

a project by



Developers: Vasudev Enterprise

Site: Vedant Villas-II, Opp. Shivam Bungalows,

Opp. CM Patel Farm, Near Auro Villa 2, Kalali-Bil Rd, Vadodara 390012.

Mo.: 9825041657, 9825028476, 9586133007 **Email:** vedantvillas2@gmail.com

Architect: Talib Patel Associates **Structure:** Vyom Associates

WEBSITE



BROCHURE



RERA NO.: PR/GJ/VADODARA/VADODARA/Others/RAA11626/180423

RERA WEBSITE: gujrera.gujarat.gov.in


VEDANT
VILLAS-II
LUXURIOUS **4BHK** VILLA





COME LIVE A LIFE OF **YOUR DREAMS**

Step into a world of unmatched luxuries at Vedant Villas-II. A stunning paradise of 4BHK Duplex Bungalows designed to offer you a lifestyle that's as beautiful as your dreams.

The grand campus welcomes you into an elegant, landscaped campus with wide internal roads and premium leisure amenities. The stylish villas come with best-in-class material specifications and thoughtful planning to ensure a life that is picture perfect.



SPECIFICATIONS

STRUCTURE:

- All RCC & Brick Masonry work as per structural engineer's design.

FLOORING:

- High grade Nano finish CVT tile flooring
- Tiles Flooring in Parking Area

DOORS & WINDOWS:

- Doors: Elegant Wooden Entrance Door, Internal Flush Doors, Artificial Stone frames in all doors
- Windows: Anodized Powder Coated Aluminium Section Windows with safety Grill.

PAINT & FINISH:

- Interiors: Smooth Plaster with Wall Putty & Primer
- Exteriors: Double Coat Plaster with water proof paint.

KITCHEN:

- Exclusive Full Body Tiles in kitchen platform with sink and designer tiles upto lintel level
- Wash area: Tiles dado and Flooring tile.

TERRACE:

- Open terrace finished with chemical water proofing.

ELECTRIFICATION:

- Concealed copper wiring of approved quality
- Branded Premium quality modular switches with sufficient electrical points as per architect's plan

BATHROOMS & TOILETS:

- Designer bathrooms with Premium Tiles upto Lintel Level
- Branded Premium Bath fittings
- Premium Branded Plumbing Fixtures and Vessels

WATER SUPPLY:

- Water supply through overhead & underground tanks

VALUE ADDED AMENITIES

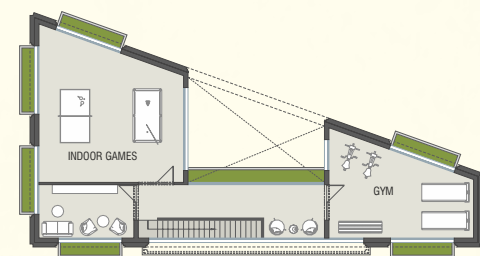
- Elegant Society Entrance Gate
- Number Plate to Maintain the Uniformity of the Project
- Underground Cabling for Electricity
- CCTV Cameras in Common areas for round-the-clock Surveillance
- Water & Drainage Facility
- Termite Resistance Treatment
- Individual 3-Phase Electric Connection
- Tremix Concrete / Heavy Paver Block Internal Road with Designer Street Lights



CLUB HOUSE

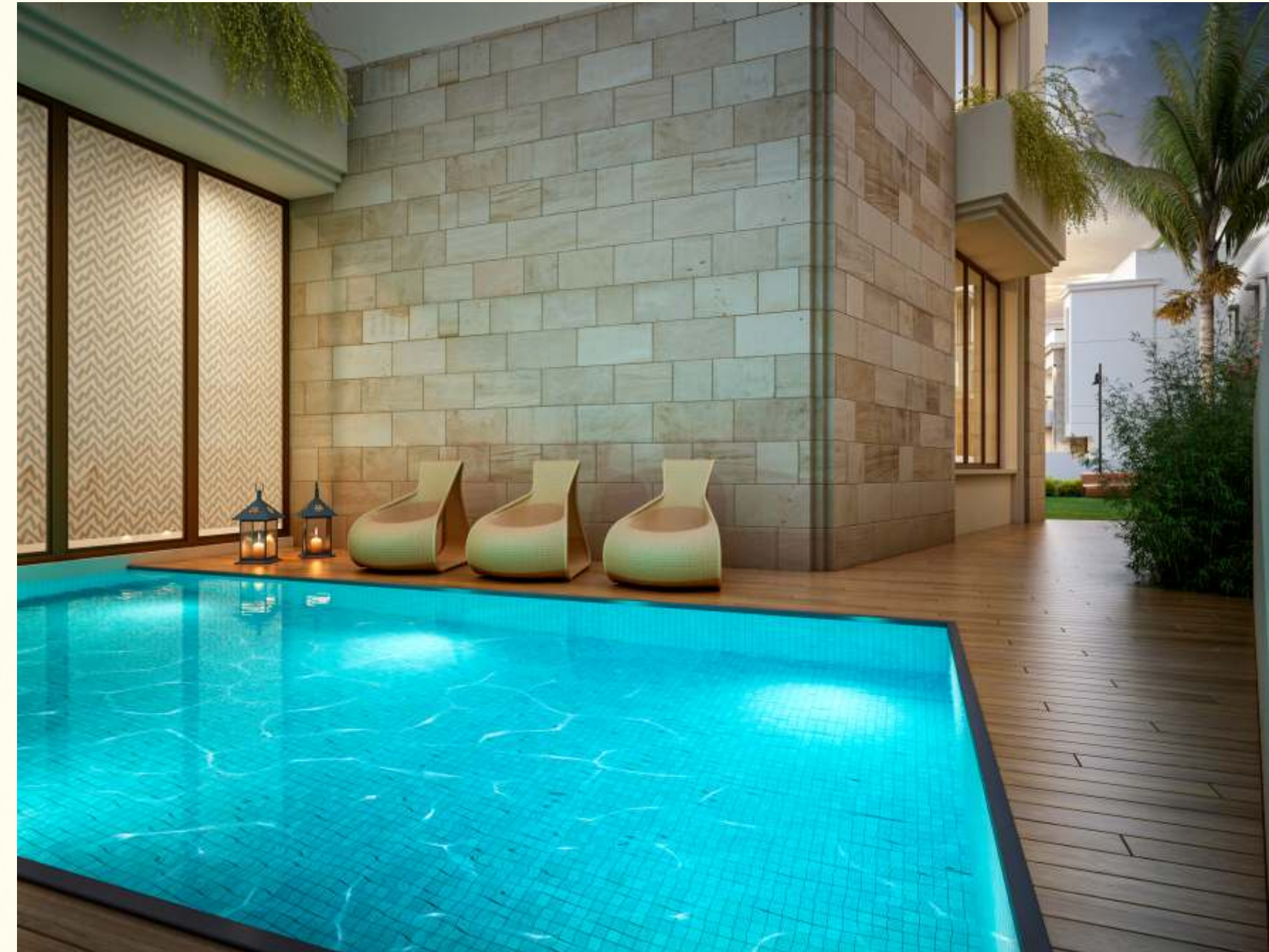


GROUND FLOOR PLAN



FIRST FLOOR PLAN

- Multi Purpose Hall
- Gymnasium
- Indoor Games
- Outdoor Sitting Area
- Swimming Pool
- Landscaped Garden
- Library
- Tot-Lot Area



TYPE A | TYPE B | TYPE C

PLOT NO.	TYPE	PLOT AREA [SQ. FT.]	PLOT NO.	TYPE	PLOT AREA [SQ. FT.]
01	A	1094.00	38	A	1250.00
02	A	1034.00	39	A	962.00
03	A2	1172.00	40	A	962.00
04	A2	1113.00	41	A	962.00
05	A1	1305.00	42	A	962.00
06	A1	1259.00	43	A	962.00
07	A4	1158.00	44	A	962.00
08	A4	1056.00	45	A	962.00
09	A	970.00	46	A	962.00
10	A	1113.00	47	A	962.00
11	A	1296.00	48	A	962.00
12	A	965.00	49	A	959.00
13	A	962.00	50	A	1233.00
14	A	962.00	51	B1	1218.00
15	A	962.00	52	B	852.00
16	A	973.00	53	B	852.00
17	A	979.00	54	B	852.00
18	A	978.00	55	B	852.00
19	A	989.00	56	B	852.00
20	A3	1277.00	57	B	852.00
21	A3	1126.00	58	B	852.00
22	A	1093.00	59	B	852.00
23	A	962.00	60	B	852.00
24	A	962.00	61	B	852.00
25	A	925.00	62	B	1108.00
26	A	1310.00	63	C	1061.00
27	A	949.00	64	C	774.00
28	A	962.00	65	C	776.00
29	A	962.00	66	C	776.00
30	A	962.00	67	C	776.00
31	A	962.00	68	C	776.00
32	A	962.00	69	B	1108.00
33	A	962.00	70	B	909.00
34	A	962.00	71	C1	1097.00
35	A	962.00	72	C	777.00
36	A	962.00	73	B	1108.00
37	A	1250.00	74	B2	1233.00

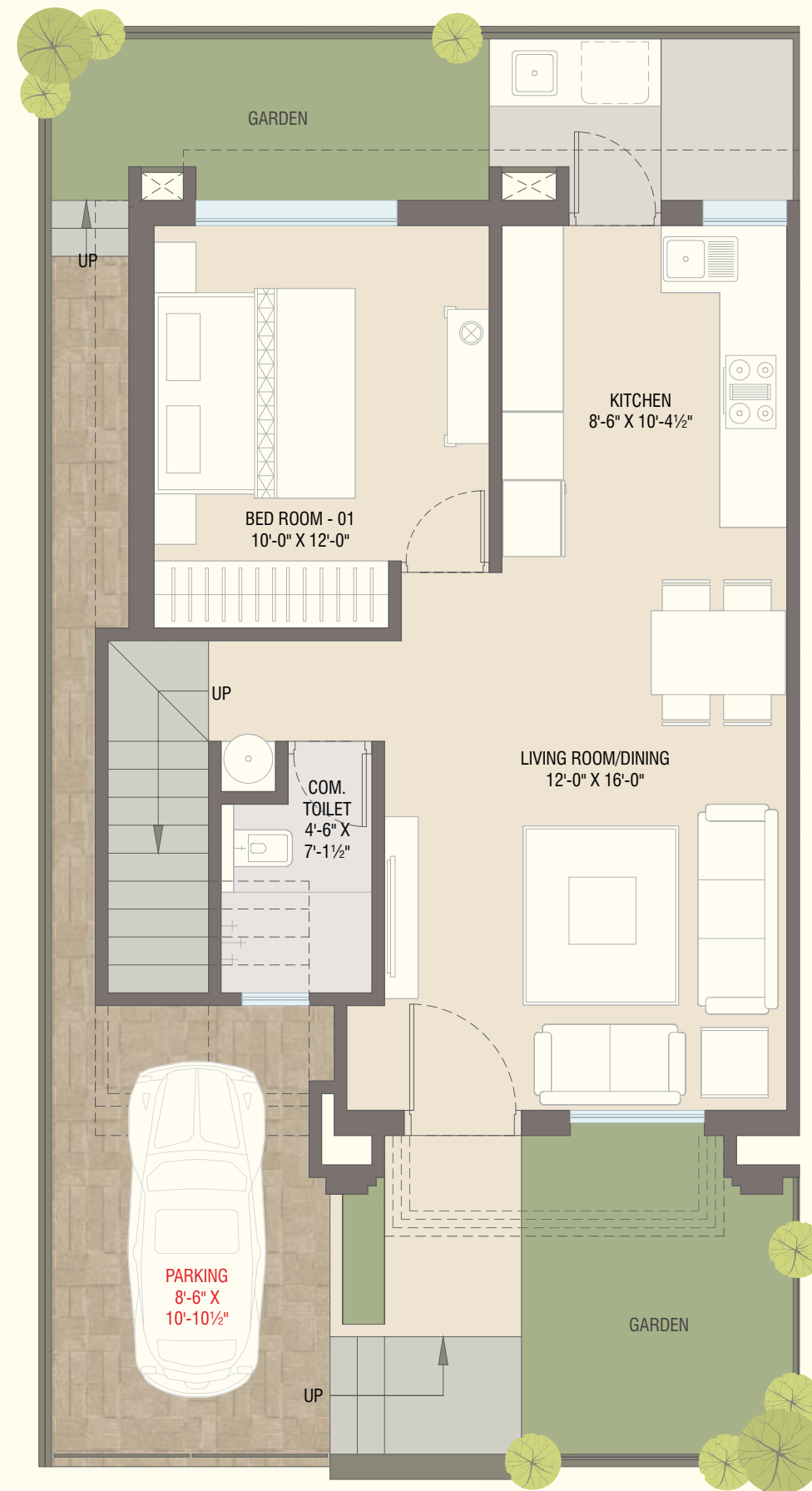


Layout
Plan

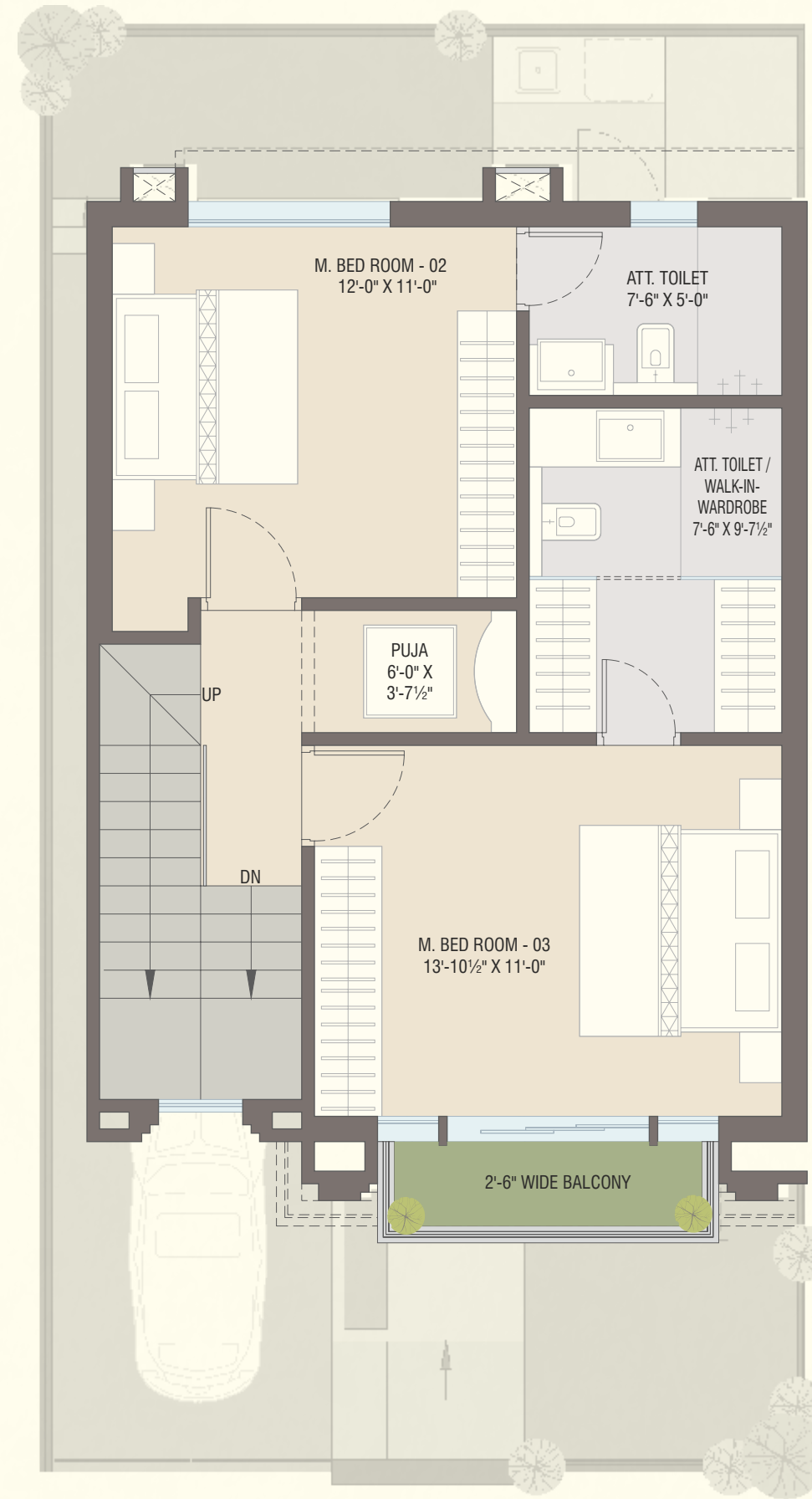
TYPE-A 4 BHK

UNIT NO.: 1 TO 50

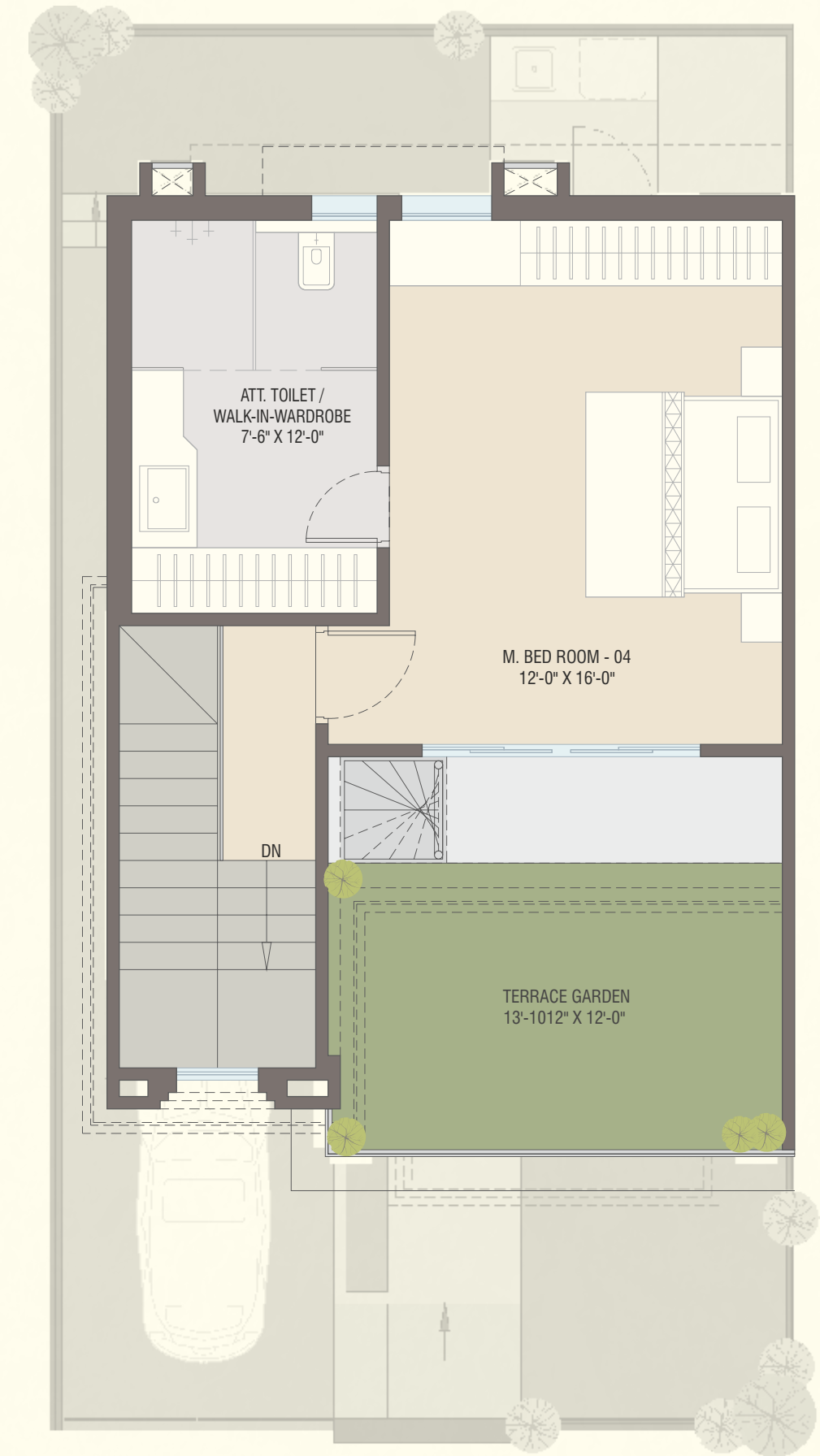
GROUND FLOOR AREA = 627 SQ.FT.
 FIRST FLOOR AREA = 627 SQ.FT.
 SECOND FLOOR AREA = 531 SQ.FT.
 TOTAL SLAB AREA = 1785 SQ.FT.
 MINI. PLOT AREA = 949 SQ.FT.



GROUND FLOOR



FIRST FLOOR

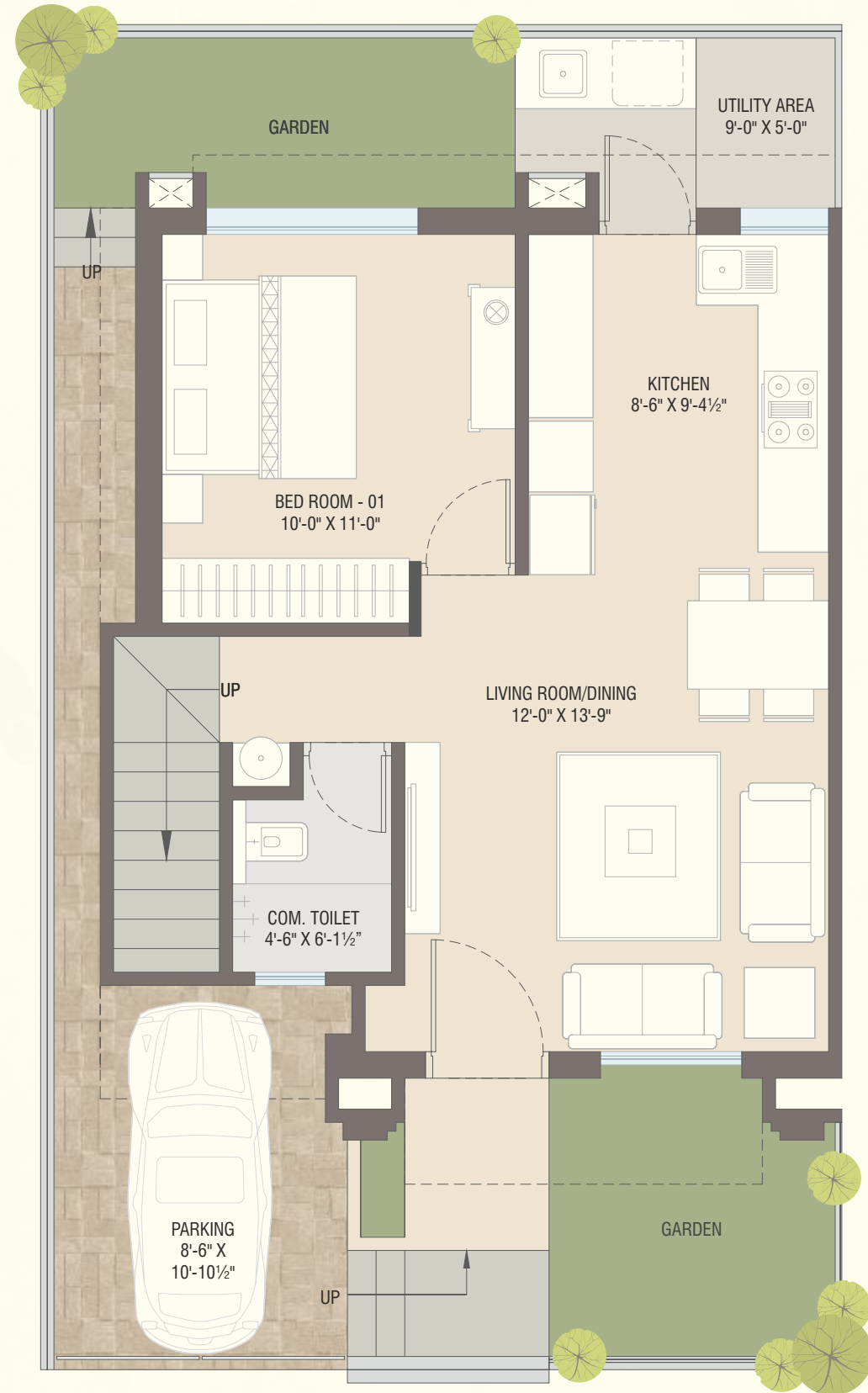


SECOND FLOOR

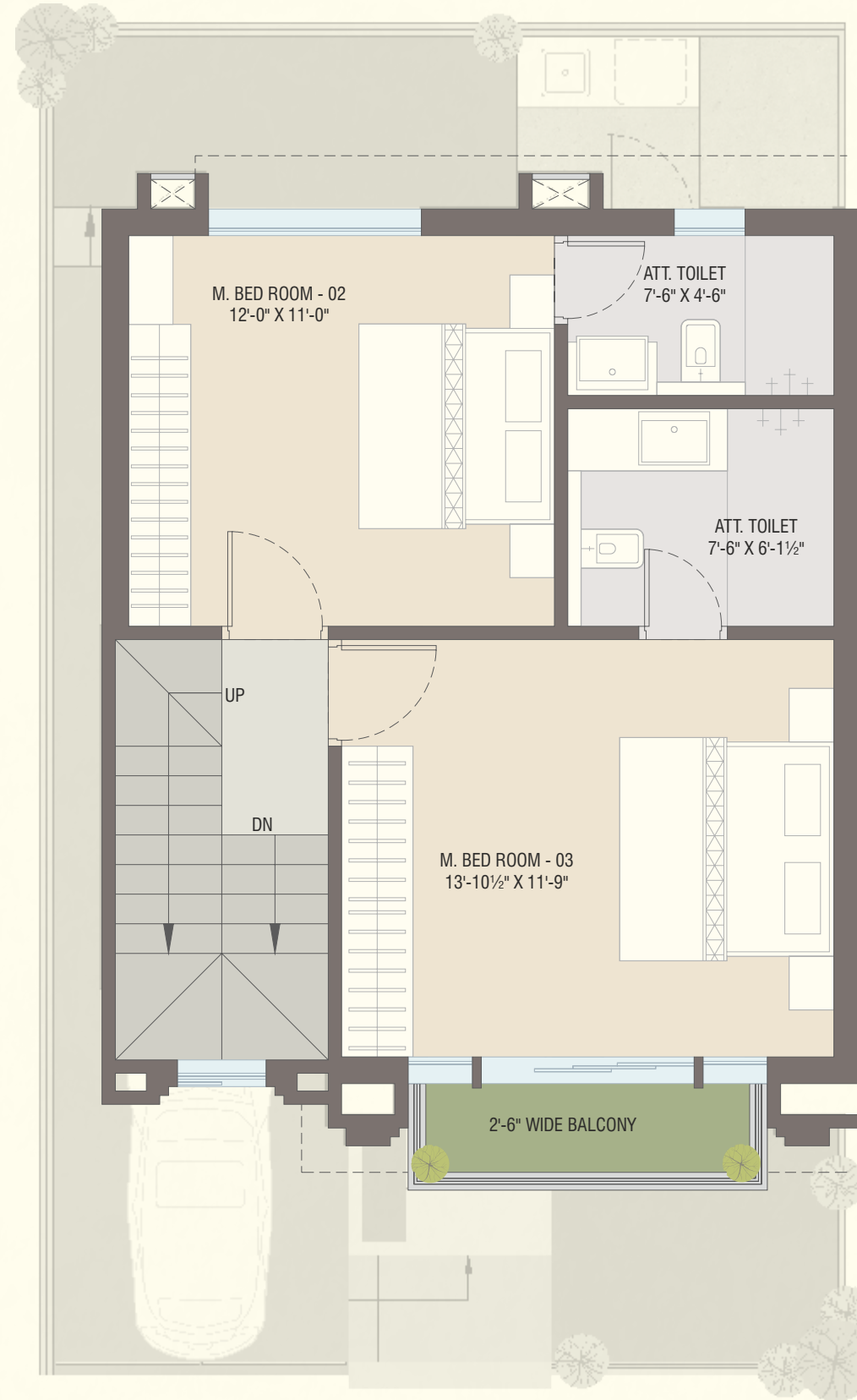
TYPE-B 4 BHK

UNIT NO.: 51 TO 62,
69,70,73,74

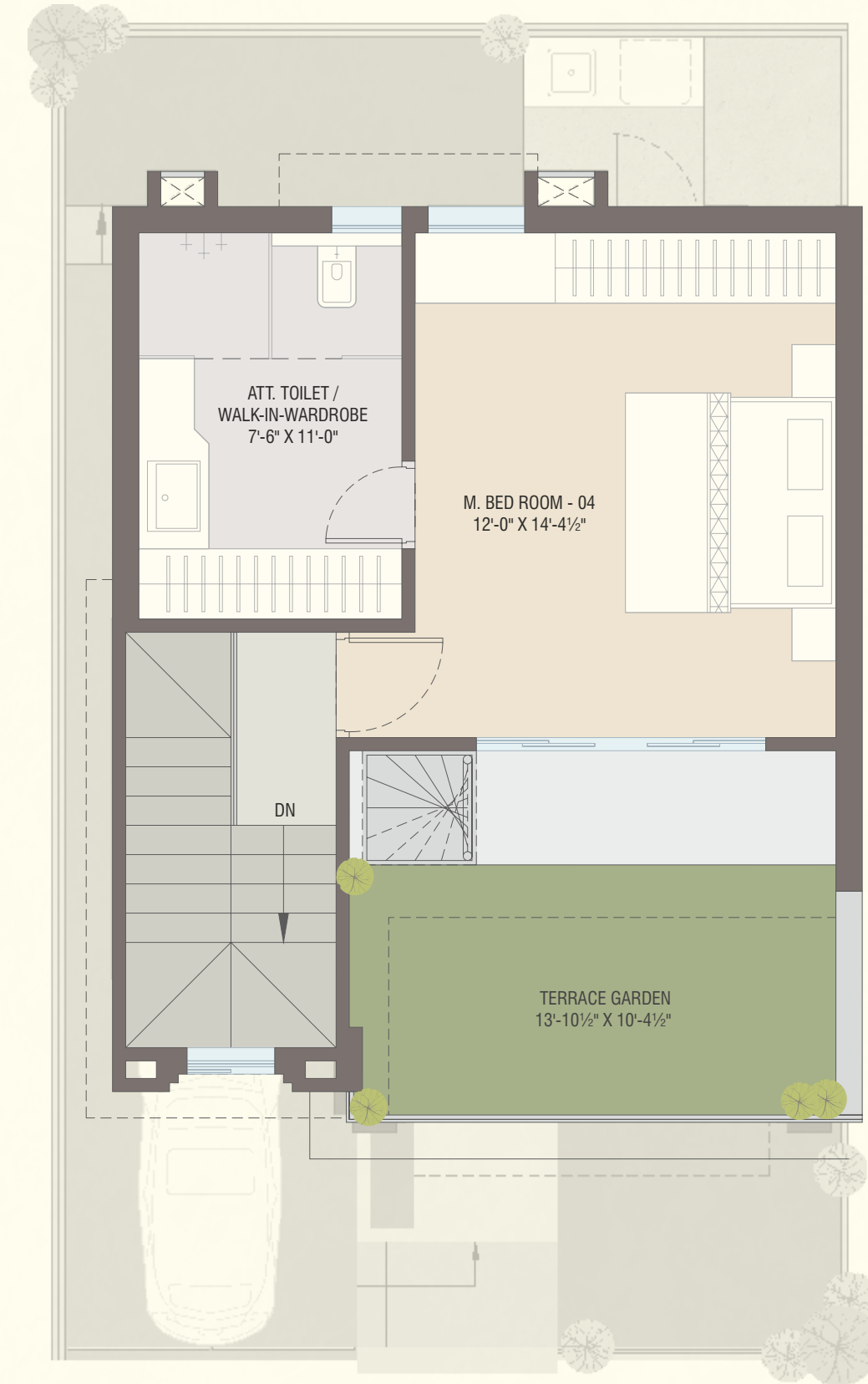
GROUND FLOOR AREA = 562 SQ.FT.
 FIRST FLOOR AREA = 562 SQ.FT.
 SECOND FLOOR AREA = 486 SQ.FT.
 TOTAL SLAB AREA = 1610 SQ.FT.
 MINI. PLOT AREA = 852 SQ.FT.



GROUND FLOOR



FIRST FLOOR

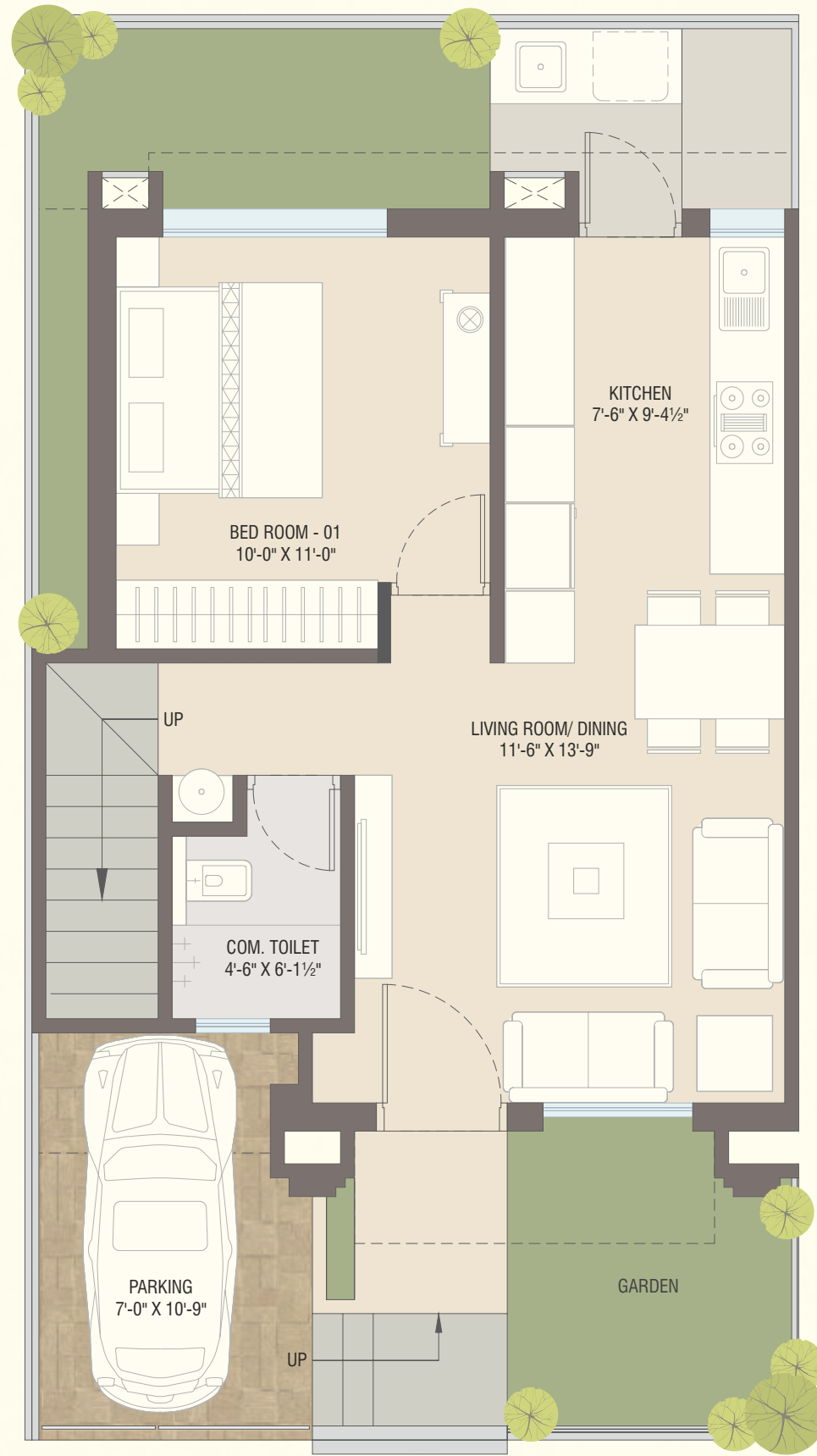


SECOND FLOOR

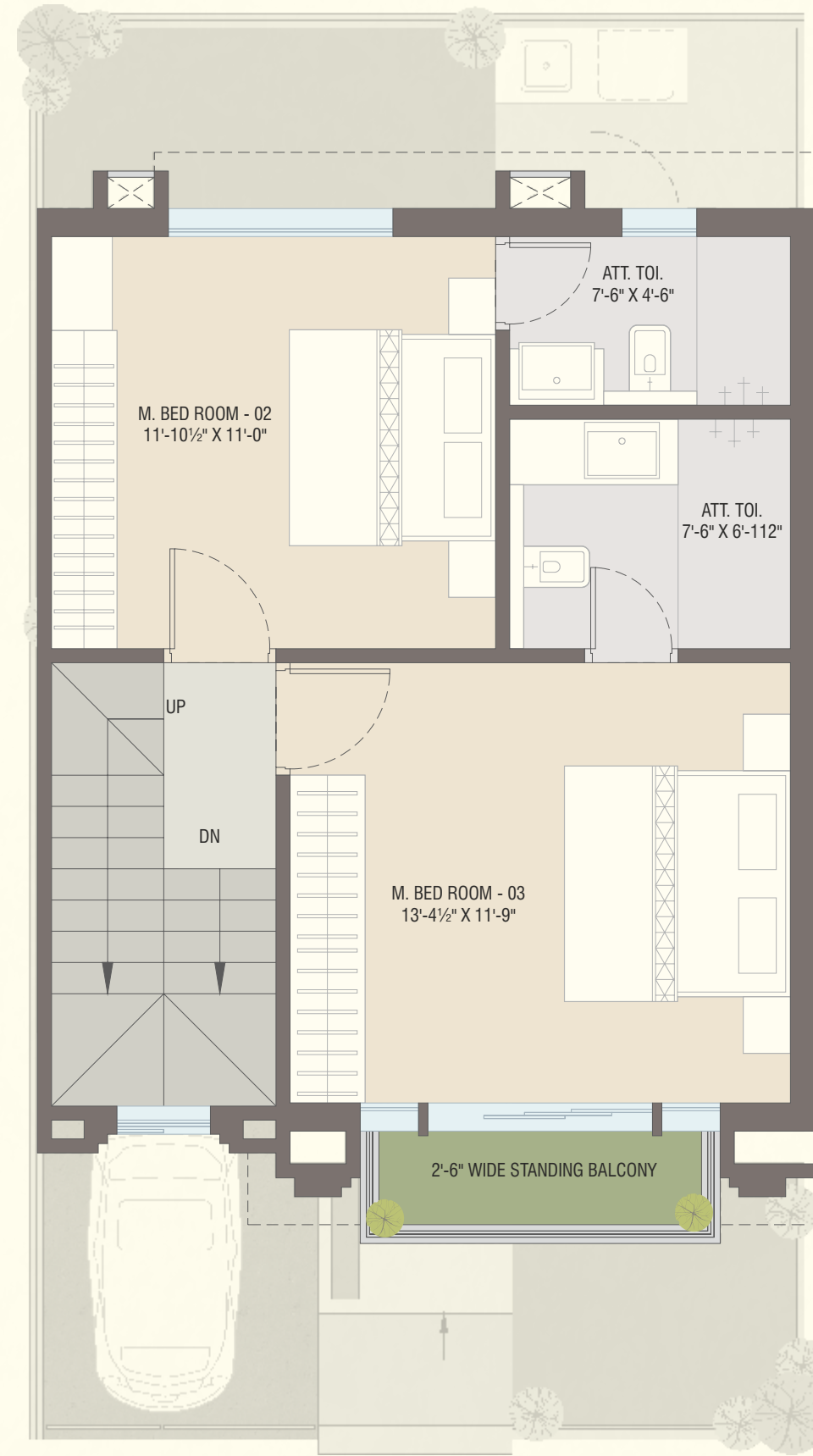
TYPE-C
4 BHK

UNIT NO.: 63,64,65,66
67,68,71,72

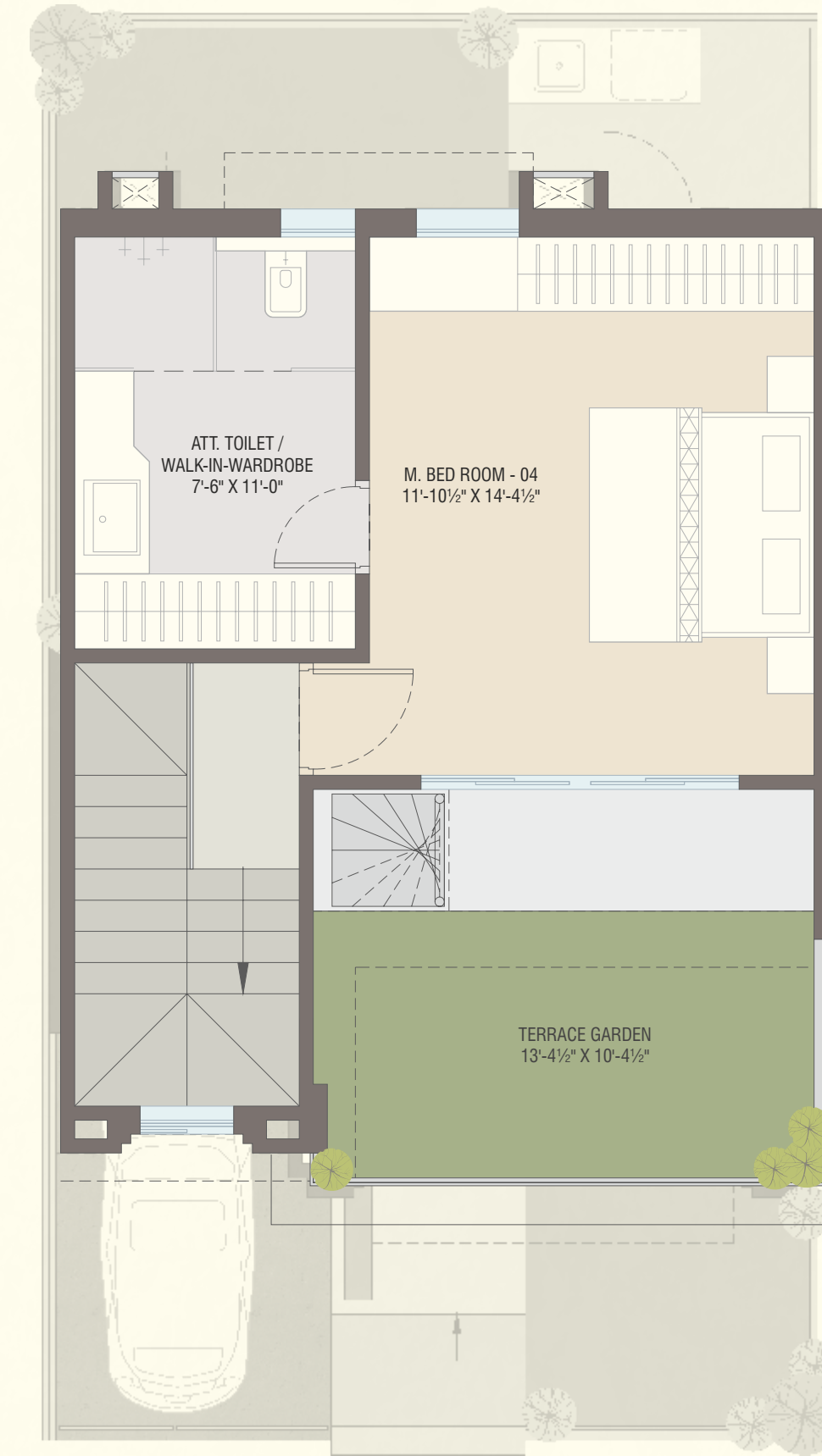
GROUND FLOOR AREA = 548 SQ.FT.
FIRST FLOOR AREA = 548 SQ.FT.
SECOND FLOOR AREA = 464 SQ.FT.
TOTAL SLAB AREA = 1560 SQ.FT.
MINI. PLOT AREA = 774 SQ.FT.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Payments Terms: At The Time Of Booking **10%** | Within 30 Day **20%** | G.f. Slab **15%** | F.f. Slab **15%** | S.f Slab **10%** | Plaster Level **10%** | Flooring Level **05%** | Before Sale Deed **05%**

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