



Site: Anaya Eternity  
Besides Lavanya Bungalows, Ankhol Village Road,  
Ankhol, Vadodara-390019.

 +91-79-9038 5905

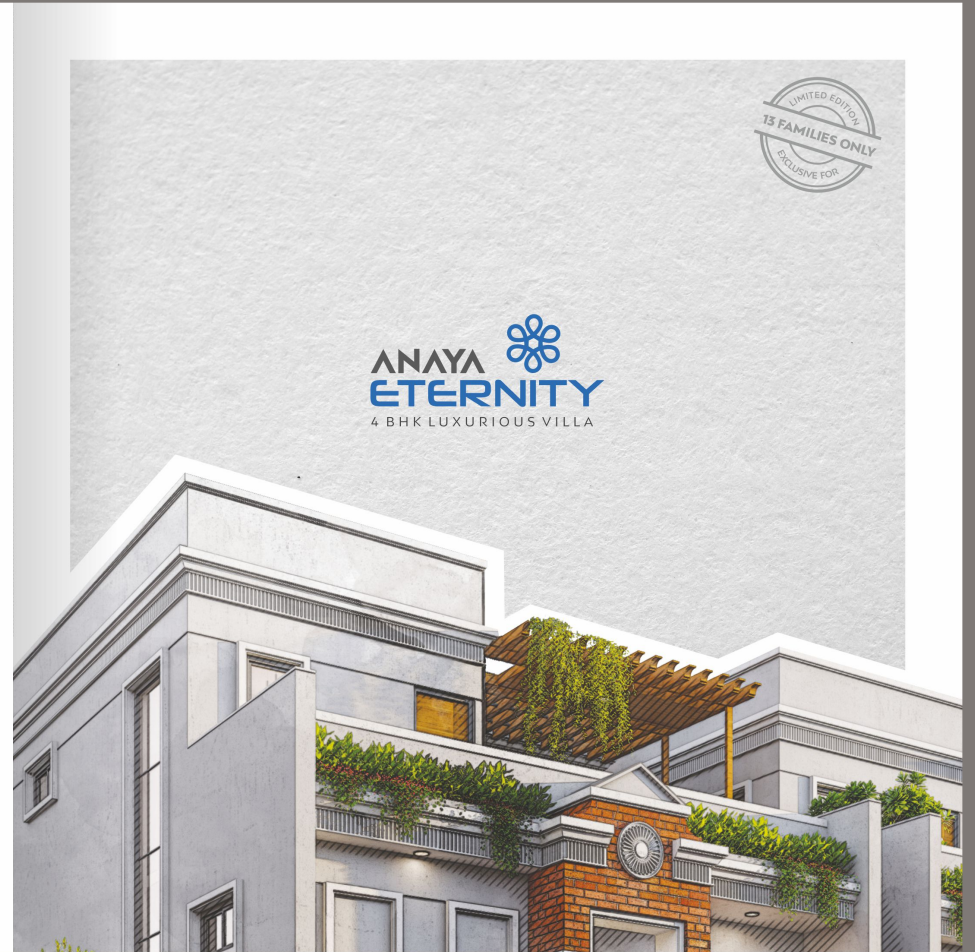
 anayarealty2102@gmail.com

Architect:



Structural Consultant:

**Akash Shah**





LUXURY WITH COMFORT

ANAYA   
ETERNITY

Presenting **Anaya Eternity 4 BHK Luxurious Villas** that blend luxury with comfort down to every detail.

Located in the fast developing vicinity of Ankhol, the project offers a distinctive lifestyle for its residents. A small community of **just 13 bungalows** with spaciousness inside out ensures a blissful life. All bungalows have a delightful front garden and the campus offers a clubhouse with garden to fulfill the leisure needs of the members.

A dream come true, enjoy life to the fullest at Anaya Eternity!



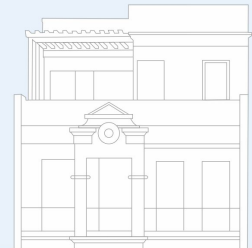
VASTU  
COMPLIANT  
HOMES



## CLASSIC WITH CONTEMPORARY

At **ANAYA ETERNITY**, the planning, design and craftsmanship add to create a serene and stylish ambience. The fine detailing in the planning and execution, the use of premium branded material specifications, the natural aeration and abundant sunlight and a campus that is truly spectacular, makes living a true delight.

The elegant elevation imparts a timeless beauty not just to your homes but the entire campus. The beautifully landscaped gated community, lays out your residences in neat order to facilitate easy access without compromising on privacy.





GRACE WITH GRANDEUR



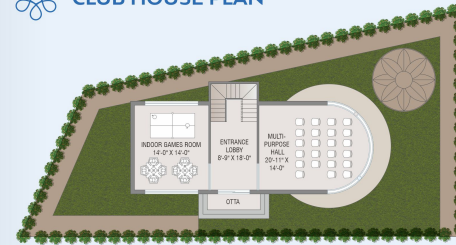


CLUB HOUSE

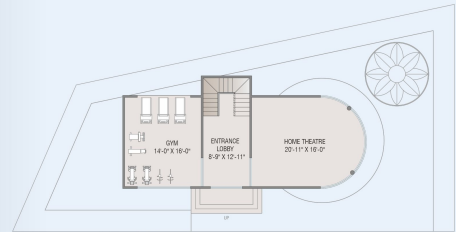


CLUB HOUSE

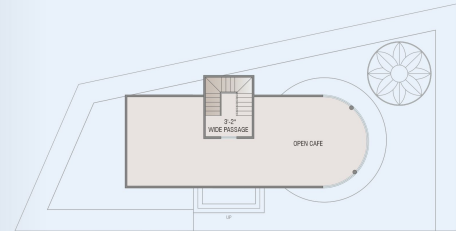
## CLUB HOUSE PLAN



GROUND FLOOR



FIRST FLOOR



TERRACE FLOOR

## LEISURE AMENITIES

- Landscaped Garden with Gazebo
- Indoor Games
- Multipurpose Hall
- Gym
- Home Theatre
- Children's Play Area
- Senior Citizen's Seating
- Open Café with Barbeque

## VALUE ADDED AMENITIES

- Elegant Society Entrance Gate
- Number Plate to Maintain the Uniformity of the Project
- Underground Cabling for Electricity
- CCTV Cameras in Common areas for round-the-clock Surveillance
- Provision for Solar Heater
- Water & Drainage Facility
- Centralized Pressure System
- Termite Resistance Treatment
- Individual 3-Phase Electric Connection
- Concealed Piping for Air Conditioning
- Tremix Concrete / Heavy Paver Block
- Internal Road with Designer Street Lights
- 11 Ft. Ceiling Height
- Rain Water Harvesting
- Provision for lift
- Splash Pool for each unit



## LAYOUT PLAN



## AREA TABLE

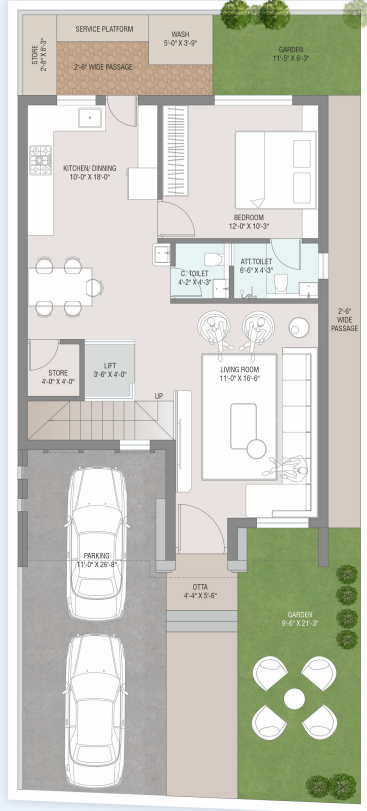
No.	Type	Area in Sq.ft.
01	A	1911.67
02	A	1624.59
03	A	1595.21
04	A	2545.88
05	B2	1857.64
06	B1	1380.79
07	B1	1676.89
08	C	2085.13
09	C	1214.43
10	C	1215.45
11	C	1216.47
12	C	1217.48
13	C	2163.53



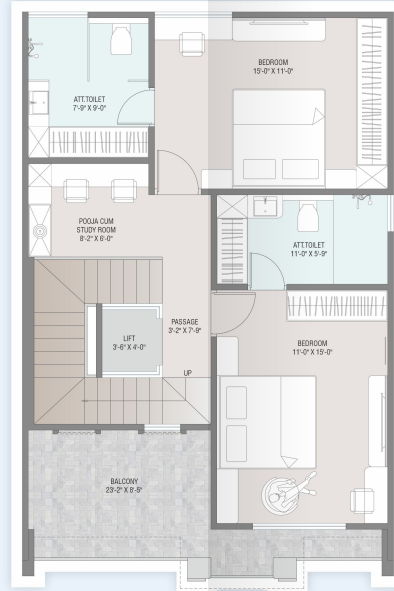


**TYPE - A**  
(1 to 4)

Ground Floor



First Floor



Second Floor



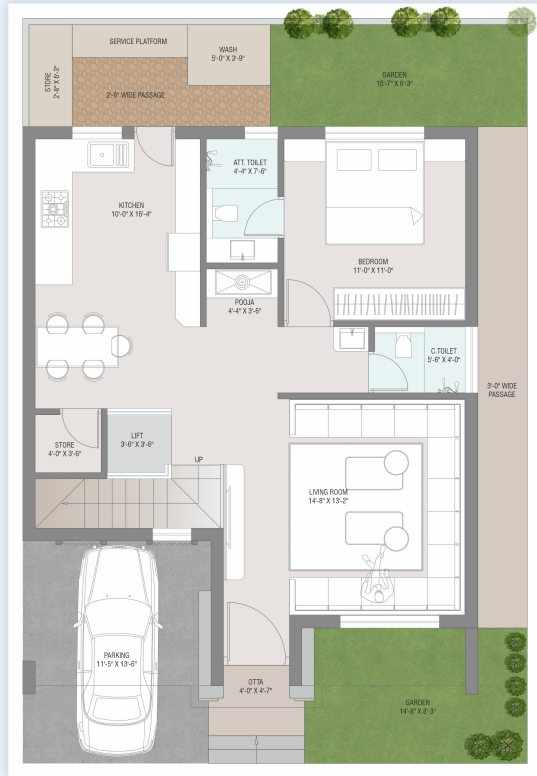
CARPET AREA :  
BUILT-UP AREA :  
PLINTH :



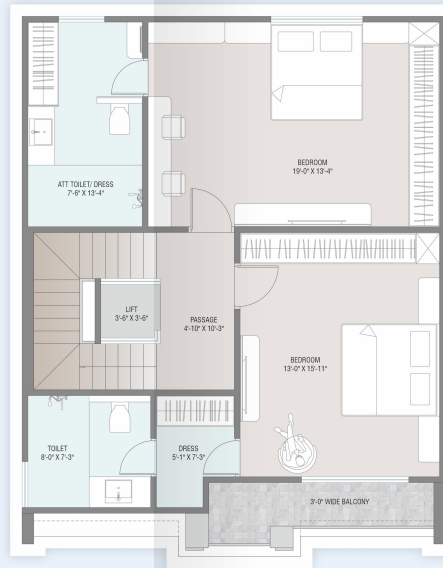


**TYPE - B1**  
(5 & 6)

Ground Floor



First Floor



Second Floor



CARPET AREA :  
BUILT-UP AREA :  
PLINTH :





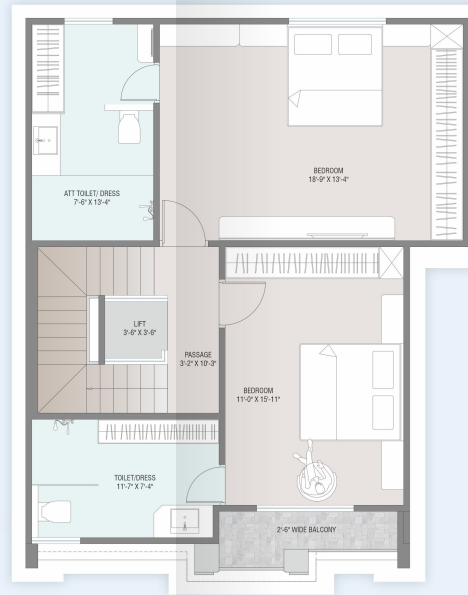


**TYPE - B2  
(CORNER)**

Ground Floor



First Floor



Second Floor



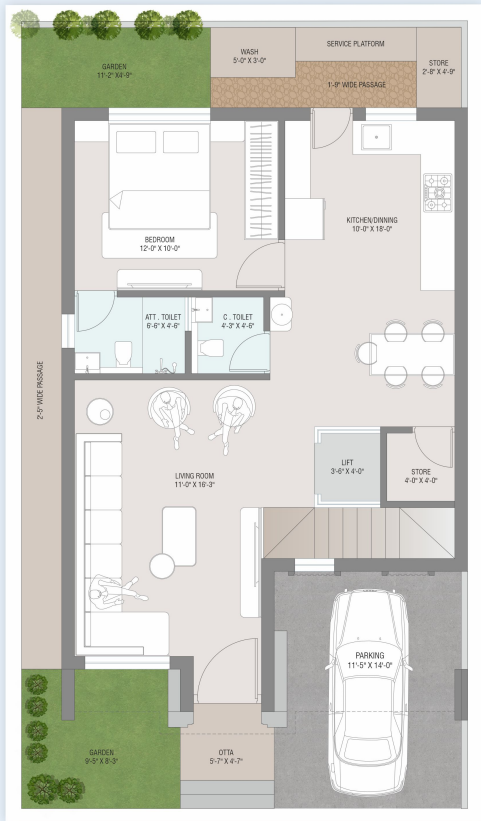
CARPET AREA :  
BUILT-UP AREA :  
PLINTH :



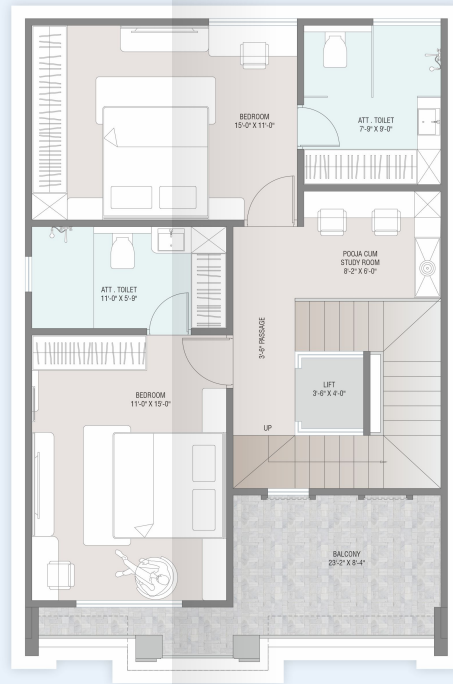


**TYPE - C**  
(9 to 13)

Ground Floor



First Floor



Second Floor



CARPET AREA :  
BUILT-UP AREA :  
PLINTH :







## SPECIFICATIONS

### STRUCTURE

- Earthquake resistant composite structure.
- Elegant elevation and facade.

### PLASTER

- Exterior Double Coat Plaster & Internal wall with Mala Plaster.

### PAINTS

- Internal wall finished with 2 coat putty & one coat of Primer
- Weather proof Exterior paint (Apex Ultima or Equivalent)

### FLOORING

- Premium GVT floor tiles in all areas

### TOILET / BATHROOM

- Ceramic and sanitary fixtures of Designer brand (Jaquar or equivalent).
- Designer Wall Tiles dado upto lintel level
- Facility for cold as well as hot water in all bathrooms.

### KITCHEN / UTILITY

- Premium granite platform with stainless steel sink.
- Designer GVT tiles upto lintel level.

### DOORS

- Designer main door with veneer finish.
- Laminate finish internal door.
- All flush doors are water proof.

### PEST CONTROL

- Anti-termite treatment using Tubular Drip Method

### WINDOWS

- Aluminium 3 track windows with mosquito net.
- Safety bright bars in windows.

### PLUMBING

- Concealed type UPVC/CPVC plumbing
- PVC Pipe of Astral or equivalent for drainage

### ELECTRICAL

- Adequate electrical points as per interior layout with ISI wires, switches and MCB etc. (Anchor or equivalent)

### WATER SUPPLY

- Provision for overhead water tank (1500 liters triple layer water tank with 7 years manufacturer warranty)
- Hot water supply line for all bathrooms.
- Provision for outdoor gas/solar geyser.

### TERRACE & WATER PROOFING

- China mosaic in terrace with water proofing.

### PARKING

- Decorative Paver Blocks in parking area.



#### TERMS & CONDITIONS

- Possession will be given one month after the settlement of accounts as per the payment schedule.
- Extra work will be executed after receipt of full payment in advance.
- Maintenance deposit, Document charge, GST, Development charge, MGCL charges, Legal charges\* & any other charges (if applicable) should be levied separately.
- Annual maintenance charges of the society as per the expense estimate of the year will be collected before possession.
- Any new central or state government taxes, if applicable, will have to be borne by the client.
- No changes or alteration will be allowed in the elevation.
- Continuous default in payment will lead to cancellation.
- Refund in case of cancellation (before agreement of sale), will be made after 30 days from the request for cancellation. A booking & administrative charge of Rs. 50,000 (Plus GST) will be deducted from the refund amount.
- Refund in case of cancellation (after agreement of sale), will be as per T&C stated within the agreement of sale (Banakhat) & Booking form.
- Developer shall not be held responsible, in case of delays in water supply, drainage & electricity by the respective authorities.
- Developers/ Architect shall have full rights to change/ revise/ improvise any design details, which will be binding for all.
- Any plans or information depicted in brochure, presentation book, presentation video, walk-through, 3-D model or other sales material cannot form a legal part of the sales agreement. It is only for the purpose of depiction of the project.



#### PAYMENT TERMS:

10% Booking | 20% After Agreement to Sale Execution | 15% Plinth Level | 10% Ground Floor Slab | 10% First Floor Slab 05% Second Floor Slab  
10% Masonry | 10% Plaster & Flooring | 10% Sanitary, Plumbing, Electrical fittings & Other finishing work

QR Code for Location



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