

TAKSH
Aura

3 & 4 BHK
Duplex Bungalows



Type - B

Min. Plot Area: 1266 sq. ft.
Built-up Area: 1982 sq. ft.



FIRST FLOOR PLAN



GROUND FLOOR PLAN



Min. Plot Area: 1080 sq. ft.
Built-up Area: 1761 sq. ft.

Type - C



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Type - D

Min. Plot Area: 961 sq.ft.
 Built-up Area: 1542 sq.ft.

GROUND FLOOR PLAN



FIRST FLOOR PLAN



75 MT. RING ROAD

design: shreekrishna@9824092010





Lifestyle Amenities

- Multi-purpose Hall/Banquet Hall
- Swimming Pool with deck
- Open Cafeteria
- Mini Theater
- Lounge
- Gym
- Gazebo
- Indoor Game Room
- Billiard 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

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.





A Project By:



AURA ASSOCIATES

Ph.: +91 76988 06494, 96381 44473

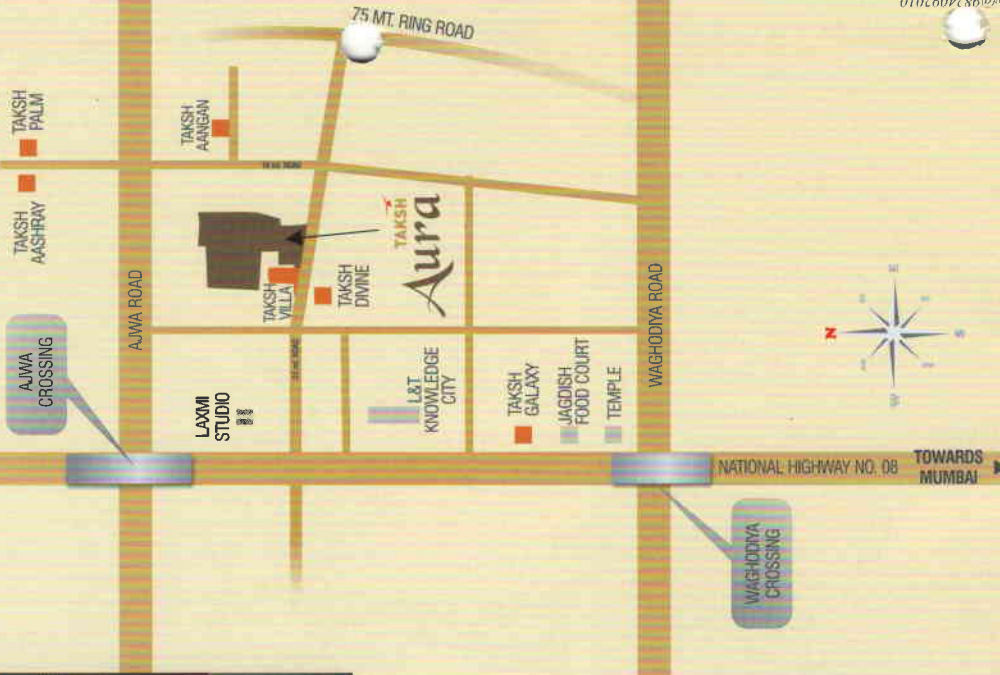
Email: takshaura@gmail.com
www.takshinfra.com

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 MG/VCL, 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 • Developers/Architect reserves all the rights to change/alter/raise scheme related measurement, etc. • Buyers are not allowed to do any

design: smoke&arrow@982402010



Payment mode

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