



Developers: **URBAN REALTY**

Site: Taksh Elanza, Behind Navrachna University, Bhayli, Vadodara.
Ph.: **99251 45995**

Architect: Darshan Bulsara Architects
Structural Consultant: Ami Counsulting Engineer

We Request: (1) Possession will be given after one month of settlement of accounts. (2) Extra work will be executed after receipt of full advance payment. (3) Stamp Duty, Registration Charge, GST or any new Central Govt., State Govt., VUDA Taxes, if applicable shall have to be borne by the client. (4) Continuous Default payments leads to cancellation. (5) Architect / Developers shall have the rights to change or revise the scheme or any details herein and any change or revision will be binding to all. (6) In case of delay in electricity connection by authority, developers will not be responsible. (7) All dimensions are indicative and actual dimensions in each room might vary. (8) Plot area shown in list is as per site condition and may vary. (9) Common compound wall of individual unit will be as per architect's design. (10) Refund (exclude tax) shall be given in case of cancellation of the booking only after same premises is re-booked and payment for the same is received from the new customer. We shall deduct a minimum administrative charge of Rs. 50,000. (11) Any Plans, specifications or information in this brochure cannot form part of an offer, contract or agreement. (12) All members shall have to essentially be the part or the society formed by the association members and shall have to abide by the society bylaws. (13) Members of society are not allowed to change elevation of the bungalow in any circumstances. This brochure shall not be treated as a legal document; it is only for the purpose of information.

TAKSH *Elanza*

9 Boutique Bungalows



Perfect Moments For A Perfect Lifestyle

Living at Taksh Elanza is an experience that spawns unparalleled lifestyle advantages. The premium labels, the finest materials, and the skilled craftsmanship embraces the entire entity. A 2-car parking, spacious interiors & exterior planning, an elevator, a garden space are few of the many attractions in your villa.

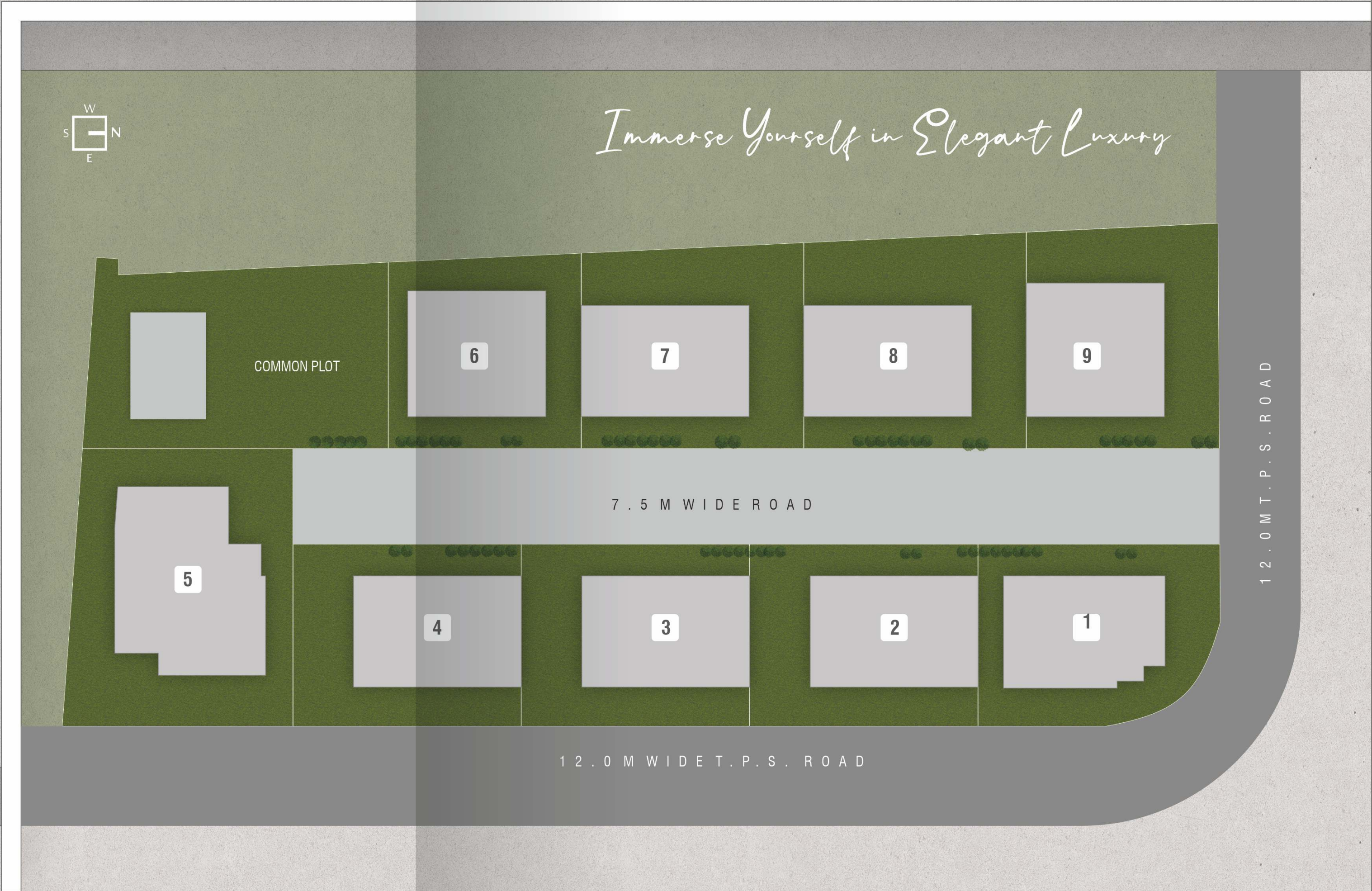


Leisure Amenities

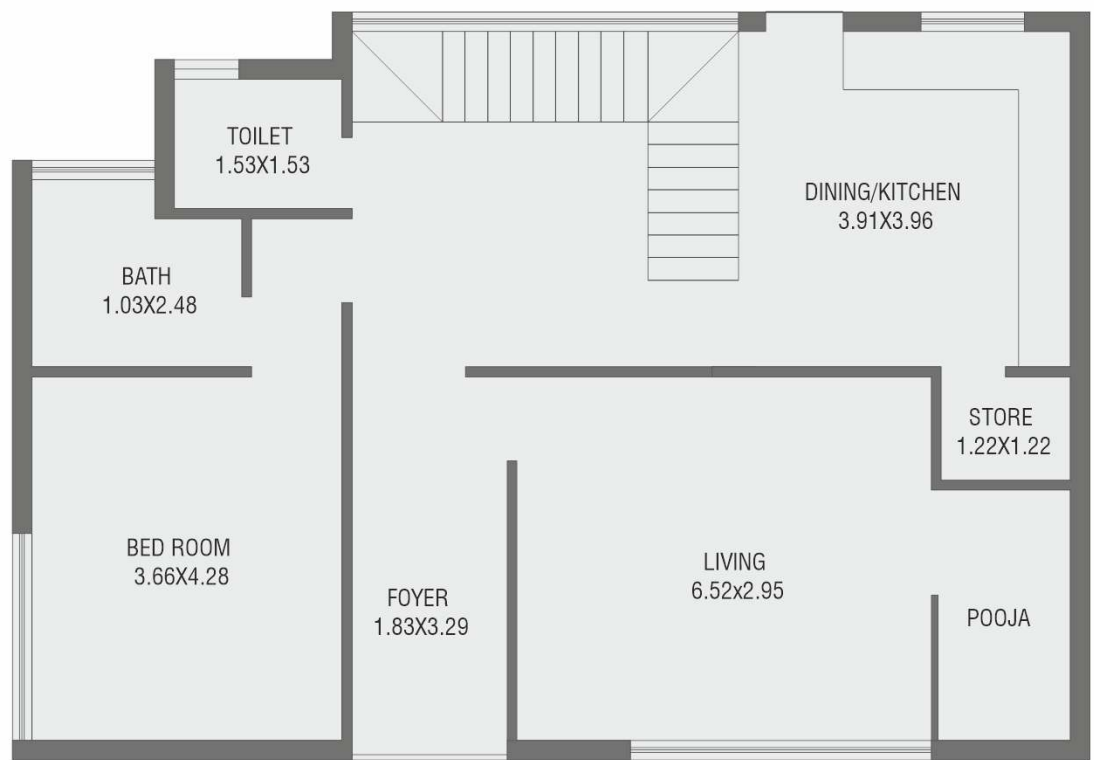
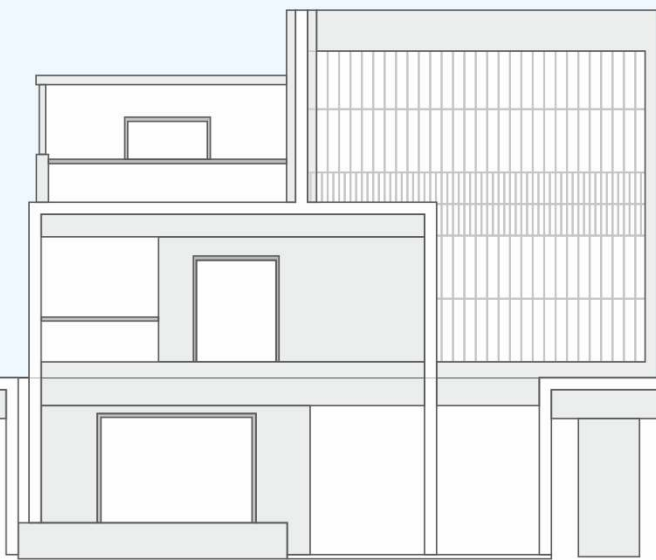
- ▲ CLUBHOUSE WITH MULTIPURPOSE HALL
- ▲ LANDSCAPED GARDEN
- ▲ CHILDREN PLAY AREA
- ▲ DESIGNER SENIOR CITIZEN SEATING
- ▲ UNDER GROUND CABLING FOR CLEANER LOOK
- ▲ PROVISION OF INDOOR GAME -GYM & YOGA
- ▲ REFRESHING SWIMMING POOL

Value Additions

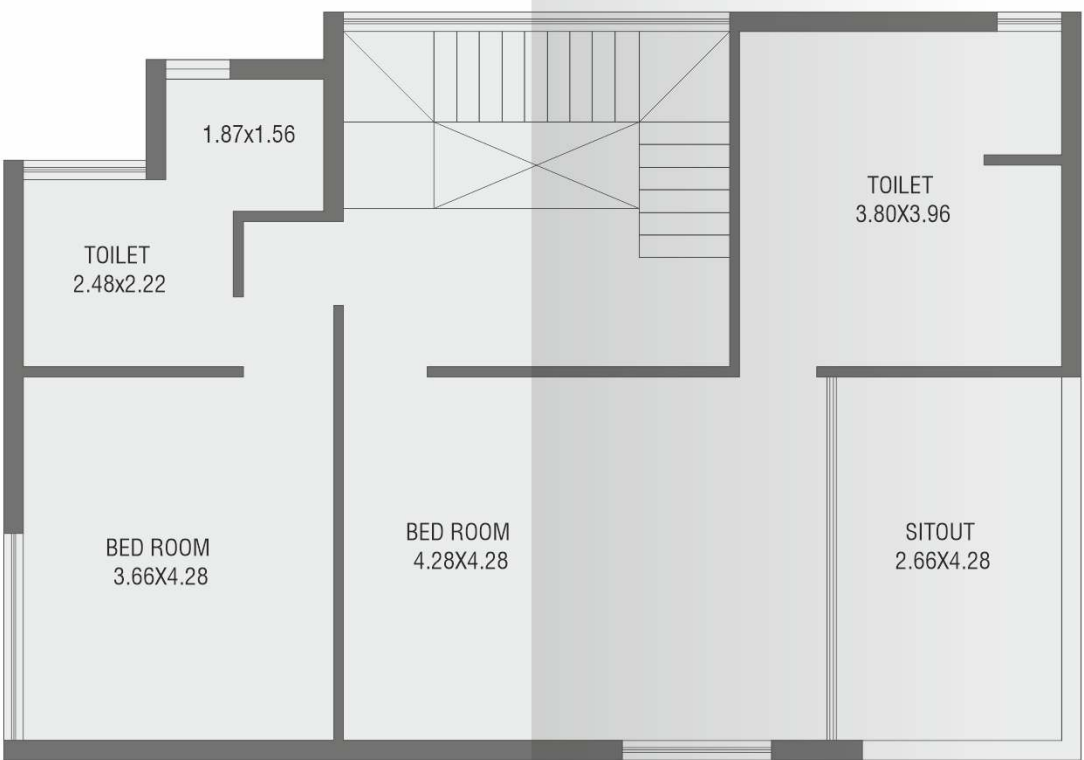
- ▲ GRAND ENTRANCE GATE WITH SECURITY CABIN
- ▲ ELEGANT EXPOSED BRICK ELEVATION FOR A TIMELESS LOOK
- ▲ BEST IN CLASS INTERIOR AND EXTERIOR FINISH
- ▲ ELITE QUALITY MATERIALS AND BRAND
- ▲ RCC INTERNAL ROADS WITH STREET LIGHTS AND DECORATIVE PAVING
- ▲ TERMITE RESISTANCE TREATMENT
- ▲ RAIN WATER HARVESTING



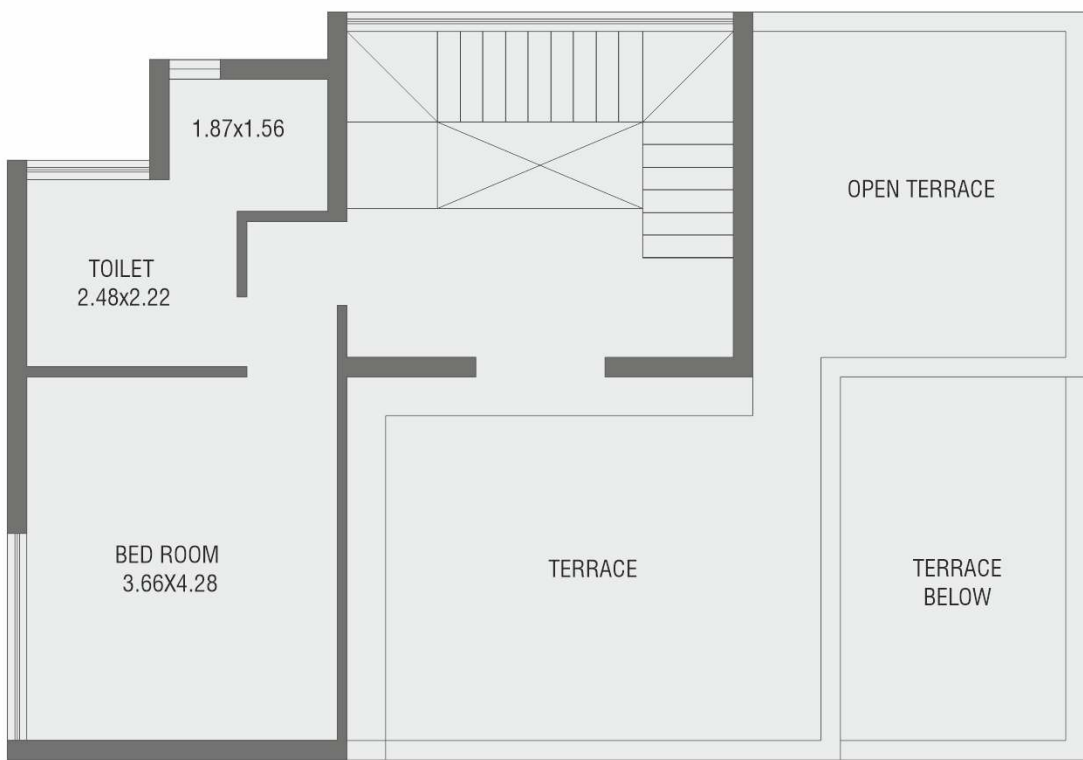
PLOT NO - 1



GROUND FLOOR PLAN
BUILT UP AREA - 107.65 S.MT.
CARPET AREA - 98.01 S.MT.

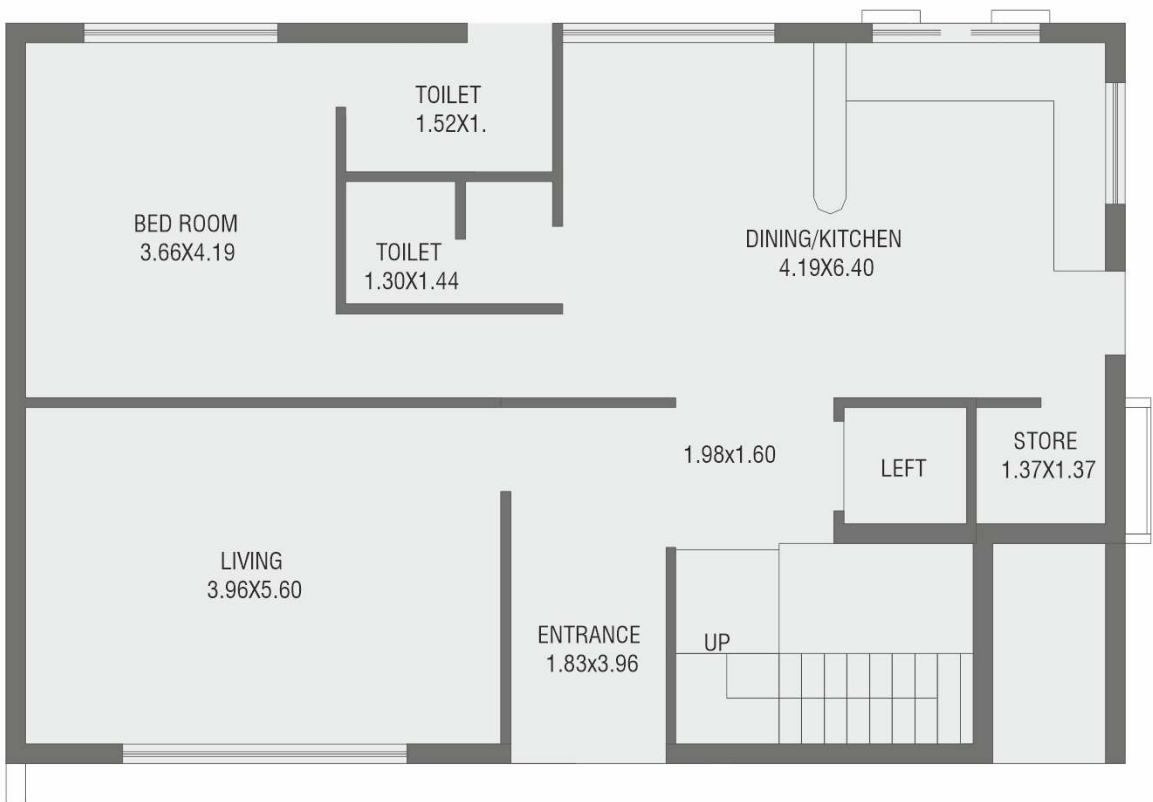


FIRST FLOOR PLAN
BUILT UP AREA - 107.65 S.MT.
CARPET AREA - 85.86 S.MT.

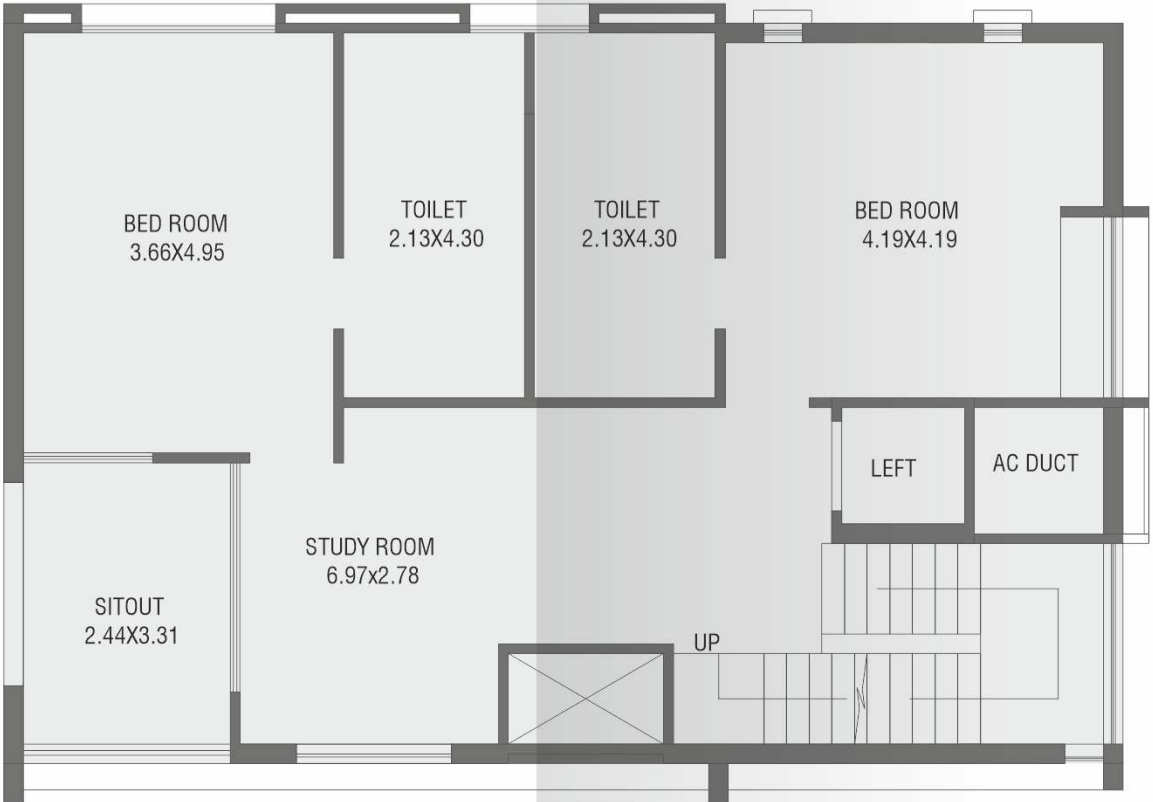


SECOND FLOOR PLAN
BUILT UP AREA - 51.65 S.MT.
CARPET AREA - 44.34 S.MT.

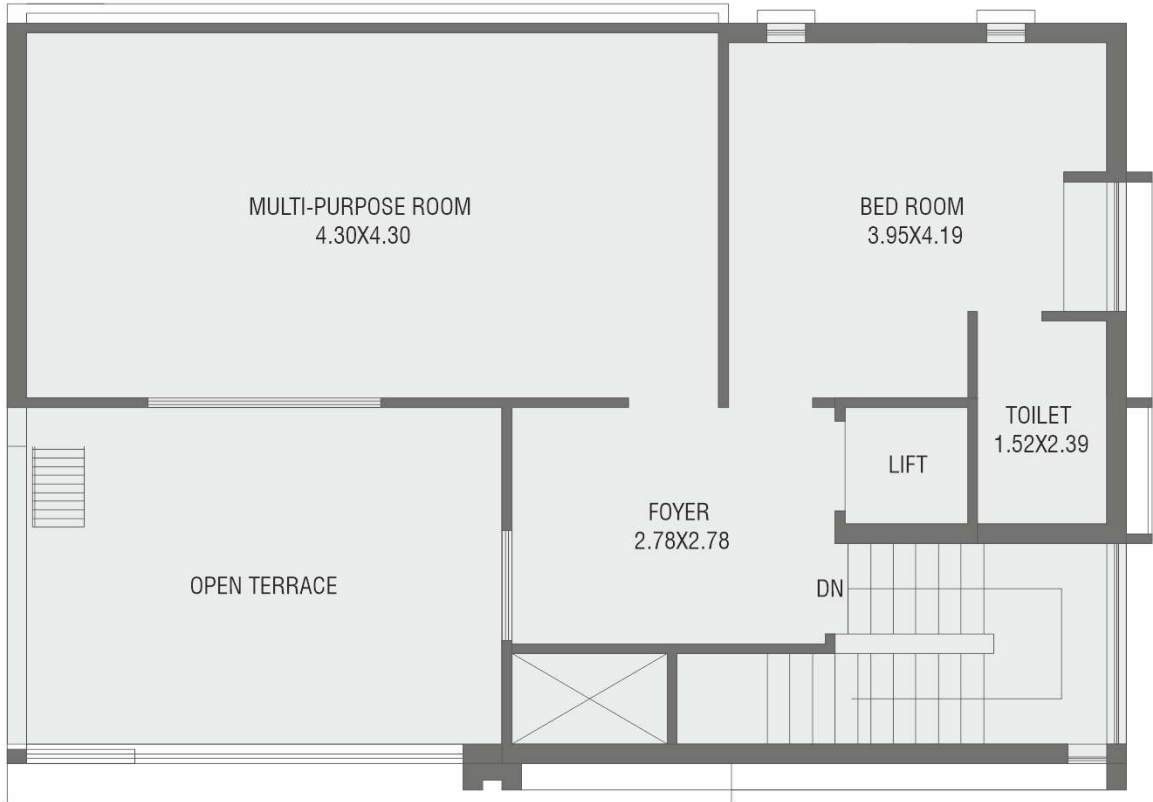
PLOT NO - 2 , 3, 4 & 7, 8



GROUND FLOOR PLAN
BUILT UP AREA - 114.95 S.MT.
CARPET AREA - 101.10 S.MT.

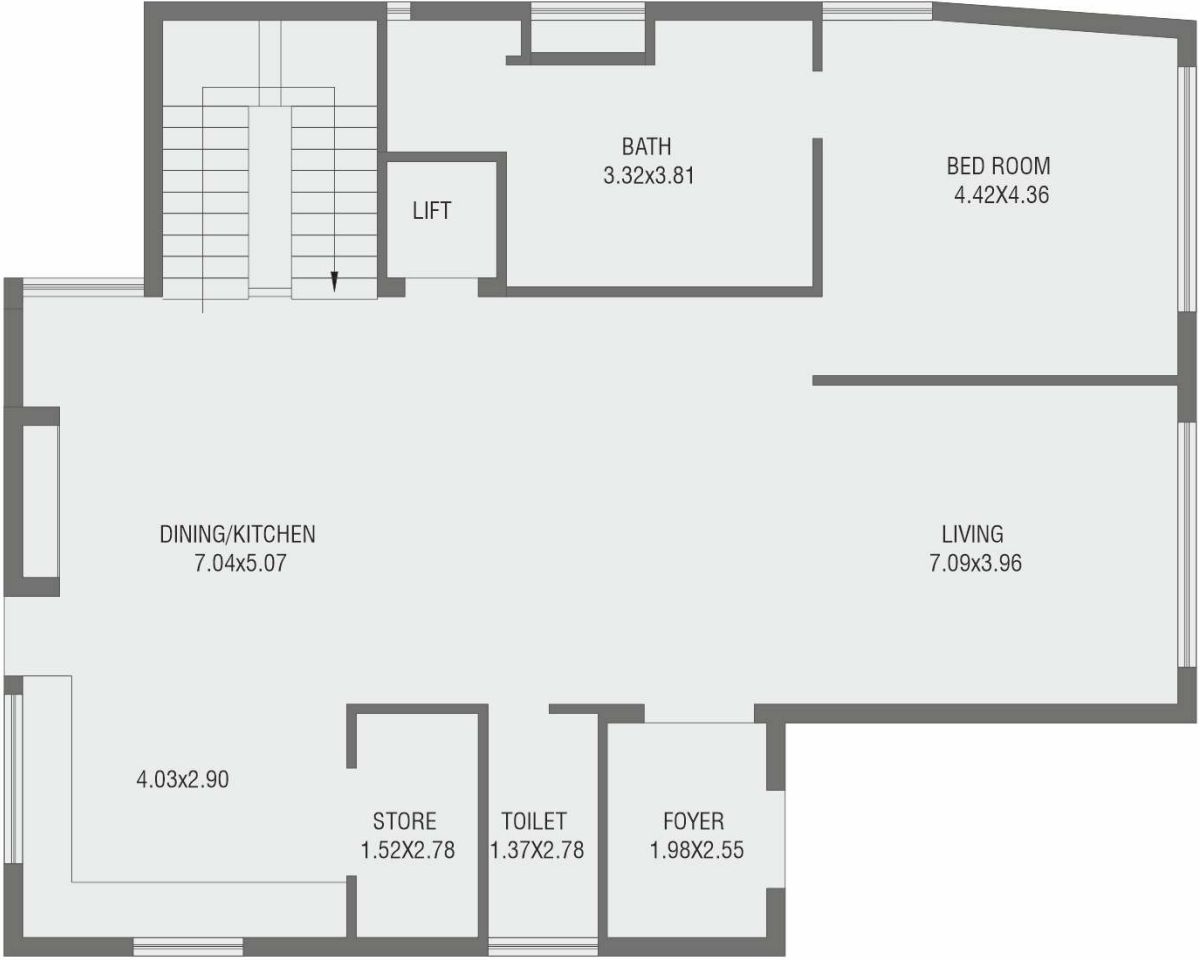
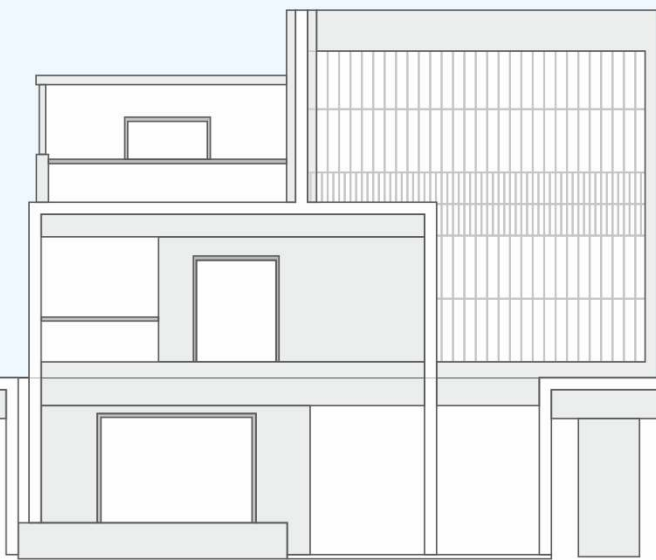


FIRST FLOOR PLAN
BUILT UP AREA - 114.95 S.MT.
CARPET AREA - 104.17 S.MT.



SECOND FLOOR PLAN
BUILT UP AREA - 90.52 S.MT.
CARPET AREA - 80.48 S.MT.

PLOT NO - 5



GROUND FLOOR PLAN
BUILT UP AREA - 153.61 S.MT.
CARPET AREA - 142.37 S.MT.



FIRST FLOOR PLAN
BUILT UP AREA - 153.61 S.MT.
CARPET AREA - 136.36 S.MT.

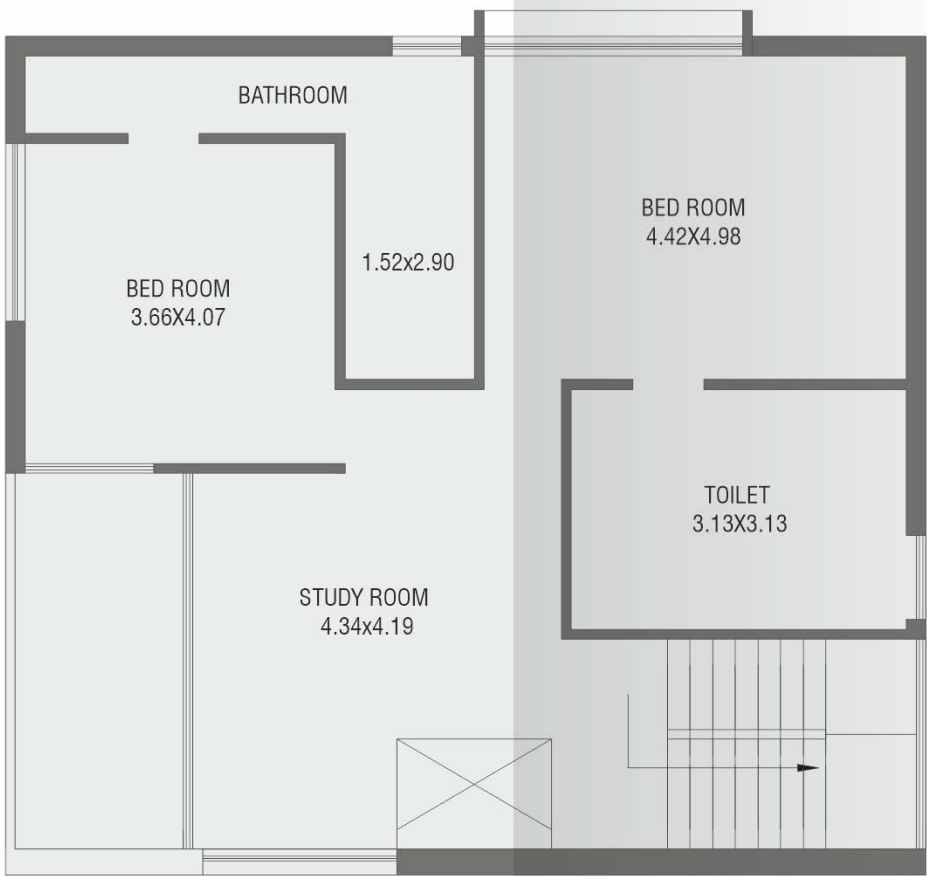


SECOND FLOOR PLAN
BUILT UP AREA - 125.70 S.MT.
CARPET AREA - 99.70 S.MT.

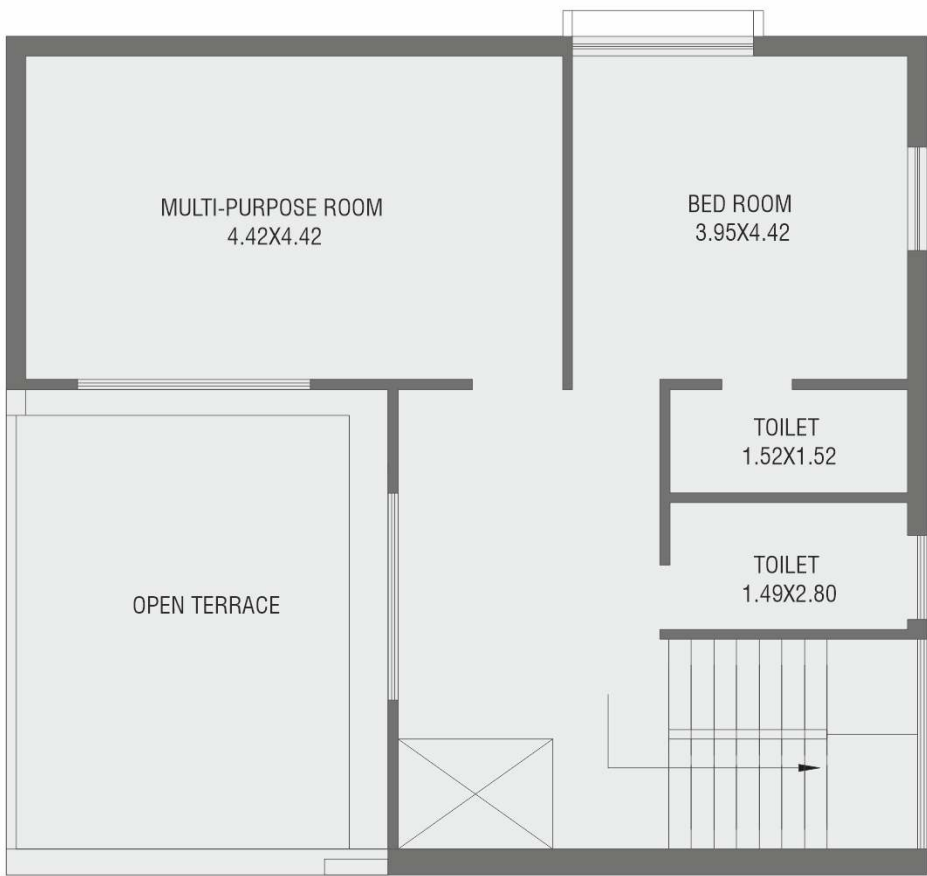
PLOT NO - 6



GROUND FLOOR PLAN
BUILT UP AREA - 107.03 S.MT.
CARPET AREA - 94.89 S.MT.



FIRST FLOOR PLAN
BUILT UP AREA - 107.03 S.MT.
CARPET AREA - 87.96 S.MT.



SECOND FLOOR PLAN
BUILT UP AREA - 81.33 S.MT.
CARPET AREA - 72.76 S.MT.

PLOT NO - 9



GROUND FLOOR PLAN
BUILT UP AREA - 113.64 S.MT.
CARPET AREA - 101.12 S.MT.



FIRST FLOOR PLAN
BUILT UP AREA - 113.64 S.MT.
CARPET AREA - 94.36 S.MT.



SECOND FLOOR PLAN
BUILT UP AREA - 87.94 S.MT.
CARPET AREA - 79.56 S.MT.