



॥ श्री ॥
॥ Kanha ॥
Laxminarayan
Avenue

3 BHK LUXURIOUS FLATS & SHOPS

Developers:
Shree Vimalnath Corporation

Site: **Shree Kanha Laxminarayan Avenue,**
 Beside Bank of Baroda, Manjalpur Main Road, Vadodra

Mo: **87996 22334, 98250 27730**
 Email: Shreevimalnathcorporation@gmail.com

Architect: **Rishi Architect**
 Structure: **Omkar Associates (Mihir Shah)**

Payment Mode For Flat:	
Booking	25%
Plinth	15%
1st Slab	10%
3rd Slab	10%
5th Slab	10%
7th Slab	10%
Masonry & Plaster	15%
Before Possession	05%
Payment Mode For Shop	
Booking	30%
Plinth	25%
Slab Level	20%
Masonry & Plaster	20%
Before Possession	05%



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RERA Reg. No.: PR/GJ/VADODARA/VAGHODIA/Others/MAA12204/290823 | www.gujrera.gujarat.gov.in

Terms & Conditions: (1)The following will be charged extra in advance/ as per government norms: (a) Stamp Duty & Registration Charges. (b) GST (as actual). (c) Maintenance Deposit, (d) Electrical infrastructure charge and Deposit for New Electric Connection. (2) If any new tax applicable by Central or State Government in future, it will be borne by the buyers/ members. (3) Possession will be given only after one month of settlement of all accounts. (4) Continuous default in payments leads to cancellation. The developers reserve all the rights to change the plan, elevation, specification or any details will be binding to all. (5) In case of delay in water supply, light connection, drainage work by the concerned authority, developers will not be responsible. (6) Changes in any structural design & changes in any external facade will not be permitted under any circumstances. (7) Internal changes will only be permitted with prior permission. (8) Outdoor AC units will be fitted as per provision provided in the designated place by the architect. (9) Terrace rights will be exclusively lies with the developer & balance FSI at present or in future shall be solely lies with the developers.(10) This brochure is for information purpose only. It does not form a part of the agreement or any legal document. The developer retains the right to alter the specification without any consent of the member. (11) In case of cancellation of the said unit/units, if any charges in the unit are executed on request of the purchaser, cost of charges will be borne by the purchaser and on account of such charges, if any further expenses are incurred to bring out of the unit in its original design/layout such expenses will also be deducted from the amount to be paid towards cancellation.

design: stroke&arrow@9824092010

A Project By:
**JAYDEEP SHAH &
 ASHOK MEHTA**

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Presenting Shree Kanha Laxminarayan Avenue, delightful 3 BHK Apartments & road-facing Ground Floor Shops set in the one of Vadodara's most sought after residential localities of Manjalpur. With just 2 apartments per floor, get excellent privacy and exclusivity apart from generous natural light and aeration. A small cohesive community of limited 7 units ensures an abundance of class, luxury and convenience all wrapped into one stunning building.



EXQUISITE HOMES
EXCLUSIVE LIVING SPACES
ENCHANTING LIFESTYLE

Specifications:

Flooring:

- Superior Quality Vitrified Flooring

Kitchen:

- Granite/Crystal Platform with SS Sink
- Decorative Glazed tiles dedo

Door:

- Attractive Main door
- Good Quality Flush Door in all Bedrooms with Laminate on both sides

Windows:

- Aluminium Section Windows
- Safety Grill in Windows

Color:

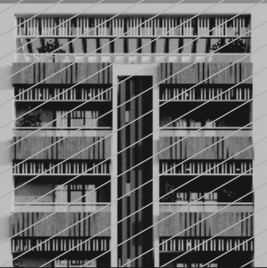
- Weather Coat / Texture Finish Exterior Surface Wall
- Birla Putty Finish with Primer to Internal Wall Surface

Electrification:

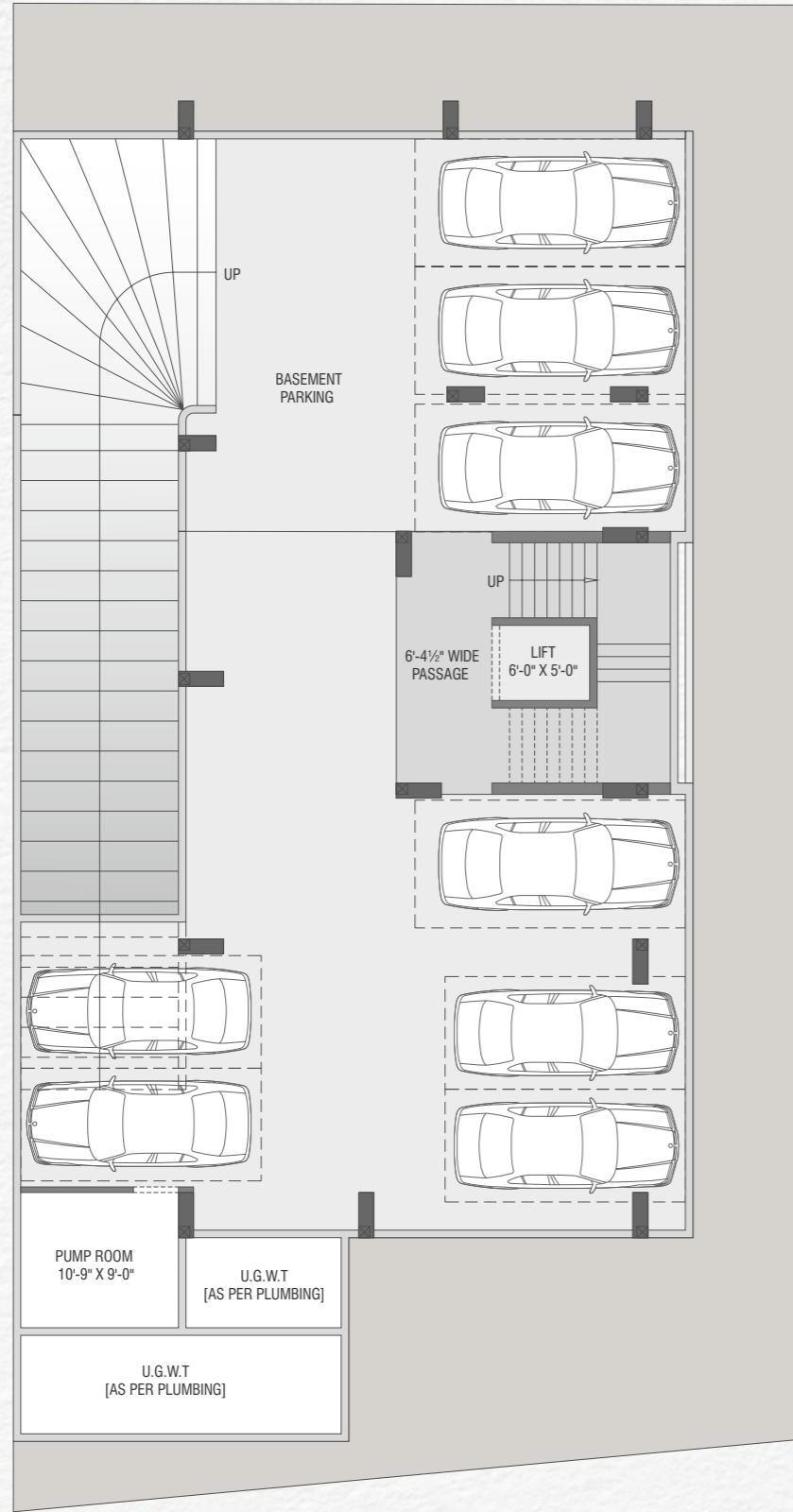
- Concealed Wiring of Standard Quality with Modular Switches
- TV Point in Living Room
- AC Points in all Bedrooms
- General lighting in common Areas

Toilet / Plumbing

- Standard Quality Sanitaryware & Branded Quality Plumbing Fittings
- Decorative Glazed tiles dedo with modern concept
- Ceramic Tiles in Flooring



BASEMENT PLAN



Valuable Amenities

- R.O. System in Each Flat
- Standard Quality Lift
- 24 Hrs. Water Supply
- CCTV Camera in Basement & Ground Level Parking Area
- Waterproofing Treatment & China Mosaic on Terrace
- Attractive Name Plate

GROUND FLOOR PLAN

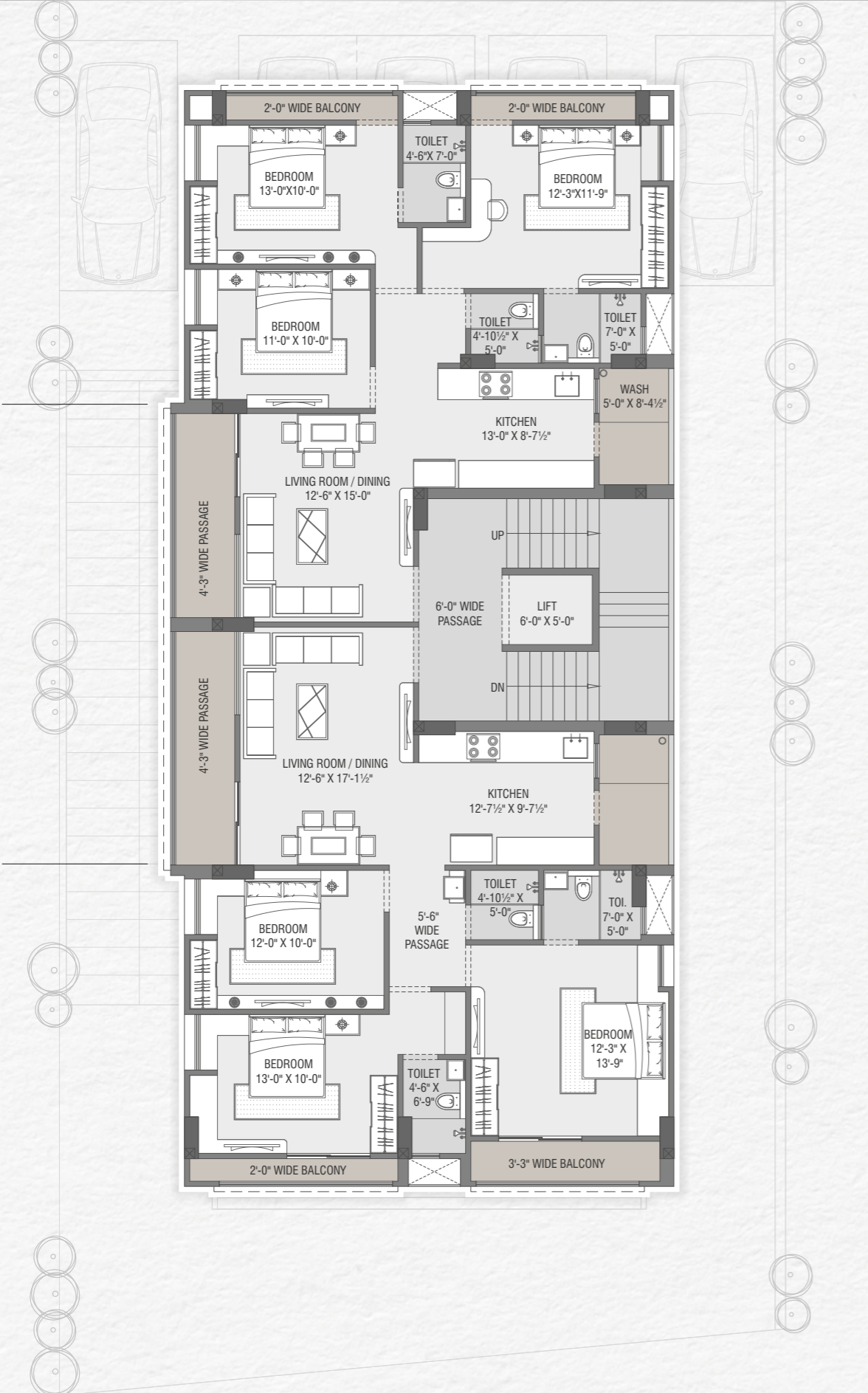


TYPICAL FLOOR PLAN
(1st TO 6th)

7.5 MT. WIDE ROAD

101
TO
601

102
TO
602



SEVENTH FLOOR PLAN

7.5 MT. WIDE ROAD

701

