



A Project by:



MATRIX GROUP

Developers: **Space Infra**

Site: Matrix Aspire, Opp. Kanha, Near Kamlanjali Greens, B/H. DPS School, Kalali, Vadodara - 390012.

M.: **90999 50626, 90999 25606**
Email: spaceinfra10@gmail.com

Architect:
Paresh Patel
PARESH PATEL ARCHITECT

Structural Consultant: Zarna Associates
MEP Consultant: Technobrains

QR Code for Location



Payment Schedule for Flats : Booking amount 10% | Plinth Level 20% | 1st Floor Slab 10% | 3rd Floor Slab 10% | 5th Floor Slab 10% | 7th Floor Slab 10% | Masonry Work 07% | Plaster Work 08% | Flooring Work 10% | Before Sale Deed 05%

Payment Schedule for Shops : Booking Amount 10% | Plinth Level 30% | First Floor Slab 25% | Masonry Work & Plaster Work 15% | Flooring Work 15% | Before Sale Deed 05%

Rera Web: gujraera.gujarat.gov.in

Rera Reg. No.: PR/GJ/VADODARA/VADODARA/Other/MAA11923/070623



MATRIX ASPIRE

3 & 4 BHK Apartments | Shops



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MATRIX
ASPIRE

LUXURIOUS BEYOND EXPECTATIONS

Step into a world of unparalleled luxury nestled within an elegant gated community.

Experience the comfort of a prime location that offers a sanctuary of tranquility amidst the hustle and bustle of city life.

Indulge in the pride of exquisite homes designed with stunning interiors and premium amenities.

Welcome to Matrix Aspire, a luxurious 3 & 4 BHK apartment community, where style and convenience come together to create an unmatched living experience. Come home to the life you deserve.



MAGNIFICENT BEYOND WORDS

Whether you are looking to start a new business or expand an existing one, our ground floor shops offer a great location for your retail business. The units are available in various sizes to suit your business and offer prime exposure to foot traffic and street visibility.











All shops are road-facing with a steady stream of traffic passing by every day and hence are sure to attract generous footfall. Conveniently set on the ground floor the units offer easy access for customers, strollers, or heavy packages and also come with ample parking. The large panoramic windows and prominent signage ensure maximum visibility for your business.



AMENITIES

-  Multipurpose Hall
-  Gym
-  Indoor Games Room
-  Yoga Deck
-  Children's Play Area
-  Landscaped Garden
-  Seating Area

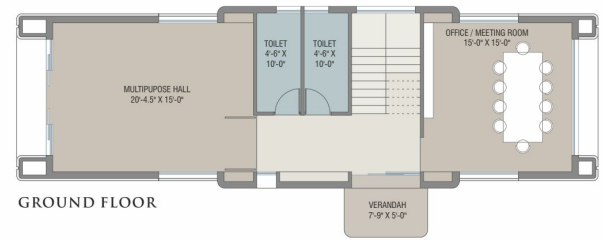
VALUE ADDED FEATURES

-  Power Back-up system for lift & common Lighting
-  2 elevators for each Tower
-  2 Allotted car parking space for wing A, B & C
-  1 Allotted car parking space for wing D
-  Solar Panel for each tower (Common Electricity)
-  24 hours water supply with underground and overhead water tank with sensor
-  Elegant Entry Foyer for Each Tower
-  CCTV System with Surveillance Cameras at Strategic Locations in Common Area
-  Anti-termite Treatment for each flat
-  Fire safety system for each tower
-  Tremix concrete Internal Road with Street Light

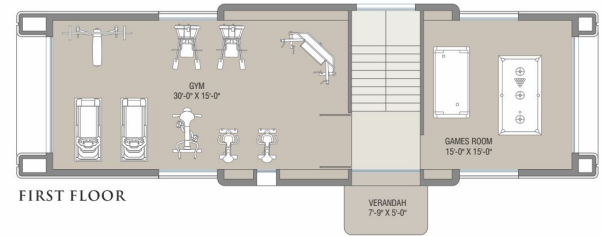




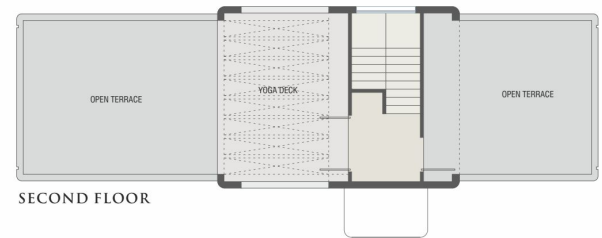
CLUB HOUSE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



LAYOUT PLAN



AREA TABLE (in sq. ft.)

SHOP NO.:	AREA	CARPET AREA
01	31'-7.5" X 72'-9"	2199 Sq. Ft.
02	10'-8" X 30'-9"	329 Sq. Ft.
03	10'-8" X 30'-9"	329 Sq. Ft.
04	14'-10.5" X 30'-9"	457 Sq. Ft.
05	16'-4.5" X 30'-9"	504 Sq. Ft.

SHOP NO.:	AREA	CARPET AREA
06	15'-0" X 30'-9"	461 Sq. Ft.
07	16'-4.5" X 30'-9"	504 Sq. Ft.
08	14'-10.5" X 30'-9"	457 Sq. Ft.
09	10'-8" X 30'-9"	329 Sq. Ft.
10	10'-8" X 30'-9"	329 Sq. Ft.

SHOP NO.:	AREA	CARPET AREA
11	14'-10.5" X 30'-9"	457 Sq. Ft.
12	16'-4.5" X 30'-9"	504 Sq. Ft.
13	17'-4.5" X 30'-9"	534 Sq. Ft.
14	15'-10.5" X 30'-9"	488 Sq. Ft.
15	12'-2" X 30'-9"	375 Sq. Ft.

SHOP NO.:	AREA	CARPET AREA
16	12'-2" X 30'-9"	375 Sq. Ft.
17	15'-10.5" X 30'-9"	488 Sq. Ft.
18	17'-4.5" X 30'-9"	534 Sq. Ft.
19	15'-0" X 30'-9"	461 Sq. Ft.
20	16'-4.5" X 35'-1.5"	575 Sq. Ft.

SHOP NO.:	AREA	CARPET AREA
21	14'-10.5" X 35'-1.5"	522 Sq. Ft.
22	15'-2" X 35'-1.5"	533 Sq. Ft.
23	15'-2" X 35'-1.5"	533 Sq. Ft.
24	14'-10.5" X 35'-1.5"	522 Sq. Ft.
25	16'-4.5" X 35'-1.5"	575 Sq. Ft.

SHOP NO.:	AREA	CARPET AREA
26	10'-0" X 15'-0"	150 Sq. Ft.


1ST FLOOR
PLAN

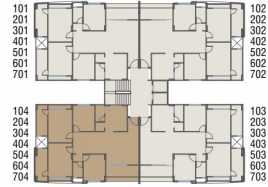



2ND TO 7TH
FLOOR PLAN



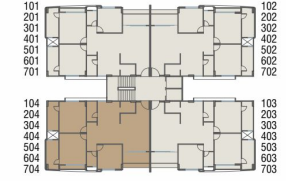
**TOWER-1
WING-A
4-BHK**

CARPET AREA: 1358.74 sq. ft.
 UTIL. / BAL. CARPET AREA: 109.15 sq. ft.
 TOTAL CARPET AREA: 1467.89 sq. ft.



**TOWER-1
WING-B
3-BHK**

CARPET AREA: 1195.99 sq. ft.
 UTIL. / BAL. CARPET AREA: 100.43 sq. ft.
 TOTAL CARPET AREA: 1296.42 sq. ft.





**TOWER-2
WING-C
3-BHK**

CARPET AREA: 1108.91 sq. ft.
 UTIL. / BAL. CARPET AREA: 77.93 sq. ft.
 TOTAL CARPET AREA: 1186.84 sq. ft.



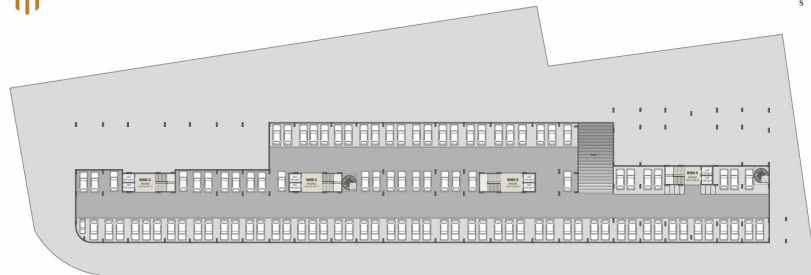
**TOWER-2
WING-D
3-BHK**

CARPET AREA: 1079.74 sq. ft.
 UTIL. / BAL. CARPET AREA: 77.93 sq. ft.
 TOTAL CARPET AREA: 1157.67 sq. ft.





BASEMENT FLOOR



SPECIFICATIONS *(Residential)*

STRUCTURE:

- Earthquake resistant RCC frame structure designed by approved structural consultant.

FLOORING:

- 600mm X 1200mm premium quality glazed vitrified tiles in all rooms with skirting.
- Anti-skid flooring in bath, wash and balcony.

WALL FINISH:

- Interior: Smooth finish plaster with 2 coat putty and primer.
- Exterior: Double coat plaster with weather resistant paint.

TERRACE:

- Elegant china mosaic finish with water proofing treatment.

ELECTRIFICATION:

- 3-Phase concealed copper wiring as per ISI standard of Anchor / Finolex / RR Kabel / Apar or equivalent.
- Adequate electric points in each room as per architect's planning.
- Geyser points in each bathroom.
- TV point in living room and in one Bedroom.
- Separate MCB for each room.

AIR-CONDITIONING:

- AC point in living room and in 2 Bedrooms.

KITCHEN:

- Premium quality granite platform with SS sink
- Dado up to lintel level.

BATHROOMS:

- Bathrooms with premium quality bath fittings and sanitary wares.
- Premium quality ceramic tiles dado up to lintel level.

DOORS:

- Main Door: High Quality decorative door with veneer finish on both sides and wooden frame. Equipped with video door phone security system.
- Internal doors: Laminated flush door with wooden frame.

WINDOWS:

- Premium quality powder coated aluminium windows with mosquito net.
- Granite frame for window.

SPECIFICATIONS *(Commercial)*

STRUCTURE:

- Earthquake resistant RCC frame structure designed by approved structural consultant.

FLOORING:

- 600mm X 1200mm premium quality glazed vitrified tiles with skirting.

WALL FINISH

- Interior: Smooth finish plaster with 2 coat putty and primer.
- Exterior: Double coat plaster with weather resistant paint.

ELECTRIFICATION:

- 3-Phase concealed copper wiring as per ISI standard of Anchor / Finolex / RR Kabel / Apar or equivalent.
- Electric points as per Architect Planning.

PLUMBING & SANITARY :

- Provision for water supply and drainage in each showroom/shop.

TERMS & CONDITIONS: If any new tax applicable by Central or State Government in Future, It will be borne by the buyers / members. • Please note that actual possession of the unit shall be handed over to the member after one month of the settling of all the accounts and dues. • Also vastu pooja, furniture work will be permitted only after possession. • Documentation Charges, Stamp Duty Charges, Common Maintenance Charges, GST Charges, Legal charges, MGCL, VMSS Charges etc. will be extra borne by the buyers. • Payment Schedule must be followed strictly, any delay in payment shall incur interest penalty at the rate of 12% p.a. on outstanding amount. Continuous default in payment shall lead to total cancellation of the unit. • No additional / alteration shall be allowed. However some minor changes may be allowed with a prior approval from the builder. Total amount of the extra work must be deposited in full in advance then only work shall be executed. • Sale deed (Dastave) to be done after settlement of all accounts. • Amount of GST must be paid at the end of every quarter at the rate of 5.0% or whatever is applicable as per Govt. Law. • Maintenance deposit must be deposited before sales deed of the unit. • In case of cancellation of any unit, amount of Rs. 1,00,000 + amount of extra work (if any), will be deducted towards administrative charges from the refund amount. The refund shall be paid only after the new booking of the booked unit. • Actual dimension may vary as per the site condition. • Developers / Architect reserves the right to change / alter / raise scheme related measurement, design, drawings and price per unit etc. and shall be binding to the buyers unconditionally. • In case of delay in water supply, light connection, drainage work by the concerned authority, developers will not be responsible. • Outdoor AC units will be fitted as per provision provided in the designated place by the architect. • All disputes are subject to Vadodra Jurisdiction.