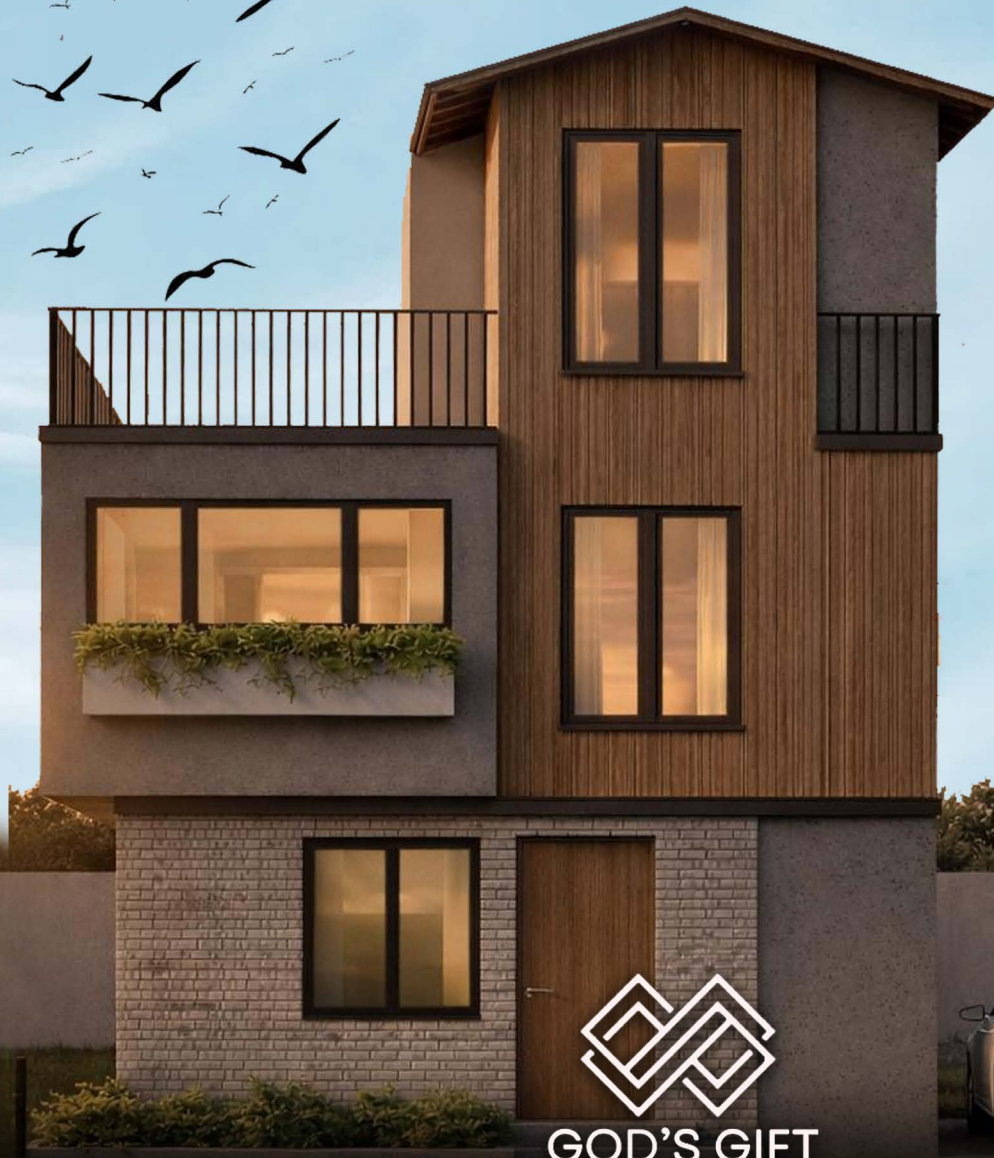




GOD'S GIFT INFRASTRUCTURE LLP

INDIA'S MOST VISITED MONUMENT **STATUE OF UNITY**



GOD'S GIFT

Infrastructure LLP

+91 99989 80741

godsgiftinfrastructure@gmail.com

REGISTERED OFFICE ADDRESS :

81 ALKAPURI SOCIETY FRIENDS CO.OP. SOCIETY, NEAR BARODA HIGH SCHOOL, ALKAPURI, VADODARA,

SITE ADDRESS : MOTIKAMSOLI, TALUKA : TILAKWADA , DISTRICT : NARMADA

ARTIST'S IMPRESSION

OUR VISION



Lotus Villa is designed to be a rewarding investment and lifestyle destination. With the rapidly growing tourism around the Statue of Unity and strong government development in the region, the project offers excellent potential for monthly rental income and future appreciation.

Well connected to Vadodara by road and railway, and surrounded by clean, beautiful natural landscapes, Lotus Villa is perfect as a second home, farmhouse retreat, or smart long-term investment with strong growth potential in the coming years.

EASY FINANCING AVAILABLE



FLEXIBLE 20-30 YEAR REPAYMENT OPTIONS
(AS PER ELIGIBILITY).

EASY-TO-USE EASY-TO- INVEST.



ARTIST'S IMPRESSION

LOCATION ADVANTAGE



GOD'S GIFT INFRASTRUCTURE LLP

STRATEGICALLY LOCATED

Excellent road connectivity via Tilakwada & Rajpipla.
Perfect balance of accessibility and serenity.



STATUE OF UNITY
24.7 KM

AWAY FROM LOTUS VILLA*

VADODARA AIRPORT
66 KM

AWAY FROM LOTUS VILLA*



BHARUCH
97.7 KM

AWAY FROM LOTUS VILLA*

Scan for location :



21°57'41.2"N 73°36'09.0"E

*All places are measured via Google Maps through Tilakwada District.



ARTIST'S IMPRESSION

THE MONUMENTAL ADVANTAGE



LIVE NEAR INDIA'S PRIDE

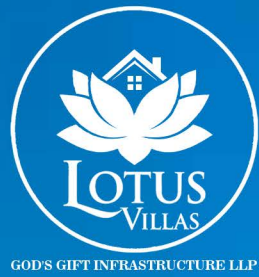
- WORLD'S TALLEST STATUE
- MILLIONS OF VISITORS ANNUALLY
- GLOBAL TOURISM DESTINATION

**OWNING A VILLA
HEAR MEANS
INVESTING NEAR
ONE OF INDIA'S MOST
ICONIC LANDMARKS.**



ARTIST'S IMPRESSION

NATURE HIGHLIGHTS



SURROUNDED BY NATURAL BEAUTY



LUSH GREEN HILLS



NARMADA RIVER BELT



PEACEFUL SUNSETS



CLEAN AIR & LOW POLLUTION

IDEAL FOR :

- Wellness Living
- Meditation & Yoga Retreats
- Weekend Escapes
- Family Bonding Time



DAMS & WATER ATTRACTIONS



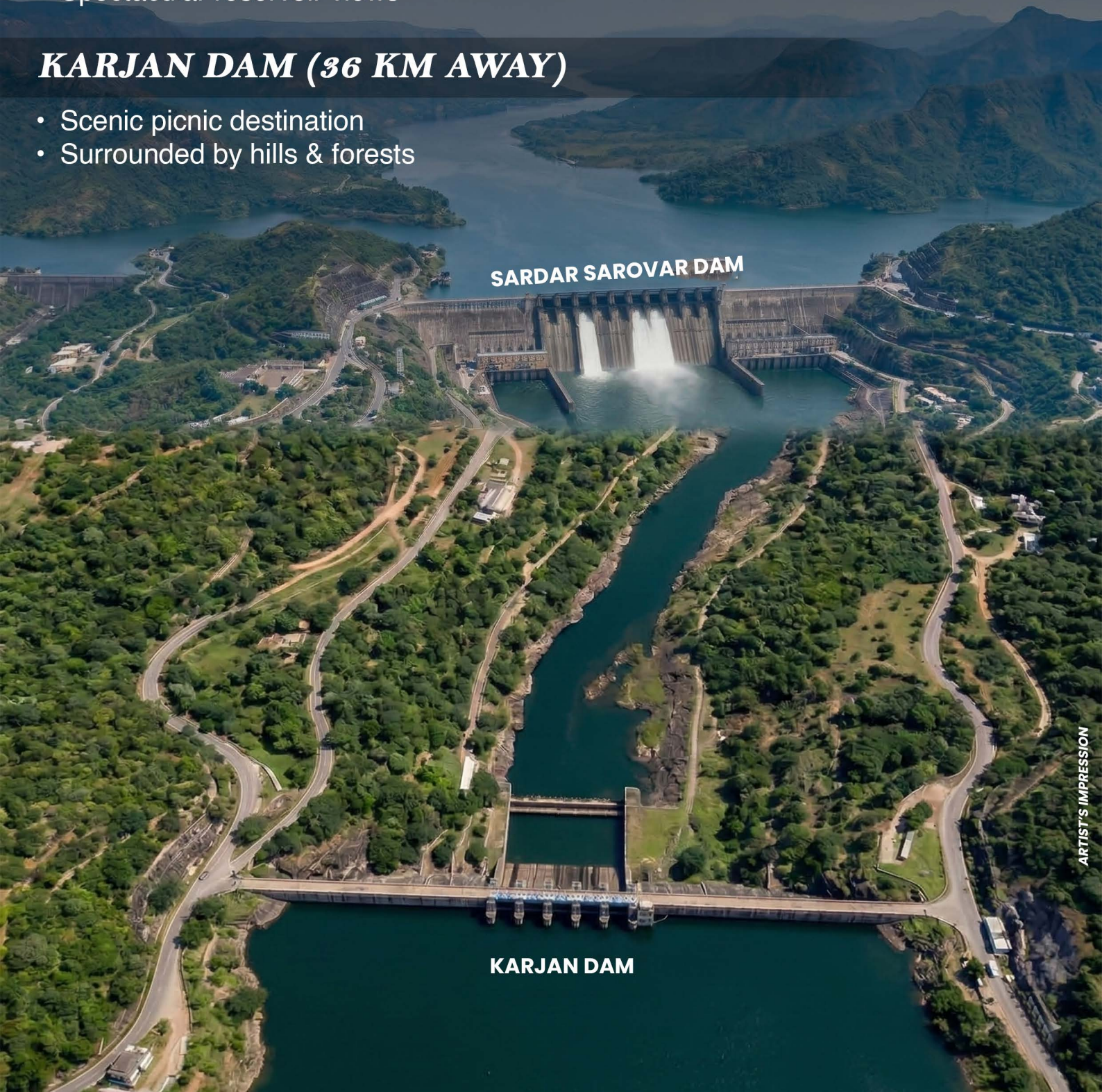
EXPLORE THE MAJESTIC DAMS NEARBY

SARDAR SAROVAR DAM (29 KM AWAY)

- One of India's Largest Dams
- Spectacular reservoir views

KARJAN DAM (36 KM AWAY)

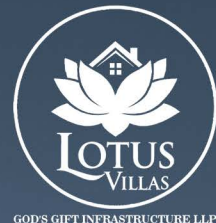
- Scenic picnic destination
- Surrounded by hills & forests



SARDAR SAROVAR DAM

KARJAN DAM

PERFECT FOR NRIs



A SMART INVESTMENT FOR NRIs

- Own property near a landmark location
- Invest in a high-growth tourism corridor
- Build a vacation home
- Generate Airbnb rental income



Strategic location + Strong appreciation + Legacy asset

ARCHITECTURAL DESIGN



MODERN CONTEMPORARY ELEVATION CONCEPT



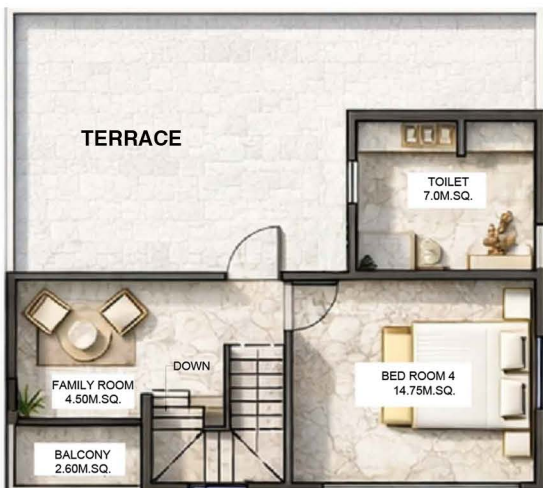
GROUND FLOOR PLAN

TOTAL BUILT UP - 184.55 M.SQ.(1986 SQ.FT.)
GROUND FLOOR AREA - 66.12 SQ.M. (711.70SQ.FT.)



FIRST FLOOR PLAN

77.08 SQ.M. (830 SQ.FT.)



SECOND FLOOR PLAN

41.37 SQ.M. (445 SQ.FT.)



SITE LAYOUT



SECURE TODAY. APPRECIATE TOMORROW.

TOURISM & GROWTH FACTOR



HIGH TOURISM FOOTFALL & DEVELOPMENT

- Continuous infrastructure growth
- Luxury hotels & eco-tourism expansion
- Increasing rental demand
- Government-supported tourism zone



Property values in tourism corridors grow steadily over time.



Company Name : God's Gift Infrastructures LLP					
Project Name : Lotus Villa , Motikamsoli, Taluka : Tilakwada, District : Narmada					
Date of Booking :		Customer ID :		Enquiry No. :	
Block Name :		Floor :		Unit No. :	
PERSONAL INFORMATION (to be filled in block letters)					
Name of the sole / first applicant Mr. / Mrs. / Ms.		Name of the co/second applicant Mr. / Mrs. / Ms.			
_____ _____ <div style="border: 1px solid black; width: 150px; height: 100px; margin: 0 auto; text-align: center;">Photograph</div>		_____ _____ <div style="border: 1px solid black; width: 150px; height: 100px; margin: 0 auto; text-align: center;">Photograph</div>			
Date of Birth		Date of Birth			
Son / Daughter / Wife of		Son / Daughter / Wife of			
Nationality		Nationality			
PAN Card No.		PAN Card No.			
Aadhar Card No.		Aadhar Card No.			
Email ID		Email ID			
Correspondence Address :					
Permanent Address :					
BOOKING PAYMENT DETAILS :					
Payment Mode :		Cash / Cheque		Date :	
Bank Name & Branch :					
Cheque / Trans. No. :					
Amount Rs. :					
Amount in words :					

TERMS & CONDITIONS

Payment Plan : 10% at the time of booking, 40% within 30 days, 20% on completion, and 30% at the time of sale deed.

1) Upon registration and booking, a Sale and Construction Agreement shall be executed between the promoter (God's Gift Infrastructures LLP) and the applicant (owner).

2) The transaction shall be based on the sale of land share, with the promoter exclusively responsible for carrying out the villa.

3) Upon completion of villa, the promoter shall facilitate the legal transfer of property ownership in the name of the applicant, subject to clearance of all dues. All costs related to the transfer shall be borne by the owner.

4) The measurements, specifications, elevations, and features illustrated in brochures or marketing materials are subject to minor changes, if required due to legal, technical, or commercial reasons. Such variations shall be deemed acceptable by the applicant.

5) Villas will be constructed and handed over upon fulfillment of all obligations by both parties as per the signed agreement. After handover, all maintenance responsibilities will lie with the Society or Association of Owners, which shall be formed in compliance with the Gujarat Apartment Ownership Act, 1973 and other applicable laws.

6) The owner shall bear the cost of stamp duty, registration charges, legal fees, and other miscellaneous expenses related to the land and construction. Any additional stamp duty or levies imposed by the registration authority will also be borne by the owner.

7) The owner will additionally be responsible for:

* Local taxes and municipal charges

* GST and any other applicable central/state taxes

* Gujarat Building Tax

* Contributions toward labour welfare funds and social security, if applicable

* Costs related to GEB (Gujarat Electricity Board), transformer, generator (common), and cabling

* Association formation charges and deposits

* Extra work or customization charges (if any)

8) The area mentioned includes a proportionate share of the common area and wall thickness.

9) Allotment shall be confirmed only upon full payment of the booking amount within the stipulated timeline. Failure to do so will lead to cancellation of the allotment, and any amount paid shall be refunded without interest.

10) All payments must be made via Demand Draft (DD) or local cheque in favour of :
God's Gift Infrastructures LLP, payable at Umargam / Vadodara.

11) Submission of the application form does not guarantee allotment. The promoter reserves the right to accept or reject any application without assigning a reason. Allotment is confirmed only via a formal Letter of Allotment issued by the promoter.

Note: If the application is signed on behalf of another person, firm, or company, the signatory must submit a valid Power of Attorney or Letter of Authorization.

Buyer's Sign

Approved By



GOD'S GIFT INFRASTRUCTURE LLP

WHERE NATURE MEETS OPPORTUNITY

LIMITED
UNITS
AVAILABLE

A PROJECT BY :



GOD'S GIFT
Infrastructure LLP

Scan for location :



BOOK YOUR PREMIUM VILLA TODAY
CONTACT US : +91 99989 80741

Registered Office Address :

81 Alkapuri Society friends co.op. Society, Near Baroda High School, Alkapuri, Vadodara,

Site Address : Motikamsoli, Taluka : Tilakwada, District : Narmada