

LIVE IN THE  
LAP OF LUXURY

Developers:



Site: "Vedam Villa", Behind Avadh Heights,  
Sevasi TP-2, Vadodara-391 101.

Call: **+91 74900 34001**

E-mail: [vronedeveloper@gmail.com](mailto:vronedeveloper@gmail.com)

Architect:



Structure Consultant:



RERA No.:

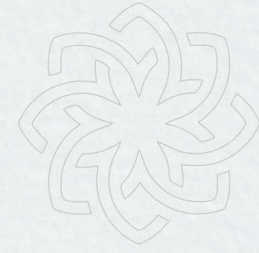
RERA Website.: [gujrera.gujarat.gov.in](http://gujrera.gujarat.gov.in)



— 4B2HK PREMIUM VILLAS —







## A LIFE DESIGNED FOR BLISS

Vedam Villa, a privileged Gated Community with Plentiful nature and abundant comforts offering 4B 2HK villas.



### ENJOY A BLISSFUL LIFE

- Excellent location
- Lake Facing with green surroundings
- Elegantly Exposed Brick elevation - exudes timeless charm
- Large Panoramic windows for ample natural light & aeration
- Terrace Garden in bungalows
- 4-side open planning with excellent cross ventilation
- Private Front Garden to enjoy nature
- Designed to enable Ample Privacy

### FUN-FILLED LEISURE AMENITIES

- Clubhouse with AC Multi-purpose Hall, ideal for social gatherings like birthdays & family functions
- Well Equipped Indoor Gym & Yoga space
- Children's Play area
- Senior Citizens Seating
- Indoor Games Room
- Jogging track

### EXCELLENT LOCATION

- Excellent Connectivity- Prime Location (Nearby all urban utilities like schools, temples, shopping mall etc.)
- Noise Pollution Free

### KEY ADVANTAGES

- 24/7 Security
- Designer landscaping all around the campus
- Well Developed Infrastructure
- Assurance of a trusted Developer





## A PRIVILEGED GATED COMMUNITY

Like-minded neighbours, lush green campus and lavish lifestyle await you and your family inside the gates of Vedam Villa. The beautiful campus is smartly planned to accommodate your residences, common areas and leisure amenities.

Drive through wide driveways that welcome you with greenery as you return home every day. The villas are neatly laid out to ensure ample privacy without losing out on the community feel. Wide pavements allow residents to walk around the campus without worry.



A LIFE OF PRIVILEGE FOR A  
CHOSEN FEW

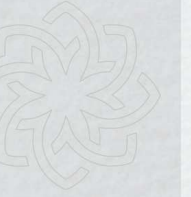




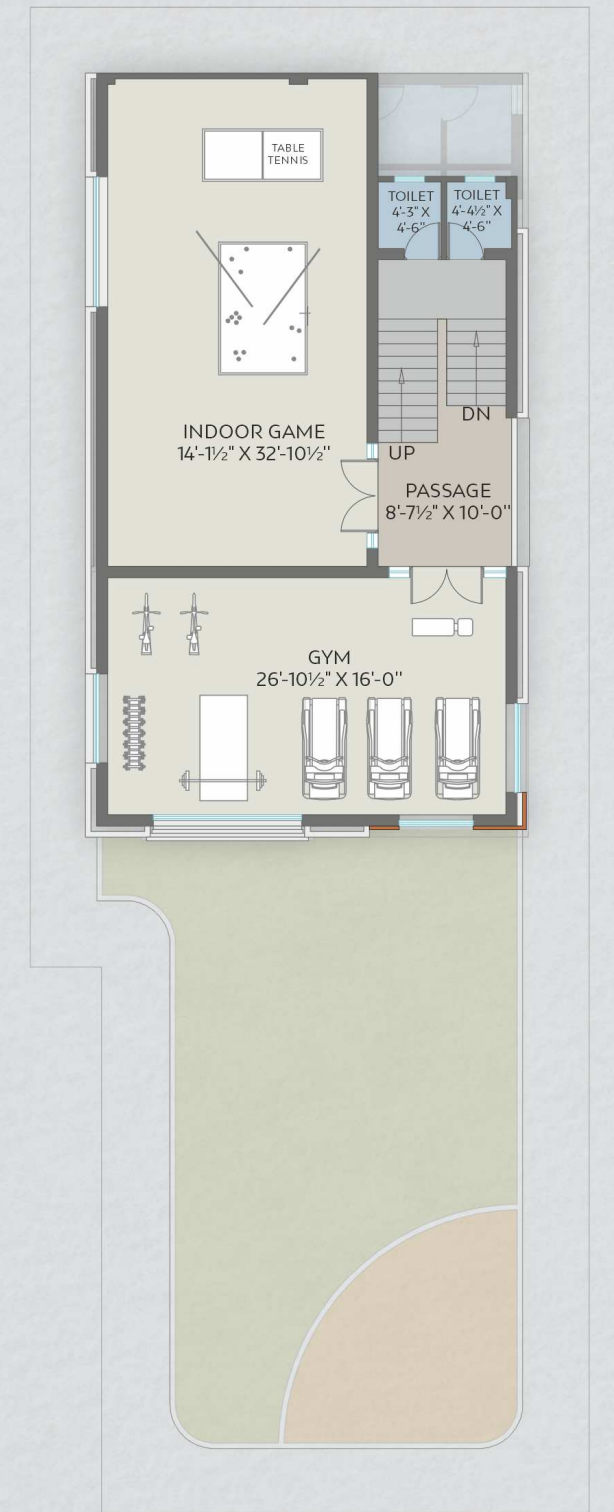


# CLUBHOUSE PLAN

(COMMON PLOT AREA: 3670 SQ.FT.)



GROUND FLOOR



FIRST FLOOR



HAPPY MEMORIES...  
PREMIUM LEISURE



## LEISURE AMENITIES



Swimming pool



Landscaped garden



Children play area



AC Multi-purpose hall



Indoor games room



Party lawn



A.C. gym



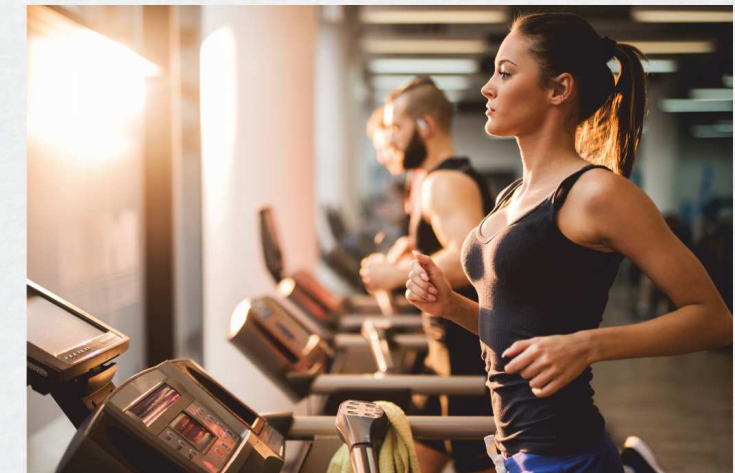
Yoga deck on terrace



Jogging track



Separate Male / Female Changing Room







## LAYOUT PLAN

No.	Plot Area
1	1890
2	1537
3	1537
4	1537
5	1537
6	1902
7	1988
8	1627
9	1859
10	1829
11	1576
12	1799
14	1902
15	1697
16	1861

Area in Sq. ft.



## VALUE ADDED AMENITIES

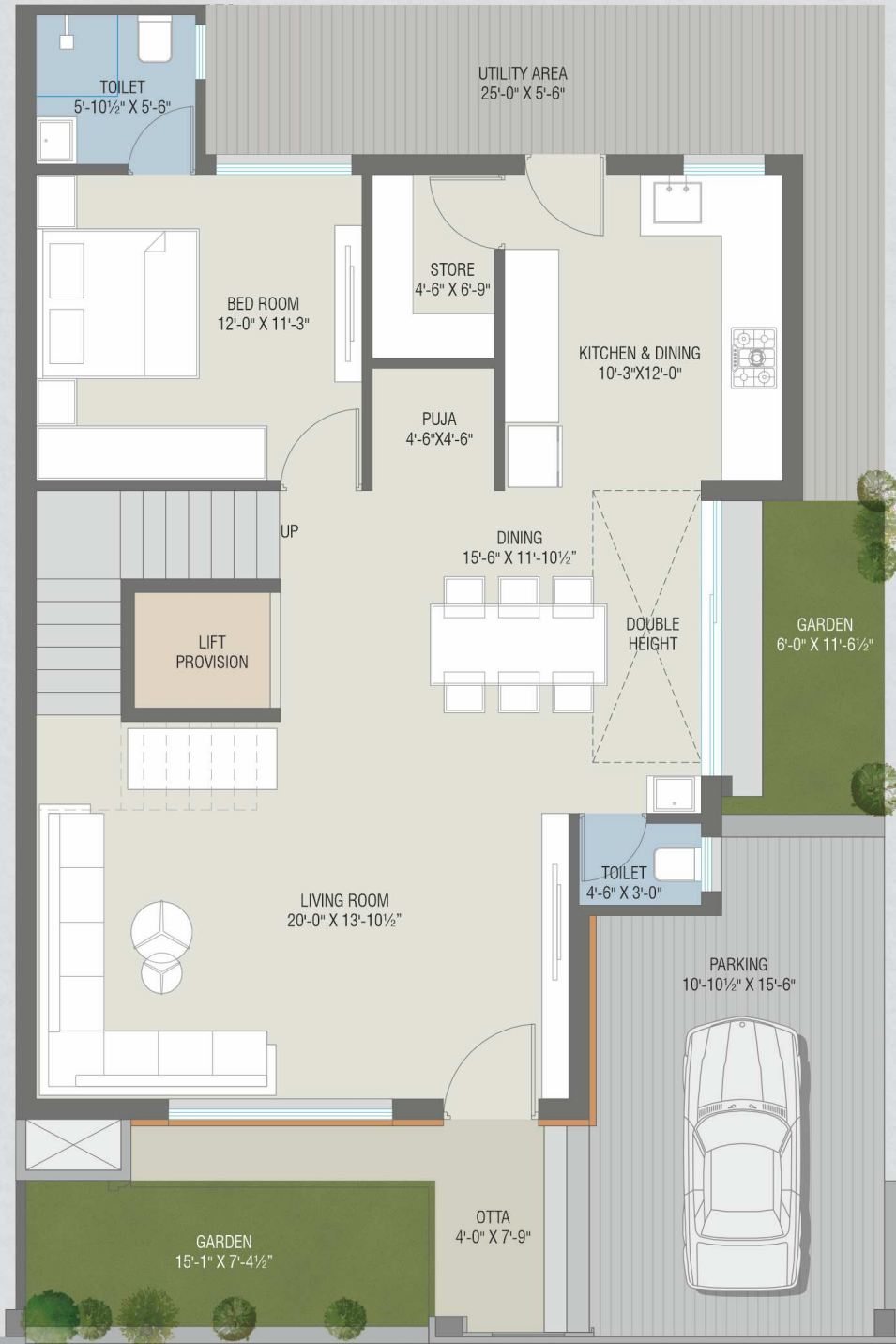
- Entrance gate
- CCTV camera all across the campus
- 24x7 security
- Compound wall surrounding the scheme
- 26 feet wide RCC internal road with street lights, paver blocks and plantation



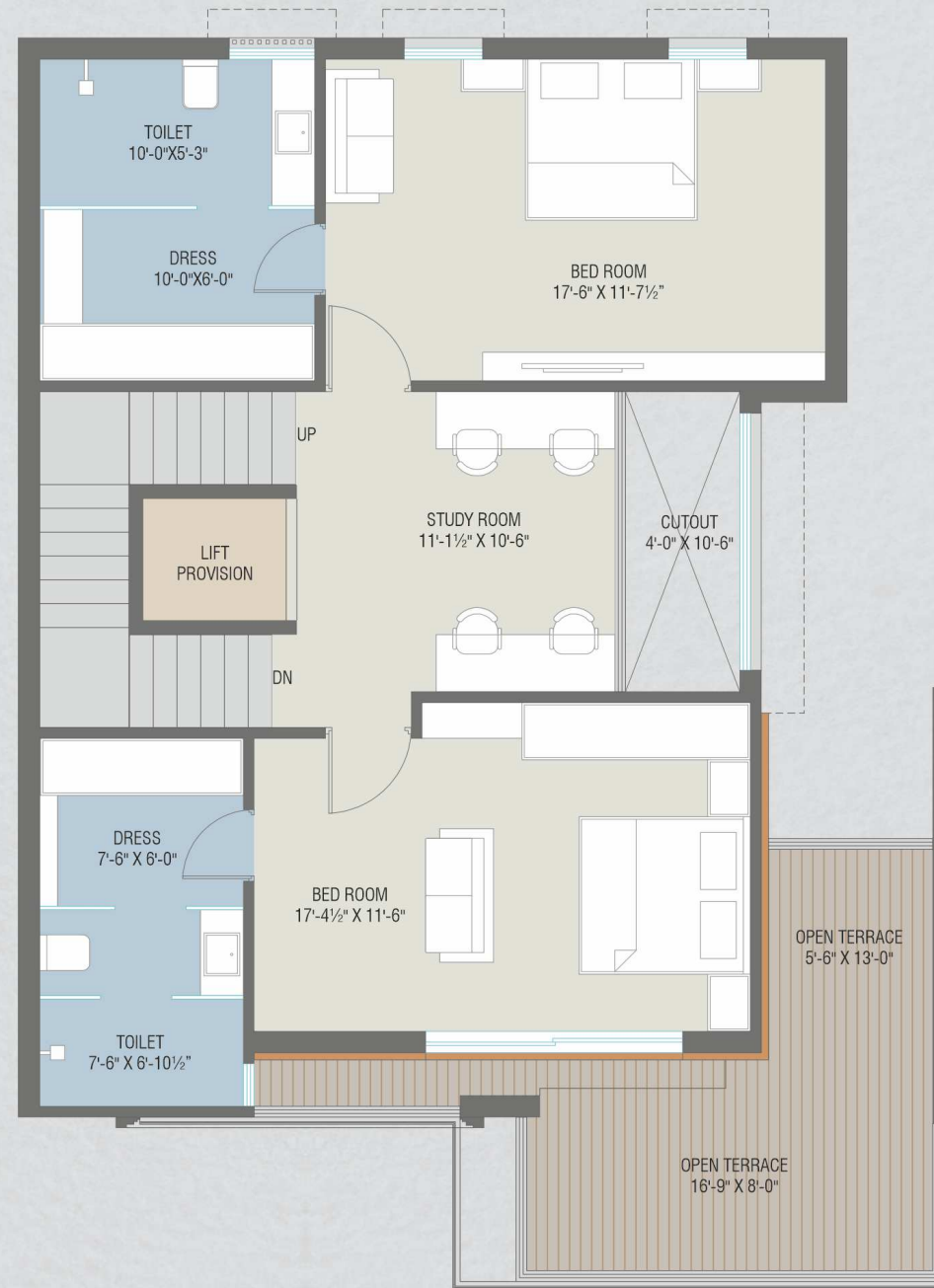


# UNIT PLAN

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Total Built-up Area : **2573** Sq.Ft.  
 Carpet Area : **2035** Sq.Ft.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR







## BUNGALOW AMENITIES

- Covered car parking
- E.V. Charging point in parking area
- Terrace gazebo
- Copper & drain pipe for A.C. across room
- Puja room
- Store room alongside kitchen
- Provision for lift
- 24 hours water supply from common borewell
- Provision for entertainment/family room on 2nd floor
- Number plates on each unit to maintain uniformity







## SPECIFICATIONS

At Vedam villa, your bungalows come with a stunningly stylish elevation that blends modern architectural marvels with timeless elegance. Its grand façade features sleek lines, expansive glass windows, and attractive landscaping, creates a visual masterpiece that reflects opulent living.



### STRUCTURE:

- All RCC & masonry works as per structural engineer's design
- Elevation work as per architect design
- RCC internal roads with designer street lights, decorative paving

### FLOORING:

- Premium vitrified tiles flooring in all rooms
- Passage area & stair case with vitrified tiles & natural stones
- China mosaic with water proofing on terrace

### DOORS & WINDOWS:

- Large sized main door with high quality wooden frame
- Internal doors: Flush doors with Stone / wooden frame
- High quality premium sliding windows with mosquito nets

### KITCHEN:

- Granite or equivalent kitchen platform with sink
- Ceramic tiles over platform
- Wash area with ceramic tiles and natural stone flooring

### TOILET:

- Designer wall tiles
- Granite/stone counter with ceramic wash basin
- Branded C.P fitting & vessels

### FINISH:

- Interior walls with mala plaster & primer finish
- Exterior branded paint

### ELECTRICAL:

- Good quality branded modular switches
- Provision for A.C, T.V. & internet points at convenient locations

### PLUMBING:

- Underground R.C.C finished water tank & overhead PVC water tank
- Concealed internal plumbing with hot water points





## MOVE TO A PRIME LOCATION

Set in the fast-emerging locality of Sevasi TP-2, you will always be close to major transport hubs, modern lifestyle essentials and utilities. The surrounding greenery will ensure that your days are filled with peace and tranquility.



### Terms & Conditions :

- The following will be charged extra in advance/as per government norms-(a) stamp duty and registration charges,(b) gst (actual) or any such additional taxes if applicable in future.
- If any new taxes applicable by central or state government in future it will be borne by the customer.
- 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.
- MGVCL meter deposit charges would be borne by the customer.
- All legal charges towards the documentation and registration of property would be borne by customer
- Each member needs to pay maintenance deposit separately.
- In case of booking cancellation, entire amount will be refunded from the booking amount paid of same premises with minium deduction of rupees 500,000/- from the booking amount.
- Possession will be given after one month of all settlement of account.
- Extra work at the cost of client with prior estimate needs to be given in advance but no changes in elevation and plan will be done.
- The developer reserves 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 dimension, design and lay-out specification, elevation will be reserved with the developers.
- In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible.
- Continuous delay/default in payment may lead to booking cancellation of the property.

SCAN FOR  
LOCATION



SCAN FOR  
BROCHURE



### Mode of Payment:

**10%** Booking | **20%** Plinth Level | **15%** Ground Floor Slab | **10%** First Floor Slab | **10%** Second Floor Slab  
**10%** Masonry | **10%** Plaster | **10%** Flooring Level | **05%** Finishing Level

