



3 - 4 BHK LUXURIOUS BUNGALOWS

" A Home is where a story begins... "



Where Good Life Unfolds...

Live Life that's a Class Apart

Luxuriant gardens, tranquil surroundings, wide walkways and your dream abode in this serene land. Welcome to ARHAM BUNGALOWS - 3 & 4 BHK luxurious delights, located in the splendid and peaceful environs by well experienced creators of projects like KALPVRUX, YASH COMPLEX, AMBER HEIGHTS AT GOTRI ROAD & MANY MORE...

Adeptly constructed amidst breathtaking locales, these exquisite villas are elegant yet comfortable. ARHAM BUNGALOWS truly offer fine architectural aesthetics. With enough open area, adequate ventilation, garden lap, everything about them compliments your premium lifestyle. So, surrender yourself to the idyllic charms of ARHAM BUNGALOWS and discover a truly content living.

Gracefully Stylish & Luxurious, the value added amenities are a highlight. Conveniently located, they are just a short drive to reputed school like DPS, VIBGYOR, MIRA, BAPS, and Temples like Swaminarayan Temple & Jain Temple and the Pramukhswami Hospital.



" A house is made of bricks & beams, A home is made of hopes & dreams... "



Layout Plan



Area Table		
UNIT NO.	PLOT AREA	SBA
1	1460	1900
2	1124	1870
3	1117	1870
4	1109	1870
5	1522	1870
6	1173	1500
7 to 10	795	1500
10/1	1614	1500
11	1237	1500
12 to 15	895	1500
15/1	1488	1500
16	1094	1830
17 to 24	894	1830
25	1094	1830
26	1337	1900
27 to 29	1000	1870
30 to 34	1023	1870
35	1409	1900
36	1484	1900
37	1228	1850
38	1213	1850
39	1199	1850
40	1184	1850
41 to 42	1164	1850
43	1158	1850
44	1175	1850
45	1160	1850
46	1182	1850
47	1816	1900

note: plot area are as per site condition



Specifications

Structure: Well designed composite structure as per Structural Consultant's design

Wall Finish: Interior Wall painted with good quality putty and Exterior with water proof and fungal resistant paint.

Floor: Vitrified tiles flooring with skirting in entire bungalow.

Toilets: Concealed plumbing with branded CP fittings and sanitary vessels. Designer toilet with ceramic tiles flooring and 7ft height dado.

Doors: Attractive entrance door with standard safety lock & other decorative fittings. Internal door are laminated flush door.

Windows: Powder coated aluminum windows with Safety Grills.

Kitchen: Premium quality granite platform with S.S. sink and designer tiles dado up 7ft. height

Electrification: Concealed ISI mark Copper electrical wiring with premium quality Modular switches. Provision of A.C. plug point in Master Bed room and adequate light points and plug points in all rooms.

Water Facility: By society bore-well to underground individual water tank. RO / Water Purifier for drinking water to each unit. Drainage by common society septic tank & soak pit.

CLUBHOUSE



" Life takes you to unexpected places, love brings you home "

Value Added Amenities:

Security

- Elegant Entrance Gate with Security Cabin
- CCTV System with Cameras at Strategic Locations

Landscaped Garden

- Children Play Area with play equipment
- Jogging Track
- Splash Pool
- Senior Citizen Sitting

Clubhouse

- Well Equipped Gym
- Indoor Games
- Yoga & Meditation Space
- Multi Purpose Hall for Gathering
- Society Office

Utilities

- Trimix internal road with side paving & tree plantation
- Under ground cabling for street light
- Anti-termite treatment



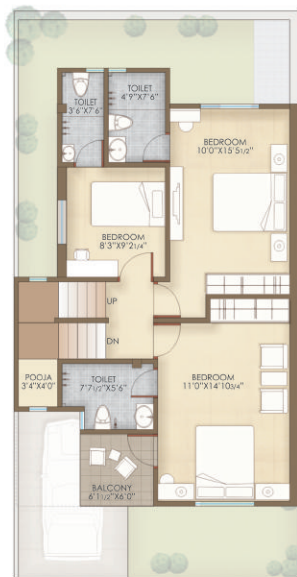
" It takes Hands to build a house, but only hearts can build a home "

Type: **A**

Total S.B.A.: 1850.00 sft.
Min. Plot Area: 1158,00 sq.ft

Type: **B/B2**

Total S.B.A.: 1870.00 sft.
Min. Plot Area: 1000.00 sq.ft



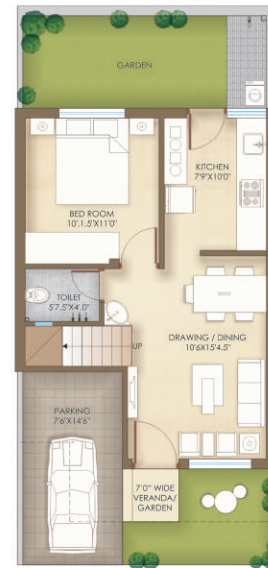
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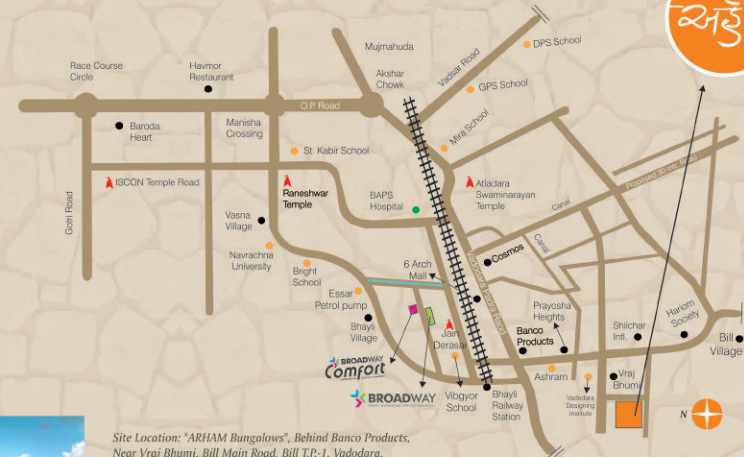
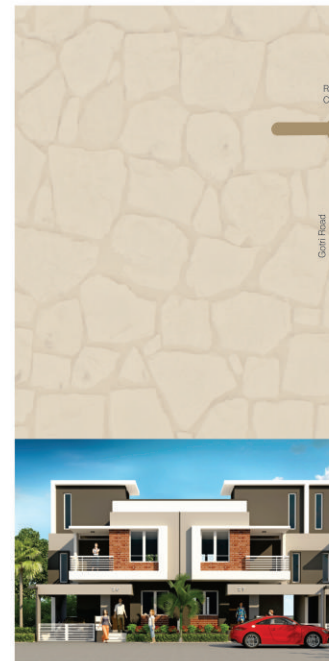
Total S.B.A.: 1830.00 sq.ft.
Min. Plot Area: 894.00 sq.ft



Type: **D**

Total S.B.A.: 1500.00 sq.ft.
Min. Plot Area: 795.00 sq.ft

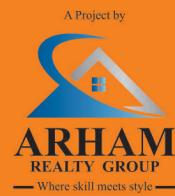




Site Location: "ARHAM Bungalows", Behind Banco Products, Near Vraj Bhumi, Bill Main Road, Bill T.P.-1, Vadodara.

Notes: (1) Possession will be given after one month of settlement of all accounts. (2) Extra work will be executed after receipt of full advance payment. (3) Common maintenance deposit should be paid extra. (4) Stamp Duty, Registration Charge, Service Tax or any new Central Govt, State Govt, VUDA taxes, if applicable shall have to be borne by the client. (5) Continuous default payments leads to cancellation. (6) Architect / Developers shall have the rights to change or revise the scheme or any details herein and any change or revision will be binding to all. (7) In case of delay in light connection by authority, the developers will not be responsible. (8) All dimensions are indicative and actual dimensions in each room might vary. (9) Plot area shown in list is as per site condition and may vary. (10) Common compound wall of individual unit will be 4ft height and front side as per architect's design. (11) Water connections is from society bore-well and drainage connection will be common soak pit. (12) Refund (exclude tax) shall be given in case of cancellation of the booking within 30 days. The payment shall be refunded only after same premises is re-booked and payment for the same is received from the other customer. We shall deduct a minimum administrative charge of Rs. 50000. (13) Any plans, specifications or information in this brochure cannot form part of an offer, contract or agreement. (14) All members shall have to essentially be the part of the society formed by the association members and shall have to abide by the society laws. (15) After virtual completion of the work all the repair and the maintenance like drainage, watchman salary, gardening, electricity bill etc. shall be borne by society members. (16) Members of society are not allowed to change elevation of bungalows in any circumstances. (17) Pictures are imaginary. (18) Gates will be provided only for T.P. road units.





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