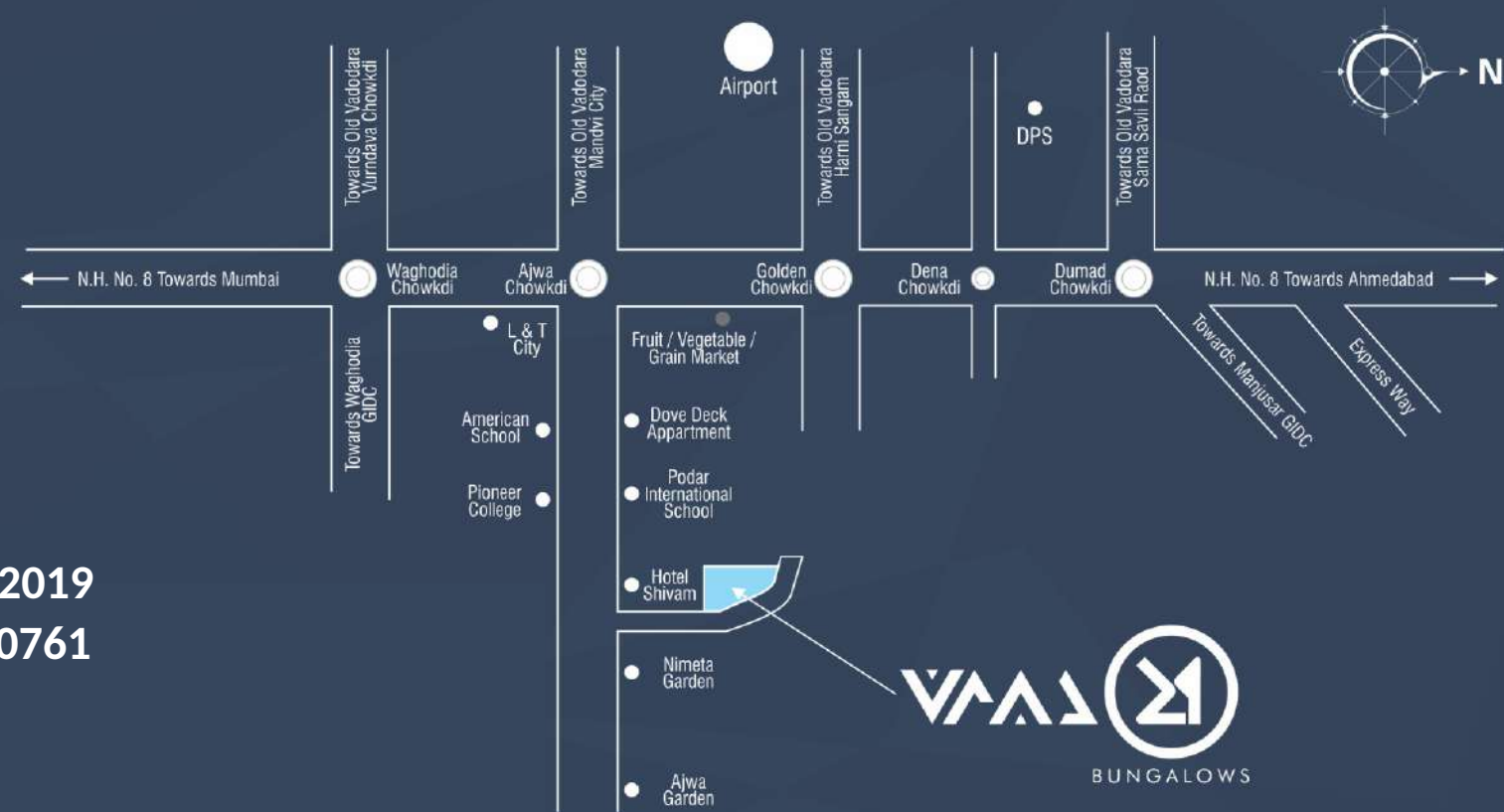


Location Plan



Contact :- +91 9824242019
+91 9737180761

Developers :- Rudra Developer



Marketed By
Nepchun Group

Site :- Vraj 21 Bungalows, Ajwa Nimeta Road,
B/h Sikotar Mata Temple, At & Po. Nimeta, Vadodara - 390019

E-mail :-vb9824242019@gmail.com

ARCHITECT : Gahan Associates

Structural
Consultant : Gahan Associates

Notes: ♦ Possession will be given after one month of settlement of all accounts. ♦ Documentation charges, Service Tax, Municipal House Tax & common maintenance charges will be extra. ♦ Any new Central or State Government Taxes, if applicable shall have to be borne by the clients. ♦ Extra work shall be executed after making full payment. ♦ Continuous default payments leads to cancellation. ♦ Architect/Developers shall have the right to change or raise the scheme or any details herein and any change or revision will be binding to all. ♦ Refund in case of cancellation will be made within 30 days from the date of booking of new client only. ♦ Administration expense of Rs. 20,000 & the amount of extra work (if any) will be deducted from refund amount. ♦ In case of delay of corporation/MGVCL activity, it shall be unitedly faced. ♦ While every reasonable care had been taken in preparing this brochure, the organizers are not responsible for any inaccuracy in this contents. All plans, information and specification are subject to change. ♦ This brochure is not a part of a legal document.

• Real-media | +91 9824242019



BRINGING HAPPINESS FOREVER.....



BUNGALOWS



DYE
CUT



A rich lifestyle awaits you!

VRAJ 21 Bungalows allows you to live a life you truly deserve, Forget the routine, adopt a rich, classy lifestyle.

Located amidst green landscapes of Nimeta, it is surrounded by horizontal development. The locality is also home to some of the most promising, high-end luxury projects, thus giving it a feel of a premium area in the near future.

Equidistant from most parts of the city, it surrounded by most urban utilities like schools, hospitals, temples, hopping & office complexes. Also it is conveniently located with easy access to Airport, NH8, Expressway, Ajwa Garden and most other areas of Vadodara.

All in all, a perfect package specially designed for you to have a comfortable and blissful future with nature!

BRINGING HAPPINESS FOREVER.....



BUNGALOWS



A perfect destination for your family to live & bloom!



AMENITIES :

- ▶ RCC Internal Road with street light.
- ▶ Tree plantation around the boundary walls and on internal roads.
- ▶ Impressive society entrance gate with security cabin.
- ▶ Name plate to maintain the uniformity of the project.
- ▶ Anti-termite treatment with piping.
- ▶ Electric Underground Cabling for wire-free look.
- ▶ 24 hours water supply.
- ▶ CCTV with 24 hours security.

LEISURE AMENITIES :

- ▶ Multi Purpose Hall
- ▶ Gymnasium & Indoor Games
- ▶ Landscape Garden with Waterbody
- ▶ Gazebo
- ▶ Jogging Track
- ▶ Senior Citizen setting area
- ▶ Children's Play Area
- ▶ Wifi Routers
- ▶ Garbage Dumps



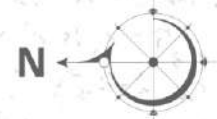


LAYOUT PLAN

(A) (B)

Area Table in sq.ft.

1	2173	8	800	15	1900
2	1145	9	800	16	1656
3	877	10	800	17	1862
4	854	11	800.5	18	2513
5	854	12	800	19	960
6	1122	13	844	20	800
7	793	14	1122	21	2240

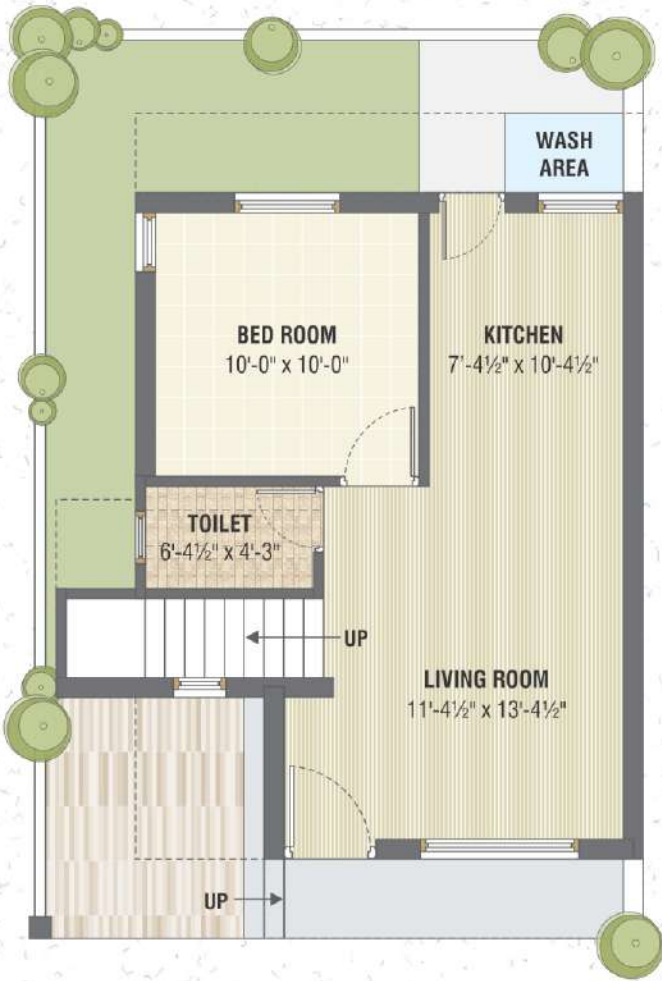


SPECIFICATION

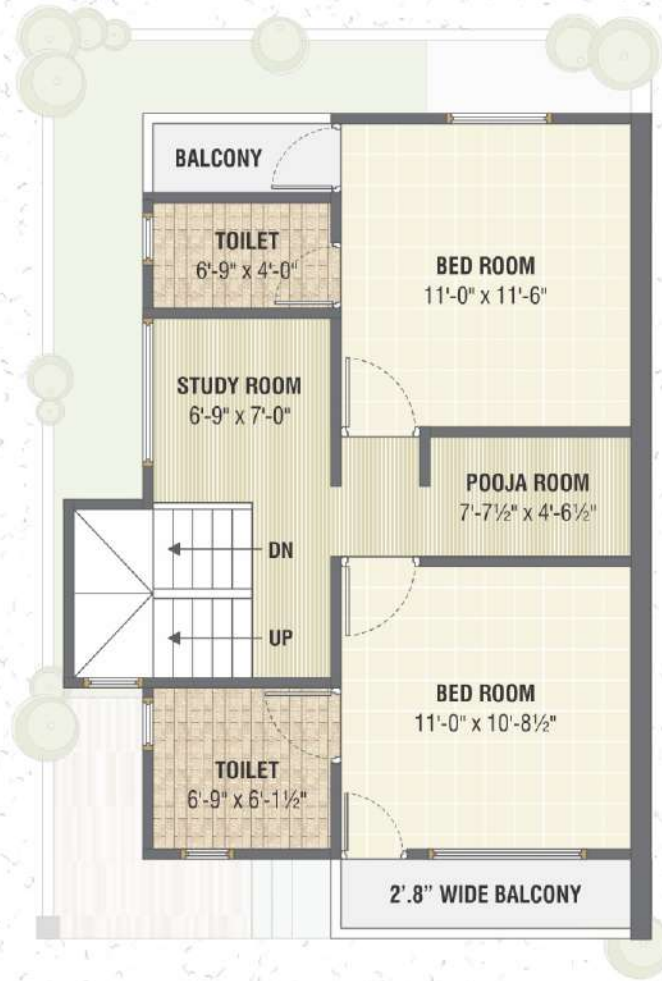
- Structure:** All RCC & Brick Masonry works as per structural engineer's design
- Wall Finish:** Inside smooth plaster with Acrylic emulsion paint & outside surface to be painted with weather-resistant paint
- Flooring:** Vitrified Tiles Flooring
- Doors:** Decorative main door with brass fittings & all internal doors of quality water-proof flush doors
- Windows:** Aluminium Section Windows
- Terrace:** Open terrace finished with water proofing
- Kitchen:** Granite kitchen platform with SS Sink, glazed tiles dado upto lintel level
- Toilets:** Designer Bathrooms with premium fittings & vessels, glazed tiles dado upto lintel level
- Electrification:** Modular switches with Concealed copper wiring of approved quality, sufficient electrical points as per architect's plan



TYPE - B



Ground Floor Plan



First Floor Plan

