

॥ श्री गणेश ॥



VALLABH
KUTIR



Developers : VRAJ DEVELOPERS - Swetang Patel - M: 98243 33068

Vallabh Kutir, Opp Yamuna Vihar Flats, B/h Pujabhai park, Gotri-Sevasi Road, Vadodara.

Architect : Chirag Shah & Associates

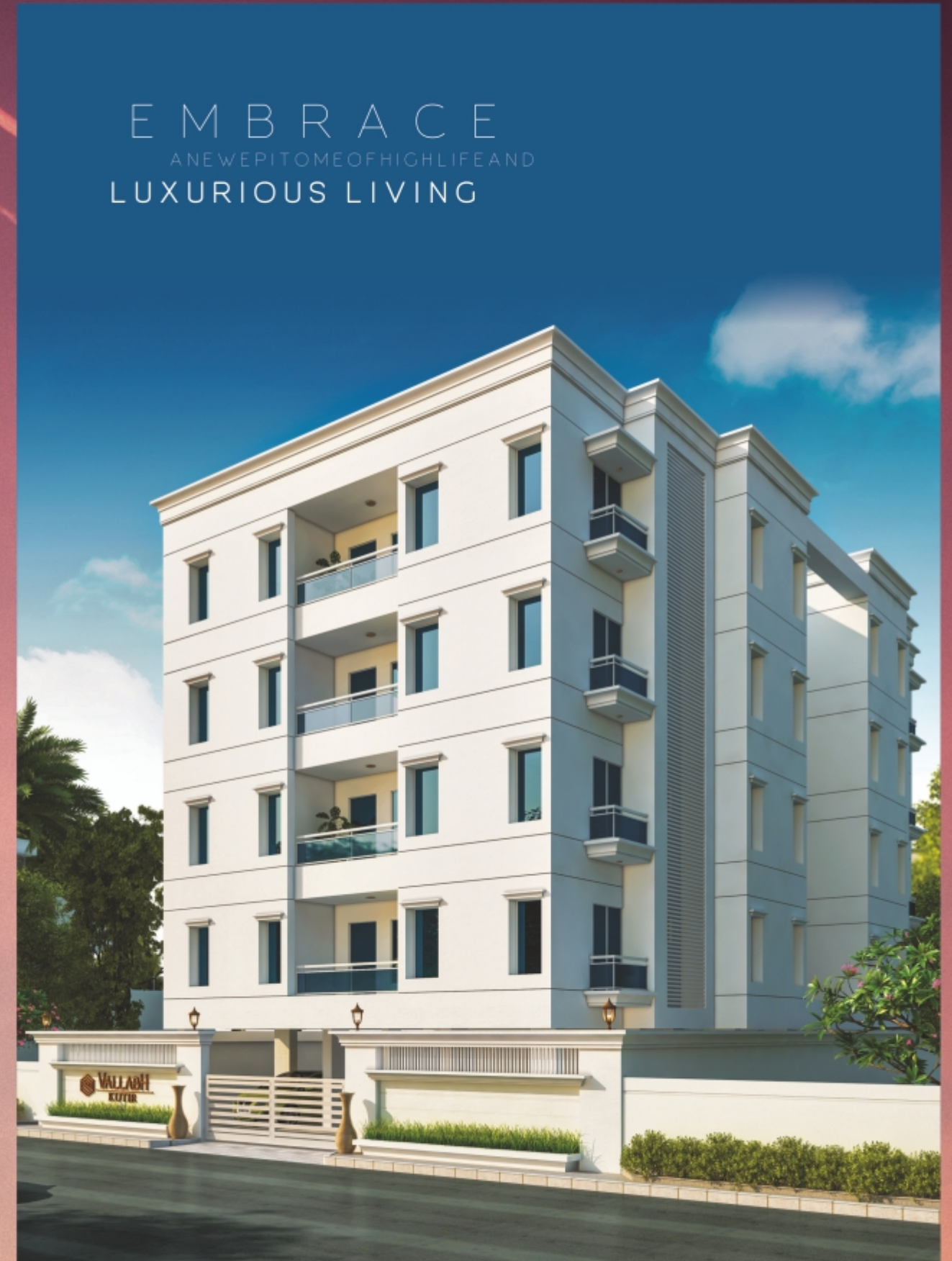
We Request : 1) Possession will be given after one month of settlement of all accounts. 2) Documentation charges, Development Charge, Stamp duty, Service tax, Legal Charges & common maintenance charges will be extra. 3) Any new Central or State Government Taxes, if applicable shall have to be borne by the clients. 4) Extra work shall be executed after making full payment. 5) Continuous default payments leads to cancellation. 6) Developers shall have the right to change the plan, elevation, specification or any details will be binding to all. 7) In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible. 8) Refund in case of cancellation will be made within 30 days from the date of booking of same unit by a new client. Administrative charges of 30,000/- & the amount of extra work (if any) will be deducted from refund amount. 9) Terrace rights & Future FSI rights will be exclusively of the developers only. 10) Any plans, specifications or information in this brochure can not form part of an offer, contract or agreement.



LIKE A DREAM
ALMOST UNREAL
UNBELIEVABLE



TYPICAL FLOOR PLAN





SPECIFICATIONS

Structure : All Rcc & brick masonry as per structural engineer's design.

Wall finish : Inside plaster with white cement putty finish & exterior surface finish with exterior paint.

Doors : Decorative main door as per architect's design with standard fittings. All internal doors made of good quality flush doors with laminate.

Electrification : Concealed copper wiring of approved quality with good quality switches separate ac points in master bed room. (MCB & ELCB provision in main distribution board)

Flooring : Vitrified tiles flooring in all rooms.

Windows : Fully glazed aluminum powder coated windows .

Plumbing : Internal concealed plumbing with good quality C.P. fittings.

Kitchen : Granite kitchen platform with ss sink with glazed tiles dedo up to lintel level & easy access to wash.

Toilets : Designer wall tiles and anti skid ceramic tiles flooring. Standard quality CP fittings & vessels.

AMENITIES

- Eco-Friendly surrounding environment.
- 24 hours water supply with underground and overhead tank for storage.
- Adequate parking with entrance gate.
- Standard quality passenger elevator.
- Anti termite treatment to the building.
- Power backup for common utility.

SPECIAL FEATURES

- Intercom Facility with Video Door.
- 24x7 Security with Security Cabin.
- Invertor Enable internal Wiring.
- RO Plant to each Flat.
- Allotted Car parking