



AURUM

4 B 2 H K VILLA

DEVELOPERS:
KALYAN INFRA

SITE:
Opp. Sanidhya Aster,
Near Sanskruti Villa,
Bill-Chapad Rd,
Vadodara

MOB.:
+91 70965 99659

EMAIL:
sanidhyasparkle@gmail.com

WEB:
www.sanidhyagroup.com

ARCHITECT:
Modi Srivastava & Associates

STRUCTURE:
ZARNA ASSOCIATES

PLUMBING AND ELECTRICAL CONSULTANT:
Technobrain MEP Consultants
PINAKIN PATEL • DAXESH DAVE

MODE OF PAYMENT : 10% Booking | 10% after Booking of 1 month | 15% Plinth Level | 15% Ground Floor Slab | 15% First Floor Slab | 15% Second Floor Slab | 10% At Plaster | 05% At Flooring | 05% On Finishing

Terms & Conditions: • Possession will be given after one month of settlement of account. • Extra work will be executed after receipt of full advance payment • Stamp duty, Registration charge, GST tax or any New Central Govt., VMC taxes, If applicable shall have to be borne by the client. • Continuous default payments leads to cancellation • Architect/Developers shall have the rights or revise the scheme of any details, here in and any change or revision will be binding to all. • In case of delay in light connection by authority, developers will not be responsible • All dimensions are indicative and actual dimensions in each room, plot are & S.B.A might vary • Common compound wall be as per architect's design • In case cancellation of booking, 5% of the total value of the bungalow & Payable tax will not be refunded • Any plans, specifications of information in this brochure can not form party of an offer, contract or agreement • 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 by laws. 4 After virtual completion of the work all the repair and the maintenance other drainage, watchman salary, electricity bill etc. shall be borne by society members • Members of society are not allowed to change elevation of duplex in any circumstances • This brochure shall not be treated as a legal document, it is only for the purpose information.

For further details visit: www.gujrera.gujarat.gov.in under registered project. Above project is registered under Gujrera. Rera Reg. No.: PR/GJ/VADODARA/VADODARA/Others/



آرامی
AURUM
4 B 2 HK VILLA



WHERE
LUXURY
MEETS
TRANQUILITY

Experience the epitome of elegance and serenity at Aurum Villa, a haven nestled in the heart of breathtaking natural surroundings. Located in a prestigious and sought-after neighborhood, our exclusive villa community offers an exceptional living experience for those who appreciate the finer things in life. Designed to redefine luxury living, Aurum Villa presents an exquisite blend of impeccable craftsmanship, meticulous attention to detail, and world-class amenities.

22 GLAMOROUS
VILLA



WHERE
LUXURY
MEETS
TRANQUILITY



Experience the epitome of elegance and serenity at Aurum Villa, a haven nestled in the heart of breathtaking natural surroundings. Located in a prestigious and sought-after neighborhood, our exclusive villa community offers an exceptional living experience for those who appreciate the finer things in life. Designed to redefine luxury living, Aurum Villa presents an exquisite blend of impeccable craftsmanship, meticulous attention to detail, and world-class amenities.

22 GLAMOROUS
VILLA

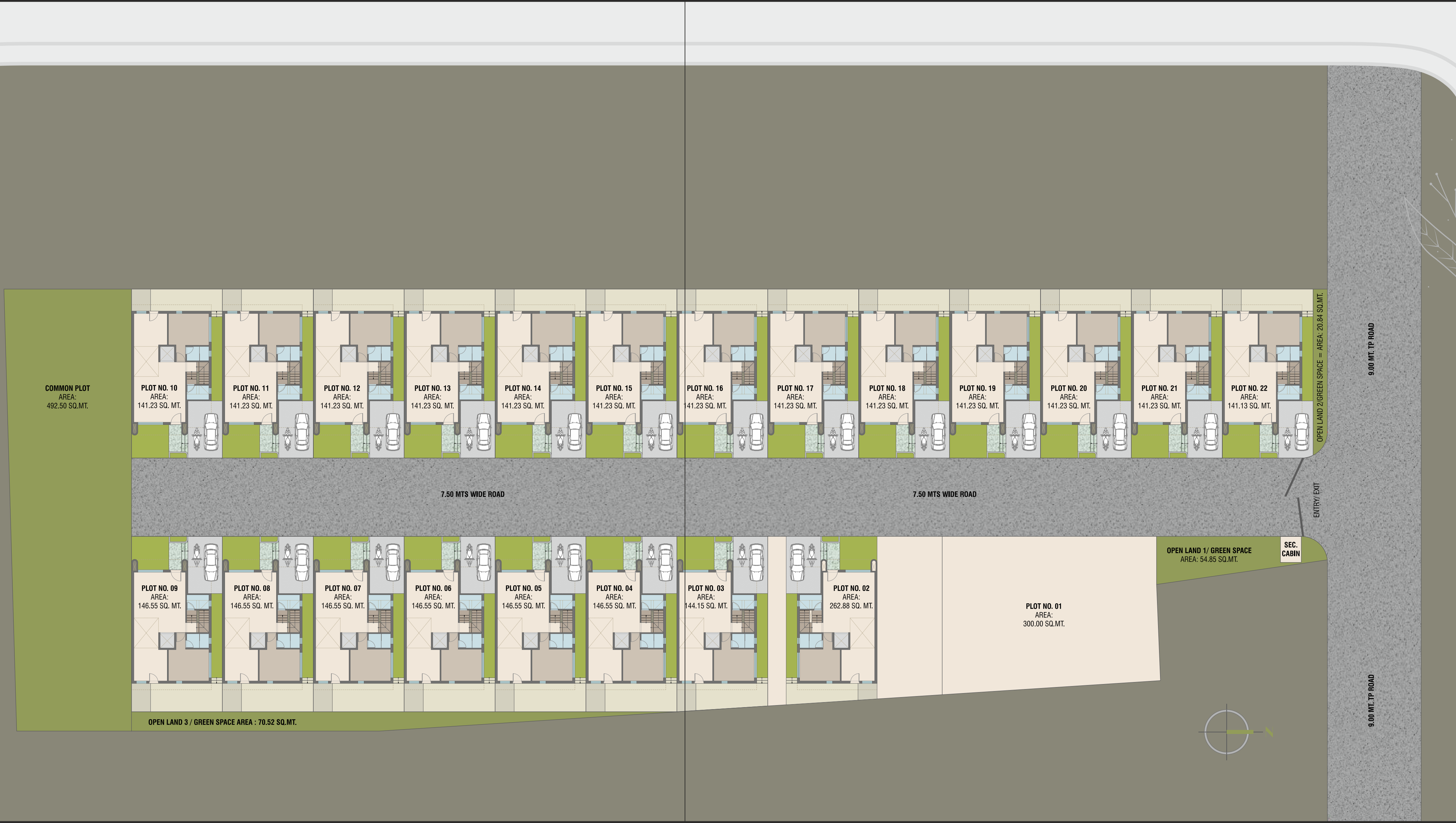


WHERE
LUXURY
MEETS
TRANQUILITY



Experience the epitome of elegance and serenity at Aurum Villa, a haven nestled in the heart of breathtaking natural surroundings. Located in a prestigious and sought-after neighborhood, our exclusive villa community offers an exceptional living experience for those who appreciate the finer things in life. Designed to redefine luxury living, Aurum Villa presents an exquisite blend of impeccable craftsmanship, meticulous attention to detail, and world-class amenities.

22 GLAMOROUS
VILLA



COMMON PLOT
AREA:
492.50 SQ.MT.

PLOT NO. 10
AREA:
141.23 SQ. MT.

PLOT NO. 11
AREA:
141.23 SQ. MT.

PLOT NO. 12
AREA:
141.23 SQ. MT.

PLOT NO. 13
AREA:
141.23 SQ. MT.

PLOT NO. 14
AREA:
141.23 SQ. MT.

PLOT NO. 15
AREA:
141.23 SQ. MT.

PLOT NO. 16
AREA:
141.23 SQ. MT.

PLOT NO. 17
AREA:
141.23 SQ. MT.

PLOT NO. 18
AREA:
141.23 SQ. MT.

PLOT NO. 19
AREA:
141.23 SQ. MT.

PLOT NO. 20
AREA:
141.23 SQ. MT.

PLOT NO. 21
AREA:
141.23 SQ. MT.

PLOT NO. 22
AREA:
141.13 SQ. MT.

7.50 MTS WIDE ROAD

7.50 MTS WIDE ROAD

PLOT NO. 09
AREA:
146.55 SQ. MT.

PLOT NO. 08
AREA:
146.55 SQ. MT.

PLOT NO. 07
AREA:
146.55 SQ. MT.

PLOT NO. 06
AREA:
146.55 SQ. MT.

PLOT NO. 05
AREA:
146.55 SQ. MT.

PLOT NO. 04
AREA:
146.55 SQ. MT.

PLOT NO. 03
AREA:
144.15 SQ. MT.

PLOT NO. 02
AREA:
262.88 SQ. MT.

PLOT NO. 01
AREA:
300.00 SQ.MT.

OPEN LAND 3 / GREEN SPACE AREA : 70.52 SQ.MT.

OPEN LAND 1/ GREEN SPACE
AREA: 54.85 SQ.MT.

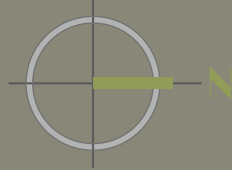
SEC.
CABIN

OPEN LAND 2/GREEN SPACE = AREA: 20.84 SQ.MT.

9.00 MT. TP. ROAD

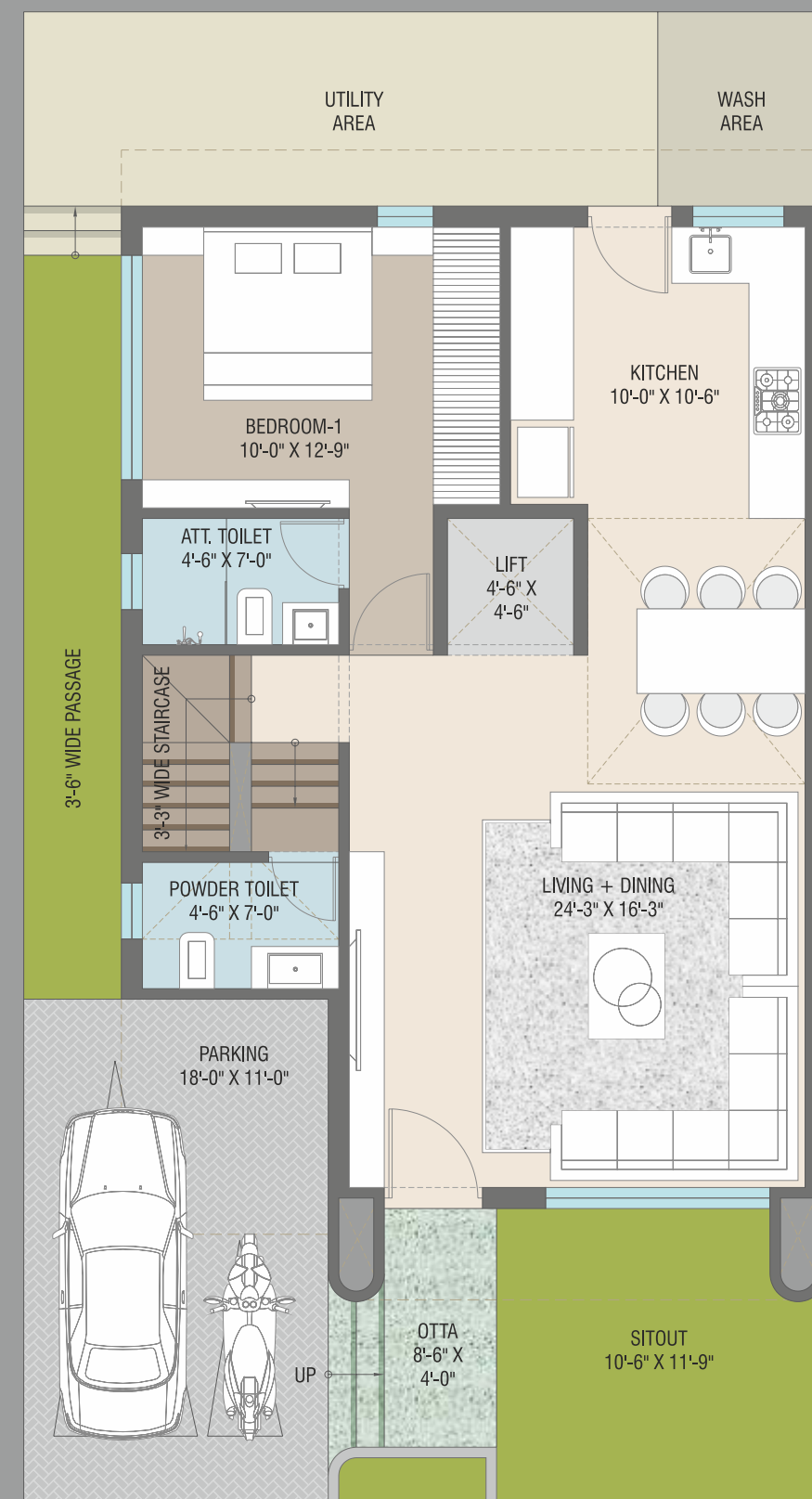
9.00 MT. TP. ROAD

ENTRY/EXIT

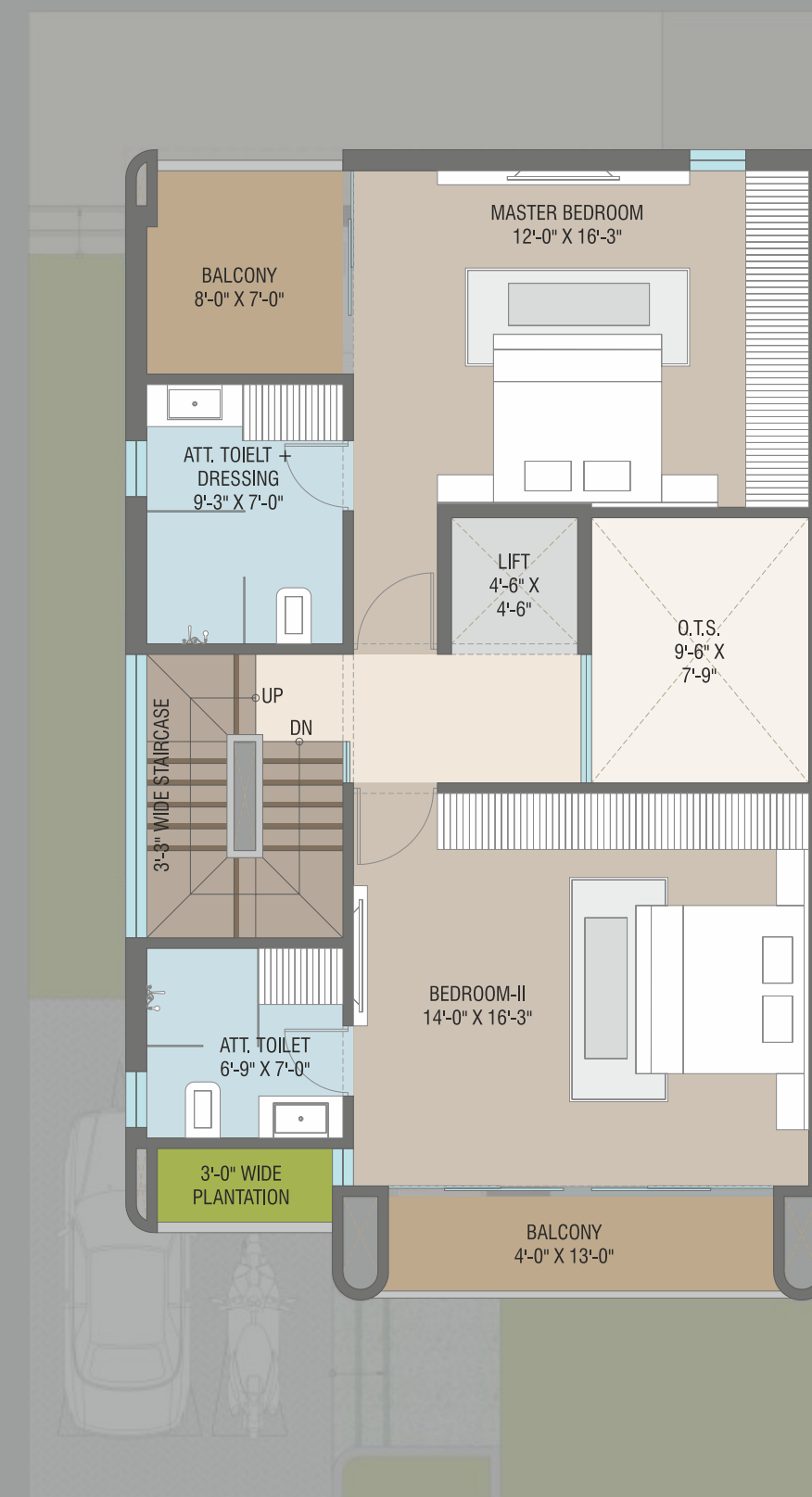


FLOOR PLAN 4 BHK BUNGALOW

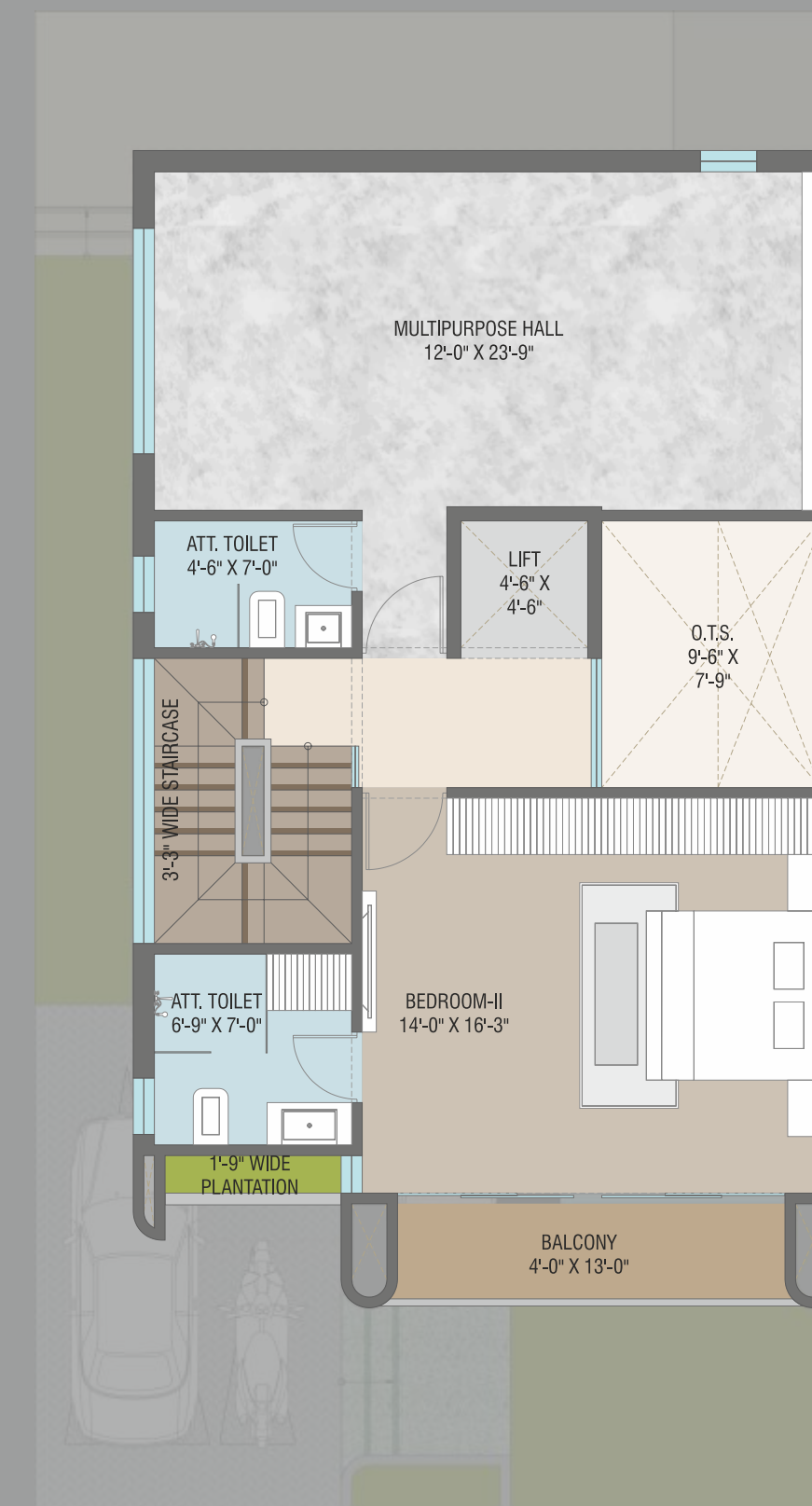
GROUND FLOOR



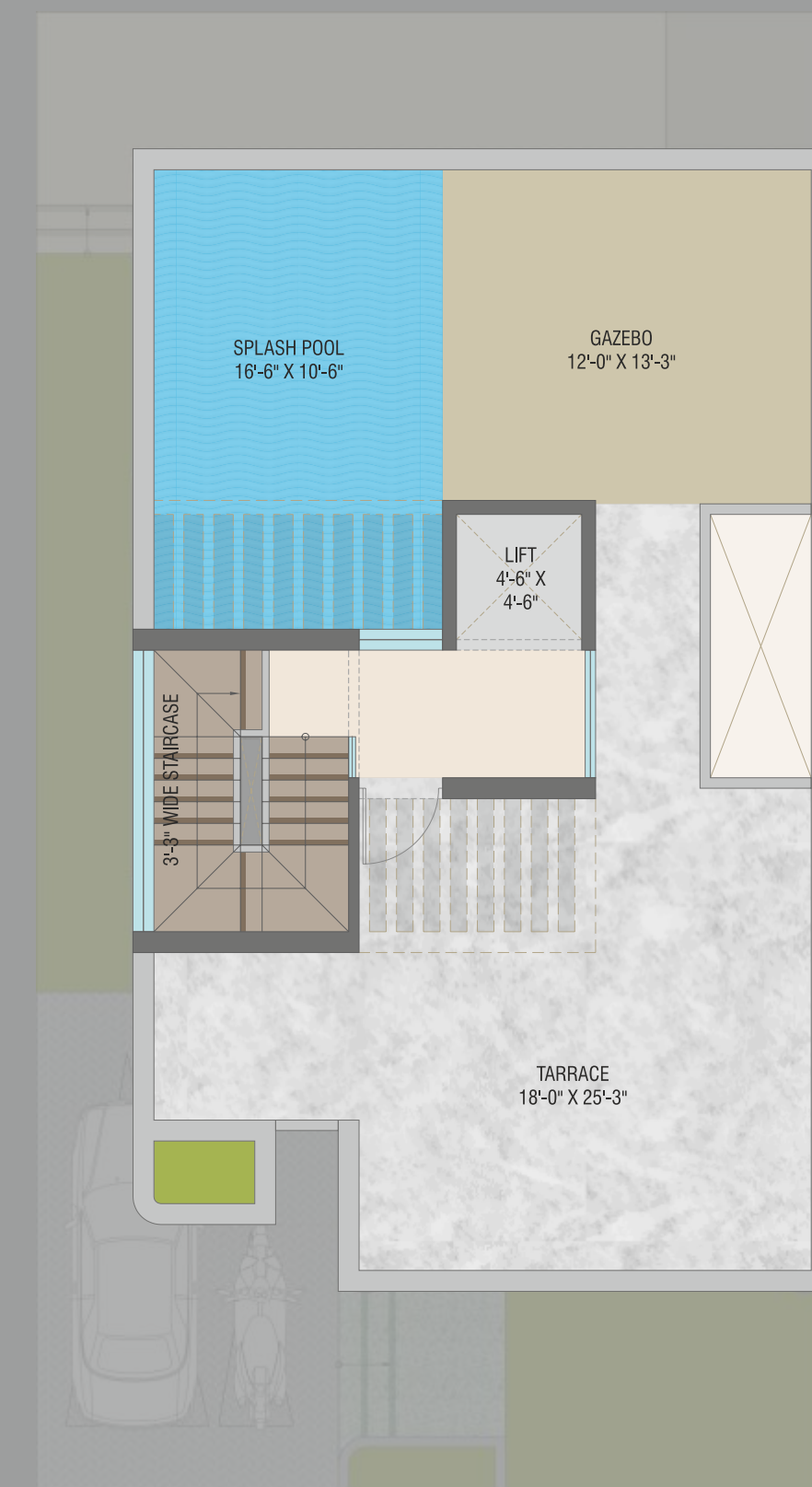
FIRST FLOOR



SECOND FLOOR



TERRACE FLOOR







VALUABLE AMENITIES

- Video Door Security System
- RO Water Purifier System for Health & Hygiene
- Fire Extinguisher for Common Areas
- Anti-Termite Treatment with Porous Pipe in Each Bungalow
- Number Plates on Each Unit to Maintain Uniformity

AMENITIES

- Elegant Entrance Gate
- 24 x 7 Security Intercom System with Security Cabin
- CCTV Surveillance
- Club House with Roof Top Solar System
- AC Gymnasium with the latest Equipment
- Multipurpose Hall with mini Home Theater
- Wifi Zone in Club House
- Lush Green Garden with Jogging Track
- Children Play Area
- Informal Sitting
- Swimming Pool
- 7.50 mtr. Trimix Internal Road with Paved Blocks
- Designed LED Street Lights with Poles
- 24 Hours Water Supply
- Underground Cabling
- Each Bungalows 4 K.W. Solar System



SPECIFICATION



STRUCTURE:

- All RCC & Masonry work as per structural Engineer's design
- Elevation work as per Architect Design.
- Anti-termite treatment of Ground floor with Piping



DOORS & WINDOWS:

- Attractive Entrance Door with wooden frames with standard quality safety lock
- Others are flush doors with granite frames and Both side decorative laminate,
- Fully Glazed aluminum powder coated dural (UPVC) section windows with safety grills & mosquito nets



FLOORING:

- Vitrified tiles Flooring in all rooms.
- Granite flooring in stair case with S.S. railing



BATHROOMS:

- Designer Glazed tiles Fitting
- Designer bathroom with premium quality fitting & vessels
- Concealed internal plumbing



KITCHEN:

- Granite Platform with Modern Sink & designer tiles



ELECTRIFICATION:

- Concealed copper ISI wiring & Branded modular switches with sufficient point in kitchen and all bedroom with ELCB switch for your family safety
- AC points in all bedrooms & living room with copper piping.



PAINT & FINISH:

- Internal : Smooth cement plaster with putty, Plastic emulsion paints
- External : Double coat plaster with acrylic paint for weather proof.



WATER SUPPLY

- Underground & Overhead Water tank
- Submersible Pump with auto sensor



TERRACE:

- Open terrace finished with China Mosiac/Tiles Flooring



SOLAR PLANT:

- Each Bunglows 4K.W. Solar system



WHERE
LUXURY
MEETS
TRANQUILITY



Experience the epitome of elegance and serenity at Aurum Villa, a haven nestled in the heart of breathtaking natural surroundings. Located in a prestigious and sought-after neighborhood, our exclusive villa community offers an exceptional living experience for those who appreciate the finer things in life. Designed to redefine luxury living, Aurum Villa presents an exquisite blend of impeccable craftsmanship, meticulous attention to detail, and world-class amenities.

22 GLAMOROUS
VILLA



WHERE
LUXURY
MEETS
TRANQUILITY



Experience the epitome of elegance and serenity at Aurum Villa, a haven nestled in the heart of breathtaking natural surroundings. Located in a prestigious and sought-after neighborhood, our exclusive villa community offers an exceptional living experience for those who appreciate the finer things in life. Designed to redefine luxury living, Aurum Villa presents an exquisite blend of impeccable craftsmanship, meticulous attention to detail, and world-class amenities.

22 GLAMOROUS
VILLA