

Developers:  
**SHREE AKSHAR  
BUILDERS**

Site: "AKSHAR AANGAN"  
Vadodara-Dabhoi Main Road,  
Next to Dada Bhagwan Samadhi Mandir,  
Kelanpur, Vadodara-390004.

Mobile: 78747 88188, 78747 88388  
Email : aksharaangan@gmail.com

Architect: Structural Engineers



A decorative graphic element consisting of a dark green square with a white border. The square is centered on a light green background and is surrounded by stylized green leaf and branch motifs. Inside the square, the text is as follows:

अक्षर  
**AANGAN**  
3 BHK LUXURIOUS BUNGALOWS  
**FEEL  
THE NATURE**

If you find yourself surrounded by simplicity, serenity, tranquillity and natural beauty, inner peace and happiness will come naturally to you. Akshar Aangan can nurture peace and happiness in many ways.



**FEEL THE SERENITY**

The lifestyle that you'll experience at Akshar Aangan is something that will make you feel like you are on a perpetual vacation full of bliss and serenity while at the same time allowing you to access everything you need and maintain work life balance with an adjoining commercial hub.



FEEL THE  
FREEDOM

As you step into your luxe home, feel the  
worries disappear and peace envelop your  
senses. Treat your senses to the beauty and  
bliss of Akshar Angaan.



- AC Banquet Hall
- AC Gym & Game Room
- Children Play Area
- Party Lawns
- Decorative Main Gate With Security Cabin
- CCTV Cameras for Main Gate

COME AND  
RE-IMAGINE  
A HOME WHERE  
LIFE, LEISURE  
& OPPORTUNITIES  
BECOME A PART  
OF YOUR  
EVERYDAY LIFE.

LEISURE  
AMENITIES



- Jogging Track
- Senior Citizen Area
- Multipurpose Court
- Rain Water Harvesting
- Anti Termites Treatment in All Duplex
- RCC Road with decorative paver blocks

# LAYOUT PLAN



## CLUB HOUSE

GROUND FLOOR



FIRST FLOOR



### AREA TABLE

PLOT NO.	PLOT AREA	PLOT NO.	PLOT AREA
01	1233	58	1222
02 & 03	989	59 TO 71	988
04	1127	72	1192
05	1254	73	1446
06	1237	74 TO 85	989
07 TO 11	989	86	1269
12	1442	87	1220
13	1280	88 TO 99	989
14 TO 27	989	100	1378
28	1442	101	1321
29	1280	102 TO 113	989
30 TO 39	989	114	1218
40	1013	115	1362
41	1276	116 TO 124	1107
42	1885	125	1197
43	1260	126 TO 133	1106
44 TO 56	989	134	1200
57	1269	Area in Sq.Ft.	



MIN. PLOT AREA  
988 SQ.FT.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



FEEL THE  
BLISS



## SPECIFICATION



### STRUCTURE:

All RCC & AAC Block Masonry works as per structure engineer's design.

### COMPOUND WALL :

Compound wall around each unit.

### FLOORING :

Vitrified Tiles Flooring in all room.

### KITCHEN :

Granite Platform with SS Sink & Glazed tiles upto Lintel level.

### BATH :

Designer Toilets with goods quality fittings, Sanitary ware and decorative glazed tiles.

### DOORS :

Decorative Main Door With Fittings & all Internal doors will be laminated flush doors.

### WINDOWS :

3 Track Powder coated aluminium windows with MS safety grill & Mosquito net.

### ELECTRIFICATION :

Concealed copper wiring of approved quality with TV, Refrigerator, Geyser Points and AC.

point in master bed room.

### PLUMBING :

Internal Plumbing will be concealed with good quality ISI mark fittings.

### WALL FINISH :

Internal smooth plaster with two coat putty and primer.  
External double coat plaster with weather proof paints.

### TERRACE :

Open terrace finished with water proofing and china mosaic tiles flooring.



AANGAN

For further details visit: [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)

RERA REGISTRATION NO.: PR/GJ/VADODARA/VADODARA/Others/RAA09776/040222

### Payment Mode :

• 10% Booking • 20% Sale Agreement Level • 15% Plinth Level • 15% Slab Level • 15% Masonry Level • 10% Plaster Level • 10% Tiles Level • 5% Possession Level

NOTE: • Possession will be given after one month of settlement of all accounts. • Extra work will be executed after receipt of full advance payment. • Documentation charges, Stamp duty, GST & Common maintenance charges will be extra. • Any new Central or State Government Taxes, If applicable shall have to be borne by the clients. • Extra work shall be executed after making full payment. • Continuous default payments leads to cancellation. • Architect / Developers Shall have the rights to change or raise the scheme or any details herein and any change or revision will be binding to all. • In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible. • Refund in case of cancellation will be made within 30 days from the date of booking of new client only. • Any plans, Specification or information in this brochure can not form of an offer, contract or agreement.

GST - Maintenance Deposit - Other Govt. Applicable Tax Will Be Extra