



Location Plan

Site Add.:
 Anantam Avenue, Nr. Maruti Heights, B/s. Chhani Talav,
 Chhani Dumad Road, Chhani, Vadodara-391740
 Rera No. :

Developers :

 **Akhand Realty**
 Mo : +91 8866882115
 E-mail : akhandreality@gmail.com

Architect
 **Arya Associates**

Structure
Ashok Shah & Associates
 Structural Consultant

SITE LOCATION



<https://qr.go.page.link/5IQGP>

Payment Terms :	10% At time of booking.	05% At the time of completion of Sanitary fittings, entrance lobby, staircase.
	20% At the time of Agreement for sale.	05% At the time of completion of external Plastering, elevation.
	15% At the time of completion of plinth.	10% At the time of completion of electrical fittings, paving etc.
	25% At the time of completion of Slab.	05% At time sale deed & before possession
	05% At the time of completion of Internal Plastering, Internal Walls, Floorings.	

Notes : (1) Rights of any changes in dimensions, designs & specification will be reserved with the developers, which shall be binding for all members. (2) Changes/Alterations of any nature including elevation, color scheme of the flat or any other changes affection overall design concept & outlook of the scheme are strictly not permitted during/ after the completion of the scheme. (3) Stamp duty, Registration charges, Legal documentation charges, GST, MGCL Charges, Maintenance deposit, Society Formation charges, Municipal house Tax and any additional charges or duties levied by the government/ local authority during or after completion of the project shall be borne extra by purchaser. (4) Builders/Developers will not be responsible for any delay in water supply, electricity connection, drainage connections or any work by any government authority. (5) Possession will be given after one month of settlement of all accounts. (6) Continuous default payments leads to cancellation (7) In case of Cheques Returned from clearing, Cheque return charges shall be paid extra by Purchaser. (8) In case of booking cancellation, amount will be refunded from the booking of same premise after deduction 10% of booking amount in addition to taxes paid to government. (9) Extra work (without affecting elevation and plan) will be executed after making fully advance payments. (10) This brochure is not form part of legal documentation; it is easy display of the project only.

Disclaimers: The details, facts, specification, figures mentioned in this brochure are indicative for information purpose only & subject to modifications/ compliance required as per RERA act.

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ANANTAM AVENUE

2 BHK LUXURIOUS FLATS

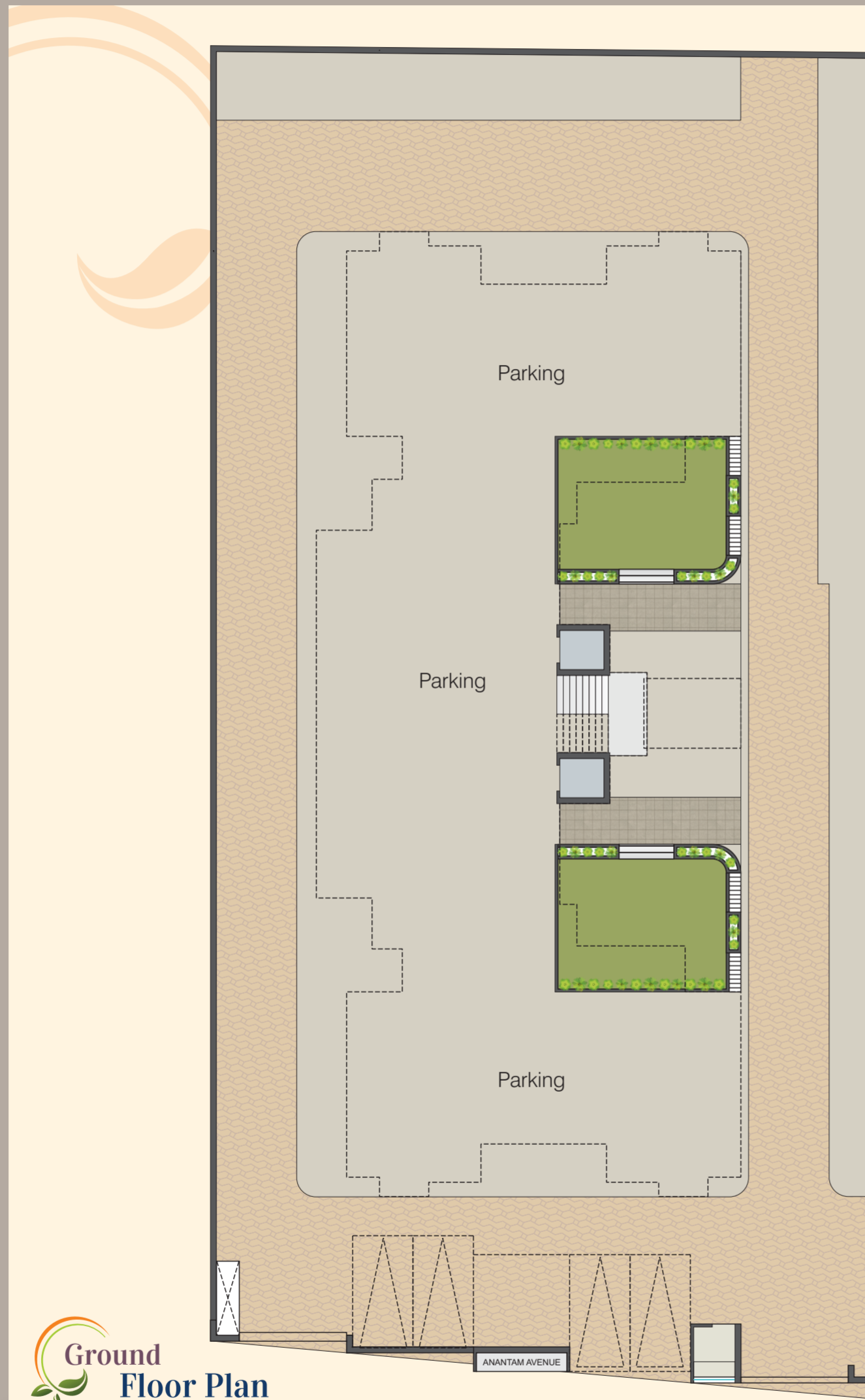


Stunning views




The location for Anantam Avenue was chosen specifically for the beautiful views of the city it offered and for its connectivity. We paid great attention to how connectivity can benefit our residents, making life much easier for them.

The residents of Anantam Avenue will enjoy the beautiful sunrise and sunset every single day, as natural light filters in through all sides into their home.





Valuable Aminites

-  Elegant Entrance gate with security cabin.
-  RO System for Each flat.
-  Main entrance lift area & Staircase area at ground floor level will be covered by CCTV.
-  POP False Ceiling in living room.
-  Landscape Garden with sitting arrangements.
-  Underground cabling for wire free looking of society.
-  Sufficient car parking for residence.
-  Name plate, Flat number Plate and letter box for each flat.
-  Standard quality lift with Inverter power back-up facility.



Typical Floor Plan
 Carpet Area : 54.54 sq. mt.
 Builtup Area : 61.77 sq. mt.



Specification

<p>Structure : All RCC & Brick masonry work as per structure engineers design</p> <p>Flooring : Vitrified flooring in all room.</p> <p>Doors : Decorative main door with the good quality fittings and all internal doors will be good quality flush doors with both side laminates.</p> <p>Windows : Fully glazed aluminum window with safety grill.</p> <p>Kitchen : Granite platform with S.S Sink and Glazed tiles up to lintel level.</p> <p>Bathrooms : Anti-Skid Ceramic tiles flooring & Decorative Glazed tiles up to lintel level.</p>	<p>Electrification : Concealed copper wiring and modular switches with sufficient points, AC point in Master bedroom, geyser point in all bathrooms.</p> <p>Plumbing : Internal plumbing will be concealed with Standard quality sanitary and plumbing fixtures.</p> <p>Finishing : Inside Smooth Plaster with Distemper & outside Surface to be painted with the exterior paint.</p> <p>Water facility : Under ground and Over Head Water tank will be provided with automatic level controller system. Uninterrupted 24 hr water supply through own borewell.</p> <p>Terrace : Water proofing treatment in terrace with Glazed tiles/ China Mosaic.</p> <p>Lift : Standard quality lift with Inverter power back-up facility.</p>
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