

॥ Shree Ganeshay Namah ॥

Developer



Vedant Infra

Site: Royal Crest,
Behind Samanavay Status,
Near Pratham Riverra, Canal Rd
Atladra-bill Road, vadodara

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ARCHITECT



Ruchir Sheth (Design Studio)
architects & interiors

Stucture:
Zarna Associates



4 BHK LUXURIOUS BUNGLOWS

ABOVE LUXURY, BEGINS ROYALTY.




ROYAL CREST

Let the
world know
that you've
arrived

Lavish Royal Residences
welcome your arrival at Royal
Crest. Here, find the tiniest detail
carved to perfection.

Enter it to find your very own
promenade, landscaped and paved
to perfection.



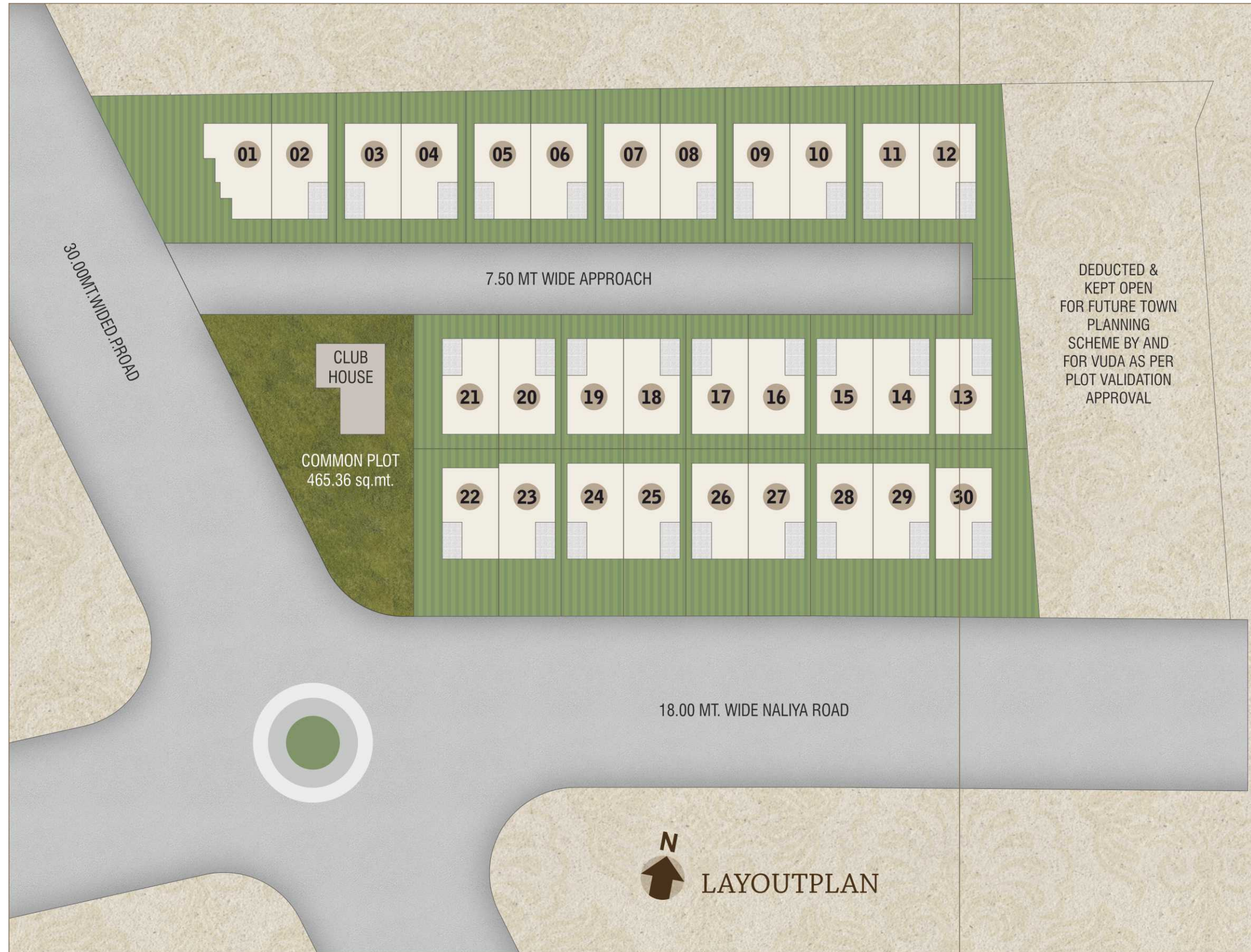


LAYOUT PLAN



| Bungalows No. | Sq.Ft. |
|---------------|---------|
| 1 | 2540.00 |
| 2 | 1154.00 |
| 3 | 1160.00 |
| 4 | 1167.00 |
| 5 | 1174.00 |
| 6 | 1180.00 |
| 7 | 1187.00 |
| 8 | 1194.00 |
| 9 | 1200.00 |
| 10 | 1207.00 |
| 11 | 1213.00 |
| 12 | 1833.00 |
| 13 | 1579.00 |
| 14 to 20 | 995.00 |
| 21 | 1358.00 |
| 22 | 1693.00 |
| 23 | 1241.00 |
| 24-25 | 1240.00 |
| 26-27 | 1239.00 |
| 28 | 1240.00 |
| 29 | 1244.00 |
| 30 | 1963.00 |





CLUB HOUSE



Ground Floor

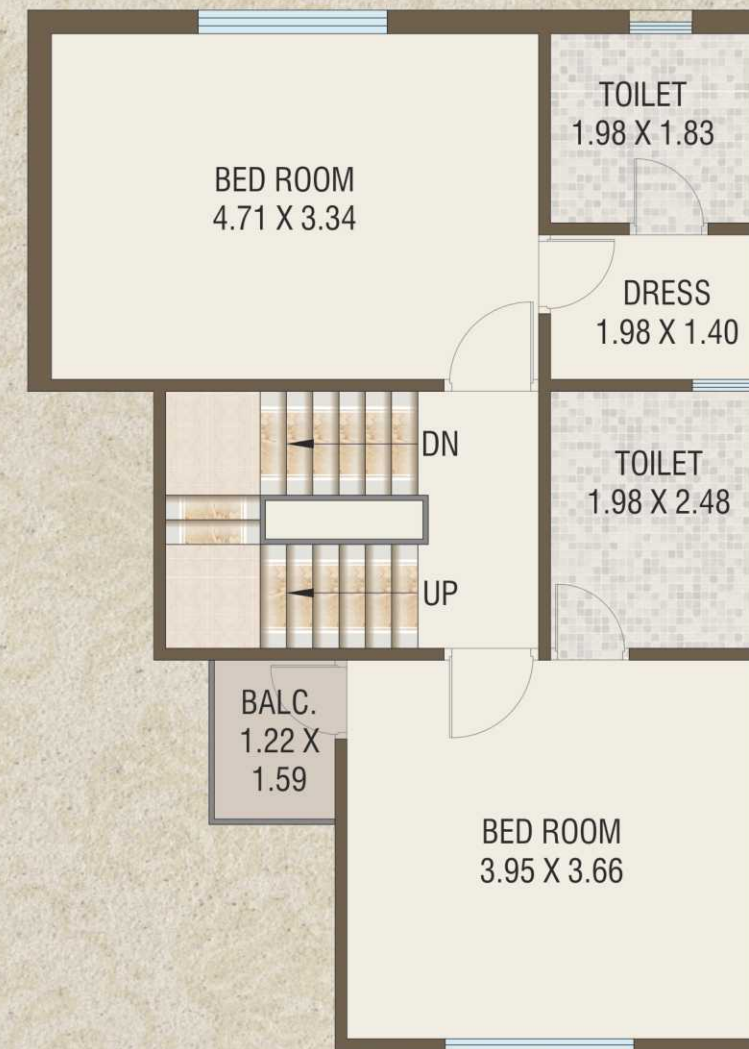


First Floor

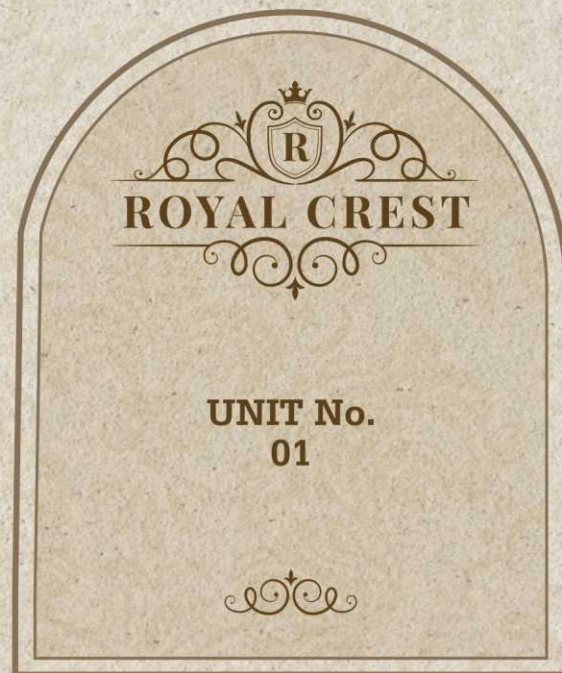
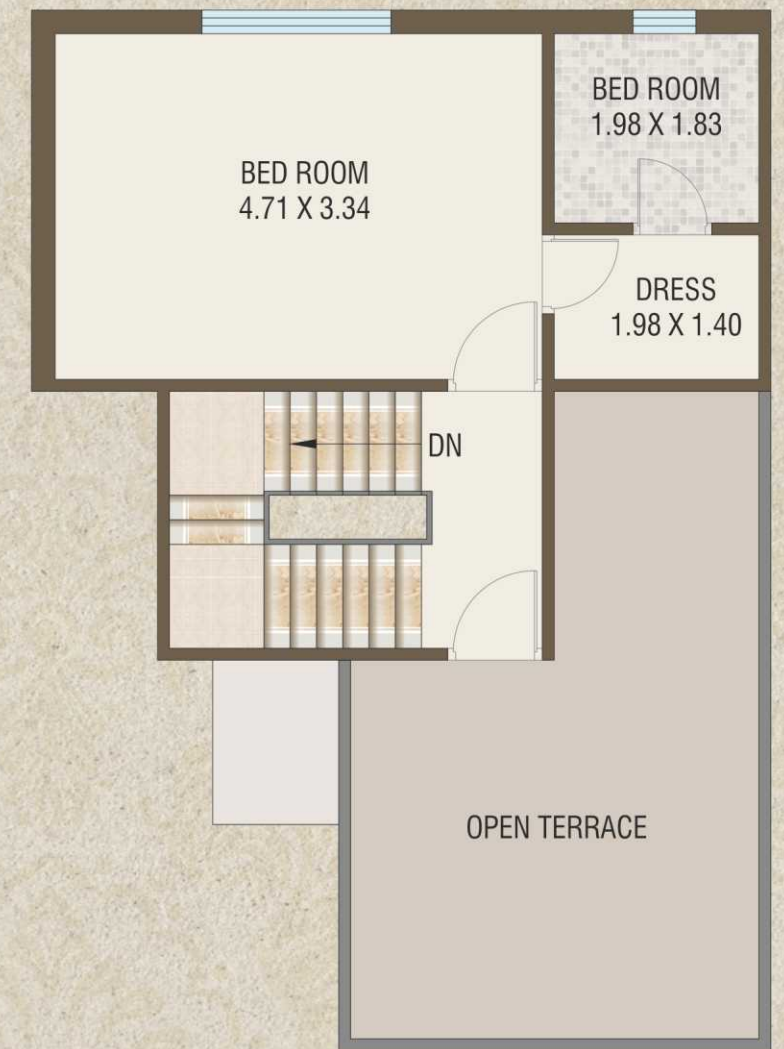
GROUND FLOOR PLAN



FIRST FLOOR PLAN

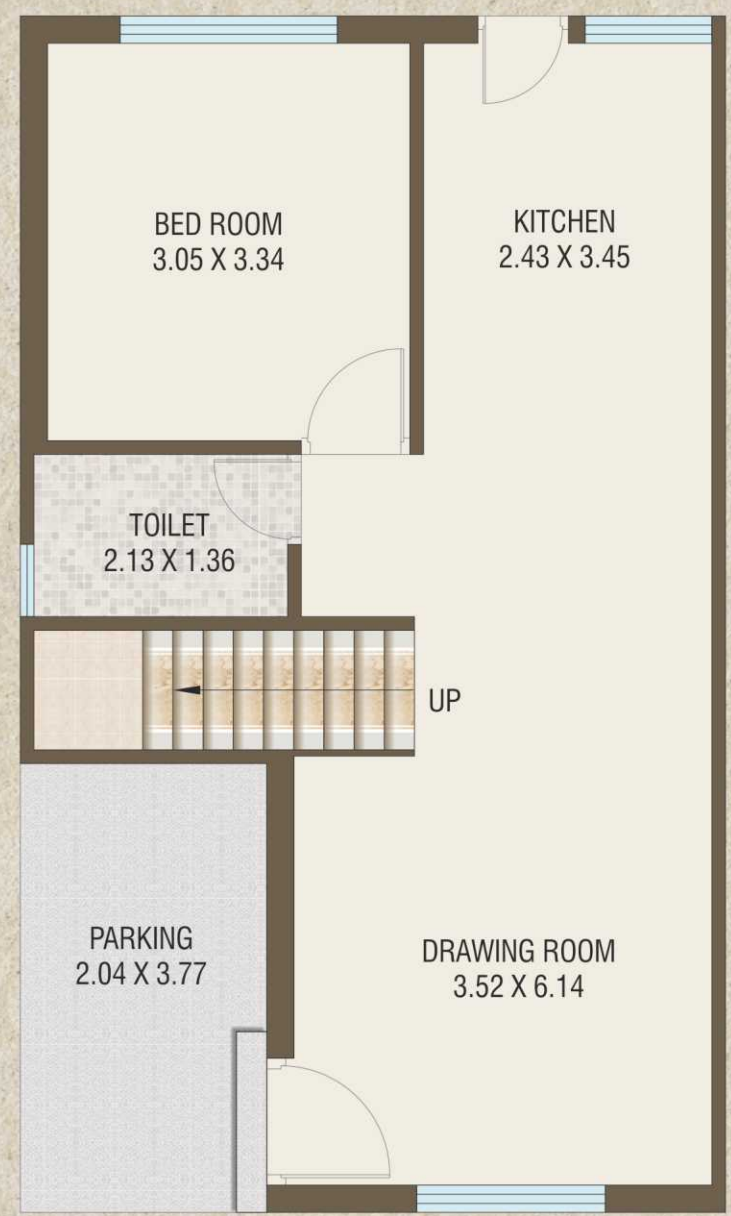


SECOND FLOOR PLAN

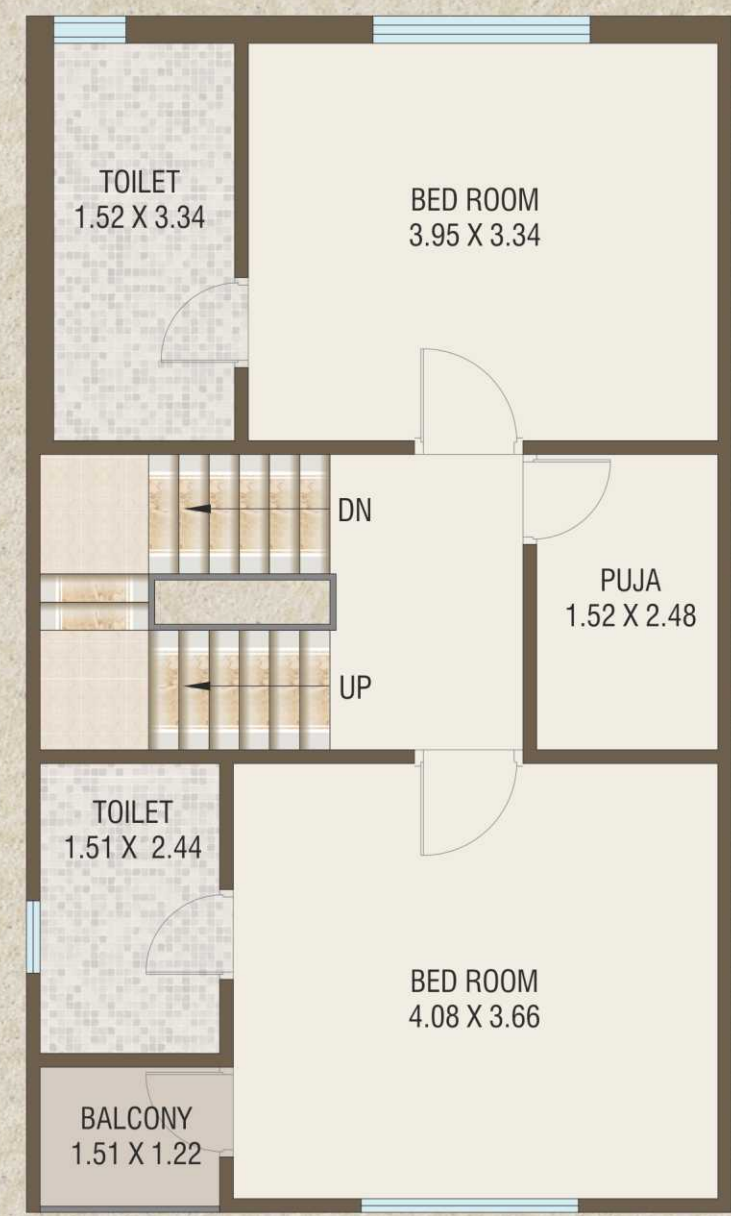




GROUND FLOOR PLAN



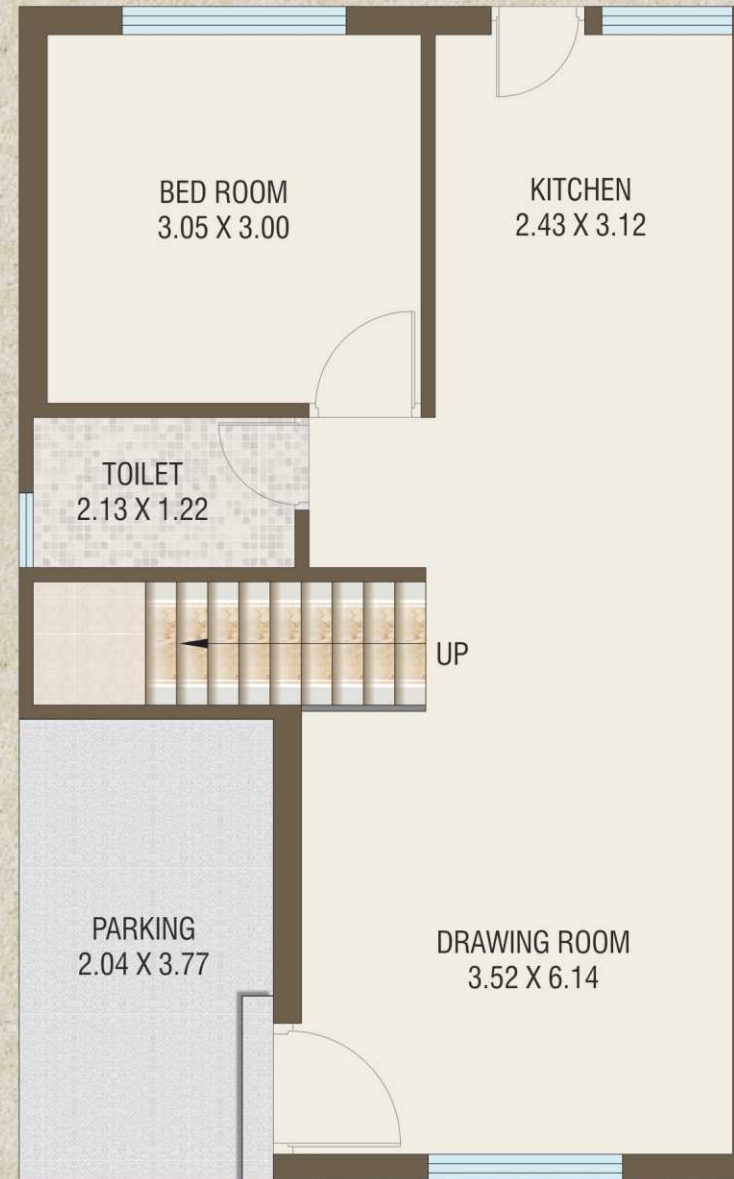
FIRST FLOOR PLAN



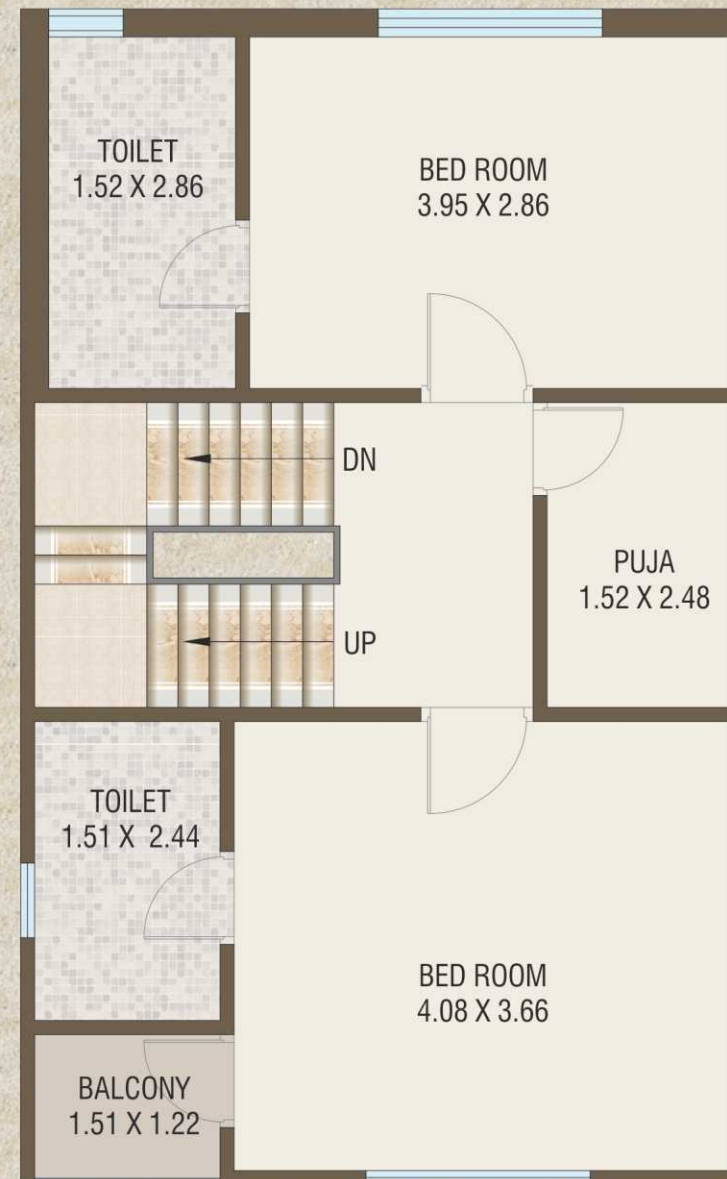
SECOND FLOOR PLAN



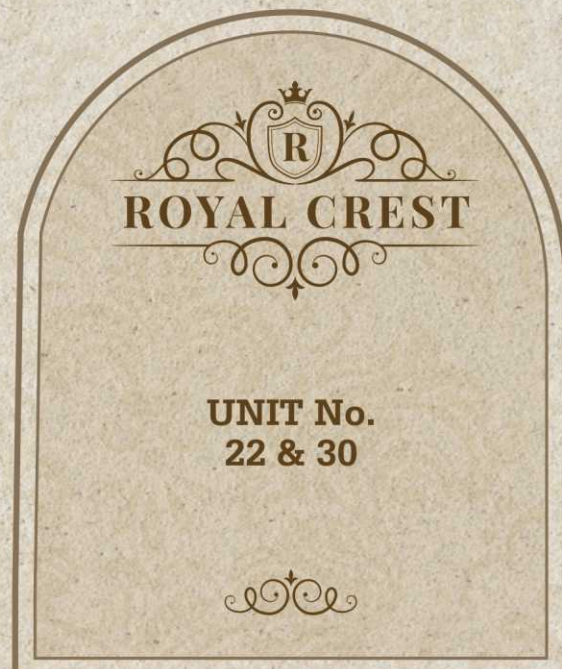
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN







LEISURE AMENITIES

- Grand Entrance
- RCC Road
- Children's Play Area
- Game Room & Amphitheater
- A/C Gymnasium with the Latest Equipment
- Lush Green Common Area offers Serene Living
- Advance Security System For Individual Bungalows
- Decorative Streetlight With Under Ground Cabling



Luxury is getting an exclusive treatment. Royalty is being exclusive yourself.



SPECIFICATION

Flooring

- 2' X 2' Italian design tiles in living room and wooden flooring in master bedroom
- 800 mm x 800 mm premium vitrified tiles in other rooms

Kitchen

- Granite platform with S.S. sink & glazed tiles dedo

Doors

- Attractive entrance door with safety lock and decorative fittings. Internal doors are laminated water proof flush doors.

Bath

- Designer bathrooms with premium quality fittings & vessels.

Windows

- Powder coated aluminum window with reflective glass and stone sill with safety grill.

Plumbing

- Concealed plumbing with high quality

Paint & Finish:

- Interior: Mala plaster with birla putty,
Exterior: Double coat plaster with acrylic paint for water repellence

Water Facility

- Overhead PVC tank in all bungalows with
• auto presser water supply

Electrification

- Concealed copper ISI wiring & branded modular switches with sufficient point in kitchen and all bedroom with ELCB switch for your family safety

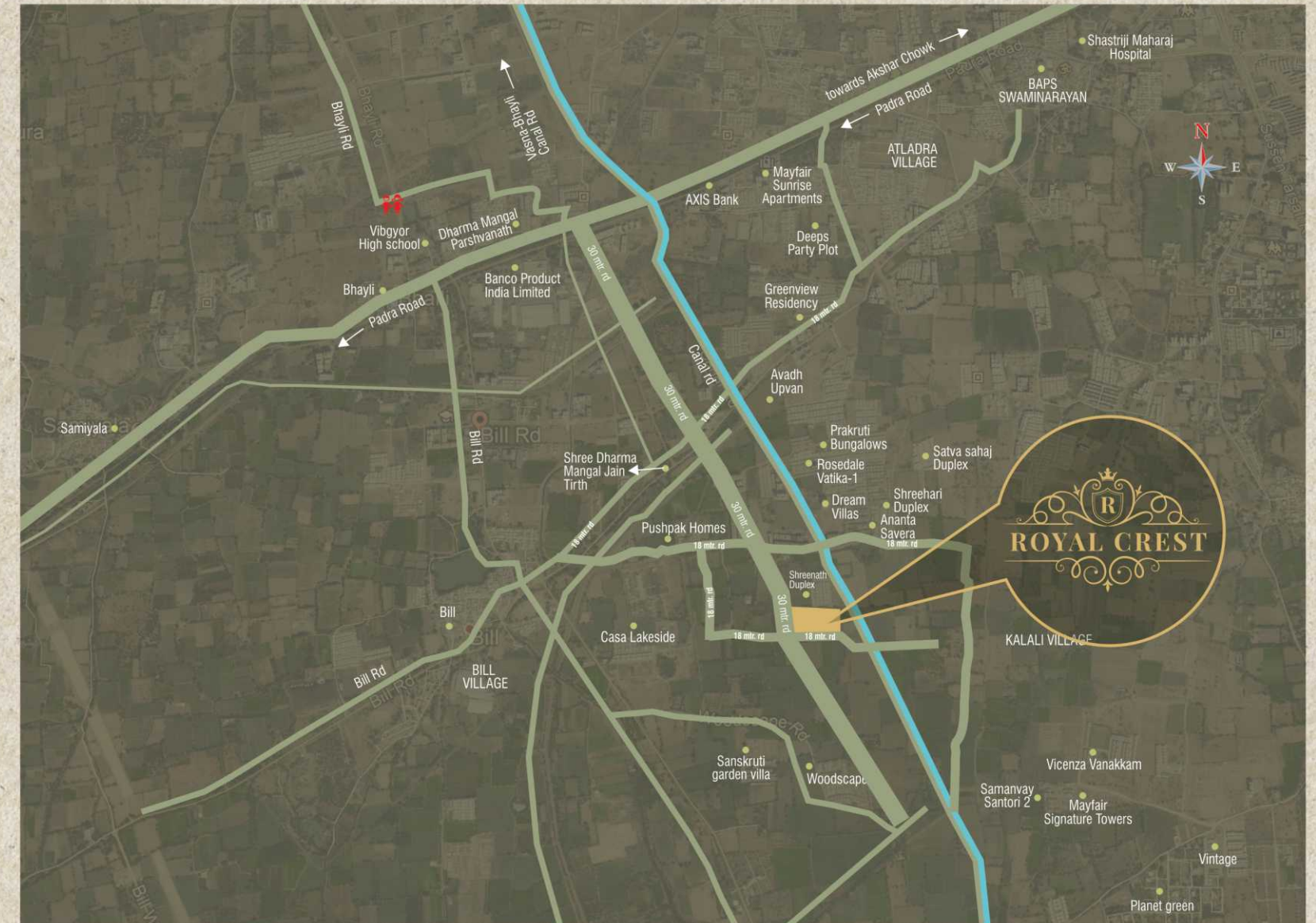
Terrace

- Open terrace finished with china mosaic flooring/tiles.

- Decorative Paving.
- Termite Resistance Treatment.
- Number Plates on each unit to maintain uniformity.
- Underground Cabling of wires.
- Individual Video Door Phones.
- CCTV Camera in common areas.

LEISURE AMENITIES

- Designer entrance gate with water body & landscaping
- 24 x 7 Security with Security Cabin.
- Intercom for each Bungalows for better internal communication.
- Aqua Water Purifier fitted in Kitchen for each Bungalows.
- Decorative compound Wall surrounding the community.
- Tremix Internal Roads with LED Street Lights and



MODE OF PAYMENT: 30% ON BOOKING • 15% ON PLINTH • 15% ON GF SLAB • 15% ON FF SLAB • 10% AT PLASTER • 10% AT FLOORING • 5% ON FINISHING

We request: (1) Possession will be given after one month of settlement of account. (2) Extra work will be executed after receipt of full advance payment (3) Stamp Duty, Registration Charge, Service Tax or any new central govt., Vuda taxes. If applicable shall have to be borne by the client. (4) Maintenance charges and GEB charges Borne by client. (5) Continuous default payments leads to cancellation (6) Architect/Develpers shall have the rights to change or revise the scheme of any details, herein and any change or revision will be binding to all. (7) Incase of delay in light connection by authority, developers will not be responsible. (8) All dimensions are indicative and actual dimensions in each room, plot are & S.B.A might vary. (9) Common compound wall of individual unit will be as per architect's design (10) In case cancellation of booking, 5% of the total value of the bungalow & Payable tax will not be refunded. (11) Any plans, specifications of information in this brochure can not form part of an offer, contract or agreement (12) All members shall have to essentially be the part or the society formed by the association members and shall have to abide by the society by laws. (13) After virtual completion of the work all the repair and the maintenance the drainage, watchman salary, electricity bill etc. shall be borne by society members (14) Members of society are not allowed to change elevation of duplex in any circumstances. (15) This brochure shall not be treated as a legal document, it is only for the purpose information.