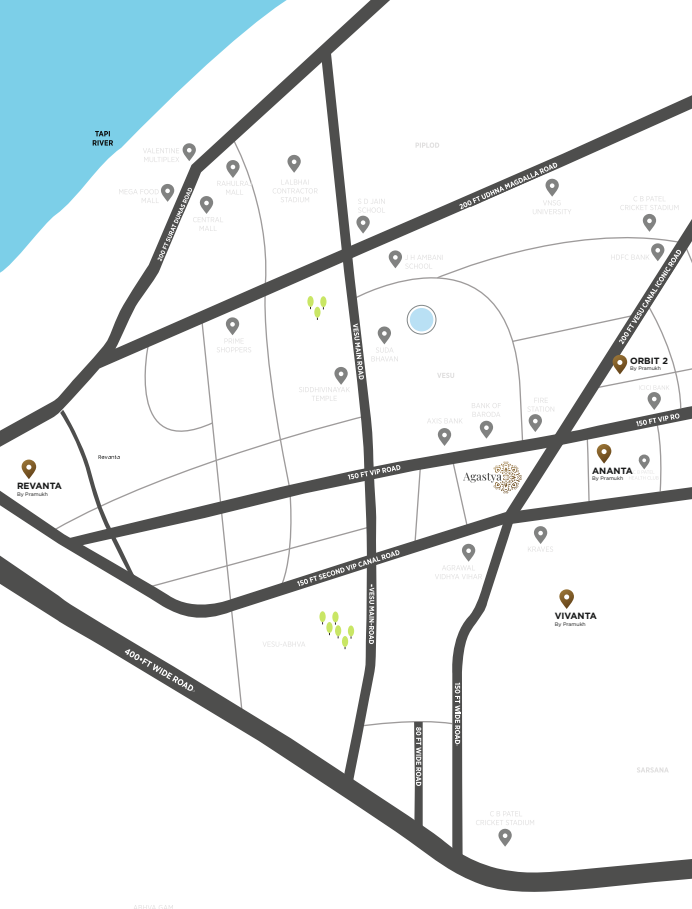


**SITTING AREA AND  
TODDLER PLAY AREA**



**EXQUISITE  
POOL AREA**





## **SPECIFICATIONS AND FINISHES**

### **STRUCTURE**

#### **SHELL**

RCC frame structure with masonry partitions.  
The floor to Floor height shall be about 10' 6".

#### **OUTER WALL FINISHES**

Combination of long lasting & water resistant textured surfaces and railings.

### **PLUMBING**

All water supply shall be in cPVC & drainage lines shall be in PVC. Premium Quality plumbing fixtures (Kohler, Jaquar or equivalent) shall be provided for bathrooms or any other area.

### **WATER SUPPLY**

The water supply system shall be based on a hydro-pneumatic system.

### **DOORS & WINDOWS**

#### **WINDOWS**

Premium quality, noise free sliding anodized aluminium and glass window system.

#### **MAIN DOOR**

Decorative Shutters with Melamine Polish and numeric lock with handle

#### **INTERNAL DOORS**

Laminated Flush Doors with motorised lock.

### **AC UNITS**

Leading Brand Air Conditioners  
Daikin / Mitsubishi / Ogeneral Or Equivalent.

### **ELEVATORS**

Premium Quality Elevators (Kone, Schindler or equivalent brands) shall be provided with automatic doors and SS finish inside the cabins, with multi-beam sensors for door operation.

## **SPECIFICATIONS AND FINISHES**

### **FLOORING & DADO**

#### **LIVING, DINING & KITCHEN**

##### **FLOORING**

Imported Italian marble laid with paper joints and finished with 8 coats polish.

##### **WALLS**

Birla White Putty

#### **MASTER BEDROOM**

##### **FLOORING**

Premium quality wooden flooring with seamless joints for monolithic look.

##### **WALLS**

Birla White Putty

#### **ALL OTHER BEDROOMS**

##### **FLOORING**

Modern Indian Tiles

##### **WALLS**

Birla White Putty

#### **STORE**

##### **FLOORING**

Vitrified Tiles

##### **WALLS**

Vitrified Tiles with Granite Shelves

#### **DECK**

##### **FLOORING**

Wooden Type Vitrified Flooring

##### **WALLS**

Exterior Grade Birla Putty Finish

#### **KITCHEN PLATFORM**

Granite Marble Top with Modern Indian Tiles for dado Finishes.

#### **TOILETS**

All toilets to have Modern Indian Tile Flooring and dado upto lintel level.

## ONGOING PROJECTS

Revanta



3 BHK FINE LIVING

Ananta



4 BHK FINE LIVING

Vivanta



3 BHK EXCLUSIVE RESIDENCES

ORBIT 3

WORKSPACES

→ VESU, SURAT ←

Amaya



2-3 BHK LUXURIOUS LIVING

→ ADAJAN, SURAT ←

ARANYA II

2 & 3 BHK LUXURY HOMES

ORBIT  
PLAZA

SHOPS & SHOWROOMS

→ GODADARA, SURAT ←



## AWARD WINNING PAST PROJECTS - SURAT



### ARANYA

2017 - Mid Segment  
Project Residential

2018 - Excellence In  
Delivery Award

### ORBIT 1

2019 - Excellence In  
Delivery Award



### ORBIT 2

2020 - Excellence In  
Delivery Award





#### **SITE ADDRESS**

Agastya, Vesu-Canal Junction, VIP Road, Vesu, Surat



[Click Here For The Site Location](#)

#### **CORPORATE ADDRESS**

Pramukh Group, 1001-1002, Orbit 2, Vesu-Canal Road,  
Beside Celestial Dreams, Vesu, Surat-395007

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[inquiry@mypramukh.com](mailto:inquiry@mypramukh.com)  
[www.pramukh.co.in](http://www.pramukh.co.in)

#### **DEVELOPER**

Agastya Developers

#### **ARCHITECTS**

Adda Architects, Surat

#### **STRUCTURAL CONSULTANTS**

Technocrat Consultants, Surat

#### **PMC**

Studio 13, Surat

#### **LANDSCAPE ARCHITECTS**

Earthscapes, Ahmedabad

#### **MEP CONSULTANTS**

Malwawala Engineering Services Pvt. Ltd,  
Mumbai



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A CLASS OF ITS OWN

## SOUTH GUJARAT'S LEADING REAL ESTATE DEVELOPER

Derived from the word 'Prime', Pramukh was established in the year **1993**, and is on the path of delivering iconic and class apart projects since then. Pramukh group has been providing aesthetically appealing and comfortable properties in Surat, Vapi, Silvassa and Umbergaon.

Over the last 29 years, we have enjoyed the patronage of over 12,000+ families, with more than 12 million Sq. Ft. constructed floor space. Currently, 6700+ homes i.e. 8 million Sq. Ft. area is under development.

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Sq. Ft. Delivered



**9 ONGOING PROJECTS**  
In 3 Cities (Surat, Vapi, Silvassa)



**8.4 MILLION+**  
Sq. Ft. Under Development



**12,000+**  
Homes Delivered



**6700+**  
Homes In Progress



**P R A M U K H**<sup>®</sup>

A CLASS OF ITS OWN

**DISCLAIMER:** Premium quality materials or equivalent branded products shall be used for all construction work • DGVCL charges, gas charges, legal charges and other Govt.charges shall be paid separately. • Maintenance deposit shall be paid separately. • Right of any changes in dimensions, design & specifications will be reserved with the developer, which shall be binding for all members. • External changes strictly not allowed. • Stamp duty, registration fees, and service tax charges on allotment and possession of the property shall be borne by the purchaser, applicable as per prevailing law. • Any additional liabilities due to change in the by-laws, stamp duty govt. laws shall be borne by the members. • New rate will be applicable in case of delay in payment terms. Terms & conditions will be as per separate agreement. • This brochure is meant only for information, presentation & guidance purposes, It is not an authorized document or an agreement. This does not form the basis of any contract. • Variations may occur as per local regulations and developer's policy of improvement.

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