

Developers:

**SHIVAY DEVELOPERS**

Site Address:

**VRAJ VIHAR TENAMENTS**,  
Opp. Dada Bhagwan Mandir,  
Navapura, Dabhoi Road,  
Vadodara.

Contact Details:

**+91 96877 60505**

Email:

**vrajvihartenaments70@gmail.com**

Architect:



Structure:



Payment Mode: • **10%** Booking Amount • **30%** Plinth Level • **10%** Masonary Work • **20%** G.F Slab Level  
• **10%** Plaster Level • **10%** Tiles work & Plumbing • **05%** Putty Works • **05%** Finishing Level

**NOTES:** **1)** Possession will be given after one month of settlement of all accounts. **2)** Documentation charges, Development Charges, Stamp duty, MGVCL & VUDA / VMSS charges, GST, Legal Charges & common maintenance charges will be paid by the purchaser. **3)** Any new Central or State Government Taxes, if applicable shall have to be borne by the purchaser. **4)** Extra work shall be executed after making full payment. **5)** Continuous default payments leads to cancellation. **6)** Developers shall have the right to change the plan, elevation, specification or rise the scheme or any details here in will be binding to all. **7)** In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible. **8)** Refund in case of cancellation will be made within 30 days from the date of booking of same unit by a new client. In case of cancellation of booking 10% of the booking amount plus extra work (if done) will be deducted from the booking amount. **9)** Any plans, specifications or information in this brochure can not form part of an offer, contract or agreement.

**RERA Reg. No.:**

**Web: gujrerar.gujarat.gov.in**



**Vraj Vihar**  
— **TENAMENTS**

A F F O R D A B L E T E N A M E N T S





# Vraj Vihar

A **HOME** IN THE CITY WITH AN AMBIENCE OF

## *Serenity...*

Don't believe us? Wait till you experience your home at VRAJ VIHAR. Designed to ensure that you reside with nature forever, this exclusive residential campus will introduce you to the greener side of life. Wake up to scenic vistas of lush green trees and perfectly landscaped gardens. Breathe in freshness, soak in tranquility and refresh your senses everyday.





# Master LAYOUT



90.00 Mtr WIDE ROAD

Common Plot  
2761.31 Sq.ft.

Common Plot  
4249.31 Sq.ft.

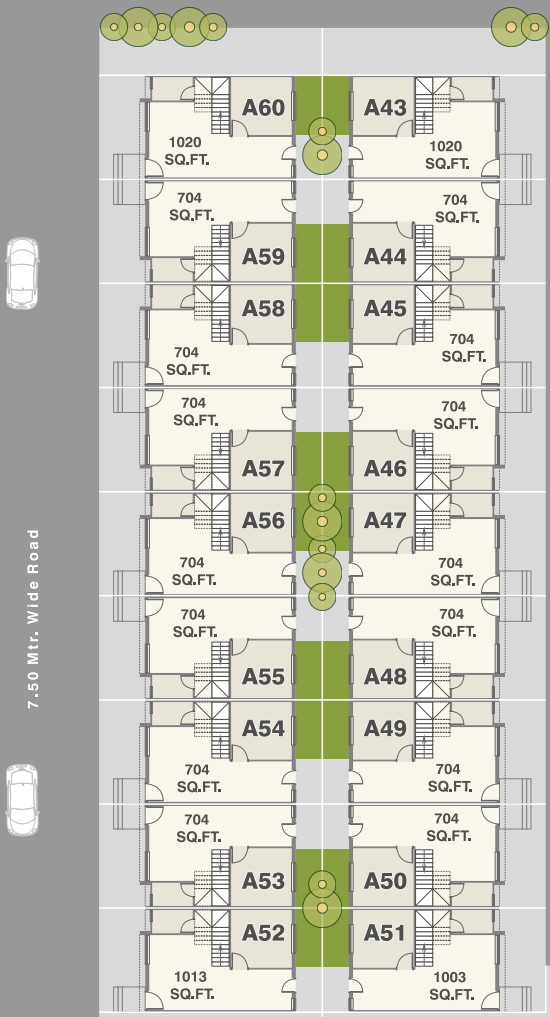
Common Plot  
4517.22 Sq.ft.

7.50 Mtr. Wide Road

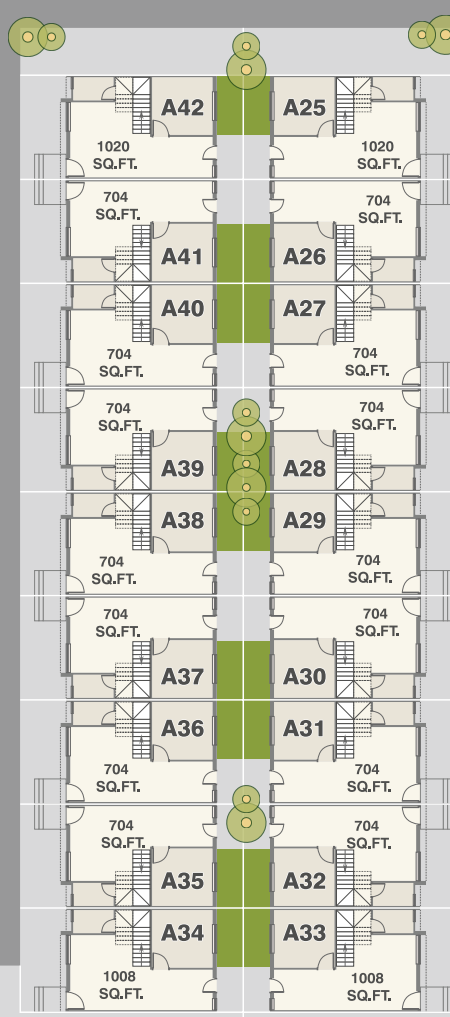
7.50 Mtr. Wide Road

7.50 Mtr. Wide Road

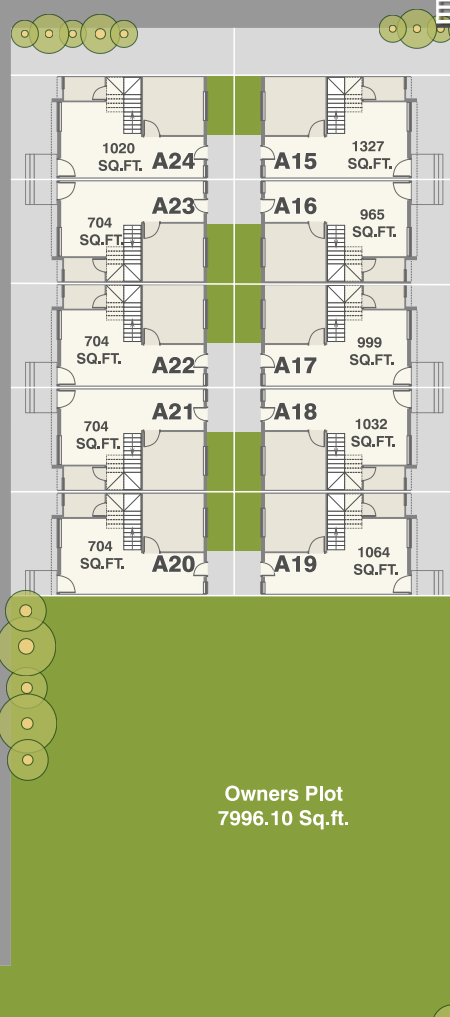
7.50 Mtr. Wide Road



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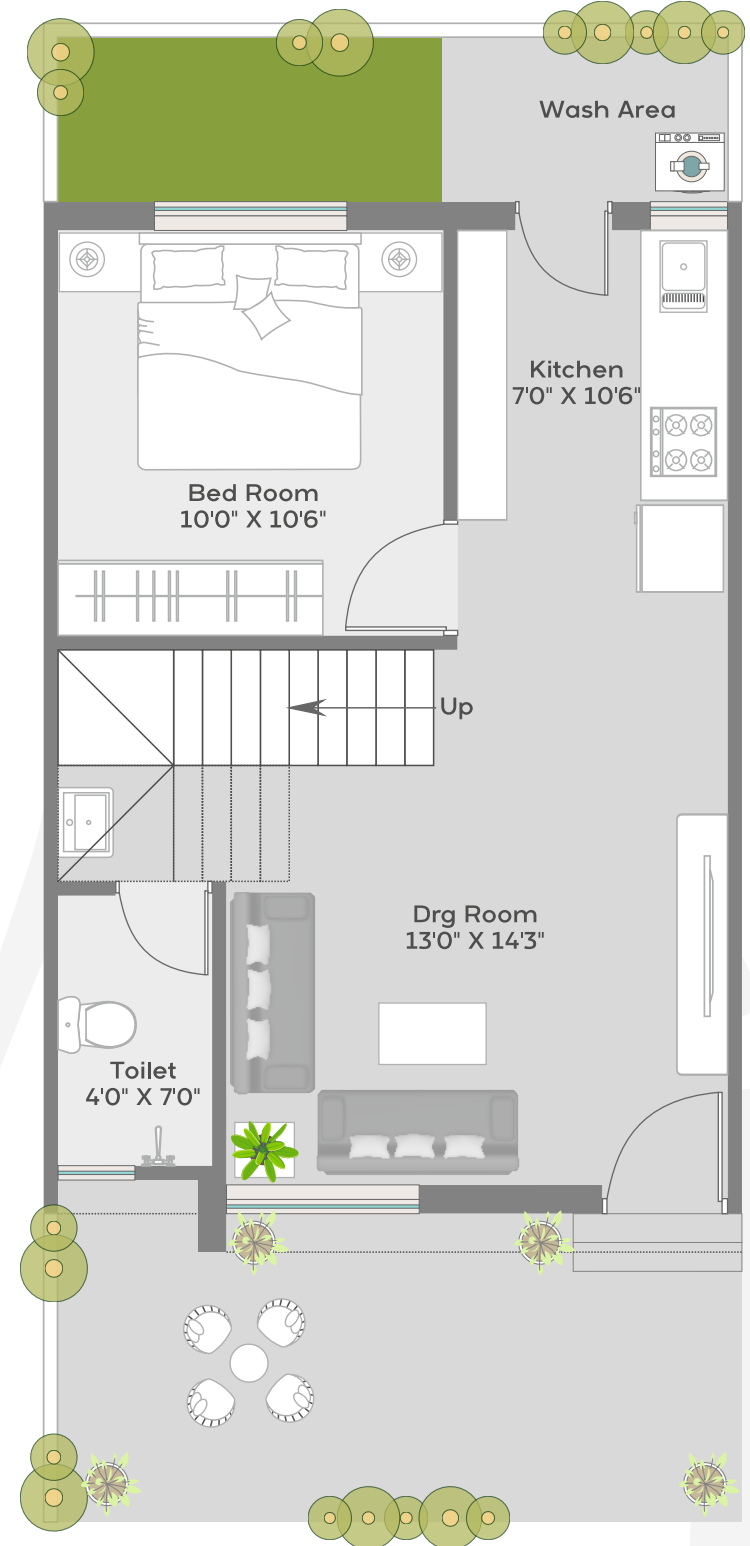


Owners Plot  
7996.10 Sq.ft.

18.00 Mtr WIDE ROAD

# Layout PLAN

Min. Plot Area : 704 Sq.Ft.  
Built Up Area : 553 Sq.Ft.



# Specification

FOR HIGHER **LIVING**

## STRUCTURE

All R.C.C & Bricks masonry work as per structure engineers Design.

## WALL FINISH

White Putty on inside wall & waterproof and Weather proof paint.

## FLOORING

2x2 Vitrified Flooring in all rooms / balcony ceramic Flooring

## DOORS

Attractive Entrance door with Jodhpuri frame in all Doors.

## ELECTRIFICATION

Concealed copper wiring with necessary point inclusive of refrigerator point & A.C. point in bed room with standard fitting.

## WINDOWS

Color Anodize Aluminum windows with Jodhpuri frame & safety Grills and Mosquito Net.

## KITCHEN

Granite platform with S.S sink & Decorative glazed tiles up to Slab level.

## PLUMBING

Concealed plumbing with Good quality fitting.

## WATER FACILITY

24 Hour water supply from Borewell.

## BATHROOM

Decorative glazed tiles up to Slab Level.

## TERRACE

Water Proofing in terrace with Chinamosai.



Senior citizen seating



Children play area



Ample parking space

# Amenities

FOR HIGHER **LIVING**



Senior citizen seating



Children play area with equipments



Common Boring Pump & Individual Underground watertank



Ample parking space



Internal R.C.C Road with Paver Block



Attractive Number plate for Each unit



Main Gate with Security Cabin & CCTV Camera



Landscaped Garden