

A Project By:



Developers: Rudraksh Developers
Site: Block No:- 544, Opp. Arya Exotica,
Bill Vadodara.
Mo: 78744 41515
E-mail :

Architect:  DESIGN STUDIO
architect & interiors
Ruchir Sheth

Structural Consultant:  ZARNA ASSOCIATES

RERA Reg. No.:
RERA Website: www.gujrera.gujarat.gov.in

Meadows LUXURIA

4 BHK Luxurious Villas with
Premium Club Amenities

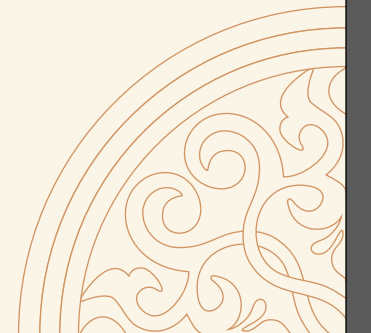


Luxury like never before



Limited Edition Living

Presenting a world of exclusivity, where magnificent 4 BHK villas wrapped in the blanket of green environs await. An elite community that is set in a stunning campus filled with the handpicked amenities and the choicest comforts to offer you a life of privilege.



Lifestyle like never before

Next Level Living

The residences at Meadows Luxuria are truly beyond your imagination. The stately façade is a perfect blend of classic and contemporary features and textures and offers a befitting prelude to the sophistication inside.




Class like never before




VALUE ADDED AMENITIES


 Number Plate to maintain the uniformity of the project


 Underground Cabling for electricity

 CCTV Cameras in common areas for round-the-clock surveillance

 Water & Drainage Facility

 Termite Resistance Treatment

 Individual 3-Phase Electric Connection

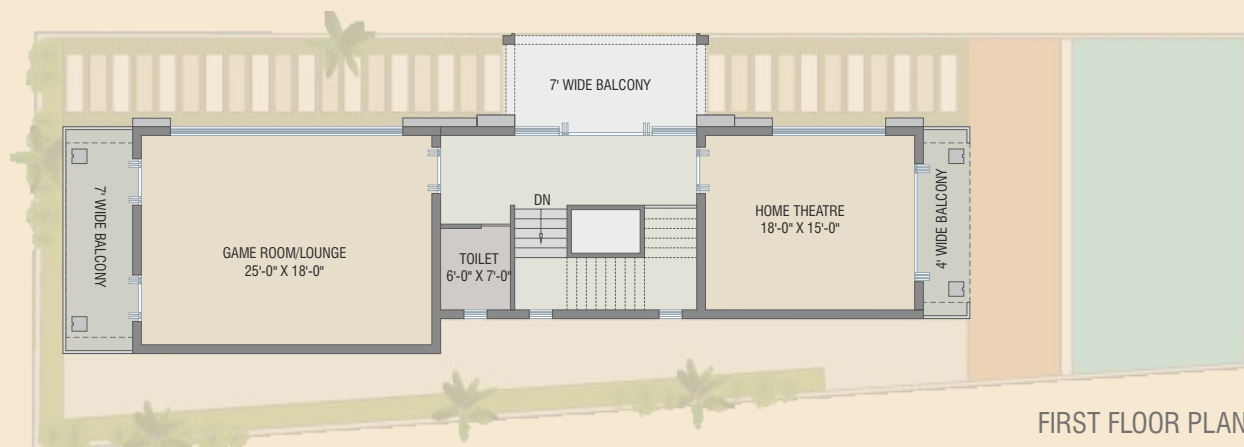
 Tremix Concrete / Heavy Paver Block internal road with designer street lights

 Security Cabin

 Barrier Entrance Gate



CLUB HOUSE



LEISURE AMENITIES



LANDSCAPED GARDEN



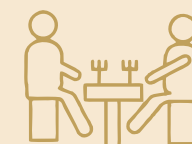
GYM



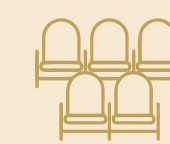
SENIOR CITIZEN'S SEATING



CHILDREN'S PLAY AREA



GAME ROOM



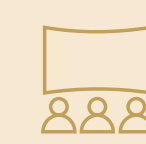
MULTIPURPOSE HALL



SWIMMING POOL



GAZEBO



HOME THEATRE



LAYOUT PLAN

Area Table

PLOT NO.:	AREA	PLOT NO.:	AREA
1	1407.00	19	973.00
2	952.00	20	973.00
3	950.00	21	1222.00
4	951.00	22	1222.00
5	952.00	23	973.00
6	954.00	24	973.00
7	955.00	25	1060.00
8	958.00	26	1377.00
9	962.00	27	1259.00
10	965.00	28	1066.00
11	969.00	29	1066.00
12	1222.00	30	1066.00
13	973.00	31	1294.00
14	973.00	32	1296.00
15	973.00	33	1163.00
16	1270.00	34	1200.00
17	1329.00	35	1236.00
18	1060.00	36	1432.00

AREA IN SQ.FT.

TYPE A TYPE B TYPE C

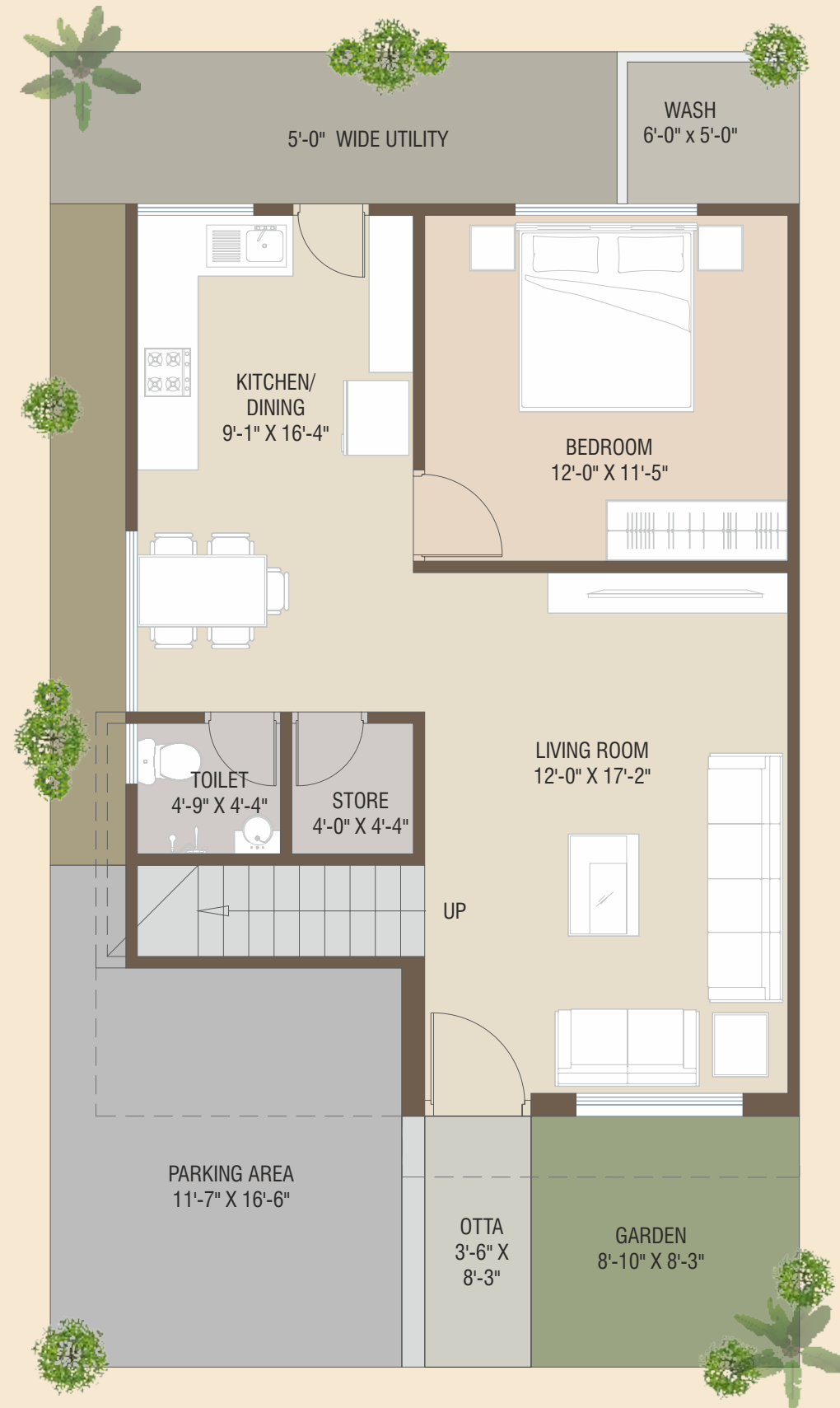


TYPE-A

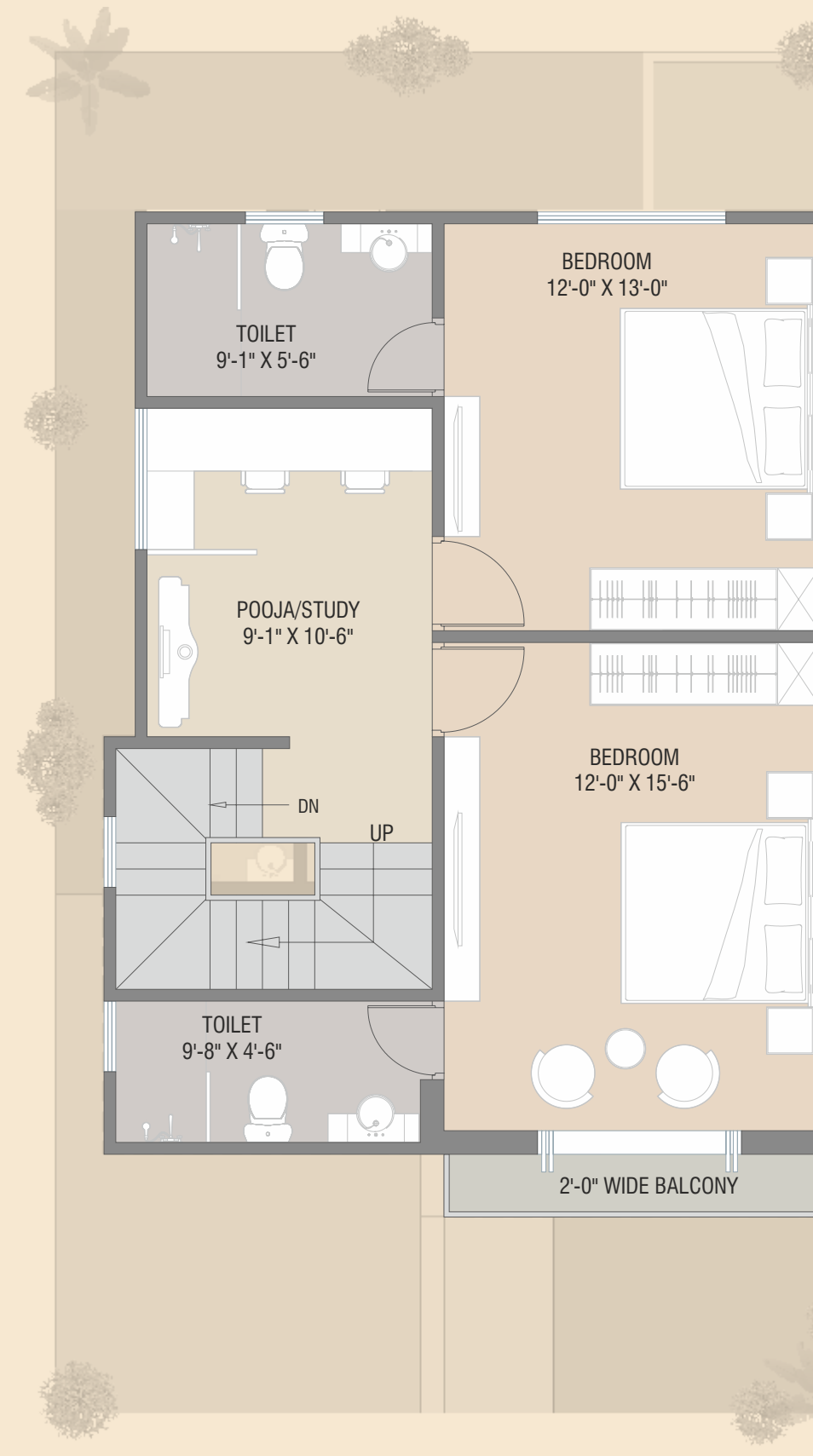
PLOT 27 TO 36

Ground Floor Built up Area= 621.00 SQ.FT.
 First Floor Built up Area= 679.00 SQ.FT.
 Second Built up Area= 458.00 SQ.FT.
 Total Built Up Area= 1758.00 SQ.FT.

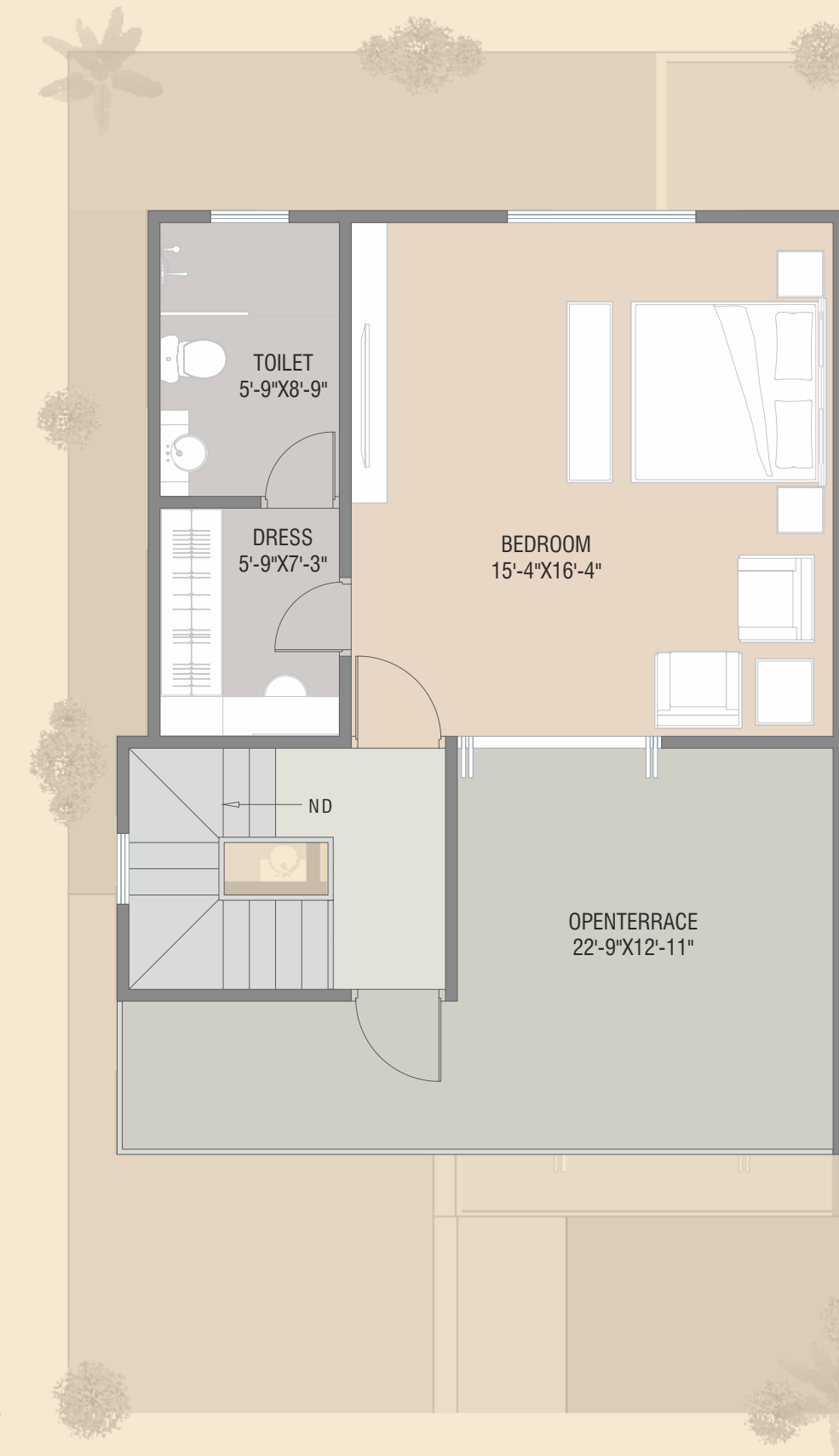
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

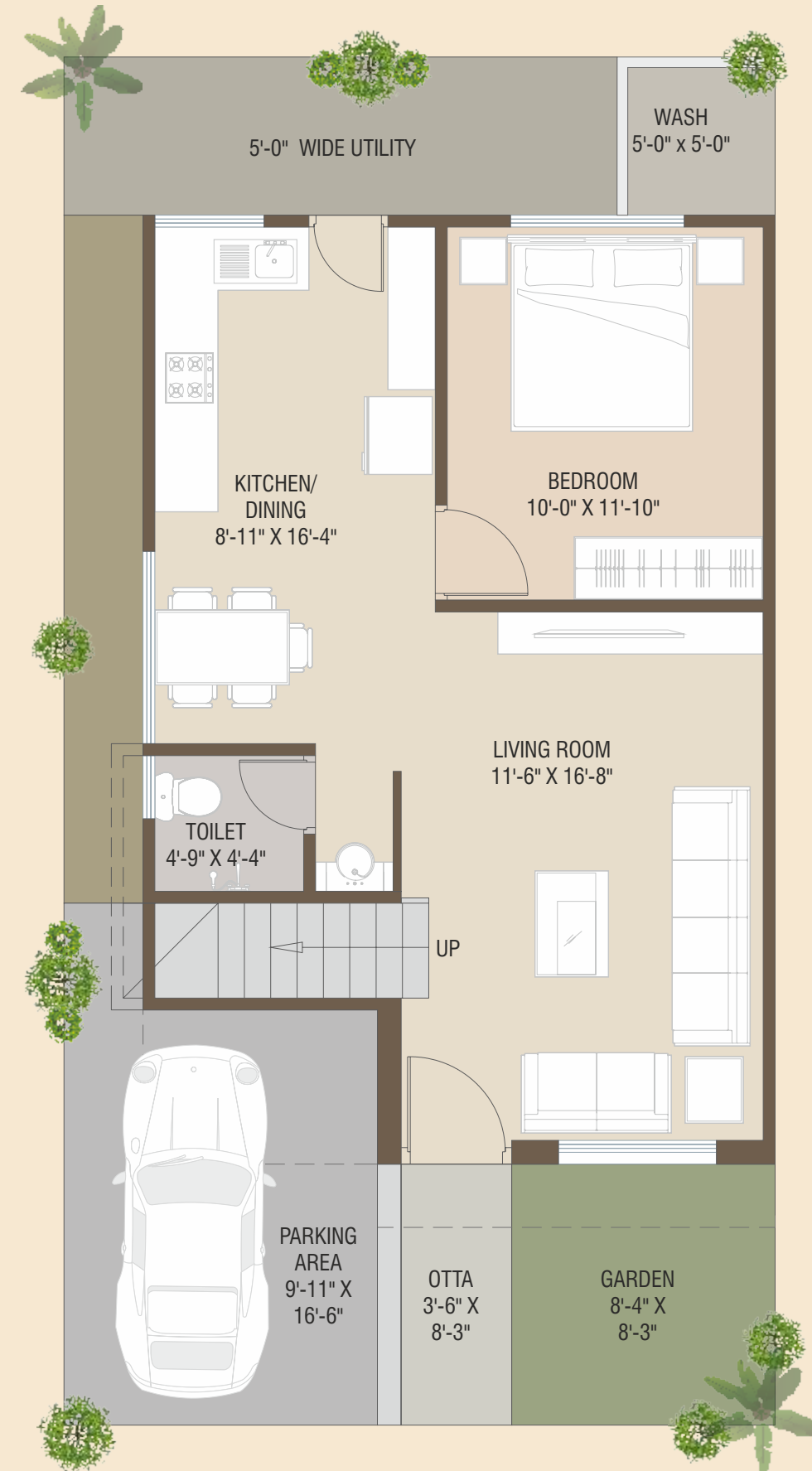


TYPE-B

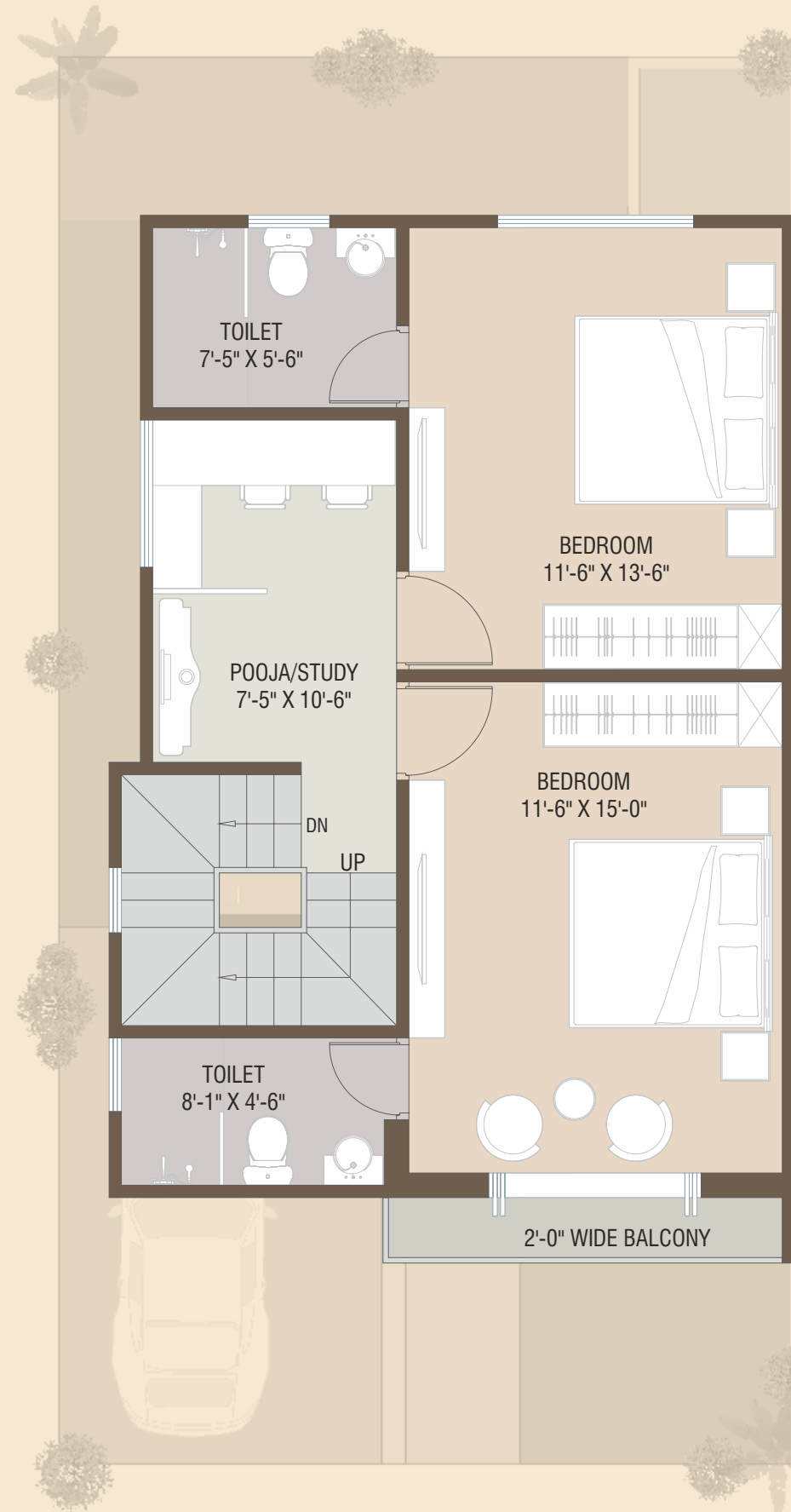
PLOT 12 TO 26

Ground Floor Built up Area= 564.00 SQ.FT.
 First Floor Built up Area= 613.00 SQ.FT.
 Second Built up Area= 431.00 SQ.FT.
 Total Built Up Area= 1608.00 SQ.FT.

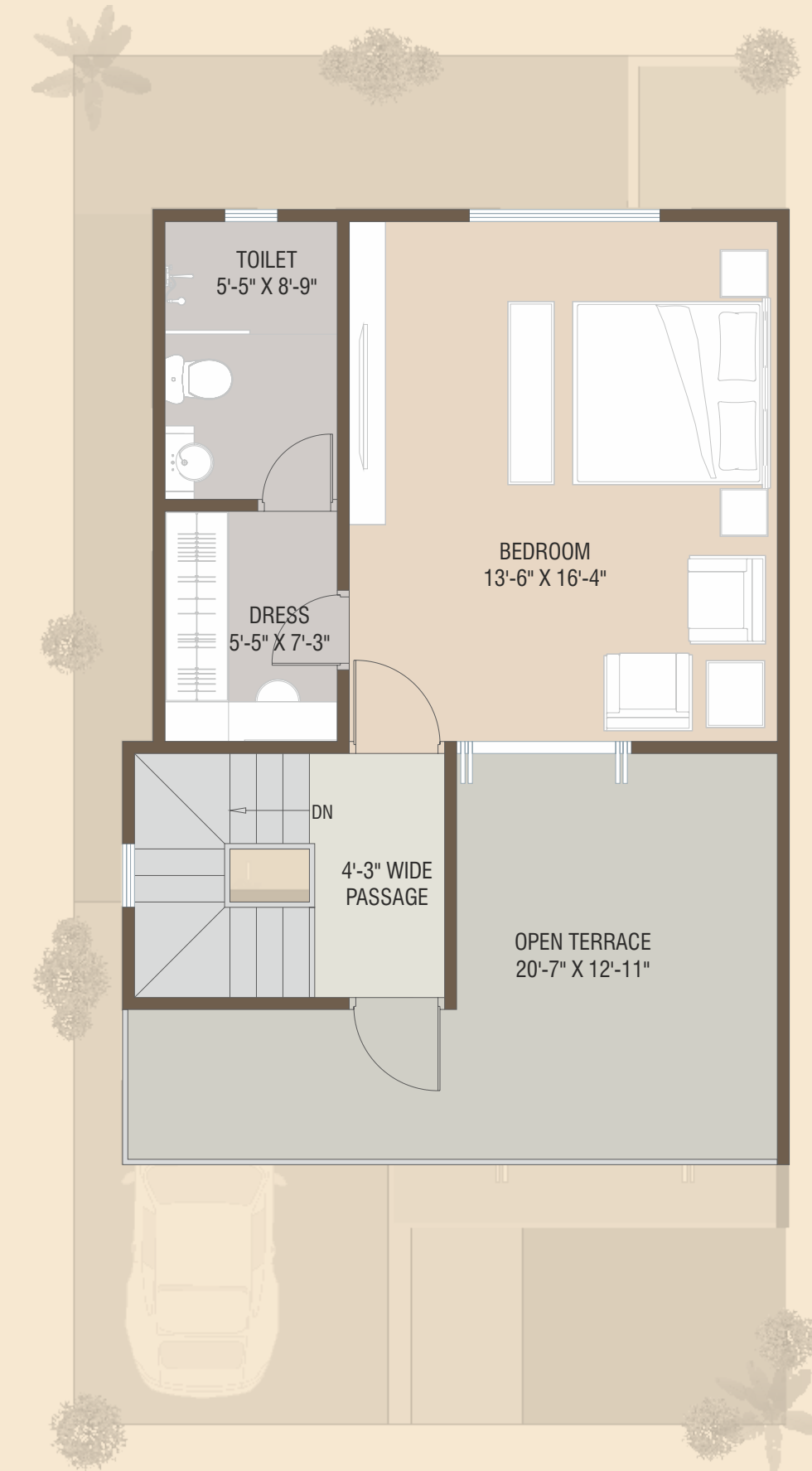
GROUND FLOOR PLAN



FIRST FLOOR PLAN



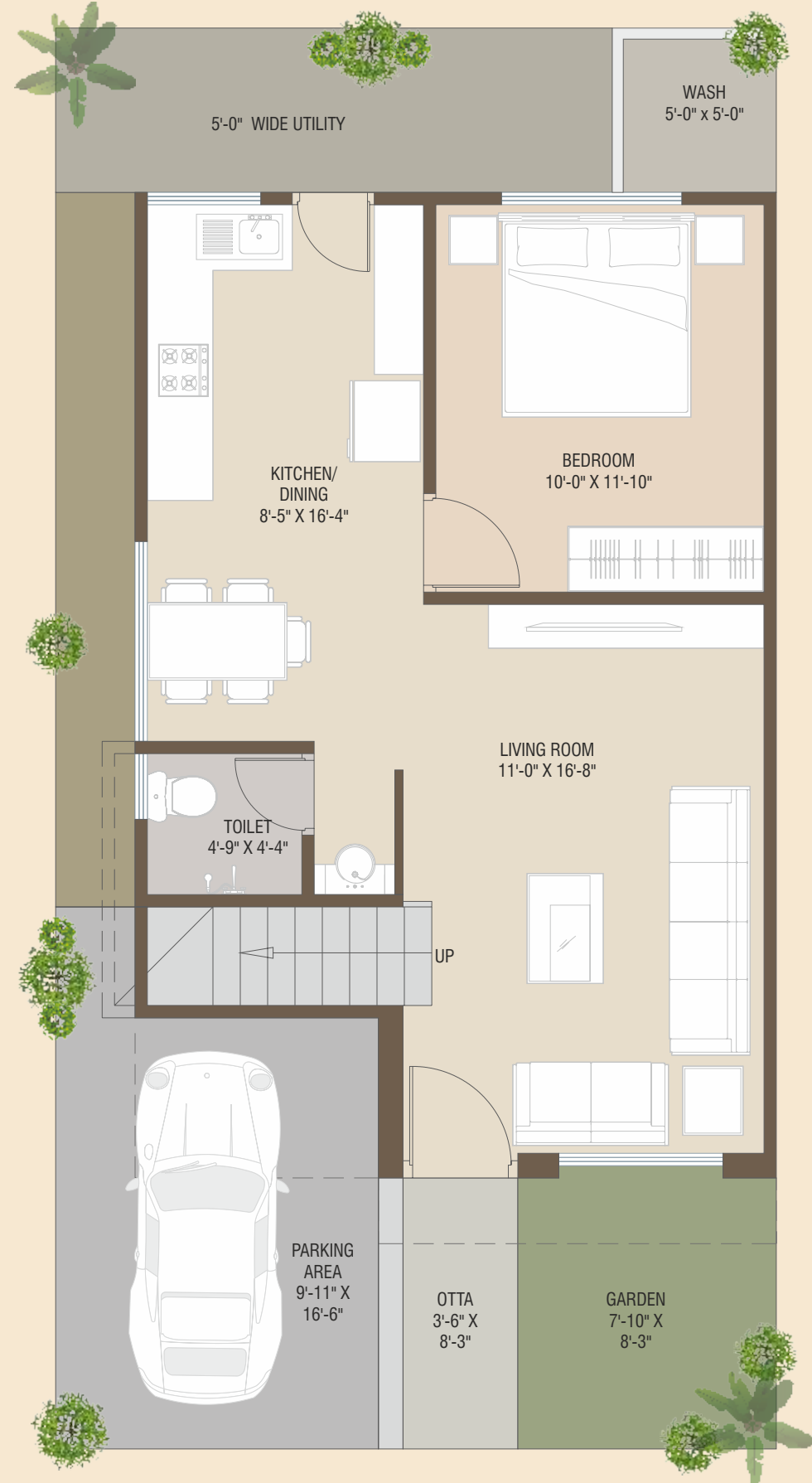
SECOND FLOOR PLAN



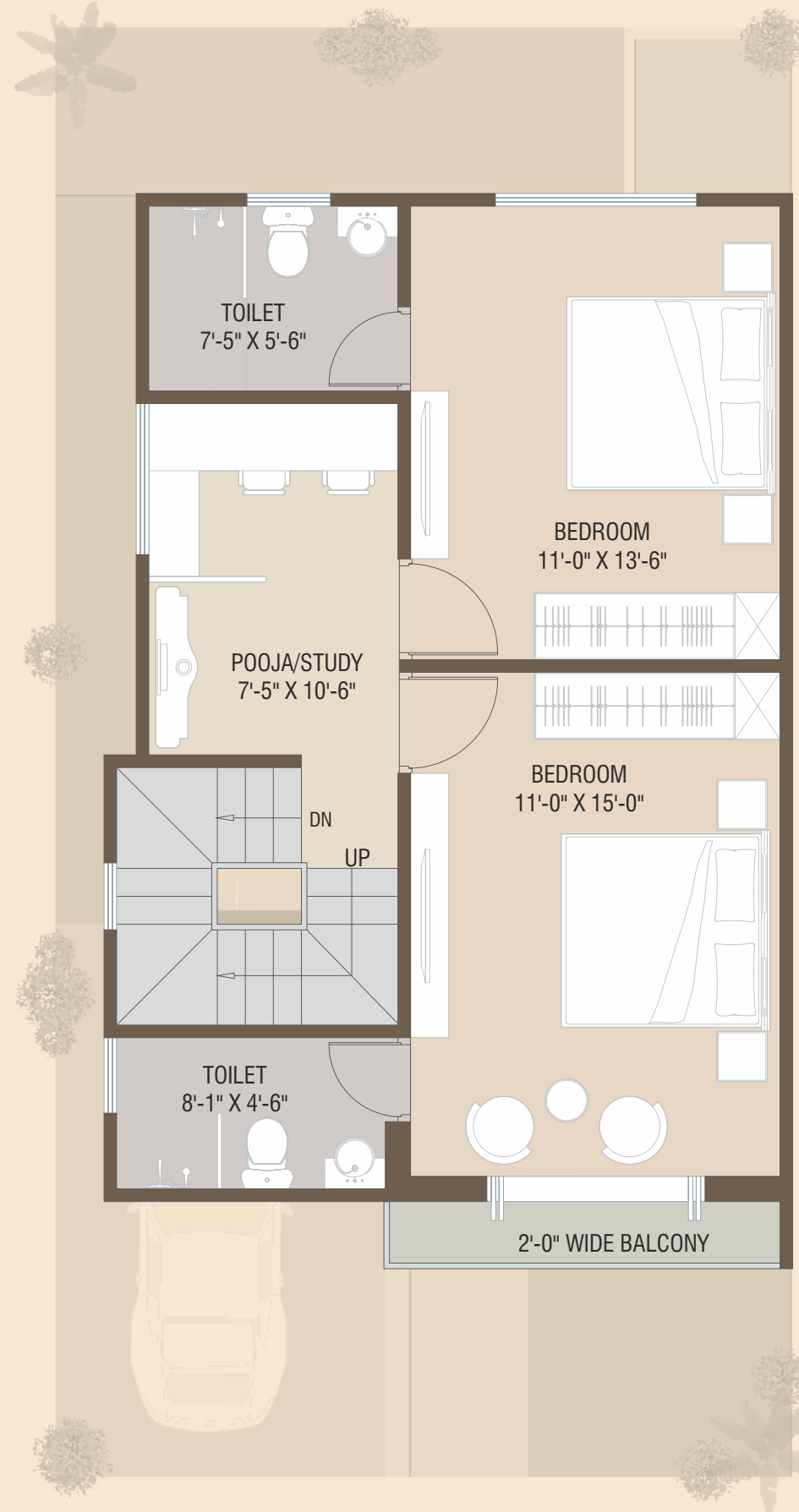
TYPE-C ■
PLOT 2 TO 11

Ground Floor Built up Area= 550.00 SQ.FT.
 First Floor Built up Area= 599.00 SQ.FT.
 Second Built up Area= 423.00 SQ.FT.
 Total Built Up Area= 1572.00 SQ.FT.

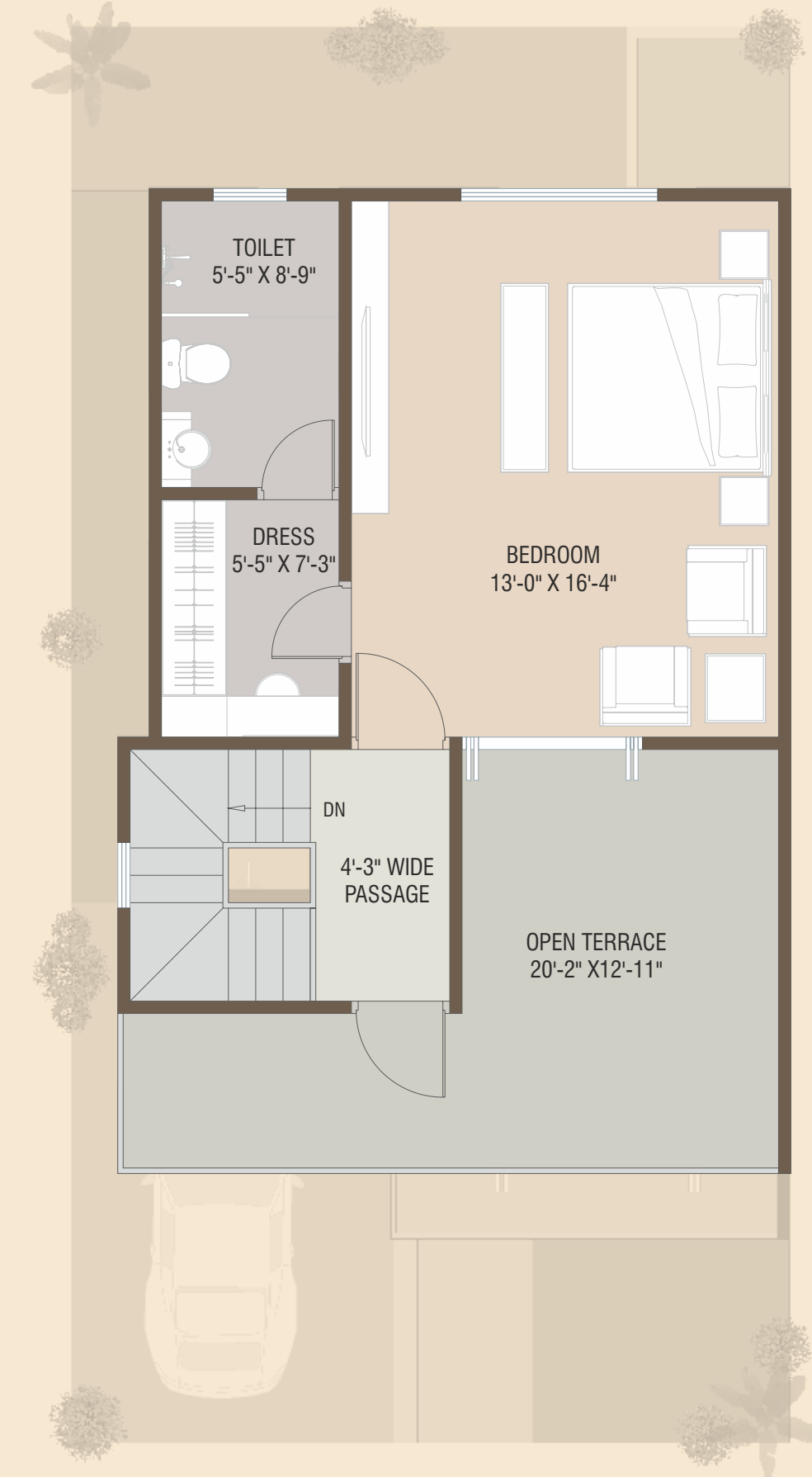
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





SPECIFICATIONS

- STRUCTURE:**
- RCC & Brick Masonry work as per Structural Consultant & Architect's design.
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- WALL FINISH:**
- Interior Single coat plaster with wall putty and Exterior double coat plaster with texture and good quality paint
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- FLOORING:**
- Italian tiles in living, dining and kitchen area
 - Vitrified tiles flooring in rest of the area
-
- TOILET:**
- Designer Bathrooms with premium quality fittings & vessels
 - Designer tiles upto lintel level
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- TERRACE FINISH:**
- Anti-skid tiles on lower terrace and elegant china mosaic finish on upper terrace with water proofing treatment
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- DOORS:**
- Decorative main door with standard safety lock & fittings
 - All other internal doors are flush doors with both side laminate
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- WINDOWS:**
- Good quality Anodized coated Aluminum section windows with mosquito net
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- KITCHEN:**
- Quartz Kitchen platform with SS sink & designer tiles upto lintel level
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- ELECTRIFICATION:**
- Concealed Copper ISI wiring, MCB / ELCB
 - Branded modular switches with sufficient electrical points
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- ANTI-TERMITE:**
- Anti-termite treatment in each villa
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- PLUMBING:**
- Concealed CPVC / UPVC plumbing as per plumbing consultant's design



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TERMS & CONDITIONS

1. Possession will be given one month after the settlement of accounts as per the payment schedule.
2. Extra work will be executed after receipt of full payment in advance.
3. Maintenance deposit, Document charge, GST, Development charge, MGVCCL charges, Legal charges* & any other charges (if applicable) should be levied separately.
4. Annual maintenance charges of the society as per the expense estimate of the year will be collected before possession.
5. Any new central or state government taxes, if applicable, will have to be borne by the client.
6. Continuous default in payment will lead to cancellation.
7. In case of cancellation booking and administrative charge of Rs. 50,000 (Plus GST) will be deducted from the refund amount.
8. Developer shall not be held responsible, in case of delays in water supply, drainage & electricity by the respective authorities.
9. Developers/ Architect shall have full rights to change/ revise/ improvise any design details, which will be binding for all.
10. Any plans, 3-D views or information shown in brochure cannot form a legal part of the sales agreement. It is only for purpose of depiction of the project.

PAYMENT SCHEDULE:

On Booking **30%** | On Completion of Plinth **15%** | On Completion of Ground Floor Slab **10%** | On Completion of First Floor Slab **10%** | On Completion of Second Floor Slab **10%** | On Completion of Plaster Level **10%** | On Completion of Flooring Level **10%** | On Finishing Stage **05%** + GST + Maintenance Deposit + Development Charge. Possession after 30 days of full payment.

