

DEVELOPER :



SITE ADDRESS :

Narayan Orbis, Behind Narayan Villas/Aura,
Sunpharma - Padra Road, Atladara,
Vadodara 390012.

Contact : 9099618888 / 9909924888

E : norbis@narayanrealty.com

CORPORATE OFFICE :

Narayan Realty
4-A, Amrakunj Soc. - 2, B/H Spandan Apt.
Nr. Nehru Park Soc., Urmi-Vaccine Road, Vadodara - 390007.
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www.narayanrealty.com

Adept Corporate Design: 9824411769



NARAYAN
ORBIS
4 BHK LUXURIOUS VILLAS

Your wish is transformed into existence.



Narayan Realty believes in growth. The growth and enhancement of the society in-turn will lead to the goodwill and trust-building for us thus we adhere to our commitment towards building homes that are high on value while us being transparent and maintaining clarity in terms of transactions.



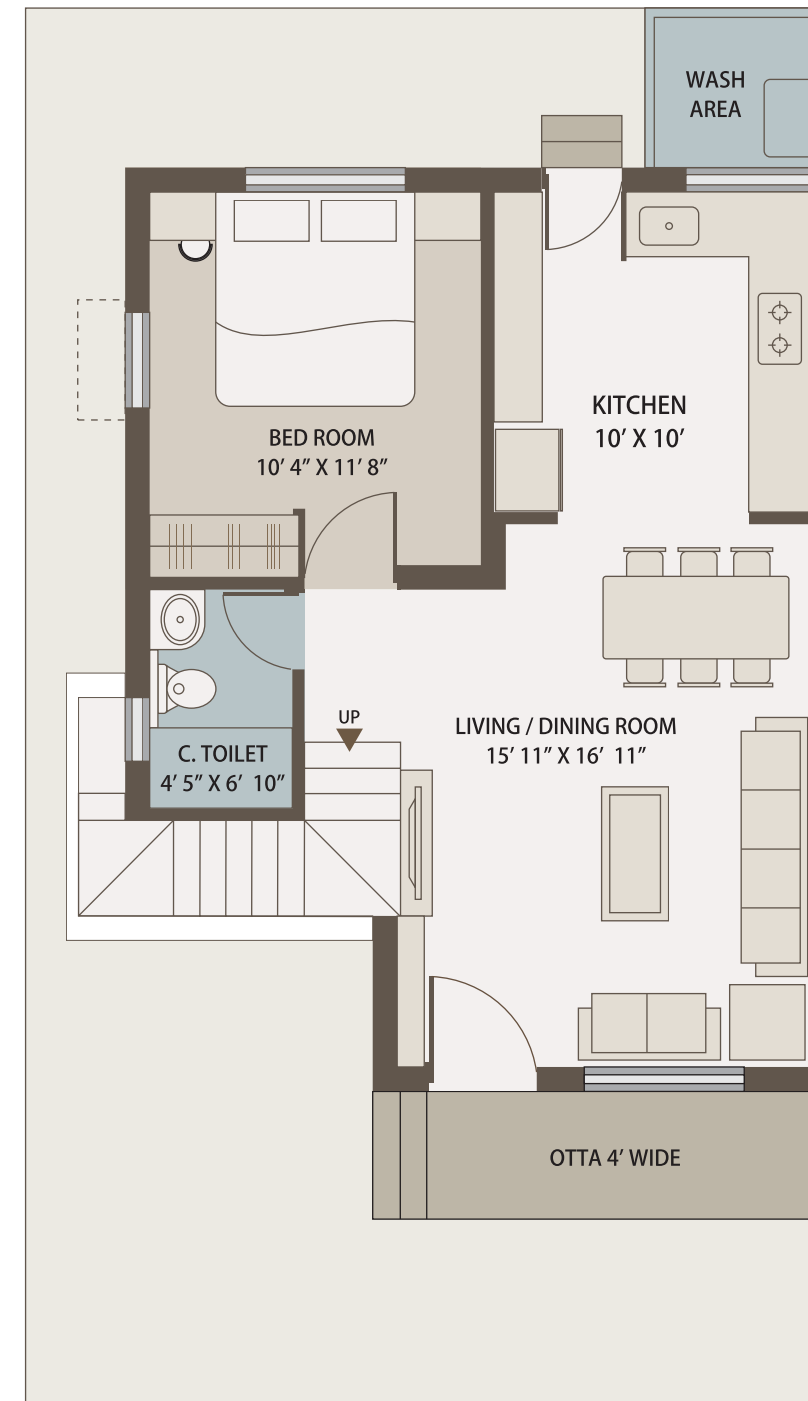
Home

is where our story begins...
an environment offering warmth,
security and happiness.

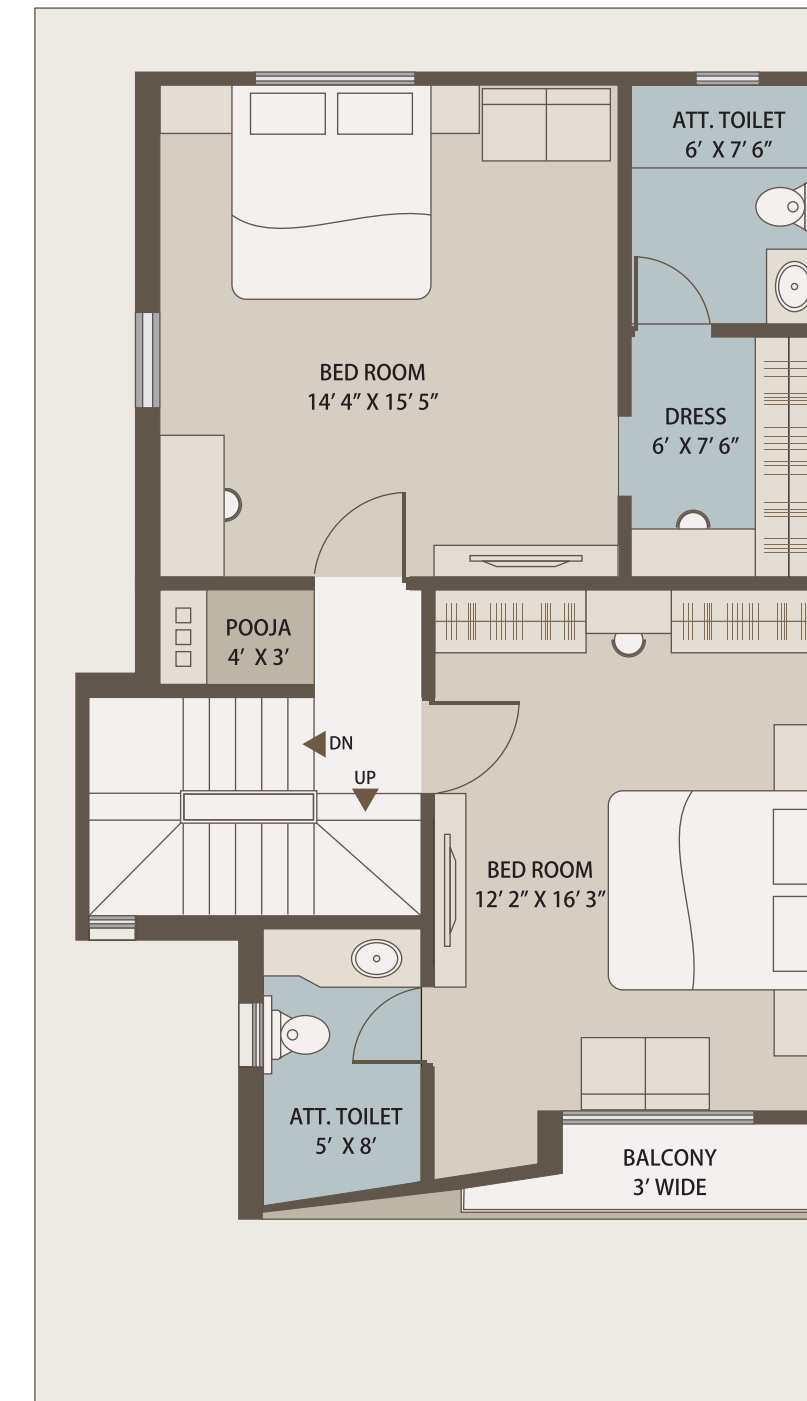
NARAYAN
ORBIS

A
TYPE TRIPLEX VILLA

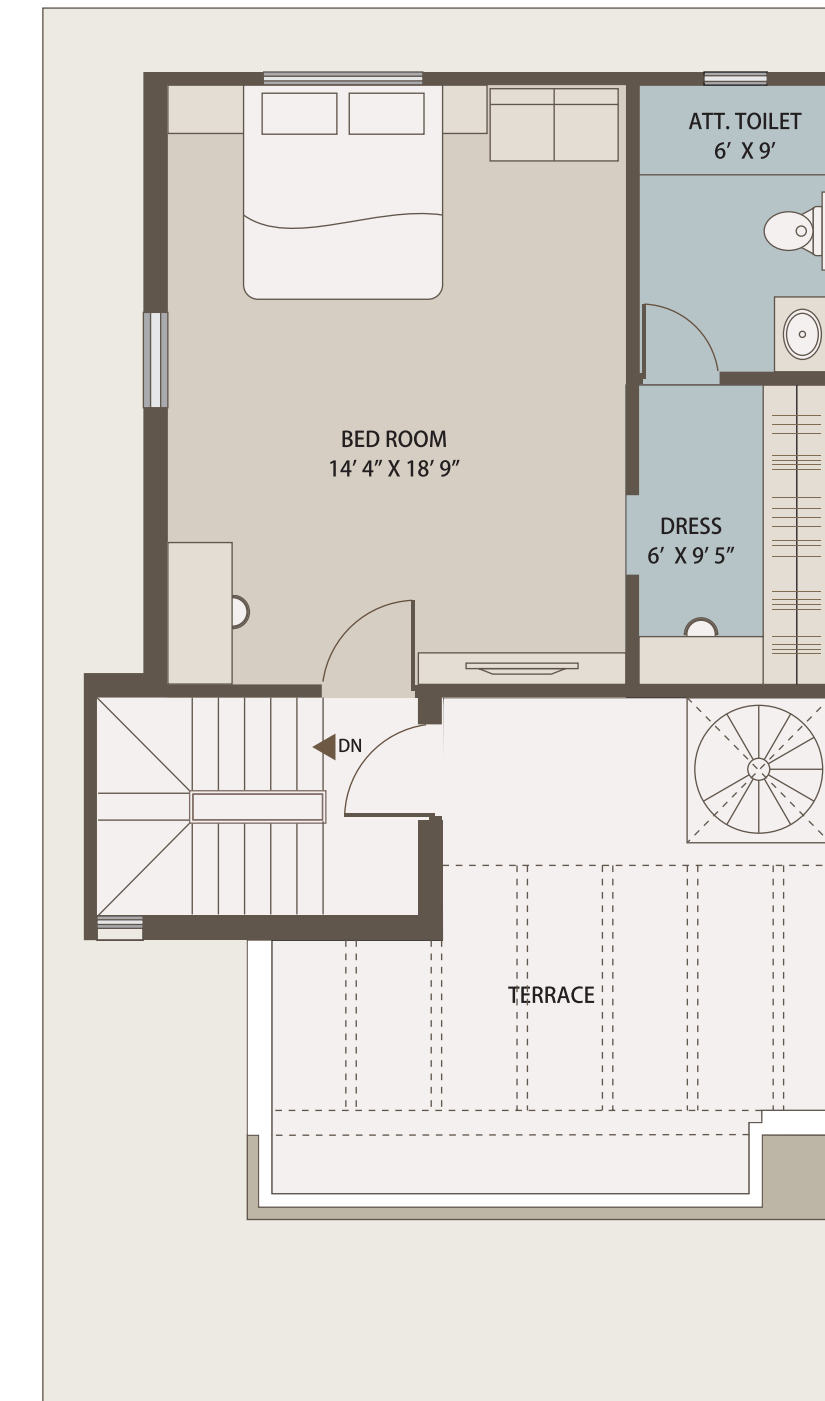
Plot size: 1111 sq. ft.
Construction area : 2138 sq. ft.



Ground Floor



First Floor

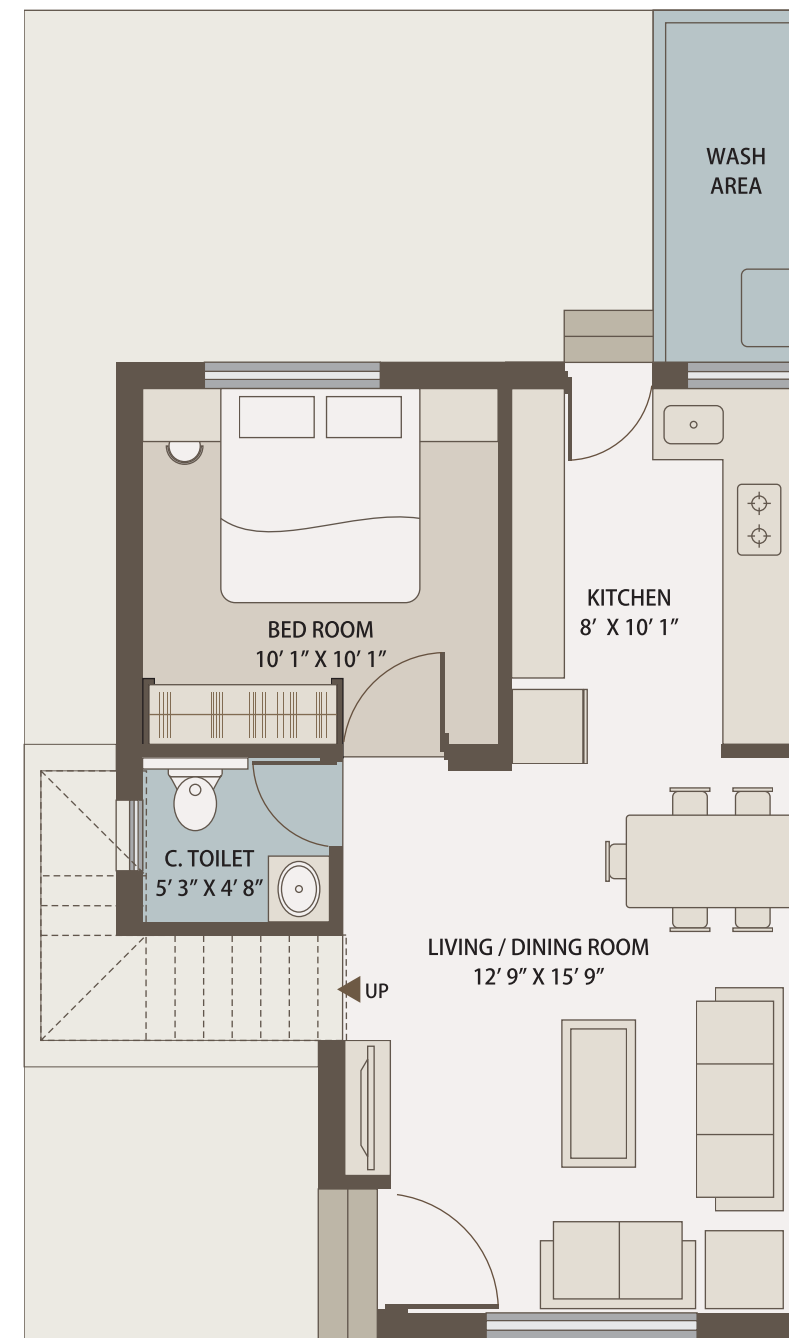


Second Floor

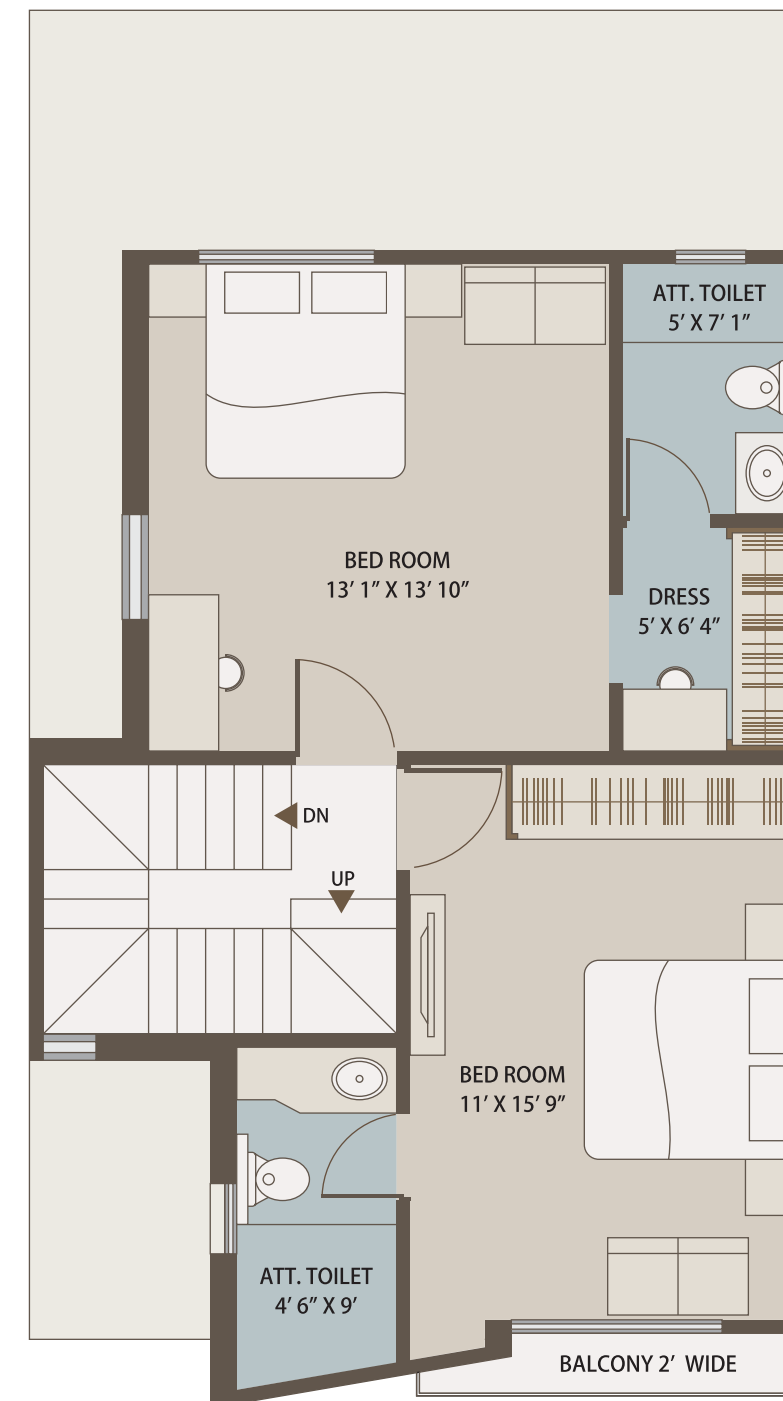
NARAYAN
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C
TYPE TRIPLEX VILLA

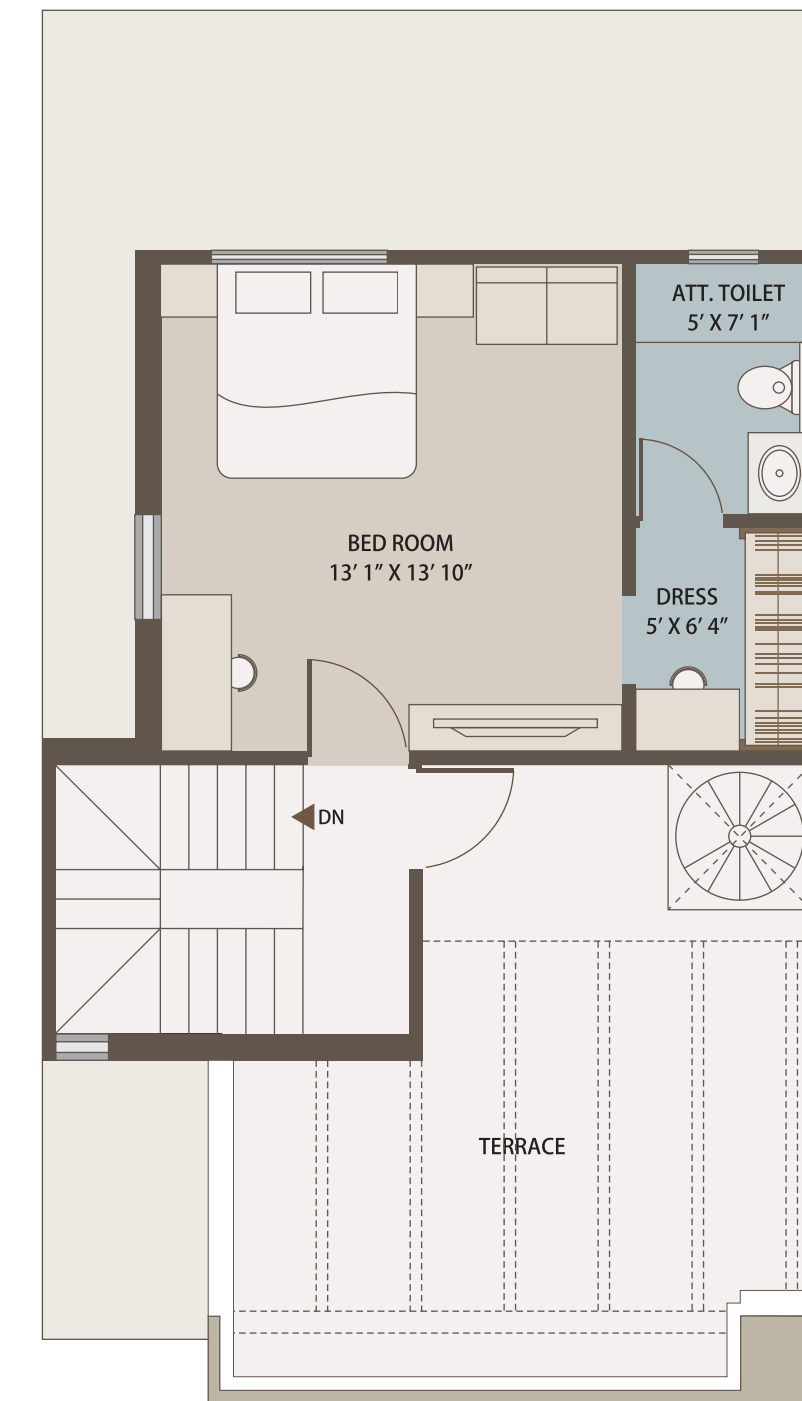
Plot size: 818 sq. ft.
Construction area : 1741 sq. ft.



Ground Floor



First Floor



Second Floor

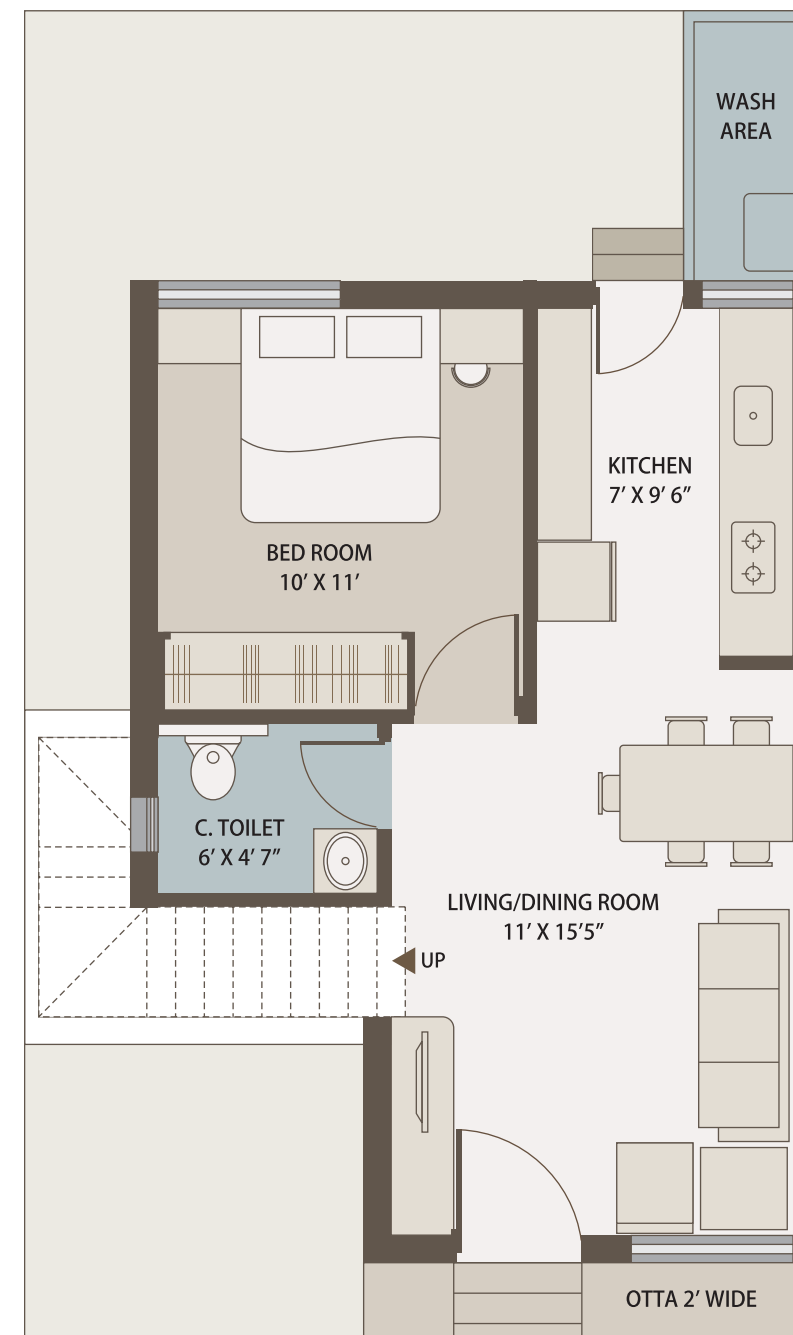


The elevation defining
the perfect amalgamation
of modern and contemporary
Architecture.

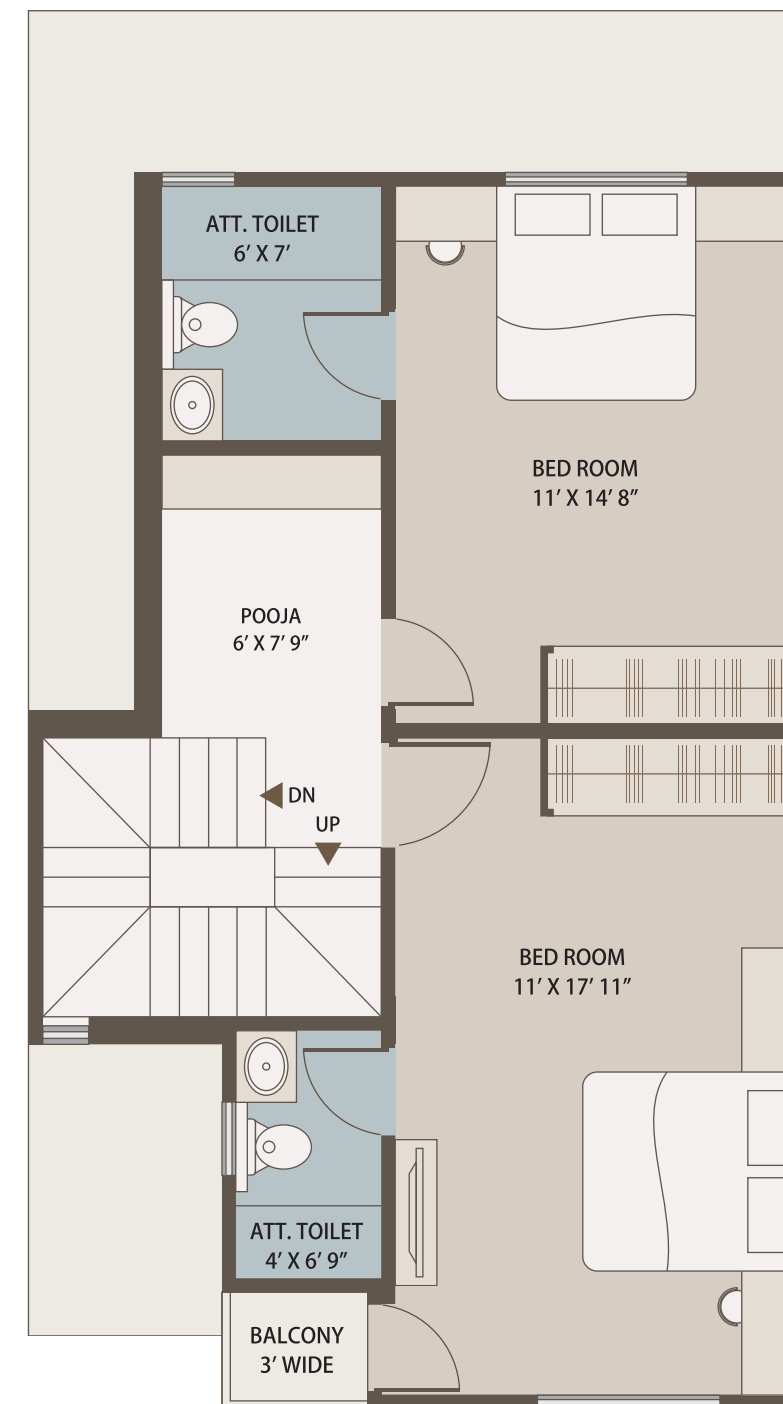
NARAYAN
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D
TYPE TRIPLEX VILLA

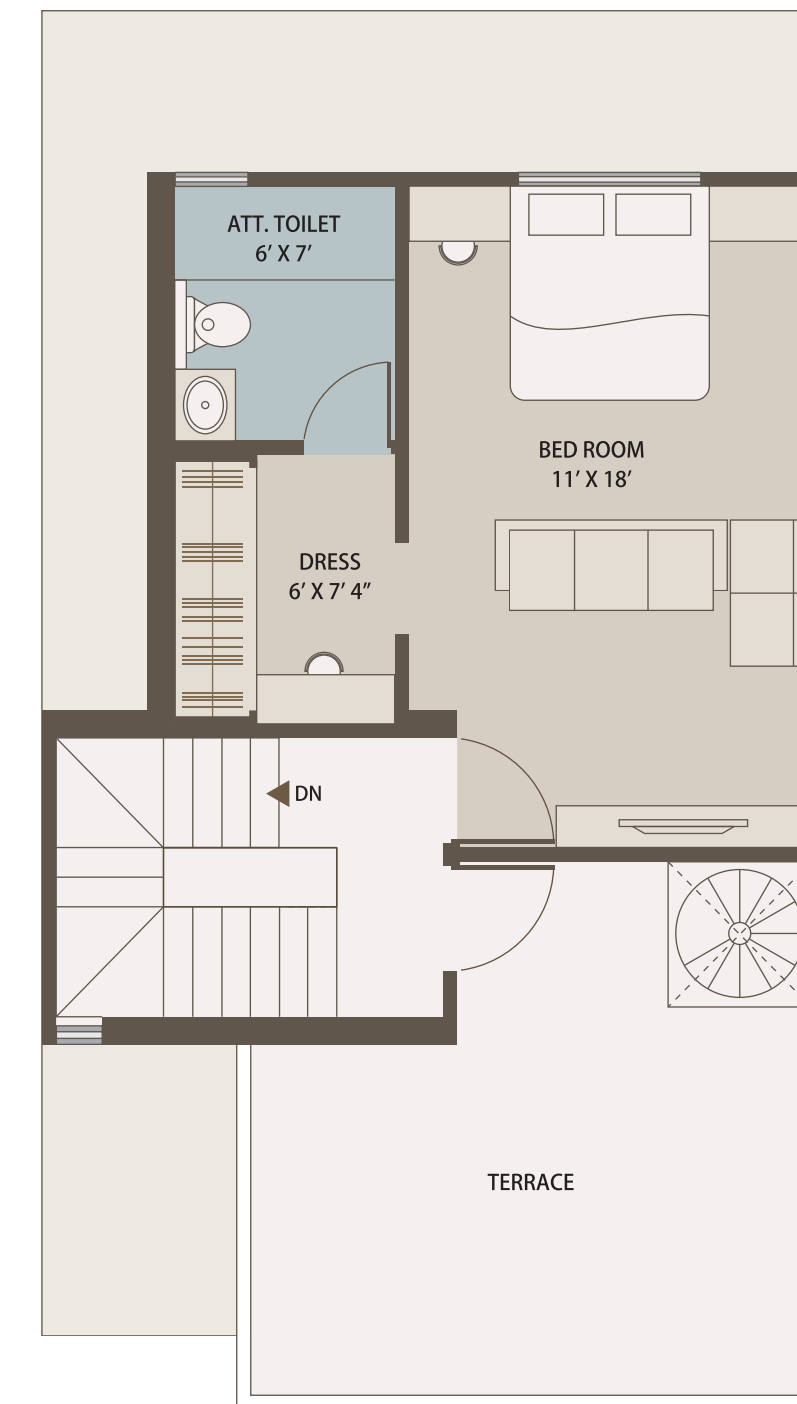
Plot size: 774 sq. ft.
Construction area : 1744 sq ft.



Ground Floor



First Floor

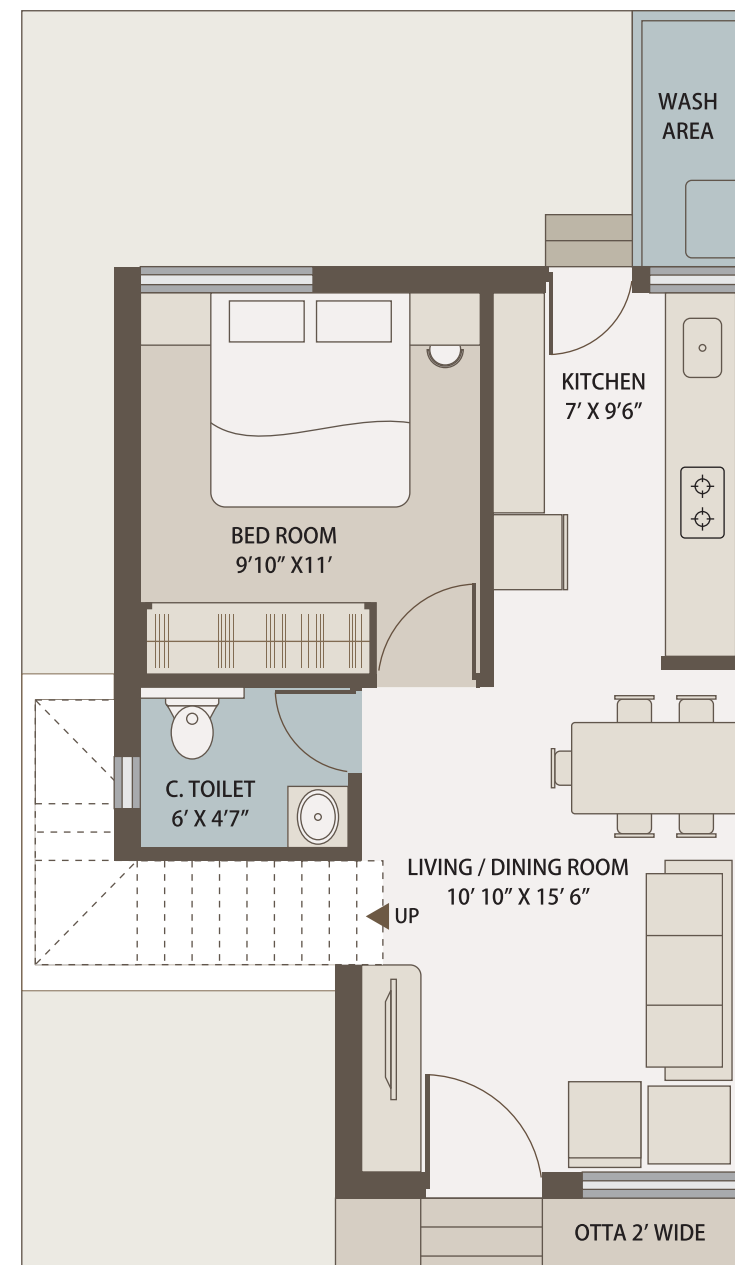


Second Floor

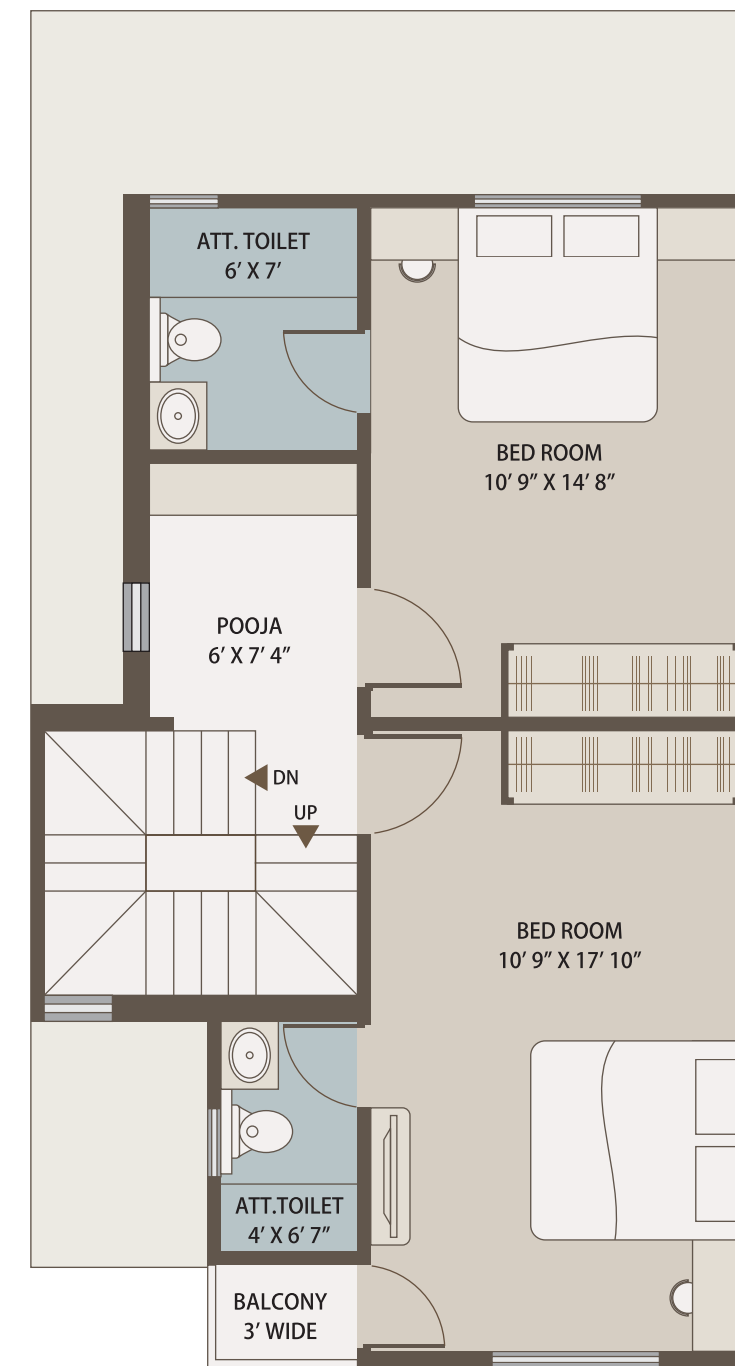


E
TYPE TRIPLEX VILLA

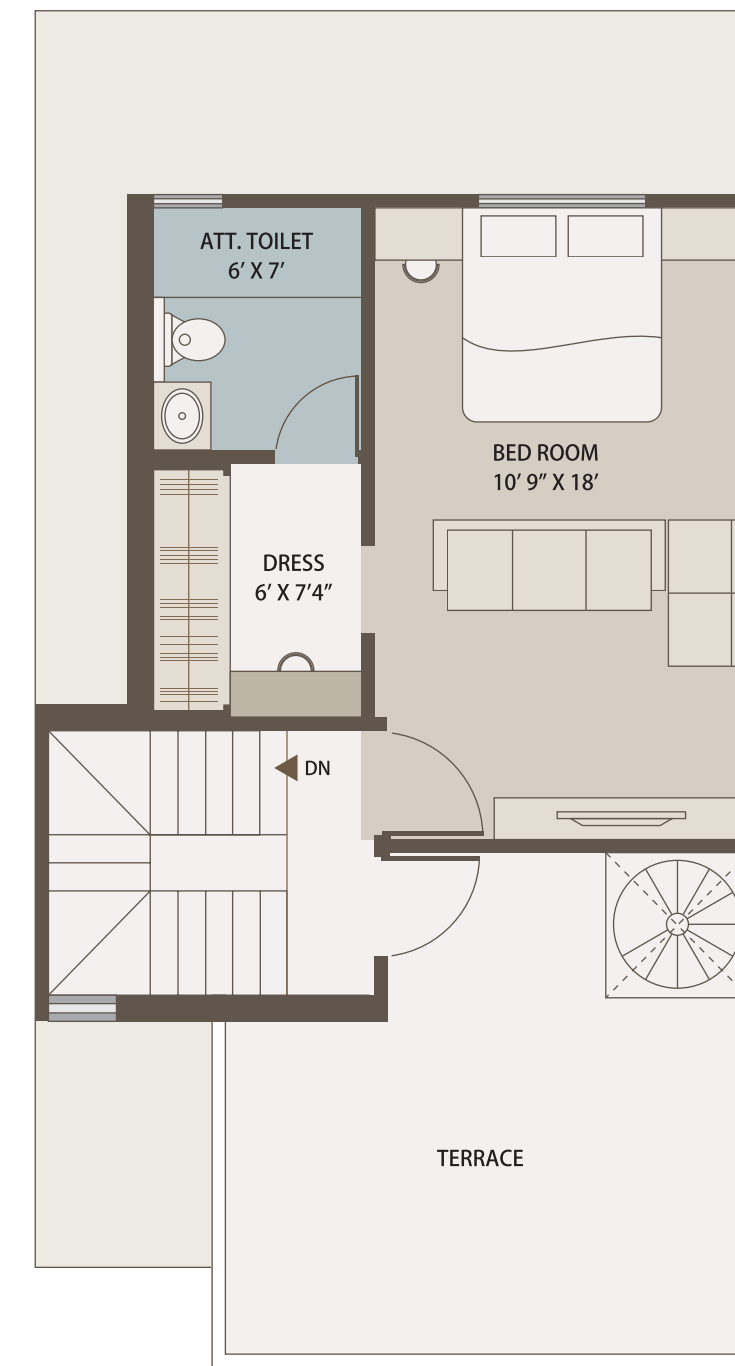
Plot size: 759 sq. ft.
Construction area : 1720 sq ft.



Ground Floor



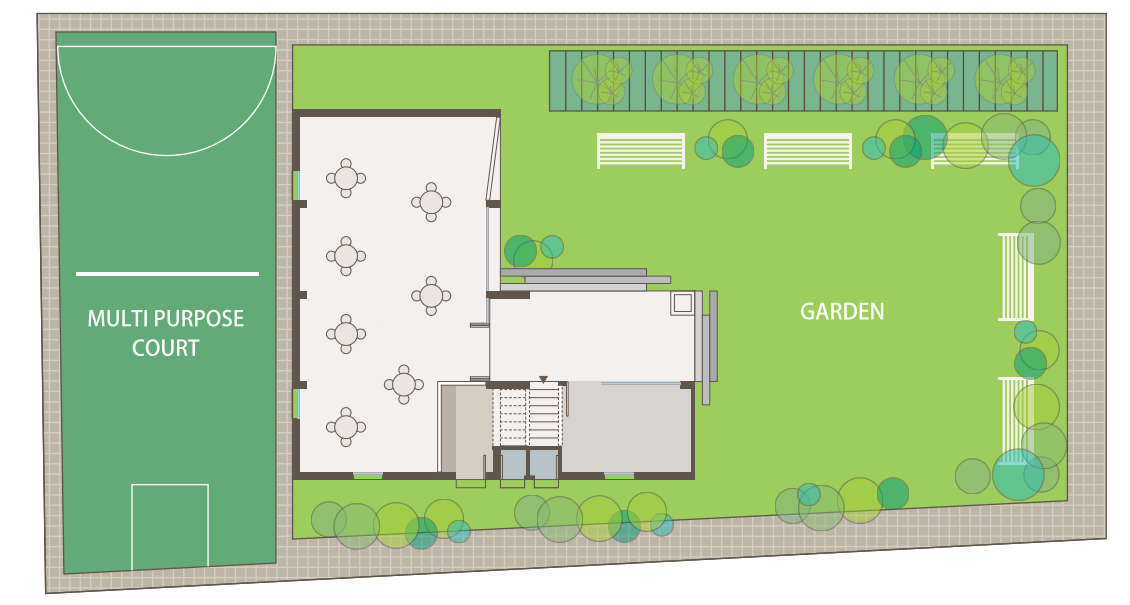
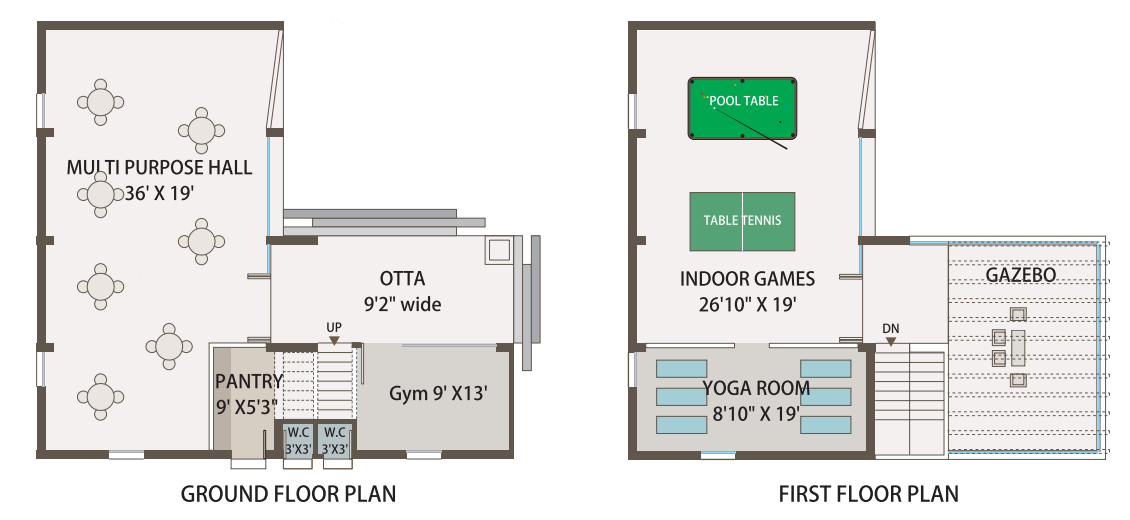
First Floor



Second Floor



Empowering you with all lifestyle needs right at home is the Clubhouse - a space amidst nature to nurture your personal goals and pursuits or bridge relationships with your loved ones.



AMENITIES :

- AC Multi Purpose Hall with Pantry
- Yoga room
- AC Gym
- Indoor Games Room (Carom, Table Tennis & Pool Table)
- Multipurpose Court
- Gazebo
- Landscape Garden
- Children Play Area
- CCTV Camera

Narayan Orbis gives house owners the opportunity to take a step towards an ideal home and a new start to build a healthy and better lifestyle.

Functional design plan and classic modern interiors - a combination of comfort, quality, luxury and style makes your house a home that you will cherish and love a lifetime.



HIGHLIGHTS OF PROJECT :

- Project by Highly experienced Developer
- Spacious Planning
- Within Corporation Limit
- Well-designed Entrance Gate
- Round the Clock Security.
- Rain Water Harvesting
- Corporation Water Supply and Drainage Facility.
- AC Concealed Drain Pipe in all bedrooms.
- Best in class After Sales Service
- Basic infrastructure facilities like schools, College, Hospital, Temple, Shopping Malls, Supermarket within vicinity of 3 km.

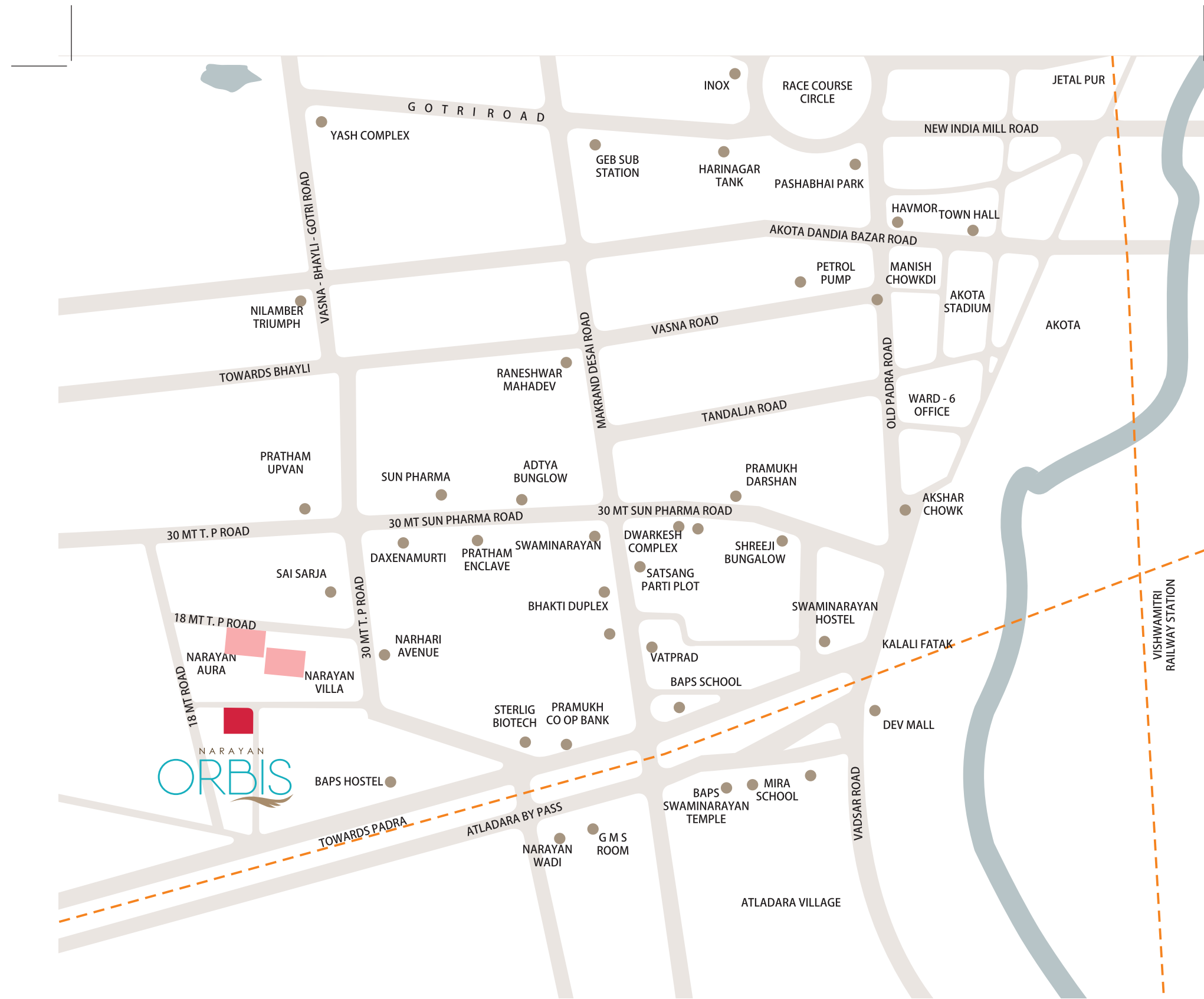


AVAILABLE PLOT SIZE

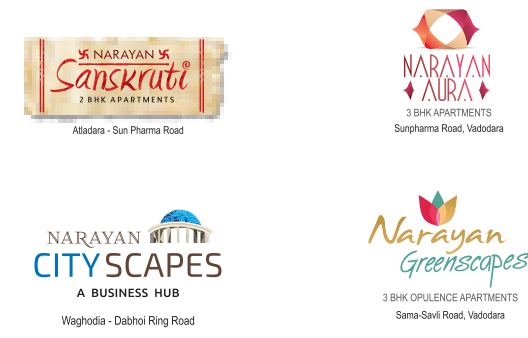
| Plot No. | Type | Plot Area | Plot No. | Type | Plot Area |
|----------|------|-----------|----------|------|-----------|
| 1 | A | 1361.11 | 34 | D | 942.07 |
| 2 | A | 1110.63 | 35 | D | 961.33 |
| 3 | A | 1110.63 | 36 | D | 980.49 |
| 4 | A | 1110.63 | 37 | D | 983.83 |
| 5 | A | 1110.63 | 38 | D | 791.15 |
| 6 | A | 1110.63 | 39 | D | 774.25 |
| 7 | A | 1110.63 | 40 | D | 774.25 |
| 8 | A | 1110.63 | 41 | D | 774.25 |
| 9 | A | 1110.63 | 42 | D | 1227.31 |
| 10 | A | 1110.63 | 43 | D | 1210.63 |
| 11 | A | 1110.63 | 44 | D | 774.25 |
| 12 | A | 1110.63 | 45 | D | 774.25 |
| 13 | A | 1110.63 | 46 | D | 774.25 |
| 14 | A | 1110.63 | 47 | D | 773.82 |
| 15 | A | 1571.22 | 48 | D | 773.82 |
| 16 | C | 1371.44 | 49 | D | 774.25 |
| 17 | C | 817.96 | 50 | D | 774.25 |
| 18 | C | 817.96 | 51 | D | 774.25 |
| 19 | C | 817.96 | 52 | D | 1176.72 |
| 20 | C | 817.96 | 53 | E | 1204.38 |
| 21 | C | 817.96 | 54 | E | 758.86 |
| 22 | C | 817.96 | 55 | E | 758.86 |
| 23 | C | 817.96 | 56 | E | 758.86 |
| 24 | C | 817.96 | 57 | E | 758.75 |
| 25 | C | 817.96 | 58 | E | 758.75 |
| 26 | C | 817.96 | 59 | E | 758.86 |
| 27 | C | 817.96 | 60 | E | 758.86 |
| 28 | C | 817.96 | 61 | E | 758.86 |
| 29 | C | 817.96 | 62 | E | 1193.73 |
| 30 | C | 817.96 | 63 | C | 1101.48 |
| 31 | C | 817.96 | 64 | C | 836.79 |
| 32 | C | 1025.49 | 65 | C | 836.79 |
| 33 | D | 1244.64 | 66 | C | 836.15 |

SPECIFICATIONS :

- Structure:**
- All RCC & Brick work using superior quality material as per structural Engineer's design.
- Flooring:**
- High grade vitrified tiles (800x800) in Living & Kitchen & Remaining area vitrified tiles (600x600).
- Kitchen:**
- Black granite platform with S.S.Sink.
 - Designer tiles dado upto lintel level.
 - Parking & periphery area with Kotah stone flooring.
- Bathrooms:**
- Elegantly Designed toilets with anti skid floor tiles and designer wall tiles in all bathrooms.
 - Premium Quality Bath fittings with hot & cold water supply facility with Shower in all bathrooms.
- Water:**
- Underground & Overhead Tank.
- Doors:**
- Attractive entrance Door with standard safety lock.
 - All Internal good quality flush doors with both side laminated.
- Windows:**
- Aluminum Anodized Window with Granite seal, Mosquito net & Safety Grills.
- Electrification:**
- Adequate light points & plug points in all rooms.
 - Concealed copper ISI wiring & branded premium quality modular switches with sufficient points.
 - Provision for T.V & telephone points at convenient locations.
 - AC points in all bedrooms with centralized distribution board with MCB/ELCB.
- Paint & Finish:**
- Internal Smooth Finish Plaster with Putty finish.
 - External double coat plaster with weather resistant paint.
- Terrace:**
- Lower terrace finish with china mosaic.
 - Upper terrace finish with chemical water proofing.
- Infrastructure:**
- Internal R.C.C Trimix Finish Road with Paver Blocks.
 - TP road with Bitumen.
 - Sufficient Street Lights Arrangement.



NARAYAN REALTY ONGOING PROJECTS :



NARAYAN REALTY COMPLETED PROJECTS :



PAYMENT SCHEDULE :

| | |
|--------------|---|
| ₹ 1,00,000/- | Booking Amount |
| 30% | Within 30 calendar days of booking amount inclusive of booking Amount |
| 15% | Plinth Level |
| 12% | Ground Floor Slab Level |
| 12% | First Floor Slab level |
| 11% | Second Floor Slab Level |
| 10% | Plaster Level |
| 08% | Flooring Level |
| 02% | At the time of Saledeed. |

TERMS & CONDITIONS :

1. Possession will be given after one month of settlement of all accounts.
2. Extra work will be executed after receipt of full advance payment.
3. Document charges, stamp duty, service tax, development charge and common maintenance charges will be extra.
4. Any new central or state government taxes, if applicable, will have to be borne by the clients.
5. Elevation alteration will not allowed in any circumstances.
6. Continuous default payments leads to cancellation.
7. Refund shall be given in case of cancellation of the booking within 30 days. The payment shall be refunded only after a same premises is re-booked and payment for the same received from the other customer. We shall deduct actual expense incurred if any and a minimum administrative charges of Rs. 50,000/- shall be applicable.
8. Architect / developers shall have the right to change or raise any details herein and any change or revision will be binding to all.
9. In case of delay in water supply, drainage, light connection work by the respective authority, developers will not be responsible.
10. Any plans, specification or information in this brochure can not form legal part of an offer, contract or agreement. it is only depiction of project.