

: A Project By :



Developers

**JAY INFRASTRUCTURE**

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Site Address

**Nisarg Palladium**, BIL TP 1, Behind Banco Company,  
Bil Road, Vadodara.

**M : +91 98989 03620 - 94265 19369**

Architect

**Aashka Architects**

Shilpan Nelson

Structure

**Ashok Shah & Associates**

Chirag Shah

**Mode of Payment :** • 25 % At the Time of Booking • 15 % Plinth Level • 15 % First Floor Slab Level • 15 % Third Floor Slab Level  
• 10 % Fifth Floor Slab Level • 10 % Masonry Level • 05 % Plaster Level • 05 % Finishing Level.

**NOTES :** • Possession will be given after one month of settlement of all accounts. • Extra work shall be executed after receipt of full payment in advance, as per developer's estimate. • Documentation charges such as Stamp Duty, Registration, service tax, Electricity (GEB) charges for individual unit and common premises, common maintenance deposit and common maintenance monthly charges and other Legal and related expenditure (if any) will be extra and shall be paid once the said unit is finished or as on its prevailing time, whichever comes earlier. • Monthly maintenance charges will be extra as decided from time to time. • Service tax is payable along with each payment. • Any new Central and State Government Taxes, if applicable shall be borne by the clients. • Elevation alteration will not be allowed in any circumstances. • Finishing means internal completion of the said unit. • The developer reserves the right to make any addition, alteration and amendments as may be necessitated from time to time in layout and building plan without prior permission or notice. • If customer has availed bank loan facility then it is the responsibility of the customer to disburse the amount from the bank to clear stage wise outstanding as per the payment schedule. • This brochure is conceptual and shall not be treated as a legal document; it is only for the purpose of information and early display of the project. • Warranty, guarantee and liabilities for things like Lifts, Switches, Lighting, Bath Accessories etc... supplied by external companies will be of manufacturer, after finishing, guarantee and warranty will be pass on to the buyer. • Continuous default payment will lead to cancellation. • In case of delay in water supply, light connection, drainage work by 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 25,000/- & the amount of extra work (if any) will be deducted from refund amount. • If buyer fails to pay 25% within one month from the date of booking; booking can be considered cancelled and the paid amount can be forfeited by the developer.

Penalty Clauses are as follows for amount due after 25% of the payment is made :

- If payment is cleared within 30 days from the date of demand - No Penalty
- From 31st day to 90th Day from the date of demand - Rs. 500 per day till the date of payment
- If outstanding is not cleared within 90 days from the date of demand - Booking will be cancelled and 50% of the paid amount will be forfeited and balance will be paid after 6 months.



LAP OF LUXURY IN  
THE LAP OF NATURE

2 & 3 BHK Luxurious & Spacious Flats





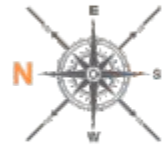
## HARMONY OF NATURE & PLEASURE

An apt gift for your family for forever to treasure !

A worthy space for your family where they can create the enchanting memories...  
Where you can facilitate yourself & family with the superlative location, the quintessential planning with enormous space, pure air-ventilation, the affectionate neighbourhood & all the extraordinary amenities.



# LAYOUT



## SPECIFICATIONS

**Structure :** Earthquake resistant RCC frame structure & Bricks Masonry work as per structure design.

**Finishing :** Internal smooth Plaster with White Cement Putty & Primer finish, External Plaster with Branded Acrylic Paint Finish.

**Doors :** Elegant Entrance door with Superior Quality fittings & Internal both side laminated flush doors.

**Electrification :** Branded Modular Switches & Sufficient electric points with Concealed ISI mark copper wiring, AC Points in all Bedrooms.

**Flooring :** Branded Vitrified Tiles flooring in all rooms.

**Windows :** Anodized Aluminium windows with safety Grill.

**Kitchen :** Granite Platform with SS sink & Premium branded wall tiles upto lintel level.

**Bathroom :** Designer wall tiles upto lintel level with Parryware or Equivalent CP & Sanitary fittings.

**Plumbing :** Branded Concealed UPVC & CPVC Plumbing Pipes.





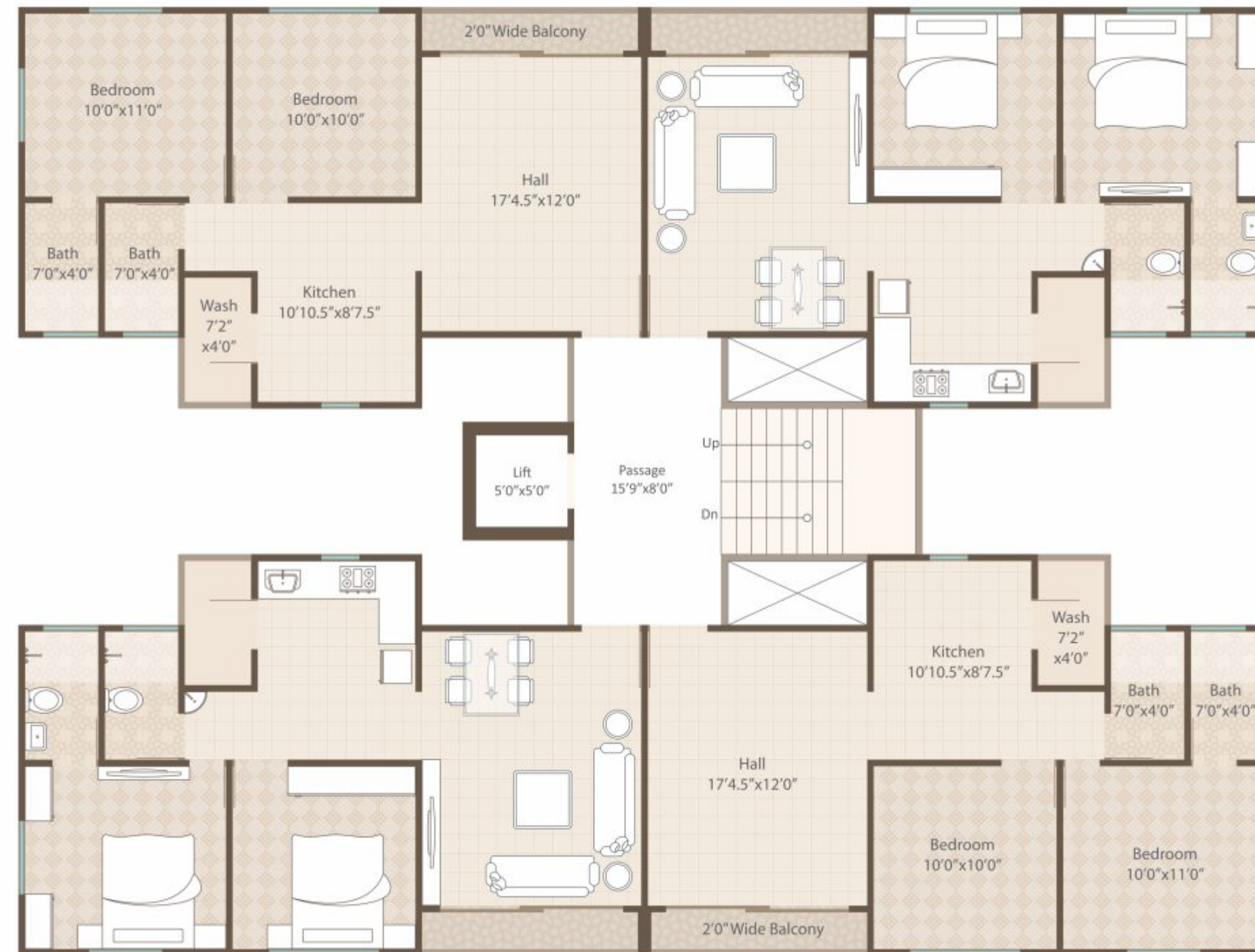
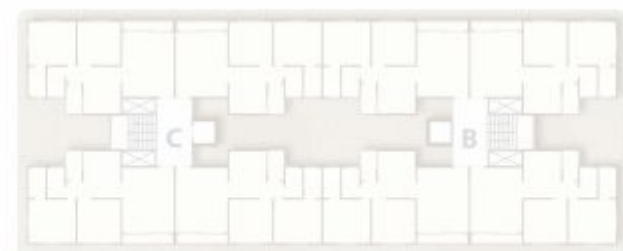
## AMENITIES



- Exclusive club house
- Lush Green Landscaped Garden with Senior citizens Seating area
- Designer Entrance Gate with Security cabin
- CCTV Camera
- Children's Play Area
- Branded Elevator
- 24 hr. water supply - Underground & Overhead water tank with Sensor
- Superior quality R.O. System
- Ample Car & 2 wheeler Parking
- Anti Termite Treatment in all Buildings
- Power backup.
- Water Proofing Treatment with China Mosaic Tiles on Terrace




  
**TOWER A-B-C | 2 BHK**
  
 TYPICAL FLOOR PLAN





**TOWER D-E | 2 BHK**  
TYPICAL FLOOR PLAN



**TOWER F | 3 BHK**  
TYPICAL FLOOR PLAN





**TOWER H | 2 BHK**  
TYPICAL FLOOR PLAN



**TOWER I | 3 BHK**  
TYPICAL FLOOR PLAN







LOCATION

