



DEVELOPER : AARNA INFRA

SITE ADDRESS :

AARNA 39, Beside Priya Cinema, 30 Mtr. Main Road,
Bhayli TP 2, Vadodara.

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E : aarnainfra39@gmail.com

W : aarnagroup.co.in

ARCHITECT:  **ENEACON**
DESIGN CONSULTANTS PRIVATE

STRUCTURE:  **ZARNA**
ASSOCIATES

Bookings start's after RERA.

 **LUCID** 3D Visualization by LUCID - The Artistry





LIVING WITH SIMPLICITY



“

Simple and sophisticated forms of life can be enhanced with appealing architecture. The place where one can find luxury, comfort, and peace. The place where you feel welcomed.

”





AARNA | 39

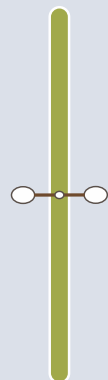
The building, designed for a home with optimum views. Taking a deeper dive into new emerging technologies to make your dream into reality. Which will create an empathetic benchmark for a sustainable high-rise.

Shaping sustainability, designing beyond the framework, energy-saving environments are incorporated to provide additional and unusual aesthetic experiences.

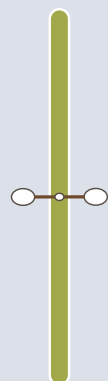
30.00 M T Wide Road



GROUND FLOOR PLAN



30.00 M T W i d e R o a d



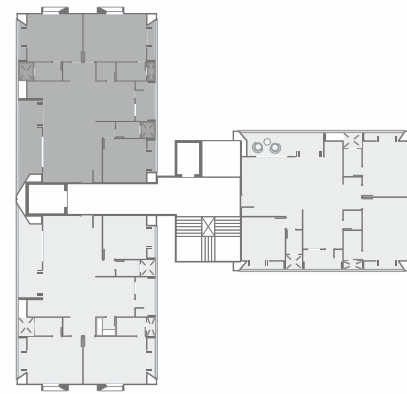
TYPICAL
FLOOR PLAN

1st - 13th Floor



TYPICAL FLOOR PLAN

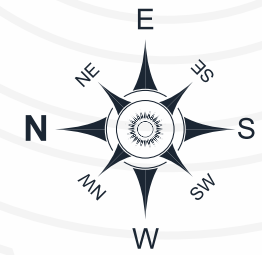
1st - 13th Floor



C.A : 106.52 Sq.Mt. | BALONY : 7.94 Sq.Mt. | WASH : 3.72 Sq.Mt.



BASEMENT FLOOR PLAN





SPECIFICATION

Structure and Wall Construction

- Earthquake Resistant RCC Frame Structure Design
- Internal Walls Finished with Putty and Primer
- External walls Finished with Weather Proof Texture Paint over Double coat cured Plaster

Electrification

- Sufficient Electric Points with Concealed Premium Quality Wiring and Branded Modular Switches

Water supply

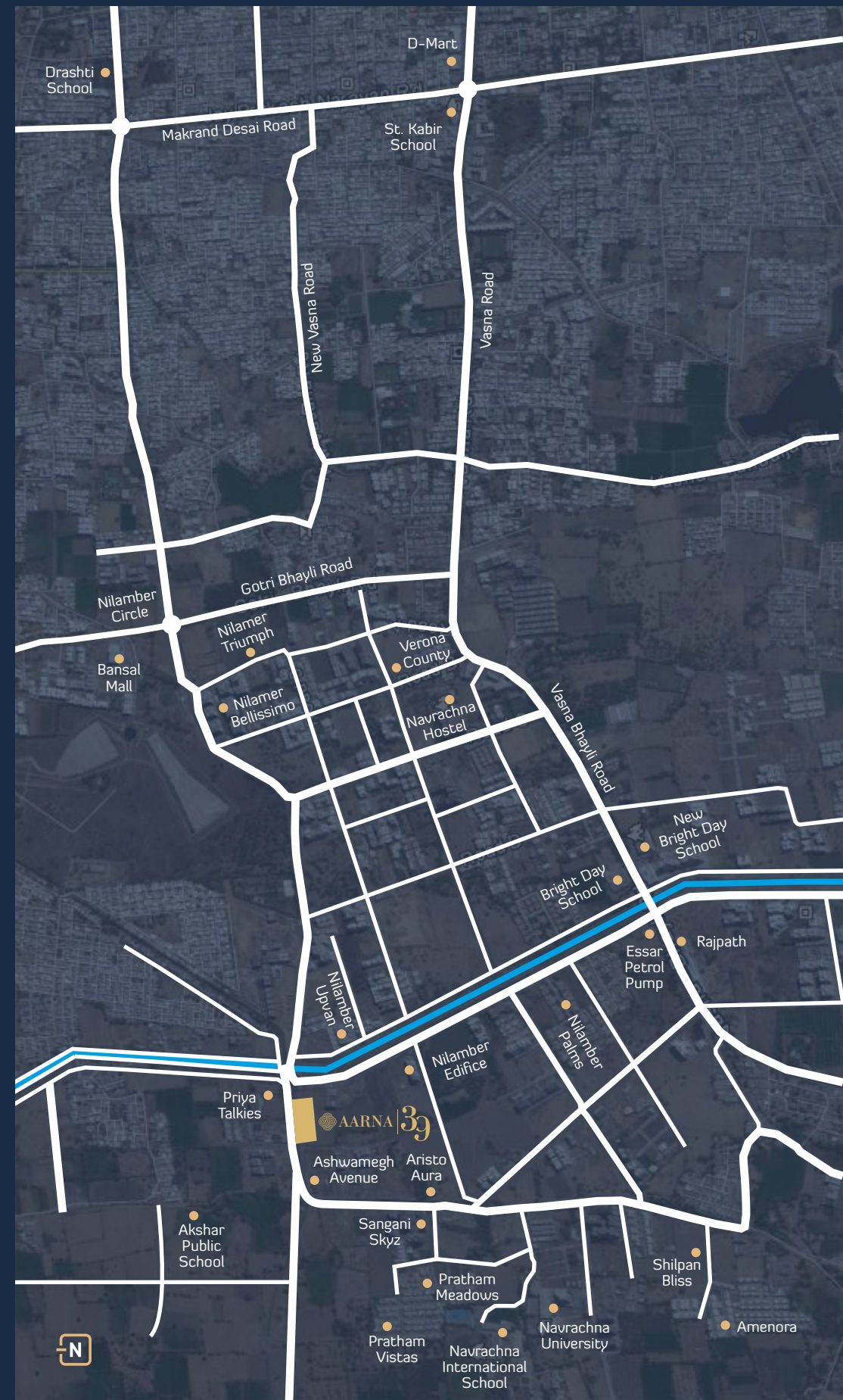
- 24 hour Ground Water supply through Overhead and Underground Storage Tanks
- Separate toilet provision in each shops

Doors and windows

- Flush Door with both side Laminate & Safety Locks
- M.S Rolling Shutter with Colour for Shops / Showrooms
- Powder Coated Aluminium Sliding / Glazing openable Window

Flooring and Wall Cladding

- Premium Vitrified Tiles Flooring with Skirting in all units
- Passage Area & Staircase with Premium Quality Vitrified Tiles / Granite
- Granite or decorative wall cladding on Lift wall



Terms & Conditions :

1. The following will be charged extra in advance/ as per government norms: (a) Stamp Duty & Registration Charges, (b) GST (as actual) or any such additional government taxes if applicable in future, (c) Maintenance Deposit, (d) Development charges and Estimate for New Electric Meter & Connection. 2. If any new tax applicable by Central or State Government in future, it will be borne by the buyers/ members. 3. Possession will be given only after one month of settlement of all accounts. 4. Continuous default in payments leads to cancellation. 10 % Administrative charges will be deducted for any cancellation after one month of booking, and balance amount will be refunded back only after booking of the unit by new member. 5. The developers reserve all the rights to change the plan, elevation, specification or any details will be binding to all. 6. Changes in any structural design & changes in any external facade will NOT be permitted under any circumstances. 7. Internal changes will only be permitted with prior permission. 8. Outdoor AC units will be fitted as per provision provided in the designated place by the architect. 9. Any balance FSI at present or in future shall be availed by the developer and no member would claim any right for the same. (10) Any plans, specification or information in this brochure can not form part of an offer, contract or agreement. (11) This Brochure does not contain any legal Part as per rera.