

Please Note:

1. Stamp Duty, Registration Charges, Service Tax (at actual),or any such present and future additional government taxes, Maintenance Deposit ,Development Charges. 2.Possession will be given only after one month of settlement of all accounts . 3. Continuous defaults in payments leads to cancellation of booking and refund in case of cancellation will be made within 30 days from the date of booking of new client of same unit after deduction of Rs.50,000/- against administrative charge from booking amount. 4. Architect / Developers reserve all the rights to change the plan, elevation, specification, or any details will be binding to all. 5. Changes in any Structural design & External facade will NOT be permitted under any circumstances. Internal changes will only be permitted with prior permission. 6. Out door AC Unit will be fitted as per provision in the designed place by the architect. 7. The exclusive rights of fifth floor & topmost terrace are reserved by the developers with future or balance FSI availed from local authority with utilities rights of lift & staircase to this terrace are reserve by the developers 8. All buyers /members are bound to follow all rules / instructions for future maintenance of building. 9.This brochure is for information purpose only, it not form a part of the agreement or any legal documents.

Payment Schedule: 25% Booking
15% On Casting of Basement Slab (Plinth)
10% On Casting of G.F. Slab
10% On Casting of 1st Floor Slab
10% On Casting of 2nd Floor Slab
10% On Casting of 3rd Floor Slab
10% On Casting of 4th Floor Slab
5% Masonry & Plaster
5% One Before Possession



Developers : **ARISTO INFRA**

📍 Aristo Aura, Beside Aristo,
Opp Sangani Sky's,
Nr. Priya Cinema,
Bhayli TP-2, Vadodara

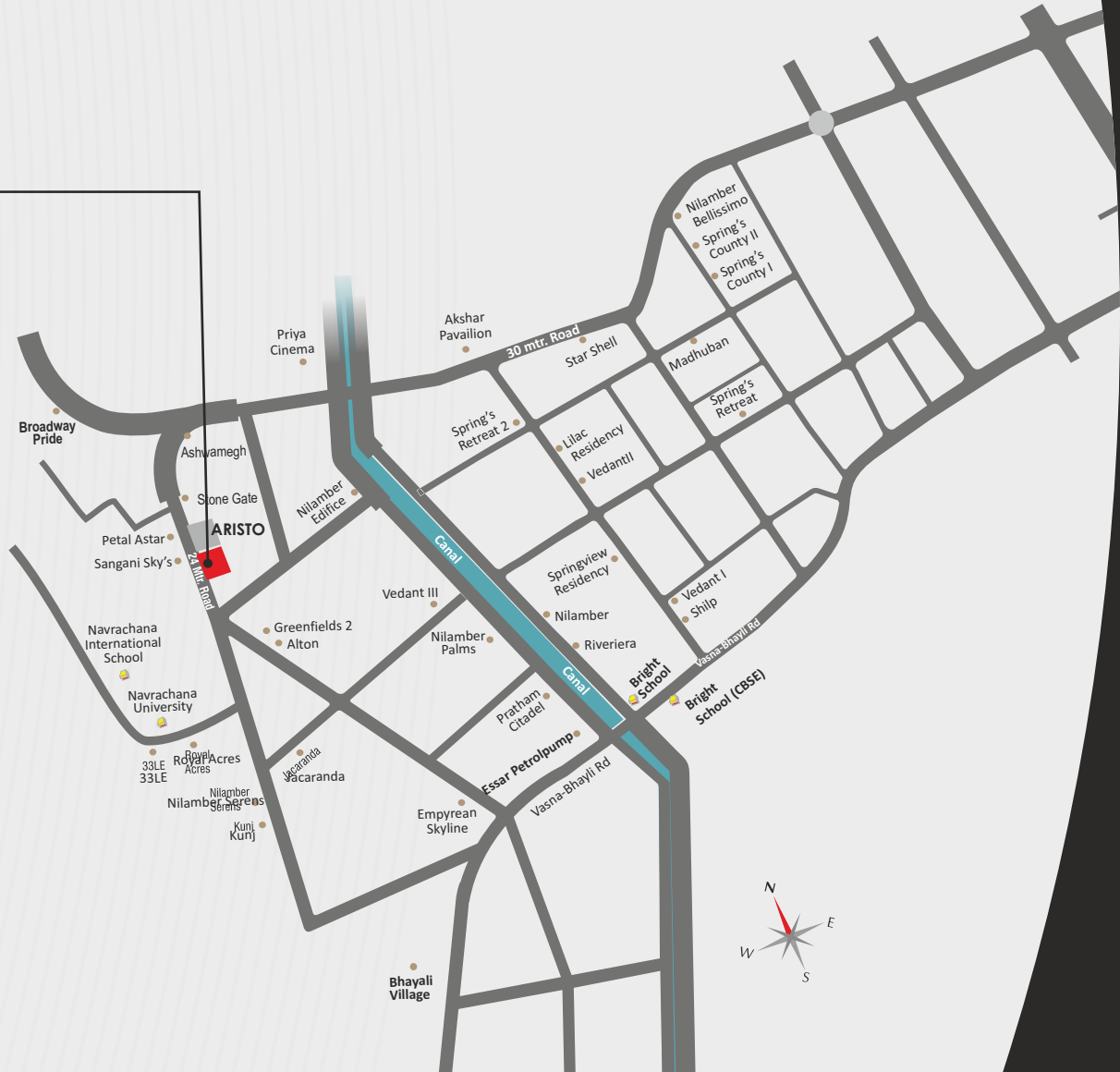
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🌐 www.aristogroup.in

✉ aristoaura8@gmail.com

Architect: **Ruchir Sheth**
DESIGN STUDIO
architects & interiors

Structural Consultant:
SHREE CONSULTING ENGINEERS
HARSHAL DALAL



Shops & Offices

24 MTR WIDE ROAD



Ground Floor Plan



A LANDMARK. A DESTINATION.
Prosperity awaits you at...



Finding an ideal location for your business has always been a challenge. A destination which defines growth and prosperity of your business. A destination which empowers the entrepreneurial zeal and helps achieve repute noticed everywhere.

WELCOME TO THE NEW AURA...
WELCOME TO ARISTO AURA.



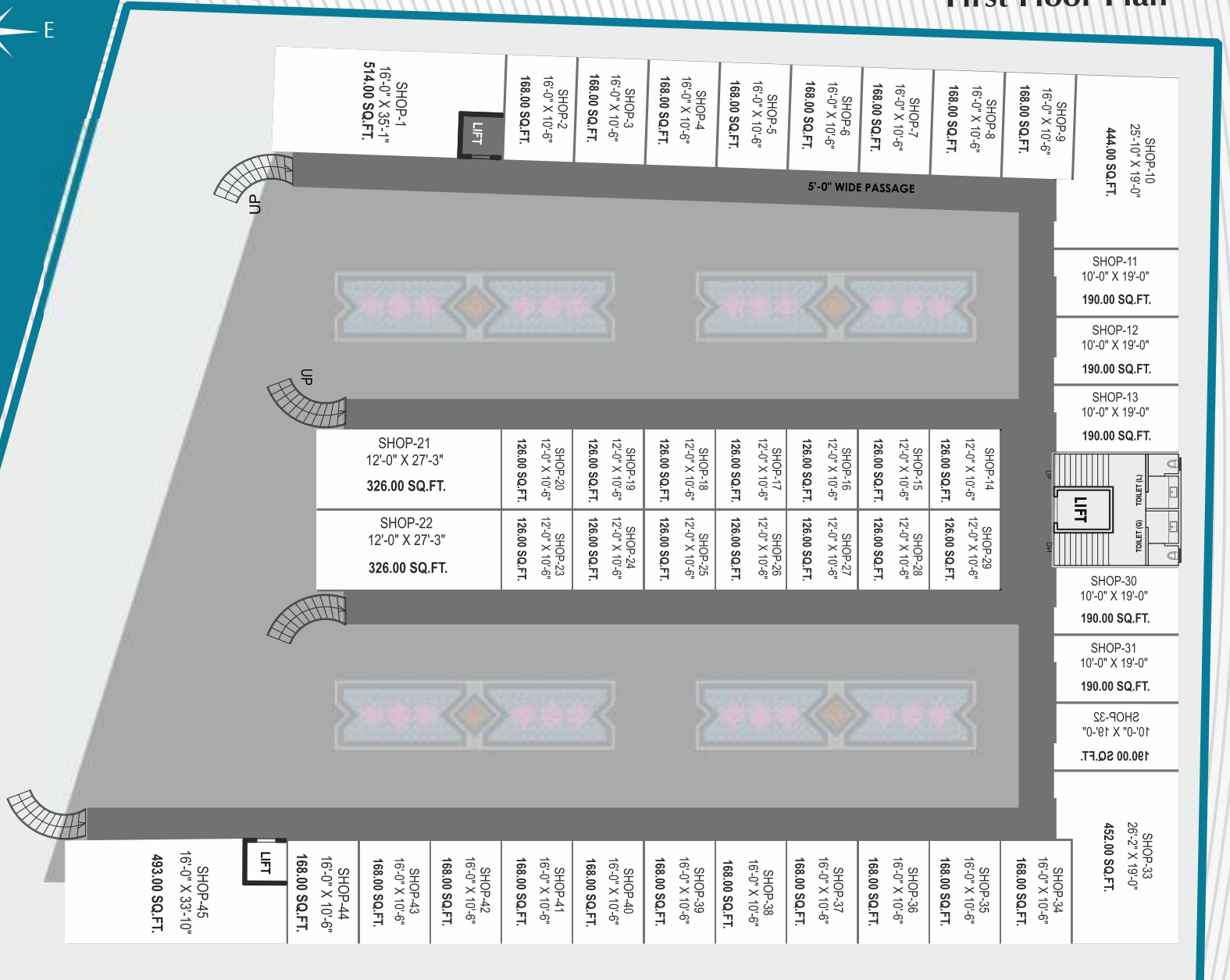
FACILITIES

- Beautiful Seating Arrangements on the Ground Floor & decorative water body.
- Two S.S . Finished High speed automatic lift & one S.S. Finished High speed automatic stretcher left.
- 100% power backup for lift & essential common utilities, like common lighting.
- Common separate Gents / Ladies toilets & provision for one water / Drainage point for each unit.
- Large Concrete / Paved instant parking on GF area with sufficient basement parking.
- Security of the building by CCTV camera at strategic locations.
- Anti termite treatment to the building.



First Floor Plan

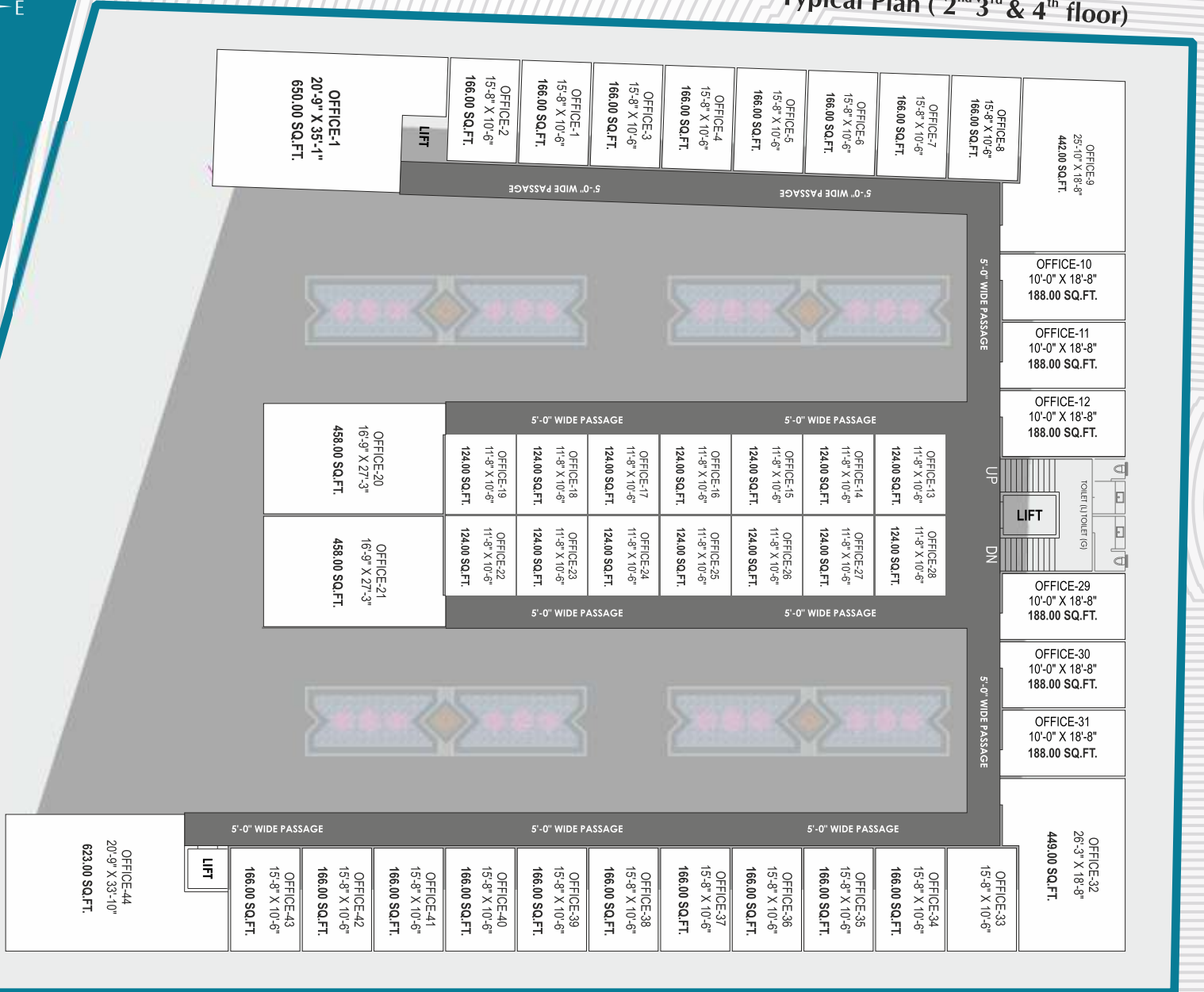
24 MTR WIDE ROAD



Typical Plan (2nd 3rd & 4th floor)



24 MTR WIDE ROAD



SPECIFICATIONS

STURCTURE & WALL FINISH

- Earthquake resistant RCC framed structure.
- Internal & External masonry work with brick.
- Laphi & Primer on internal walls.
- Double coat plaster with weather proof paint on external wall.

DOORS & WINDOWS

- Flush door with Laminate on both sides with safety locks
- M.S. Rolling shutter with paint.
- Aluminium Sliding / Openable Windows with powder coating.

FLOORING & WALL CLADDING

- Vitrified tiles flooring with skirting in all units.
- Natural stone / vitrified tile flooring in common area.

ELECTRIFICATION

- Sufficient electric points with concealed wiring
- Modular switches of Anchor or equivalent made.
- One AC Point in each unit.

