



*Luxury, Location & Convenience*

Experience Modern Comfort from Superior Engineering!

Lifestyle is more than perfect environment. Green Leaf Brings to you exquisite comfort availed through High-Quality Engineering.

## ABOUT US

With 20 years' experience in Civil Construction work as an Authorized Government Contractor, Vraj Associates has made a successful foray into the real estate sector with its residential projects crafted to suit customized needs.

Quality Preservation, Consistency and Customer Satisfaction have always remained our topmost priority and this is the sole reason for our customers' happiness.

## VISION AND MISSION

Vraj Associates' aspires to evolve uniquely designed residential projects which establish the highest standards of quality, technology & efficiency whilst not ignoring the individual requirements of each and every customer.

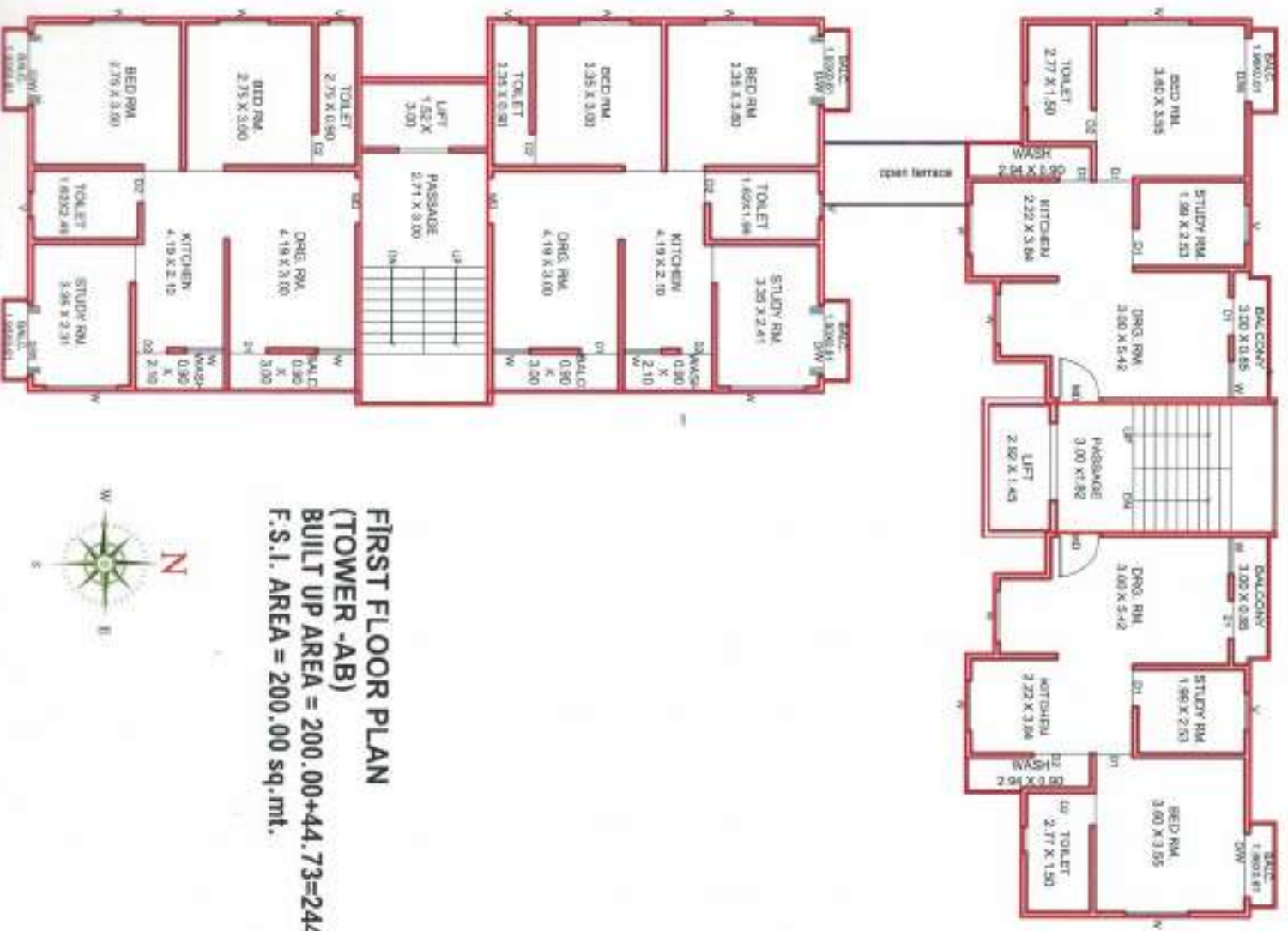
## BEST TEAMWORK OF THE BEST PROFESSIONALS

Every dimension is an important component in a unit and same goes for our expert team.

Each of our adept professional offers an amazing insight and together they come up with brilliant project concepts so that you get only the best home.

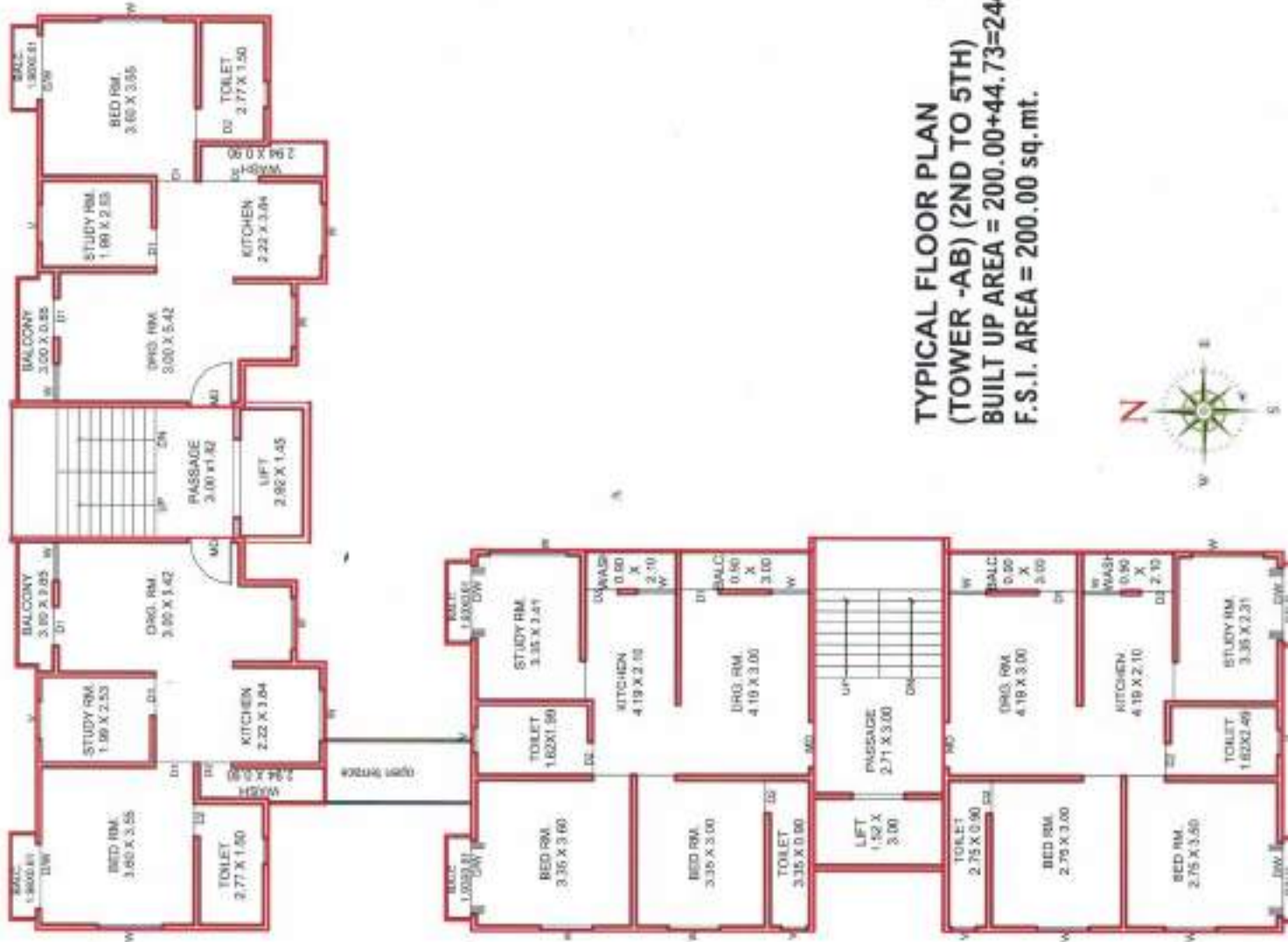






**FIRST FLOOR PLAN  
(TOWER -AB)**  
**BUILT UP AREA = 200.00+44.73=244.73 sq.mt.**  
**F.S.I. AREA = 200.00 sq.mt.**

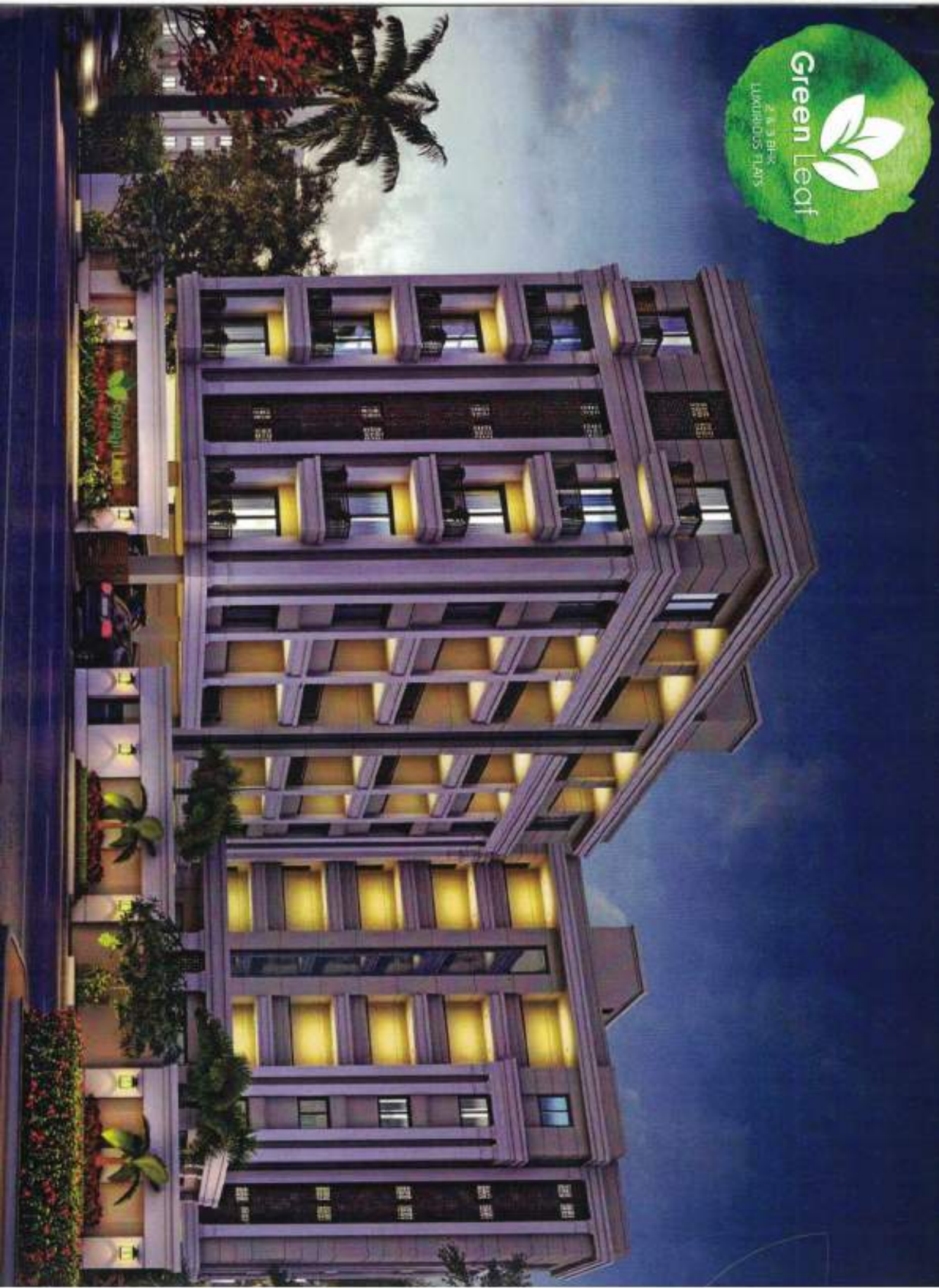




**TYPICAL FLOOR PLAN  
(TOWER -AB) (2ND TO 5TH)  
BUILT UP AREA = 200.00+44.73=244.73 sq. mt.  
F.S.I. AREA = 200.00 sq. mt.**



**: PLAN  
18.95 sq. mt.  
14.35 sq. mt.**



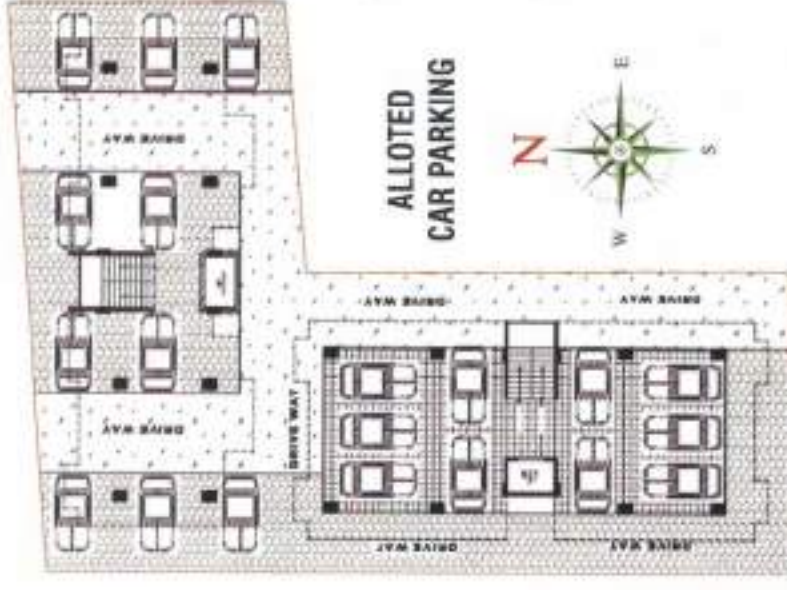
### AMENITIES:

- Allotted Car Parking
- Decorative Parking Area with CCTV 24 X 7 Hrs.
- Decorative Front Gate with Security Cabin
- Designer Compound Wall
- A.C. Point in all rooms
- RO System for Health & Hygiene
- 24 Hrs. Water Supply
- Video Door System
- Standard Quality Lift with Power Backup
- Attractive Name Plate & Letter Box
- Water-Proof Treatment for Terrace & Anti-Termite Treatment for Building
- Exclusive Solar System & Solar Power Generation Unit



### SPECIFICATION:

- **STRUCTURE:** Earthquake resistant RCC frame structure as per structure design
- **FINISHING:** Inter smooth plaster, putty with primer & external plaster with acrylic paint
- **FLOORING:** vitrified tiles flooring in all rooms
- **DOORS:** Elegant entrance door, internal flush door with laminate & standard hardware fitting
- **WINDOWS:** Color anodized aluminum windows and natural stone
- **KITCHEN:** Granite platform with ss sink and premium branded wall tiles dedo upto door level
- **BATHROOM:** Designer tiles upto door level with standard quality C.P. fittings
- **ELECTRIFICATION:** Concealed ISI mark copper wiring with good quality modular switches



# Green Leaf

2 & 3 BHK  
LUXURIOUS FLATS

**Project**  
R. SHETH  
Studio

**Structure**  
Associates

**ADDRESS**



Bright Day CBSE School,  
Kopta Cricket Club,  
Earth Acropolis Flat 1 & 2,  
P. 3, Vasna-Bhayli Road, Vadodara  
98996 18629, 82380 56927

**DEVELOPERS**



W Associates

## LOCATION PLAN



## PAYMENT MODE

25% On Booking | 15% Plinth Level | 20% Ground Floor Slab | 20% 1st Floor Slab | 15% Plaster | 05% Final Finishing

## WE REQUEST

1. Possession will be given after one month of settlement of all accounts
2. Documentation charges, Stamp duty, Registration charges, Service tax, GEB charges, Common maintenance charges, all municipal taxes & government tax will be extra
3. Extra work shall be executed after making full payment
4. Continuous default payment leads to cancellation
5. Architect / Developers shall have the right to change or raise the scheme or any details herein and any change or revision will be binding to all
6. Refund in case of cancellation will be made after payment receipt of new client only
7. Administration expense of ₹10,000/- & the amount extra work (if any) will be deducted from refund amount
8. All the dimensions given are approximate and unfinished
9. This brochure is just for an easy presentation of the project and does not form part of agreement or any legal documents.