



WISTERIA 11  
4 BHK PREMIUM BUNGALOWS

DISCOVER LUXURY LIVING...







# WISTERIA 11

4 BHK PREMIUM BUNGALOWS

Wisteria symbolizes a new life, complete with luxury and lifestyle living. A perfect home, it promises you housing villas rich in lifestyle, space and personal appeal. With 4-BHK planing covering the Ground, 1st & 2nd Floor, the living spaces shall help your family dwell with comfort & style.

Set amidst the tranquil surroundings of New Manjalpur (Vadsar) you can enjoy the pleasures of calm & peaceful surroundings, yet be located in close vicinity of urban conveniences.

The project has been conceived painstakingly to offer heightened comfort. The layout of the project offers openness and ample aeration & sunlight to all bungalows. Intelligent interior planning of the bungalows maximizes comfort and utility.

'Wisteria 11' will be more than your home, it shall be an adobe where you can wash away the stress and fatigue of everyday life and enjoy the good life !



## Specifications

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- Building as per national building code
- Vitrified tiles flooring in all rooms
- Designer tiles dado in all bathrooms
- Provision of solar for hot water
- Well-concealed C- PVC plumbing
- Decorative entrance & internal flush doors
- Granite Platform with S. S Sink in the kitchen
- Abundant electrical points with modular switches
- Provision for split A.C in all bedrooms



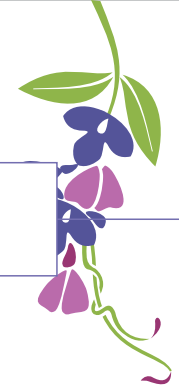
LAYOUT PLAN



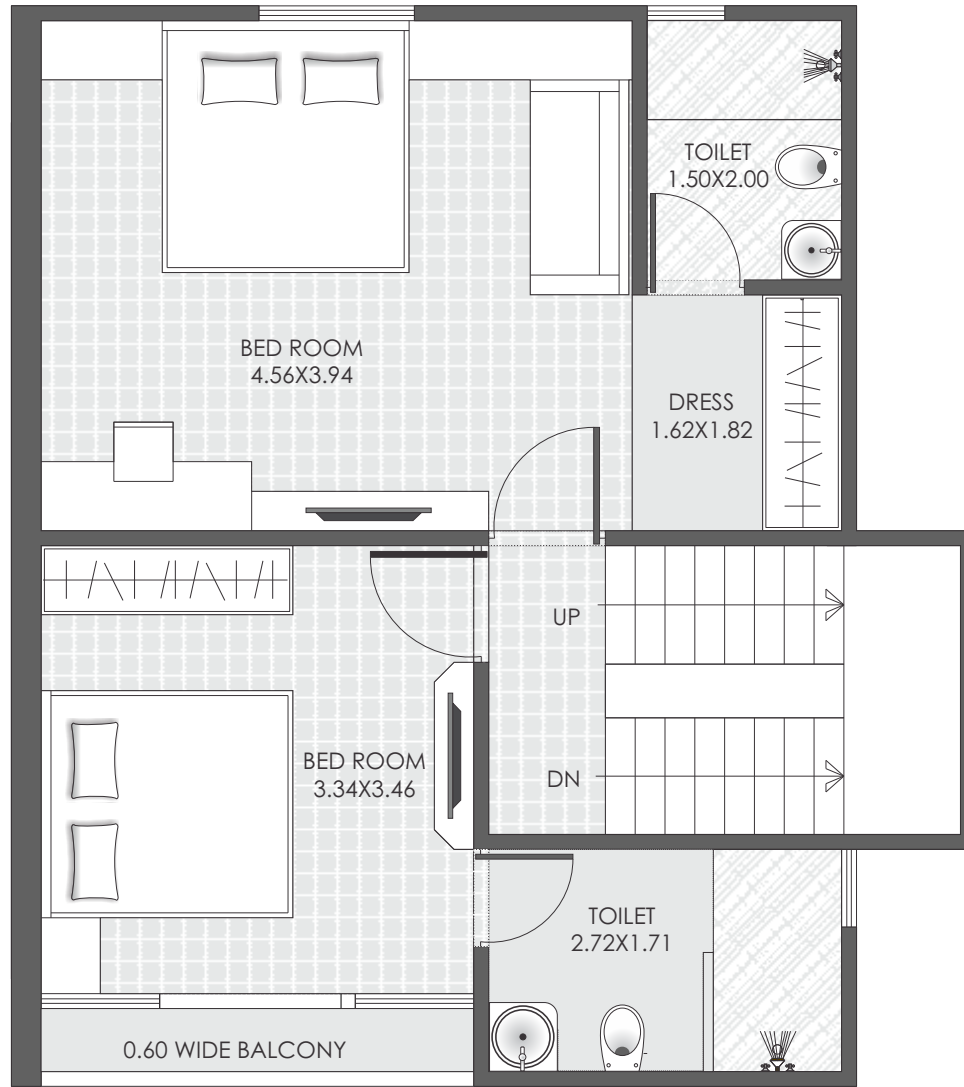


**TYPE-A** GROUND FLOOR

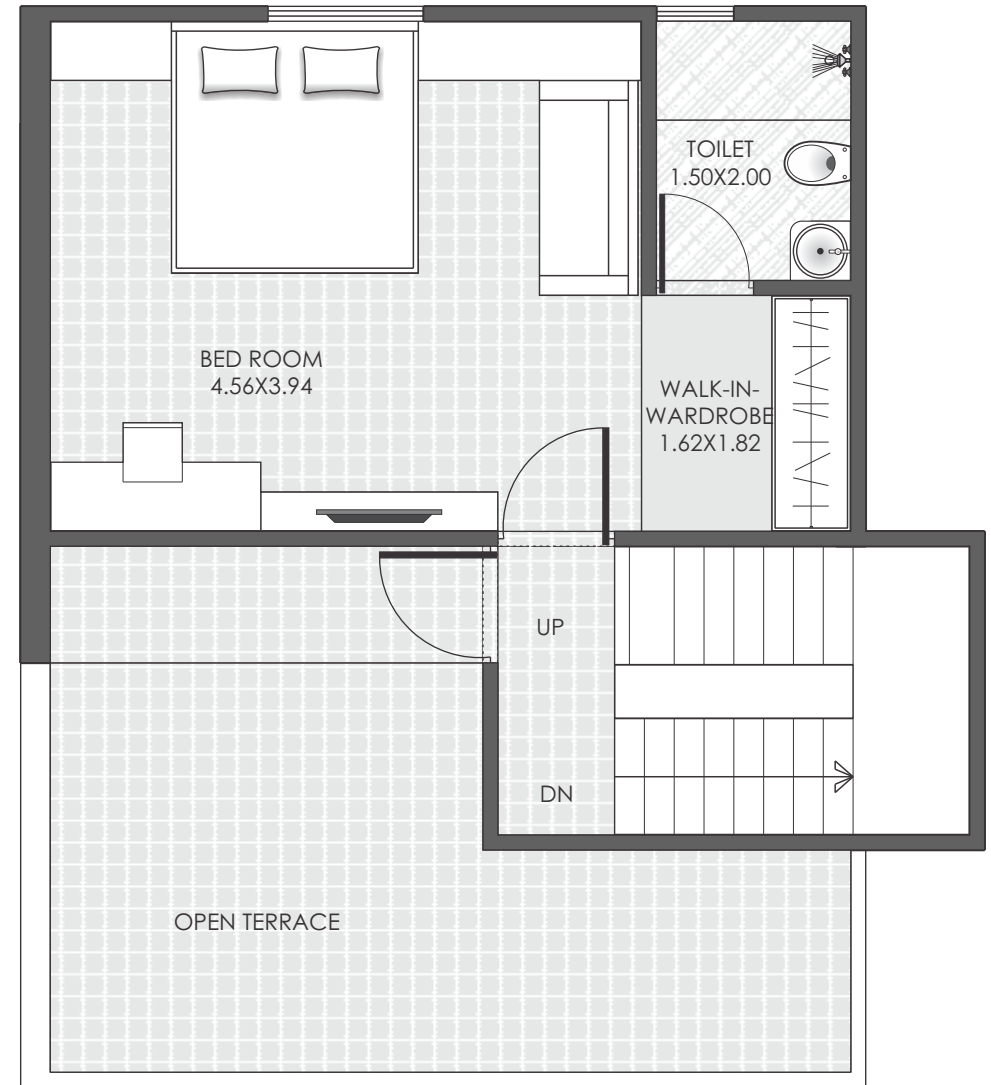
Total Builtup Area: 138.4 sq. mtr.



TYPE-A SECOND FLOOR



TYPE-A FIRST FLOOR



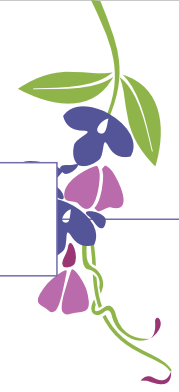


TYPE-B

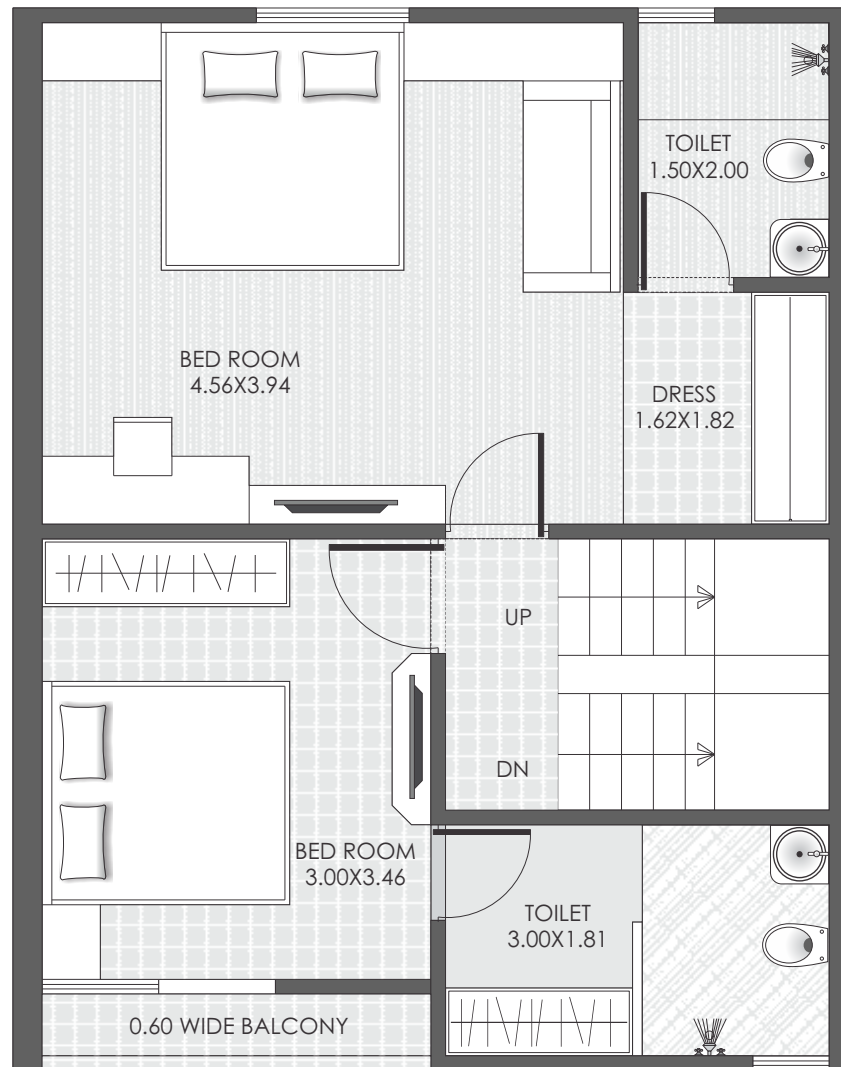
GROUND FLOOR

Total Builtup Area: 126 sq. mtr.

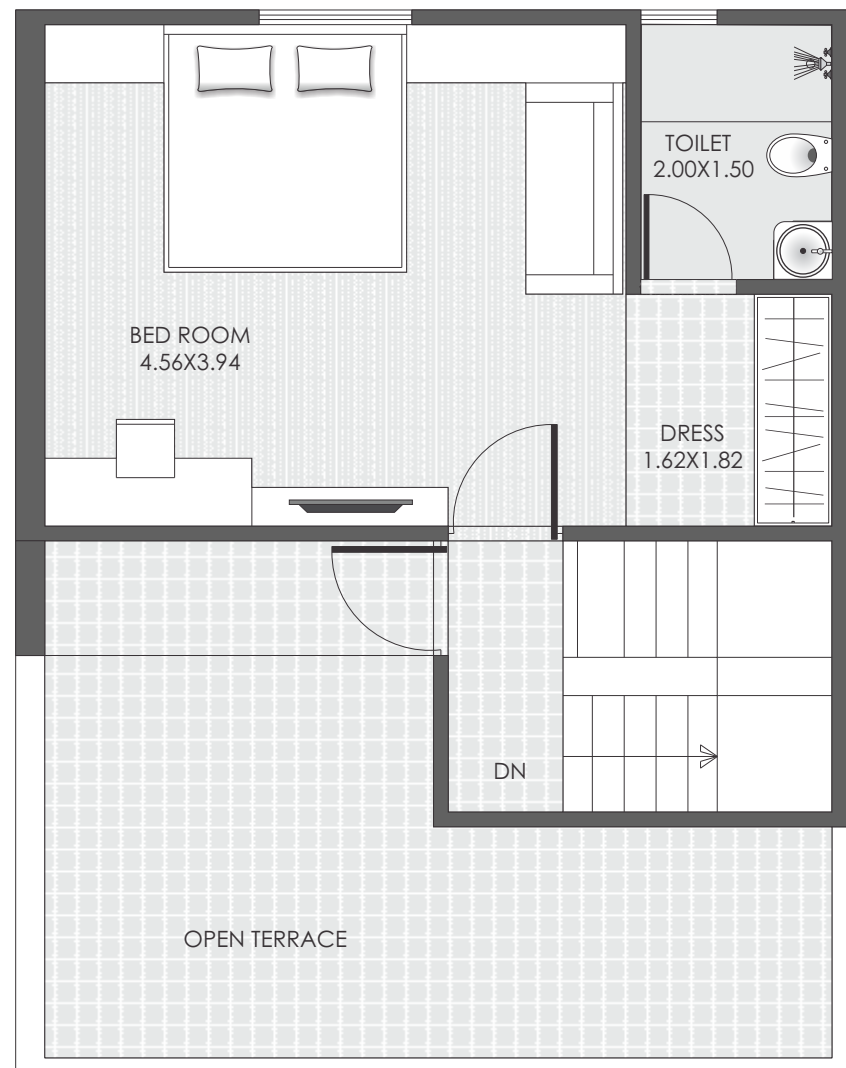




TYPE-B SECOND FLOOR



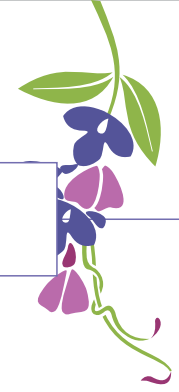
TYPE-B FIRST FLOOR



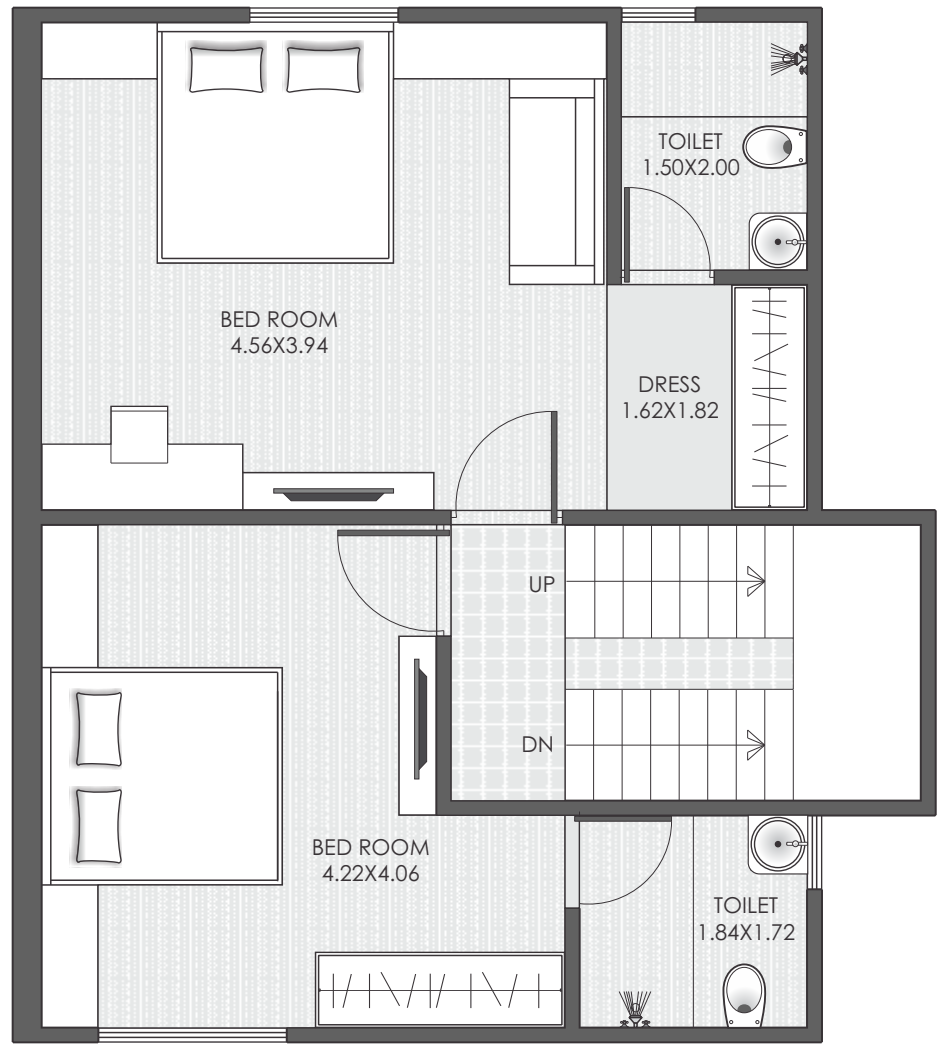


**TYPE-C** GROUND FLOOR

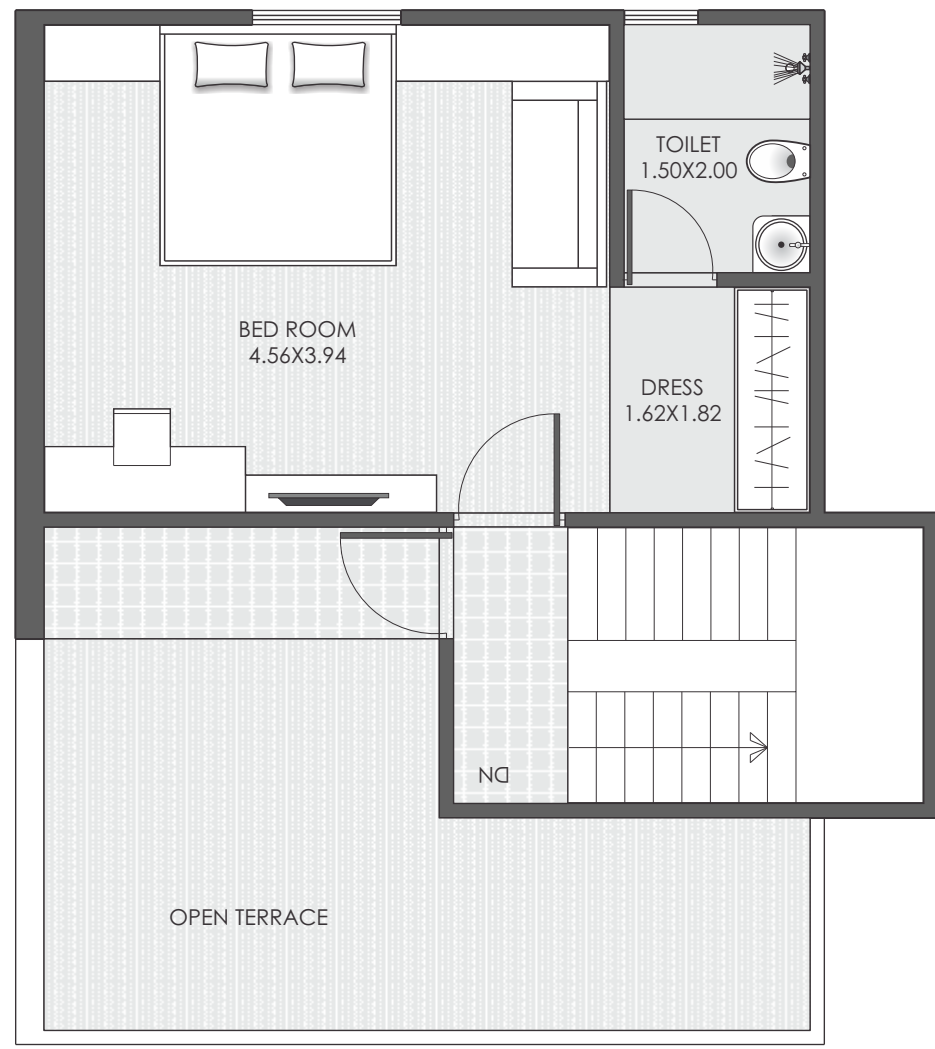
Total Builtup Area: 138.64 sq. mtr.

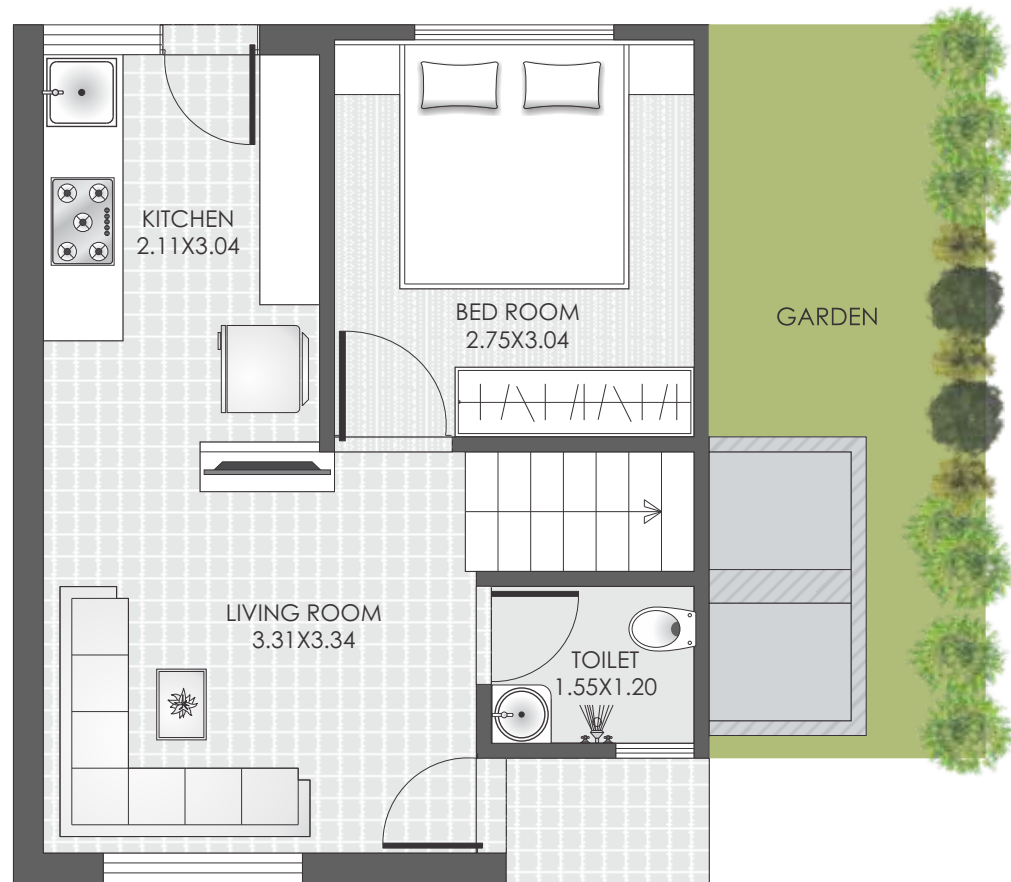


TYPE-C SECOND FLOOR



TYPE-C FIRST FLOOR

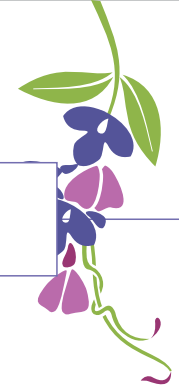




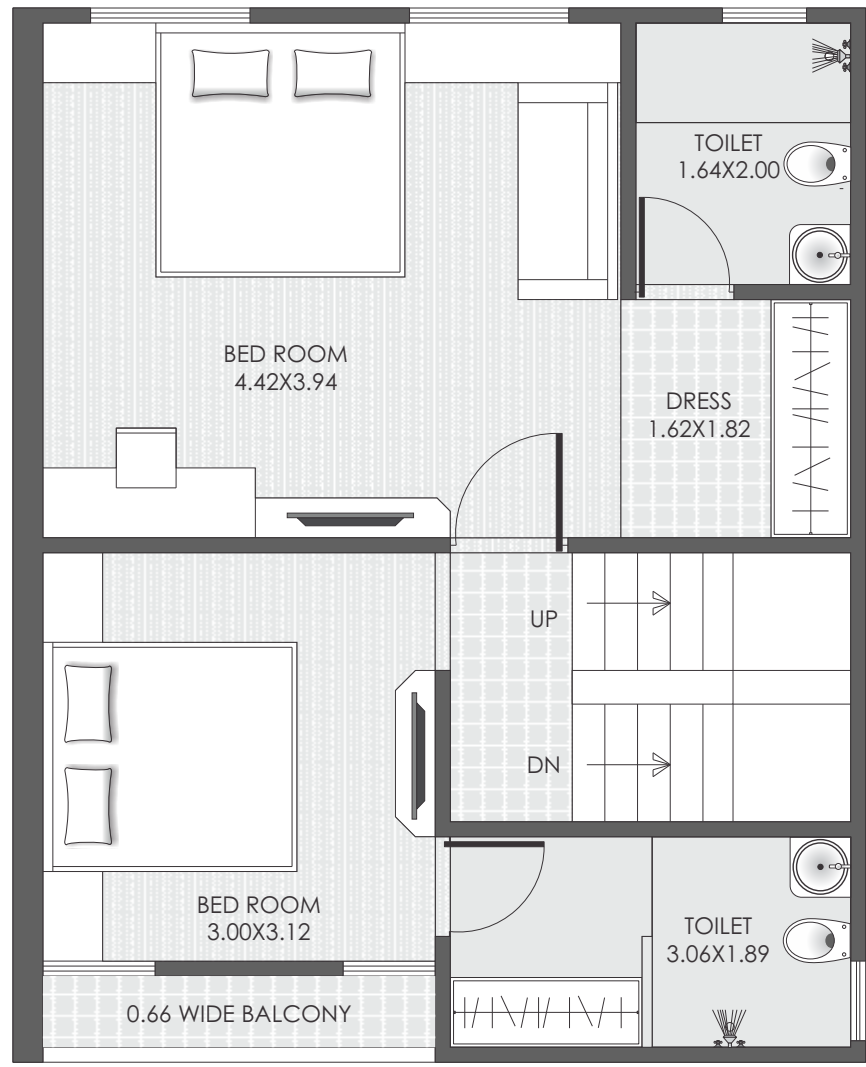
TYPE-D

GROUND FLOOR

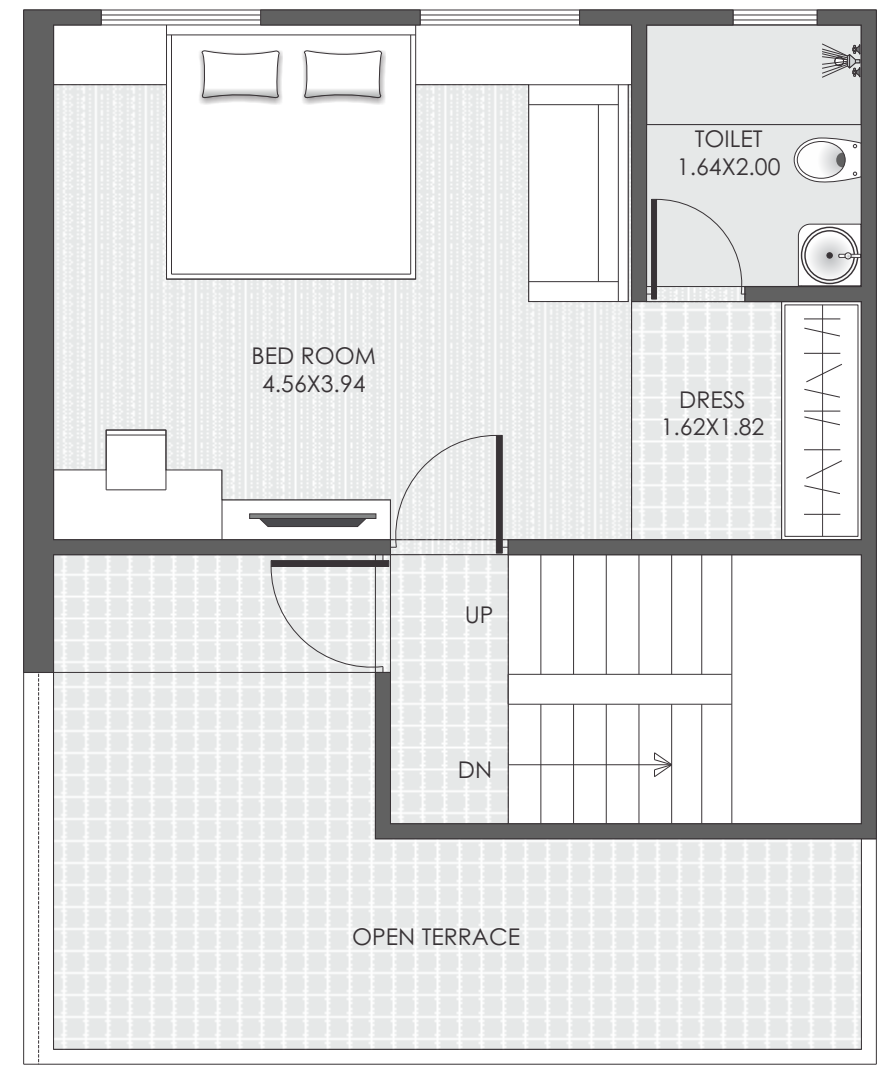
Total Builtup Area: 123 sq. mtr.



TYPE-D SECOND FLOOR



TYPE-D FIRST FLOOR





## Payment Mode

10% on Booking

15% Plinth Level

20% G.F. Slab Level

20% F.F. Slab Level

15% Plaster Level

15% Flooring Level

05% Finishing Level



**TERMS & CONDITIONS:** Please note that actual Possession of the Unit shall be handed over to the Member within one month of the settling of all the accounts and dues. Documentation Charges, Stamp Duty Charges, Common Maintenance Charges, Service Tax Charges etc. will be Extra be borne by the Buyers. • Payment Schedule must be followed strictly; any delay in payment shall incur Interest penalty at the rate of 12% P.A. on outstanding amount. Continuous default in payment shall lead to total cancellation of the Unit. • No Additions/Alteration shall be allowed. However some minor changes may be allowed with a prior approval from the Builder. Total Amount of the Extra Work must be deposited in full in advance then only work shall be executed. • Sale Deed (Dastavej) to be done after settlement of all accounts. Amount of Service Tax must be paid at the end of every quarter at the prevailing rate. • Maintenance Deposit of Rs.1,00,000.00 per unit must be deposited before possession of the unit • The Possession of the Unit shall be given only after one (1) Month of settlement of all accounts • In case of cancellation of any Unit, an amount of Rs. 25,000.00 + Amount of Extra Work, (if any) will be deducted towards Administrative Charges from the Refund Amount. The Refund shall be paid only after the New Booking of the booked Unit. • Actual Dimensions may vary as per the site conditions • Developers/Architect reserves the right to change/alter/raise scheme related measurement, design, Drawings and price per unit etc and shall be binding to the Buyers unconditionally.

# WISTERIA 11

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In Wisteria Bungalows, Behind Billabong School,  
Vadsar (New Manjalpur), Vadodara.  
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Zarna Associates  
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Architect:  
Era Architects  
999 819 8160 / 982 511 0729