

## Type - B

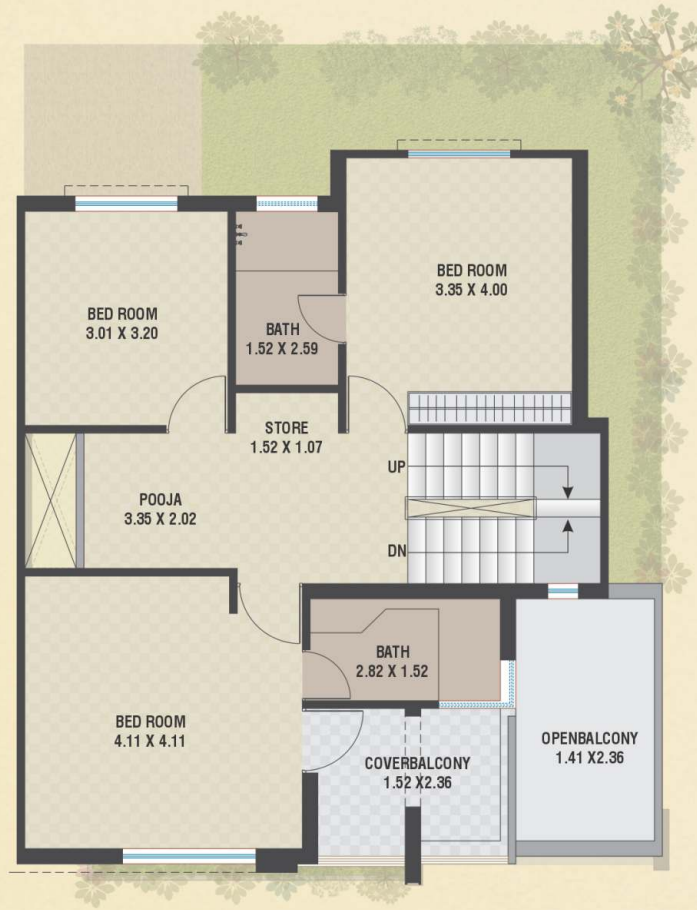
Carpet Area:149.05 sq.mt.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

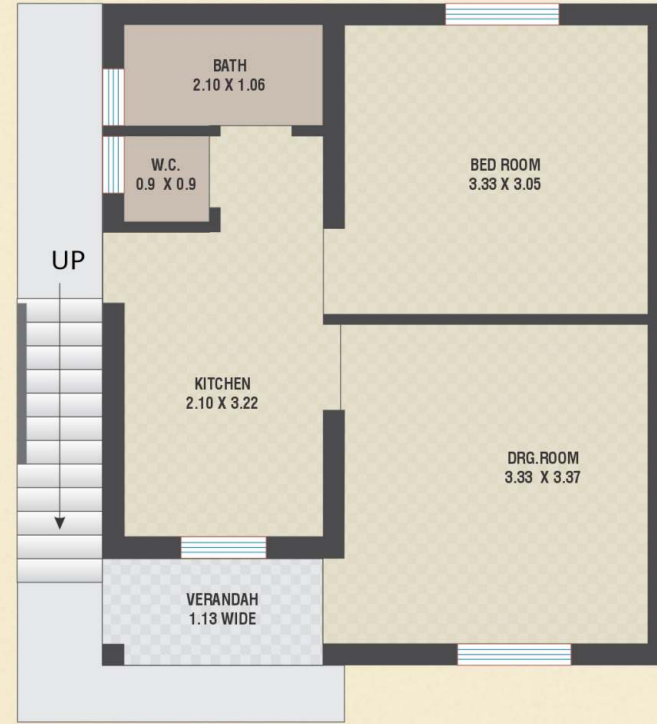


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## Type - G

Carpet Area:42.00 sq.mt.

GROUND FLOOR PLAN



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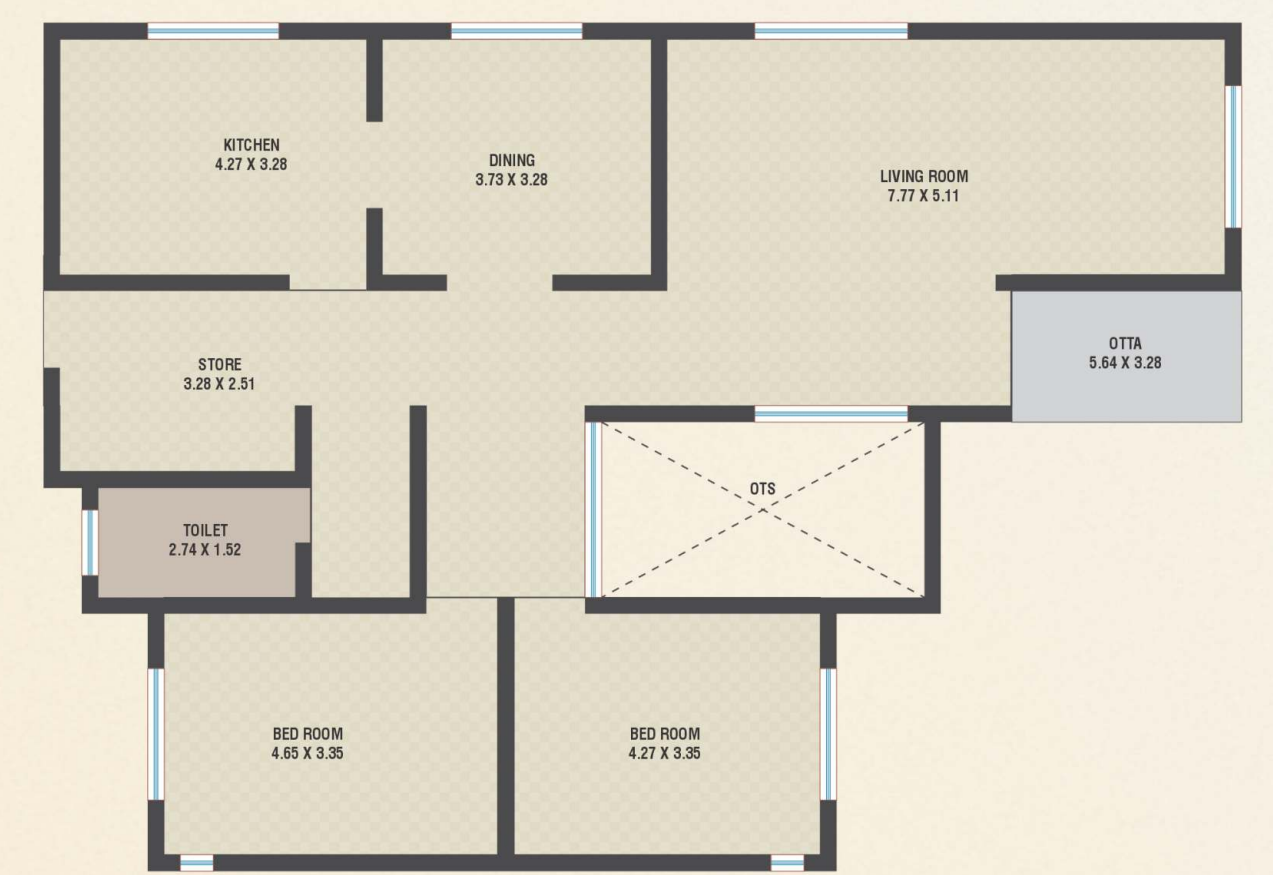
Carpet Area:178.04 sq.mt.

## Type - H

GROUND FLOOR PLAN



GROUND FLOOR PLAN



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Promoter Name: Aura Associates  
Project Name: Taksh Aura  
Contact : 98243 75905

# TAKSH Aura

Phase-III  
3 & 4 BHK  
Duplex Bungalows

### Lifestyle Amenities

- Multi-purpose Hall/ Banquet Hall
- Swimming Pool with deck
- Open Cafeteria
- Mini Theater
- Lounge
- Gym
- Gazebo
- Indoor Game Room
- Billiard Room
- Multi Purpose Court
- Children's Play Area
- Jogging Track

### Value Additions

- 24x7 Security Surveillance
- Secured society campus with compound wall and fencing at adequate height.
- 12 Mt. Wide Main Campus Entrance
- Termite Resistance Treatment
- Separate dedicated common spaces for seniors and kids

### 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:

## TAKSH GROUP AURA ASSOCIATES

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

Site: "Taksh Aura-Phase-III",  
Besides Nijanand Ashram,  
Adjoining L&T Knowledge City,  
N.H.8, Vadodra.

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, 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, 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.

PHASE 1 RERA Reg. No.: PR/GJ/VADODARA/VADODARA/Others/RAA00219/210917  
PHASE 2 RERA Reg. No.: PR/GJ/VADODARA/VADODARA/Others/RAA03861/291018  
Website: www.gujrera.gujarat.gov.in

**PAYMENT MODE AS PER RERA**

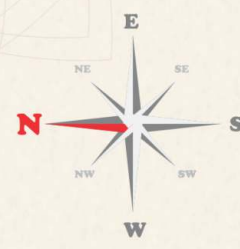
• Booking Amount	10%
• At Completion of Agreement to Sell	20%
• At Plinth Level	15%
• At Ground Floor Slab Level	12.5%
• At First Floor Slab Level	12.5%
• At Plaster & Flooring Level	05%
• On Completion of Sanitary fittings	05%
• On Completion of Elevation	05%
• On Completion of Electrical fittings	10%
• Before Possession	05%

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**TAKSH**  
**Aura**  
 Phase-III  
 Layout Plan

Type	Unit No.	Carpent Area Sq.Mt
B	378	149.05
B	379	149.05
B	380	149.05
B	381	149.05
B	382	149.05
B	383	149.05
B	384	149.05
B	385	149.05
B	386	149.05
B	387	149.05
B	388	149.05
B	389	149.05
B	390	149.05
B	392	149.05
B	394	149.05
I	401	141.9
H	402	178.04
H	403	178.04
H	404	178.04
G	413	42.00

