



Developers  
**UNITY INFRA**

Orchid Luxuria - Near Raama Skyz,  
 Bh. Plazzo Restaurant, Sama-Savli Road,  
 Vadodara - 390024.

Ph : +91 97129 46847  
 +91 96876 72323

Architect : **SPACE PLUS**  
 Structure : A. A. Desai



RERA NO. :

Payment Modes: • 10% At the time of Booking • 20% Plinth Level • 08% 2nd Slab Level • 08% 4th Slab Level • 08% 6th Slab Level • 08% 8th Slab Level • 08% 10th Slab Level • 08% 12th Slab Level • 08% 14th Slab Level • 08% Plaster Level • 06% Before 1 Month of Possession.

Notes : (01) The Booking of the unit is confirmed only after receiving 30% of total cost, till then it will be treated as advance for allotted unit. (02) Possession will be given after one month of settlement of all account. Also vastupuja, furniture work will be permitted only after possession. (03) Development Charge, Stamp Duty, GST, Common Maintenance Charges, Legal Charges, MGVCL, VMSS / VUDA Charges will be paid by the purchaser. (04) Any new Central or State Gov. Taxes, if applicable shall have to borne by purchaser. (05) Payment dues are to be paid within 7 days from the date of completion of each stage of work or as per commitment. (06) For delay in payment as per the above schedule, interest as per RERA will be charged extra. If the due/committed payment is delayed continuously for more than 90 days, the developer reserves all rights to cancel that booking by giving simple notice and booking amount will be returned within 30 days after deduction of 10% plus extra work cost (if done) from booking amount. (07) Developers shall have the right to change the plan, elevation, specification or extend the scheme or any details herein will be binding to all. (08) In case of delay in the procedure or any activity of corporation/VUDA, MGVCL or any authority shall be faced united. (09) Extra work shall be executed only after receiving full payment in advance - subject to approval. (10) Any kind of alteration or change is strictly not allowed inside or outside of unit which affect the elevation or outer look or strength of the unit or project. (11) Any plans, specifications or information in this brochure can not form legal part of an offer, contract or agreement. It is only depiction of the project. (12) All disputes are subject to Vadodara jurisdiction.

WE WILL TAKE YOU TO  
**HIGHER PLACE**

ORCHID  
*Luxuria*

**4BHK LUXURIOUS APARTMENTS**





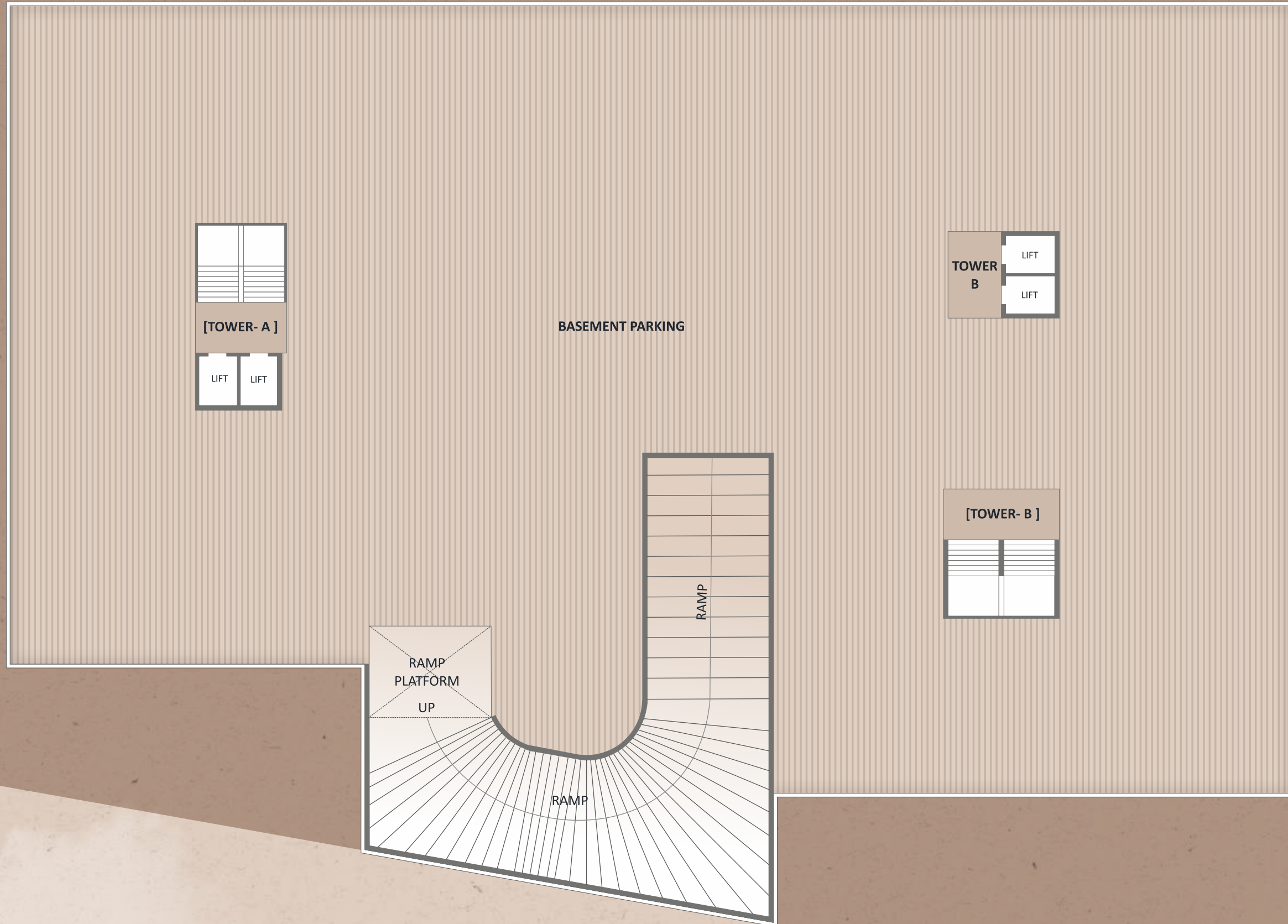
AN ADDRESS TO THE  
**REFINEMENT**  
OF YOUR LIFESTYLE

Breathe in the fresh air and the aroma of flowers wafting through. A home that is pure and serene at the same time.



**BASEMENT**  
LAYOUT PLAN

18.00 Mtr. Wide Road

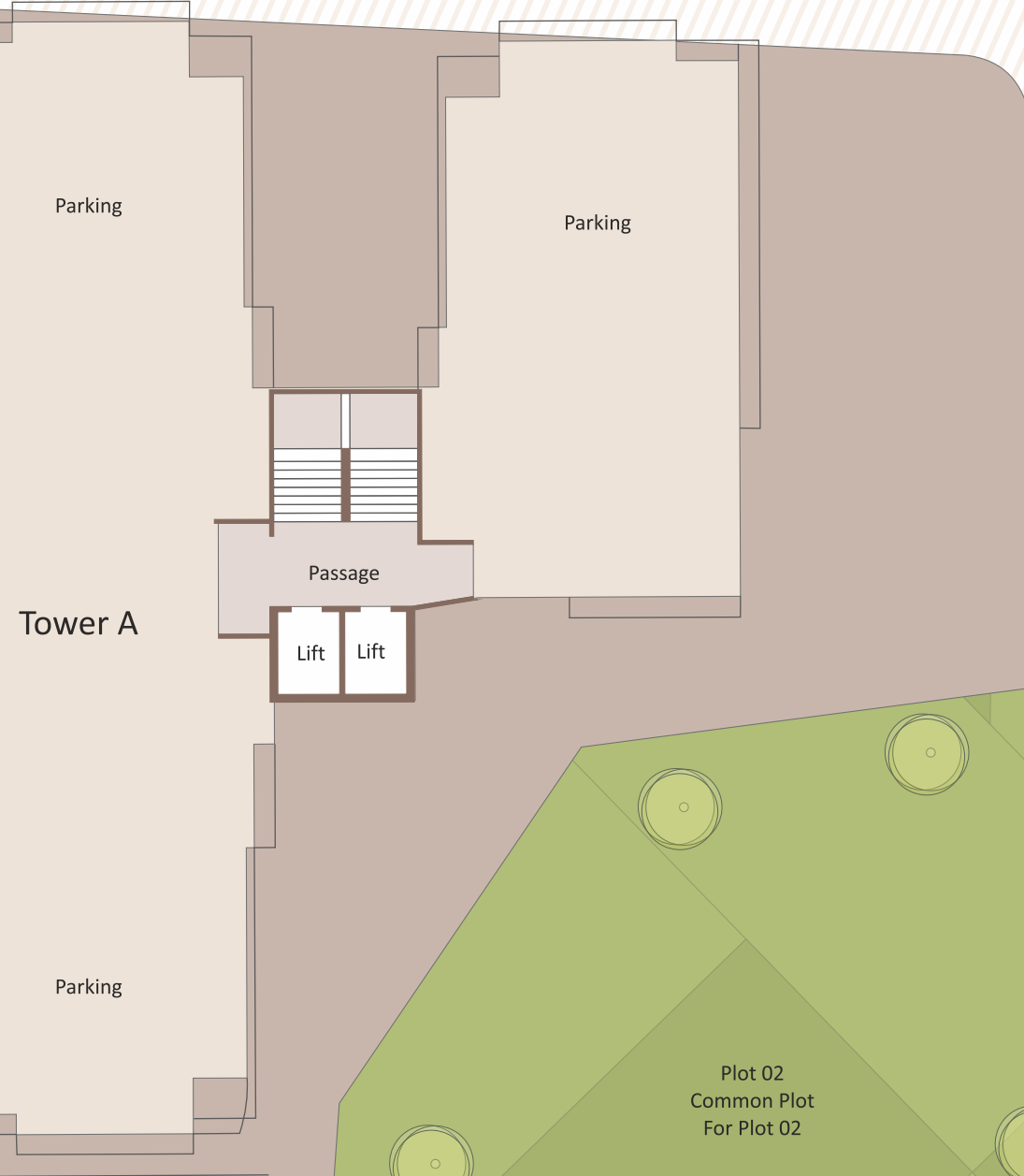




18.00 Mtr. Wide Road

6.00 MT W ROAD

6.00 MT W ROAD





**TOWER A**  
1st to 14th Floor



**TOWER B**  
1st to 14th Floor





# THE FINE POINTS OF THE FINER THINGS



## SPECIFICATION

RCC	<ul style="list-style-type: none"><li>• Quality controlled earth quake resistant, R.C.C. frame structure</li></ul>
FLOORING	<ul style="list-style-type: none"><li>• Vitrified flooring in complete apartment</li></ul>
KITCHEN	<ul style="list-style-type: none"><li>• Sandwich platform with SS sink</li><li>• Decorative tiles</li><li>• RO Water Machine</li></ul>
KITCHEN WASH AREA	<ul style="list-style-type: none"><li>• Kota stone floor with dado of glazed tiles</li><li>• Electric point for washing machine</li></ul>
BATHROOMS	<ul style="list-style-type: none"><li>• C.P fitting sanitary ware</li></ul>
DOORS	<ul style="list-style-type: none"><li>• Main Door : Designer flush doors with veneer finish</li><li>• Other Doors : Flush Doors with laminate finish</li></ul>
SECURITY	<ul style="list-style-type: none"><li>• 24X7 security with cctv surveillance in common area</li></ul>
WINDOWS	<ul style="list-style-type: none"><li>• Powder coated aluminum section with good quality glass.</li></ul>
ELECTRIFICATION	<ul style="list-style-type: none"><li>• Adequate points as per architecture drawings</li><li>• Concealed electrification with good quality ISI copper wire/cable</li><li>• Branded modular switches and accessories and distribution board with MCB &amp; ELCB</li></ul>
PAINT	<ul style="list-style-type: none"><li>• Internal walls finished with wall putty and primer</li><li>• Weather proof exterior paint</li></ul>
LIFT	<ul style="list-style-type: none"><li>• Power backup for lift and parking areas</li></ul>
TERRACE	<ul style="list-style-type: none"><li>• China mosaic with required water proofing on terrace</li></ul>
FIRE	<ul style="list-style-type: none"><li>• Fire safety</li></ul>