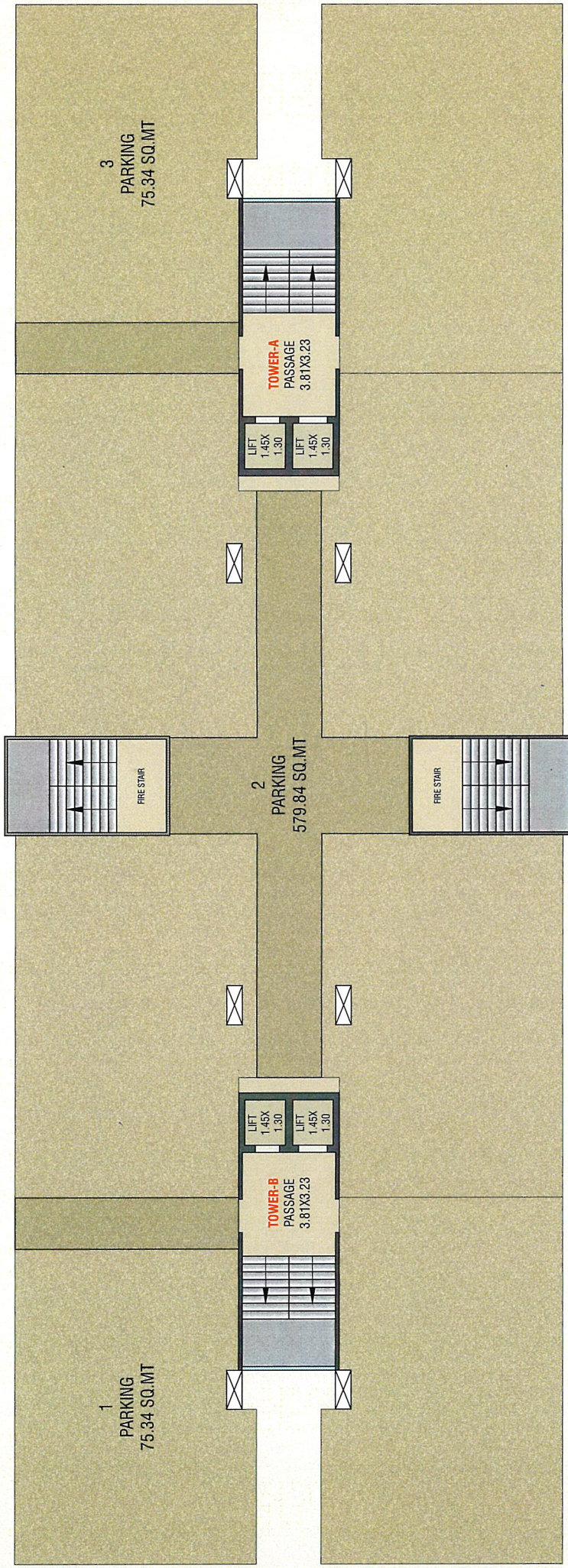




2 & 3 BHK LUXURIOUS FLATS

GROUND FLOOR

A & B TOWER

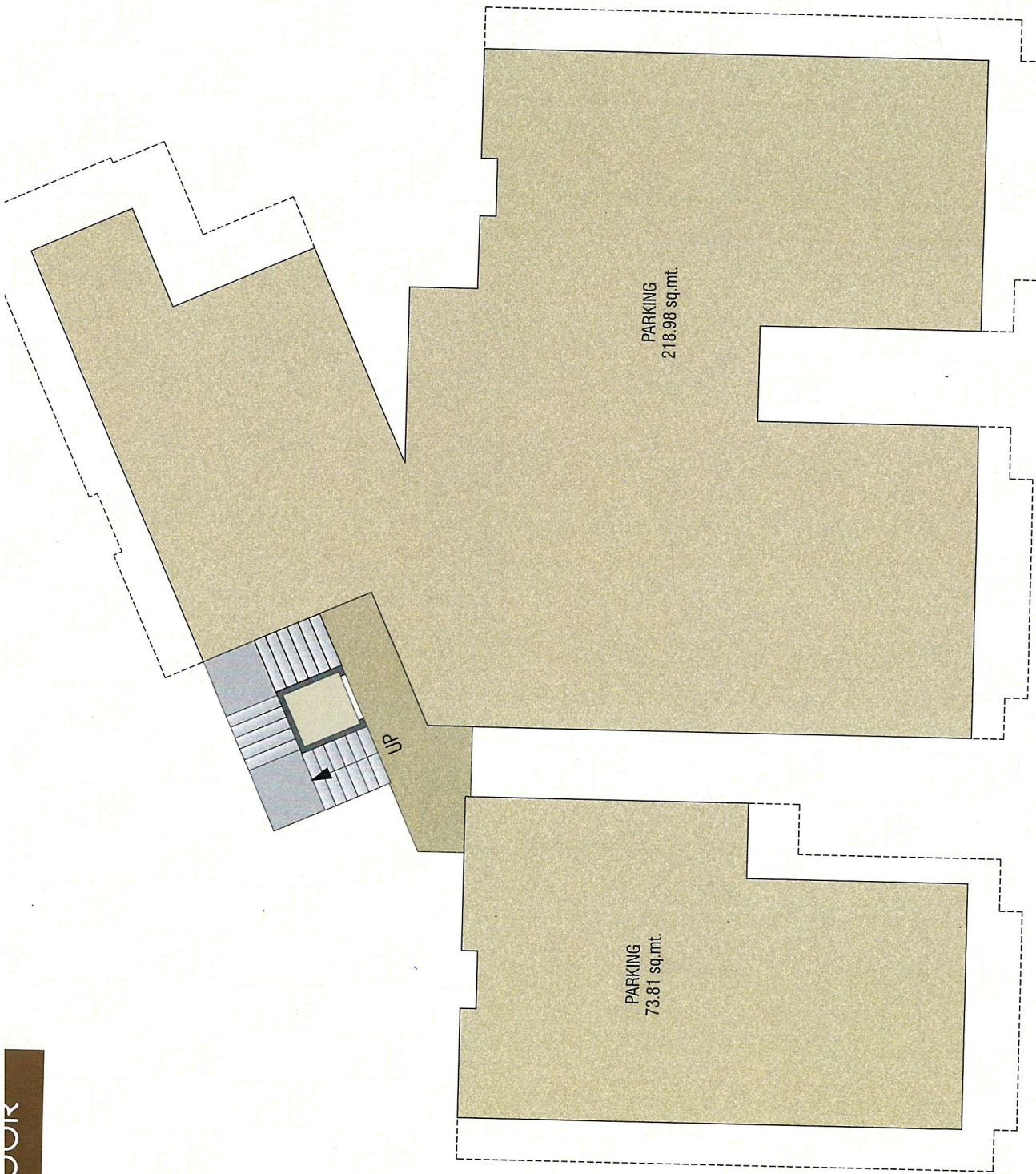


TYPICAL FLOOR PLAN

A & B TOWER



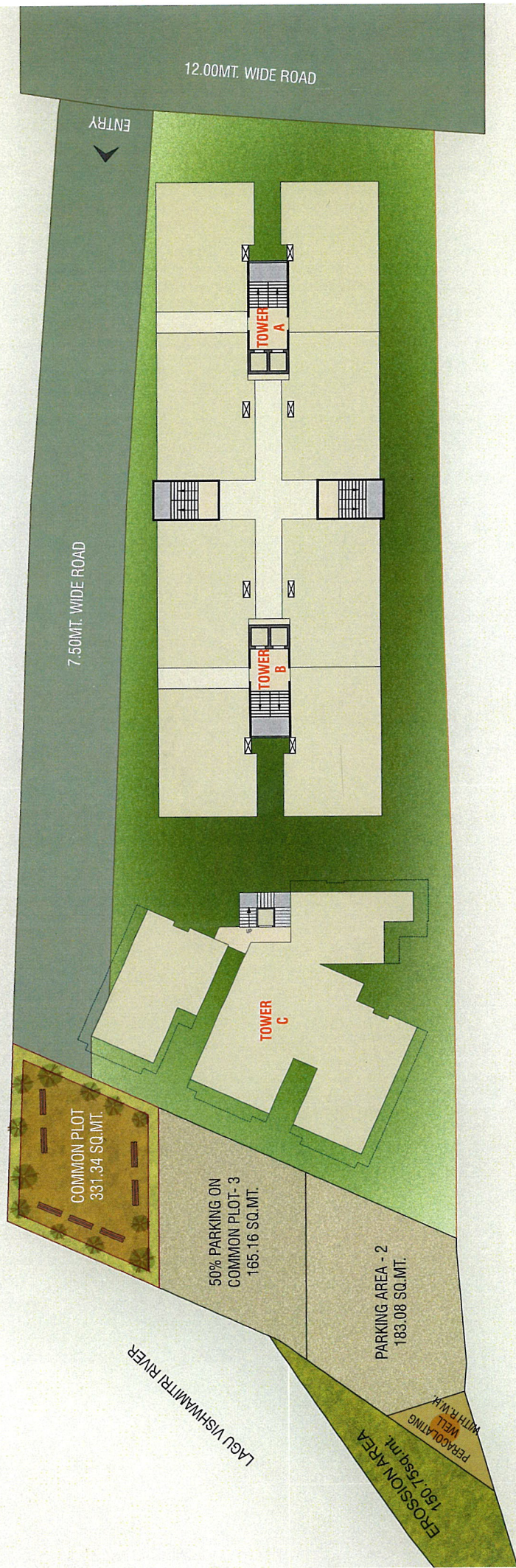
C TOWER



C TOWER



LAYOUT PLAN



Quality Construction

Valuable Amenities

A Trusted Realtor

Affordable Luxury

Our upcoming project 'MISTRY TOWN' is yet another step in our journey to offer remarkable real estate projects. Located at Fathegunj- one of Vadodara's most prominent residential localities, it offers great convenience due to its close proximity to all urban utilities enabling easy connectivity.

Designed to high standards and planned thoughtfully to ensure functional efficiency the homes at Mistry Town enables a modern lifestyle with elegant premium amenities...yet with very competitive pricing- thus offering the best value for your investment.

Truly a once in a lifetime opportunity to own an abode at such a stellar location and with a host of advantages!

- Elegant Entrance Lobby
- Well designed compound wall with MS Gate and Security Cabin
- Standard quality elevators
- Water proofing treatment to the terrace
- Ample car parking
- Paved/Tremix internal roads with decorative lighting
- Water supply from bore with underground and overhead water tank with sensor
- Individual name plates & letterbox

Value Added Amenities

Structure:

Well designed RCC frame structure as per structural engineer's design.

Flooring:

Vitrified Tile flooring.

Plaster:

Internal Smooth Plaster / Outside sand face plaster

Colour:

Internal Walls with Putty finish. Outside Walls with Cement / Acrylic Paint

Kitchen:

Granite platform with SS kitchen sink and designer tiles up to lintel level over the platform

Bathrooms:

Designer tiles up to full height with standard quality bath fittings and sanitary ware.

Plumbing:

Systematic well concealed CPVC/ UPVC plumbing fitting

Doors :

Decorative main door with standard safety lock and fittings. All other internal doors are flush doors with laminates on both sides.

Windows :

Anodized Aluminum section windows with reflective glass & Granite framing.

Electrification:

Concealed copper ISI wiring and good quality modular switches with sufficient points. Geyser point in bathrooms. MCB in main distribution board.

Specifications

A project by,
IOBAL MISTRY
 (Mistry Infrastructure) &

TALIB CHASMAWALA
 (F. A. Chasmawala Pvt. Ltd.)

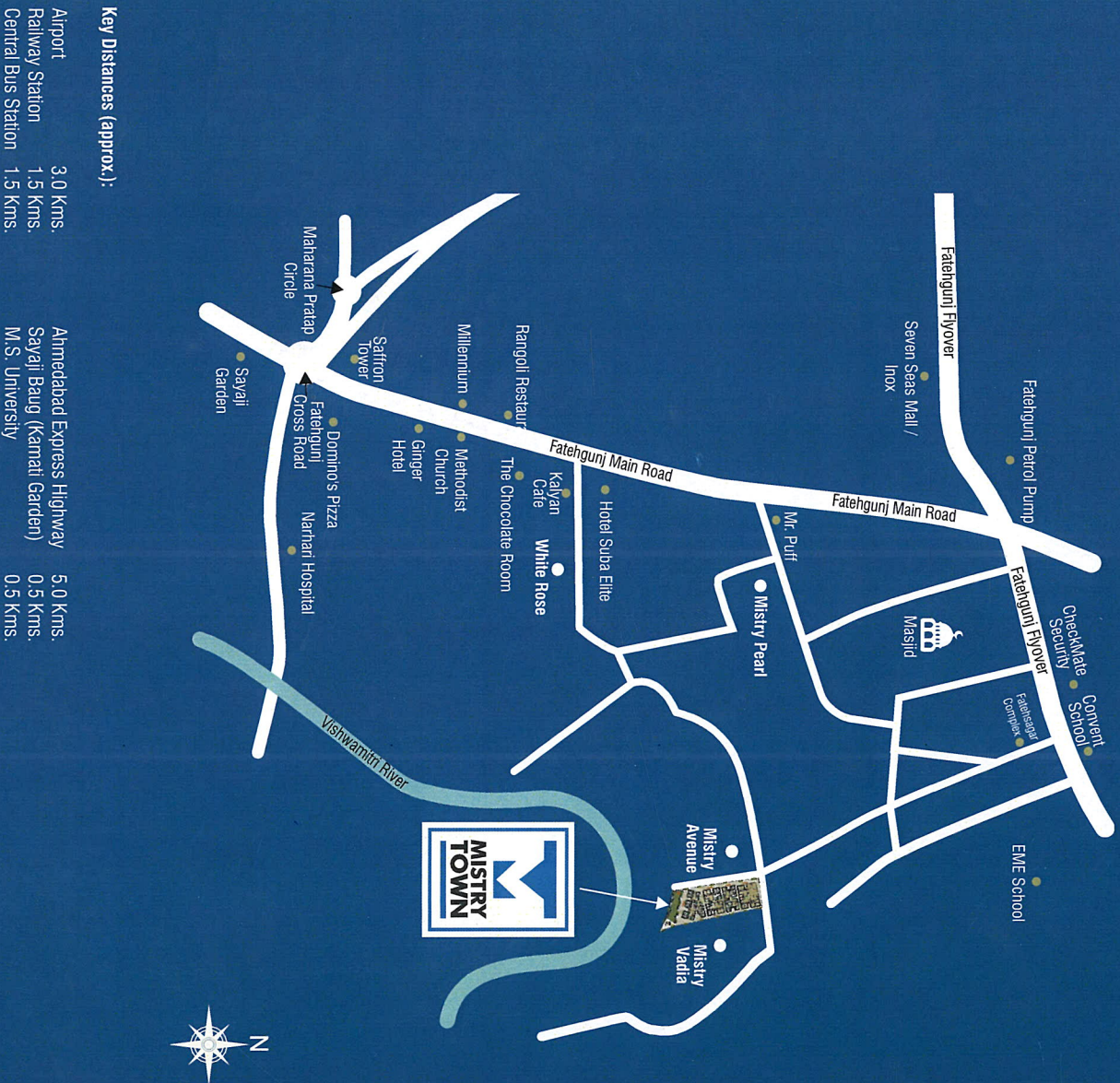


Developers:
MISTRY INFRASTRUCTURE

Site: Mistry Town, Opp. Patrakar Society,
 Nr. Free Looters Club, Fatehgunj,
 Vadodara- 390002 (Guj.).
M.: 99980 48772, 99256 53177,
98259 78609
Email: mistrytown@gmail.com

Office: Mistry Avenue, 201 Second Floor,
 Opp. Free Looters Club, Fatehgunj,
 Vadodara- 390002.

Architect: Rishi Architect



Notes: 1. Stamp Duty, Registration Charges, GST or any such present and future additional Government Taxes, Maintenance Deposit, Development Charges, and Electrical Infrastructure charges and Deposit will be charged extra. 2. Possession will be given only after one month of settlement of all accounts. 3. Continuous defaults in payments leads to cancellation of booking and refund in any case of cancellation will be made after deduction of 2% (of sale value) against administrative charges/ brokerage charges etc. from booking amount after the unit's rebooked. 4. Changes in any Structural design & External facade will NOT be permitted under any circumstances. Internal changes will only be permitted with prior permission. 5. Our door AC Unit should be fitted at the designated place as per provision made by the architect. 6. The exclusive rights of the topmost terrace are reserved by the developers with future or balance FSI availed from local authority with utilities rights of lift & staircase to this terrace are reserved by the developers. 7. All buyers/ members are bound to follow all rules / instructions for future maintenance of