

Vallabh
VATIKA-II

3 BHK PREMIUM DUPLEX BUNGALOWS





Elegant & Delightful... A campus that shall give infinite happiness!

Vallabh Vatika II comes after the immense success of Vallabh Vatika where we have been successful in creating a happy community of residents.

Vallabh Vatika II offers premium 3-BHK Duplex Bungalows which have been designed with great care. Thus fulfilling the desires of the residents of Vadodara for a home which is complete in all respects.

Located in the well developed locality of Vadsar, neighboring Manjalpur and Makarpura, it is surrounded by horizontal residential development apart from urban utilities like schools, temples, hospitals, market etc. Thus offering an conducive lifestyle to its residents.

Homes created with Passion A Hallmark of Vedant Group

A safe, secure, green campus, designed with ample open spaces for your family to enjoy life to the fullest. Presenting 3-BHK Duplex Bungalows with a rich elevation, recreational amenities, excellent infra structural facilities and a luxurious finish.

Vallabh Vatika II comes from the house of Vedant Group, which is one of the foremost names in the real estate sector in this region. It has their stamp of quality construction, excellent craftsmanship, customer friendly approach and fair trade practices.

A home at Vallabh Vatika II shall truly be an investment for a lifetime of happiness for you and your family.



A campus designed to thrill
your family each living day!

Amenities

- RCC Internal Road with street light
- Tree plantation around the boundary walls and on internal roads
- Impressive society entrance gate with security cabin
- Name plate to maintain the uniformity of the project
- Anti-termite treatment with piping
- Electric Underground Cabling for a wire-free look
- 24 hours security

Leisure Amenities

- Open Gymnasium
- Landscaped Garden
- Gazebo
- Children's Play Area





Specifications

Structure: All RCC & Brick Masonry works as per structural engineer's design

Wall Finish: Inside smooth plaster with Acrylic emulsion paint & outside surface to be painted with weather-resistant paint

Flooring: Vitrified Tiles Flooring

Doors: Decorative main door with brass fittings & all internal doors of quality water-proof flush doors

Windows: Aluminium Section Windows

Terrace: Open terrace finished with water proofing

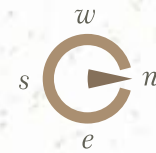
Kitchen: Granite kitchen platform with SS Sink, glazed tiles dado up to lintel level

Toilets: Designer Bathrooms with premium fittings & vessels, glazed tiles dado up to lintel level

Electrification: Modular switches with Concealed copper wiring of approved quality, sufficient electrical points as per architect's plan



layout plan



Area Table

1	1201
2	788
3	788
4	788
5	788
6	788
7	1396
8	1460
9	795
10	795
11	795
12	795
13	1176
14	1136
15	905
16	905
17	1029
18	1066
19	724
20	744
21	-----

in sq.ft.

Type-1

Type-2

Type-3

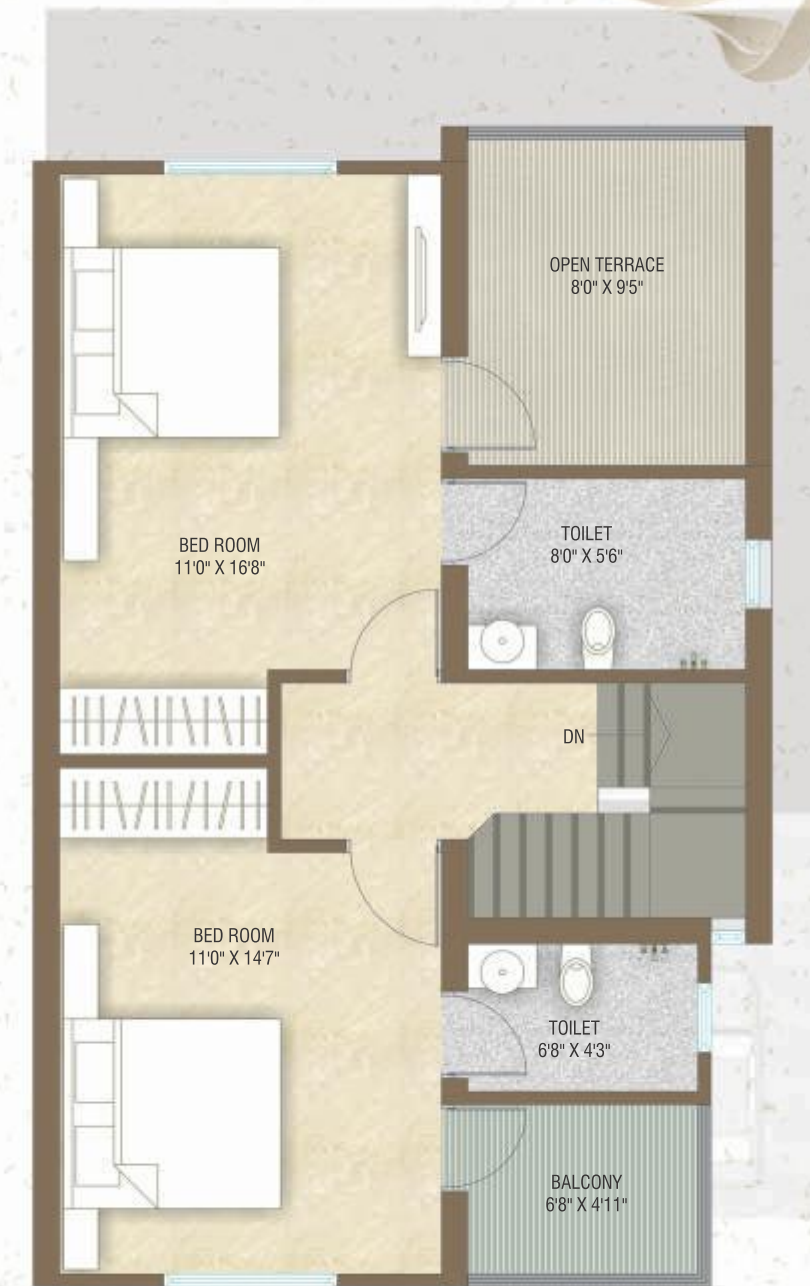


type 1

S.B.A.: 1360 sq.ft.
Min Plot Area: 788 sq.ft.



ground floor plan



first floor plan

type 2

S.B.A.: 1370 sq.ft.
Min Plot Area: 788 sq.ft.



ground floor plan



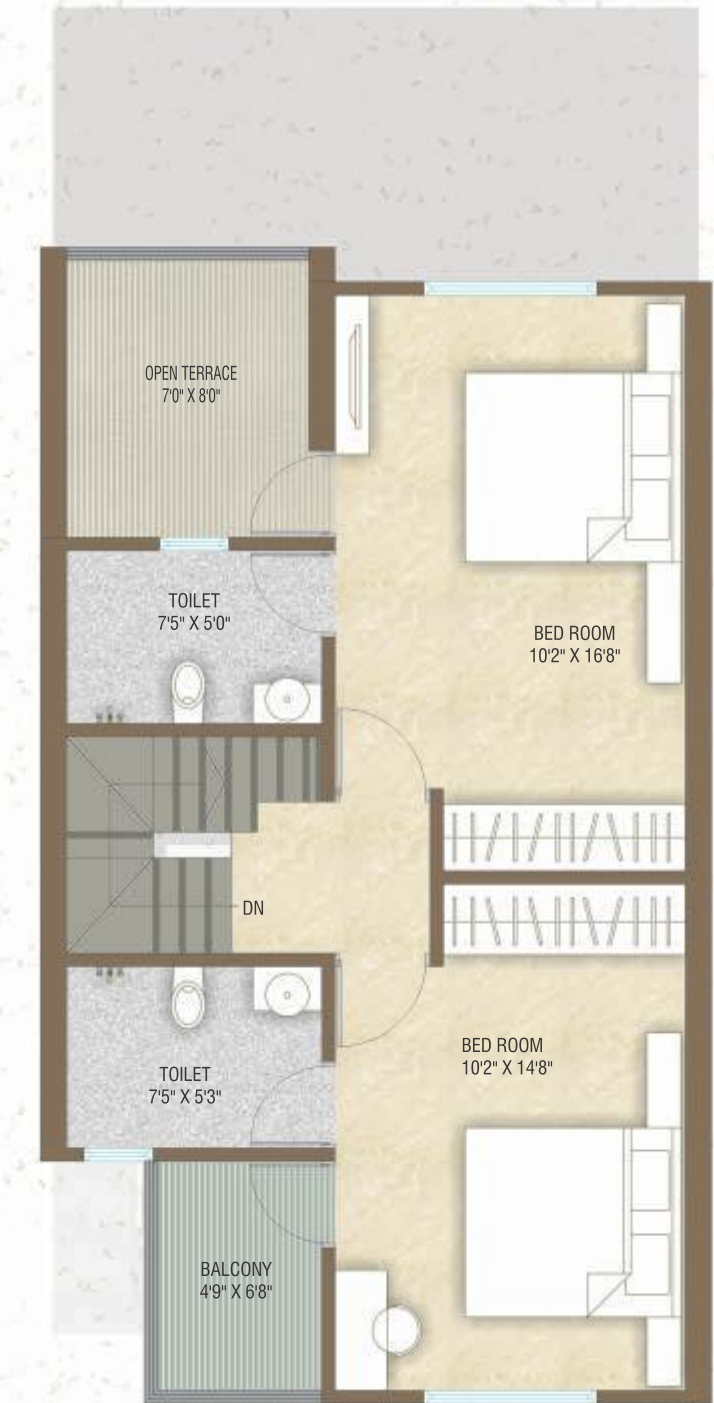
first floor plan

type 3

S.B.A.: 1225 sq.ft.
Min Plot Area: 724 sq.ft.



ground floor plan



first floor plan

Developers:
Shreenath Associates
Ph.: 091 265 6580300

For Bookings :
98246 66003, 98250 28476
Email: vallabhvatika07@gmail.com

Architect: Shilpi Associates
Structural Consultant: Associated Engineers

Payment Schedule:	
At the time of Booking	25%
On Plinth Level	15%
On Ground Floor Slab Level	15%
On First Floor Slab Level	15%
On Plaster Level	15%
On Flooring Level	10%
Before Possession	05%

Notes: Possession will be given after one month of settlement of all accounts. ♦ Documentation charges, Service Tax, Municipal House Tax & common maintenance charges will be extra. ♦ Any new Central or State Government Taxes, if applicable shall have to be borne by the clients. ♦ Extra work shall be executed after making full payment. ♦ Continuous default payments leads to cancellation. ♦ Architect/Developers shall have the right to change or raise the scheme or any details herein and any change or revision will be binding to all. ♦ Refund in case of cancellation will be made within 30 days from the date of booking of new client only. Administrative expense of Rs. 20,000 & the amount of extra work (if any) will be deducted from refund amount. ♦ In case of delay of corporation/MGVCL activity, it shall be unitedly faced. ♦ While every reasonable care has been taken in preparing this brochure, the organizers are not responsible for any inaccuracy in this contents. All plans, information and specifications are subject to change. This brochure is not a part of a legal document.



Site: Nr. Vadsar Bridge, Besides Vallabh Vatika, Vadsar, Vadodara.