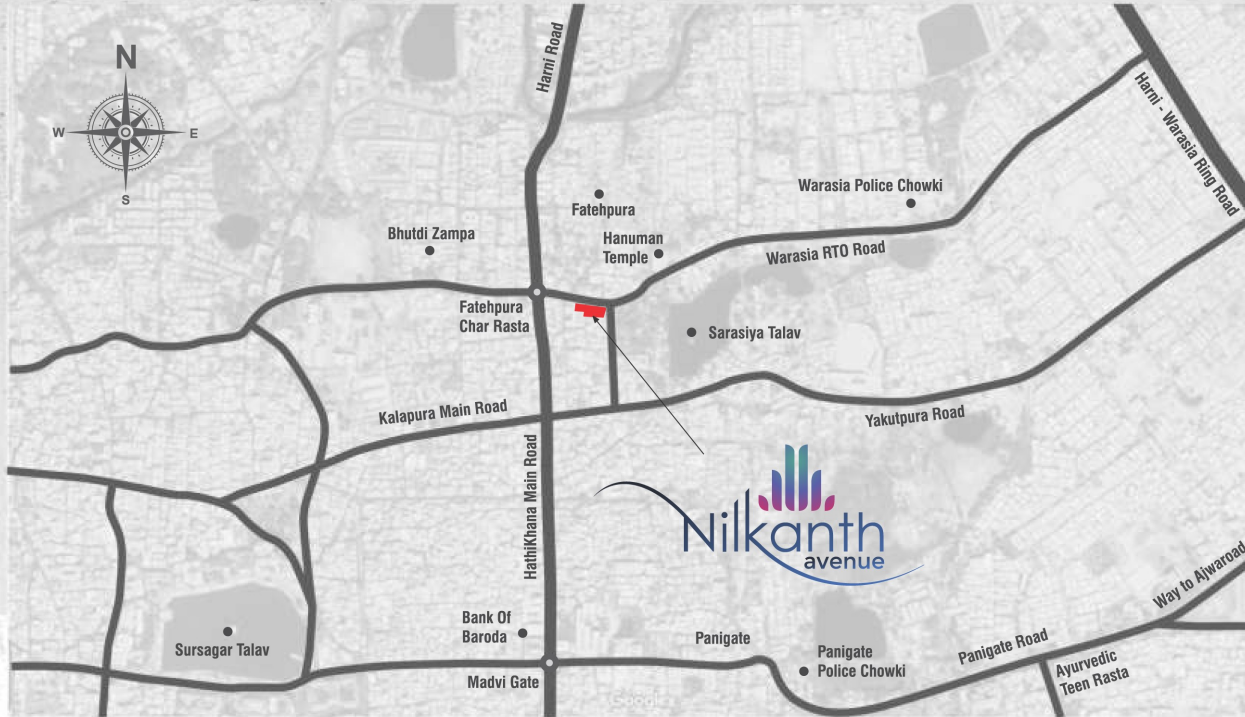




Site Address :- Nilkanth Avenue, Fatehpura Char Rasta, Old RTO Road, Fatehpura, Vadodara.

Developers



Booking Contact

98255 75796
96876 64229

Architect

Ajanta Infra
(Narendra Brahmbhatt)

Structure

Nitin Siddhpura

Legal Advisor

Anil M. Patel (M : 98250 14773)
Nehal V. Dave (M : 98980 08048)

Payment Mode Shops & Flats:

05% Booking
10% Aggrement to sale
50% Plinth level
75% Including All slab level
80% Masonry work
85% Internal works and lift
90% Plumbing and Plaster work
95% Lift, water pump
100% One month before possession

Rera Reg. No. : _____

Website:- www.gujrera.gujarat.gov.in

Notes :- (1) External changes are strictly not allowed (2) Stamp duty documentation charges, and all Government or municipal taxes, GST, MGVL meter deposit should be levied separate (3) Possession will be given after one month of settlement of all account (5) In case of delay of VMC or MGVL activity, it shall be unitedly faced. (6) Payment schedule must be followed strictly (7) Actual Dimensions may vary as per the site conditions. (8) Amenities and specification are not consider in shops.





Centrally located in one of the city's most lavish area, Nilkanth Avenue is set to be shops & home to some of the most impressive people in vadodara.

The exquisite shops, 2 BHK, 1 BHK, 1 RK, Commercial & Residences area mark of exemplary quality, sure to redefine luxury living.

A synthesis of the finest architectural mind, highly respected developer and recognised consultants and designers have joined hands to brings to you a residence complementary to your stature.





Ground Floor Layout



Shop	Size
1	6.10 x 3.05
2	6.10 x 3.05
3	6.10 x 3.05
4	2.90 x 6.33
5	2.97 x 6.33
6	2.97 x 6.33
7	2.90 x 6.33
8	5.18 x 3.05
9	2.71 x 6.21
10	3.05 x 5.93
11	3.05 x 5.93
12	3.05 x 5.93
13	3.05 x 5.93
14	3.05 x 5.93
15	3.05 x 5.93
16	3.05 x 5.93
17	3.05 x 5.93
18	3.05 x 5.93
19	3.05 x 5.93
20	5.93 x 3.05
21	2.81 x 6.02
22	2.89 x 6.02
23	2.89 x 6.02
24	2.81 x 6.02
25	5.93 x 3.05
26	3.05 x 5.93
27	3.05 x 5.93
28	3.05 x 5.93
29	3.05 x 5.93
30	3.05 x 5.93
31	3.05 x 5.93
32	3.05 x 5.93
33	3.05 x 5.93



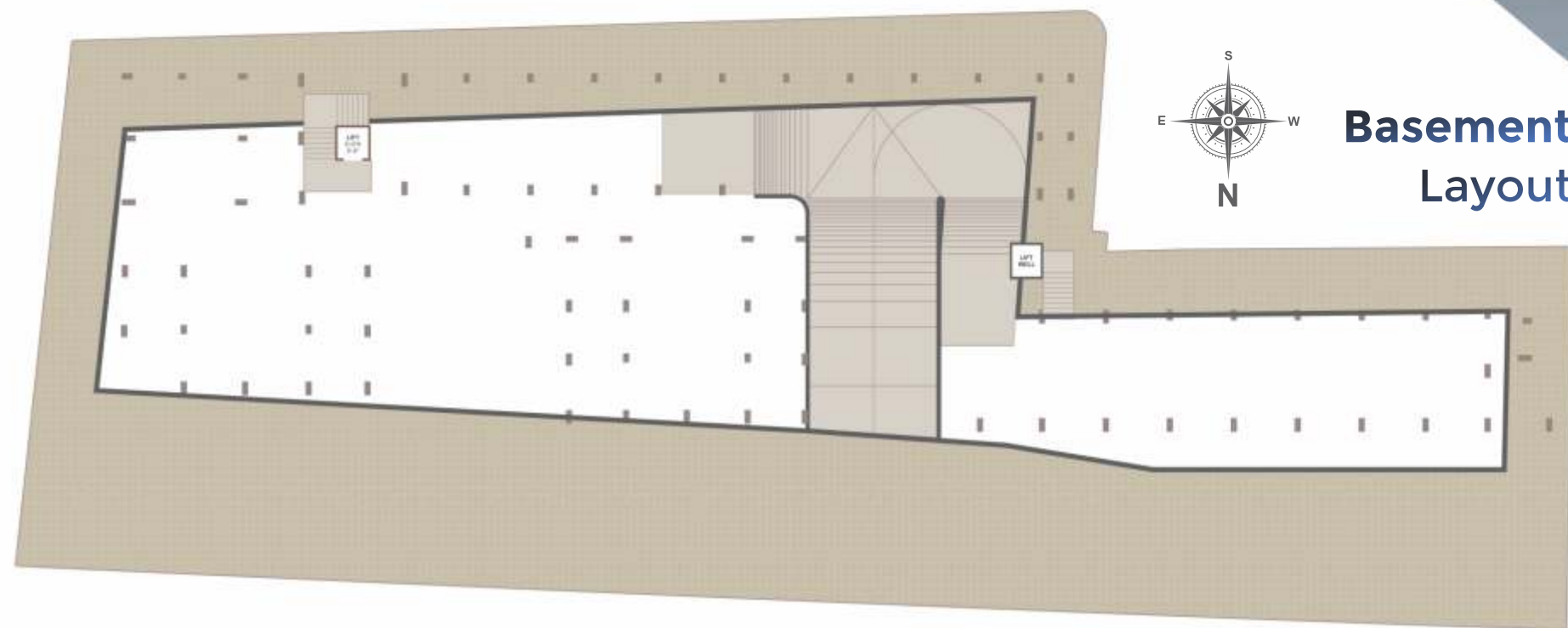
First Floor
Layout



Shop	Size
1	6.10 x 3.05
2	6.10 x 3.05
3	6.10 x 3.05
4	2.90 x 6.33
5	2.97 x 6.33
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31	3.05 x 5.93
32	3.05 x 5.93
33	3.05 x 5.93

a life where you'll find
everyday is fulfilling!





Value Added Amenities



Underground and overhead
tanks for 24 hour water supply



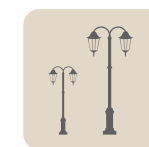
Standard quality
elevators



CCTV
Surveillance



Heat & water proofing
treatment to the terrace



Underground cabling
for wire-free look



Ample car parking at
basement level



Individual number
& name plates

Specification

STRUCTURE :

- Well designed RCC frame structure with good quality material as per structural Engineer’s design & specifications.

WALL Finish :

- Smooth finish internal plaster with putty / primer finish
- Outside plaster with Exterior paints.

FLOORING :

- 2’ x 2’ Good quality Vitrified tiles Flooring.

DOOR & WINDOWS :

- Good quality main door with hardware fittings.
- All other doors are flush door with two side laminates.
- Glazed Aluminum sliding windows
- MS Safety Grills

KITCHEN :

- Granite platform with SS Sink & designer tiles on dado upto lintel level.

Toilet :

- Western concept designed toilets. Concealed plumbing of premium make fittings.
- Geyser point in each bathroom.
- Anti-skid Ceramic tiles flooring in floor & ceramic tiles on walls upto lintel level.

ELECTRIFICATION :

- Concealed copper wiring (ISI Grade)
- Modular Switches
- Sufficient electric points as per Architect’s Design

Elevators :

- Standard quality Lifts

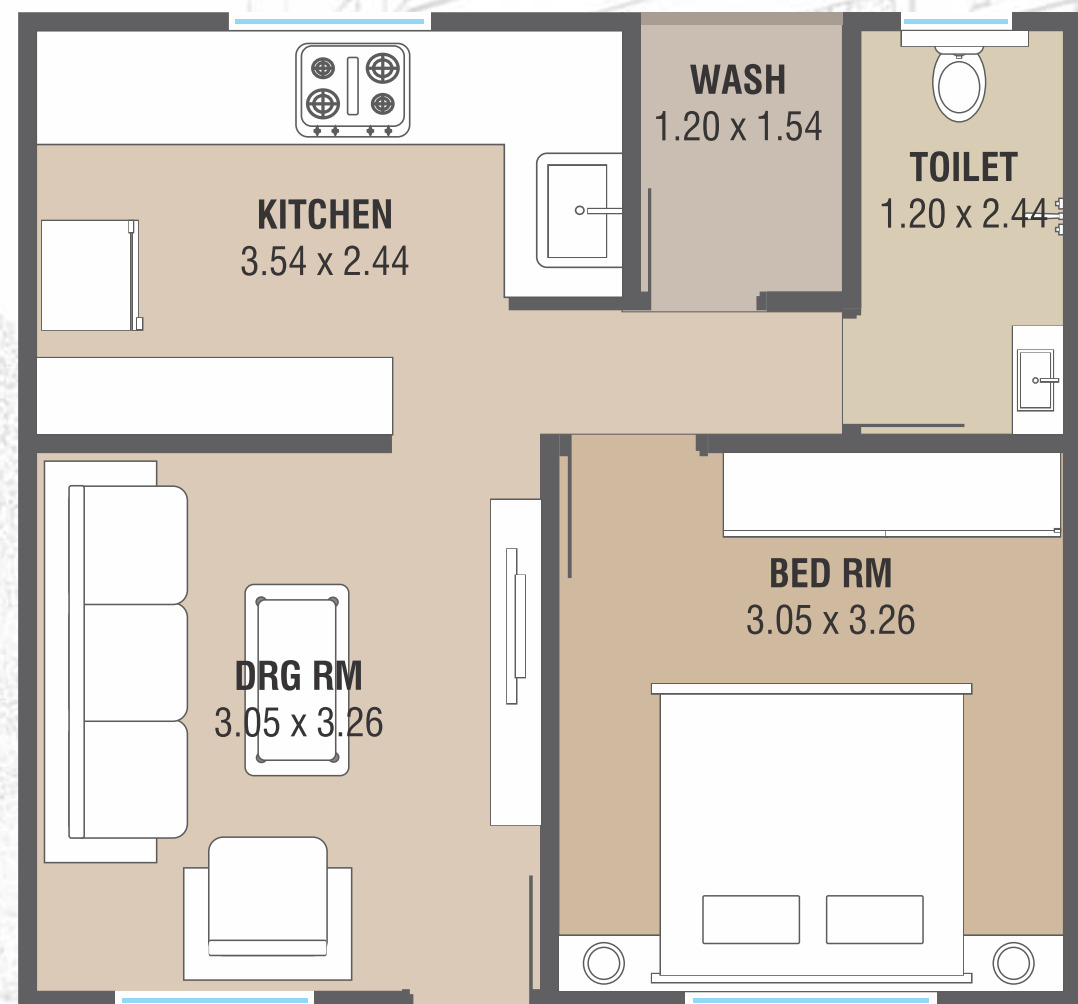
Terrace :

- Waterproofing on terrace





1 BHK Floor Plan



2 BHK Floor Plan

