

A Project By:



**AURA ASSOCIATES**

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www.takshinfra.com

Site: "Taksh Aura",  
Besides Nijanand Ashram,  
Adjoining L&T Knowledge City,  
N.H.8, Vadodara.

**Architect:**  
Paradigm Atelier, Darshan Bulsara

**Structural Consultant:**  
Ami Consulting Engg.

**Please Note** • Actual possession of the Unit shall be handed over to the Member within 30 days of the settling of all the accounts and dues. • Sale Deed, Documentation Charges, Stamp Duty Charges, Common Maintenance Charges, Service Tax / GST, Electric charges or deposit of MGCL, Water and drainage Deposit or any charges levied by VUDA or Corporation etc. will be extra to be borne by the Buyers • Payment Schedule must be followed strictly, any delay in payment shall incur interest penalty at the rate of 15% p.a. on outstanding amount. • Two Installment Continuous default in payment shall lead to total cancellation of the Unit. • Total Amount of the Extra Work must be deposited in full in advance then only work shall be executed. • Sale Deed (Dastavej) to be done after settlement of all accounts. • Maintenance Deposit per unit must be deposited before 1 month of possession of the unit • In case of cancellation of any Unit, an amount of Rs. 50,000/- + Amount of Extra Work, (if any) will be deducted towards Administrative Charges from the Refund Amount. • The Refund shall be paid only after the New Booking of the booked Unit. • Actual Dimensions may vary as per the site conditions. • Developer/Architect reserves all the rights to change/alter/revise scheme related measurement, design, Drawings, and price per unit etc. and shall be binding to the Buyers unconditionally. • Buyer's are not allowed to do any external change in elevation of the Bungalow. • Water & Drainage to be provided by VUDA • This brochure is not a legal document, this is only for presentation of the project.



**Payment mode**

• Token Amount	₹ 1 Lac
• Booking Amount within 20 days from booking date	25%
• At Plinth Level	20%
• At Ground Floor Slab Level	15%
• At First Floor Slab Level	15%
• At Plaster Level	15%
• At Flooring Level	05%
• Possession	05%

Design: www.takshinfra.com





## Luxury Homes that match your lifestyle needs

Taksh Aura brings forth the good life for the residents of Vadodara. Offering spacious and well planned 3-4 BHK Duplex Bungalows with abundant aeration and natural light. With a contemporary styling and a elegant look, the elevation of these bungalows shall catch your attention instantly. Walk in to the thoughtfully designed homes and you are sure to fall in love with them.

A large, green campus with wide roads, numerous landscaping elements and an overall uncluttered look create a welcoming feel each time to enter into the campus. A host of leisure amenities like a large landscaped Garden, Clubhouse and swimming pool makes it picture perfect.

Let the aura of the delightful community at Taksh Aura transform your life and the life of your loved ones!



## Specifications

**Structure:**  
Fully RCC frame structure, as per seismic requirements.

**Flooring:**  
Vitrified Tiles in all rooms. Paving in Parking area.

**Kitchen:**  
Granite Platform with S.S Sink with designer tiles upto Door Height.

**Toilet:**  
Bathrooms with premium quality fittings & vessels. Glaze tile dedo upto Door Height.

**Doors:**  
Attractive Entrance Door with standard safety lock & Fittings.  
Internal Flush Doors - Good quality with Wooden Frame.

**Windows:**  
Anodized Aluminum Window with Safety Grill and Stone Cladding

**Electrification:**  
Concealed copper ISI wiring and branded modular switches with sufficient points.

**Paint & Finish:**  
Internal smooth finish plaster with Putty and External Double Coat Plaster with Acrylic Paint.











- TYPE- A
- TYPE- B
- TYPE- C
- TYPE- D
- TYPE- E
- TYPE- F

**Phase I**  
Unit No. 69 to 129  
Unit No. 148 to 167  
Unit No. 224 to 271  
Unit No. 304 to 323

**Phase II**  
Unit No. 36 to 68  
Unit No. 130 to 147  
Unit No. 168 to 223  
Unit No. 328 to 345

**Phase III**  
Unit No. 1 to 35  
Unit No. 360 to 403  
Unit No. 346 to 359

**Phase IV**  
Unit No. 360 to 400  
Unit No. 401 to 404





## Lifestyle Amenities

### Leisure Amenities include:

- Multi-purpose Hall / Banquet Hall
- Swimming Pool with deck
- Mini Theater
- Lounge
- Gym
- Gazebo
- Indoor Game Room
- Landscaped Garden
- Children's Play Area
- Jogging Track

### Value Additions

- Designer Entrance Gate with Security Cabin
- Compound Wall surrounding the campus
- RCC Internal Roads with Street Lights and Decorative Paving
- Termite Resistance Treatment
- Number Plates





GROUND FLOOR PLAN



FIRST FLOOR PLAN

Type - B



### GROUND FLOOR PLAN

Min. Plot Area: 1266 sq. ft.  
Built-up Area: 1898 sq. ft.



### FIRST FLOOR PLAN



Type - C



### GROUND FLOOR PLAN

Min. Plot Area: 1266 sq.ft.  
Built-up Area: 1898 sq.ft.



### FIRST FLOOR PLAN



Type - D



GROUND FLOOR PLAN

Min. Plot Area: 961 sq.ft.  
Built-up Area: 1337 sq.ft.



FIRST FLOOR PLAN



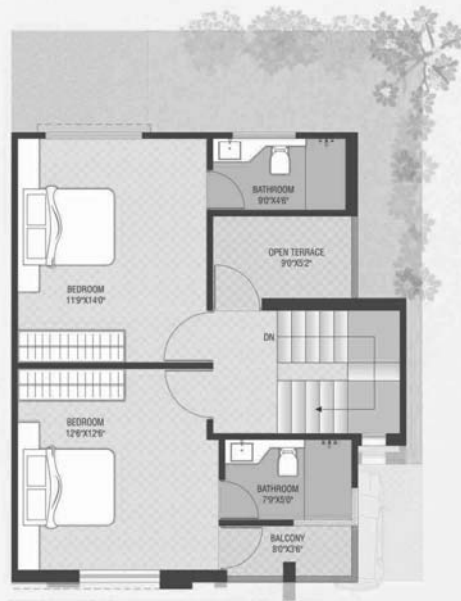
Type - E

GROUND FLOOR PLAN

Min. Plot Area: 873 sq.ft.  
Built-up Area: 1198 sq.ft.



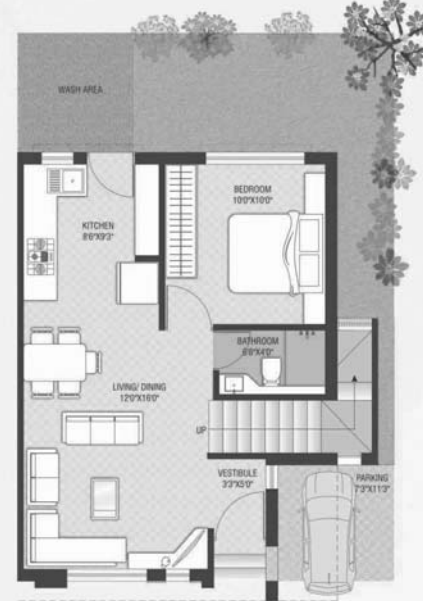
FIRST FLOOR PLAN



Type - F

GROUND FLOOR PLAN

Min. Plot Area: 804 sq.ft.  
Built-up Area: 1112 sq.ft.



FIRST FLOOR PLAN

