



ROYAL HERITAGE

Luxury for lifetime

4 BHK LUXURIOUS BUNGALOWS



Discover a home where luxury glows warmly all about you, ensconced in a wonderfully designed enclave that is replete with every amenity that you insist upon.

Welcome to Royal Heritage...!

Located in the Vadodara's most preferred residential area. Close to work and every convenience, yet insulated from the city's bustle, it brings back the charm of the days when a house was truly a place to come home to.

11 exclusive villas set in well developed landscapes. Lifestyle amenities to add stylish ease to life. Ultra-premium finishes for a touch of class. This is the place that you should call home.





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 & 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.



Ground Floor Plan

Block No. 8 Block No. 7 Block No. 6 Block No. 5

First Floor Plan
Block No. 6, 7, 8, 5

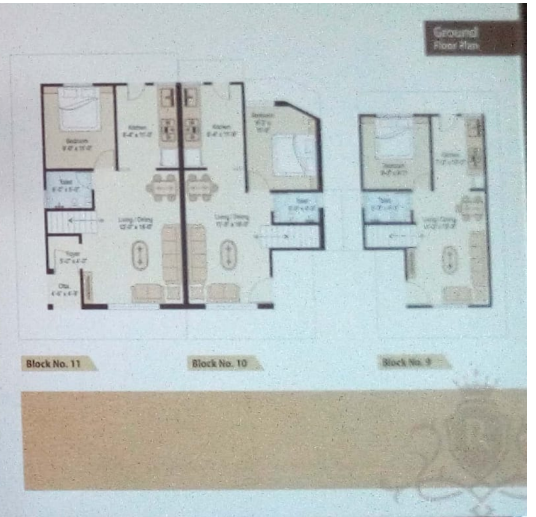
Second Floor Plan
Block No. 6, 7, 8, 5

Amenities

- Internal RCC Paved Road
- Underground Cabling
- Anti-termite treatment
- CCTV camera, Video door phone
- Motion sensor lights at parking
- Elegant entry with Security cabin
- Letter box & Number plate to every villa
- Decorative compound wall around the society







First Floor Plan
Block No. 11, 10.9



Second Floor Plan
Block No. 11, 10.9

Specification

- Structure:-**
 - All RCC & Brick work using superior quality material as per structural Engineer's design.
- Flooring:-**
 - High grade vitrified tiles (600 x 800) in living & kitchen and remaining area vitrified tiles (600 x 600)
 - Parking area with kash stone flooring.
- Kitchen:-**
 - Black granite platform with S.S. Sink
 - Designer tiles upto upto lintel level

- Bathrooms:-**
 - Elegantly designed toilets with anti skid floor tiles and designer wall tiles in all bathrooms.
 - Premium quality bath fitting 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 soil, 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 TV & telephone points at convenient locations.
 - AC points in all bedrooms with centralized distribution board with MCB/ELCB

- Paint & Finish:-**
 - Internal smooth finish plaster with quality 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. Terrace finish road with paver tiles to T/road with beamon.
 - Sufficient street lights arrangement



Project by :

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DEVELOPERS & BUILDERS

Site Address :-

"Royal Heritage"
Bh. Pancham Bungalows,
Nr. Niwas Flats,
Vasna-Bhyali Road, Vadodara.

Booking Contact :-

99250 28628 / 98257 59472

Architect :-

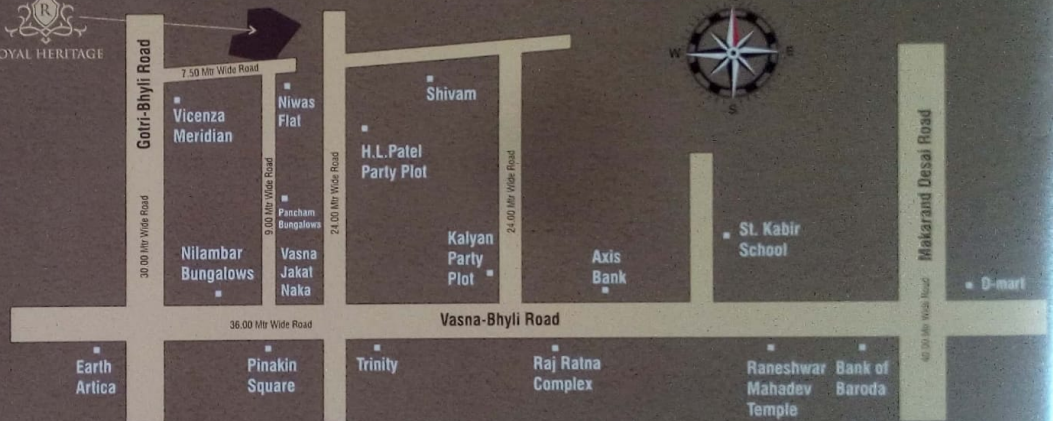
Ashok Patel

Structural :-

Zarna Associates



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PAYMENT MODE :

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 :

- Possession will be given after one month of settlement of all accounts.
- Extra work will be executed after receipt of full advance payment.
- Document charges, stamp duty, service tax, development charge and common maintenance charges will be extra.
- Any new central or state government taxes, if applicable, will have to be borne by the clients.
- Elevation alteration will not allowed in any circumstances.
- Continuous default payments leads to cancellation.
- Refund shall be given in case of cancellation of 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.
- Architect/ developers shall have the right to charges or raise any details herein and any change or revision will be binding to all.
- In case of delay in water supply, drainage, light connection work by the respective authority, developers will not be responsible.
- 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.