

Rediscover Exclusive Living



Developers: **MAHANT INFRA**

Site:
" YOGI HRIDYAM ",
B/H Celebrities Luxuria,
Nr. Naryan Sanskruti,
Sun Pharma - Padra Road,
Atladara, Vadodara -390012

Mob: **+91 6351322122**
Email: yogihridyam@gmail.com



Location

Architect:
MODI SRIVASTAVA &
ASSOCIATES

Structure Consultant :
Prerna Associates
HEMANT PATEL

HONEST CR_98243 85808





**YOGI
HRIDYAM**
4 BHK TRIPLEX BUNGALOWS

Rediscover Exclusive Living

Welcome to **YOGI HRIDYAM** at Sunpharma Padra Road

Architect's note

"As Designers, we strive on building houses, which bring in the sense of Cultural Heritage & Timelessness. While living in Gujarat's one of the most Heritage-rich city, we are fortunate to be surrounded by some of the most inspiring architecture, rather than searching for inspiration elsewhere, our own surroundings inspire us, which has been reflected in each of the house that we've built at this project.

Ar. Hitesh Modi

Introduction

"YOGI HRIDYAM" offers a vibrant & lush environment with inspiring sensation of flourishing natural life, set within the most green surrounding of Sunpharma, Padra Road, Vadodara.

In perfect harmony with architectural heritage of Vadodara. "YOGI HRIDYAM" is alive with exquisite green tones across the central garden & open space. Here beautifully finished contemporary homes make Impressive use of fine natural brick, natural stone & other timeless luxurious material.



**YOGI
HRIDYAM**
4 BHK TRIPLEX BUNGALOWS

*Rediscover the
meaning of life at
Yogi Hridayam.*

Life is nothing but a sum of the most beautiful moments in life. Make sure you capture these moments at **Yogi Hridayam** – where you experience the true richness of life. With breath-taking views, every day in this picturesque home will feel like a journey to a whole new world filled with joy and contentment.

Rediscover Exclusive Living

**YOGI
HRIDYAM**
4 BHK TRIPLEX BUNGALOWS





LAYOUT PLAN



AREA TABLE

PLOT NO.	PLOT AREA
01	1606
02	1261
03	1243
04	1225
05	1207
06	1188
07	1170
08	1152
09	1848
10	1768
11 to 15	1152
16 & 17	1418
18 to 22	1152
23	1981

AREA IN SQ.FT.

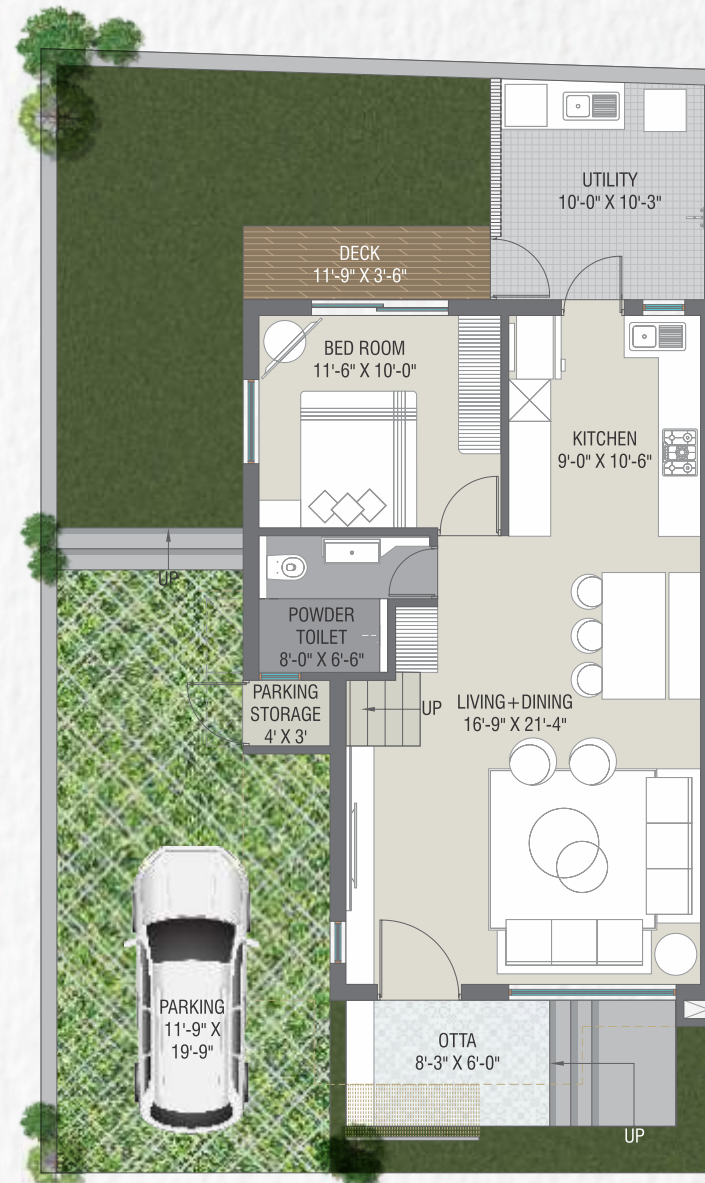




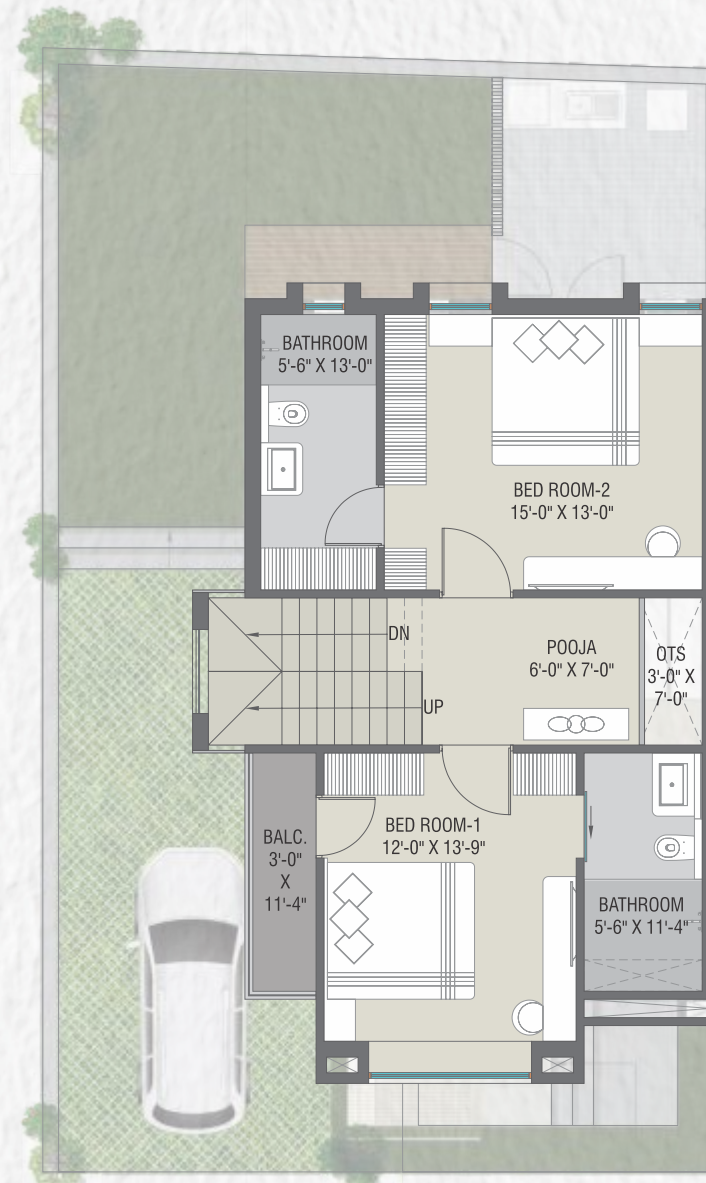
YOGI
HRIDYAM
4 BHK TRIPLEX BUNGALOWS

Why drive miles away from the city when you can find peace and nature within the city? **Yogi Hridyam** is a hidden gem, an oasis surrounded by lush greenery in the heart of the city. With modern amenities like Swimming Pool, Jacuzzi and Garden, it is the perfect home for people of all ages. All your fitness and wellness goals are covered too with a state-of-the-art gymnasium and indoor sports in a modern clubhouse.

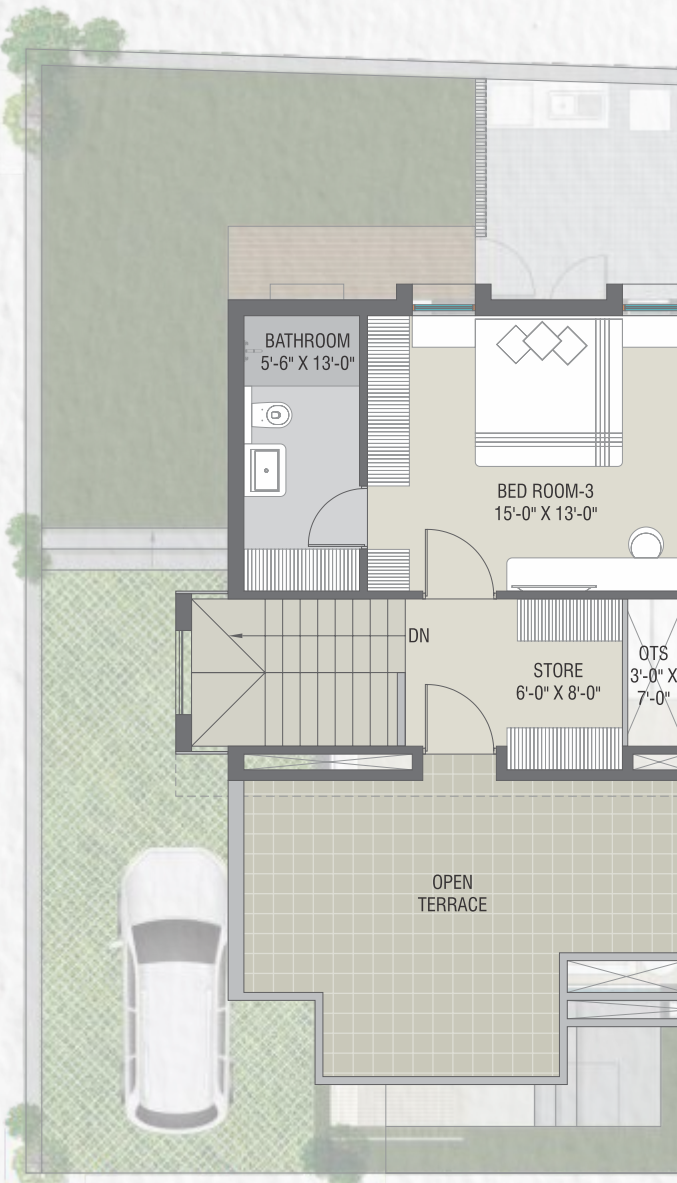
PLOT # 01



GROUND FLOOR PLAN



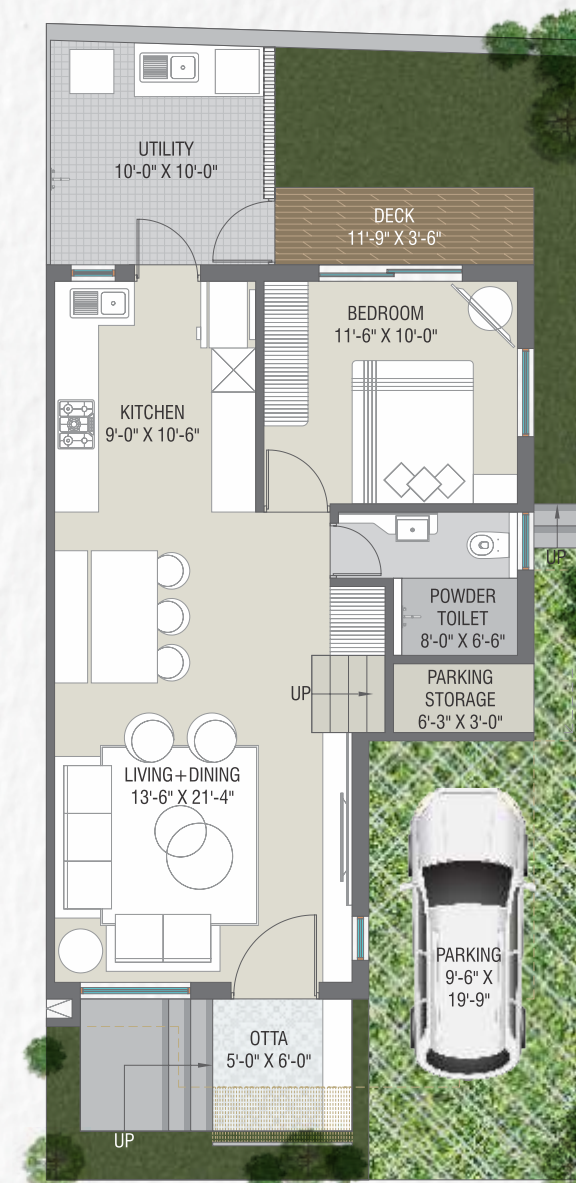
FIRST FLOOR PLAN



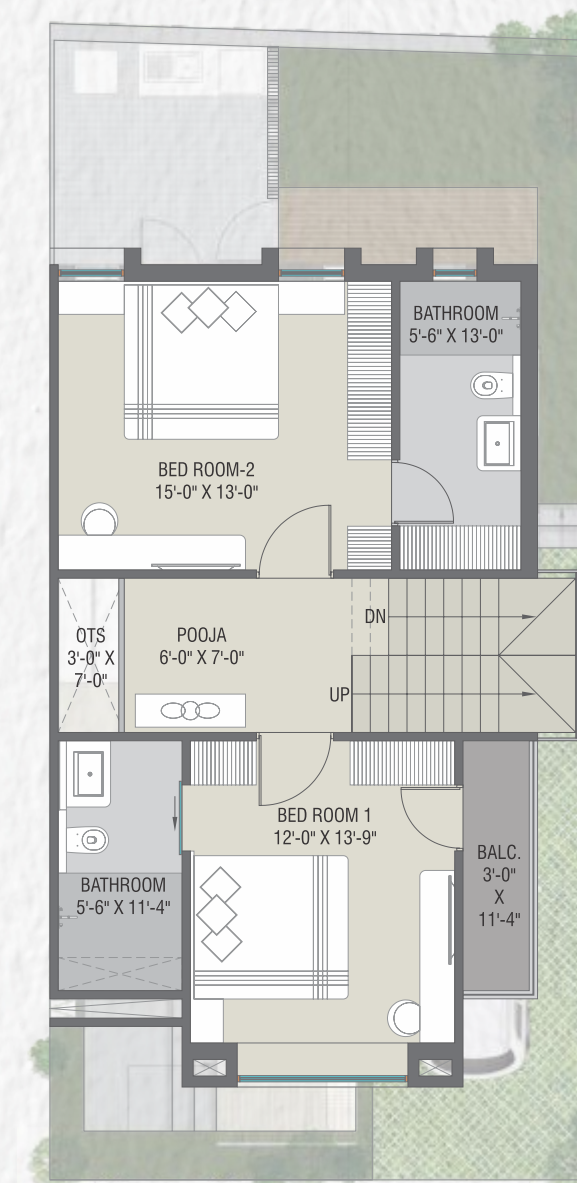
SECOND FLOOR PLAN

Ground Floor - Built Up Area : 807.60 sq.ft.
 First Floor - Built Up Area : 904.50 sq.ft.
 Second Floor - Built Up Area : 525.00 sq.ft.
Total Built-Up Area : 2137.10 sq.ft.

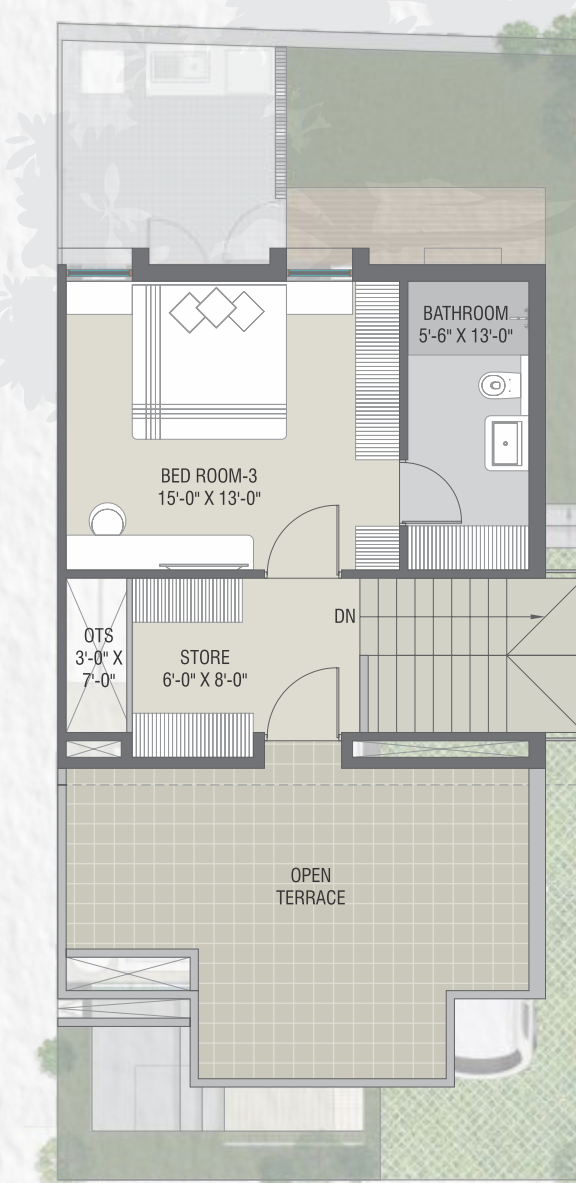
PLOT # 2 to 8



GROUND FLOOR PLAN



FIRST FLOOR PLAN

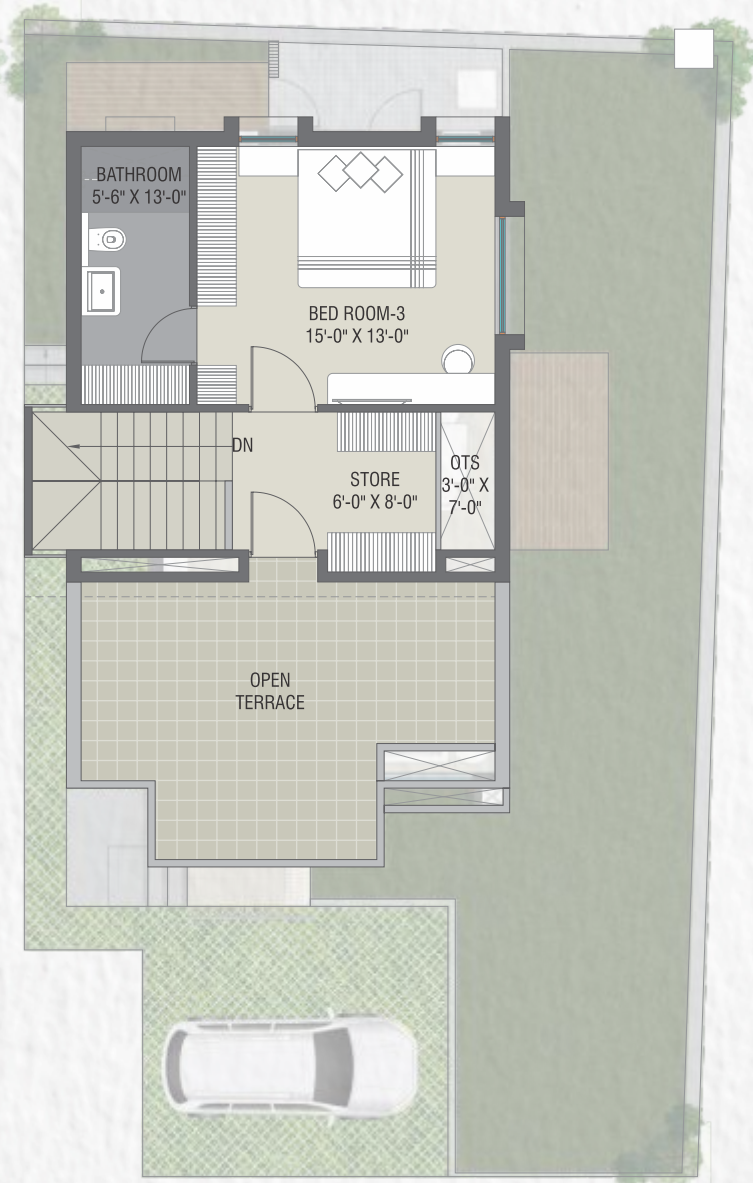
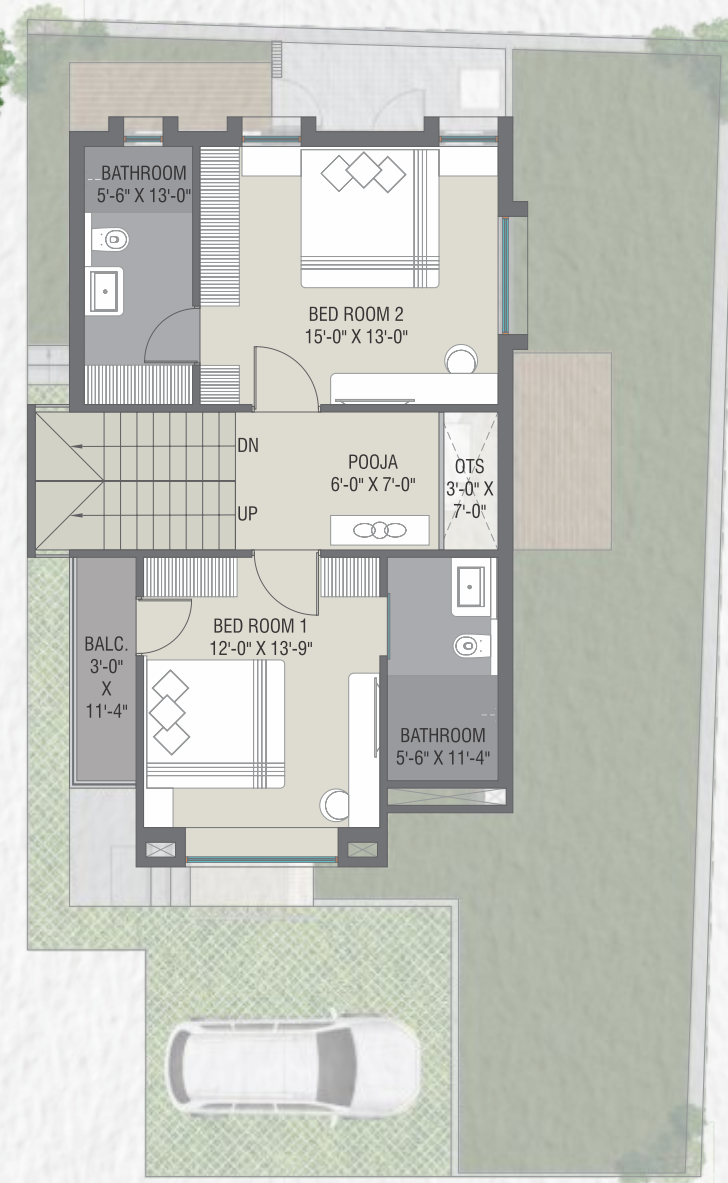


SECOND FLOOR PLAN

Ground Floor - Built Up Area : 804.60 sq.ft.
 First Floor - Built Up Area : 801.50 sq.ft.
 Second Floor - Built Up Area : 522.10 sq.ft.
Total Built-Up Area : 2128.20 sq.ft.

PLOT # 9 & 10

Ground Floor - Built Up Area : 817.10 sq.ft.
 First Floor - Built Up Area : 814.00 sq.ft.
 Second Floor - Built Up Area : 530.70 sq.ft.
Total Built-Up Area : 2161.80 sq.ft.



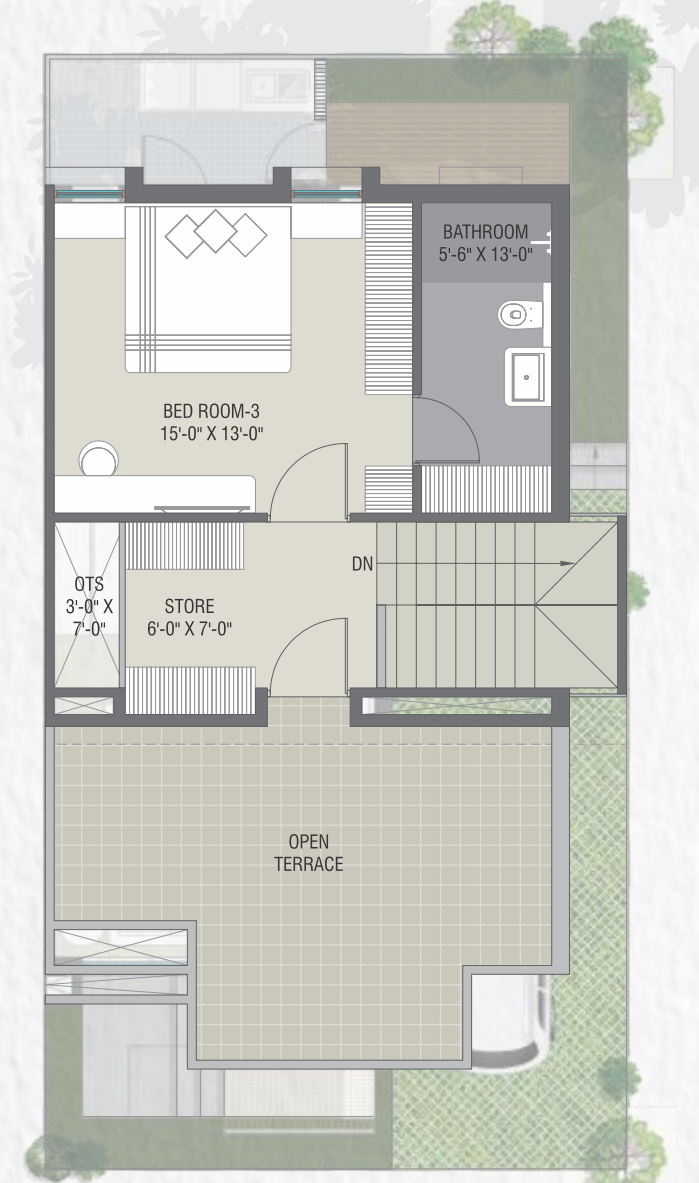
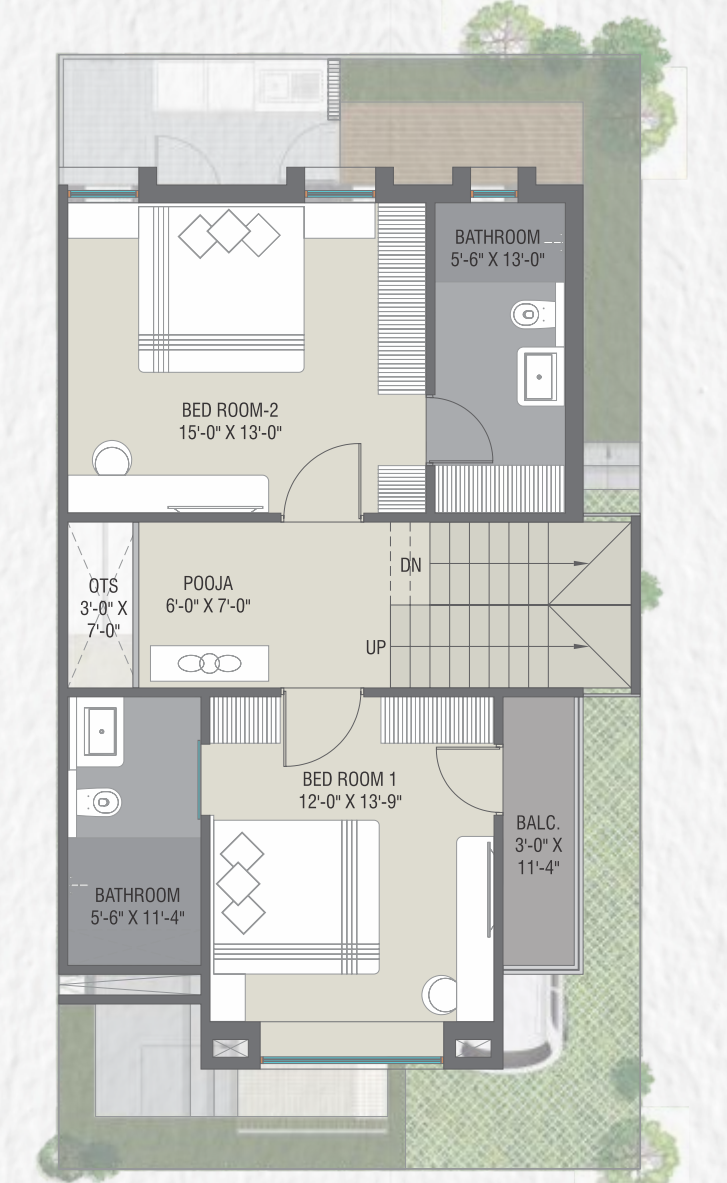
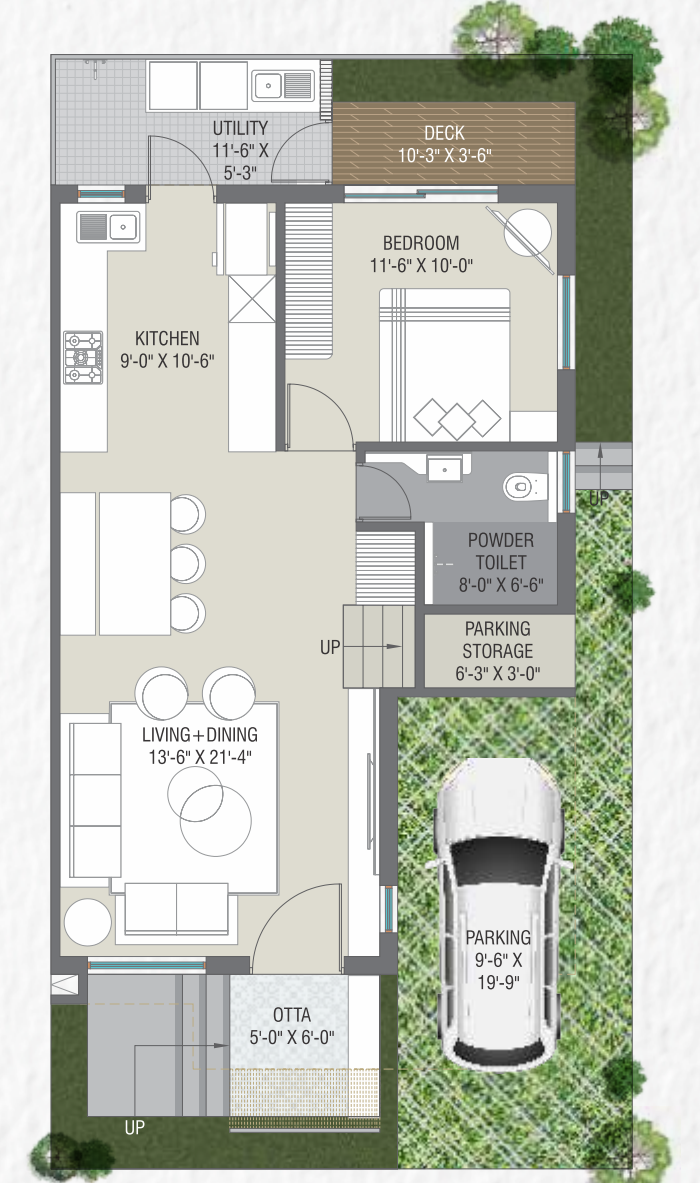
GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

PLOT # 11 to 15, 18 to 22

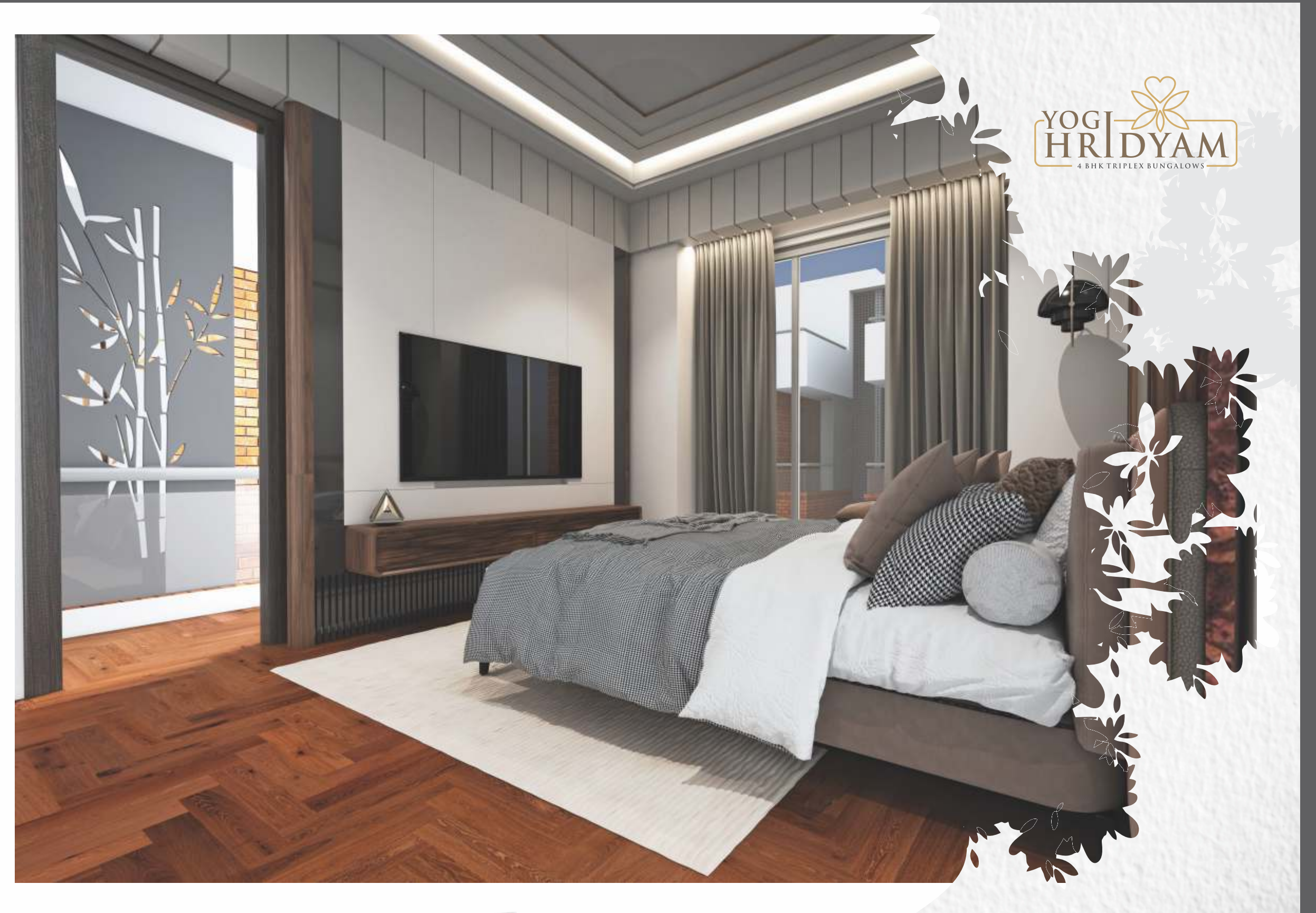
Ground Floor - Built Up Area : 806.90 sq.ft.
 First Floor - Built Up Area : 803.80 sq.ft.
 Second Floor - Built Up Area : 524.30 sq.ft.
Total Built-Up Area : 2135.00 sq.ft.



GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN



PLOT # 16 & 17



GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

Ground Floor - Built Up Area : 809.70 sq.ft.
 First Floor - Built Up Area : 806.70 sq.ft.
 Second Floor - Built Up Area : 527.30 sq.ft.
Total Built-Up Area : 2143.70 sq.ft.

PLOT # 23



GROUND FLOOR PLAN

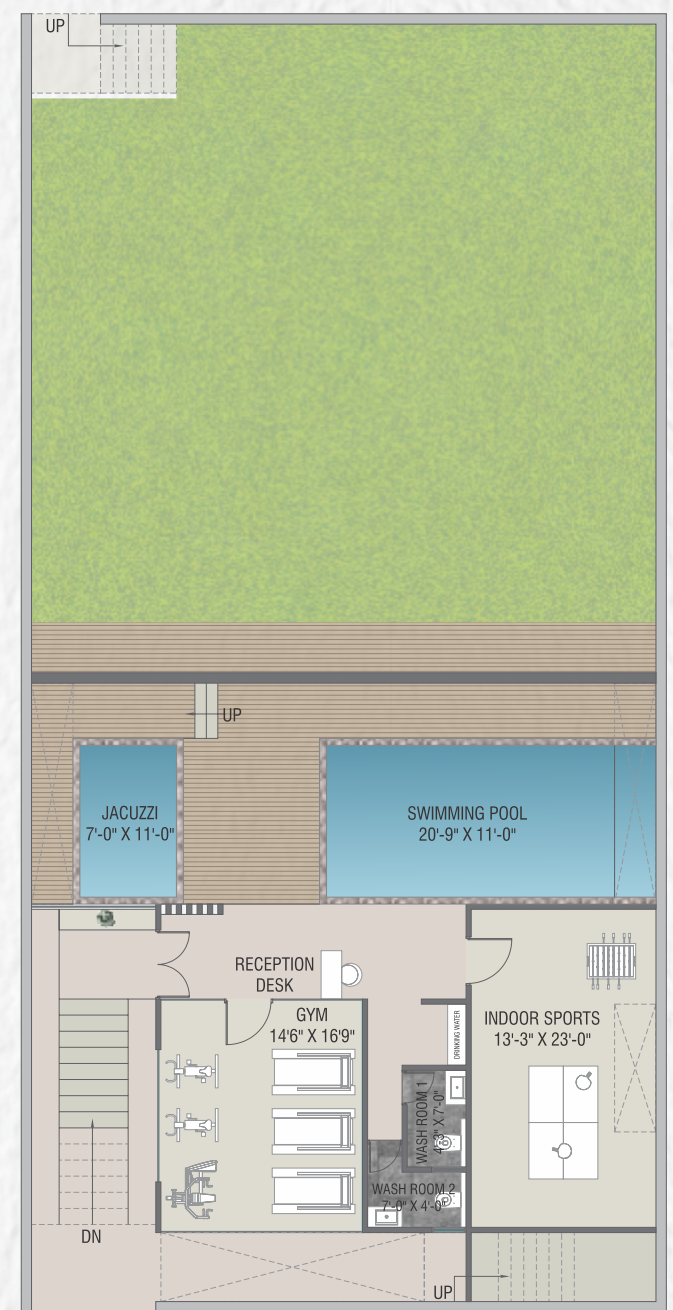
FIRST FLOOR PLAN

SECOND FLOOR PLAN

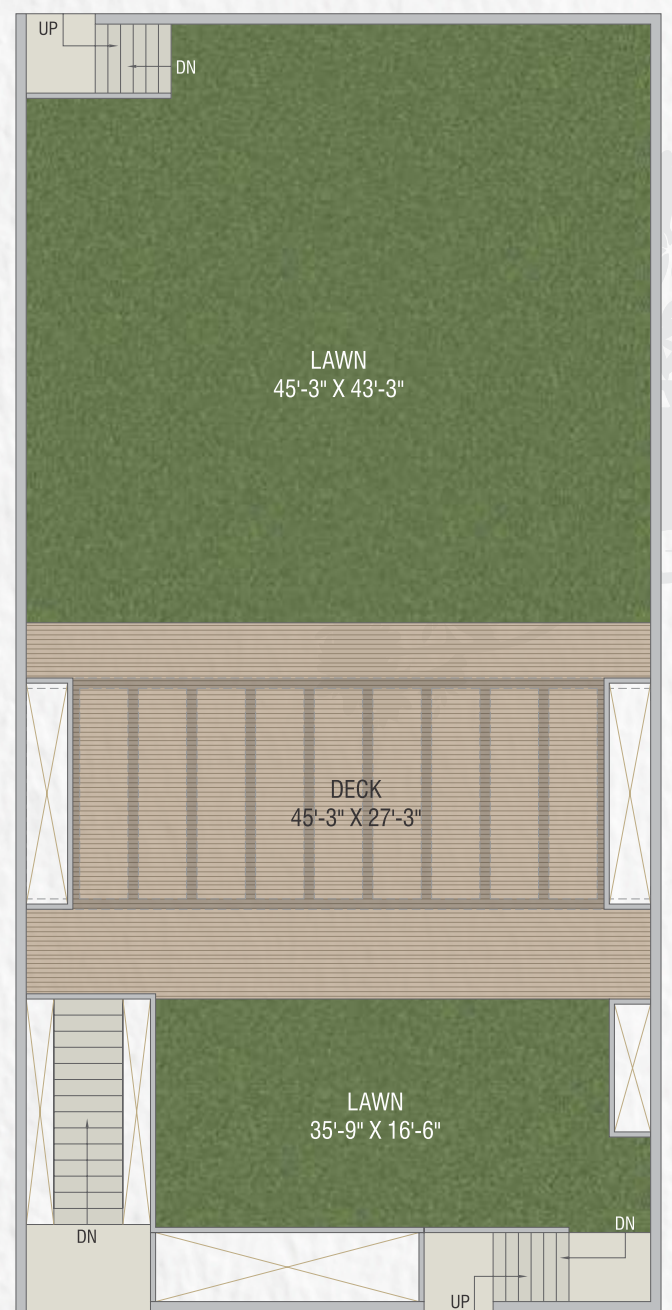
Ground Floor - Built Up Area : 820.90 sq.ft.
 First Floor - Built Up Area : 816.40 sq.ft.
 Second Floor - Built Up Area : 532.90 sq.ft.
Total Built-Up Area : 2170.20 sq.ft.



CLUB HOUSE



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



LEISURE AMENITIES



CHILDREN PLAY AREA



LUSH GREEN GARDEN



SENIOR CITIZEN SEATING



AC GYMNASIUM



SWIMMING POOL
JACUZZI TUB



INDOOR SPORTS





YOGI
HRIDYAM
4 BHK TRIPLEX BUNGALOWS

SPECIFICATION



STRUCTURE

- RCC Footing Base & Brick Masonry work as per structural engineer's design



WALL FINISH & PAINTS

- Out side Double Coat Plaster / Texture finish
- 2 Coat Putty with Primer Finish on Internal Walls.
- Weather Coat Exterior Paints (Asian)



KITCHEN

- Premium Quality Granite with Service Platform & Designer Wall Tiles
- RO, Chimney and Plumbing point Provision

OTHERS

- CCTV Cameras in common areas for round-the-clock surveillance
- Rain water Harvesting system
- Underground Provision for TV and Internet
- Underground Cabling for Electricity & Individual 3 Phase Connection



ELECTRIFICATION

- Concealed copper wiring of approved quality
- Branded Premium quality modular switches with sufficient electrical points as per Architect's Plan
- AC Point in all Bedroom and Living Room



BATHROOMS

- Sanitary Ware & CP Fitting (e.g- Jagur/ Cera / Hindwear)
- Designer Wall Tiles up to Lintel Level
- All Bathrooms to be Standardization with brick bat water proofing & all Plumbing materials with ISI marked Premium Quality



FLOORING & TILES

- Premium quality vitrified tiles in flooring
- Anit-Skid Flooring in Parking Area



WINDOWS & DOORS

- Aluminium Glass windows with three track mosquito net and Safety Grill with Granite/Stone Frame
- Main door : Designer Door both side polish with wooden box frame
- Bed rooms : Laminated Flush Door with Granite/Stone Frame
- Door Locks : All doors with Premium Quality Locks



TERRACE

- Chemical water proofing and china mosaic on open Terrace



WATER SUPPLY

- VMC water supply through overhead & underground tank of sufficient size

- Number plates to maintain uniformity of the projects
- Tremix Concrete/Heavy Paver Block Internal Road with designer LED street lights
- Society Main Entrance Gate



DISCLAIMER : the details , facts , specifications , figures mentioned in brochure are indicative for information purpose only and subject to modifications / compliance required as per RERA act.

Above project is registered under Gujrera. For further details: visit: www.gujrera.gujarat.gov.in under registered project. RERA REGISTRATION NO.: RAA11789/180523

PAYMENT SCHEDULE:

10% Booking Amount | 20% Within 30 calander days of Booking | 15% Plinth Level | 15% Ground Floor Slab | 10% First Floor Slab | 15% Plqster Level | 10% Flooring Level | 05% Final Finishing

Terms & Conditions:

(1) Possession will be given after one month of settlement of all accounts. (2) Extra work will be executed after receipt of full advance payment. (3) Document Charges, Stamp Duty, Service Tax, GST, Development Charge and Common Maintenance Charges will be extra. (4) Any new Central or State Government Taxes, if applicable will have to be borne by the clients. (5) Elevation alteration will not allowed in any circumstances. (6) Continuous default payments leads to cancellation. (7) Refund shall be given in case of cancellation of the booking within 30 days. The paymnet shall be refunded only after a same premises is re-booked and payment for the same received from the other customer. We shall deduct actual expense incurred if any and a minimum administrative charges of Rs. 50,000/- shall be applicable. (8) Architect/ Developers shall have the right to change or raise any details herein and any changes or revision will be binding to all. (9) In case of delay in water supply, drainage, electricity connection work by the respective authority, developers will not be responsible. (10) Any Plans, Specification or Information in this Borchure can not form legal part of an offer, contract or agreement. It is noly depiction of project.