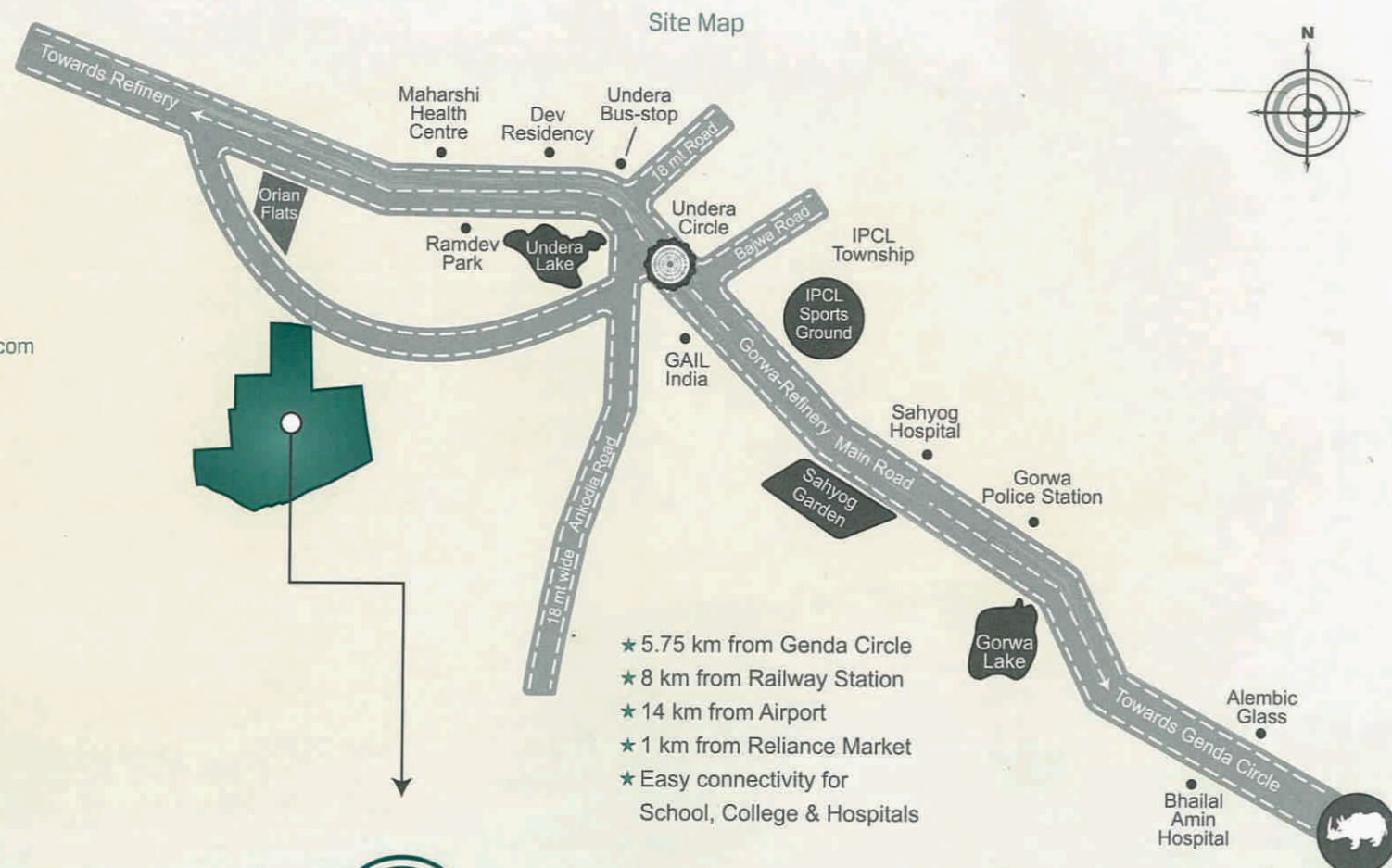


Developers Om Sai Developers

Call for Booking
Hitesh Patel +91 8401599654
Mitul Patel +91 9825011144
Biren Patel +91 9879349710
info@maniwoodresidency.com
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Architect
FORAM ARCHITECT & ENGINEERS
Jatin Patel
foramarch@gmail.com
+91 265 2433699

Site Address
MANI WOOD
Beside "Orian" Flats,
Opp. Nilesh Park Soc.,
Undera-Koyli Road,
Undera, Vadodara-391330



Payment Module: At The Time Of Booking - 20% • At Plinth Level - 10% • First Slab - 20% • Second Slab - 20% • Plaster Level- 20% • Finishing - 10%

Note: • Documentation charges, Service Tax, Municipal House Tax, Common maintenance charges and Development Charges will be extra. • Any new Central or State Government Taxes, if applicable shall have to be borne by the clients. • Extra work shall be executed after making full payment. • Possession will be given after settlement of all account. • Continuous default payments leads to cancellation. • 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. • Refund in case of cancellation will be made within 45 days from the date of booking of new client only. Administrative expense of Rs. 30,000 & the amount of extra work (if any) will be deducted from refund amount. • In case of delay of corporation/MGVCL activity, it shall be unitedly faced. • While every reasonable care has been taken in preparing this brochure, the organizers are not responsible for any inaccuracy in this contents. All plans, information and specifications are subject to change. This brochure is not a part of a legal document.

Designed by: CD - ALPHA DESIGN - 08239069072



4BHK Duplex Villas
3BHK Duplex Bungalows

Being at Home, will be a Pleasure!



A-Type 4BHK Duplex Villa

Mani Wood Villa is a Roman themed Villas that will change the way you live. And the way you look at living spaces. It is the epitome of luxurious and International style living.

We understand that a home is a place where memories are created, cherished & treasured for generations. And every memory you treasure shall last long enough for your grandchildren to weave tales around.



B Type - Club House



- | | |
|------------------------------|------------------------------|
| Gazebo | Swimming |
| Club House | 24 Hrs Security |
| Jogging Track | 24 Hrs Water (Bore-well) |
| Children Play Area | Individual R.O. System |
| Landscape Garden | Individual Solar System |
| Senior Citizen Meeting Point | Individual Video Camera Door |



Indoor Games



Gymnasium



Common Hall

Amenities

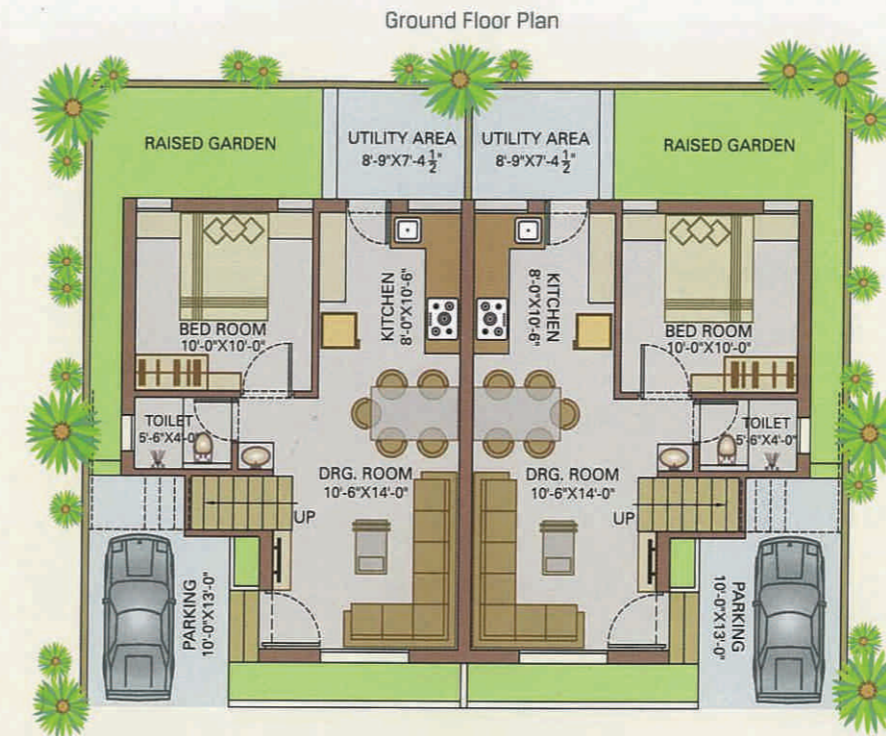
MW
MANI WOOD
 RESIDENCY

B-Type
 3BHK Duplex Bungalow

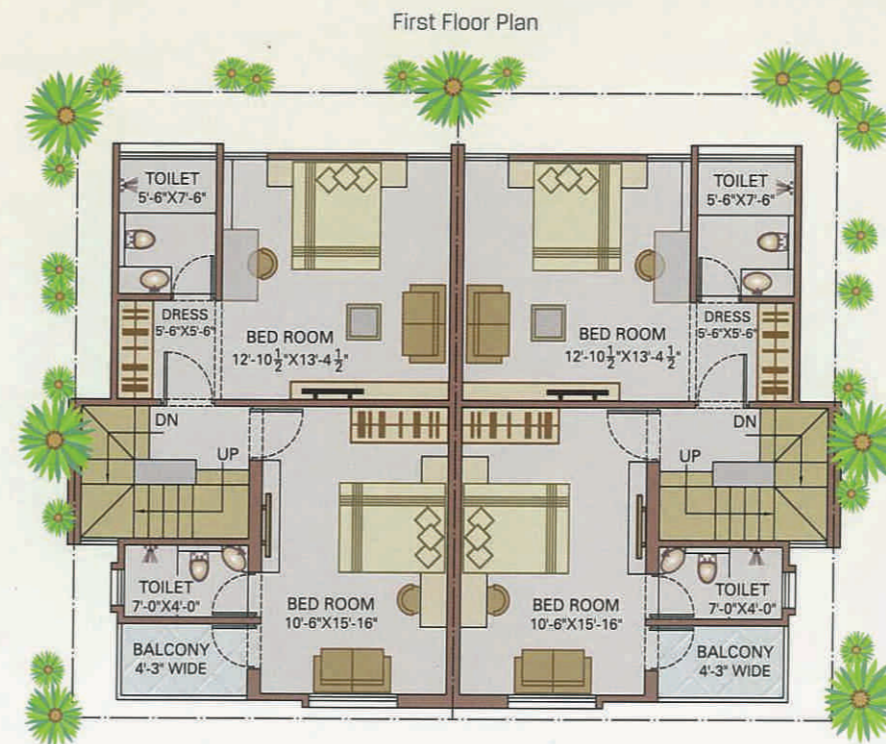


The desire to own a home, it is one of the mankind's sincere longings which he looks forward to fulfil during his lifetime. At Mani Wood Bungalows, we give wings to this dream of yours through our housing project.

Mani Wood Bungalows is created with deep thoughtfulness and ultra-modern design sense. Therefore it takes care of not only the staple needs of the inmates but also provides for emerging lifestyle needs.



Drawing Room: 10' 6" x 14' 0"
 Bed Room: 10' 0" x 10' 0"
 Kitchen: 8' 0" x 10' 6"
 Parking: 10' 0" x 13' 0"
 Utility Area: 8' 9" x 7' 4 1/2"
 Toilet: 5' 6" x 4' 0"



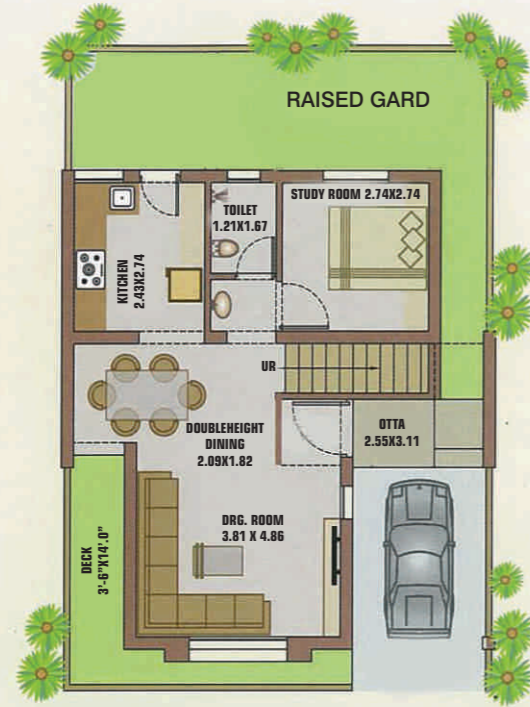
Bed Room 1: 12' 10 1/2" x 13' 4 1/2"
 Toilet: 5' 6" x 7' 6"
 Dress: 5' 6" x 5' 6"
 Bed Room 2: 10' 6" x 15' 16"
 Balcony: 7' 0" x 4' 3"
 Toilet: 7' 0" x 4' 0"



- Specifications**
- **Structure:** All RCC & Brick Masonry works as per Structural Engineer's Design
 - **Wall Finish:** Inside smooth plaster with Acrylic Emulsion Paint & outside surface to be painted with Weather-Resistant Paint
 - **Flooring:** Vitrified Tiles Flooring on all Floors
 - **Doors:** Decorative main door with Brass Fittings & all internal Doors of Quality Water-Proof Flush Doors
 - **Windows:** Aluminium section Windows
 - **Terrace:** Open Terrace Finished with Water Proofing
 - **Kitchen:** Granite Kitchen Platform with SS Sink, Glazed Tiles Dado up to Lintel Level
 - **Toilets:** Designer Bathrooms with Premium Fittings & Vessels, Glazed Tiles Dado up to Lintel Level
 - **Electrification:** Concealed Copper Wiring Of Approved Quality, Sufficient Electrical Points as per Architects Plan



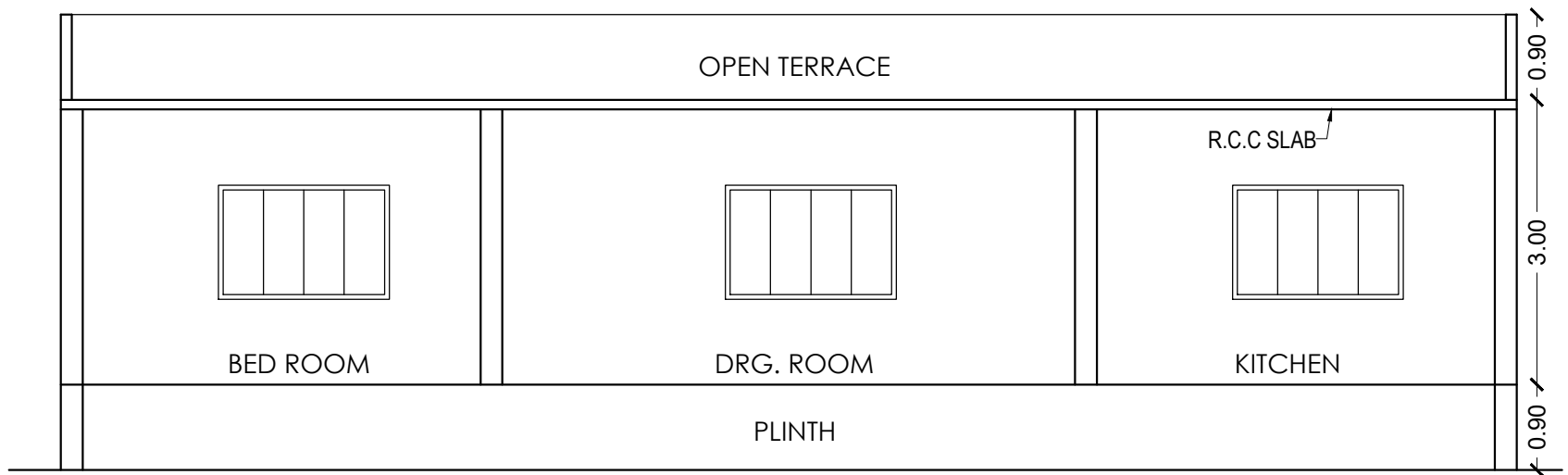
Ground Floor Plan



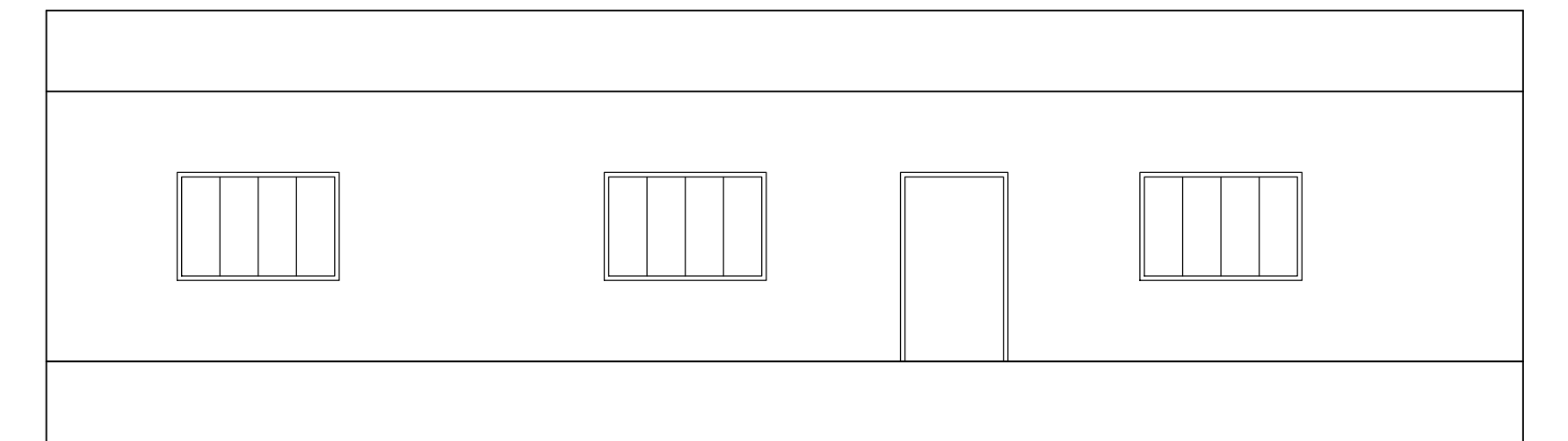
First Floor Plan



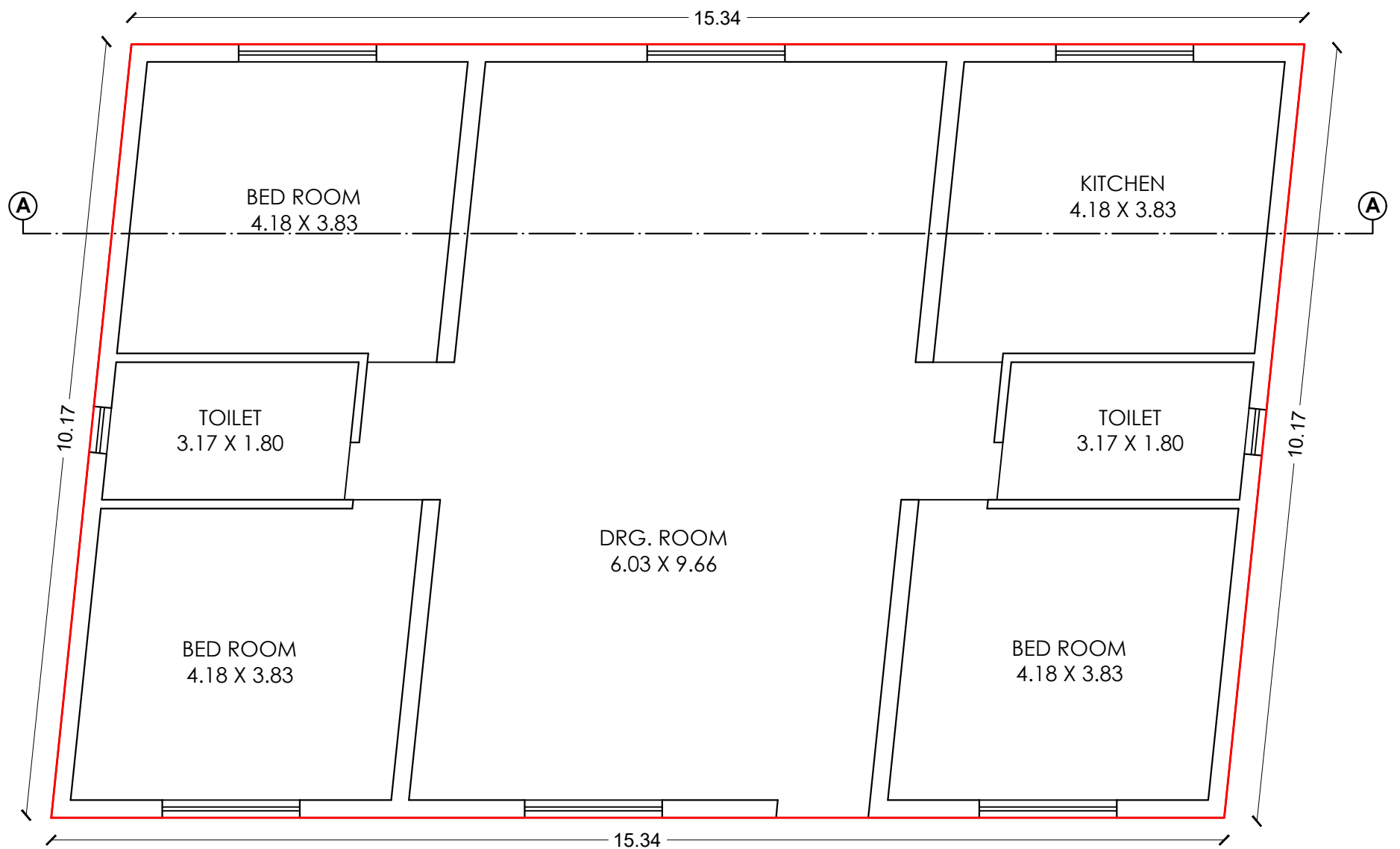
Type-D



SECTION A-A



ELEVATION

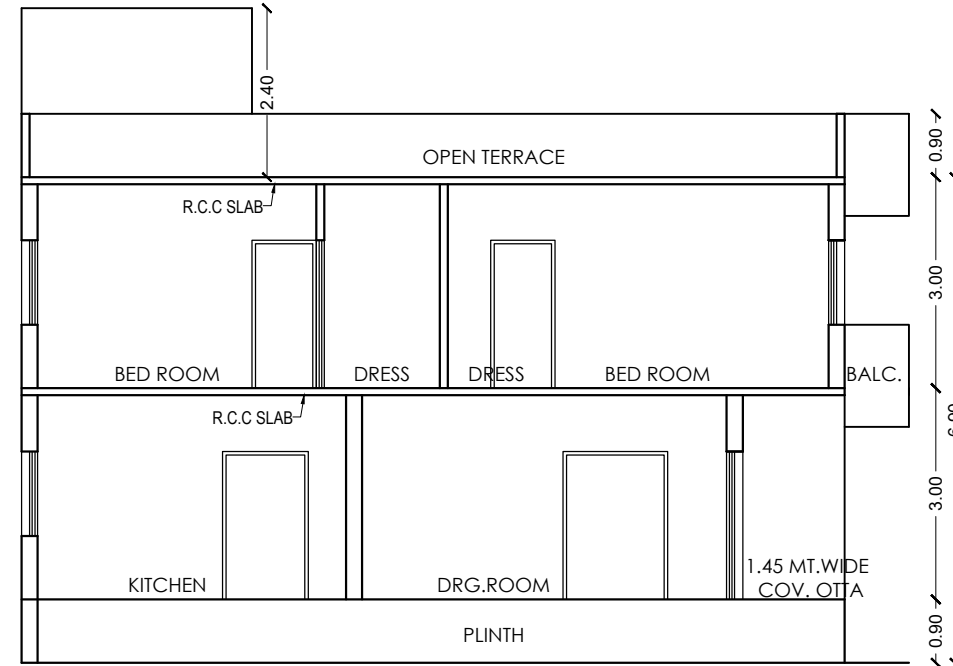


GROUND FLOOR PLAN (D)

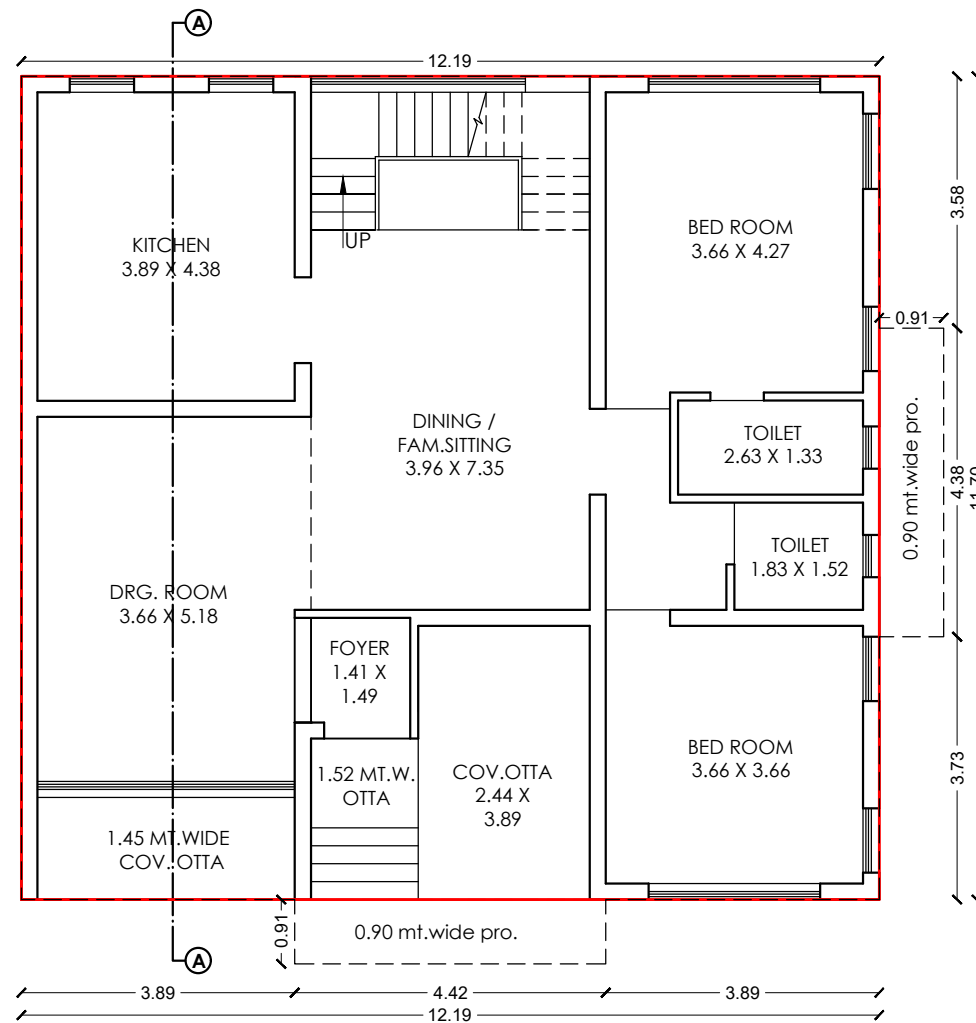
Type-C



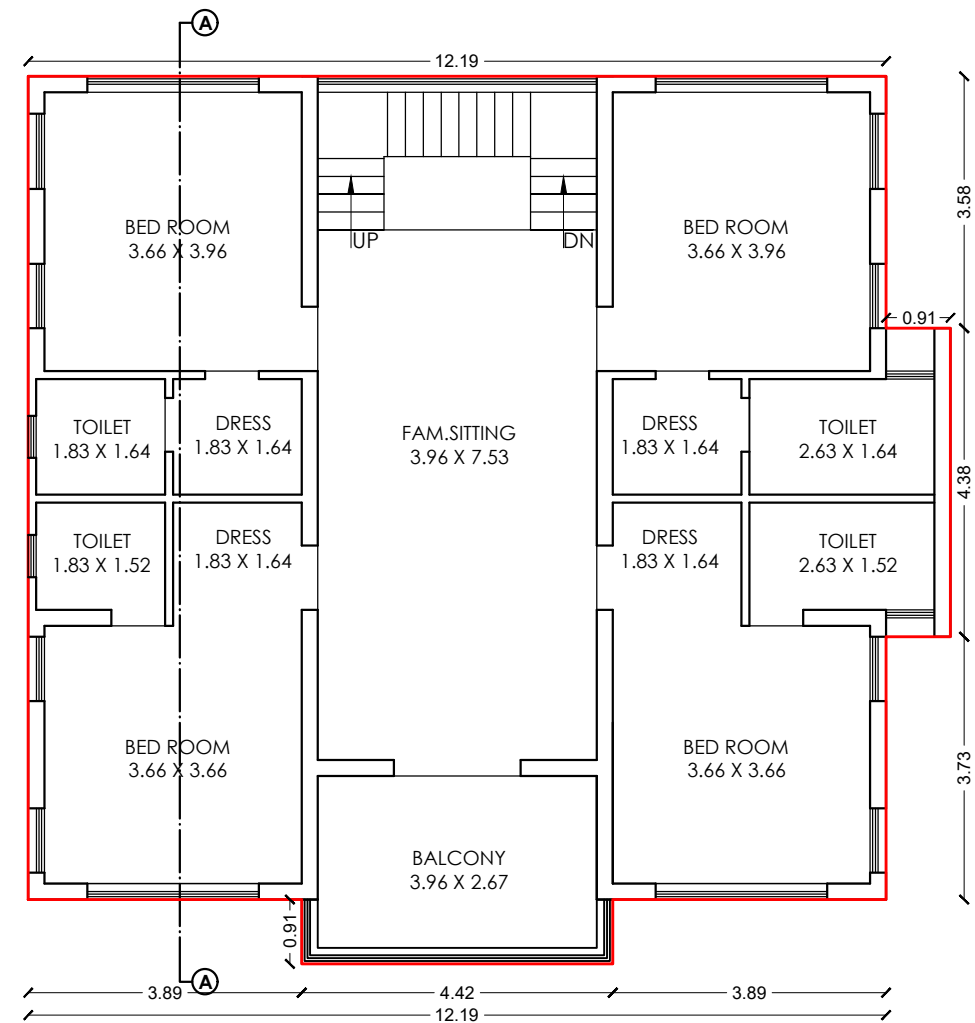
ELEVATION



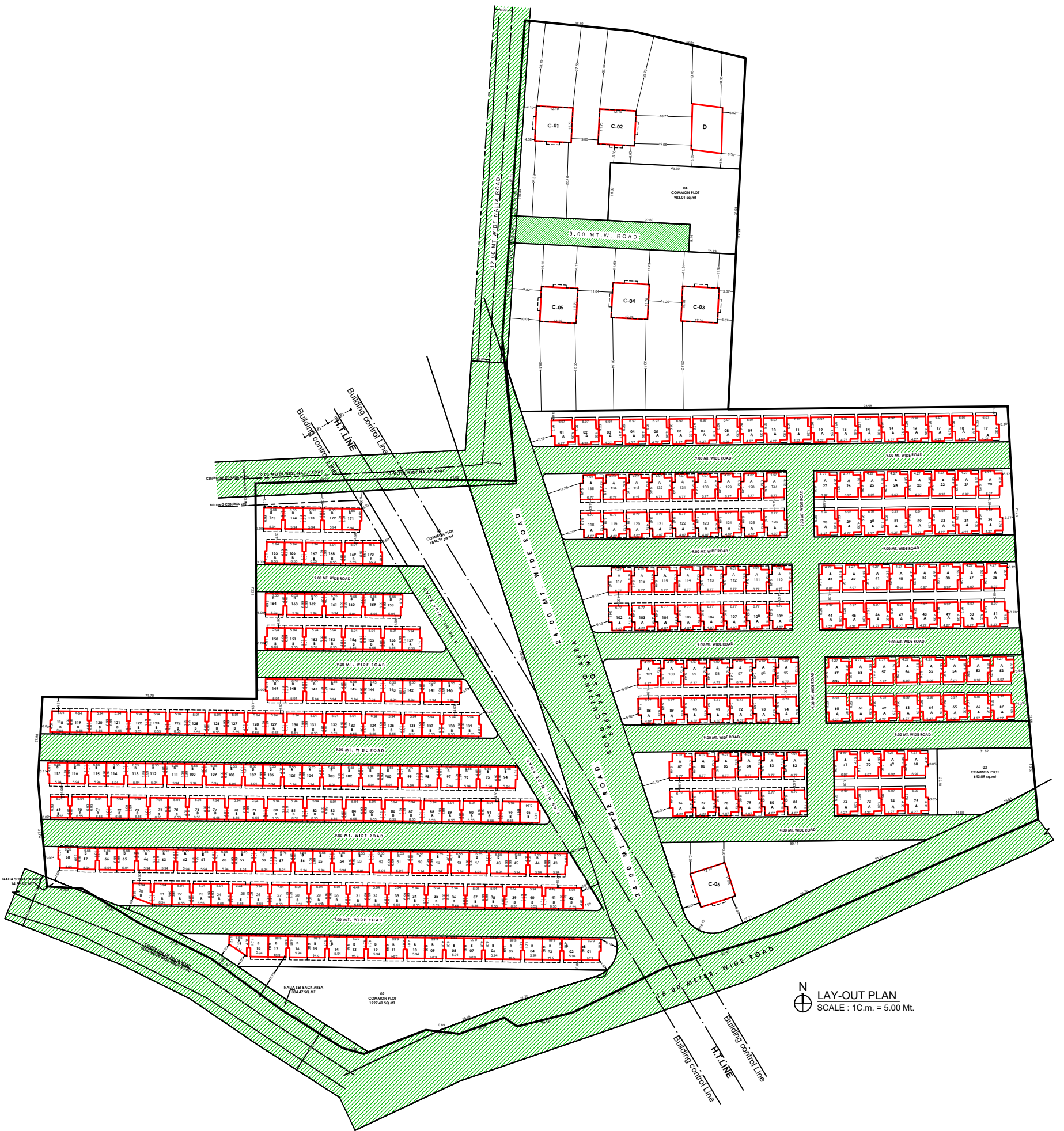
SECTION C-C



GROUND FLOOR PLAN(C- 01 TO 06)



GROUND FIRST PLAN(C- 01 TO 06)



N
 LAY-OUT PLAN
 SCALE : 1C.m. = 5.00 Mt.