



## DEVELOPERS

### DWARKESH REALTY

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#### Architect

**Sudhir Shah Architects**

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Vadodara

#### Structure

**Ashok Shah & Associates**

Vadodara



# व्रजराज

THE  
ROYAL  
2 & 3 BHK  
APARTMENTS

Payment Modes • 10 % on booking • 15 % on Agreement • 05 % on plinth level • 10 % on 1st Slab  
• 10 % on 2nd Slab • 10 % on 3rd Slab • 10 % on 4th Slab • 10 % on 5th Slab • 05 % on Plaster Level  
• 10 % on Flooring & Finishing • 05 % before Possession

Terms & Conditions : 1. Any Government or legal charges e.g. Stamp Duty & Registration Charges, GST any such additional Govt. Taxes, Maintenance Deposit, Electrical deposit and meter charges will be extra. 2. Cheque bounce incidents / Continuous default in payments leads to cancellation. 3. The developers will not be responsible in case of any delay in water supply, electricity connection, drainage works by local authority 4. Extra work will be executed after making full payment. 5. Possession will be given after one month of settlement of all accounts. 6. Refund of amount in case of cancellation will be paid within 30 days from the date of booking by new members only. Administrative charges of Rs. 50,000 & the amount of extra work if any will be deducted from refund amount. 7. Developers/Architect shall have the right to change or raise the scheme or any details herein and such changes or revision will be binding to all members. 8. Buyers are not allowed to change external elevation of the building. 9. Development charges and common maintenance deposit should be paid extra. 10. Terrace rights retained by the developers. 11. This brochure is for information purpose only; it does not form a part of the agreement or any legal document.





# सुप्तर्णी



BENEATH LIES THE FEELING OF PEACE AND SERENITY



## HAPPINESS IS JUST AROUND THE CORNER

There does exist a supreme self who is eternally at peace by realising who you are at the deepest level of the circumstances







## SPECIFICATIONS

**STRUCTURE** : Well Designed RCC Frame structure as per structure engineer's design.

**FINISHING** : Smooth plaster finish with white putty, Primer on internal walls & Double coat plaster finish with weather resistant acrylic paint outside.

**FLOORING** : Vitrified tiles flooring in all rooms. Granite kitchen platform with SS Sink & Glazed tile up to slab level.

**KITCHEN** : Granite platform with S.S. Sink, ceramic tiles dado up to lintel level and anti skid floor for wash area.

**BATHROOM** : Designer wall tiles upto lintel level and anti skid ceramic tiles flooring. Concealed CPVC Plumbing with standard fittings & vessels.

**PLUMBING** : Systematic wall concealed CPVC / UPVC plumbing as per consultant design.

**DOORS** : Decorative main door with standard safety lock and fittings. All other internal doors are flush door with laminates with natural stone frame.

**WINDOWS** : Powder coated aluminum section windows with sill of natural stone.

**ELECTRIFICATION** : Single phase connection with Concealed copper ISI wiring and branded modular switches. Electrical points in all rooms as per architect's drawing.



## GROUND FLOOR LAYOUT

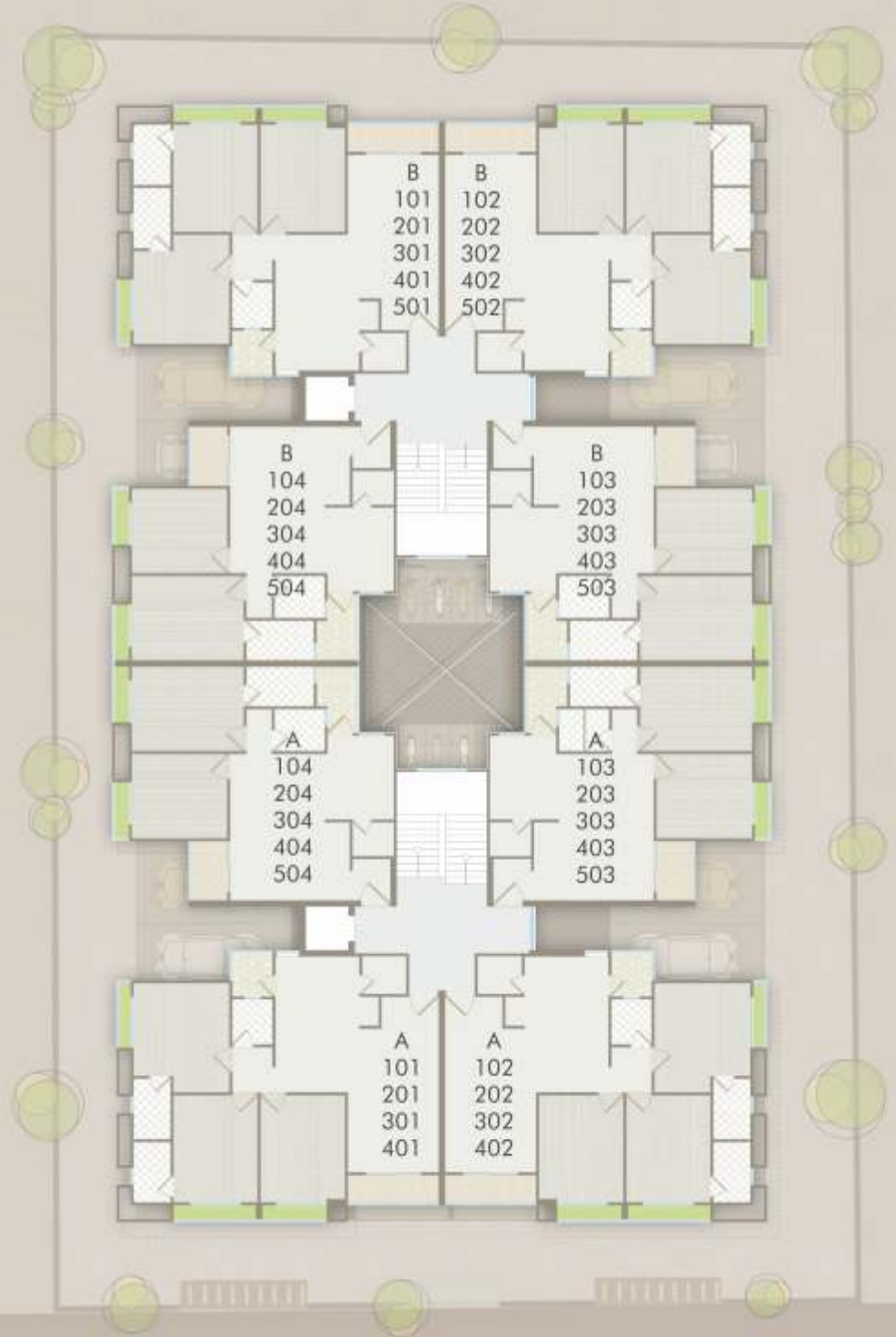


9 . 0 0 M T W I D E R O A D



## TYPICAL FLOOR LAYOUT

1st to 5th floor



9 . 0 0 M T W I D E R O A D



Note : 501 - 4 BHK flat/apartment.





## 2 BHK



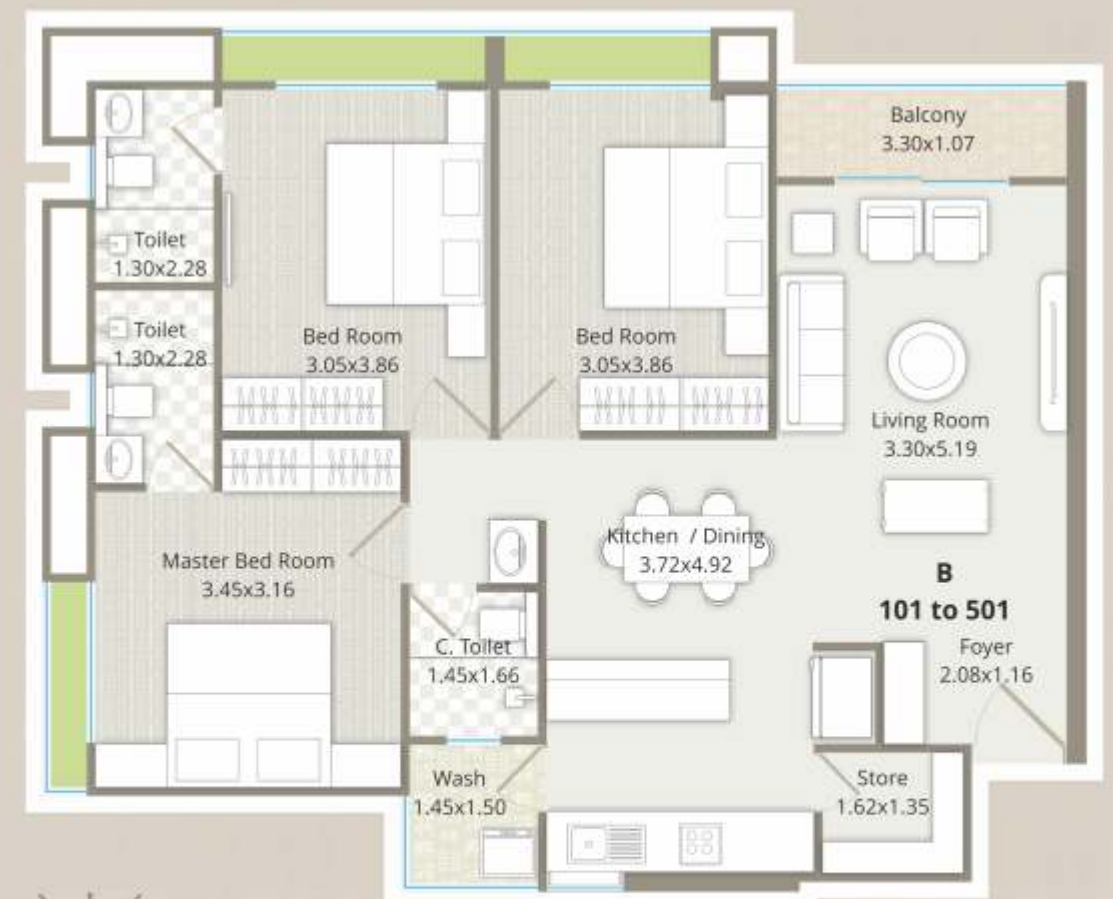
TYPICAL FLOOR PLAN (1ST TO 5TH)



## 3 BHK



TYPICAL FLOOR PLAN (1ST TO 5TH)





4 BHK



FIFTH FLOOR PLAN







सुखठक

TOWARDS A LIFE OF HARMONY!

## AMENITIES



Covered car parking  
and Two Wheeler Parking



Power backup for common  
area's utility



C.C.T.V. Security



Water Supply through U.G. Tank  
and O.H. Tank with auto switch



Heat and waterproofing  
treatment on terrace.



Individual name plates  
on ground floor.



Separate U.G. and O.H.  
Tank for corporation water  
& Tap point in kitchen



Impressive entrance  
lobby with granite flooring