



MANORATH



3BHK SUPER SPACIOUS FLATS





MANDIRATH  
56





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## A Prestigious Address for the New age

Be its luxury, spaces or central location, it's next to impossible to better **MANORATH-56**. The 7 floor towers present 3-BHK nestled in designer landscaping. Experience the luxury in apartments with area of 1300 Sq. Ft.. The stately entrance lobbies, spacious setbacks, wide driveways, start-of-the-art amenities and extensive landscaping will make **MANORATH-56** a resident's pride.

# Celebrate New Lifestyle

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## PROJECT HIGHLIGHTS

- Allotted Car Parking (1 Car per flat)
- Electric Car Charging Point for Each Car
- Magnificent A. C. Multipurpose Hall (Approx. 150 persons)
- A. C. Gymnasium
- Children Play Area / Sand Pit
- A. C. Indoor Game & Recreational Activity Room
- Senior Citizen Seating Area with Gazebo
- Garden Lawn and Jogging Track
- 2 Elegant Entry Gates with Security Cabin
- Secured Gated Community with Intercom
- Systematic Cabling for Inverter
- 24 Hours Water Supply
- Rainwater Harvesting
- Anti Termite Piping System in each Flat
- 2 Auto Door Branded Elevators In Each Tower
- 24x7 Generator Power Backup for Common Areas
- CCTV Surveillance System in Common Areas & Each Floor
- Solar Roof Top System for Common Areas
- Fire Safety System
- Well Ventilated and Breezy Infrastructure
- Minimum Wastage of Space
- Attractive Name Plate & Letter Box



MANORATH **56**





# LAYOUT PLAN







MANORATH  
**56**

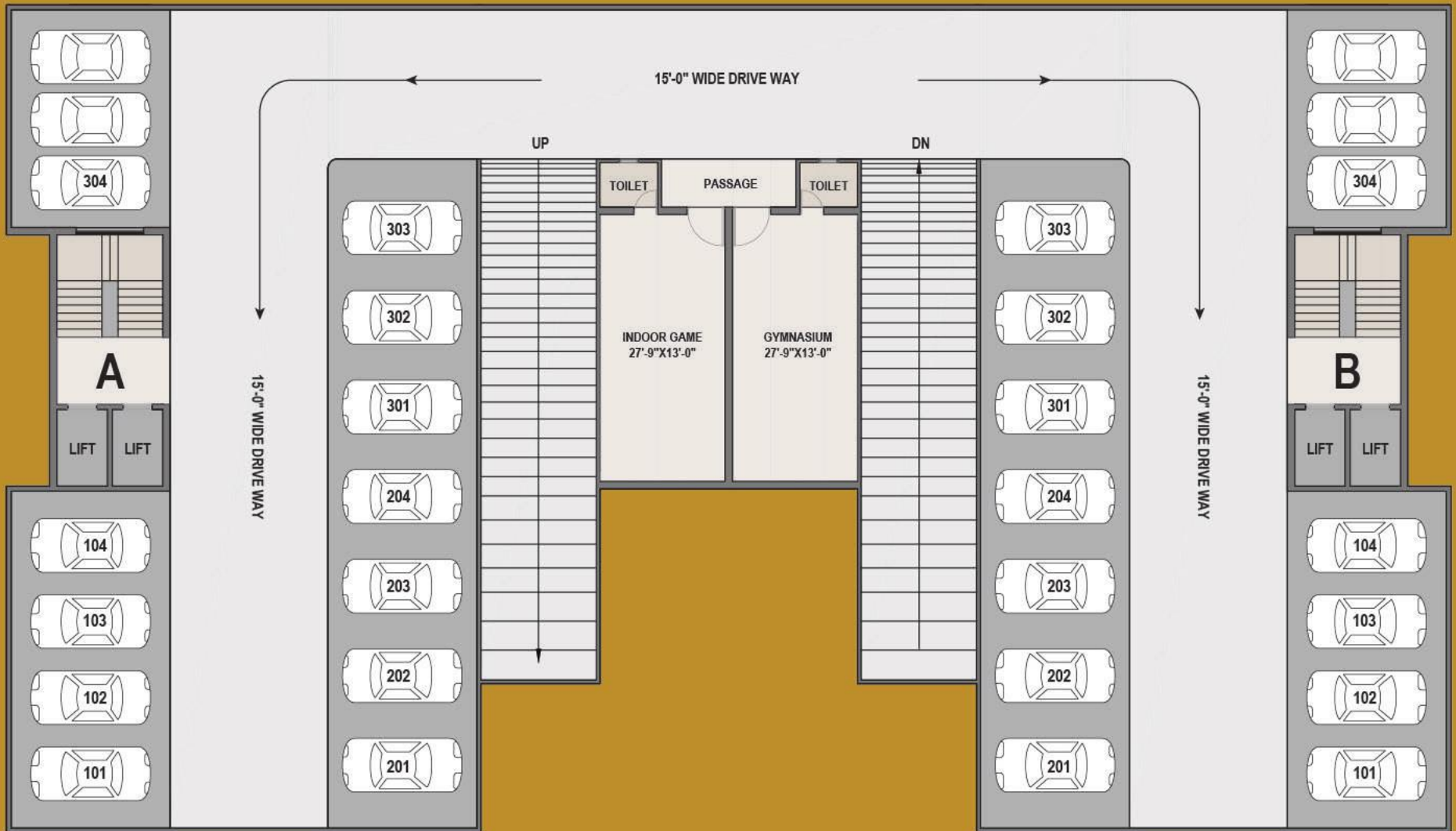


# BASEMENT PLAN

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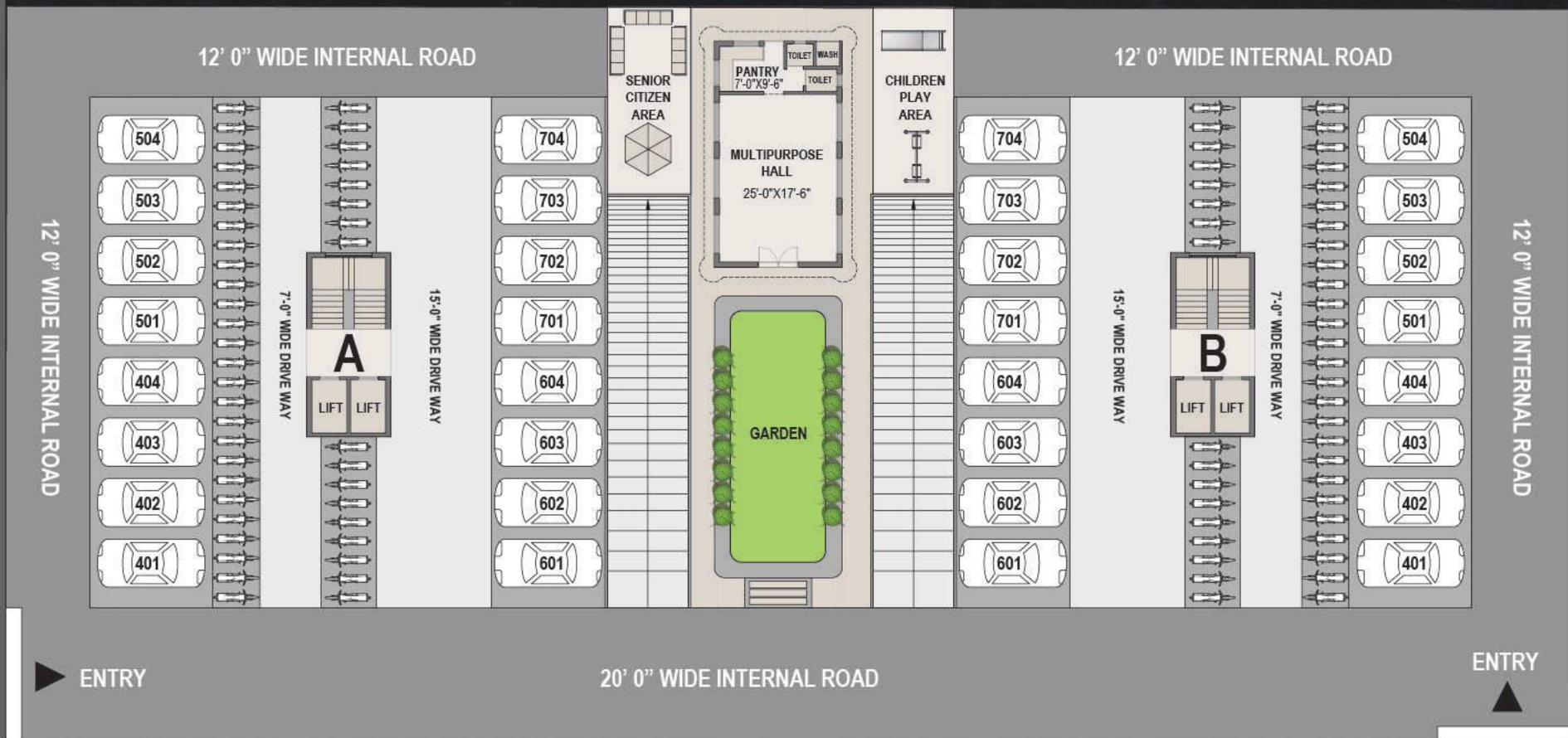








# GROUND FLOOR PLAN



23' 0" WIDE APPROACH ROAD





↓  
BASEMENT  
PARKING  
↓

↓  
BASEMENT  
PARKING  
↓





# TYPICAL FLOOR PLAN

1<sup>st</sup> TO 6<sup>th</sup> FLOOR

UNIT CARPET AREA (EACH FLAT)

1115.00 SQ. FT.

BALCONY AREA (EACH FLAT)

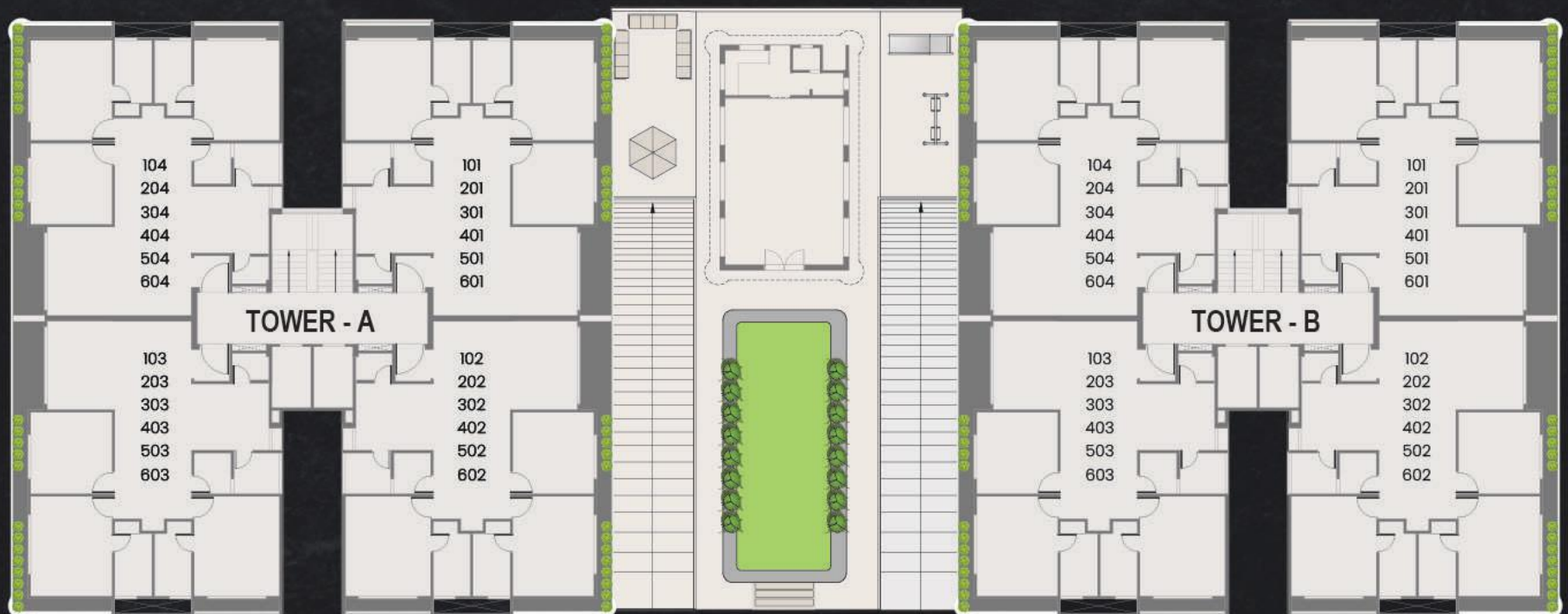
152.00 SQ. FT.

WASH AREA (EACH FLAT)

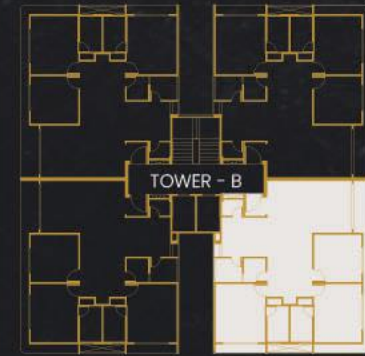
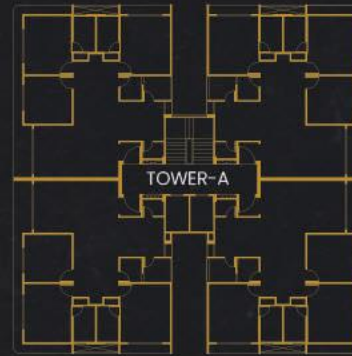
35.75 SQ. FT.

TOTAL CARPET AREA (EACH FLAT)

1303.00 SQ. FT.









# 7<sup>TH</sup> FLOOR PLAN

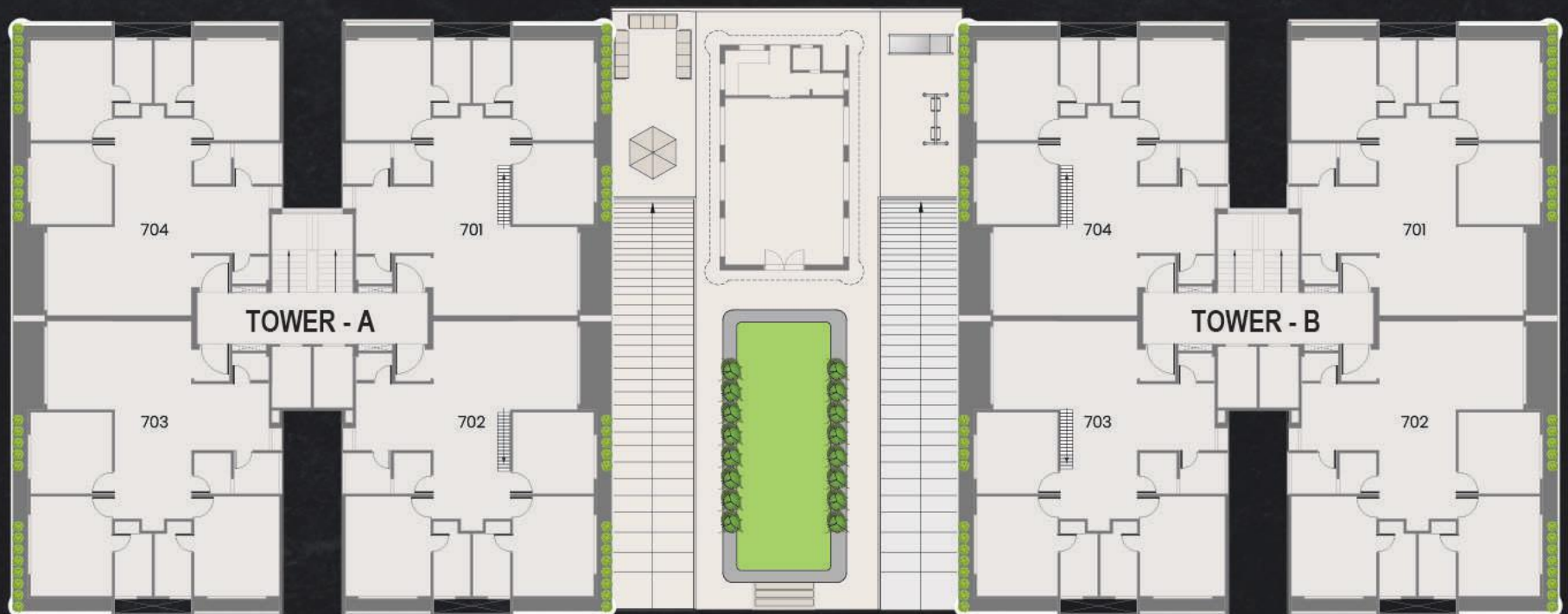
UNIT CARPET AREA (EACH FLAT)  
1115.00 SQ. FT.

BALCONY AREA (EACH FLAT)  
152.00 SQ. FT.

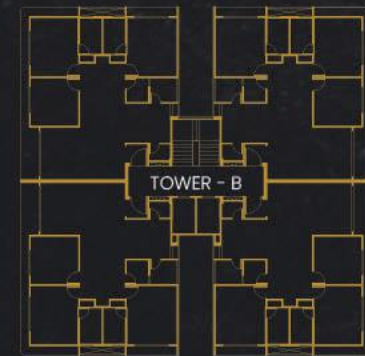
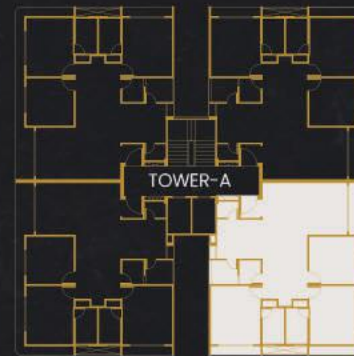
WASH AREA (EACH FLAT)  
35.75 SQ. FT.

TOTAL CARPET AREA (EACH FLAT)  
1303.00 SQ. FT.

TERRACE AREA (ONLY FOR TERRACE FLAT)  
1380.00 SQ. FT.





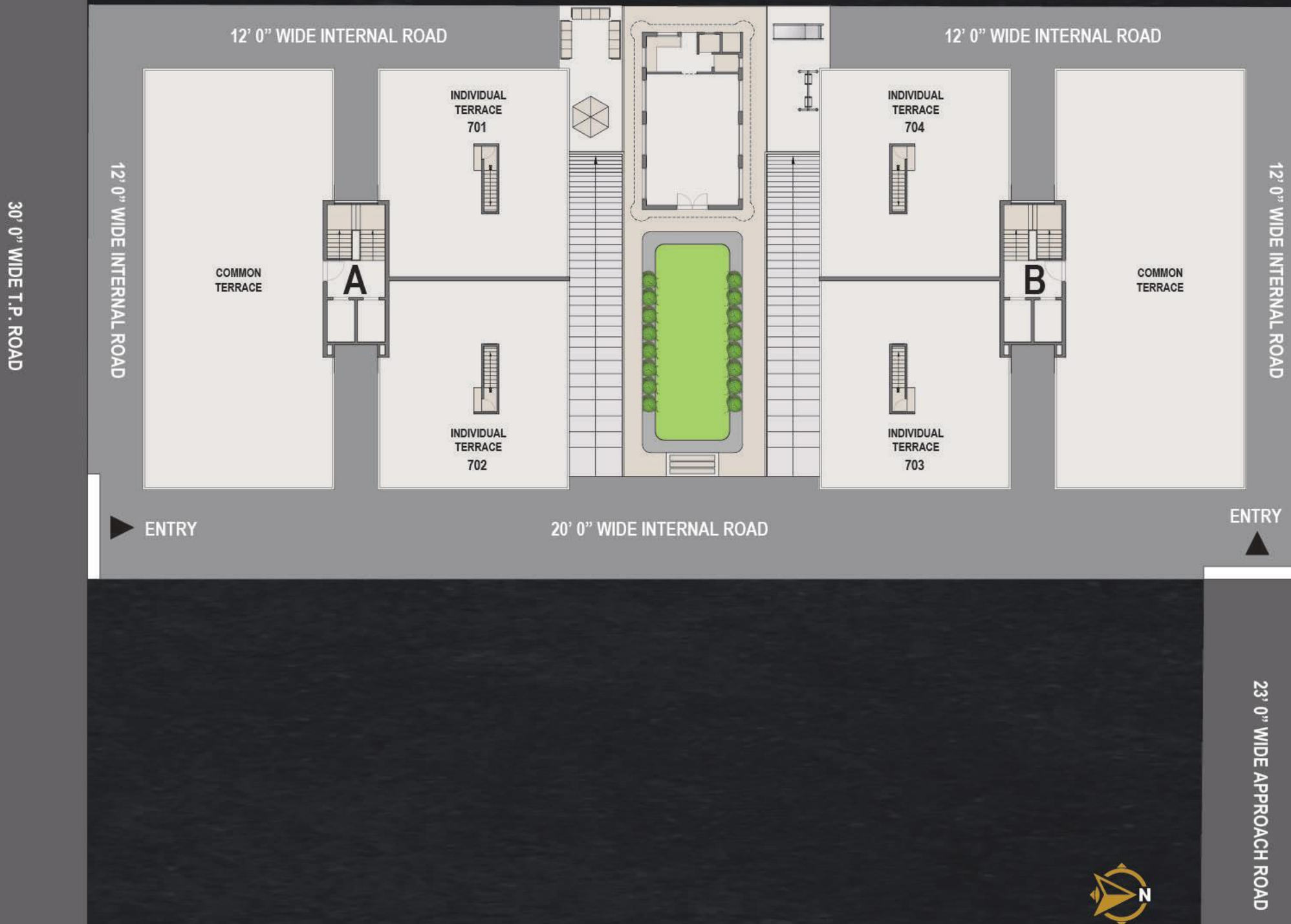








# TERRACE PLAN





# SPECIFICATIONS



## STRUCTURE

- RCC Earthquake Resistance Structure Designed by approved Structural Engineer

## FLOORING

- Premium Vitrified Large Size Tile Flooring with Epoxy Grouting
- Premium Designer Anti-skid Tiles in Bathroom & Balcony

## PAINT & WALL FINISH

- Internal Walls : Finished with Smooth Plaster & Double Coat Putty, Primer and Distemper Color
- External Walls : Finished with Double Coat Mala Plaster with Rustic Texture & Weather Shield Paint

## KITCHEN

- Exclusive Stone Top Platform with S. S. Sink & Designer Tiles Dado upto Window Height
- Wash Area with Ceramic Tiles Dado & Natural Stone/Anti-Skid Tile Flooring

## BATH & TOILETS

- Geyser Point in each Bathroom
- Designer Tiles Dado upto door height with Epoxy Grouting
- Granite/Natural Stone Table Top with Ceramic Wash Basin
- Standard Quality Sanitary Wares & Branded Plumbing Fittings

## DOORS & WINDOWS

- Main Door : Decorative Wooden Frame & Door with Laminate
- Internal Doors : Granite Frames with High Quality Laminated Wooden Flush Doors
- Windows : Granite Frames & Premium Aluminium sliding Windows with Mosquito Net

## ELECTRIFICATION

- Concealed Copper ISI Wiring & Decorative Branded Modular Switches with Sufficient Electric Points
- A. C. Points in Living Room and all Bedrooms
- TV Points in Living Room and Master Bedroom

## TERRACE

- Double Waterproofing with China Mosaic Flooring on Top to ensure reduction in Heat Transfer

## PAYMENT TERMS

1) Booking (on Basic Cost)	10%
2) Plinth Level	25%
3) Ground Level	5%
4) 1 <sup>st</sup> Slab Level	5%
5) 2 <sup>nd</sup> Slab Level	5%
6) 3 <sup>rd</sup> Slab Level	5%
7) 4 <sup>th</sup> Slab Level	5%
8) 5 <sup>th</sup> Slab Level	5%
9) 6 <sup>th</sup> Slab Level	5%
10) 7 <sup>th</sup> Slab Level	5%
11) Plaster Work Level	10%
12) Flooring & Finishing Level	10%
13) On Possession	5%





#### Nearby Educational Institutions

- Navrachna International School
- Navrachna University
- Podar School
- St. Kabir School
- IIRA International School
- Vibgyor School
- Delhi Public School

#### Nearby Temples

- Jain Temple
- Kashimath Temple
- Panchmukhi Hanuman Ji Temple
- Raneshwar Mahadev Temple
- Iscon Temple
- Swaminarayan Temple
- Ayyappa Temple

#### Nearby Shopping / Entertainment

- Nilamber Triumph Mall / PVR
- Bansal Mall & Multiplex
- D-Mart (Vasna Road & Bhayli)
- Decathlon
- Osia Mall
- Brand Factory
- INOX

#### Nearby Public Transports

- Airport (12.00 km)
- Railway Station (6.00 km)
- Bus Depot (6.30 km)
- Amd.-Vad. Exp. Highway (13.60 km)
- Delhi-Mumbai Exp. Highway (6.00 km)



# MANORATH 56




DEVELOPER  
MILLENNIUM DEVELOPERS

STRUCTURAL CONSULTANT  
TARANG K. GALANI

ARCHITECT  
FORAM ARCHITECTS & ENGINEERS

SITE ADDRESS  
OPP. THE OAKWOOD RESIDENCY,  
B/H. BELLISSIMO-3, NR. NILAMBER CIRCLE,  
BHAYLI T.P.-1, VADODARA - 391410  
GUJARAT, INDIA

CONTACT US  
9104965656 | 9724765656 | 9428675383   
millennium.developers@yahoo.com

## NOTE

- Possession will be give after one month if settlement of all accounts.
- Documentation charges, Stamp Duty, GST, MGVCL Deposit & 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 payments.
- Continuous 3 default payments leads to cancellation.
- Architects/Developers shall have the right to change or raise the scheme or any details herein and any change or revision will be binding to all.
- No changes will be done in elevation and colors.
- No modifications can be done in external areas / elevation by the flat owners. (i.e. windows shades, A.C. Outdoor units, Safety Grills in Balcony or any other fabrication work, etc..)
- In case of booking cancellation the amount will be refunded from the same premise of booking after deducting 10% of the booking amount.
- Any plans, specifications or information in this brochure can not form part of an offer, contract or agreement.
- Payments should be paid by Cheques / NEFT / RTGS only.



  
SCAN HERE FOR  
LOCATION



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FOR E-BROCHURE