



AURO
Asitha
3 & 4 BHK DUPLEX BUNGALOWS



*A Home that offers
all the comforts you desire!*

Set amidst the fast developing residential neighbourhood of Bill, Auro Aastha is a paradise of comfort, beauty and luxury. It is designed to become your perfect abode of peace and tranquility.

A project with class and elegance in every aspect of its development, Auro Aastha offers plush 3 BHK Luxury Duplex Bungalows.

Designed & built to high standards of quality, the project evokes awe the moment you step inside the campus. Wide roads, greenery all around, a soothing brick & concrete elevation, spacious room sizes, premium leisure amenities...the list goes on and on!

Auro Aastha is truly a remarkable development for the elite. Come experience a peaceful and fulfilling life!

Specifications

Structure: All RCC & Brick Masonry works as per structural engineer's design.

Wall Finish: Inside smooth plaster with Arcylic emulsion paint & outside surface pointed with weather-resistant paint.

Flooring: Vitrified tiles flooring.
Kota Stone Flooring In Parking Area.

Doors & Windows:
-Flush laminate door and all internal doors of quality flush doors with lock.
-Powder Cotted Aluminum section windows.
Full Granite Framing for all Windows & Door.

Terrace: Terrace Floor in China mosaic with waterproofing

Kitchen: Granite kitchen platform with SS Sink, glazed tiles dado up to lintel level.

Toilets: Designer Bathrooms with premium fittings & vessels with full glazed tiles up to lintel level.

Electrification: Concealed copper wiring of approved quality, sufficient electrical points as per architect's plan.

Water Supply: - Under water tank
- Overhead tank of 1000 ltr.



Value Added Amenities

Aesthetics

- Elegant Entrance Gate
- Decorative Compound Wall as per Architect's Design
- Two Common plot with landscape garden and senior citizen seating admeasuring.
- Number Plate to maintain the uniformity of project

Infrastructure

- Tremix Concrete / Heavy Paver Block internal road with designer street lights
- Water & Drainage Facility

Security

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



Leisure Amenities

Clubhouse with

- Banquet Hall
- Landscaped Garden
- Children's Play Area



PLOT TYPE	AREA	PLOT TYPE	AREA	PLOT TYPE	AREA	PLOT TYPE	AREA	PLOT TYPE	AREA	PLOT TYPE	AREA			
1	A	1180	16	D	765	31	D	765	46	D	765	76	D	765
2	A	1285	17	D	765	32	D	765	47	D	765	77	D	765
3	C	1045	18	D	765	33	D	765	48	D	765	78	D	765
4	C	795	19	E	1085	34	D	765	49	D	885	79	D	1000
5	C	795	20	D	1015	35	D	765	50	D	895	80	B	1210
6	C	795	21	D	765	36	D	765	51	D	765	81	B	920
7	C	795	22	D	765	37	D	765	52	D	765	82	B	920
8	C	795	23	D	765	38	D	765	53	D	765	83	B	920
9	C	795	24	D	765	39	D	1005	54	D	765	84	B	920
10	C	1105	25	D	765	40	D	1015	55	D	765	85	B	920
11	D	815	26	D	765	41	D	765	56	D	765	86	B	920
12	D	765	27	D	765	42	D	765	57	D	765	87	B	920
13	D	765	28	D	765	43	D	765	58	D	765	88	B	920
14	D	765	29	D	746	44	D	765	59	D	1040	89	B	1255
15	D	765	30	D	795	45	D	765	60	D	990			

AREA IN SQ.FT.

Layout Plan

- Min. Plot Area
- 1180 sq.ft. Type - A 01 & 02
- 920 sq.ft. Type - B 80 to 89
- 795 sq.ft. Type - C 03 to 10
- 746 sq.ft. Type - D 11 to 18 & 20 to 29
- 1085 sq.ft. Type - E 19



Type - A 4 BHK Duplex

Ground Floor plan



First Floor plan

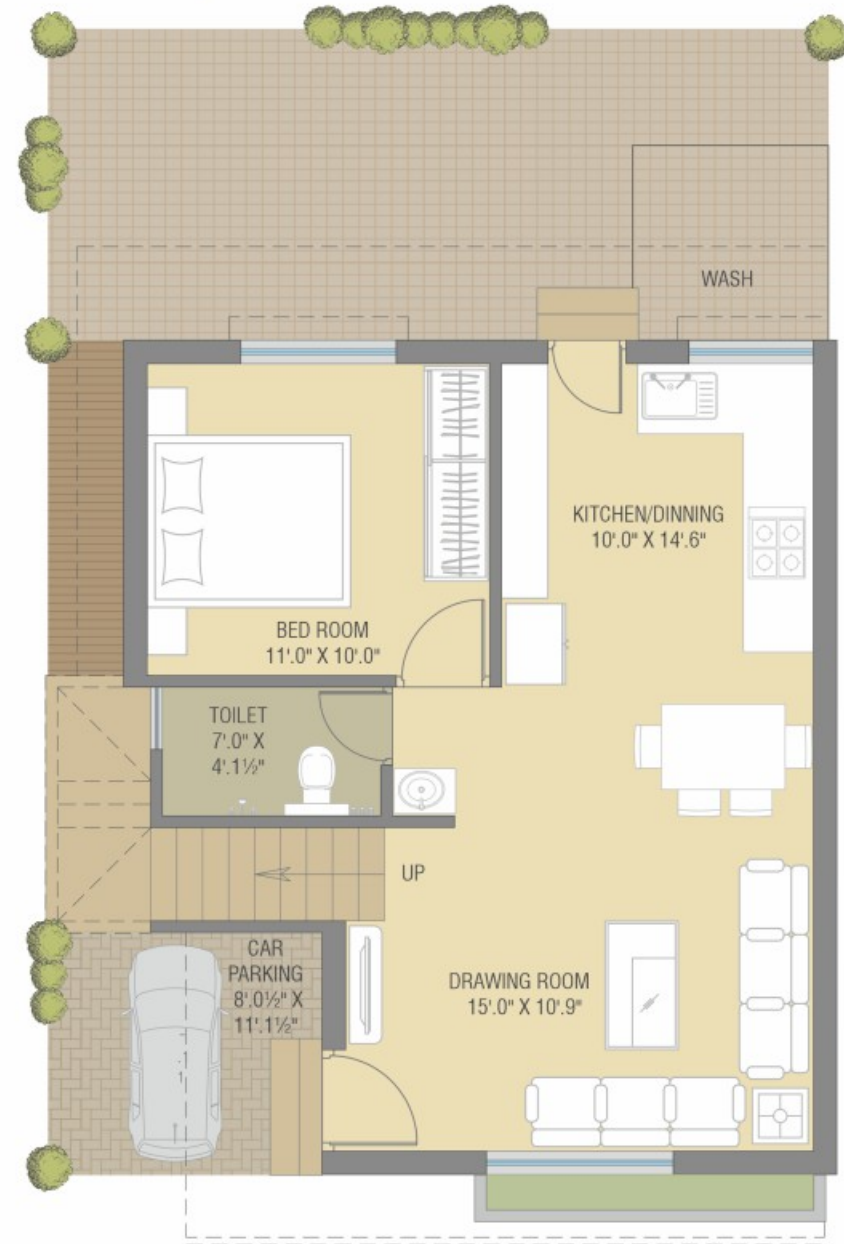


Carpet Area = 1224.00 SQFT
 Builtup AREA = 1419.00 SQ.FT.
 Plot Area = 1180.00 SQ.FT.

Type -B
3 BHK Duplex

Carpet Area=1150.00 SQFT
Builtup AREA = 1310.00 SQ.FT.
Plot Area= 920.00 SQ.FT.

Ground Floor plan



First Floor plan



Type -C
3 BHK Duplex

Carpet Area=1077.00 SQFT
Builtup AREA = 1263.00 SQ.FT.
Plot Area= 795.00 SQ.FT.

Ground Floor plan



First Floor plan

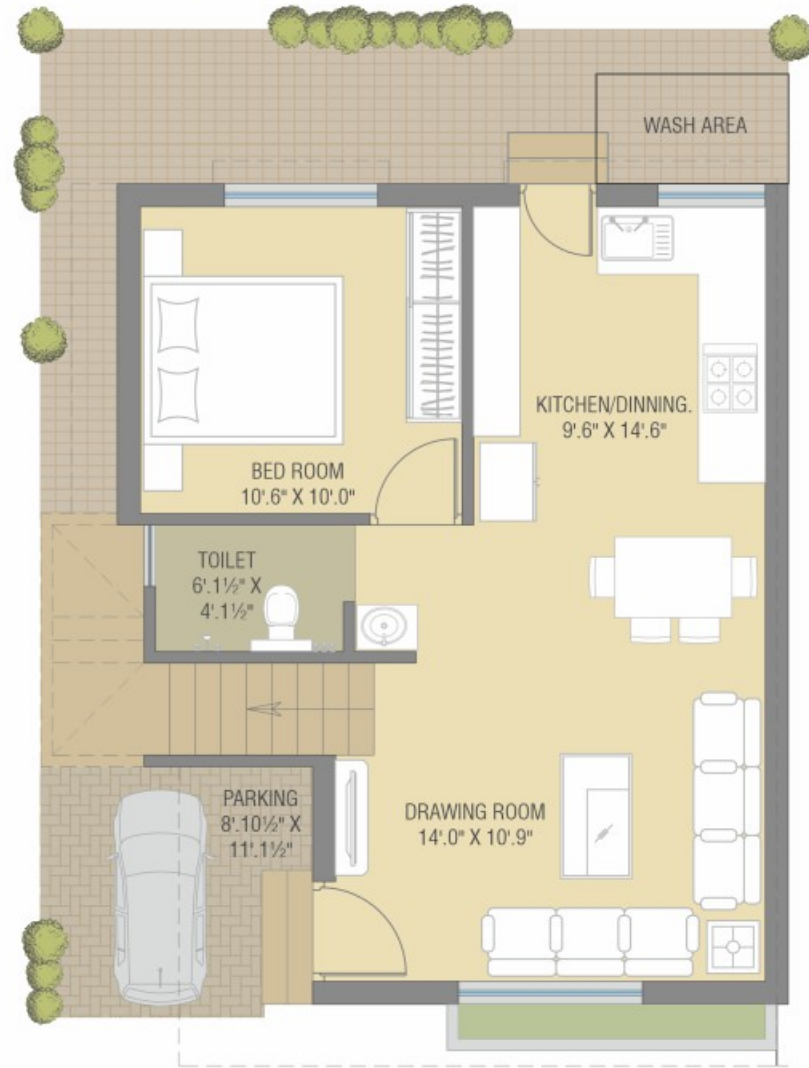


Type -D

3 BHK Duplex

Carpet Area= 995.00 SQFT
 Builtup AREA = 1207.00 SQ.FT.
 Plot Area= 746.00 SQ.FT.

Ground Floor plan



First Floor plan



Type -E

4 BHK Duplex

Carpet Area= 1084.00 SQFT
 Builtup AREA = 1294.00 SQ.FT.
 Plot Area= 1085.00 SQ.FT.

Ground Floor plan



First Floor plan





Key Plan



Payment Term

10% Booking , 20% Plinth level, 15% Ground Floor Slab, 15 % First Floor Slab,
15% Plaster Level, 10% Flooring Levels, 10% Coloring ,5% at the time of Possession

NOTE : • All plans are subject to amendments and approval by the relevant authorities.
• All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. • While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. • Subject to Vadodara Jurisdiction.

AURO
Aashra
3 BHK DUPLEX BUNGALOW

AURO
Aastha

3 & 4 BHK DUPLEX BUNGALOWS

Developers:
Shreeji Associate

Site: AURO AASTHA, Behind Auro Vista 2, Near Woodscape,
Bill chapad Road, Vadodara.

Contact: 97241 07541 | 99988 51618 | 99245 28457 | 76988 83886
Email: auroaastha@gmail.com
www.aurodevelopers.com

Architect: Design Point
Structural Consultant : Zarna Associate