



Shree Hari Developers

**Nirant Residency,**  
Nr. Gurukul Char Rasta,  
Narayan Vidhyalaya Road, Bh. Goverdhan  
Township, Waghodia Ring Road, Vadodara.

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Architect : DISHA ARCHITECT  
Structural Consultant : DIYA STRUCTURAL CONSULTANTS

97251 51413

master piece of home..... real peace of mind.....





## the soar of beautiful high life

Nirant Residency, just became a little more exclusive. Presenting spacious exclusive Bungalows for those who want a little more space and little more privacy. Conceived for affluent and abundant living, bungalows at Nirant Residency are located within an established one-of-a-kind gated development. This part of Nirant Residency offers a harmonious blend of independent homes and a thriving neighbourhood. It's your space. Design and build it the way you want to. Set your imagination free and let it shape a home as distinct as you are.



Welcome to the World of  
**CHEERFUL LIVING**

*Nirant*  
Residency

# A TYPE

ground floor  
plan



first floor  
plan





The Beginning of **A NEW LIFE....**

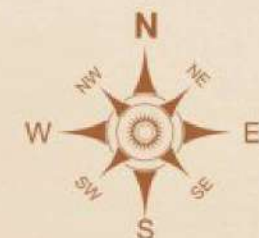


# layout plan



Plot Area Table

Block No.	Plot Area	Price	Block No.	Plot Area	Price	Block No.	Plot Area	Price	Block No.	Plot Area	Price
B - 01	1880		A - 22	931		C - 43	920		A - 64	980	
B - 02	1385		A - 23	935		C - 44	1380		A - 65	1033	
B - 03	1262		A - 24	935		C - 45	1430		A - 66	1150	
B - 04	1189		A - 25	935		C - 46	940		A - 67	980	
B - 05	1150		A - 26	935		C - 47	940		A - 68	1705	
B - 06	1110		A - 27	935		C - 48	1000		A - 69	1645	
B - 07	900		A - 28	935		A - 49	1130		A - 70	1060	
B - 08	900		A - 29	935		A - 50	1050		A - 71	1000	
B - 09	900		A - 30	1590		A - 51	1050		A - 72	975	
B - 10	900		A - 31	1565		A - 52	1050		A - 73	1370	
B - 11	900		A - 32	1040		A - 53	1050		A - 74	1170	
B - 12	900		A - 33	1040		A - 54	1050		A - 75	1170	
B - 13	1600		A - 34	1040		A - 55	1050		A - 76	1170	
A - 14	1665		A - 35	1040		A - 56	1050		A - 77	1170	
A - 15	971		A - 36	1040		A - 57	1050		A - 78	1652	
A - 16	971		A - 37	1040		A - 58	1050		C - 79	1391	
A - 17	971		A - 38	1040		A - 59	1340		C - 80	966	
A - 18	971		A - 39	1040		A - 60	1430		C - 81	966	
A - 19	971		A - 40	1190		A - 61	1140		C - 82	965	
A - 20	971		C - 41	920		A - 62	2191				
A - 21	947		C - 42	920		A - 63	1558				



# B TYPE

ground floor  
plan



first floor  
plan





#### Campus Amenities

- Elegant Entrance Gate with security cabin.
- Landscaped Lush Green Garden with Children Play Area
- RCC Internal Roads with Paved sides.
- Underground Cabling for wire free look with attractive street light.
- Club House with Assembly Hall, Indoor Games & Gymnasium.
- CCTV Surveillance Camera for security

#### Unit Amenities

- Uniform Name Plates
- Anti termite treatment
- Underground & Overhead Tank
- Surrounded Marble Flooring in Compound Area.





# C TYPE

ground floor  
plan



Unit No. : 41 TO 48 & 79 TO 82  
SBA : 1650 sq.ft.

first floor  
plan





## SPECIFICATIONS

### STRUCTURE

All RCC & Brick Masonry work as per structural engineer's Design.

### WALL FINISH

Inside smooth plaster with cement putty finish & exterior surface with weather shield Acrylic paint.

### FLOORING

Vitrified Tiles Flooring in all rooms with skirting.

### DOORS

Decorative main door with standard fittings & internal doors good quality flush doors with laminates in wooden frame.

### WINDOWS

Full Glass wooden windows with wooden frame & safety bright bars.

### KITCHEN

Granite kitchen platform with S.S. sink & glazed tiles dado up to lintel level.

### PLUMBING

Internal UPVC concealed plumbing with good quality C.P fittings.

### ELECTRIFICATION

Concealed copper wiring of approved quality with good quality switches & separate A.C. points in master bed rooms.

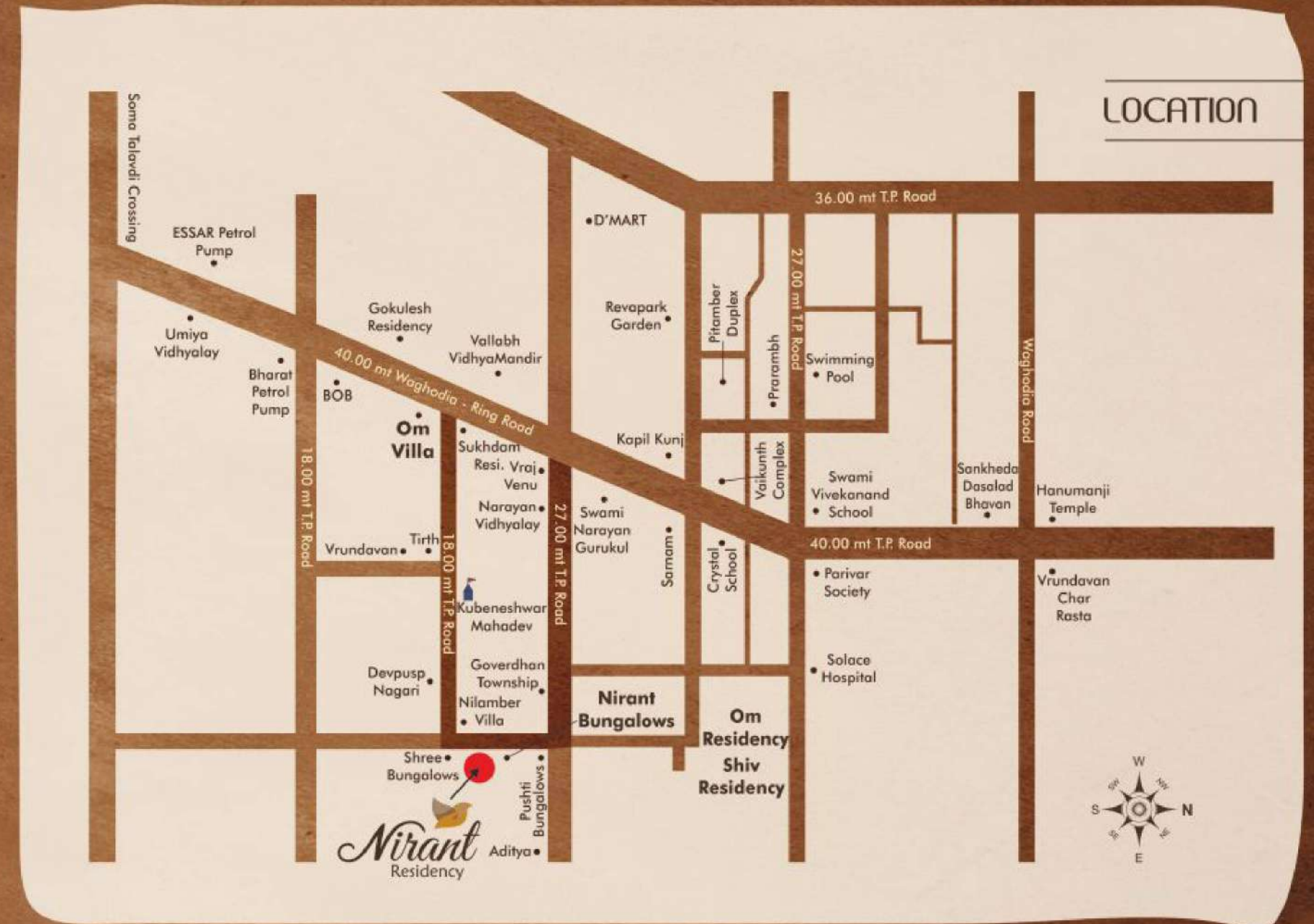
### BATHROOMS

Ceramic tiles flooring & decorative glazed tiles dado up to lintel level.

### TERRACE

China Mosaic flooring to terrace.

Car parking space.



**Payment Terms :** • 25% At the time of Booking • 15% Plinth Level • 15% Ground Floor Slab Level • 15% First Floor Slab Level • 10% Masonry Work • 10% Plaster Level • 05% Finishing Level • 05% before one month of possession

**NOTES** • Premium quality materials or equivalent branded products shall be used for all construction work. • Right of any changes in dimension, design & specifications will be reserved with the developers, which shall be binding for all members. • External changes are strictly not allowed. • Development charge, documentation charges, stamp duty, all municipal taxes, service tax, vat tax, Maintenance deposit of society, MGCL meter deposit should be levied separate. • Extra work shall be executed after making full payments. • Continuous default payments leads to cancellation. • Developers shall have the right to change the plan, elevation, specification of any details will be binding to all. • In case of delay in water supply, light connection, drainage work by the concern authority, developers will not be responsible. • Refund in case of cancellation will be made within 30 days from the date of booking of same unit by a new client. Administrative charges of Rs. 20,000/- & the amount of extra work (if any) will be deducted from refund amount. • Possession will be given after one month of settlement of all accounts. • This brochure is a conceptual & not a legal offering. The promoter reserves the right to change, alter, add or delete any of the specification mentioned herein without prior permission of notice. The plan shown is only for the purpose of illustrating a possible layout and does not form a part of the offer.