

Key Plan



Key Distances (approx.):
Airport 13.1 Kms
Railway Station 9.8 Kms
Natubhai Circle 7.0 Kms

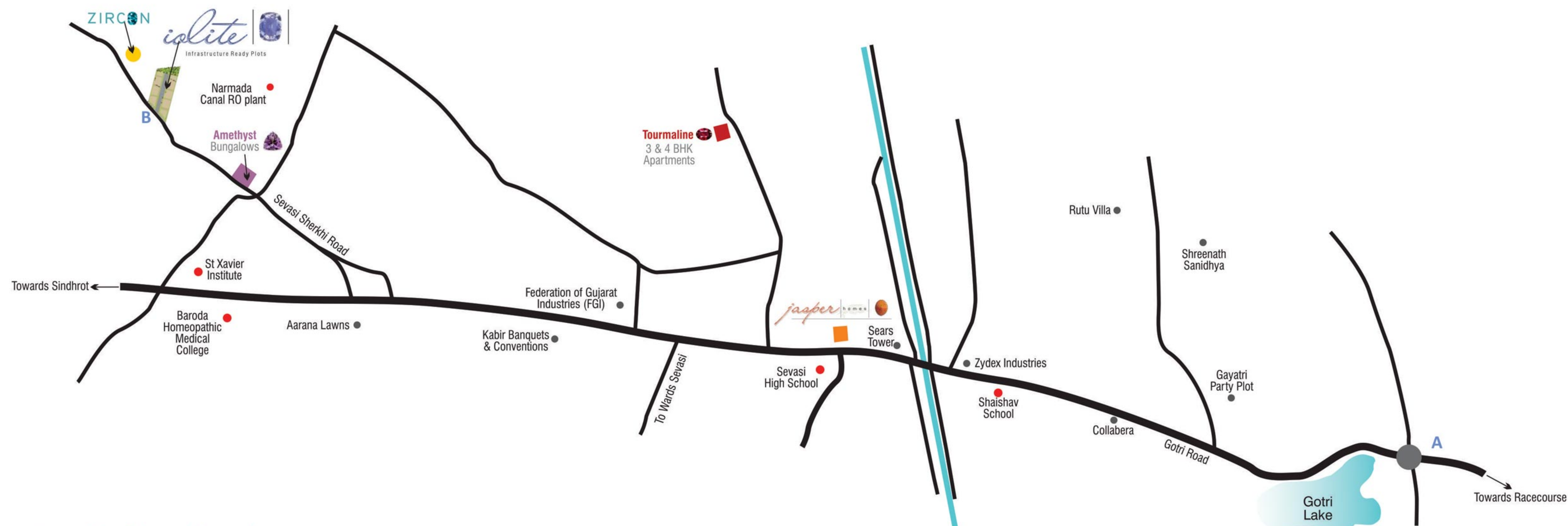
● School
A to B: 4 kms.
Located at 40 mtrs. Ring Road

For Inquiries please contact:
+91-94294 08635,
+91-94273 01519

For more information:



<http://vaibhavcorp.com/iolite>



Towards Excellence and Beyond



Vaibhav Corporation Pvt Ltd

"Real Estate Developers & Building Construction"
An ISO 9001:2008 & ISO 14001:2008 Certified Company

Site: **Iolite**,
Opp. Baroda Homeopathic College,
Sevasi Bhimpura Road, Sherkhi, Vadodara.

Regd. Office: 401, Emerald, Opposite Haveli,
Productivity Road, Alkapuri, Vadodara 390 007.
Tel: +91-265-2322111. Fax: +91-265-2336846

Email: info@vaibhavcorp.com
web: www.vaibhavcorp.com

Our Team:
Architect: Sandip Vaidya Associates, Vadodara
Structural Engineer: SVN Consulting Engineers
Electrical Consultant: MSP Consultant
Plumbing-Sanitation Consultant: Vraj Sanitation

Terms and Conditions:

• Stamp duty Registration charges, Service Tax etc. will be extra as per the actual rate applicable from time to time shall bear by the purchaser at actual basis. • The developers reserve the right to make any addition, alterations & amendments as may be necessitated from time to time in layout, building plan, specification & amenities. • Life time Maintenance Deposit Property development charges, Electricity Connection charges, Security deposit, Legal costs for all liaison work in VUDA/V.M.C., GOVT & all local authorities etc. shall bear by the purchaser at actual basis. • Extra work shall be carried out after making full payment in advance. (Conditional) • All members shall have to essentially be the part of the society formed by the association of members & shall abide by the society by-laws. • Payment terms will be different on case to case basis. • Payment schedule are not related to Possession or stage of construction • Delayed payment will attract interest @ 21% p.a. • Possession of plot will be given after 45 days from the date of sale deed. • Possession of bungalow will be given after 3 years from the date of receiving statutory permission, certifications and water / electricity / drainage connection from respective authority & subject to construction agreement. • Possession of bungalow varies from case to case. • Possession schedule for bungalow is highly dependent on external factors like availability of raw material, labour and approvals from various authorities. We shall try to complete the project on schedule time however above factors may affect the possession schedule which may delay the actual possession. • Any additional tax / stamp duty / registration charges / levies resulting from any change in the laws/policies of Government / Semi Government bodies shall be borne by the customer. • All the taxes, charges & levies applicable on the unit as & when received from the concern government authorities shall be borne by the customer/purchaser. • This brochure shall not be treated as a legal document; it is only for the purpose of information, which does not create any legal liability to Vaibhav Corporation Pvt. Ltd. and its Directors.

design: stroke&arrow@94240192010

iolite



Infrastructure Ready Plots



Why live a congested life when you can spread your wings & breathe fresh!

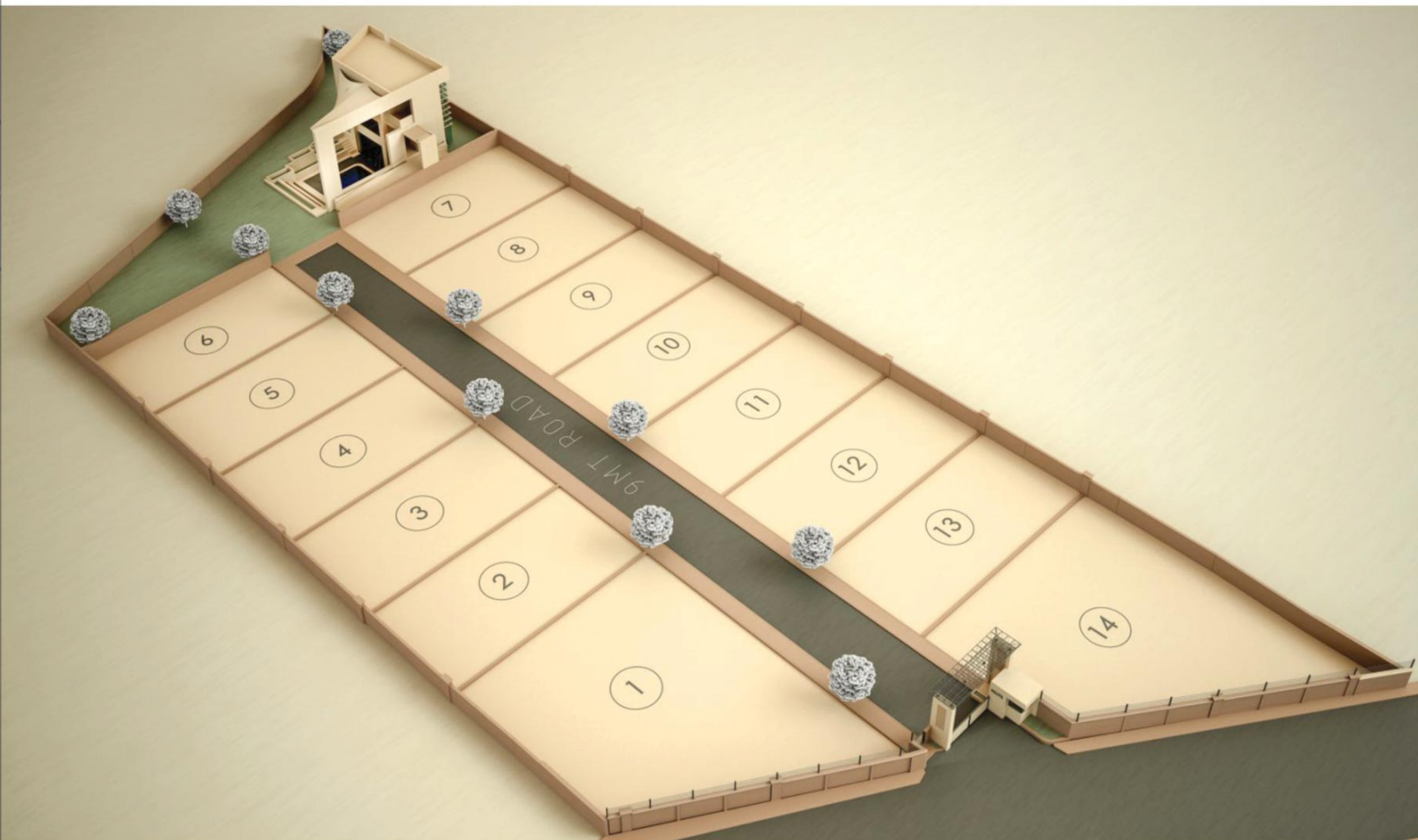
Iolite is the result of the desire of the upwardly mobile citizens of Vadodara to live amidst nature. With sizes of bungalows on offer shrinking, the open spaces becoming a rarity and true luxury becoming scarce, turn towards Iolite.

Offering spacious infrastructure ready plots for building your dream Villa, it is just a few minutes drive away from Gotri, amidst green surroundings with complete infrastructure and most importantly at a more practical pricing.

Yet another lifestyle offering from Vaibhav Corporation Pvt. Ltd., it provides a perfect setting to plan a majestic villa customized as per your lifestyle needs!



INDIVIDUAL PLOT AREA STATEMENT								
PLOT No.	AREA (sq.m)	AREA (sq.ft)	PLOT No.	AREA (sq.m)	AREA (sq.ft)	PLOT No.	AREA (sq.m)	AREA (sq.ft)
1	446.94	4810.86	6	205.53	2212.32	11	216.12	2326.32
2	204.86	2205.11	7	208.25	2241.6	12	216.52	2330.62
3	204.74	2203.82	8	209.92	2259.58	13	217.88	2345.26
4	204.89	2205.44	9	212.44	2286.70	14	437.06	4704.51
5	205.45	2211.46	10	214.14	2305.00			



LEISURE AMENITIES

BASEMENT

- Splash Pool
- Air Conditioned Well Equipped Gymnasium

GROUND FLOOR

- Club House with Indoor Games Zone

FIRST FLOOR

- Multipurpose Meeting / Conference Room / Party Hall Equipped With Surround Sound Audio System

CORE INFRASTRUCTURE:

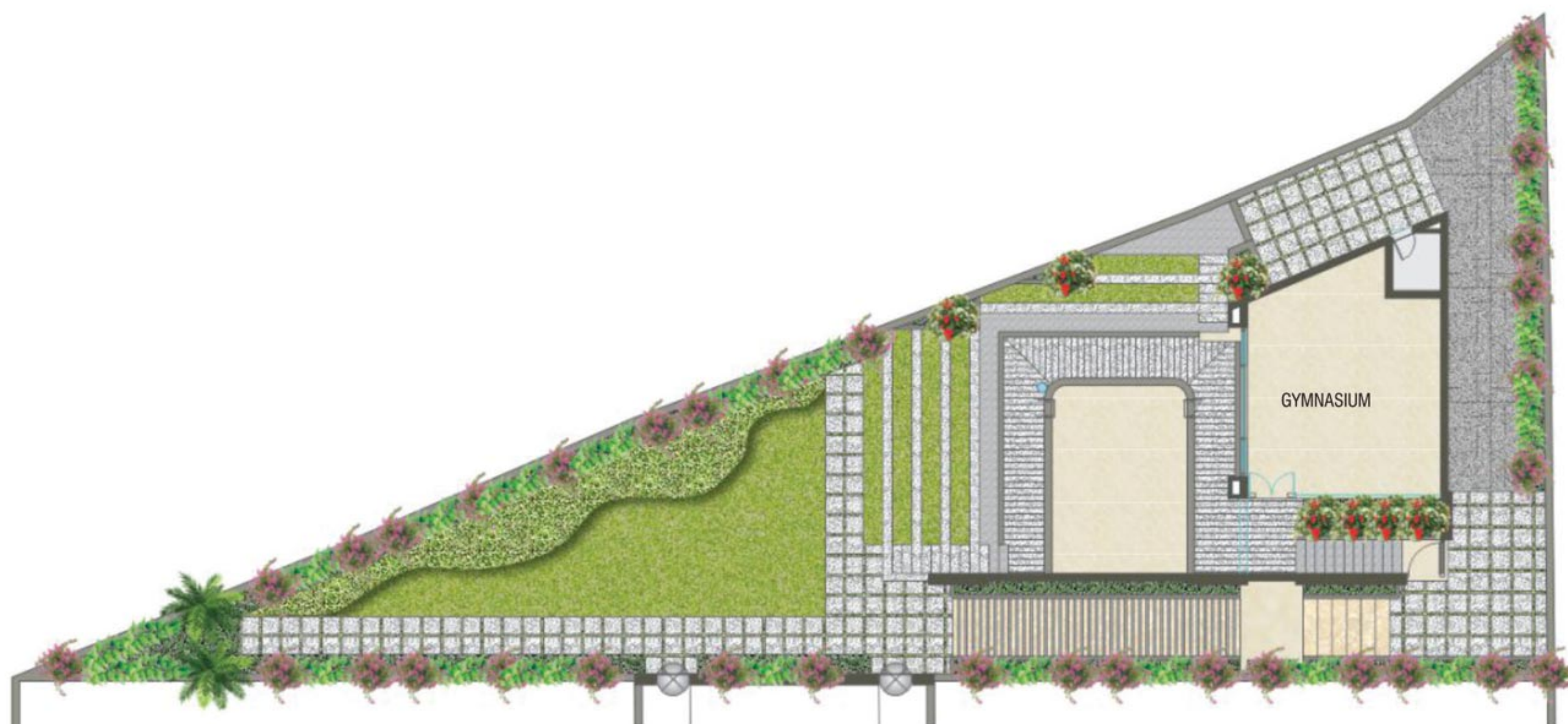
- Decorative Main Entrance Gate with Security cabin & toilet
- Rain Water Harvesting System
- Power Back up Stand-by Generator for Common facilities
- Internal Roads of Trimix Concrete with Paver Blocks
- Decorative Street Light
- Underground Electric Cabling for a wire-free look
- Infrastructure for Electric , Drainage & Water Connection to Individual Plots
- Landscaped Garden and Tree Plantation

SECURITY:

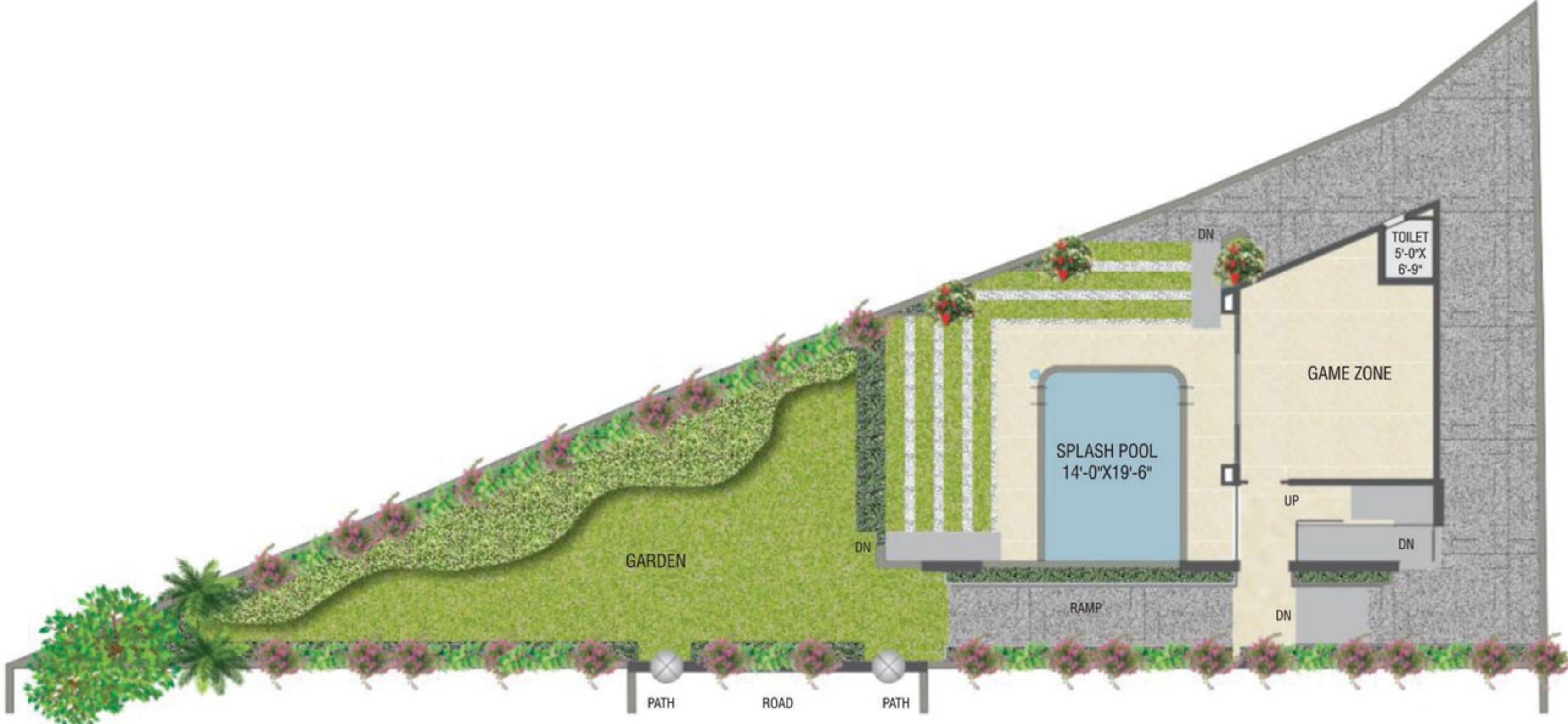
- Secure Compound Wall for entire campus with Concertina Coil
- Compound Wall to Individual Plot (Low Height)



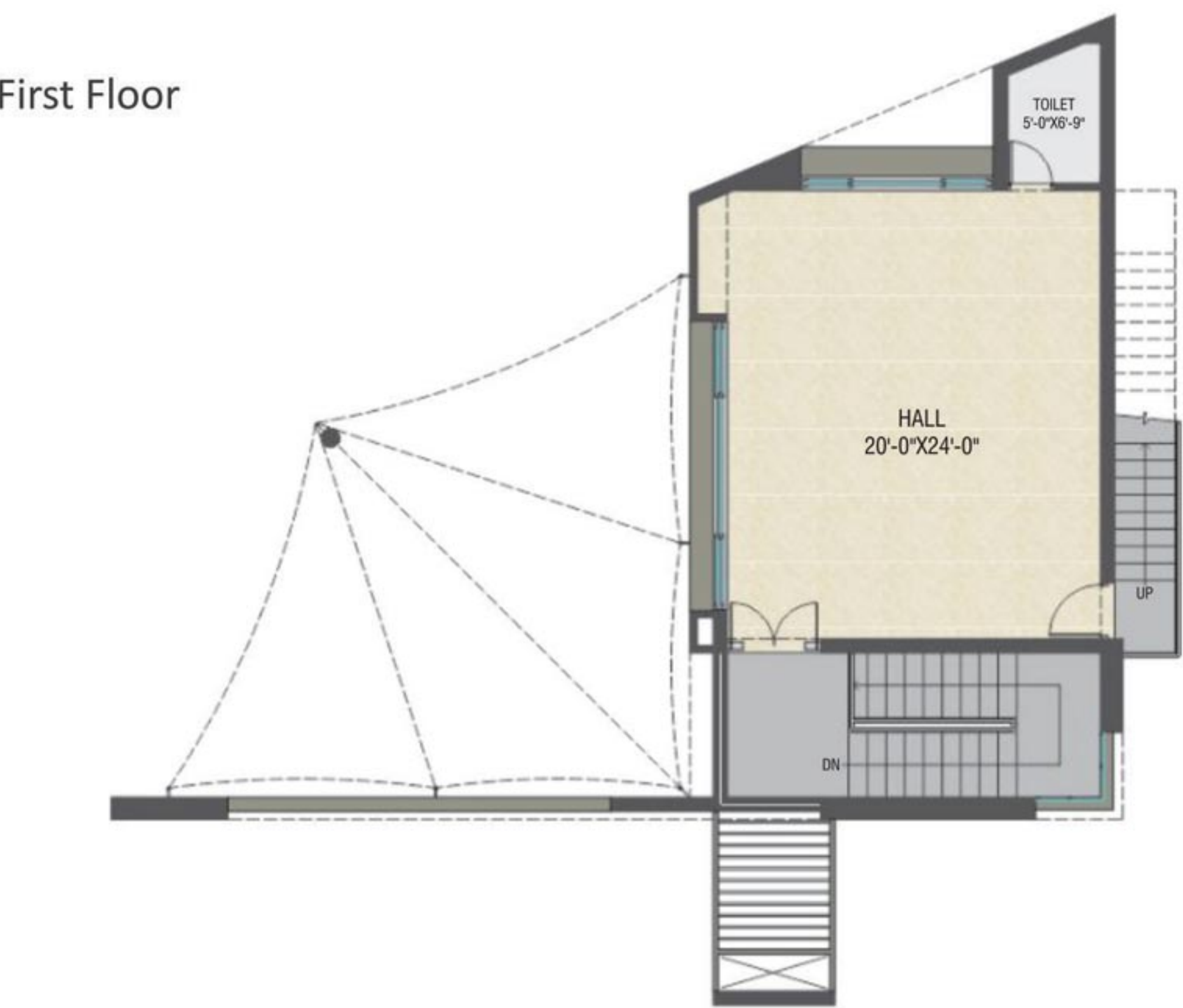
Club House Design



Basement Floor



Ground Floor



First Floor

Payment schedule

Notes

1. All additional charges are required to be paid at the time of, or prior to the final instalment of payment.
2. Rates, and Payment schedule are subjected to change and variation as to the Company's (Vaibhav Corporation Pvt. Ltd.) discretion.
3. Additional charges dependent upon governmental regulations are subject to change.

Rates As applicable

Payment Schedule (Regular) For Plots

Sr. No.	Schedule	Payment
1	Booking Amount	10%
2	Within One Month	20%
3	Within Three Months	30%
4	Within Six Months	30%
5	Within Nine Months (Before Possession)	10%

Disclaimer

This is a 'proposition' and 'preliminary information' document only and must not be treated as statement of liability or as a legal document. Vaibhav Corporation Pvt. Ltd. shall not be held legally liable for any action or suit on basis of this document.

Additional Charges

Sr. No.	Charge	Amount
1	Life-time Maintenance	2 Lakh Per Plot
2	Development Charges	100.00 per sq. ft. of plot area
3	Stamp Duty ³	As applicable by Government regulations
4	Registration Charges	As applicable by Government regulations
5	Service Tax	As applicable