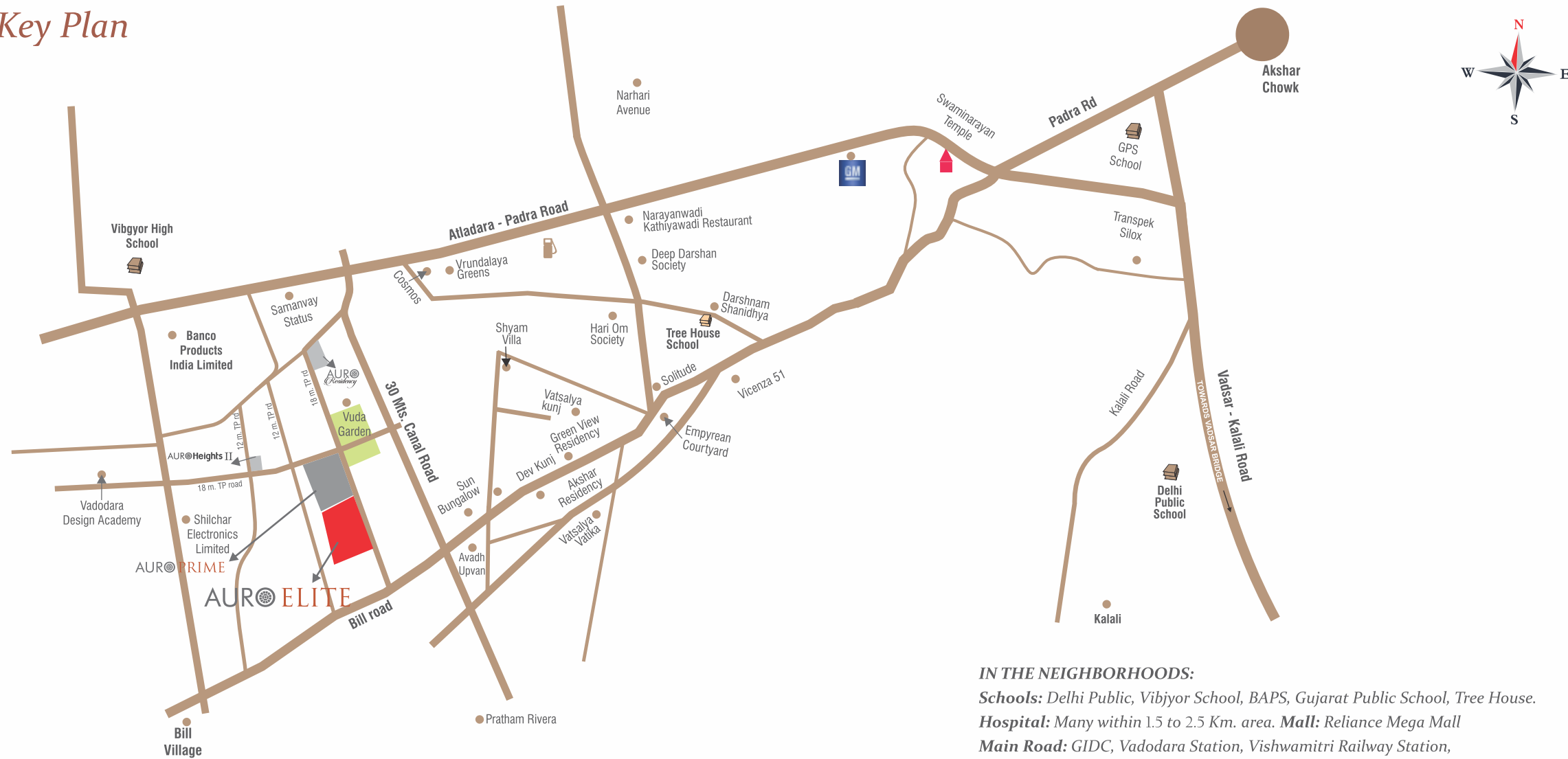


Key Plan



IN THE NEIGHBORHOODS:
Schools: Delhi Public, Vibjyor School, BAPS, Gujarat Public School, Tree House.
Hospital: Many within 1.5 to 2.5 Km. area. **Mall:** Reliance Mega Mall
Main Road: GIDC, Vadodara Station, Vishwamitri Railway Station,
Atladara Swaminarayan Mandir & Akshar Chowk are near by to our location.

Developer: Shreeji Buildtech E-mail: shreejibuildtech.elite@gmail.com	Site: Auro Elite, Behind Samanvay Status II, Bill Canal Road, Bill T.P. 1, Nr. Atladra Padra Main Road, Bill, Vadodara.	M.: +91 96249 62244 +91 96249 62255	Architect: ERA architects	Structural Consultant: Zarna Associates
---	--	--	--	--

Residential: 10% Booking 15% Plinth 5% Ground Floor Slab 5% First Floor Slab 5% Second Floor Slab 5% Third Floor Slab 5% Forth Floor Slab 5% Fifth Floor Slab 5% Sixth Floor Slab 5% Seventh Floor Slab 10% Masonary 10% Plaster 10% Flooring 5% Before Possession	Commercial: 30% Booking 10% Plinth Level 20% Ground Slab Level 15% Masonry 15% Plaster 10% Before Possession
---	---

Terms & Conditions: (1) Possession will be given after 30 days of settlement of all accounts. (2) Stamp Duty, Registration, Legal Charges, GST, MGVC&L & VMC (VUDA) Charges, Society Maintenance Deposits & Development Charges, etc will be borne by the purchaser. (3) Any additional charges or duties levied by the Government / Local authorities during or after the completion of the scheme will be borne by the purchaser. (4) Extra work shall be executed after making full payment (5) Cancellation charges as per RERA. (6) In case of delay in water supply, electric light connection, drainage work by the concerned authority, developers will not be responsible. (7) Refund in case of cancellation will be made within 30 days from the date of booking of new client only. (8) Administrative expense of Rs. 20000/- & the amount of extra work (if any) will be deducted from refund amount. (9) All plans are subject to amendments and approval by the relevant authorities. (10) All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. (11) Subject to Vadodara Jurisdiction.

RERA Reg.No.: PR/GJ/VADODARA/VADODARA/Others/MAA05076/180319
<https://gujrera.gujarat.gov.in/>

design:stroke&arrow-Feb_2019@98240 92010





CONVENIENT LOCATION, QUALITY CONSTRUCTION, THOUGHTFUL AMENITIES, AFFORDABLE PRICE

Auro Elite brings to you spaciouly designed 2 BHK Flats & Shops in multiple planning options apart from road facing shops. Offering a good quality infrastructure at an affordable price is what we strive to achieve.

Homes at Auro Elite offer a good lifestyle, with recreational facilities, impressive finish and well thought of planning, but at a very attractive price. It is located in the fast developing residential locality of Atladra and has multiple access to all parts of Vadodara.

A well experienced and committed team of real estate developers ensure that your home has a superior finish, good quality fittings and fixtures and timely completion.

Auro Elite shall bring for you a truly elite lifestyle for you and your family today & forever !





Specifications

Structure:
Well designed RCC frame structure as per structural engineer's design.

Flooring:
2' x 2' Vitrified flooring in living, dining, kitchen, balcony, and all bedrooms, and ceramic tiles in bathrooms.

Kitchen:
Granite platform with SS kitchen sink and designer tiles up to lintel level over the platform

Bathrooms:
Designer tiles up to lintel level with quality bath fittings, sanitary ware and glazed tiles.

Plumbing:
Systematic wall concealed CPVC/UPVC branded plumbing fitting, Geyser point in Bathrooms.

Doors & Widows:
Decorative main door with standard safety lock and fittings. All other internal doors are flush doors with laminates. Aluminum section windows with reflective glass & safety grill

Electrification:
Concealed copper ISI wiring and good quality modular switches with sufficient points. Provision for Split AC in master bedroom. Geyser point in bathroom. MCB in main distribution board.

Finishing:
Internal smooth finish plaster and distemper paint on internal walls. External waterproof plaster with semi-acrylic exterior paint. Railing with enamel paint & exterior weather resistant paint.











Amenities

- Decorative compound gate
- Standard quality passengers lift
- Underground and overhead tanks for 24 hour water supply with sensor
- Sufficient Parking on Ground Level
- Anti-termite treatment
- Back-up Generator for common areas & lifts
- Gated premises with CCTV surveillance
- Letterbox & name plate
- Solar systems for common lighting
- Garbage duck for every floor

Leisure Amenities

- Landscaped Garden
- Children's Play Area
- Club House with Multipurpose Hall, Gym & Indoor Games

TYPICAL FLOOR PLAN



GROUND FLOOR PLAN



TOWER:
A - B



The floor plan illustrates the layout of the 1st floor, featuring a central 12' x 10' passage and a 5'-0" wide passage. The plan is divided into several apartment units, each with a list of room numbers and a total area calculation.

Top Left Unit (Units 106, 206, 306, 406, 506, 606, 706):

- B.A. 630.00 SQ.FT.
- Rooms: LIVING ROOM, KITCHEN, BED ROOM, ATT. TOILET, COM. TOILET, BALCONY, UTILITY.

Top Right Unit (Units 102, 202, 302, 402, 502, 602, 702):

- B.A. 630.00 SQ.FT.
- Rooms: LIVING ROOM, KITCHEN, BED ROOM, ATT. TOILET, COM. TOILET, BALCONY, UTILITY.

Bottom Left Unit (Units 105, 205, 305, 405, 505, 605, 705):

- B.A. 630.00 SQ.FT.
- Rooms: LIVING ROOM, KITCHEN, BED ROOM, ATT. TOILET, COM. TOILET, BALCONY, UTILITY.

Bottom Center Unit (Units 104, 204, 304, 404, 504, 604, 704):

- B.A. 590.00 SQ.FT.
- Rooms: LIVING ROOM, KITCHEN, BED ROOM, ATT. TOILET, COM. TOILET, BALCONY, UTILITY.

Bottom Right Unit (Units 103, 203, 303, 403, 503, 603, 703):

- B.A. 630.00 SQ.FT.
- Rooms: LIVING ROOM, KITCHEN, BED ROOM, ATT. TOILET, COM. TOILET, BALCONY, UTILITY.

Central Corridor:

- 12' x 10' PASSAGE
- 5'-0" WIDE PASSAGE
- LIFT 6'-6"X6'-6"
- LIFT 6'-6"X6'-6"



The floor plan illustrates a symmetrical 10-story apartment building. Each floor contains two identical units, 101 and 102, separated by a central 10'-0" passage and a lift. Unit 101 is located on the left side of the passage, and Unit 102 is on the right. Each unit consists of a bedroom (11'-9" x 10'-0"), a living room/dining area (10'-0" x 13'-2"), a kitchen (7'-4" x 13'-2"), a bathroom (611.00 sq. ft.), a utility room (4'-4" x 6'-5"), a common toilet (4'-0" x 6'-4"), and an attached toilet (4'-0" x 6'-4"). A balcony (4'-0" x 4'-0") is also attached to each unit. The central passage and lift are shared by both units.

Unit 101 (Left Side):

- BED ROOM: 11'-9"X10'-0"
- LIVING ROOM DINNING: 10'-0"X13'-2"
- KITCHEN: 7'-4"X13'-2"
- B.A.: 611.00 SQ.FT.
- UTILITY: 4'-4"X6'-5"
- COM. TOI.: 4'-0"X6'-4"
- ATT. TOILET: 4'-0"X6'-4"
- BALCONY: 4'-0"X4'-0"

Unit 102 (Right Side):

- BED ROOM: 11'-9"X10'-0"
- LIVING ROOM DINNING: 10'-0"X13'-2"
- KITCHEN: 7'-4"X13'-2"
- B.A.: 611.00 SQ.FT.
- UTILITY: 4'-4"X6'-5"
- COM. TOI.: 4'-0"X6'-4"
- ATT. TOILET: 4'-0"X6'-4"
- BALCONY: 4'-0"X4'-0"

Central Core:

- 10'-0" PASSAGE
- LIFT: 6'-6"X6'-6"



