

Developer :

## Shree Balaji Builders

"Gracewood Elegance" Opp. Casa Lakeside, Nr. Auro Vivaanta,  
Bil-Chapad Road, Bil, Vadodara - 391410.

Call : +91 7777 9060 16 | 7777 9060 19

Email : [sales@gracewoodelegance.com](mailto:sales@gracewoodelegance.com)

Web : [www.gracewoodelegance.com](http://www.gracewoodelegance.com)

Architect : **ASQUARE**  
ARCHITECT & INTERIOR DESIGNER

Structure : Zarna Associates

**RERA NO. : PR/GJ/VADODARA/VADODARA/Vadodara Municipal Corporation/RN348AA10248/080523 - [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)**

### Payment Mode :

- 20% On Booking • 15% Plinth Level • 15% Ground Floor Slab Level
- 15% First Floor Slab Level • 15% Second Floor Slab Level • 10% After Plaster Work
- 5% After Flooring • 5% Saledeed

**Notes :** 1) Possession will be given after one month of settlement of all accounts. 2) Documentation charges, Development Charges, Stamp duty, MGVL & VMSS, 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 to 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 pls 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. 10) This brochure does not contain any legal part as per RERA.



**GRACEWOOD**  
elegance  
4 BHK SPLENDID BUNGALOWS

SCAN FOR LOCATION



Design by Meraki +91 992529 4477



**GRACEWOOD**  
elegance

4 BHK SPLENDID BUNGALOWS





# *A New Beginning...*

Like the commencement of a new season, Gracewood Elegance ushers in a life-style that's abound with freshness and vitality. Each waking day spent in these residences is a powerful reminder that life is good and full of possibilities.







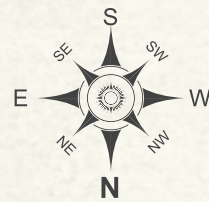
*The Next Dimension of Villa Life...*



# Layout Plan

Plot area Table

NO.	SQ.FT.	NO.	SQ.FT.	NO.	SQ.FT.	NO.	SQ.FT.
01	1555	15	858	28	858	41	858
02	858	16	858	29	858	42	858
03	858	17	858	30	858	43	858
04	858	18	858	31	858	44	858
05	858	19	858	32	858	45	858
06	858	20	858	33	858	46	858
07	858	21	858	34	858	47	858
08	858	22	858	35	923	48	858
09	858	23	858	36	858	49	858
10	858	24	1625	37	973	50	858
11	858	25	1625	38	858	51	858
12	1619	26	858	39	858	52	1555
14	923	27	858	40	858		

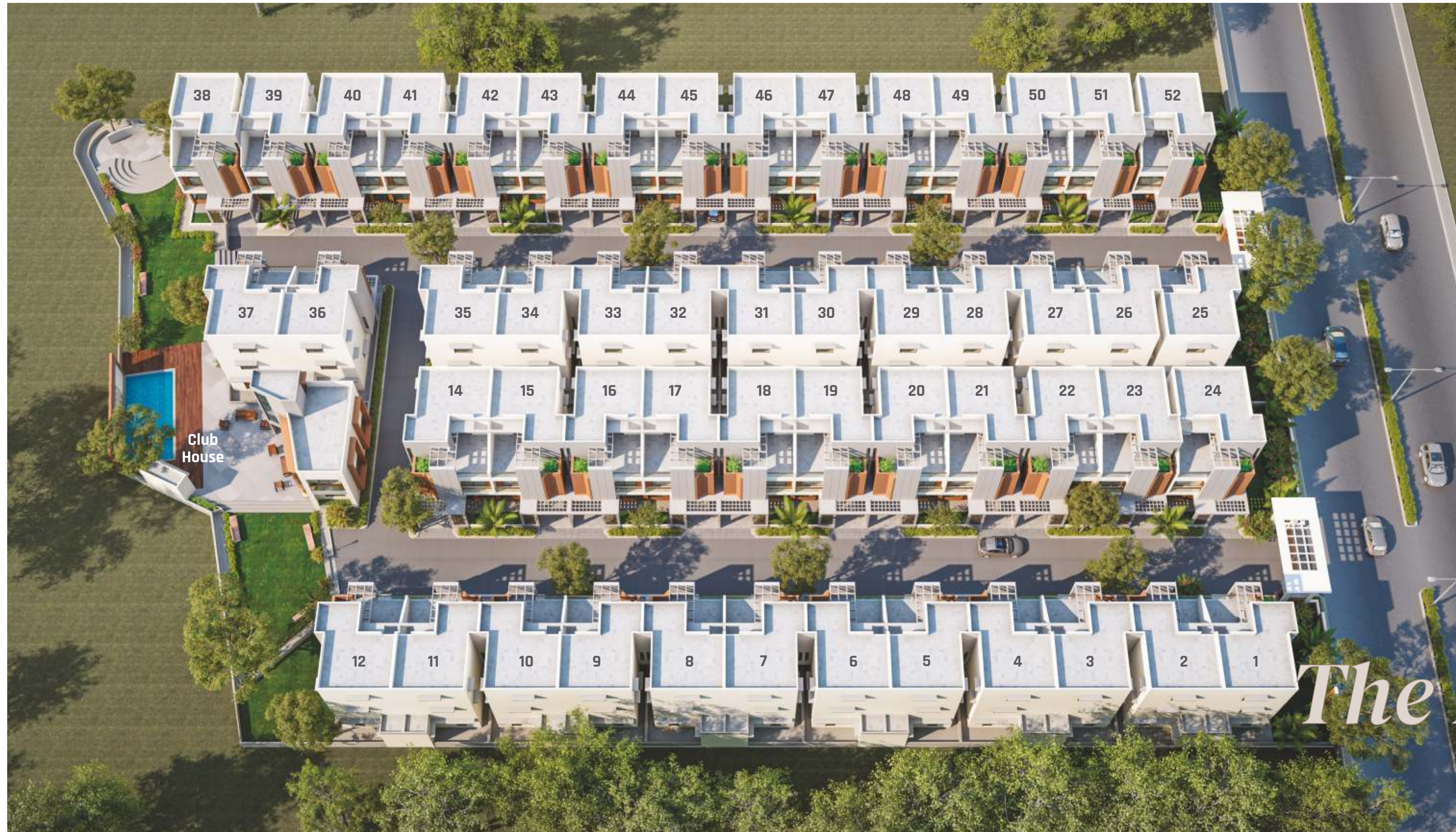


- TYPE A
- TYPE B
- TYPE C
- TYPE D



18.00 MT. WIDE ROAD





*The Beautiful Surroundings...*



# Type A

Bungalow No. :  
1 to 12 | 26 to 34 & 36



Built Up Area	1638 sq.ft.
Terrace Area	170 sq.ft.

Ground Floor Plan



First Floor Plan



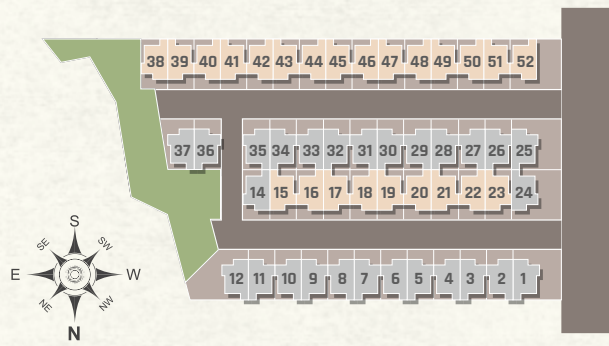
Second Floor Plan





# Type B

Bungalow No. :  
15 to 23 | 38 to 52



Built Up Area	1644 sq.ft.
Terrace Area	170 sq.ft.

Ground Floor Plan



Entry

First Floor Plan



Second Floor Plan





# Type C

Bungalow No. :  
**14 & 24**

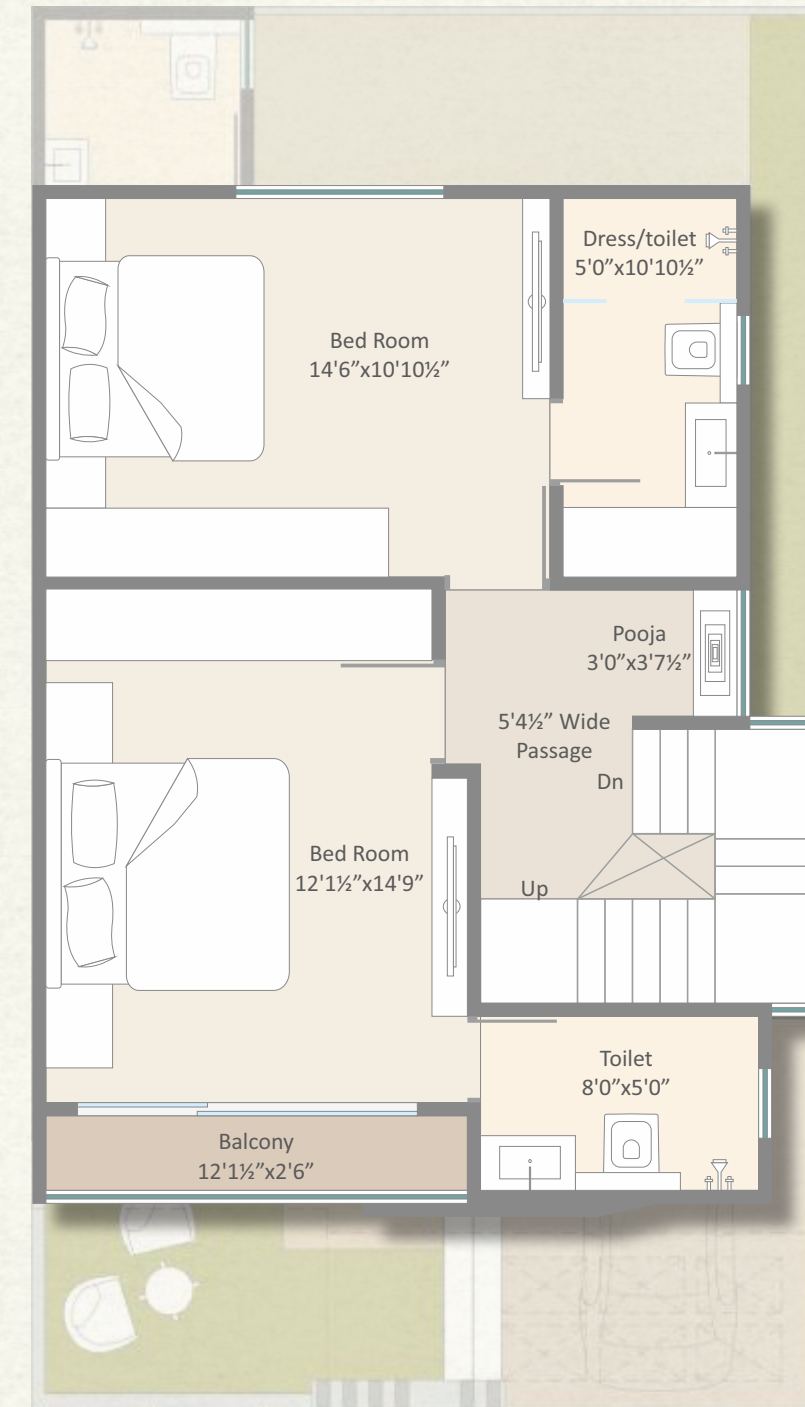


Built Up Area	<b>1796 sq.ft.</b>
Terrace Area	<b>191 sq.ft.</b>

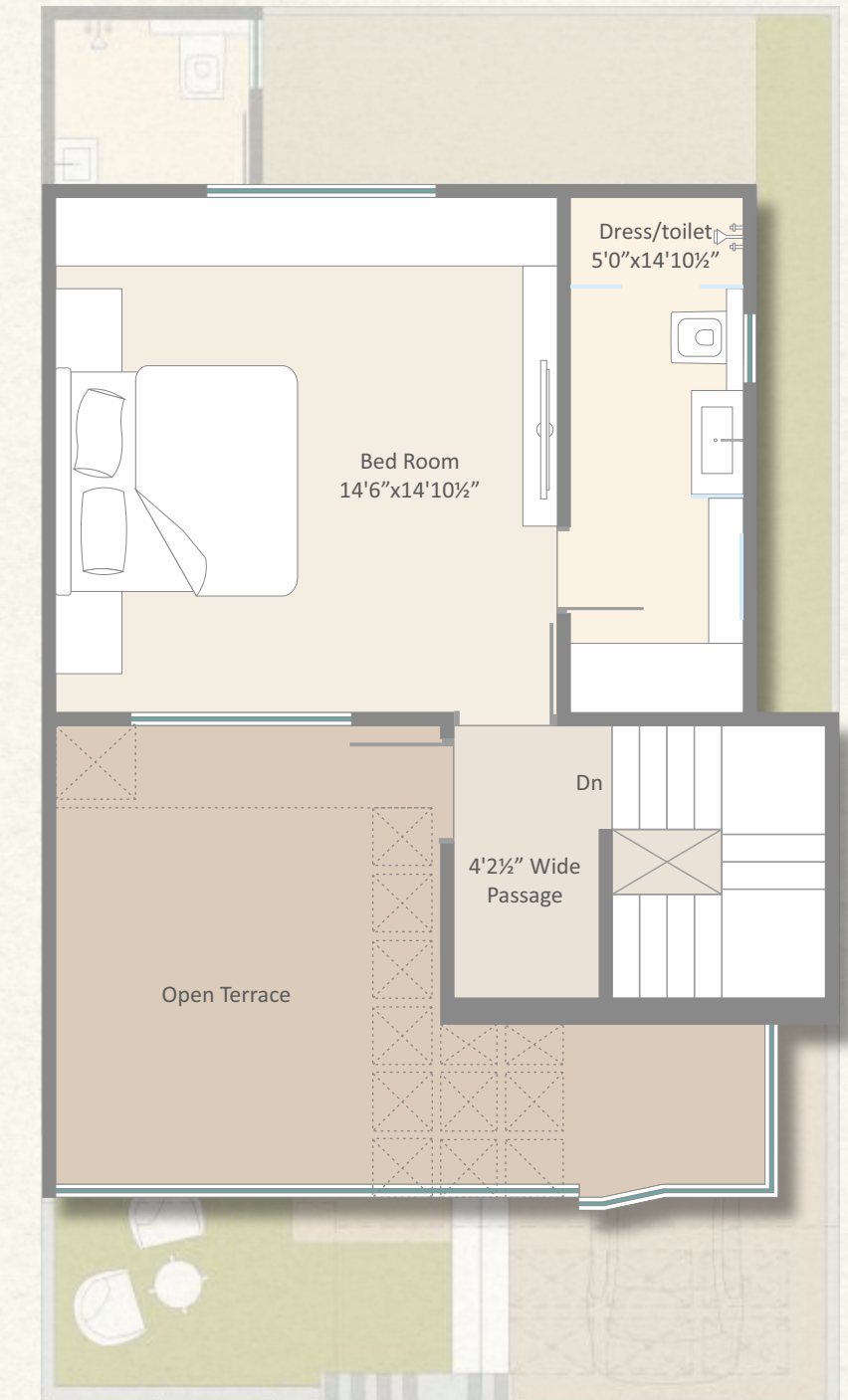
**Ground Floor Plan**



**First Floor Plan**



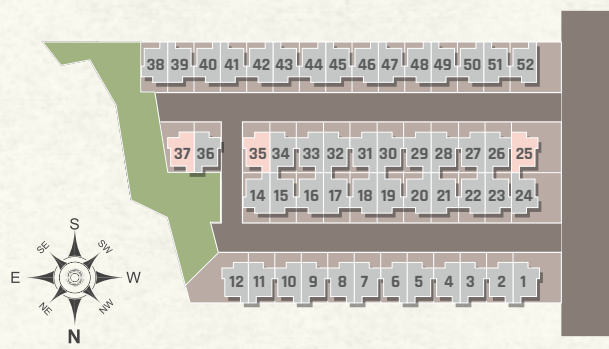
**Second Floor Plan**





# Type D

Bungalow No. :  
**25, 35 & 37**

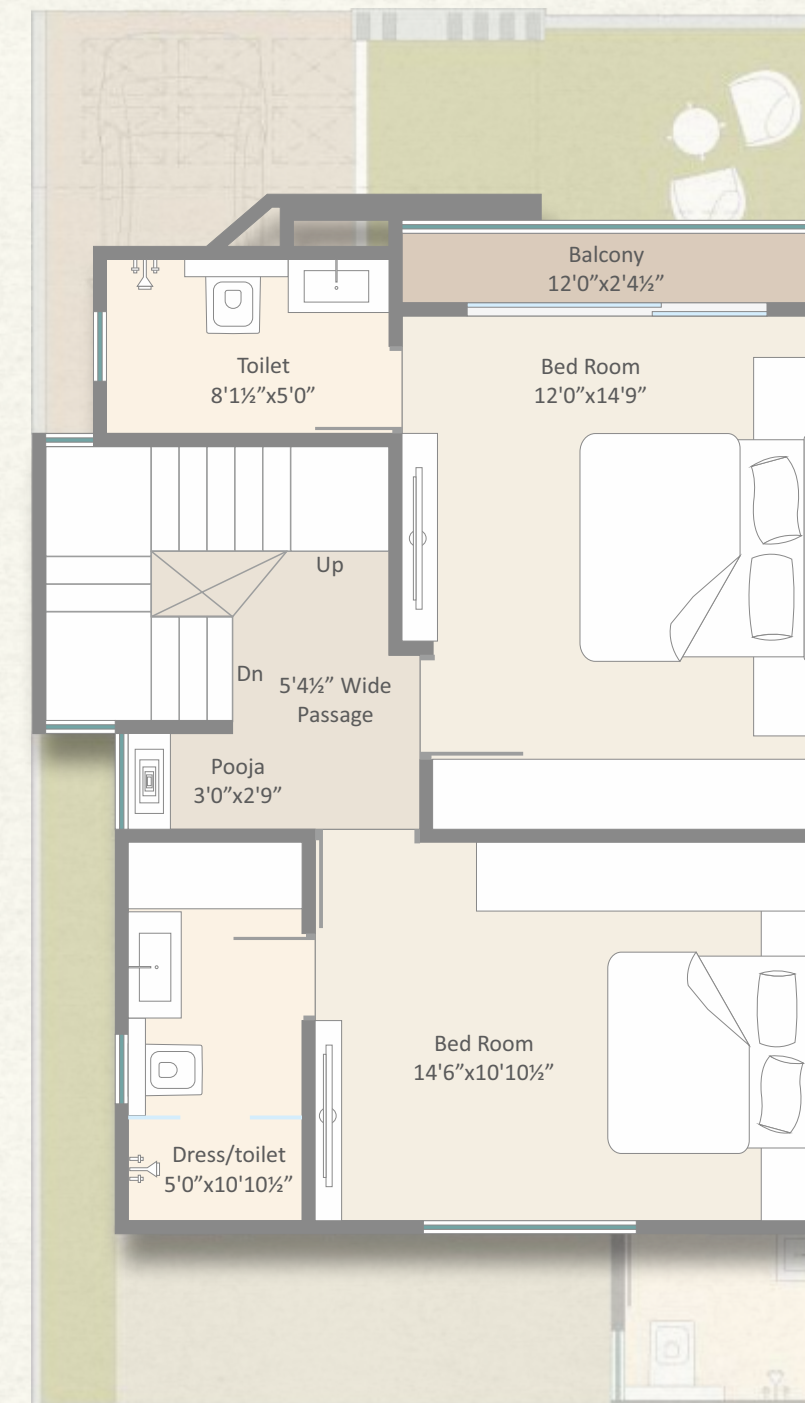


Built Up Area	<b>1786 sq.ft.</b>
Terrace Area	<b>195 sq.ft.</b>

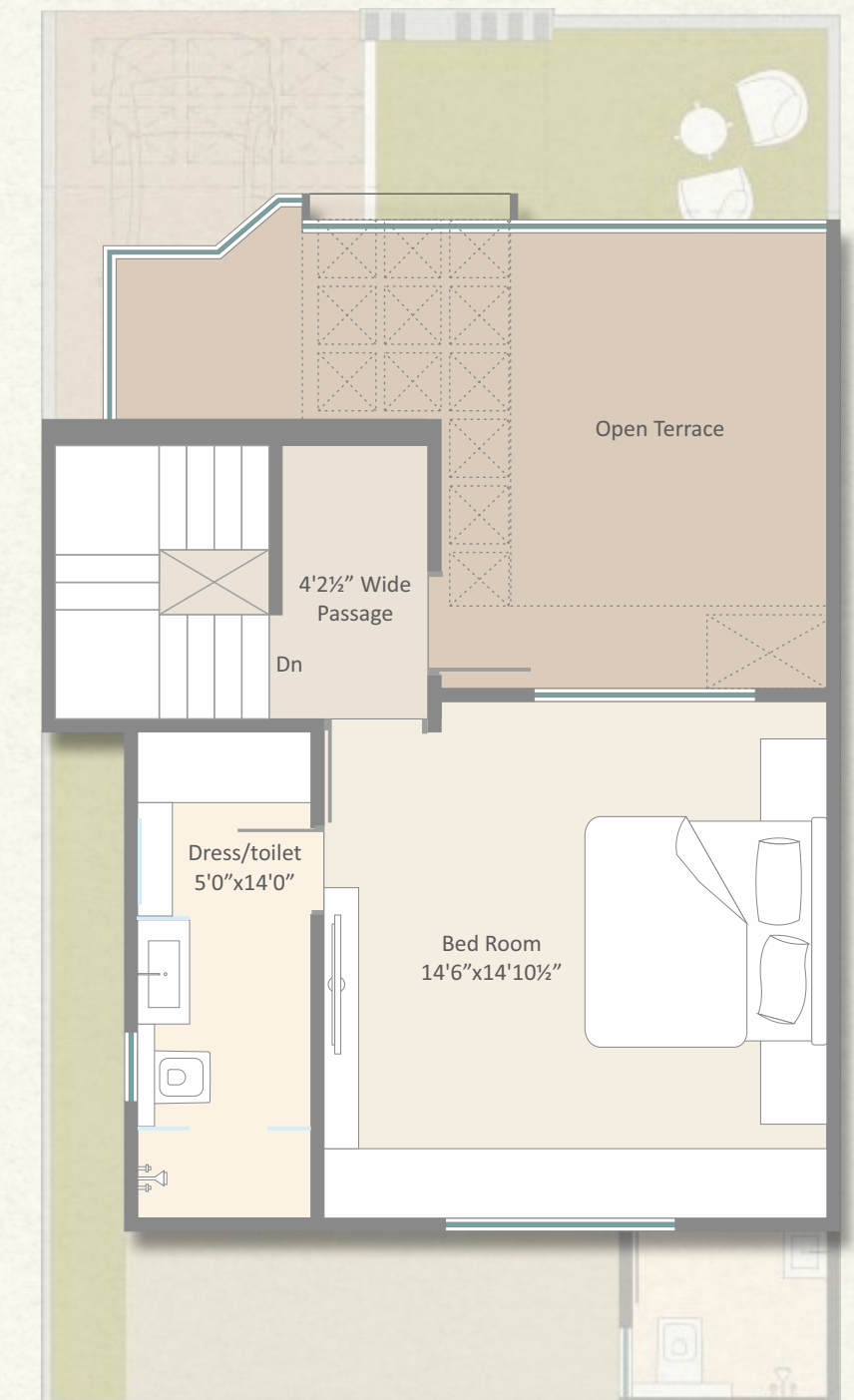
### Ground Floor Plan



### First Floor Plan















### Second Floor Plan







## Amenities

-  Decorative main gate with security cabin
-  Large Party Lawn area
-  Amphitheatre
-  Kids Play Area
-  Senior Citizen Sitting & outdoor gym
-  Swimming Pool & Splash Pool
-  Video Door phone
-  Banquet Hall (Multipurpose Hall)
-  Well-equipped Gymnasium
-  Well-equipped Indoor Game room
-  C.C.T.V Security Surveillance
-  R.C.C Internal Road with Street Light

## Specifications

### STRUCTURE

- Earthquake resistant RCC frame structure.

### FLOORING

- 800x1600 vitrified tiles in all rooms.

### DOORS

- Main door: Good quality flush door with veneer panelling.
- Other doors: Laminated flush doors.

### WINDOWS

- High quality anodized aluminium sliding windows with mosquito net.

### WALLS

- Inside smooth finished plaster with Birla white putty and primer.
- Outside double coat plaster with acrylic paint.

### KITCHEN

- Granite platform with stainless steel sink.
- Ceramic tile dado over platform up to beam bottom level.
- Wash area with ceramic tile dado and natural stone flooring.

### TOILETS

- Designer wall tiles.
- Anti-skid ceramic tiles flooring.
- Granite/Stone counter with ceramic wash basin.
- C.P fittings, vessels of JAQUAR/HINDWARE/CERA or equivalent make.

### ELECTRICAL

- Good quality modular switches.
- Provision for TV, A.C, Internet points at convenient location.

