

Site: Aashirwad Villa, B/h. Madhuvan Society, Opp. Deep Hospital, Bamroli Road, Godhra-389 001

Ph.: **+91 95862 17774** 98258 91926

Architect: Ar. Chintan Shah, 98793 37167 arc-i studio, Vadodara.

Structural Consultant: Zarna Associates, Vadodara. Plumbing Consultant : Krupalu Consultant, Vadodara. Electrical Consultant : Oriental Electricals, Vadodara.





# A Smartly Planned Living







## A Finely Crafted Lifestyle

Enjoy life to the fullest with plenty of open space, modern amenities and a safe community at Aashirwad Villa. Leisure is right outside your door with our recreational spaces that offer by great opportunities for entertainment and socializing. Indulge in a relaxing environment, make new friends amongst neighbours and watch your children play.

## Amenities

#### **AESTHETICS**

- Designer landscaping at entrance
- Compound wall as per architect's design
- Serene landscaping all around the campus with designer plantation

#### LEISURE



Multipurpose Hall

Children's Play Area

Landscaped Garden with Open Sit-outs





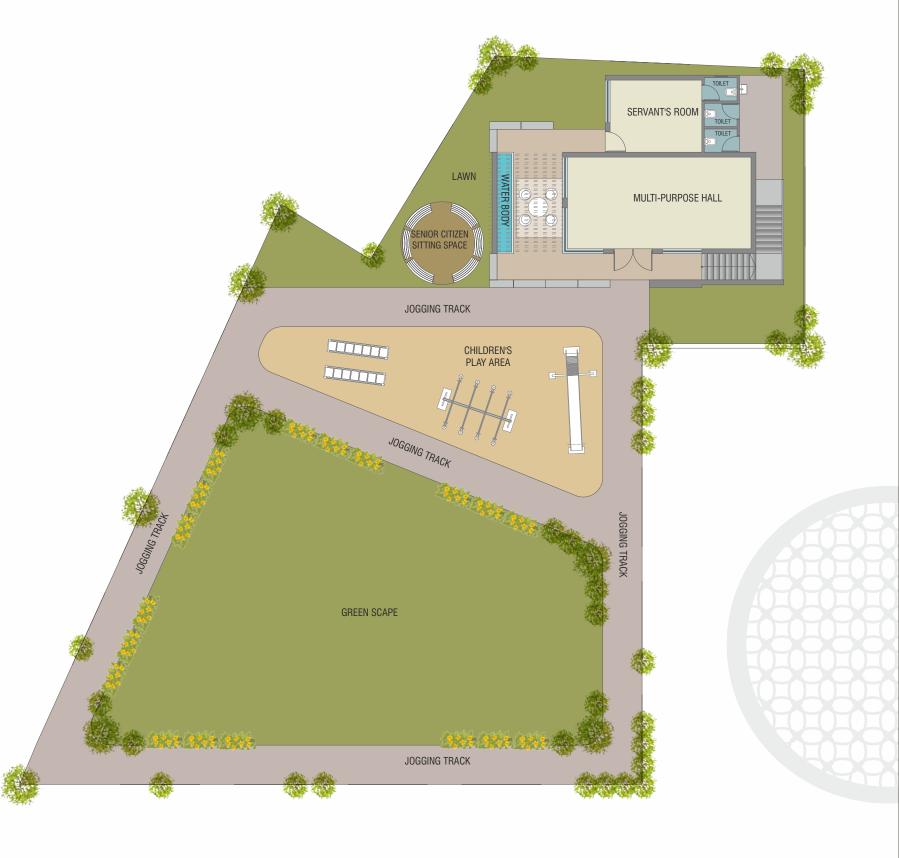




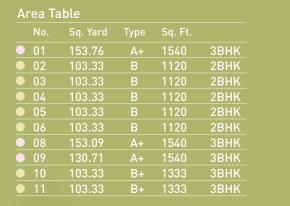












No.	Sq. Yard	Type	Sq. Ft.	
<ul><li>12</li></ul>	103.33	B+	1333	3BHK
<ul><li>13</li></ul>	103.33	B+	1333	3BHK
• 14	103.33	B+	1333	звнк
<ul><li>15</li></ul>	103.33	B+	1333	3BHK
<ul><li>16</li></ul>	103.33	B+	1333	3BHK
<ul><li>17</li></ul>	103.33	B+	1333	3BHK
<ul><li>18</li></ul>	103.33	B+	1333	3BHK
<ul><li>19</li></ul>	118.64	A+	1540	3BHK
• 20	103.33	B+	1333	звнк
• 21	122.47	A+	1540	3BHK

	No.	Sq. Yard	Type	Sq. Ft.	
•	22	153.09	A+	1540	3BHK
•	23	122.47	A+	1540	3BHK
•	24	118.21	B+	1333	3BHK
•	25	153.09	A+	1540	3BHK
•	26	183.70	A+	1540	3BHK
•	27	153.09	A+	1540	3BHK
•	28	153.09	A+	1540	3BHK
•	30	244.94	A+	1540	3BHK
•	32	142.32	A+	1540	звнк
•	33	103.13	B+	1333	3BHK

	No.	Sq. Yard	Type	Sq. Ft.	
	34	136.40	A+	1540	3BHK
	35	136.40	A+	1540	3BHK
_	36	136.40	A+	1540	3BHK
	38	153.39	A+	1540	3BHK
	40	153.36	A+	1540	3BHK
	41	140.00	С	1047	2BHK
	42	97.57	С	1047	2BHK
	43	96.11	С	1047	2BHK
	44	95.39	С	1047	2BHK
	45	94.68	С	1047	2BHK

	No.	Sq. Yard	Туре	Sq. Ft.	
	46	94.41	С	1047	2BHK
	47	96.29	С	1047	2BHK
	48	95.44	С	1047	2BHK
	49	100.46	С	1047	2BHK
	50	105.82	С	1047	2BHK
	51	111.19	С	1047	2BHK
•	52	101.65	B+	1333	звнк
•	53	105.75	B+	1333	звнк
•	54	109.85	B+	1333	звнк
•	55	113.95	B+	1333	звнк

	No.	Sq. Yard	Type	Sq. Ft.	
•	56	118.06	B+	1333	3BHK
•	57	113.19	B+	1333	3BHK
•	58	157.25	B+	1333	3BHK
•	59	113.85	B+	1333	3BHK
•	60	112.38	B+	1333	3BHK
•	61	110.92	B+	1333	звнк
•	62	109.46	B+	1333	3BHK
•	63	108.00	B+	1333	3BHK
•	64	106.54	B+	1333	звнк
•	65	120.52	B+	1333	звнк









TYPE A (3 BHK)

GROUND FLOOR: 797.00 SQ. FT.
FIRST FLOOR AREA: 743.00 SQ. FT.
TOTAL FLOOR AREA: 1,540.00 SQ. FT.

### FIRST FLOOR







GROUND FLOOR

5' WIDE UTILITY KITCHEN 8'-0" X 10'-9" BEDROOM 10'-0" X 11'-9" TOILET 5'-3" X 3'-6" LIVING/DINING 11'-6" X 19'-0" PARKING 9'-3" X 16'-6" OTTA 10'-6" X 4'-6"

TYPE B+ (3 BHK)

GROUND FLOOR: FIRST FLOOR AREA: TOTAL FLOOR AREA: 1,333.00 SQ. FT.

FIRST FLOOR (TYPE:B+ 3BHK)

ATT.TOILET 6'-6" X 6'-0"

TERRACE 6'-6" X 9'-6"

ATT.TOILET 5'-0" X 8'-9"

BEDROOM 11'-6" X 12'-0"

PASSAGE 6'-9" X 6'-3"

BEDROOM 11'-6" X 12'-9"

BALCONY

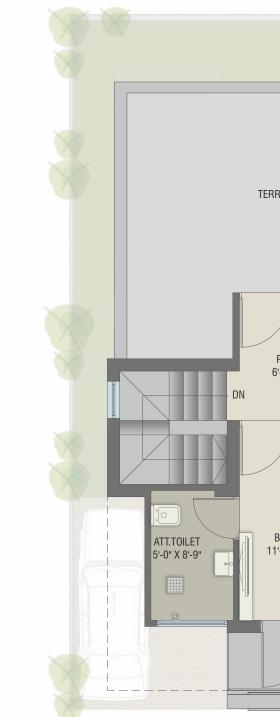
12'-0" X 3'-6"

689.00 SQ. FT. GROUND FLOOR: 644.00 SQ. FT. FIRST FLOOR AREA: TOTAL FLOOR AREA:

STORE 4'-3" X 6'-3"

FIRST FLOOR (TYPE:B 2BHK)

TYPE B (2 BHK)





689.00 SQ. FT.

431.00 SQ. FT.

1,120.00 SQ. FT.



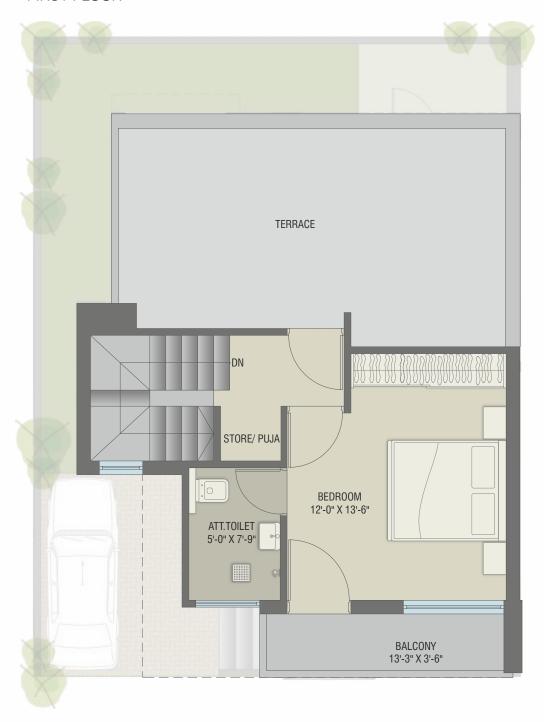


### GROUND FLOOR



TYPE C (2 BHK)
GROUND FLOOR: 637.00 SQ. FT. 410.00 SQ. FT. 1,047.00 SQ. FT. FIRST FLOOR AREA: TOTAL FLOOR AREA:

### FIRST FLOOR







## Specifications



**Structure:** RCC & Brick Masonry as per structure engineer design. Earthquake resistant structure design.



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**Sanitary:** Ground Floor toilets with Wall hung tub with Metropole flush cock and wall hung Wash basins, First floor toilets with Wall hung tub with Metropole flush cock and Table top Basins.



**External walls:** Sand faced plaster with Waterproof exterior paint. Internal walls: Mala plaster with full putty and Emulsion paint.



**Plumbing:** Concealed plumbing with standard CPVC & UPVC (Ashirwad/Finolex) pipe fittings with Jaquar or equivalent C.P. fittings.



**Kitchen:** Black granite sandwich platform with good quality of S.S. Sink & above platform glazed tiles dado up to Slab height. Arrangement of water and electric points for water purifier & mixture machine. Chimney and kitchen cabinet under counter will be provided.



**Flooring:** 32"x32" Vitrified Double charged tiles in Living room and kitchen with Epoxy grouting, 24"x24" Vitrified Double charged tiles in passages & all other bed rooms.



**Chimney:** Good quality Branded Chimney fitted in Kitchen for Exhaust.



**Water hitting Facility:** Plumbing provision for Gas Geyser or Electric Geyser system to all bathrooms.



**Furniture:** Modular kitchen furniture is given with 6 universal trolleys and rest platform with shelves made with ply and laminates.



**Terrace:** Open terrace finished with Indian pattern style water-proofing.



**POP:** Attractive modern style False ceiling design in Living Room and Kitchen.



Staircase: Furnished with Granite and designer stainless steel railing.



**Water Purification:** Good Quality branded R.O. system for water purification for drinking water.



Wash Yard: Wash yard with glazed tiles dado.



**Doors:** Decorative main entrance door with interlock system and all other flush doors with laminated sheets on both sides with good quality of hardware and round Mortice lock to all doors. Bathroom doors with granite frames and all other doors with wooden frames.



**Fabrication Shade:** Fabricated shade in wash yard.



**Windows:** Fully glazed three track Aluminum section windows with safety grills and good quality hardware and Granite frames.



**Drainage system:** Individual Sock pit to all the units for bath, w.c. drainage and wash yard water.



**Electrification:** Concealed wiring with ISI mark copper wire & branded modular switches For adequate number of points in all rooms. TV points in drawing room and AC point in all bedroom. Fridge Point in kitchen and domestic point for Washing Machine at adequate place.



**Parking:** Well finished compound wall with M.S. entrance Gate, Facilitate openness. Parking area paved with Parking Tiles.



**Toilet:** Designer wall tiles up to slab level. Anti-skid ceramic tile flooring. Good quality sanitary (Cera or equilant) & plumbing fixtures.



**Water Supply:** 24 Hrs Water Supply Connection from Water system. 1500 Ltr underground water tank with electric motor to supply overhead 1000 ltr White PVC tank.







Payment Schedule:

05% On Booking

20% at Plinth Level

20% Ground Floor slab

20% First floor slab

5% Plaster Level

15% Flooring Level

05% Before Possession

Terms and Condition: (1) The developers reserves the full right to make any additions, alternation & amendments for change in plan & Specifications as may be necessary from time to time. (2) Stamp Duty, registration fees, All GEB charges, Legal charges, gas connection, maintenance deposit etc. & all applicable taxes will be extra. (3) In case of delay in light connection, the developers will not be responsible. (4) 18% interest will be applicable in case of delay in payment as per schedule given. (5) Continuous default payments lead to cancellation. (6) Refund in case of cancellation will be made within 30 days from the date of booking of new client only & administration expense of ₹25,000 /- & the amount of extra work (if any) will be deducted from the refund amount. (7) Any Plans, specifications or information in this brochure can not from part of an offer, contract or agreement. (8) Possession will be give after one month of settlement of all accounts. (9) Maintenance deposit at the time of possession.

ADDITIONAL CHARGES: Maintenance Deposit, Electricity Charges & Meter Deposit MGVCL Stamp Duty, Registration Fee, Legal Document Charges etc. Charges for Additional Alterations & Modifications

