



Developers :  
**VARUN DEVELOPERS**

Site:  
"AMARDEEP VILLA"  
B/h. Nilam Party Plot,  
Sama-Chhani Canal Road, Chhani, Vadodara.



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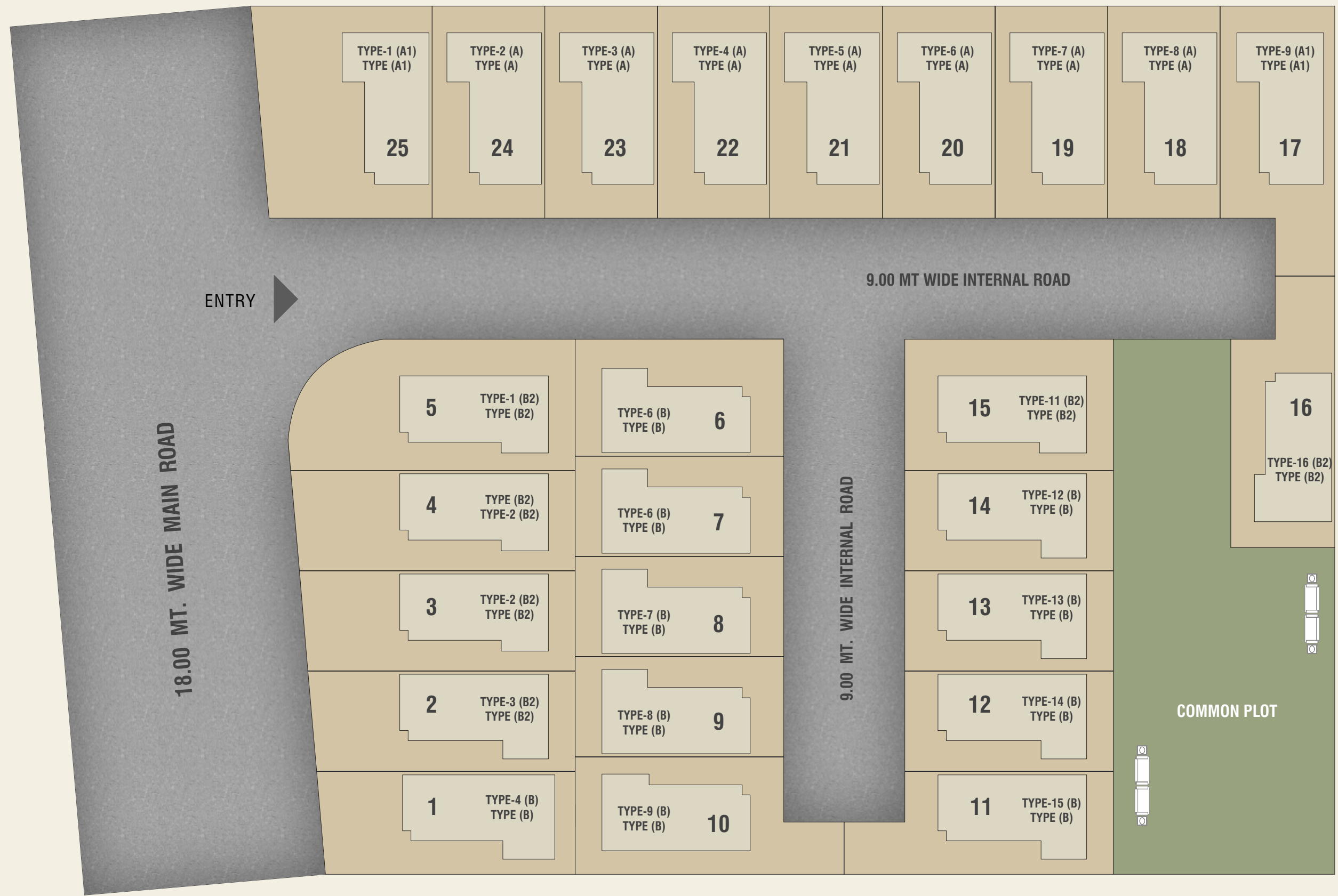
Structure : Ashok Shah & Associates

॥ श्री गणेशाय नमः ॥  
॥ श्री जनकीवल्लभो विजयते ॥



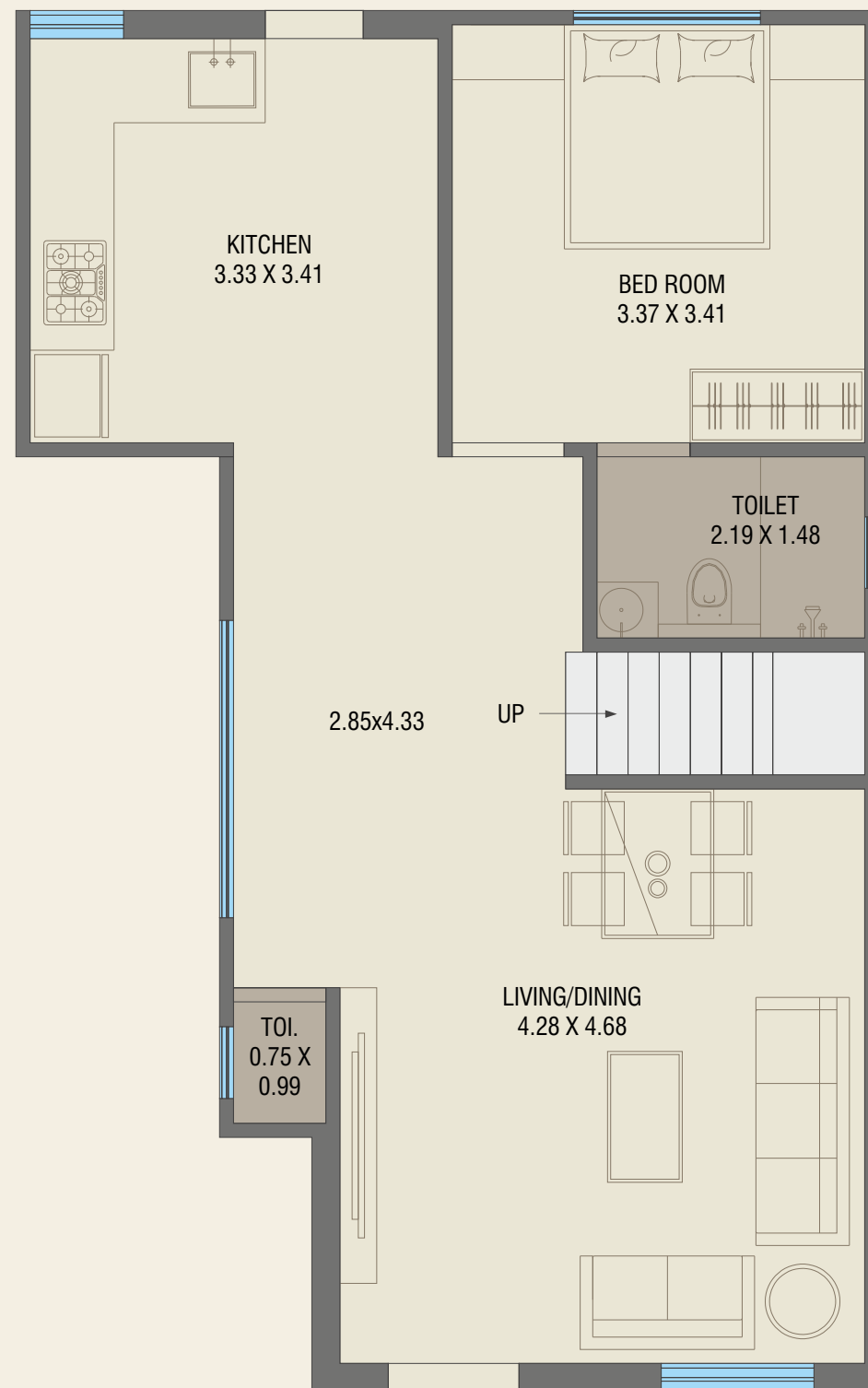
4 BHK INDIVIDUAL  
VILLAS

# LAYOUT PLAN

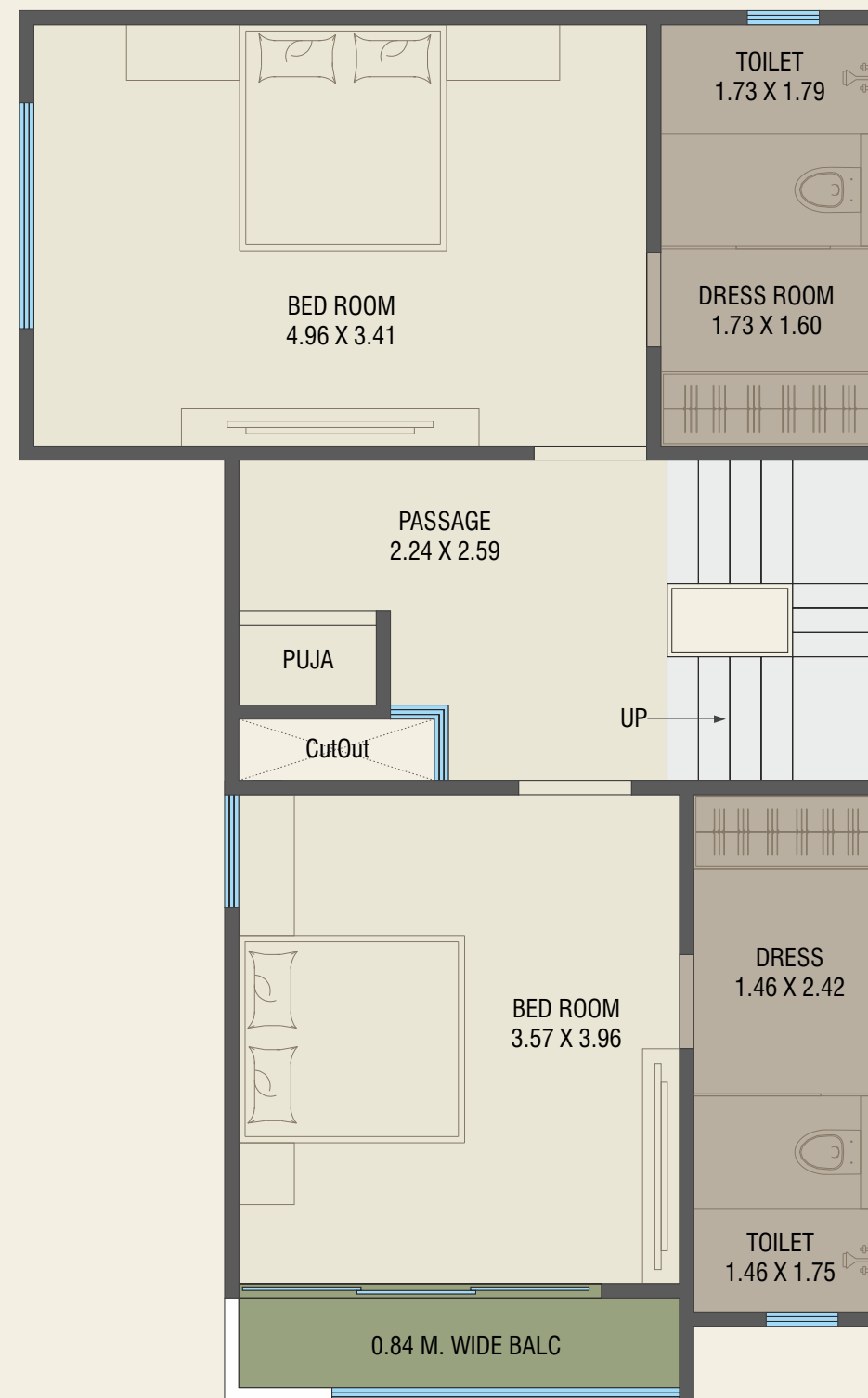


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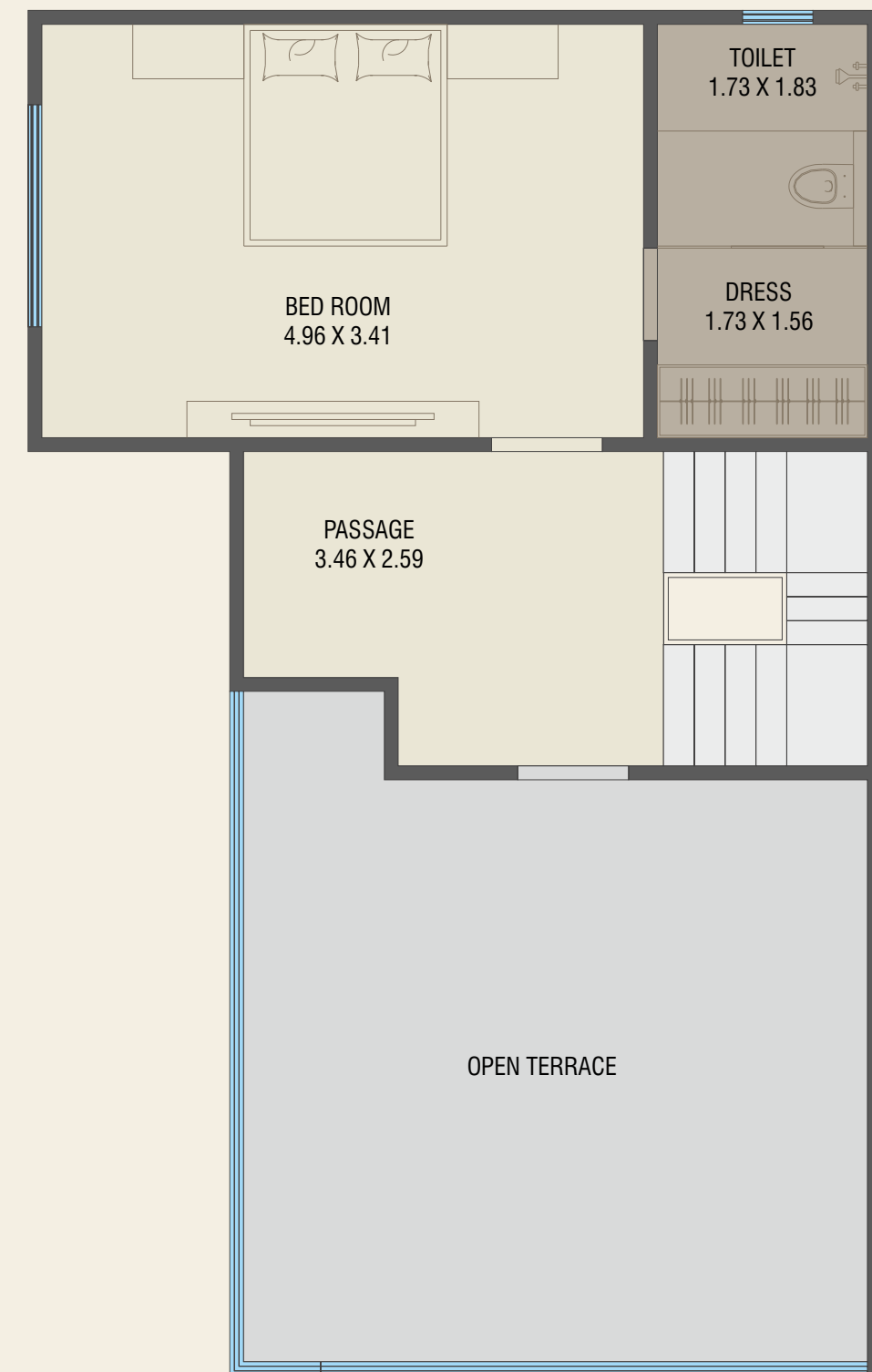
## GROUND FLOOR PLAN



## FIRST FLOOR PLAN



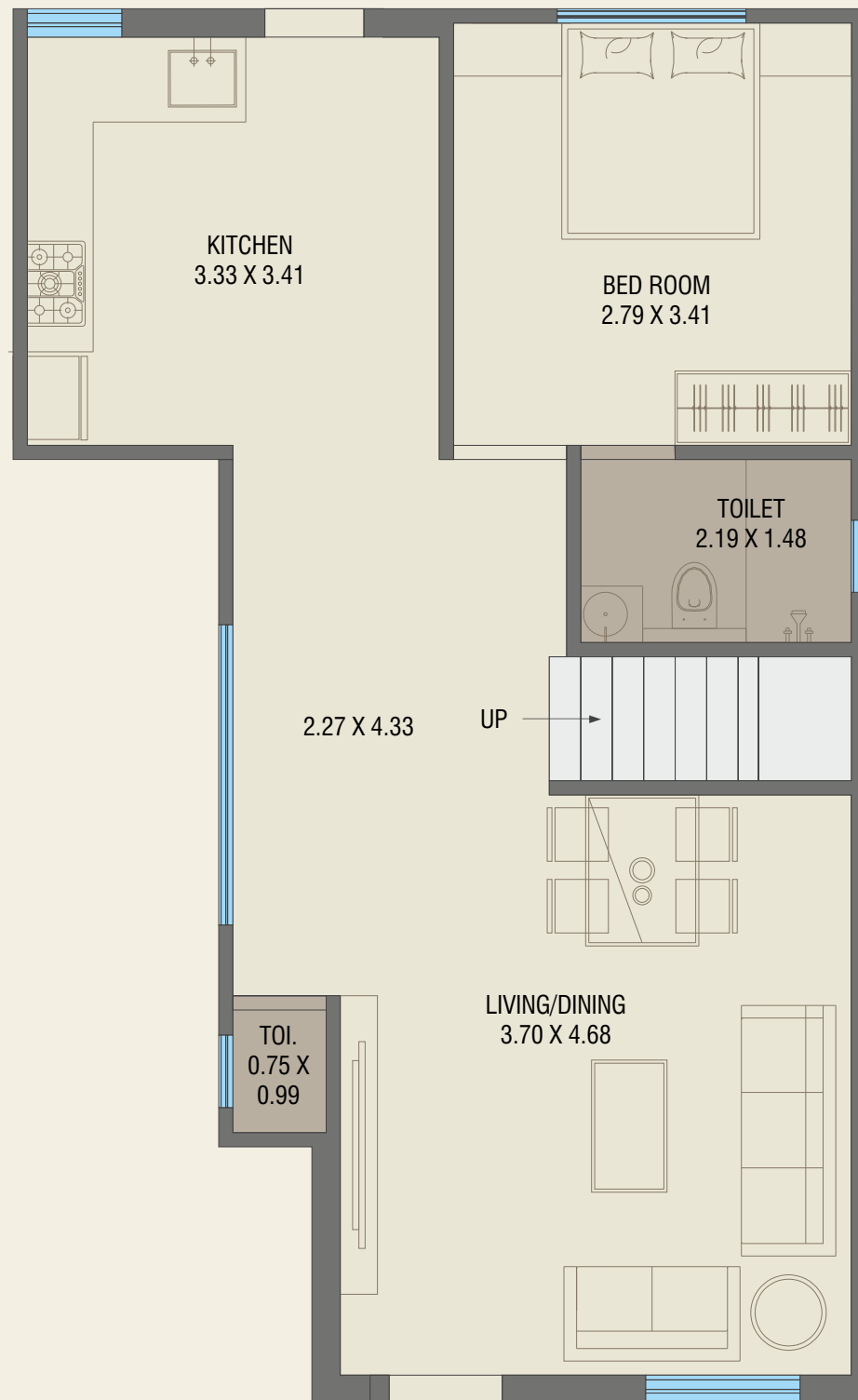
## TERRACE FLOOR PLAN



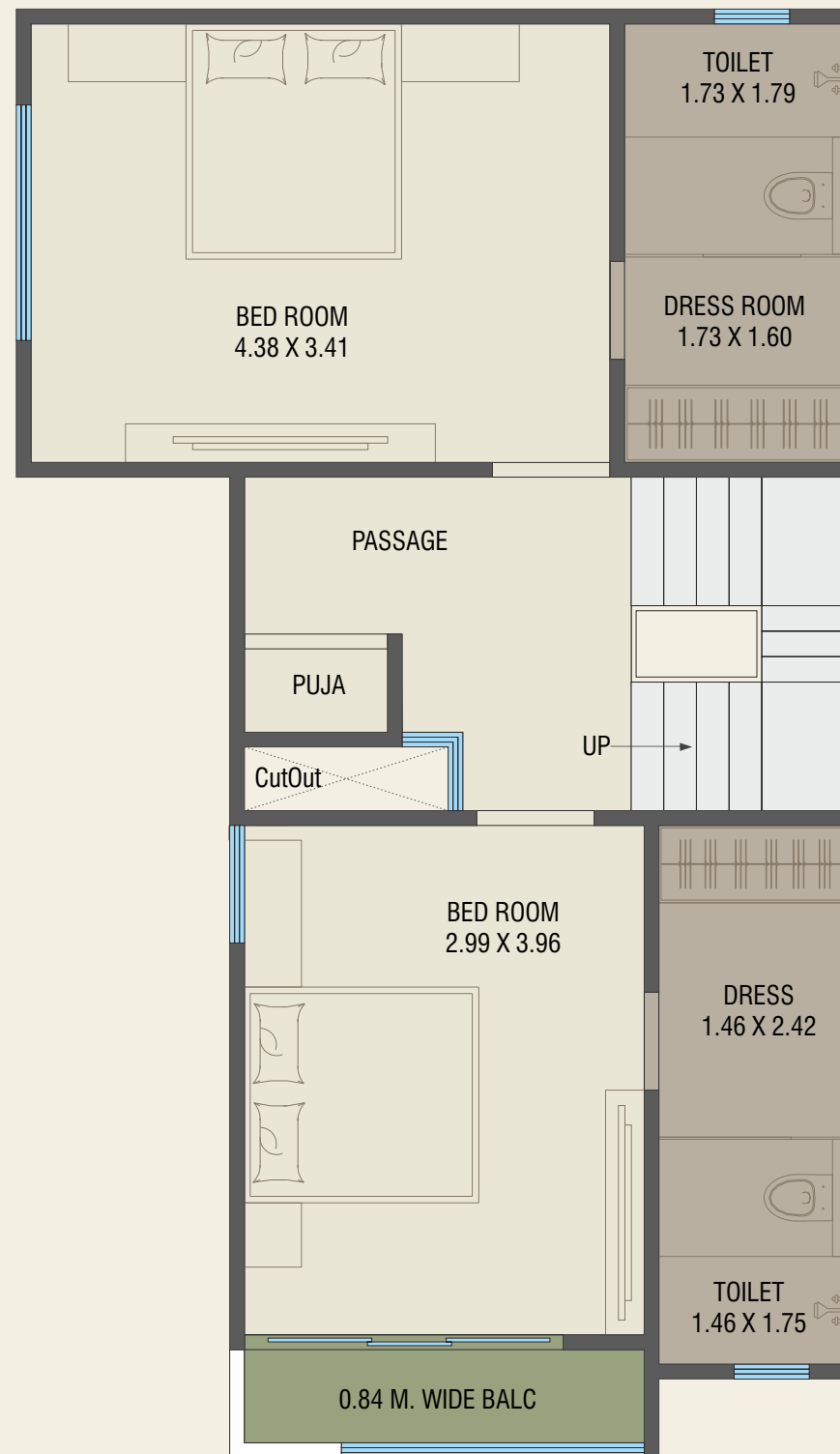


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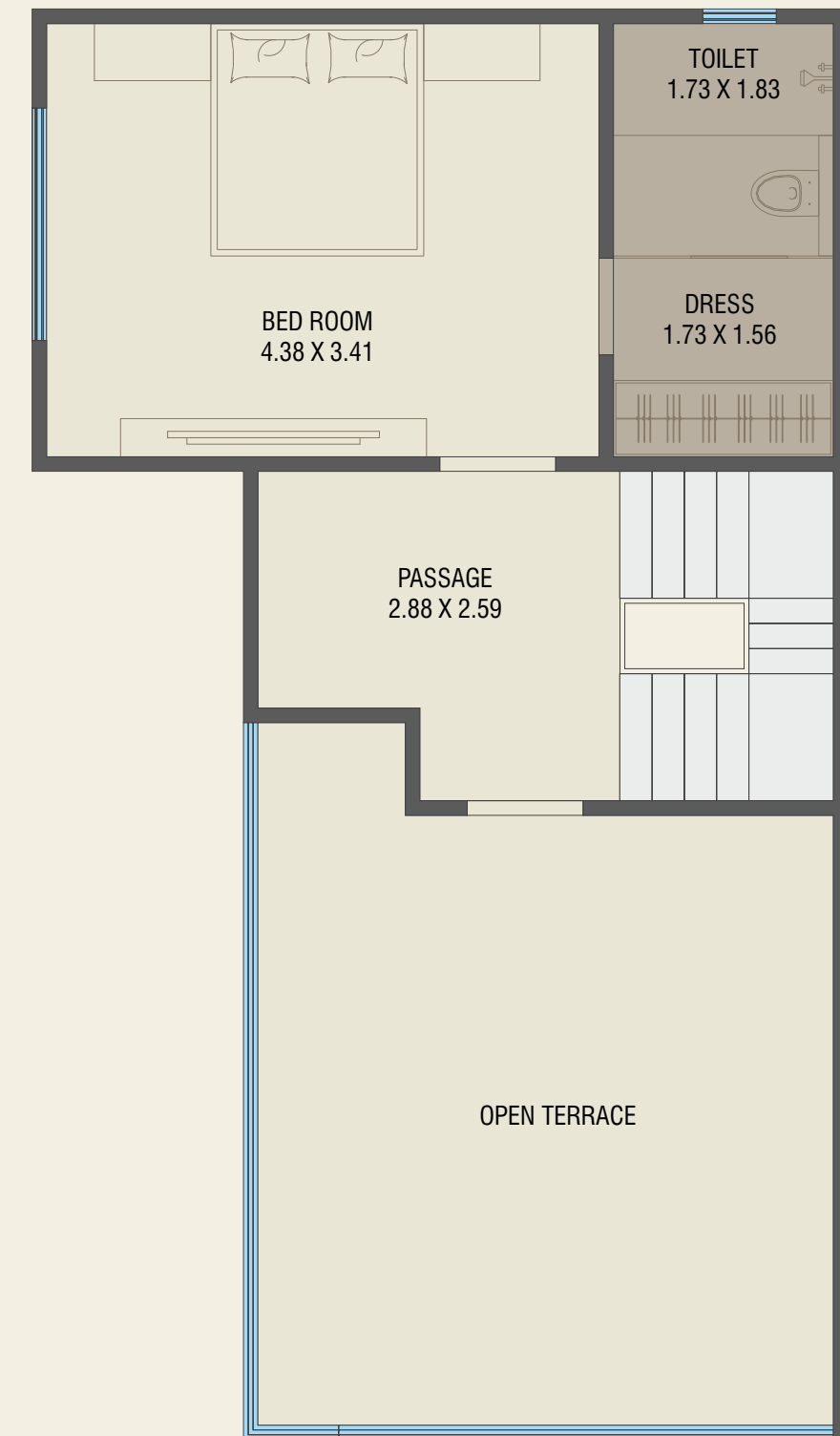
## GROUND FLOOR PLAN



## FIRST FLOOR PLAN

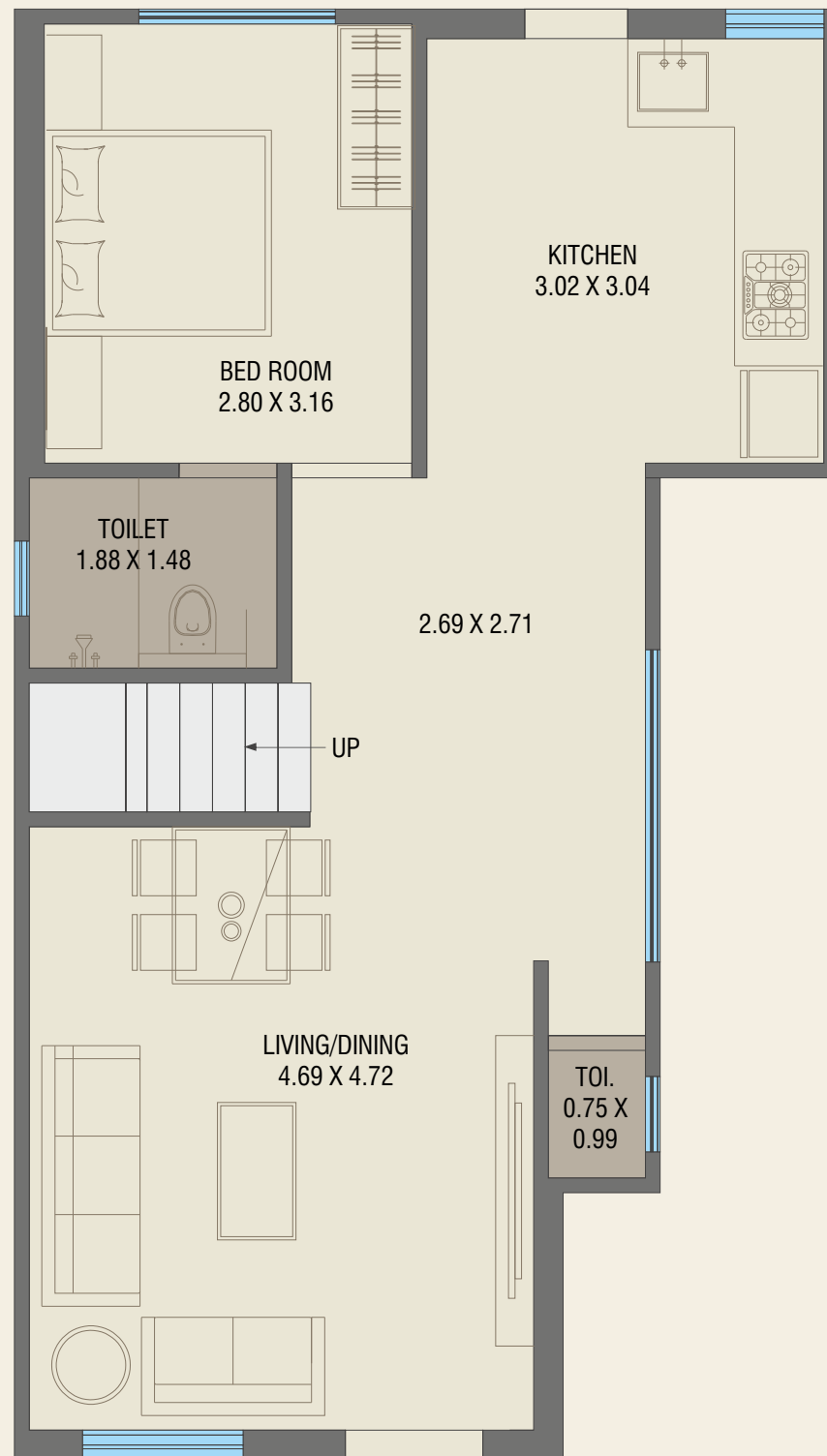


## TERRACE FLOOR PLAN

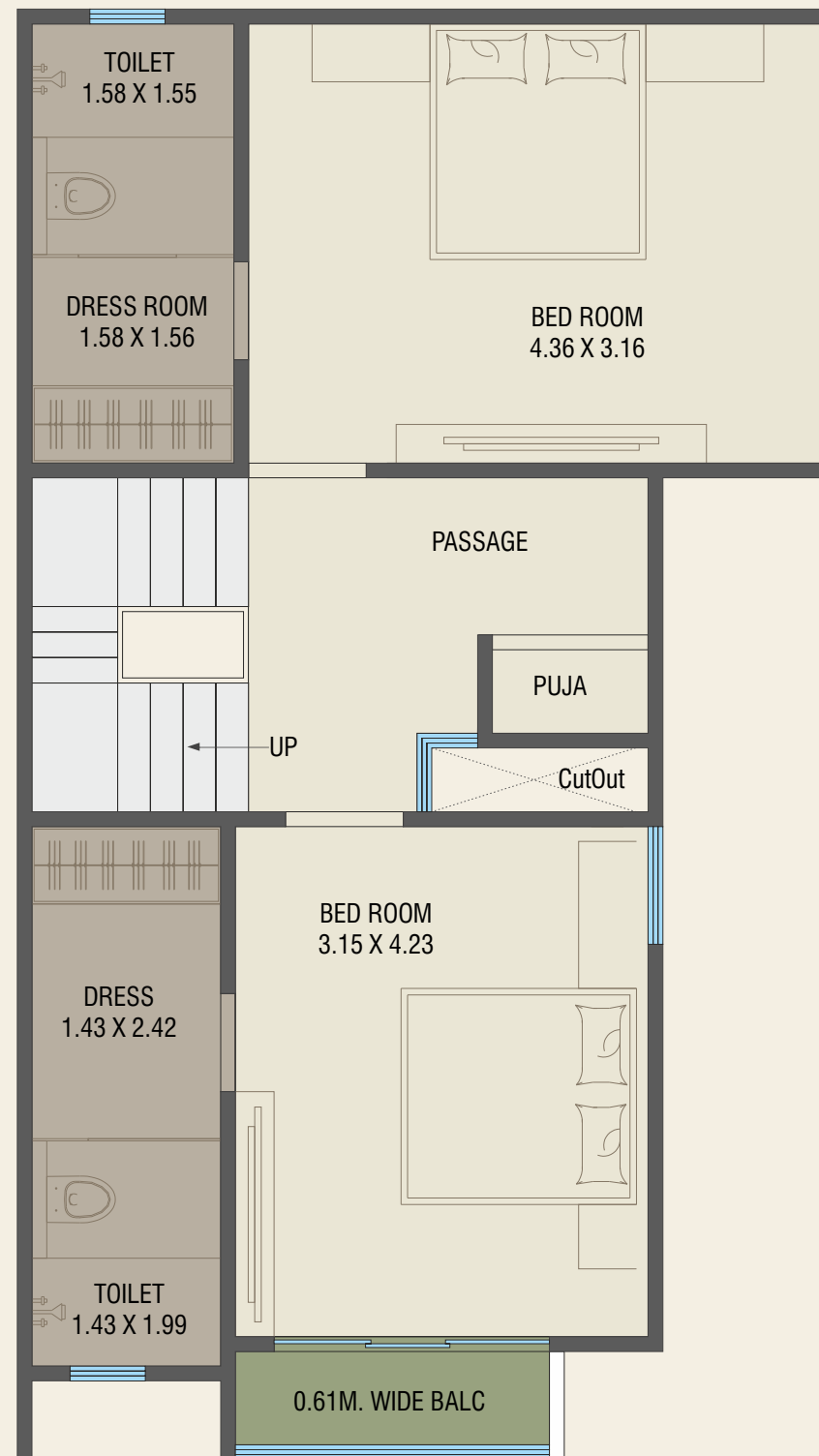


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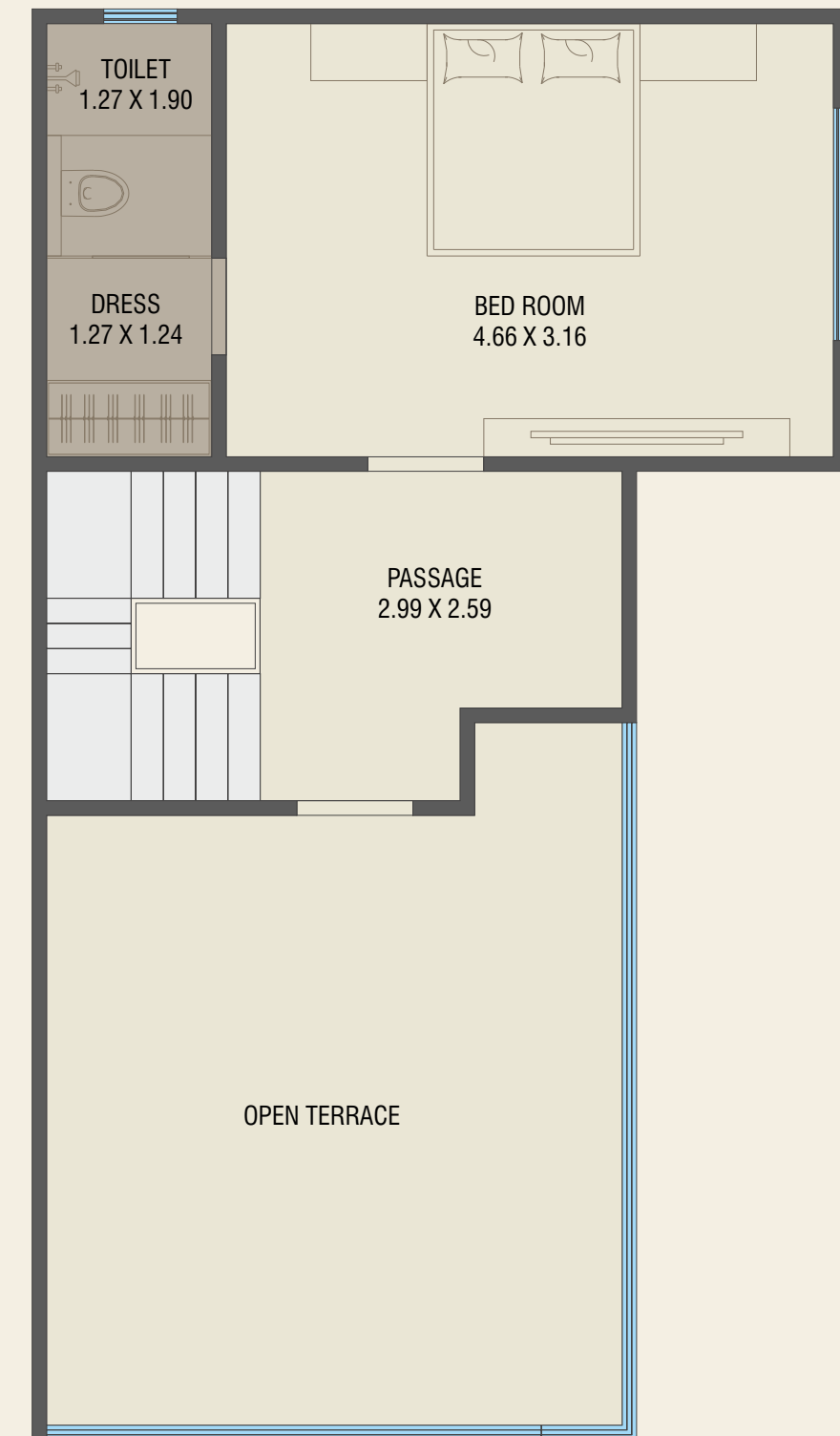
## GROUND FLOOR PLAN



## FIRST FLOOR PLAN

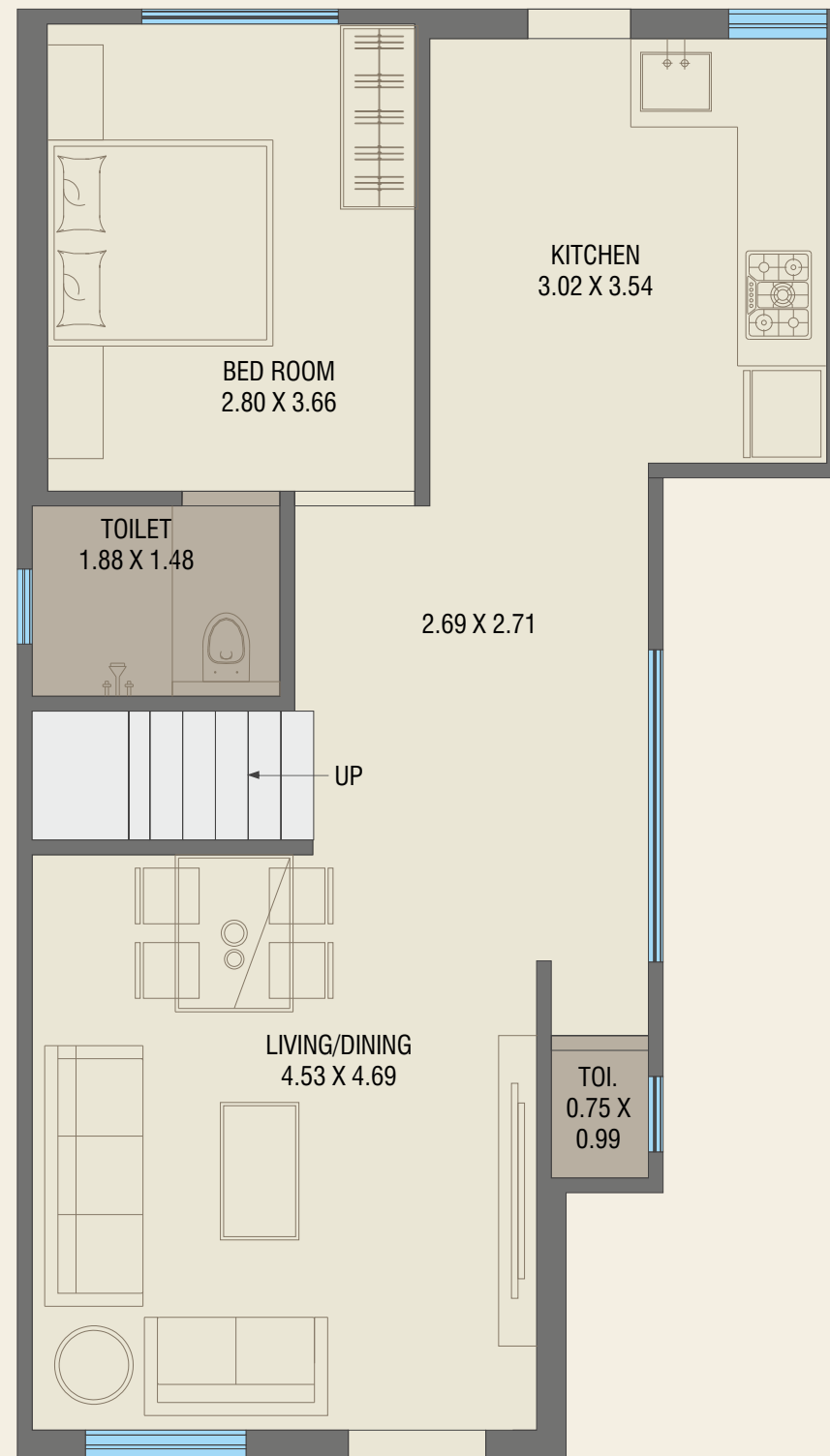


## TERRACE FLOOR PLAN

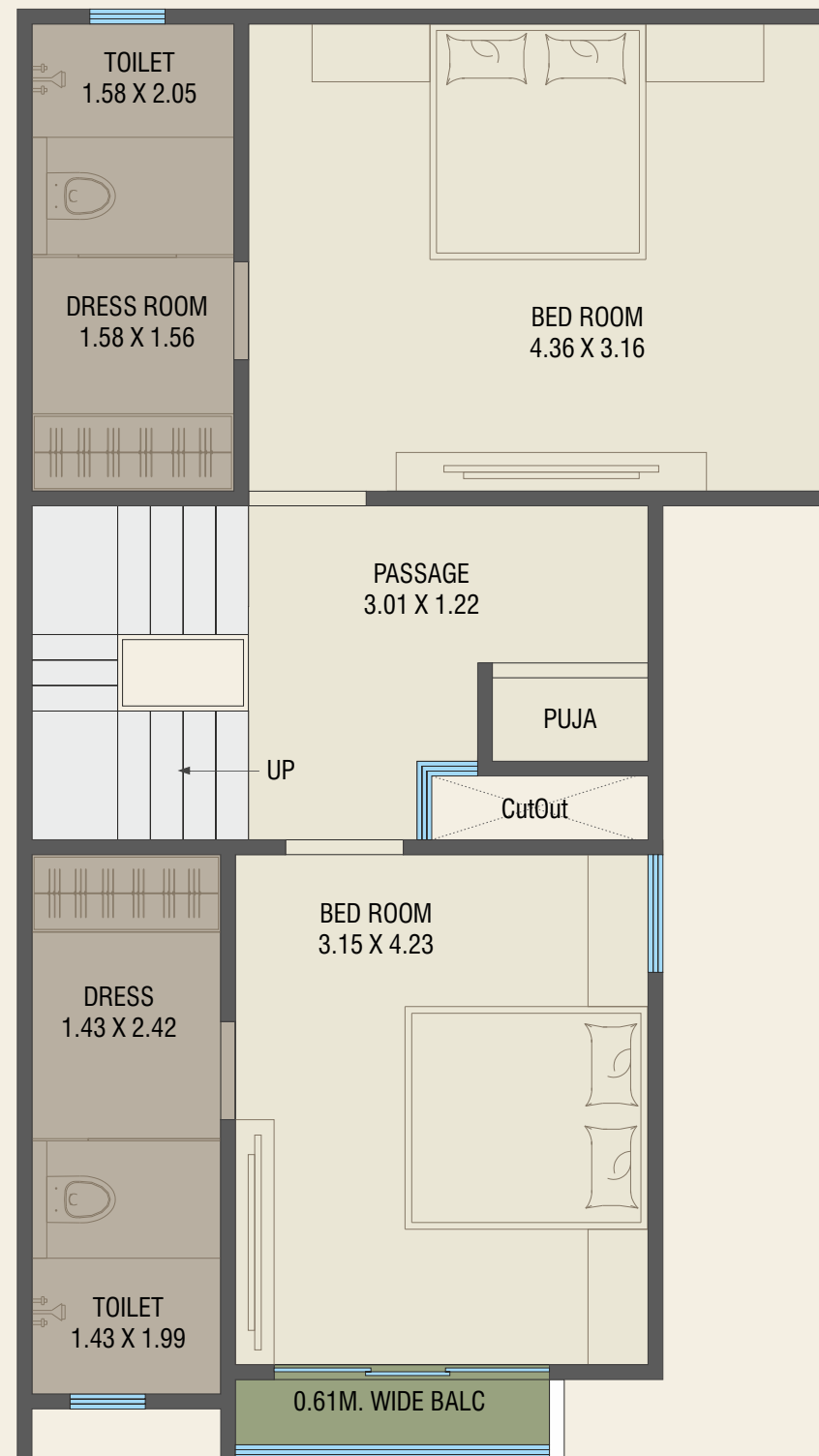


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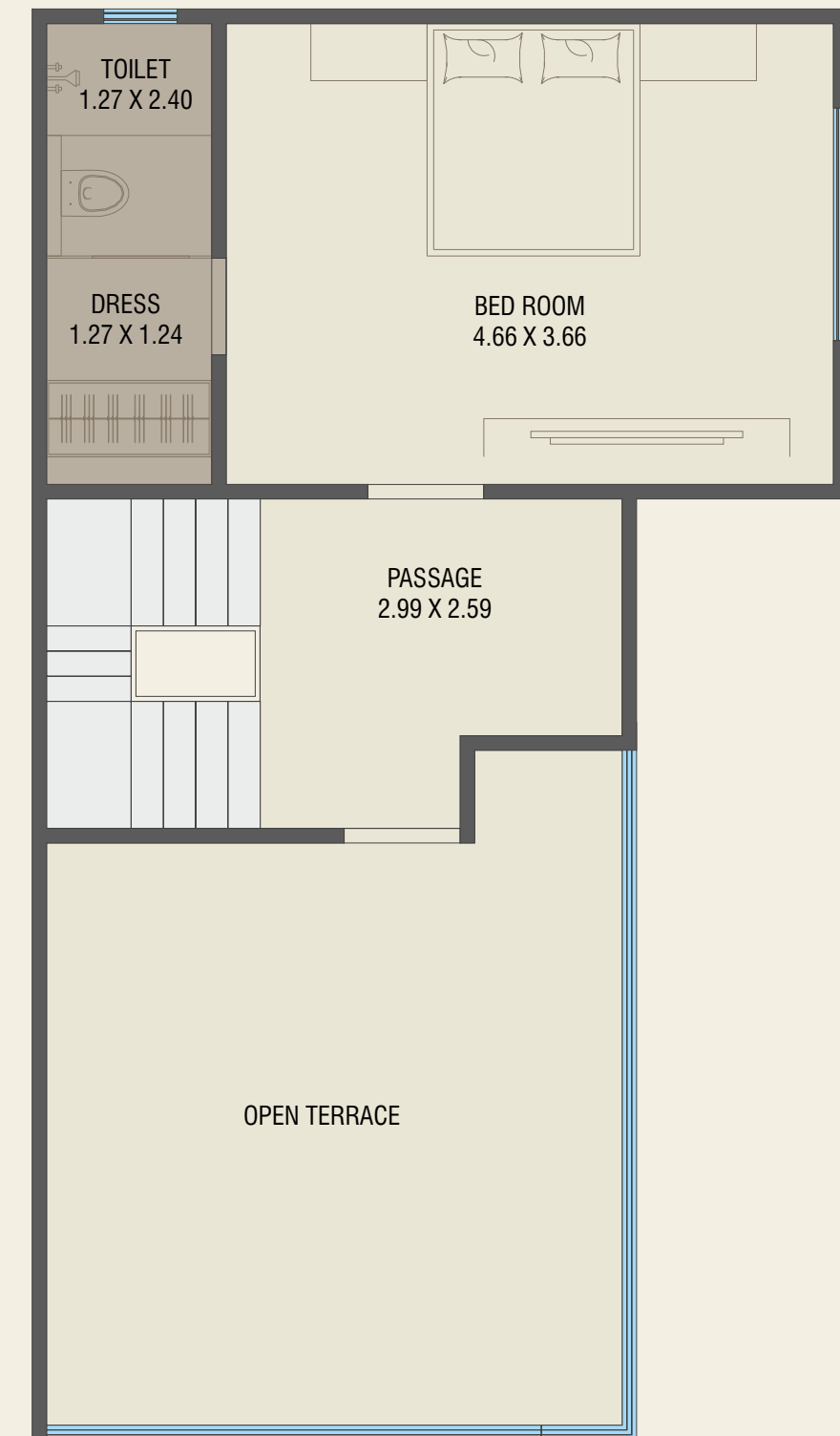
## GROUND FLOOR PLAN



## FIRST FLOOR PLAN

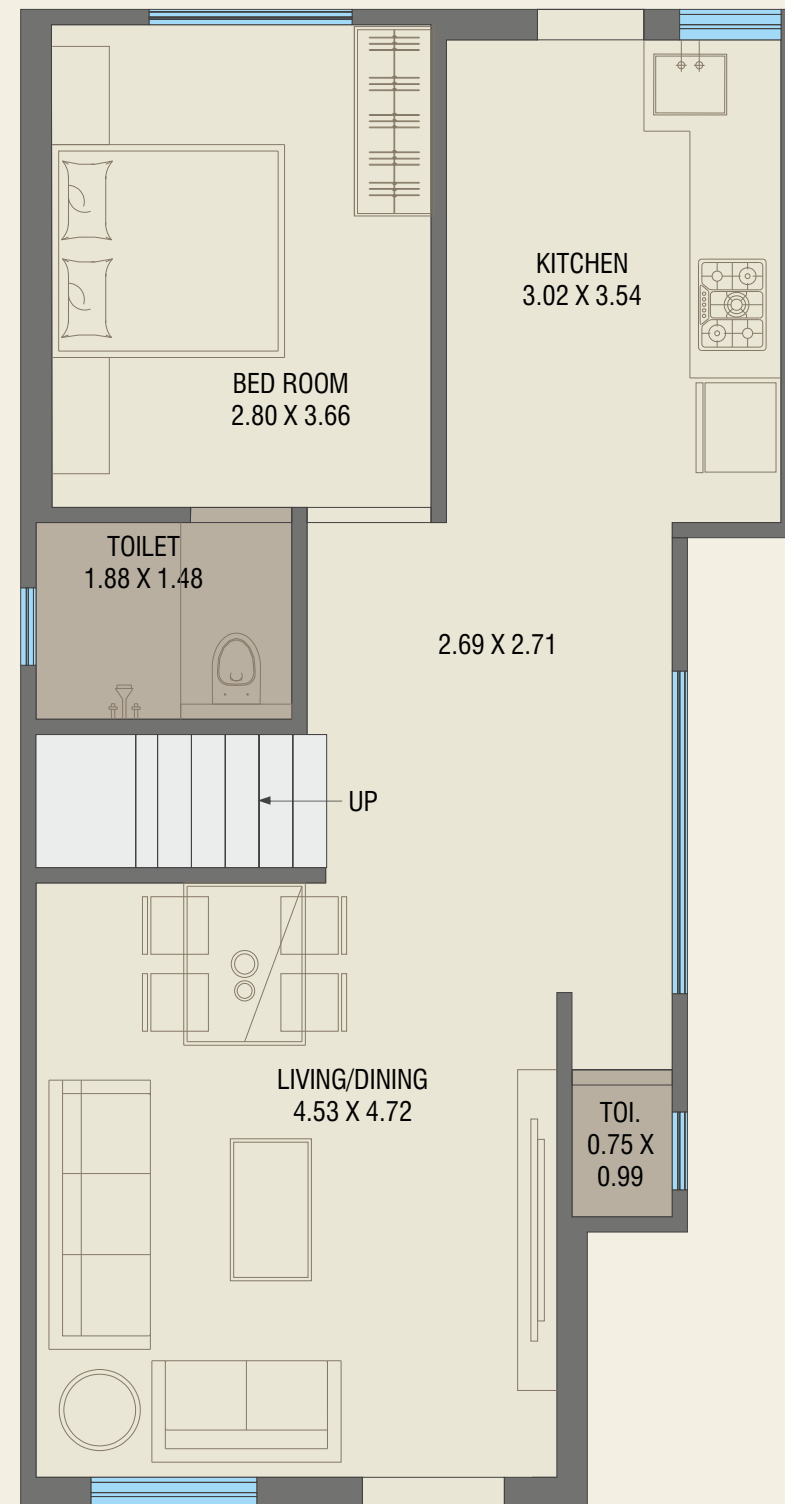


## TERRACE FLOOR PLAN

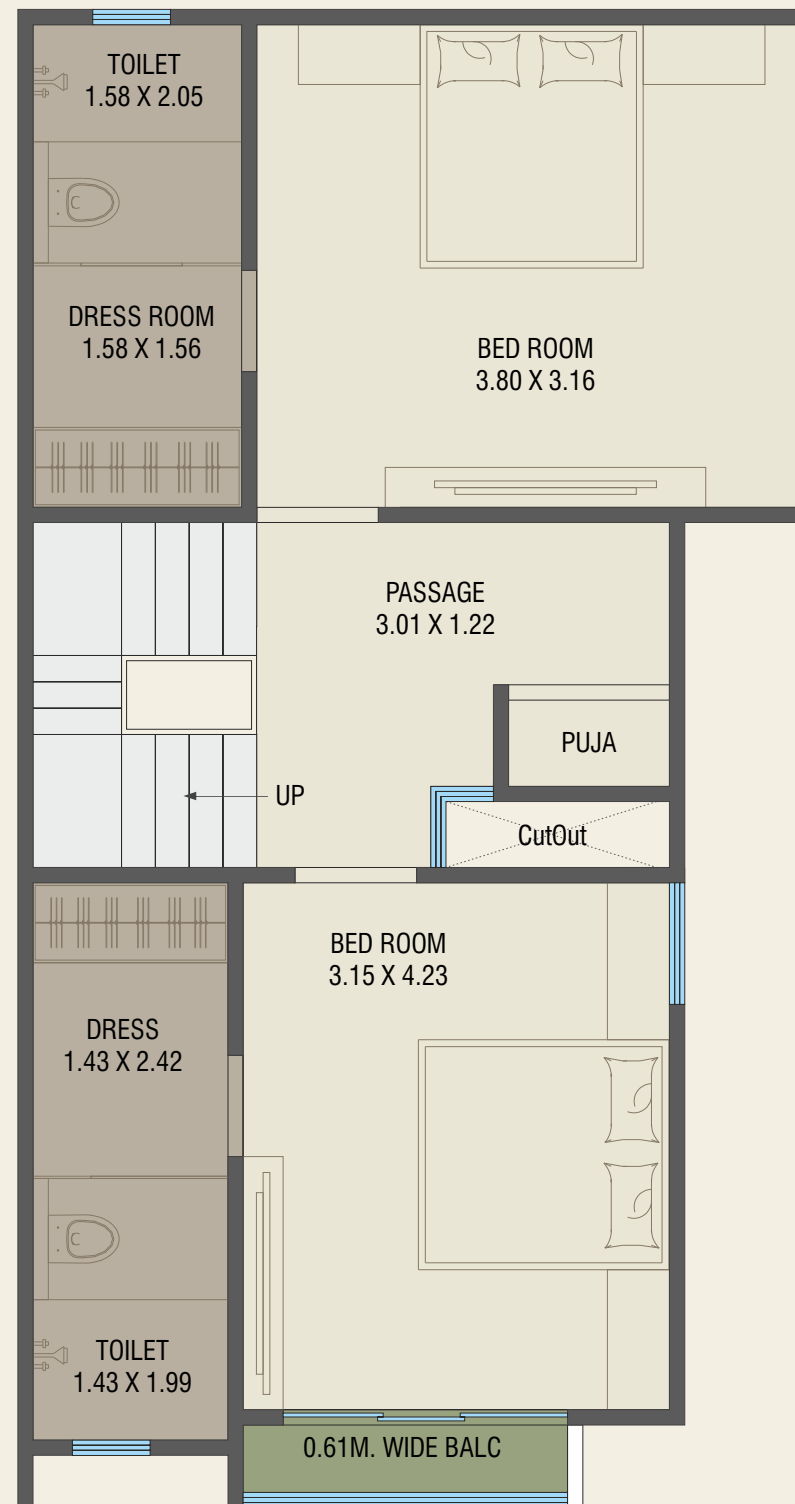


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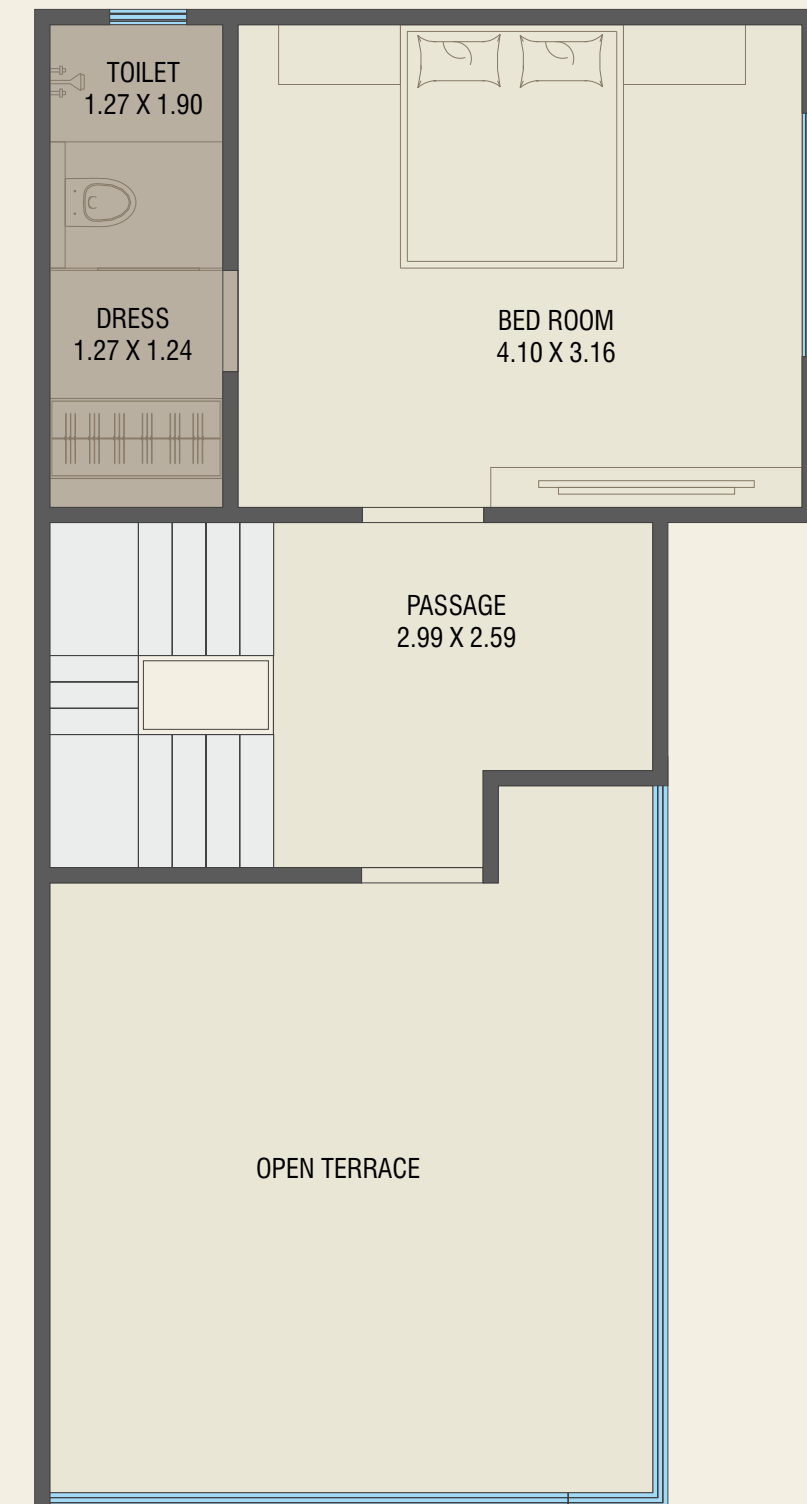
## GROUND FLOOR PLAN



## FIRST FLOOR PLAN



## TERRACE FLOOR PLAN



## AMENITIES

- Landscaped Garden with sitting
- Entire Campus under 24 x 7 CCTV camera surveillance
- Trimix internal roads with street lights, decorative paving
- 24 hours water supply
- Name plates
- Anti Termite Treatment in plinth area
- China mosaic on terrace

## SPECIFICATION

### Structure:

All RCC & Masonry work as per structural Engineer's design  
Elevation work as per Architect Design.

### Doors & Windows:

Attractive Entrance Door with Granite frames in all doors and standard quality safety lock and flush door with both side decorative laminate, Fully Glazed aluminum powder coated windows with safety grills.

### Flooring:

Vitrified Tiles flooring in all rooms.  
Passage area & Stair case with vitrified tiles

### Kitchen:

Granite Platform with S.S Sink & designer tiles upto slab level.

### Bathrooms:

Designer Glazed tiles fitting up to lintel levels Standard quality sanitary wares & fittings. Concealed internal plumbing with hot water points.

### Electrification:

Concealed wiring of standard quality with TV, Fridge & AC points in all bedrooms & living room with copper piping.

### Paint & Finish:

Internal : smooth cement plaster with putty and primer  
External : Double coat plaster with standard quality of paint.

## KEY PLAN



Above project is registered under Gujraera. Rera Reg. No.: PR/GJ/VADODARA/VADODARA/Others/  
For futher details visit: [www.gujraera.gujarat.gov.in](http://www.gujraera.gujarat.gov.in) under registered project.

### MODE OF PAYMENT :

10% Booking | 30% Within 15 Days | 45% Plinth Level | 70% RCC Slab Level | 75% Bricks Level | 80% Plumbing | 85% Plaster Level | 95% Flooring Level | 100% Possession Level + Resistration Level

DISCLAIMER : The following will be charged extra in advance / as per Government norms - (a) Stamp duty and registration charges. (b) GST (actual) or any such additional taxes if applicable in future. • If any new taxes applicable by Central or State Government in future it will be borne by the coustomer. • Premium quality materials or equivalent branded products shall be used for all construction work. • Right of any changes in dimensions, design & specifications will be reserved with the developer, which shall be binding for all members. • External changes are strictly not allowed. • MGVCCL meter deposit should be levied separate. • Each member needs to pay maintenance deposits separately. • In case of booking cancellation, amount will be Refunded from the booking of same premises and minimum of rupees 50,000/- will be deducted from the booking amount • Possession will be given after one month of all settlement of account. • Extra work at the cost of client with prior estimate needs to be given in advance but no change in elevation and plan will be done. • The developer reserve the full right to make any changes. • This brochure does not form a part of agreement or any legal document, It is easy display of project only. • In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible. • Continuous default in payment lead to cancellation of property.