

Project By:



Developers :  
**VIHAL INFRA CON**

Project Managed by :  
**VIHAL BUILD CON PMC**

Site: Aranya 99,  
Opp. Lilleria Party Plot, Nr. Ambe School,  
Sama-Savli Road, Vadodara.

Call: +91 88663 51287, +91 99242 60504



LOCATION



E-BROUCHER

Email: [aranya99@vihalbuildcon.com](mailto:aranya99@vihalbuildcon.com)

Web.: [www.vihalbuildcon.com](http://www.vihalbuildcon.com)

Instagram: @vihalbuildcon

Architect



Ruchir Sheth (Design Studio)  
architects & interiors

Structure



**aranya99**  
3 & 4 BHK LAVISH APARTMENT



Ground Floor  
Parking & Amenities



## Layout Floor Plan

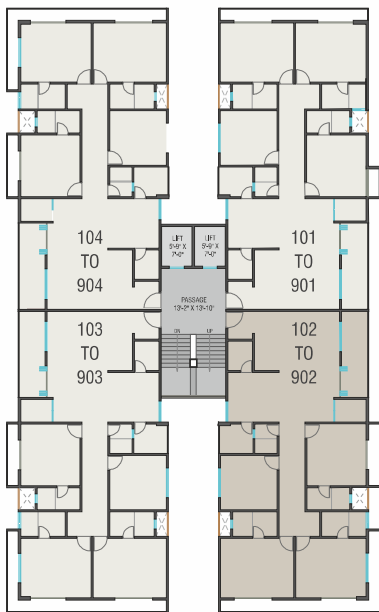
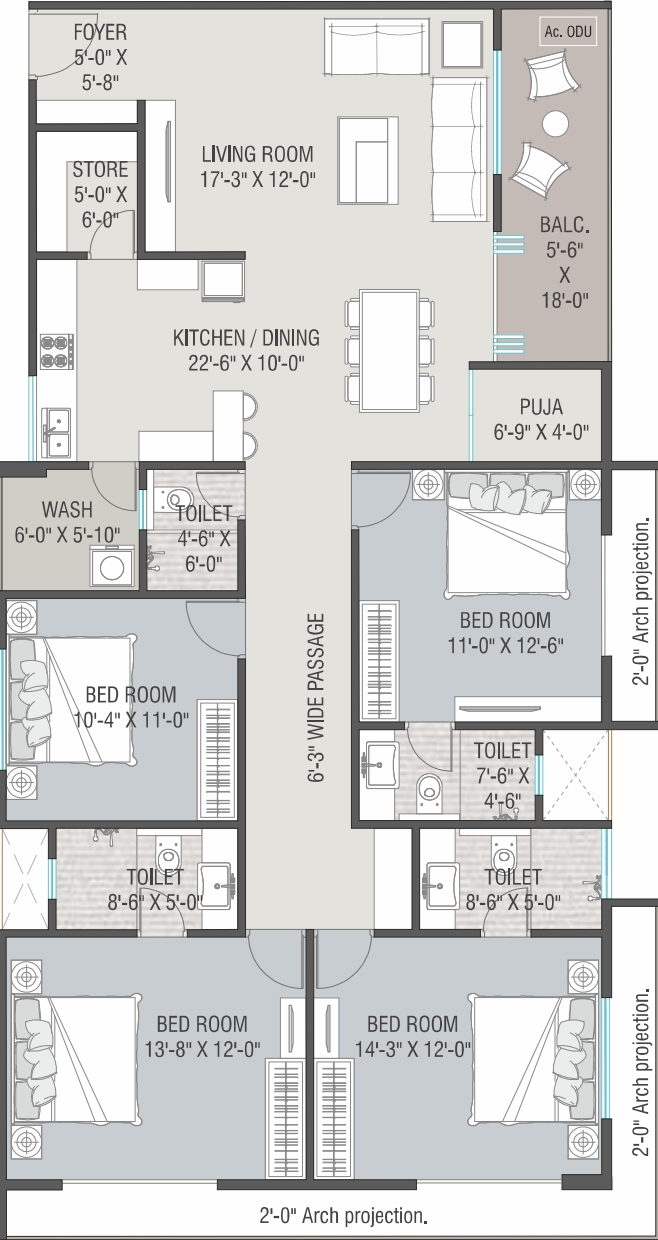




# Tower A

(4-BHK)

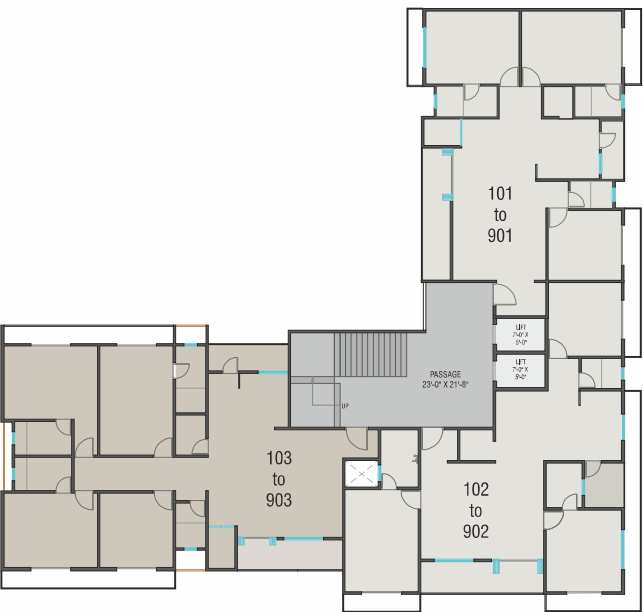
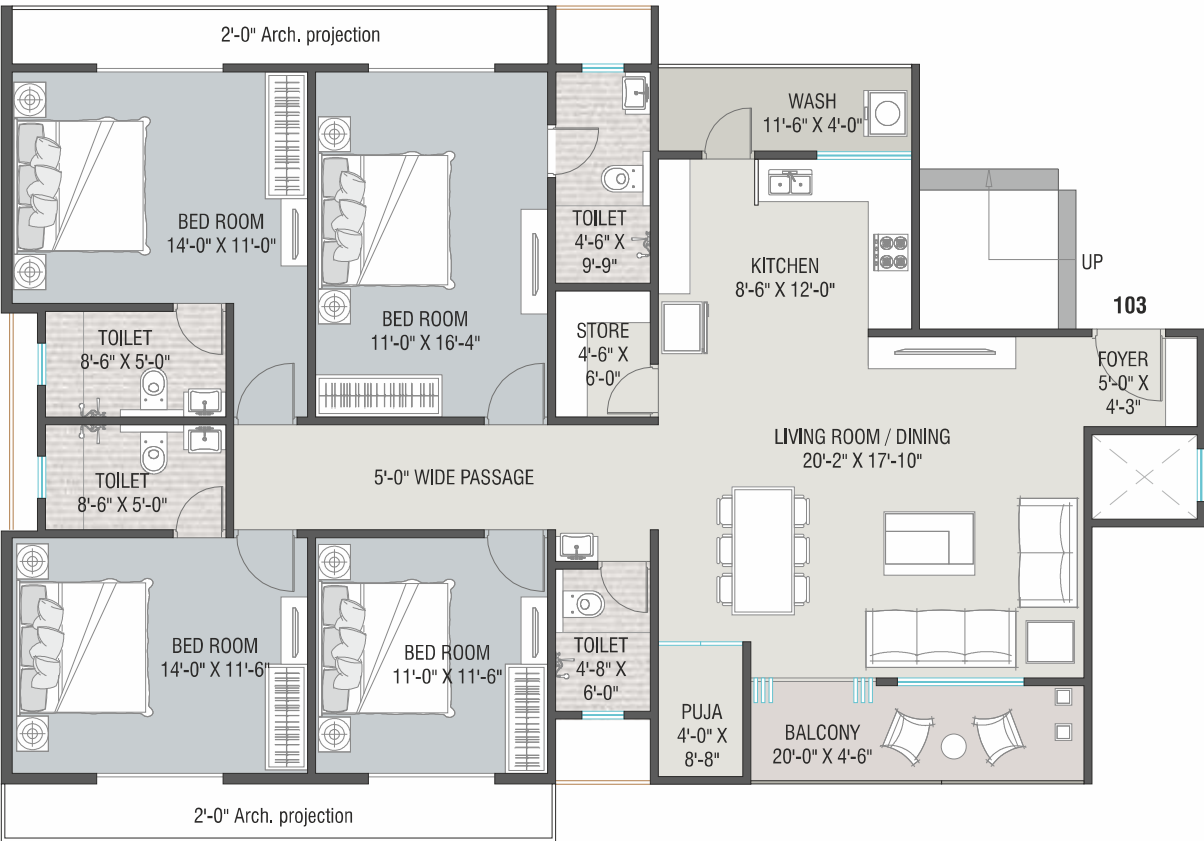
Carpet Area : 1525.00 sq.ft.  
Balcony & Wash : 160.00 sq.ft.  
Total Carpet : 1685.00 sq.ft.



# Tower D

(4-BHK)

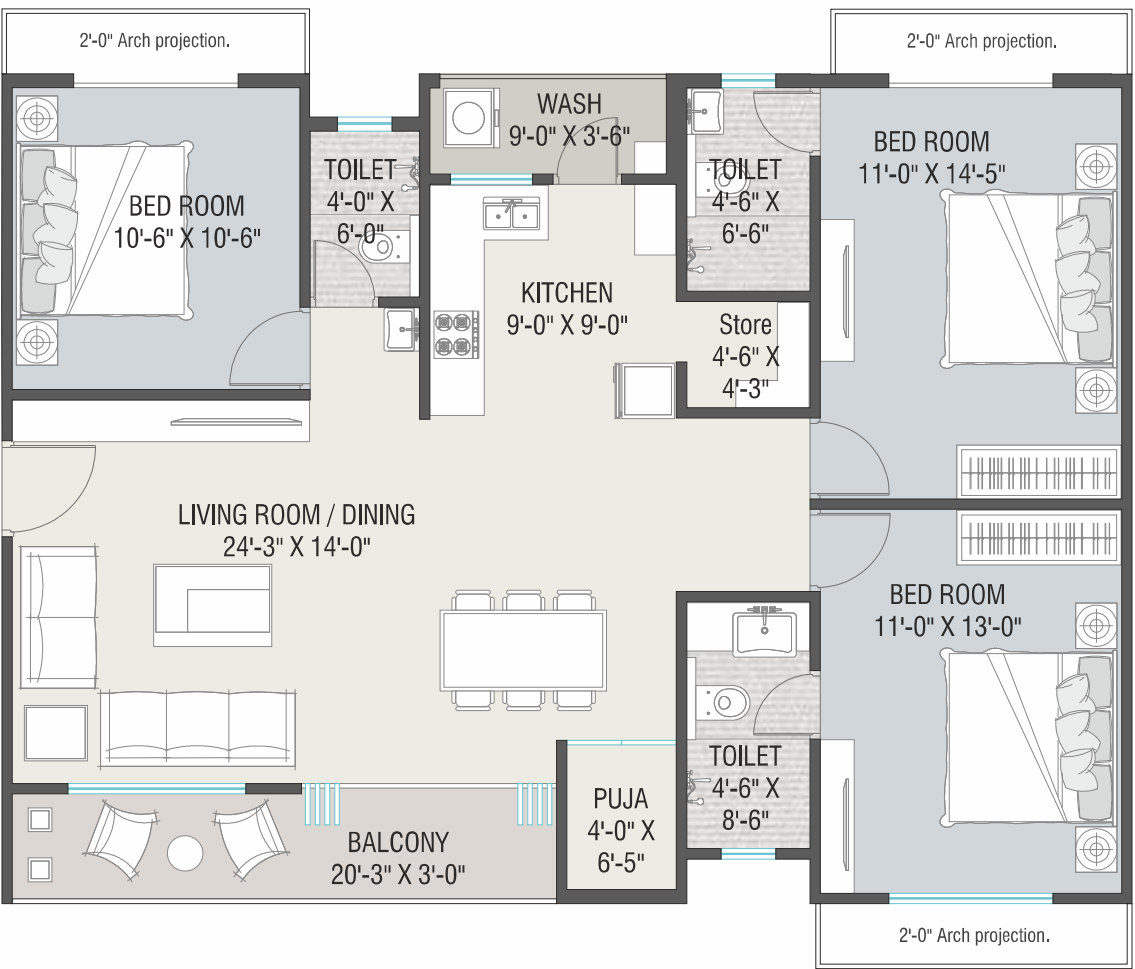
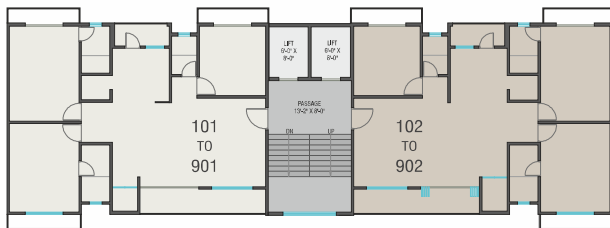
Carpet Area : 1525.00 sq.ft.  
Balcony & Wash : 160.00 sq.ft.  
Total Carpet : 1685.00 sq.ft.



# Tower B

(3-BHK)

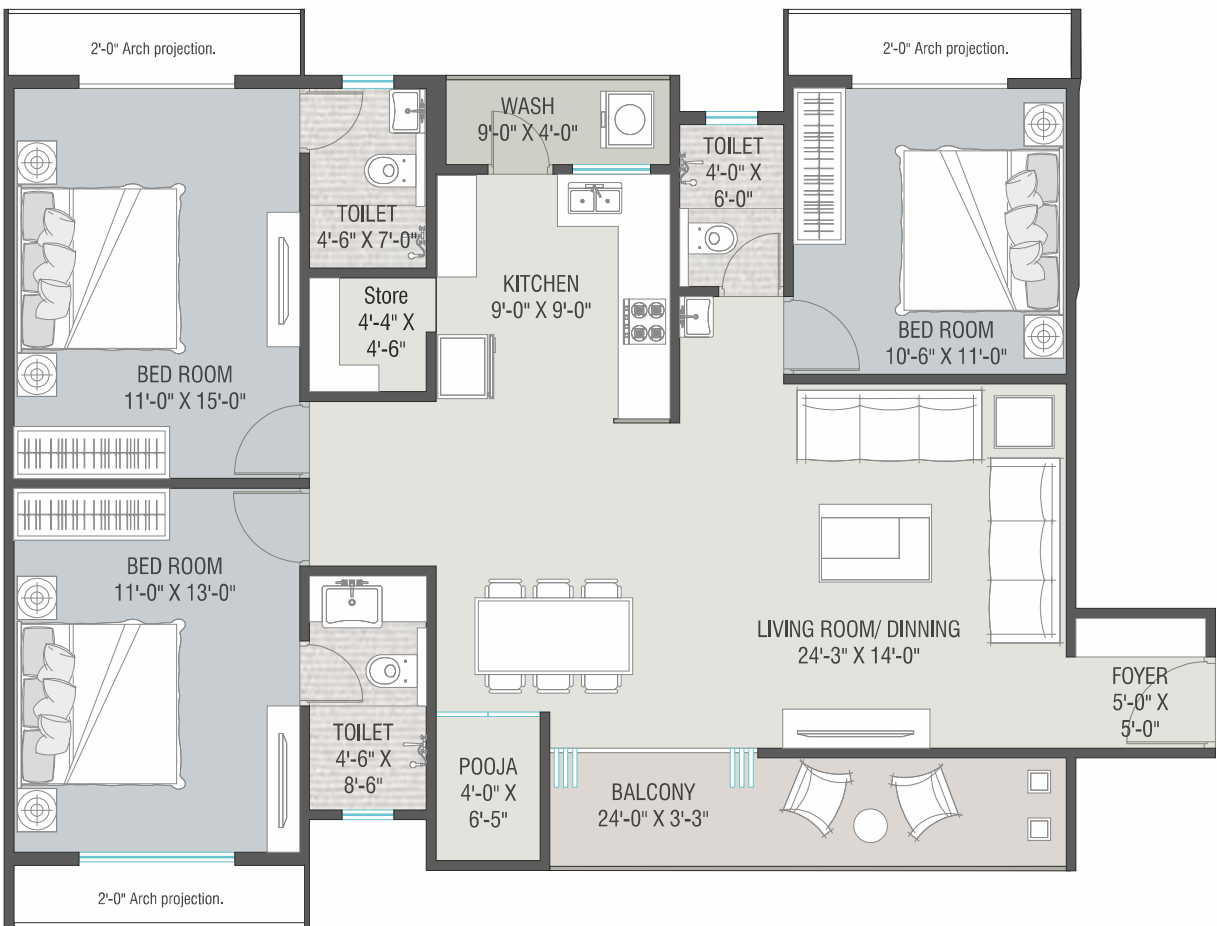
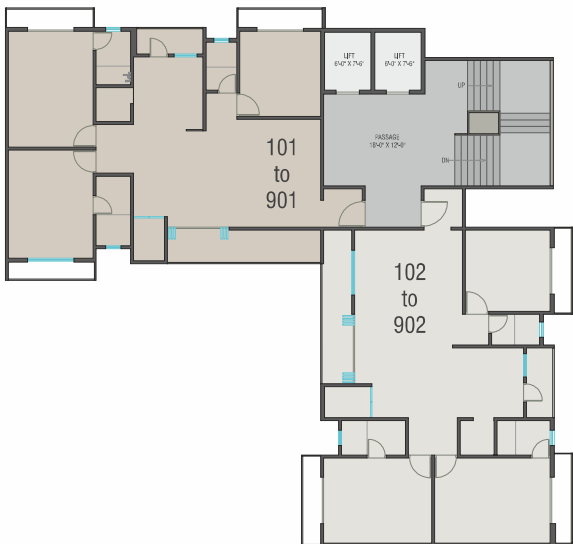
Carpet Area : 1115.00 sq.ft.  
Balcony & Wash : 140.00 sq.ft.  
Total Carpet : 1255.00 sq.ft.



# Tower C-D

(3-BHK)

Carpet Area : 1135.00 sq.ft.  
Balcony & Wash : 140.00 sq.ft.  
Total Carpet : 1275.00 sq.ft.





## Amenities

GYM

GAME ROOM

SWIMMING POOL WITH DECK

HOME THEATER

CHILDREN PLAY AREA

LANDSCAPE GARDEN

GAZEBO & SITOUT

MULTI PURPOSE HALL

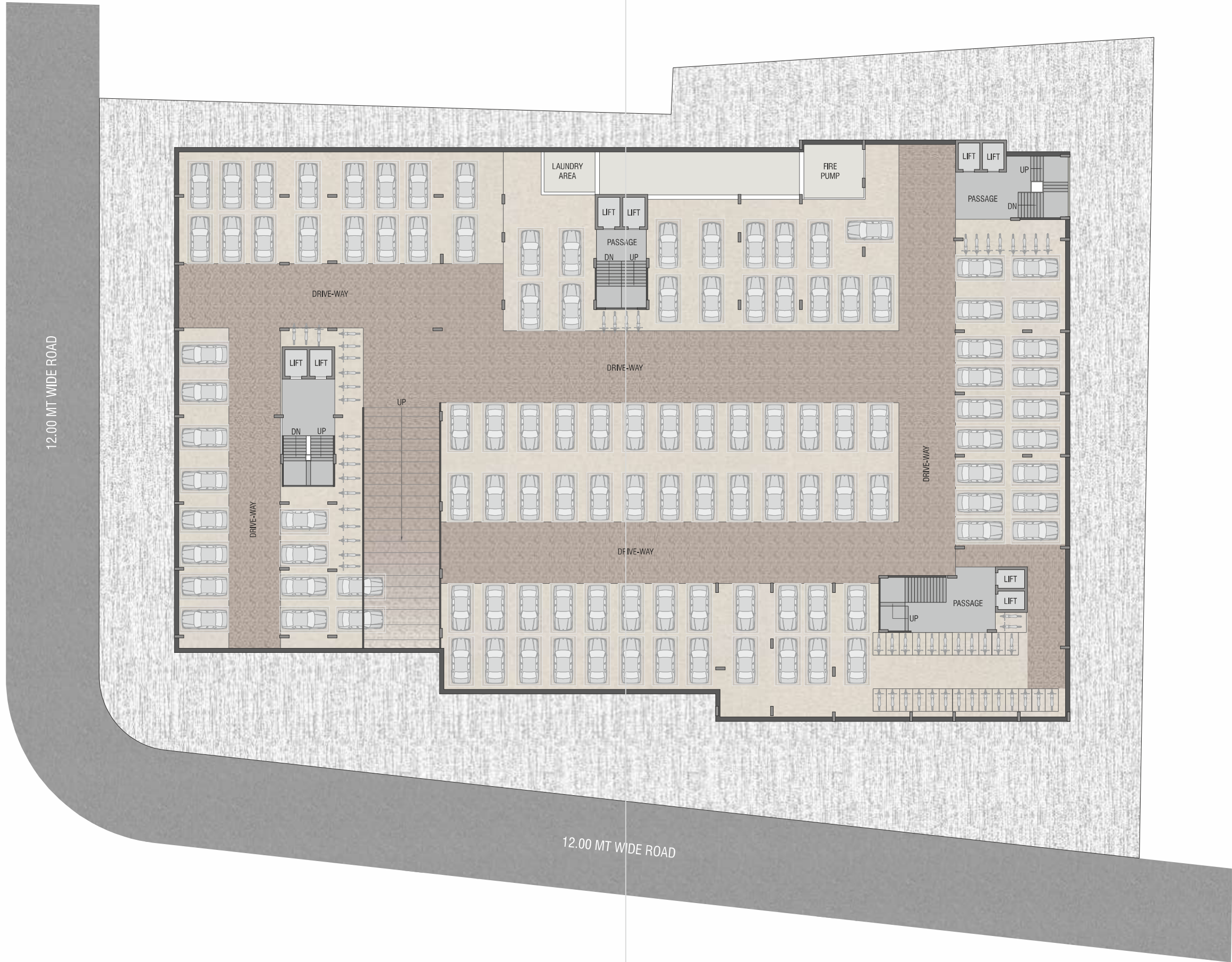
CAFETERIA WITH POOL VIEW

WATER BODY WITH FOUNTAIN

LILLY POND & WATER POND

PATHWAY CUM WALKING TRACK

Basement  
Floor Plan



# Value Addition

- Entrance gate with sensor barrier
- 2 Car Allotted parking (Basement & Ground Floor)
- Entire Campus under 24 x 7 CCTV camera surveillance
- Trimix internal roads with street lights, decorative paving & architectural plantation
- 24 hours water supply
- Anti Termite Treatment in ground level
- Brickbat water proofing treatment and china mosaic on terrace
- Fire safety system for every tower
- Power backup for common utilities
- Common underground & Overhead tank with sensor
- Solar energy rooftop system for common utilities
- Two high quality passenger lifts in each tower
- Name plates & Letter Box
- Secure foyer entrance
- Video door security in each flat
- RO water purifier system
- Designer POP ceiling in Living room and Master bedroom
- Rain Water Harvesting System

# Specification

- Structure**
  - Earthquake resistance RCC frame structure & AAC Block 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 beam 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**
  - 1600 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 laminate on both sides and standard quality safety lock.
  - Internal Doors : flush doors with stone frame & both sides decorative laminate.
  - Anodized aluminum sliding windows.
- Electrification:**
  - Concealed standard quality ISI wiring, MCB/ELCB & branded modular switches with sufficient electrical point in all areas.
  - Provision for TV, AC. & Internet points at convenient locations.
- Paint:**
  - Internal Walls : Two coat putty, primer with finish

# brands we use (or equilent)

|                              |                                                                                                                                                                                                                                                             |          |                                                                                                                                                                                                                                                                  |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| steel                        |                                                                                                                                                                          | electric |                                                                                         |
| cement                       |                                                                                       |          |    |
| tiles                        |    | colour   |                                                                                         |
| bathroom fixtures & sanitary |    | windows  |                                                                                         |
| plumbing & pipes             |                                                                                       |          |                                                                                                                                                                                                                                                                  |



Above project is registred under Gujrera. Rera Reg. No.: PR/GJ/VADODARA/VADODARA/Others/  
For futher details visit: [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in) under registered project.

**MODE OF PAYMENT** : 10% Booking | 10% Plinth Level | 10% Ground Floor Slab | 10% First Floor | 10% Third Floor | 10% Fifth Floor | 10% Seventh Floor | 10% Ninth Floor | 10% Flooring | 10% Finishing

**DISCLAIMER** : The following will be charged extra in advance / as per Government norms - (a) Stamp duty and registration charges, (b) GST (actual) or any such additional taxes if applicable in future. • If any new taxes applicable by Central or State Government in future it will be borne by the coustomer. • Premium quality materials or equivalent branded products shall be used for all construction work. • Right of any changes in dimensions, design & specifications will be reserved with the developer, which shall be binding for all members. • External changes are strictly not allowed. • Mgvcl meter deposit should be levied separate. • Each member needs to pay maintenance deposits separately. • In case of booking cancellation, amount will be Refunded from the booking of same premises and minimum of rupees 50,000/- will be deducted from the booking amount • Possession will be given after one month of all settlement of account. • Extra work at the cost of client with prior estimate needs to be given in advance but no change in elevation and plan will be done. • The developer reserve the full right to make any changes. • This brochure does not form a part of agreement or any legal document, It is easy display of project only. • Right of any changes in dimensions, design and Layout, specifications, ellevation will be reserved with the developers. • In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible. • Continuous default in payment lead to cancellation of property • Development Charges Extra