

**AAVKAR
AVALON**
2 & 3 BHK FLATS

DEVELOPER:
AAVKAR
REALITY

Site: "Aavkar Avalon", Opp. Aaditya Galaxy Bungalows,
Near Earth Allyssum, Bhayli TP 4, Bhayli, Vadodra.

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Architect: Space Plus
Structural Consultant: Zarna Associates

Mode of Payment: Booking 10% | Plinth 25% | Ground Floor 06% | First Floor 06% | Second Floor 06% | Third Floor 06% | Fourth Floor 06% | Fifth Floor 06% | Sixth Floor 06% | Seventh Floor 06% | Masonary & Plaster 6% | Flooring 06% | Before Possession 05%

Terms & Conditions: (1) Possession will be given after 30 days of settlement of all accounts. (2) Stamp Duty, Registration, Legal Charges, GST, MGVCCL & VMC (VUDA) Charges, Society Maintenance Deposits & Development Charges, etc will be borne by the purchaser. (3) Any additional charges or duties levied by the Government / Local authorities during or after the completion of the scheme will be borne by the purchaser. (4) Extra work shall be executed after making full payment (5) Cancellation charges as per RERA. (6) In case of delay in water supply, electric light connection, drainage work by the concerned authority, developers will not be responsible. (7) Refund in case of cancellation will be made within 30 days from the date of booking of new client only. (8) Administrative expense of Rs. 20000/- & the amount of extra work (if any) will be deducted from refund amount. (9) All plans are subject to amendments and approval by the relevant authorities. (10) 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. (11) Subject to Vadodra Jurisdiction.

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design: smak&arnav @98240192010

100% RESIDENTIAL FOR 100% PEACE



ADD MORE LIFE TO YOUR LIVING !

Imagine a home where everything seems better. A home that amplifies joys and magnifies comforts. A home that fosters bliss and nurtures harmony. A home that adds more life to life itself!

Welcome to Aavkar Avalon - elegant 2-3 BHK residences, at Bhayli TP 4. Nestled in a premium campus the apartments here are designed for contemporary living. Be it elite abodes or luxurious amenities, be it spacious planning or perfect finishes, be it

abundant natural light or plentiful aeration, every detail is carefully picked to add extra value. We have deliberately avoided any commercial spaces at Aavkar Avalon. So you have no hustle bustle, no unwanted crowds and no noisy encounters once you are home. It's smart location ensures that it is well-connected to all major conveniences and utilities.

Developed by a well-experienced and committed team of realtors, Aavkar Avalon promises a life that you always dreamt of.

SPECIFICATIONS



Structure :

- Good quality RCC frame structure as per earthquake safety norms



Wall Finish :

- Smooth finish internal plaster with distemper paint
- External surface finished with water resistant exterior paint



Flooring :

- Good quality vitrified tiles flooring



Doors :

- Decorative Main Door with hardware fittings
- All other doors are flush door with two side laminates



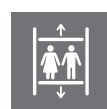
Windows :

- Glazed Aluminum sliding windows with stone sills
- MS Safety Grills



Kitchen/Store

- Granite Platform with SS Sink and designer tiles on dado upto lintel level



Toilets:

- Western concept designed toilets. Concealed plumbing of premium make fittings.
- Geyser point in each bathroom.
- Anti-skid ceramic tiles flooring in floor & ceramic tiles on walls upto lintel level.



Electrification:

- Concealed copper wiring (ISI grade)
- Modular switches
- Sufficient electric points as per architect's design



Elevators:

- Standard quality Lifts (2 nos. per tower)



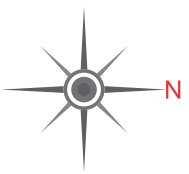
Terrace:

- Waterproofing on terrace



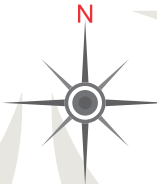
Power Backup:

- Power Backup for Elevators & Common Illumination



**TYPICAL FLOOR
LAYOUT PLAN**

| TOWER | AREA |
|--------------------|----------------|
| Tower A | 1007.00 Sq.Ft. |
| Tower B & C | 670.00 Sq.Ft. |
| | 668.00Sq.Ft. |
| Tower D, E, F, & G | 724.00 Sq.Ft. |

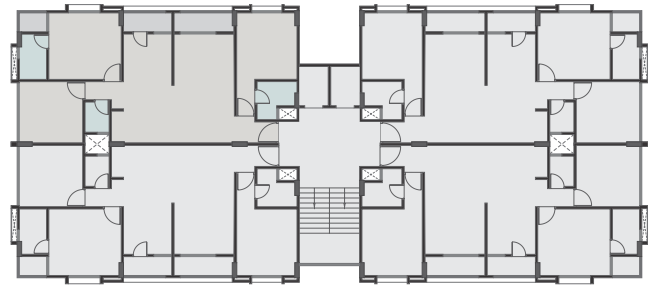


TYPICAL FLOOR PLAN
(TOWER- A)

BUILT UP AREA: 1007.00 Sq.Ft.

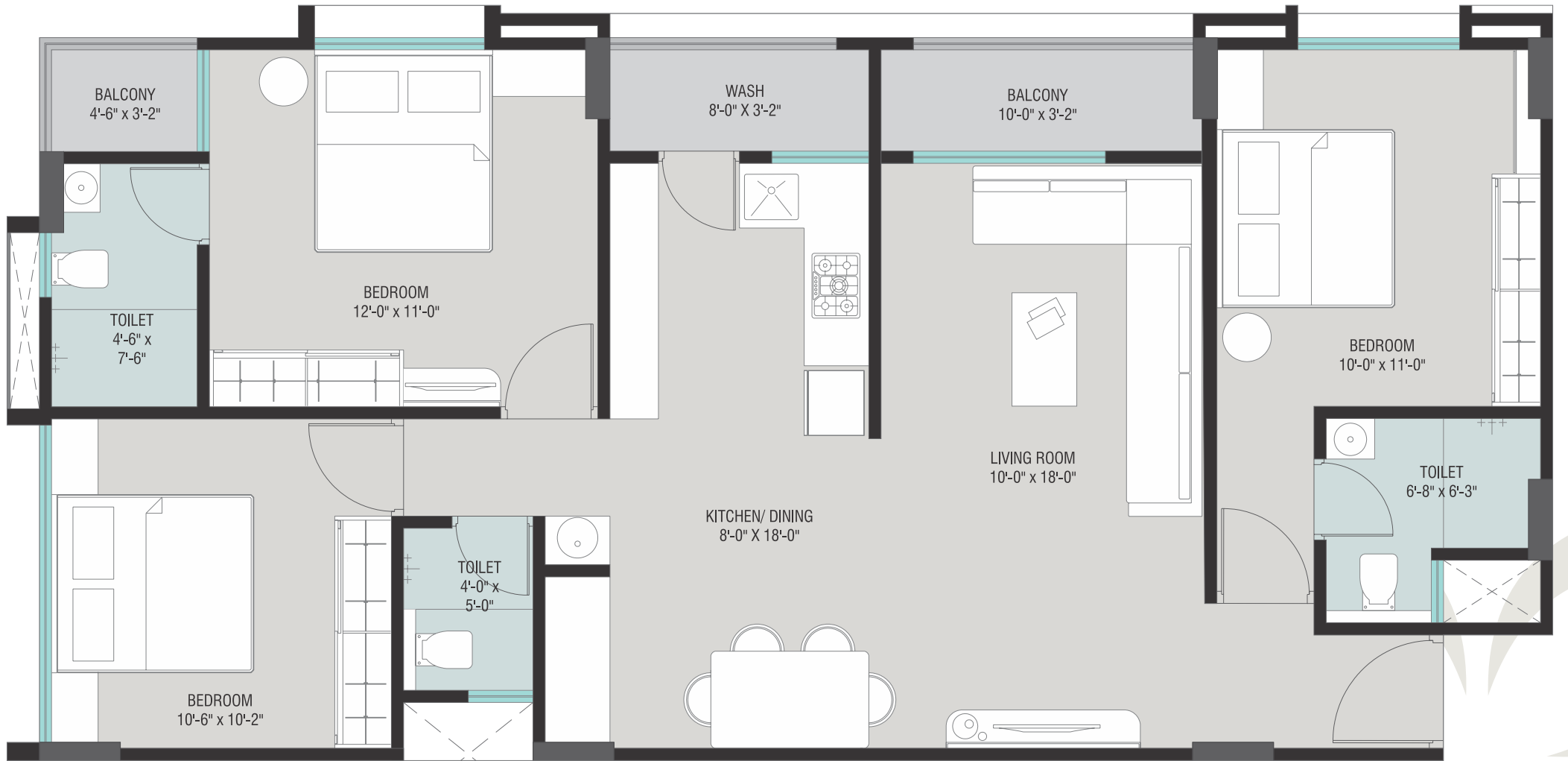
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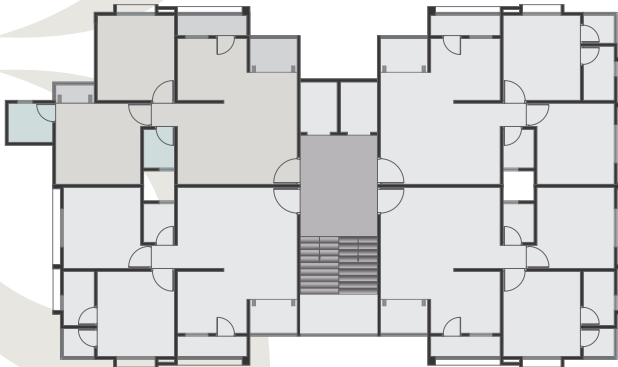
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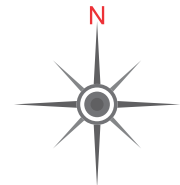
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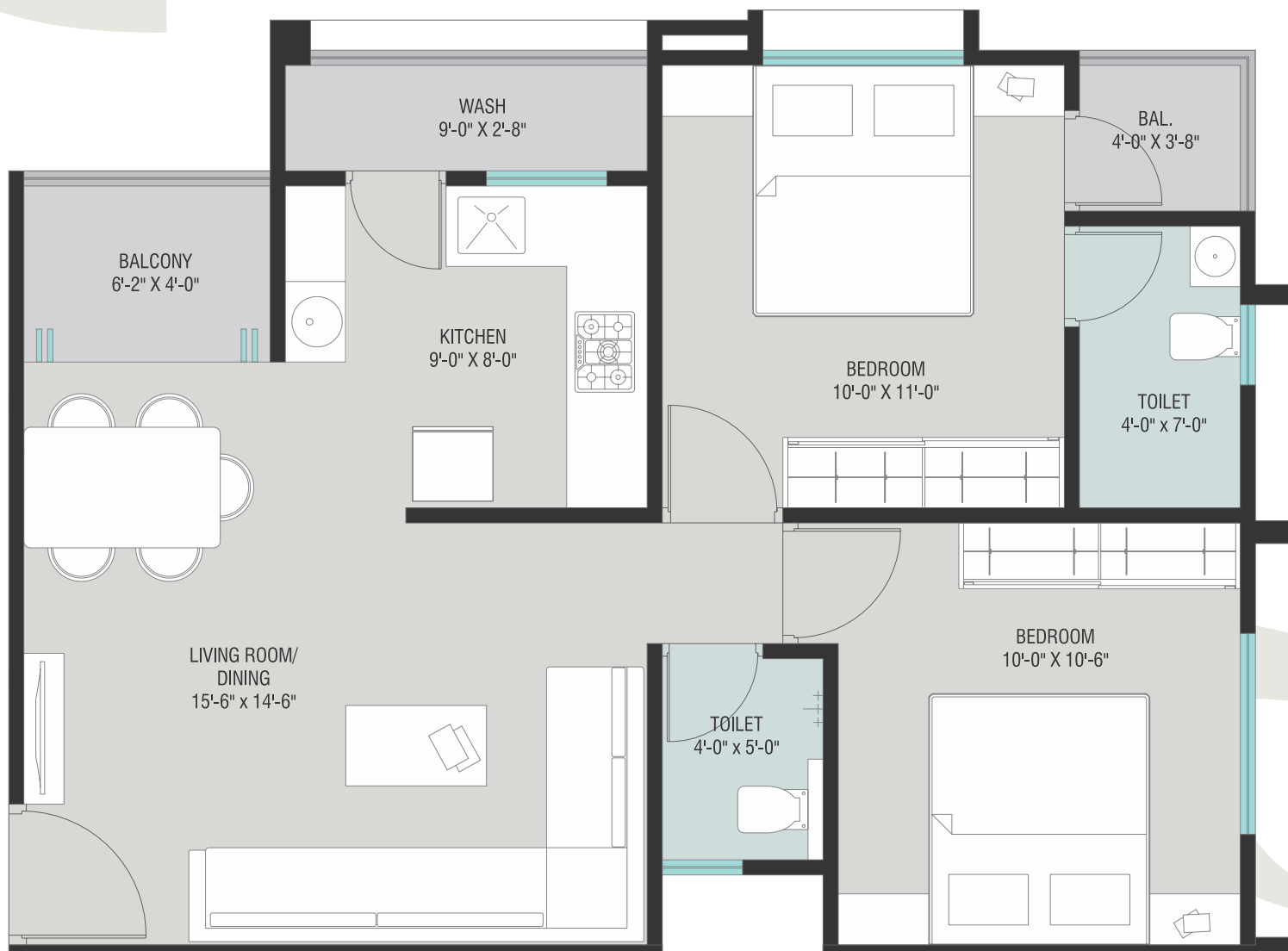
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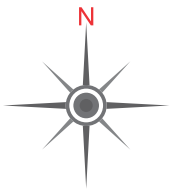
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TYPICAL FLOOR PLAN
(TOWER- B&C)

BUILT UP AREA: 670.00 Sq.Ft.
668.00 Sq.Ft.

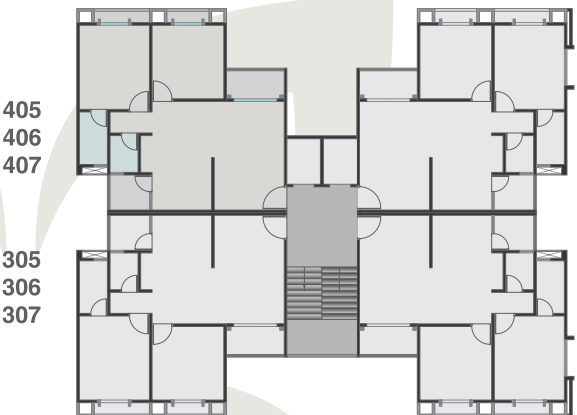




TYPICAL FLOOR PLAN
(TOWER-D, E, F, G)
BUILT UP AREA: 724.00Sq.Ft.



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