

Developers:
PRAMUKH CREATION
Site : "NILKANTH SKY"
Opp. L&T knowledge City,
Nr. Tulsi Heights,
Bh. Shraddha Resi-Com,
Vadodara.

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Architect:
ASQUARE
ARCHITECT & INTERIOR DESIGNER
Structure:
ASHOK SHAH & ASSOCIATES



2 BHK PREMIUM FLATS & SHOPS

HONEST CR_98243 85808

DREAM. ASPIRE. PROSPER.



Architect's Note

While designing **Nilkanth Sky**, we kept in mind the aesthetic sense of people residing within the vicinity of L&T Knowledge City, Vadodara. A place abuzz with cosmopolitan citizens from across the globe deserves a residence that matches international benchmarks and shops that cater to their needs with wide spaces and a gorgeous elevation.

The idea is to create spaces where one would experience a sense of belonging across the entire premise, right from the entrance to the living spaces and shops. We have blended simplicity with functionality in a seamless way that appeals every sense, as well as sensibility.

ASQUARE
ARCHITECT & INTERIOR DESIGNER



NILKANTH
SKY

BEHOLD
EXPERIENCE
CHERISH

WONDER DELIGHT BELONG

Having an address at **Nilkanth Sky** speaks volumes about your discerning taste, someone who doesn't believe in cutting corners and aspiring for nothing less than the best. Homes at Nilkanth Sky infuse a sense of achievement in you with their wide spaces, premium amenities and a location that inspires awe, where you are close to the city, minus the urban humdrum.

If the shops offer you easy access to every daily requirement, the mall is located just a few metres away so that you and your family members can revel in shopping spree, movies and food on weekends. An address that would never fail to elicit smile on your face.





SHOPS - 2 BHK PREMIUM FLATS



Ground Floor



Typical Floor Plan



Fifth Floor



Amenities

- Compound with security cabin
- CCTV on Main Entrance
- RCC road with Paved block
- RO purify water system
- POP ceiling in Living room with Lights
- Street Lights
- Throughout Campus
- Club House
- Landscape Garden with sitting
- Children play area
- Standard Quality Passenger Elevator with backup
- Letter box & Uniform Name plates



Tower - A,B & C 2 BHK

Carpet Area : 585.00 sq.ft.
Builtup Area : 649.00 sq.ft.

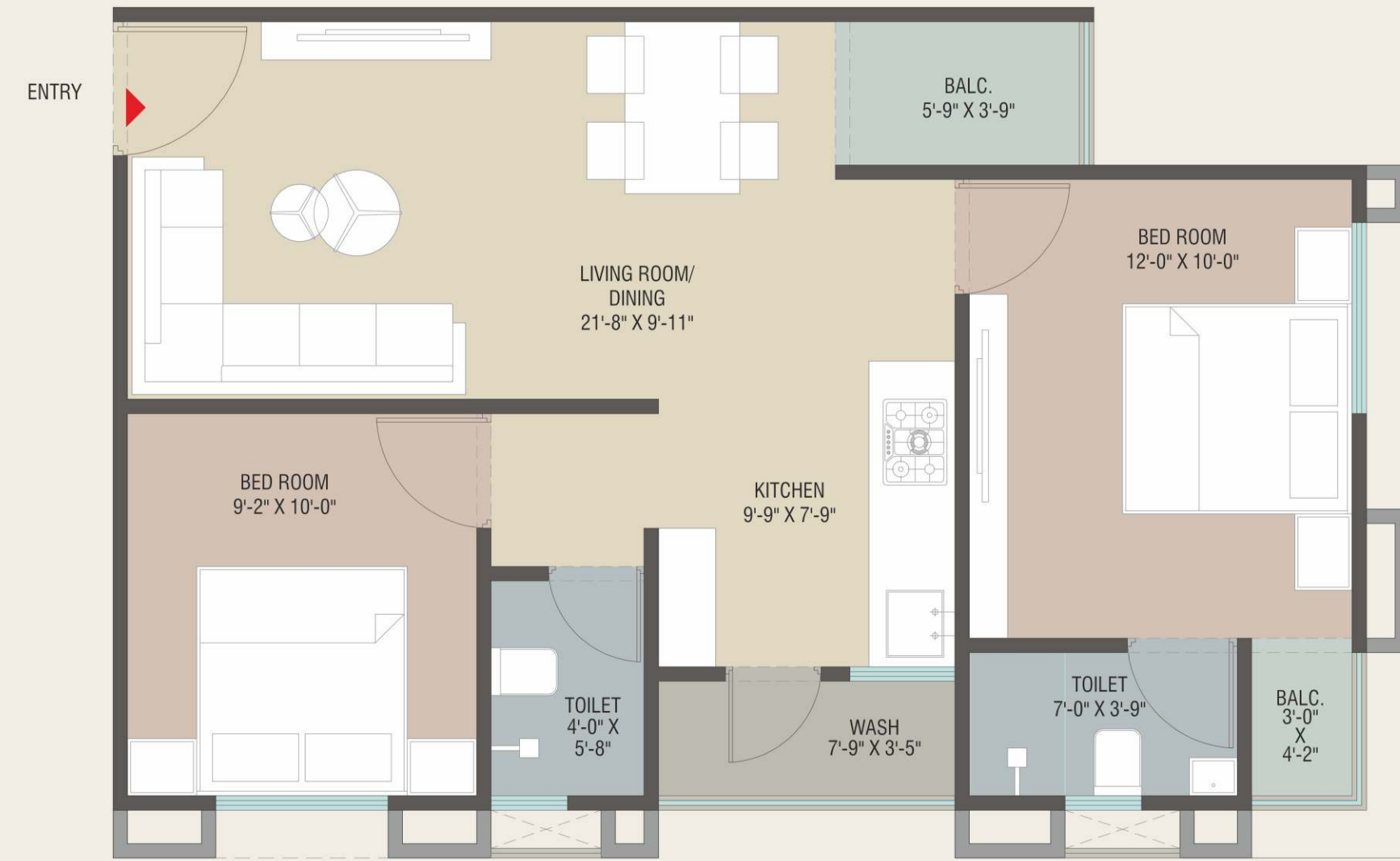
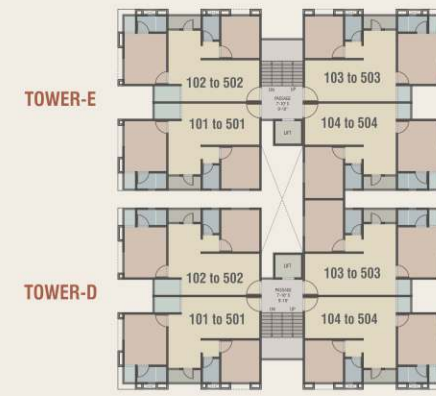


Layout Plan Fifth Floor



Tower - D & E 2 BHK

Carpet Area : 605.00 sq.ft.
Builtup Area : 695.00 sq.ft.

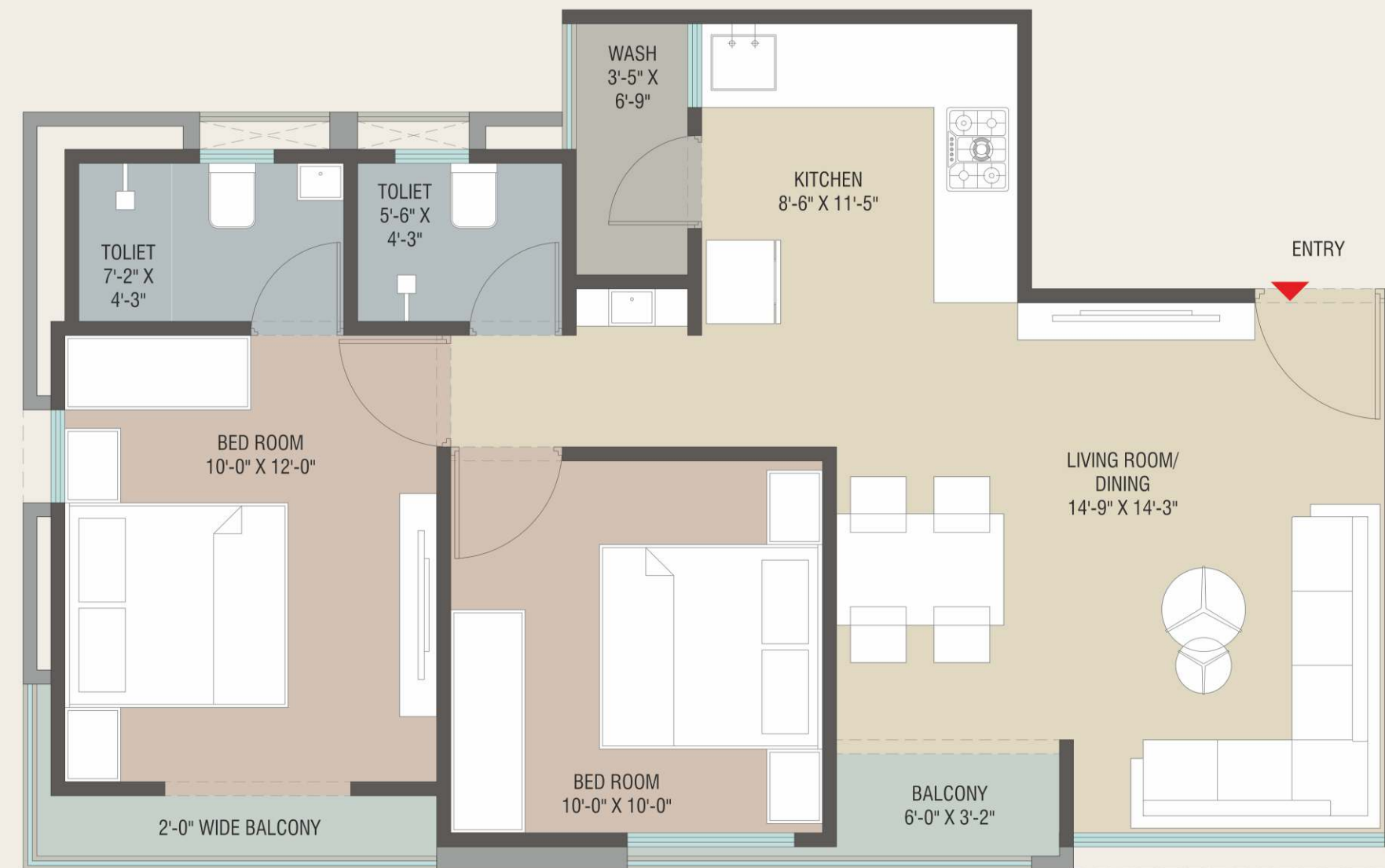


Layout Plan Fifth Floor



Tower - F 2 BHK

Carpet Area : 637.00 sq.ft.
Builtup Area : 732.00 sq.ft.



Section View



Specification

- Structure:**
 Earthquake resistance RCC frame structure as per structure design & brick masonry
- Wall Finishing:**
 Internal smooth plaster with distemper paint & external double coat plaster with paint
- Flooring:**
 Vitrified tiles flooring in all rooms with skirting
- Door:**
 Elegant entrance door and Internal flush door
- Windows:**
 Aluminum colour coated windows with safety grill
- Kitchen:**
 Granite platform with SS Sink and glazed tiles upto slab level
- Bathroom:**
 Designer Bathrooms with premium fittings & vessels with glazed tiles upto slab level
- Plumbing:**
 Concealed U-PVC Plumbing with good quality CP fittings
- Electrification :**
 Concealed ISI copper wiring of approved quality with good switches, AC. point in master bedroom, geyser point in bathroom
- Water Supply:**
 Underground and Overhead water tank for 24 hours water supply

Payment

Shop: 10% Booking • 15% Plinth • 20% GF Slab • 20% 1st Slab • 20% Masonry • 10% Plaster • 5% Before Possession
 Flat: 10% Booking • 15% Plinth • 10% GF Slab • 15% 1st Slab • 10% 2nd Slab • 10% 3rd Slab • 10% 4th Slab • 10% 5th Slab • 5% Masonry • 5% Finishing

Notes

DISCLAIMER : Premium quality materials or equivalent branded products shall be used for all construction work. • Right of any changes in dimensions, design & specifications will be reserved with the developer, which shall be binding for all members. • External changes are strictly not allowed. • Documentation & Development charges, Stamp Duty, GST, MGCL meter deposit should be levied separately. • Each member needs to pay maintenance deposits separately. • In case of booking cancellation, amount will be Refunded from the booking of same premises and minimum of rupees 50000/- will be deducted from the booking amount. • In case of delay of water supply, Light connection, Drainage work by VMSS/MGVCL Developers will be not responsible • Possession will be given after one month of all settlement of account. • Extra work will be executed after receipt of full advance payment • The developer reserve the full right to make any changes. • This brochure does not form a part of agreement or any legal document, It is easy display of project only. • Right of any changes in design and specifications, elevation will be reserved with the developers.

Key plan

