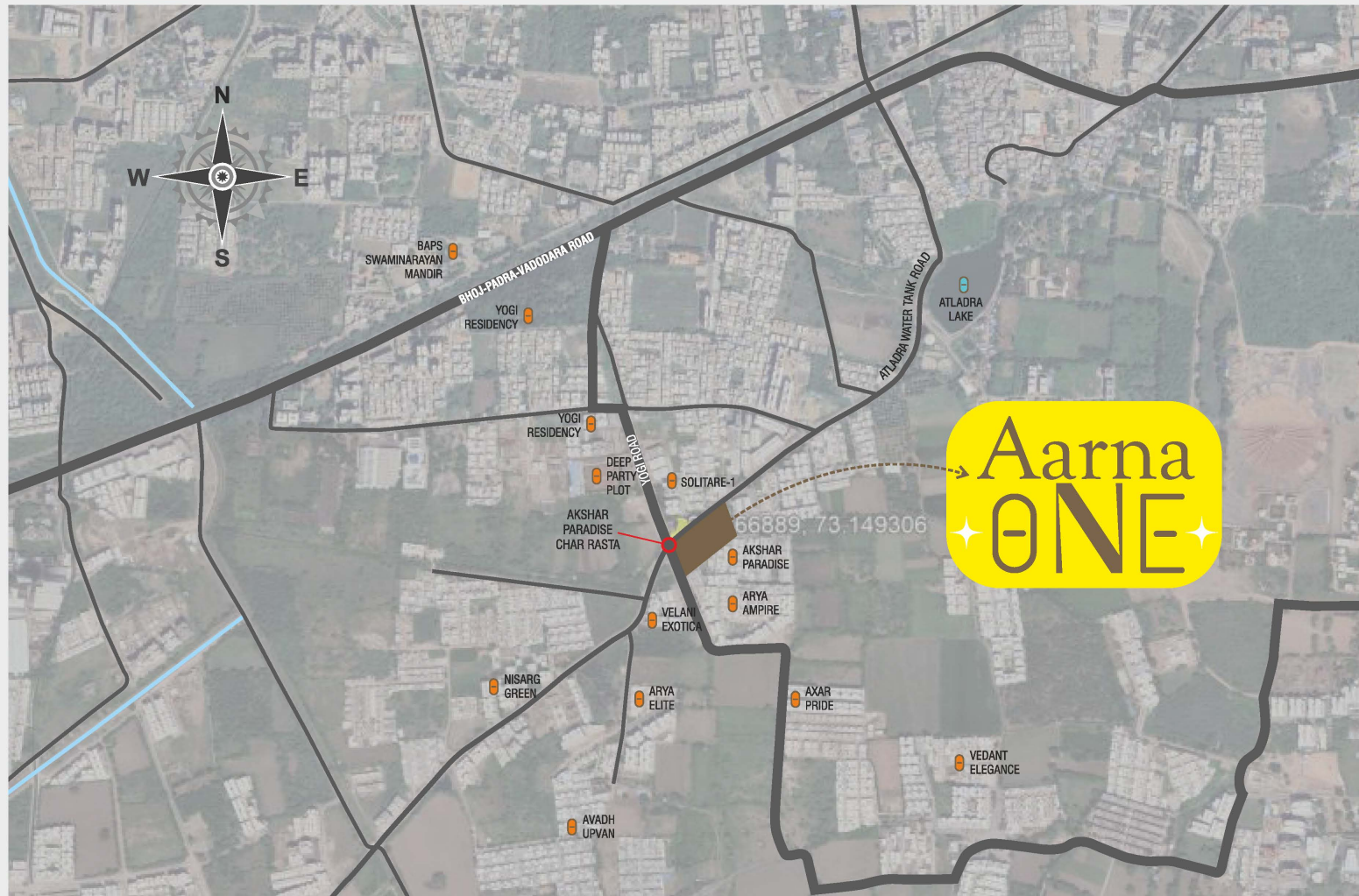




Aarna ONE

DEVELOPERS:	SITE:	CALL US:	ARCHITECT:	STRUCTURE:
	"AARNA ONE", Beside Akshar Paradise, Tree High School Lane, Behind Narayanwadi Hotel, Padra Road, Atladra, Vadodara - 390012.	+91 9825111436 Email: aarnaone2023@gmail.com	Talib Patel Associates	Vyom Consultants

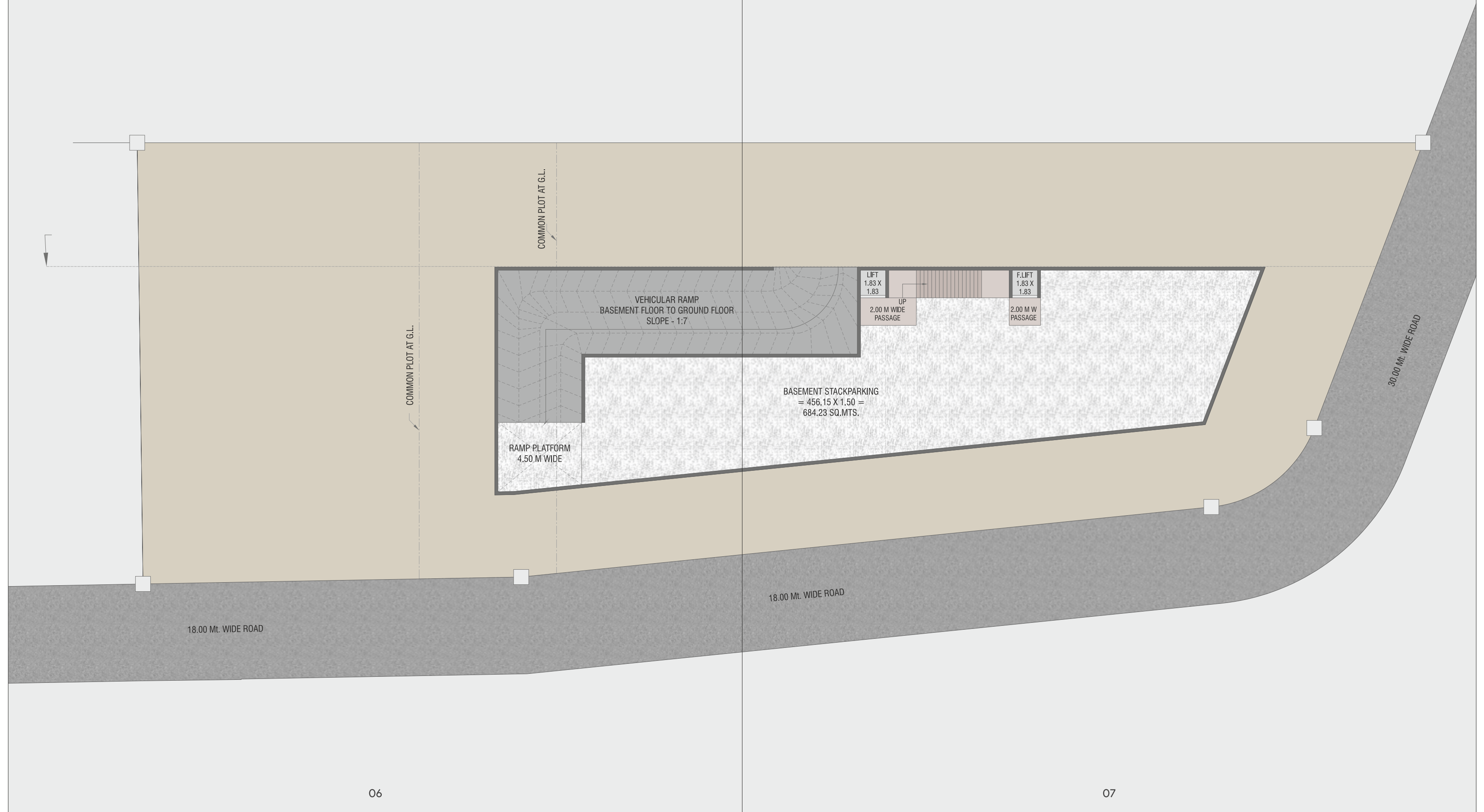
NOTES: (01) The Booking of the Unit is confirmed only after receiving 30% of total cost, till then it will be treated as Advance for allotted Unit. (2) Possession will be given after one month of settlement of all account. Also Vastu Puja, Furniture work will be permitted only after possession. (3) Development charges, stamp duty, GST, common maintenance charges, legal charges, MGVL, VMSS Charges will be paid by the purchaser. (4) Any new central or State Govt. Taxes, if applicable shall have to borne by purchaser (5) Payment dues are to be paid within 7 days from the date of completion of each stage of work or as per commitment. (6) For delay in payment as per the above schedule, interest as per RERA will be charged extra, if the due/committed payment is delayed continuously for more than 90 days, the developer reserves all rights to cancel that booking by simple notice and booking amount will be returned within 30 days after deduction of 10% plus extra work cost (if done) from booking amount. (07) Developers shall have the right to change the Plan, Elevation, Specification or extend the scheme or any details herein will be binding to all. (8) In case of delay in the procedure or any activity of Corporation, MGVL or any Authority shall be faced united. (9) Extra work shall be executed only after receiving full payment in advance subject to approval. (10) Any kind of alteration or change is strictly not allowed inside or outside of Unit which effect the elevation or outer look or strength of the unit or Project. (11) Any Plans, Specification or Information in this Brochure can not form Legal part of an Offer, Contract or Agreement it is only depiction of the project. (12) All disputes are subject to Vadodra Jurisdiction.

Above project is registered under Gujrera.
For further details: visit: www.gujrera.gujarat.gov.in under registered project. RERA REGISTRATION No.:

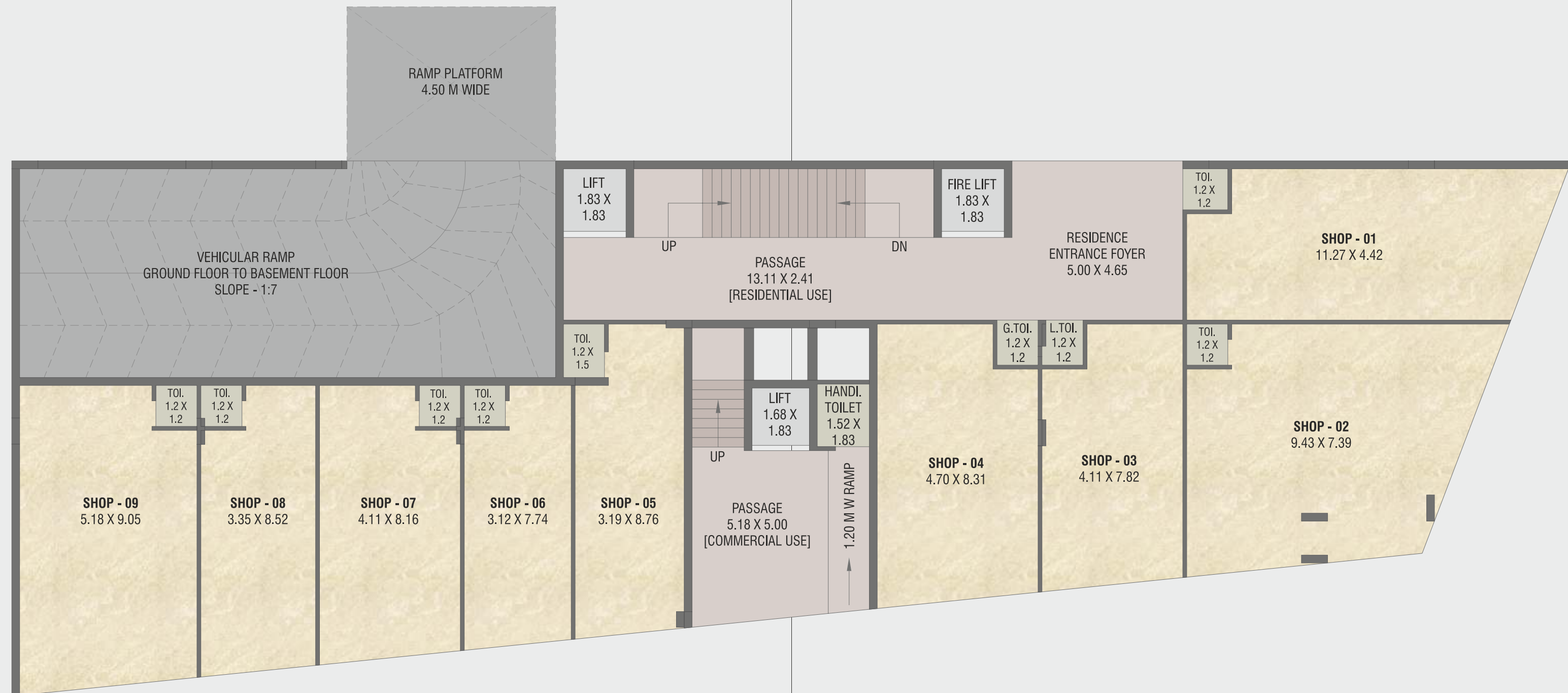




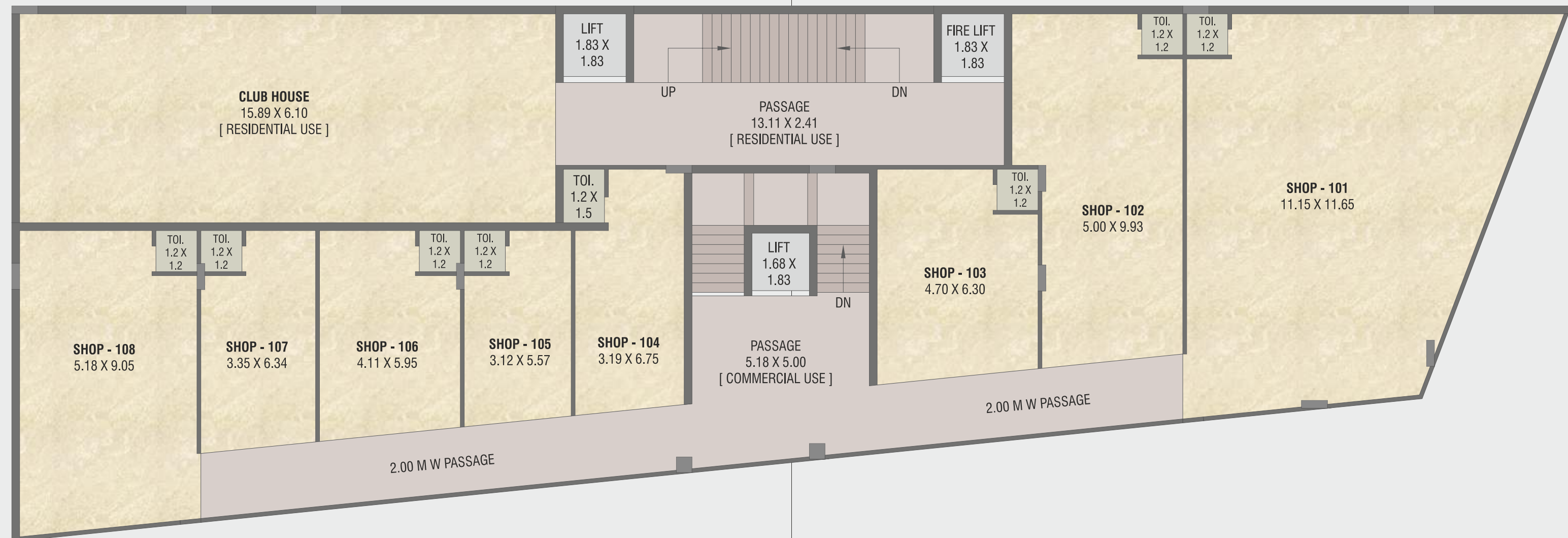
BASEMENT PLAN



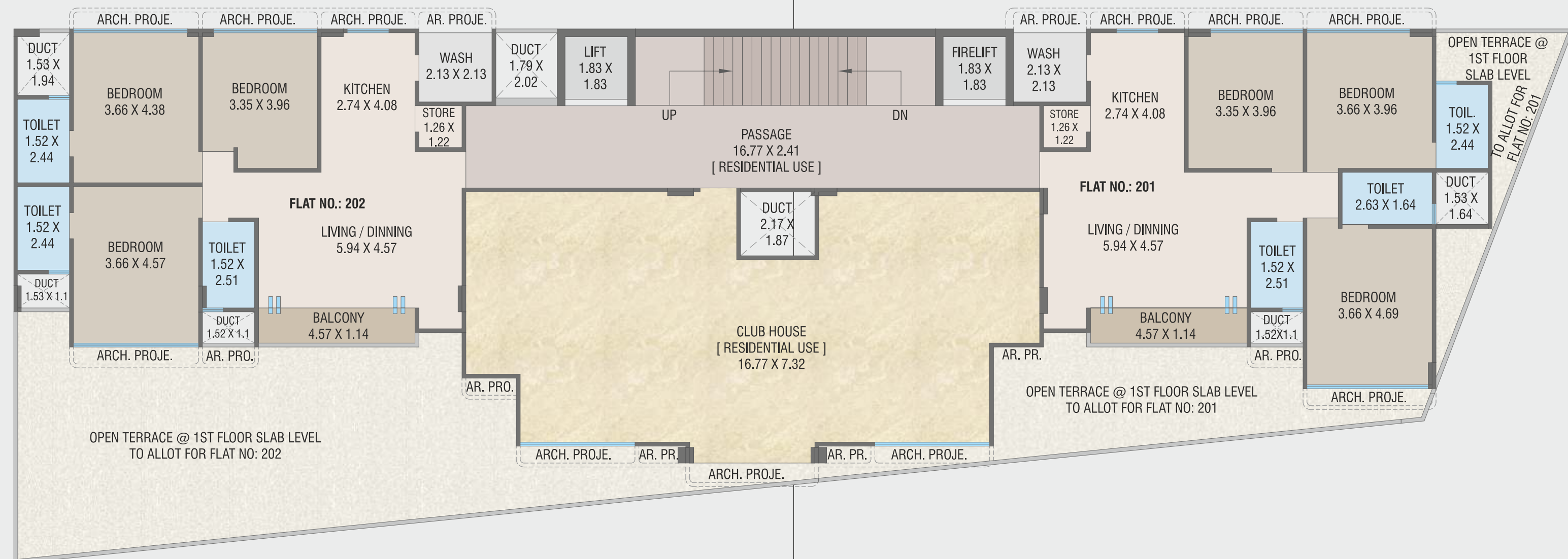
GROUND FLOOR PLAN



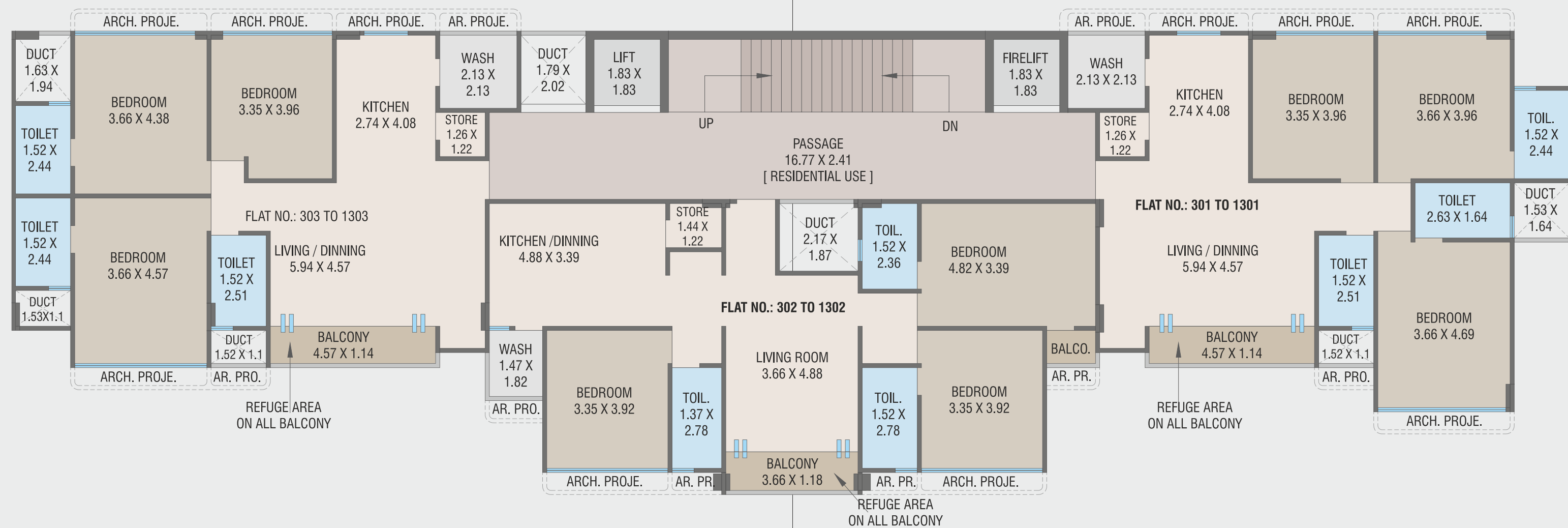
FIRST FLOOR PLAN



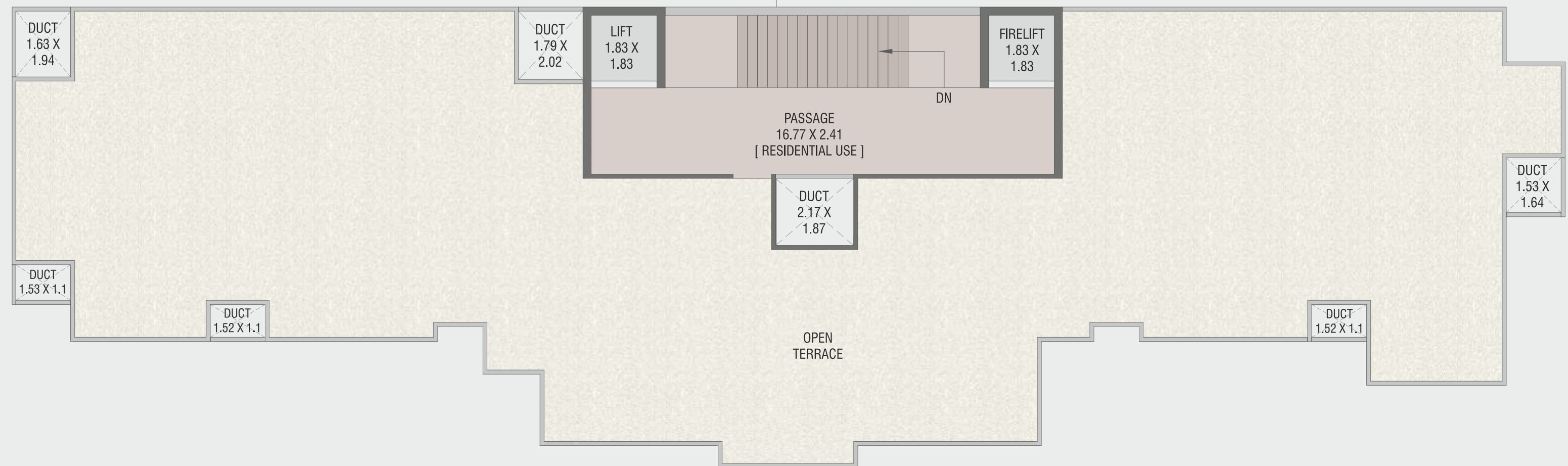
SECOND FLOOR PLAN



3rd to 13th FLOOR PLAN



TERRACE FLOOR PLAN



SPECIFICATIONS

STRUCTURE

- All RCC & Masonry work as per structural Engineer's design
- Elevation work as per Architect Design.

FINISH:

- Internal Walls : Smooth cement plaster.
- External Walls : Double coat plaster.

KITCHEN

- Granite Platform with S.S Sink & designer tiles upto slab level.
- Wash area with dado tiles & flooring.

BATHROOMS:

- Premium ceramic tiles, Branded quality bath fittings and sanitary wares.
- Anti skid floor tiles granite counter with ceramic wash basin.
- Tiles up to beam level in all bathrooms
- Concealed internal plumbing with hot water points.

FLOORING

- 800 x 800 Vitrified Tiles flooring in all rooms.
- Passage area & Stair case with vitrified tiles or Natural Stones.

DOORS & WINDOWS

- Main door : High quality wooden frame door with veneer paneling on both sides and standard quality safety lock.
- Internal Doors : flush doors with granite frame & both sides decorative laminate.
- Anodized aluminium sliding windows with mosquito net & safety grills

ELECTRIFICATION:

- Concealed standard quality ISI wiring, MCB/ELCB & branded modular switches with sufficient electrical point in all areas.
- Provision for TV & Internet points at convenient locations.
- AC piping in all Bed rooms & Living room

PAINT :

- Internal Walls : Two coat putty, primer with good quality paint.
- External Walls : Weather Proof paint.

LEISURE AMENITIES

- LANDSCAPED GARDEN WITH SEATING
- CHILDREN'S PLAY AREA
- MULTI-PURPOSE HALL
- INDOOR GAMES
- HEALTH CLUB/ GYM.

VALUE ADDED AMENITIES

- CCTV SURVEILLANCE
- LIFT
- 24/7 WATER SUPPLY
- POWER BACKUP FOR COMMON AREAS
- ALLOTTED CAR PARKING
- RAIN WATER HARVESTING