





A home that evokes  
luxury in every  
aspect of development



A unique sense of space can be experienced the moment you step foot in the campus of Maple Homes. The majestic 4-side open villas with ample parking space, landscaping inside and out and a contemporary styling ensures that your home looks fresh and modern for years to come.

The thoughtful use of space, spacious room sizes, use of premium brands, high-end material specifications, and best quality finish would make living a true pleasure.



A home that fulfills  
all your lifestyle needs



A villa at Maple homes is nothing less than your private mansion. A private landscaped garden, 2 car parking, an entertainment area & a guest bedroom complete the ground floor- which allows you to entertain guests without intruding the privacy of your home.

The first floor is the family space with a large living-dining-kitchen, together with a parents room. Walk up to the second floor to two huge bedrooms with walk-in wardrobes, balcony and the works.

This innovative planning allows reduced vertical movement- thus enabling a more convenient living. Besides it allows for dedicated spaces to each member of the family & diverse activities, yet making a cohesive unit.





## SPECIFICATIONS

### STRUCTURE:

- All RCC & Brick work as per structural engineer's design

### FLOORING:

- Premium Flooring in Guest Lounge and Dining area
- Wooden Flooring in two Master Bedrooms
- Vitrified tiles in rest of the areas

### KITCHEN:

- Exclusive Granite Platform with Ceramic Sink and designer tiles upto Ceiling Level
- Wash area with ceramic tiles dado and natural stone flooring

### TOILET:

- Designer bathrooms with premium quality fittings & vessels
- Glazed tile dado upto lintel level

### DOORS:

- Main Door: High quality wooden frame door with veneer paneling on both sides
- Other Internal Doors: Wooden Frames with laminated flush doors

### WINDOWS:

- Aluminium Windows high quality

### PAINT & FINISH:

- Internal walls finished with smooth finish plaster with Birla Putty and Primer
- External walls finished with Double Coat Plaster and Exterior Paint

### TERRACE FINISH:

- Elegant China Mosaic finish with Water Proofing Treatment

### ELECTRIFICATION:

- Concealed copper ISI wiring and branded modular switches with sufficient points
- AC Points in all areas



## VALUE ADDED AMENITIES:

- Designer entrance gate with water body & landscaping. 3 nos. Gates for easy entry & exit.
- 24 x 7 Security with Security Cabin.
- Intercom for each villa for better internal communication.
- Provision for Individual Hydraulic Elevator for each Villa.
- Aqua Water Purifier fitted in Kitchen for each Villa.
- Decorative compound Wall surrounding the community.
- Tremix Internal Roads with LED Street Lights and Decorative Paving.
- Termite Resistance Treatment.
- Number Plates on each unit to maintain uniformity.
- Underground Cabling of wires.
- Individual Video Door Phones.
- CCTV Camera in common areas.
- Underground & Overhead Water Tank.



## LEISURE AMENITIES:

A two level premium Clubhouse shall ensure that the residents recreational needs are fulfilled in style. On offer are facilities like

- AC Gym / Health club
- Indoor Games Zone
- Yoga Area
- Library / Lounge
- Children's play area

Others:

- Landscaped Garden with Party Lawn
- Beautifully designed (open & covered) sitting areas
- Jogging Track





# LAYOUT PLAN



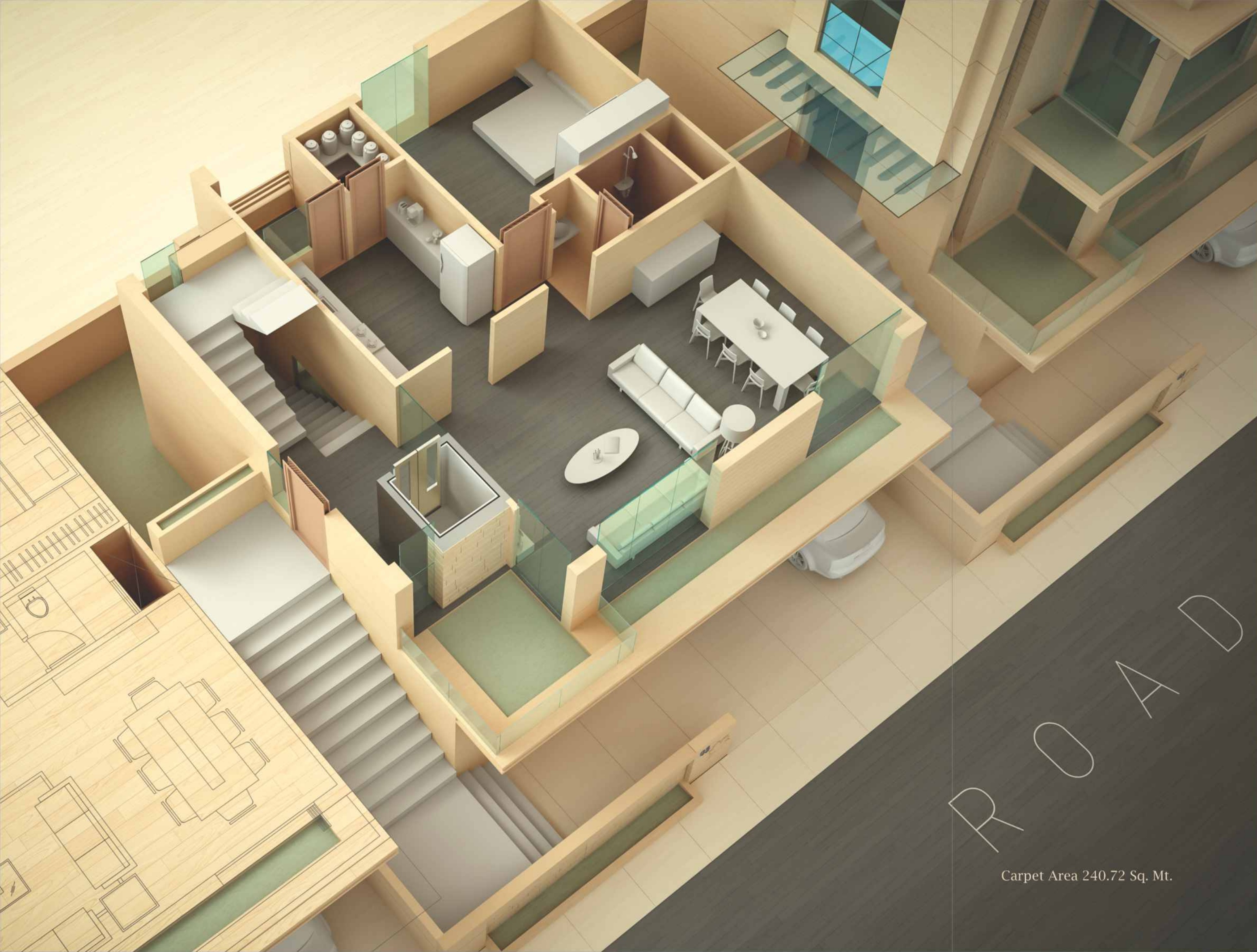


Carpet Area 240.72 Sq. Mt.  
 Covered Parking Area 10.29 Sq. Mt.



**TYPE A  
 GROUND FLOOR**





Carpet Area 240.72 Sq. Mt.



**TYPE A  
FIRST FLOOR**







ROAD

Carpet Area 240.72 Sq. Mt.



TYPE A  
SECOND FLOOR





## TYPE B

### GROUND FLOOR



### FIRST FLOOR



### SECOND FLOOR

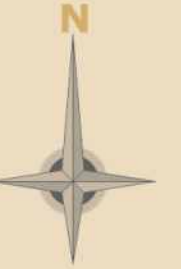


**B1 Type** Carpet Area : 299.16 Sq. Mt.  
Covered Parking Area : 16.62 Sq. Mt.  
Block No. 19

**B Type** Carpet Area : 290.75 Sq. Mt.  
Covered Parking Area : 11.595 Sq. Mt.  
Block No. 04



## KEYPLAN



A Joint venture of:



[www.myrahgroup.com](http://www.myrahgroup.com)



[www.purgroup.com](http://www.purgroup.com)

Developers: Sanskar Developers

Site: "Maple Homes", Nr. Vedant Villa, New Alkapuri, Gotri, Vadodara-390021.

Ph.: +91 265 6548030 | email: [emailmaplehomes@gmail.com](mailto:emailmaplehomes@gmail.com)

Architect: Talib Patel Associates

**We Request:** (1) Possession will be given after one month of settlement of accounts. (2) Extra work will be executed after receipt of full advance payment. (3) Stamp Duty, Registration Charge, Service Tax or any new Central Govt., State Govt., VUDA Taxes, if applicable shall have to be borne by the client. (4) Continuous Default payments leads to cancellation. (5) Architect / Developers shall have the rights to change or revise the scheme or any details herein and any change or revision will be binding to all. (6) In case of delay in Light connection by authority, developers will not be responsible. (7) All dimensions are indicative and actual dimensions in each room might vary. (8) Plot area shown in list is as per site condition and may vary. (9) Common compound wall of individual unit will be as per architect's design. (10) Refund (exclude tax) shall be given in case of cancellation of the booking within 7 days. The payment shall be refunded only after same premises is re-booked and payment for the same is received from the other customer. We shall deduct a minimum administrative charge of Rs. 50,000. (11) Any Plans, specifications or information in this brochure cannot form part of an offer, contract or agreement. (12) All members shall have to essentially be the part or the society formed by the association members and shall have to abide by the society bylaws. (13) After virtual completion of the work all the repair and the maintenance like drainage, watchman salary, electricity bill etc. shall be borne by society members. (14) Members of society are not allowed to change elevation of duplex in any circumstances. This brochure shall not be treated as a legal document; it is only for the purpose of information.

**Payment mode:** Booking Amount ₹ 5 Lacs | Down-payment within 1 month of Booking 25% | At Plinth Level 15% | At Ground Floor Slab Level 15% | At First Floor Slab Level 15% | At Plaster Level 15% | At Flooring Level 10% | 1 month before taking Possession 05%