

a project by:



ANIRUDH  
**MIDTOWN**  
3 BHK ELITE LIVING

The central logo features a green stylized 'A' icon above the text 'ANIRUDH'. Below this, the word 'MIDTOWN' is written in a large, bold, black sans-serif font, and '3 BHK ELITE LIVING' is written in a smaller, black sans-serif font below it.



## SPECIFICATIONS

**Structure:** Earthquake Resistant RCC frame structure with Brick Masonry works as per structural engineer's design

**Wall finish:** Exterior: Water Resistant Exterior Paint on the exterior wall as per architect's approved elevation  
Interiors: Smooth/Mala Plaster with 2 Coat Putty Primer Finish

**Flooring:** Premium vitrified flooring  
Anti-skid flooring in bathrooms and balconies

**Kitchen:** Granite/Quartz Platform in Kitchen with S.S. Sink and Vitrified/Glazed Tiles up to Lintel Level  
Wash area with Glazed tiles dado up to sill level and natural stone/anti-skid flooring

**Bathrooms:** Designer wall tiles up to lintel level and anti-skid flooring. Plumbing with Jaguar, Kohler or equivalent brand standard fitting and vessels

**Doors:** High Quality Decorative main door with wooden frame and high safety locking system. All other internal doors are flush doors with stone frame

**Windows:** Aluminum or U.P.V.C. hybrid windows with granite/stone frame

**Electrical:** Concealed copper ISI wiring, MCB/ELCB and branded modular switches with sufficient electrical points in all area

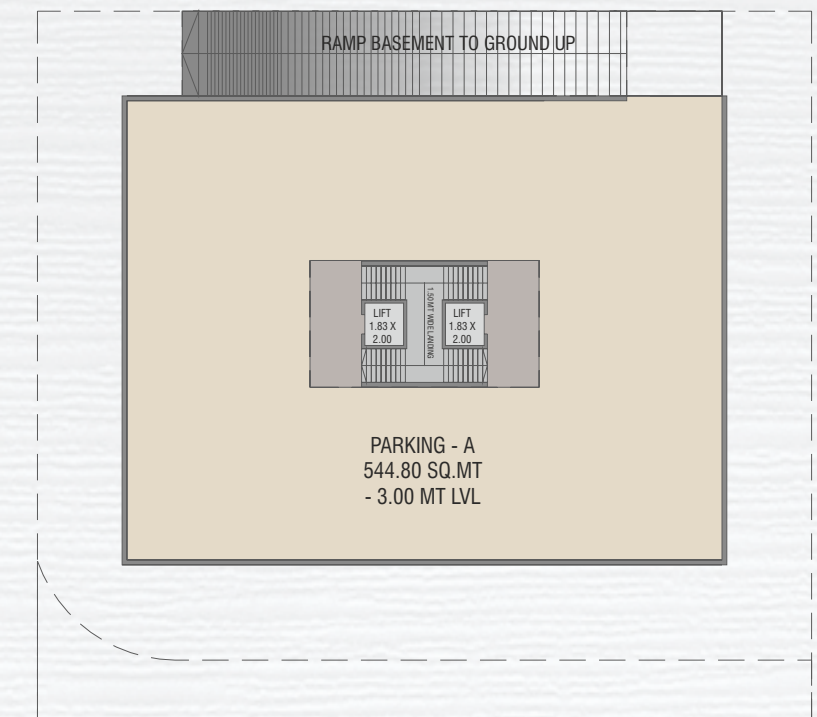
**Air-Conditioning:** AC Copper Piping and wiring include drains in all bedrooms and living room

**Plumbing:** Systematic wall concealed CPVC/UPVC plumbing as per plumbing consultant's design

## AMENITIES

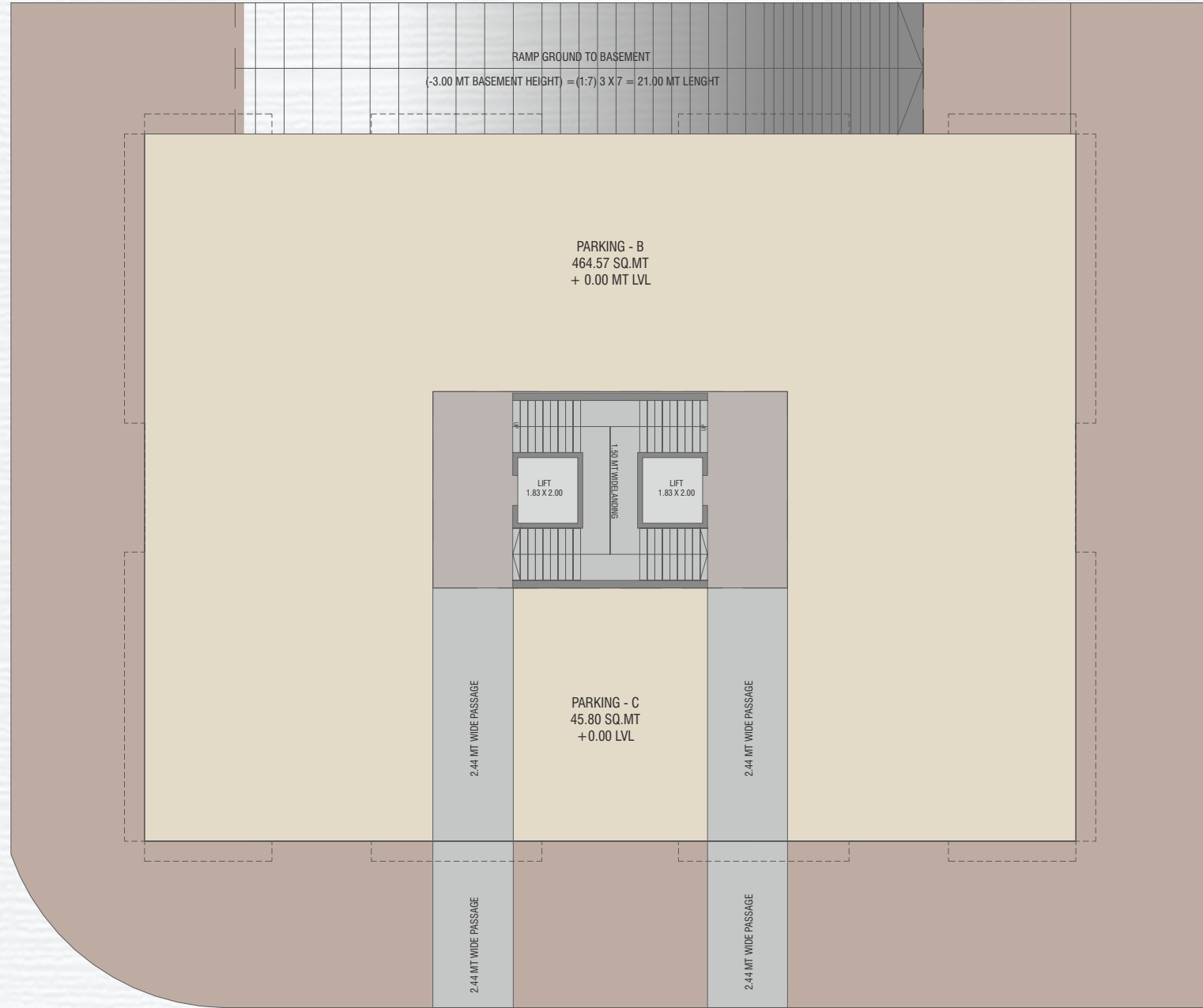
- Allotted Parking (basement and ground floor)
- Name Plate and letter box
- CCTV Camera in common areas
- High-quality lifts
- Rainwater harvesting
- Corporation Drainage
- Underground and overhead water tank with sensor
- Termite resistance treatment
- Heat and water proofing treatment on terrace
- Power back up for lift and common lighting

## BASEMENT FLOOR PLAN





# GROUND FLOOR PLAN



# FIRST TO SIXTH FLOOR PLAN

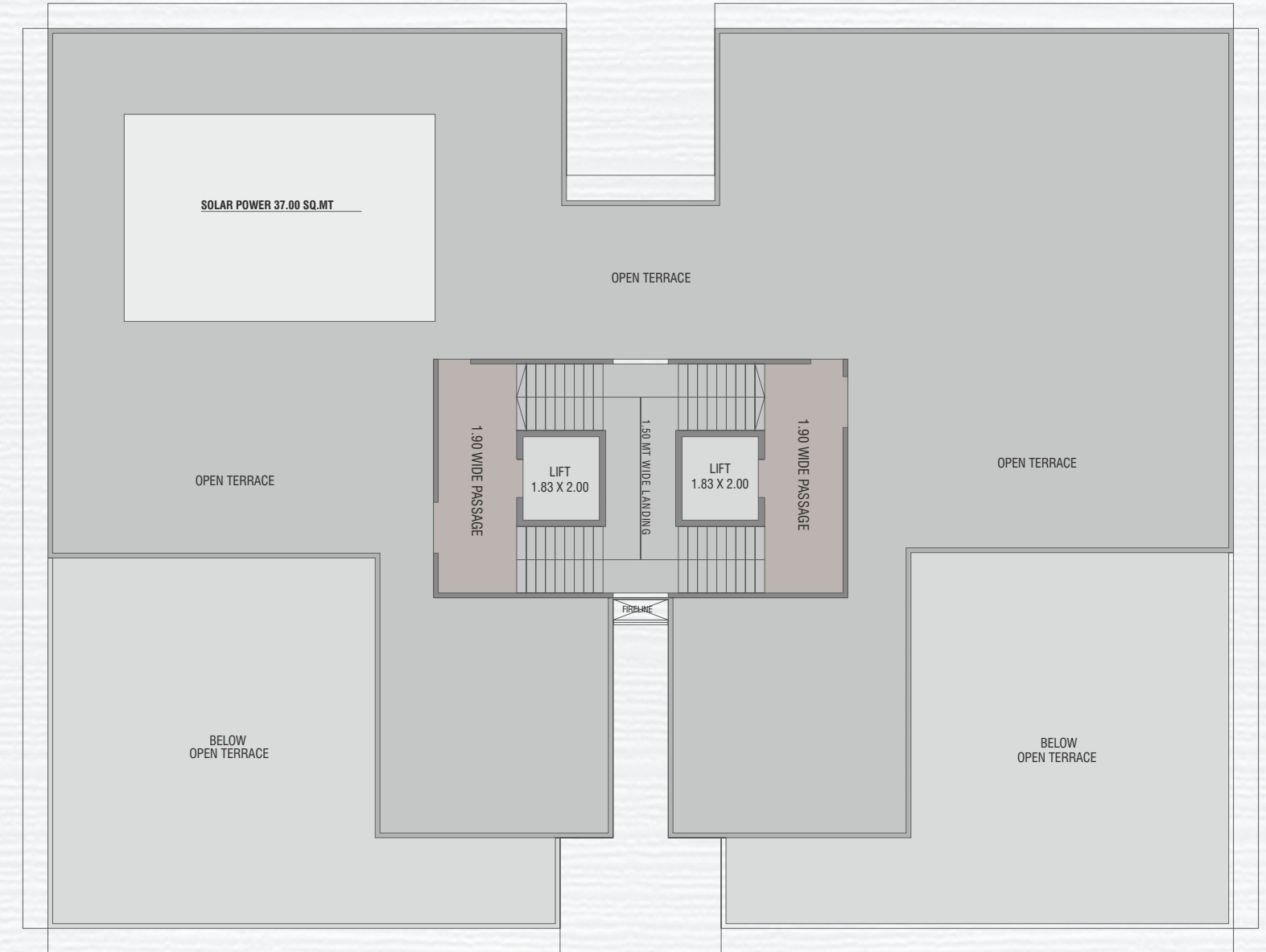




# SEVENTH FLOOR PLAN



# TERRACE FLOOR PLAN



# KEY PLAN



## Connectivity

Airport	4.90 km
Bus depo	0.65 km
Railway station	1.00 km

Gym	0.75 km
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## Bank

SBI	0.65 km
BOB	0.60 km
Union Bank	1.30 km
HDFC	1.40 km

## Petrol pump

Near bus depo	0.70 km
Fatehgunj circle	1.30 km

## Park

Kamatibaug	0.40 km
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## School

Rosary high school	0.45 km
Shannen school	1.50 km
Navrachana school (cbse)	4.10 km

## College

MS university	0.50 km
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## Cinema

Pvr	0.60 km
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## Hospital

Narhari Hospital	0.65 km
SSG Hospital	1.40 km

Developers: **Anirudh Developers**

**Site:** "Anirudh Midtown",  
45, The Baroda Co-Op Housing Society,  
Pratapgunj, Vadodra 390002.

**Ph.:** +91 9727094499  
**Email:** anirudhmidtown@gmail.com

**Architect:** Dharam Patel,  
Art & Architecture Asso.  
**Structure consultant :** Zarna Associates

**Payment Terms:** Booking 10% | After Agreement of Sale 20% | GF Slab 10% | 1st Floor 5% | 2nd Floor 5% | 3rd Floor 5%  
4th Floor 5% | 5th Floor 5% | 6th Floor 5% | 7th Floor 5% | Plaster 10% | Finishing 10% | Before Possession 5%

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