

Developers:
VRAJ VIHAR DEVELOPERS

Site Address:
VRAJ VIHAR,
Bh. Kesar 45, 24 Mtr. H.T Road,
Dabhōi Road, Kapurai, Vadodara.

Contact Details:
+91 96877 77505
Email:
vrajvihardevelopers@gmail.com

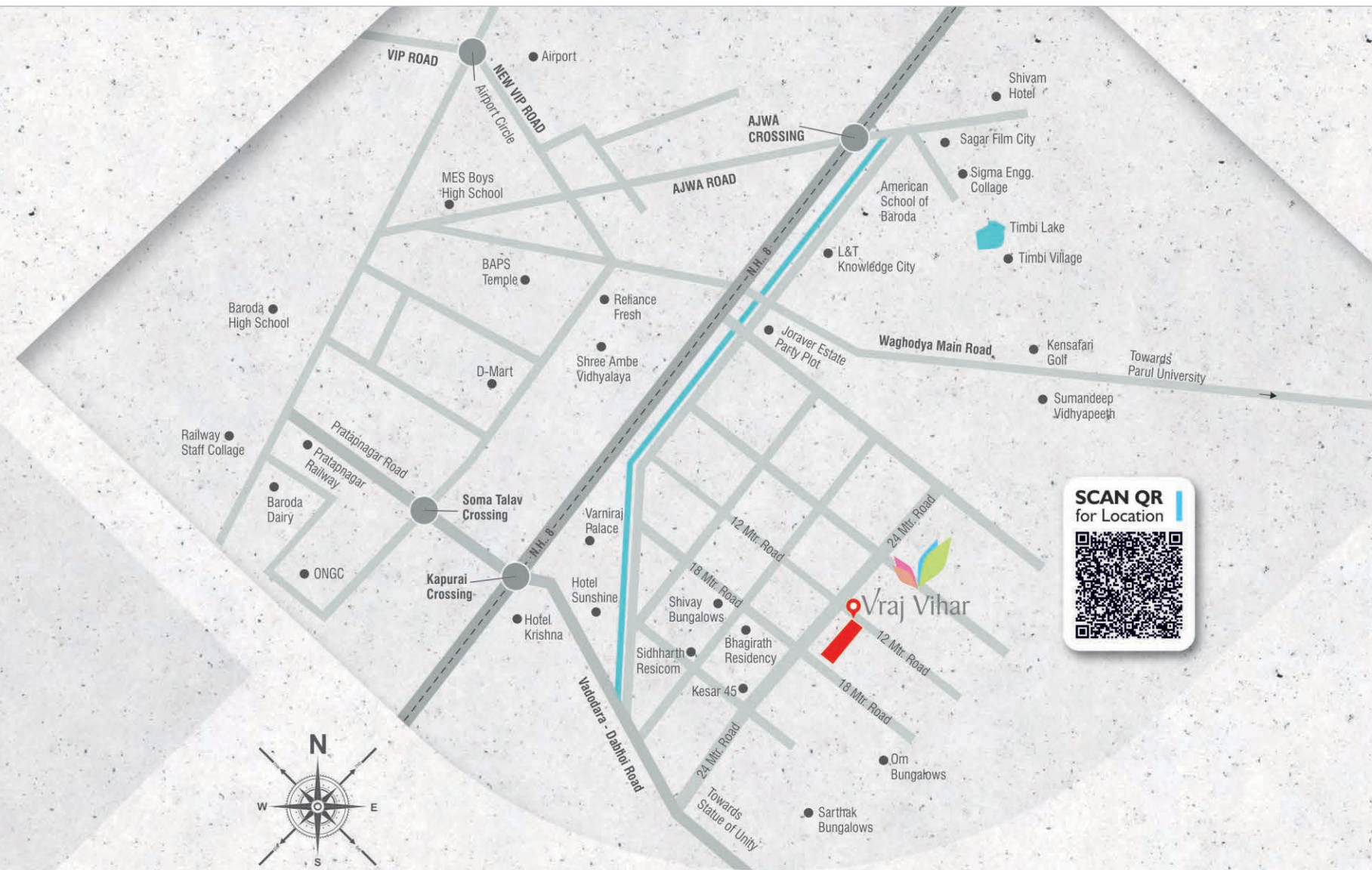
Architect:

Tarun Patel

Structure:

ZARNA ASSOCIATES

RERA Reg. No.:
Web: gujrerar1.gujarat.gov.in



Payment Mode: • **10%** Booking Amount • **20%** Plinth Level • **15%** G.F Slab Level • **15%** F.F Slab Level
• **10%** Masonary Work • **10%** Plaster Level • **10%** Tiles work & Plumbing • **05%** Putty Works
• **05%** Finishing Level

NOTES: 1) Possession will be given after one month of settlement of all accounts. 2) Documentation charges, Development Charges, Stamp duty, MGCL & VUDA / VMSS charges, GST, Legal Charges & common maintenance charges will be paid by the purchaser. 3) Any new Central or State Government Taxes, if applicable shall have to be borne by the purchaser. 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 rise the scheme or any details here in 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. In case of cancellation of booking 20% of the booking amount plus extra work (if done) will be deducted from the booking amount. 9) Any plans, specifications or information in this brochure can not form part of an offer, contract or agreement.



Vraj Vihar

3 BHK
PREMIUM DUPLEX

02


Vraj Vihar



03





04

03

04

WHEN

GRANDEUR

Beckons...

WILL YOU NOT SURRENDER?

VRAJ VIHAR, with its spacious and lavishly laid out planning, will easily become the cynosure for all. From every corner of this meticulously and aesthetically planned lifestyle abodes you can feel the elegance oozing out.



05



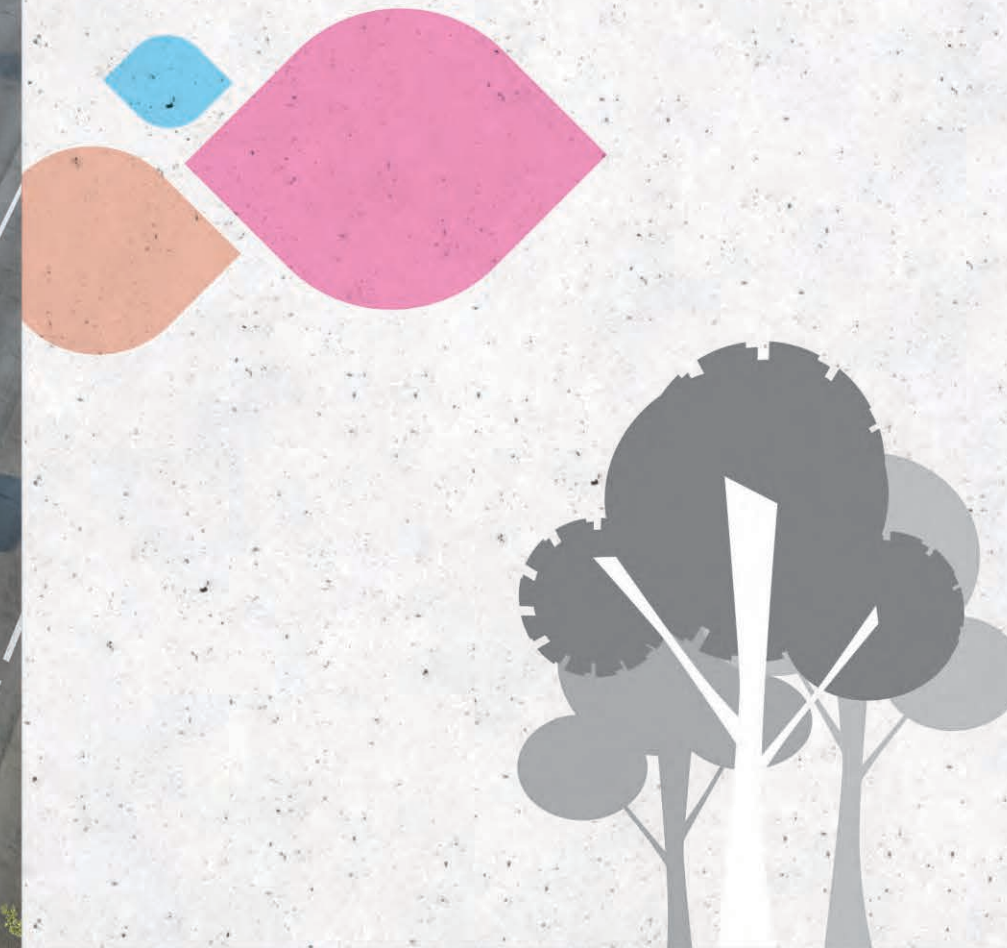
WHEN

LAVISHNESS

Beckons...

WILL YOU NOT FOLLOW?

Relaxed minds and rejuvenated souls. That is what you will be at VRAJ VIHAR. Here, each amenity is designed keeping your overall well being in minds. Thus there is library to feed your mind and state of the art gym to keep your body fit.



08

09

Plot No.	Area in (Sq. Mtr.)
01 & 02	201.25 Sq. Mtr. (Owner Plot)
03 to 20	85.36 Sq. Mtr.
21	102.22 Sq. Mtr.
22	119.61 Sq. Mtr.
23	81.69 Sq. Mtr.
24 to 25	100.42 Sq. Mtr.
26	81.69 Sq. Mtr.
27 to 28	104.62 Sq. Mtr.
29	81.69 Sq. Mtr.
30	100.42 Sq. Mtr.
31	99.82 Sq. Mtr.
32	108.30 Sq. Mtr.
33 to 42	85.36 Sq. Mtr.
43	90.23 Sq. Mtr.



MASTER LAYOUT

12.00 Mtr. Wide T.P. Road

18.00 Mtr. Wide T.P. Road

201.25 Sq. Mtr. Owners Plot

Phase 01 Owners Plot



TYPE A
TYPE B
TYPE C

24.00 Mtr. Wide Road

SPECIFICATION FOR HIGHER LIVING

STRUCTURE

All R.C.C & Bricks masonry work as per structure engineers Design.

WALL FINISH

White Putty on inside wall & waterproof exterior Texture and Weather proof paint.

FLOORING

600mm x 1200mm Vitrified Flooring in all rooms / balcony ceramic Flooring

DOORS

Attractive Entrance door with Granite frame in all Doors.

ELECTRIFICATION

Concealed copper wiring with necessary point inclusive of refrigerator point & A.C. point in one Master bed room with standard fitting.

WINDOWS

Color Anodize Aluminum windows with stone frame & safety Grills and Mosquito Net.

KITCHEN

Granite platform with S.S sink & Decorative glazed tiles up to Slab level.

PLUMBING

Concealed plumbing with Good quality fitting.

WATER FACILITY

24 Hour water supply from Borewell.

BATHROOM

Decorative glazed tiles up to Slab Level.

TERRACE

Water Proofing in terrace with Chinamosai.



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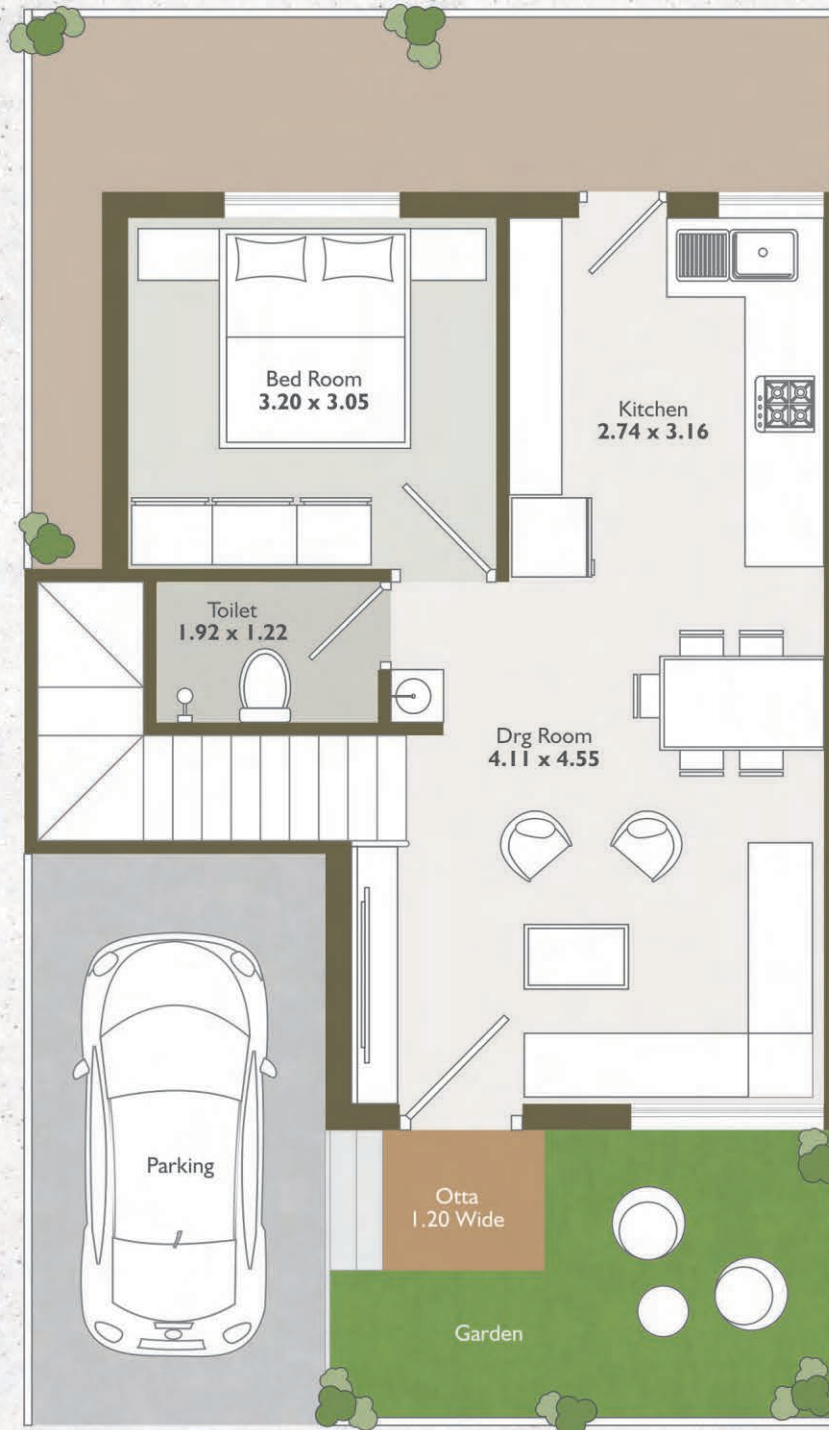


Unit No. 03 to 21
& 32 to 43

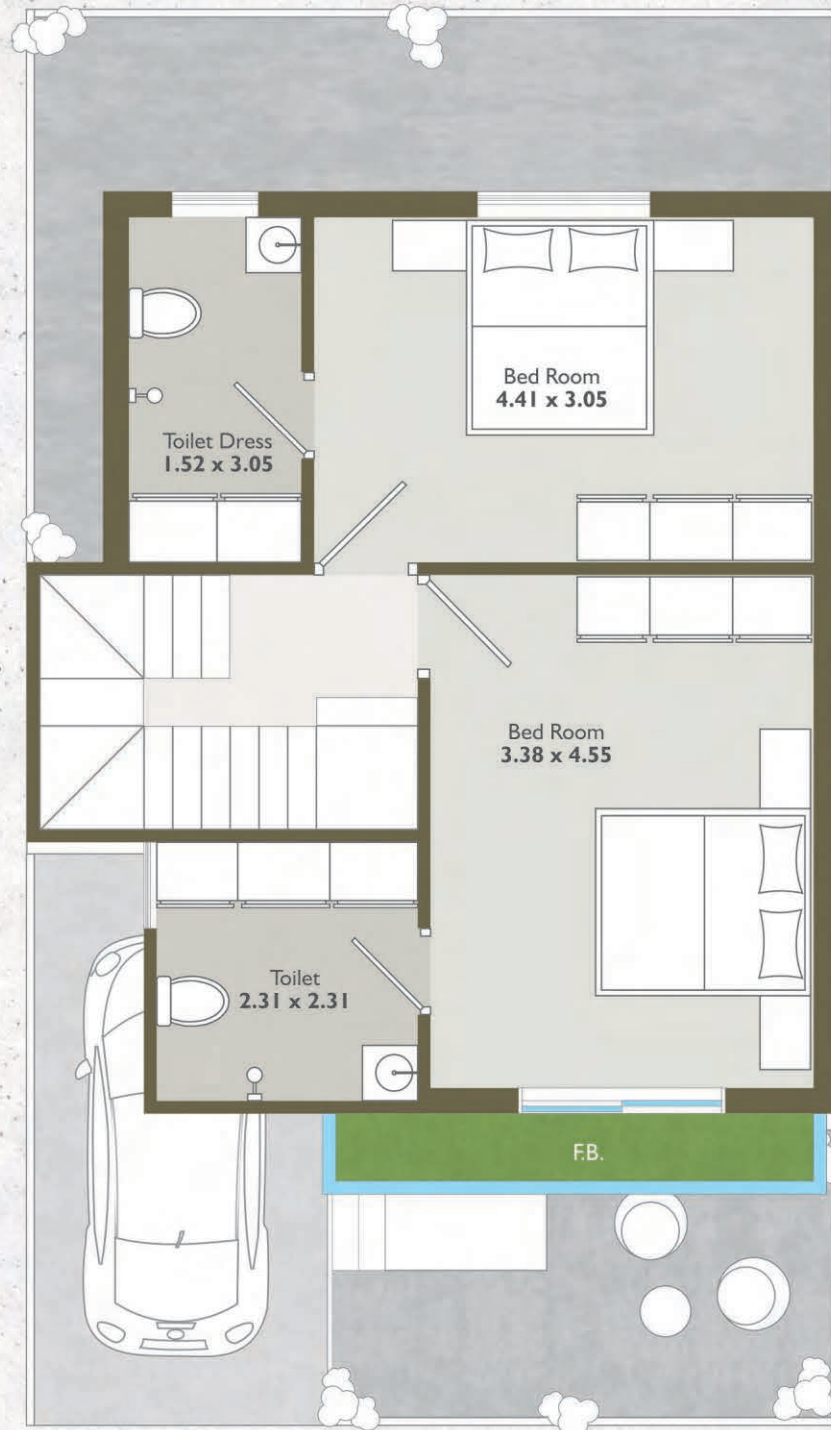
TOTAL CARPET AREA
79.95 SQ. MTR.

MINIMUM PLOT
85.36 SQ. MTR.

TYPE **A**
FLOOR PLAN



Ground Floor



First Floor

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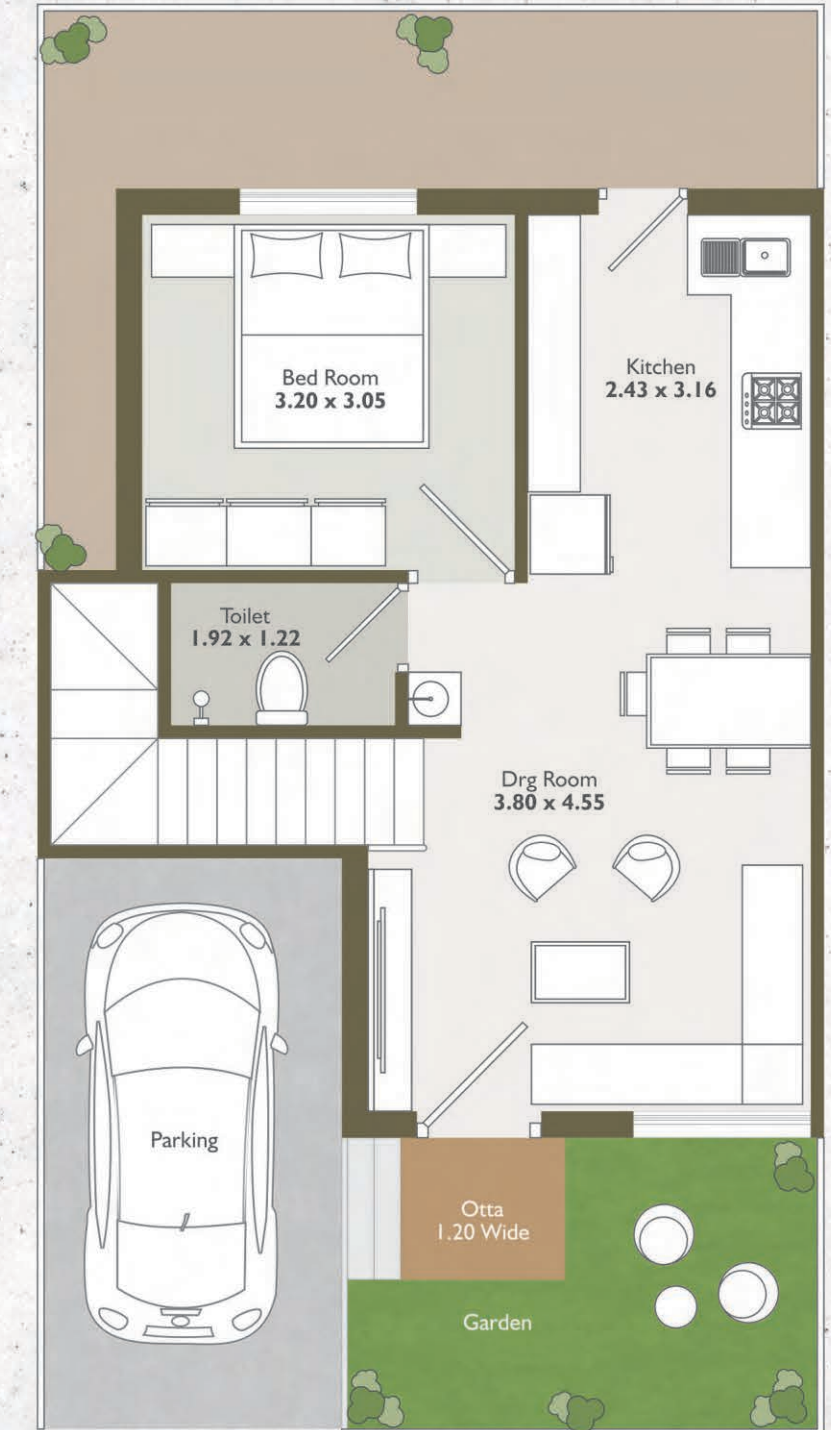


Unit No. 22 to 30

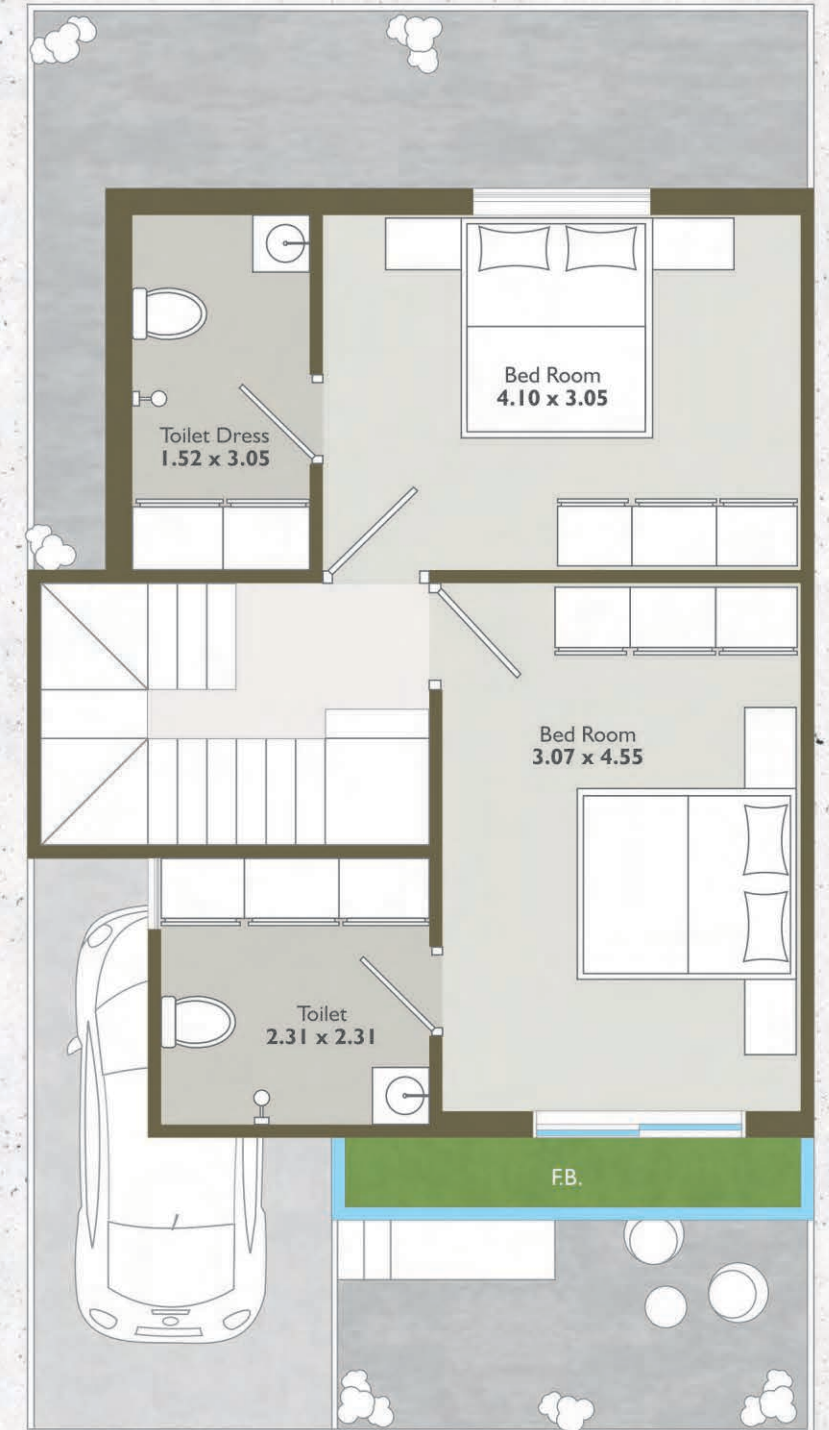
TOTAL CARPET AREA
75.17 SQ. MTR.

MINIMUM PLOT
81.69 SQ. MTR.

TYPE **B**
FLOOR PLAN



Ground Floor



First Floor

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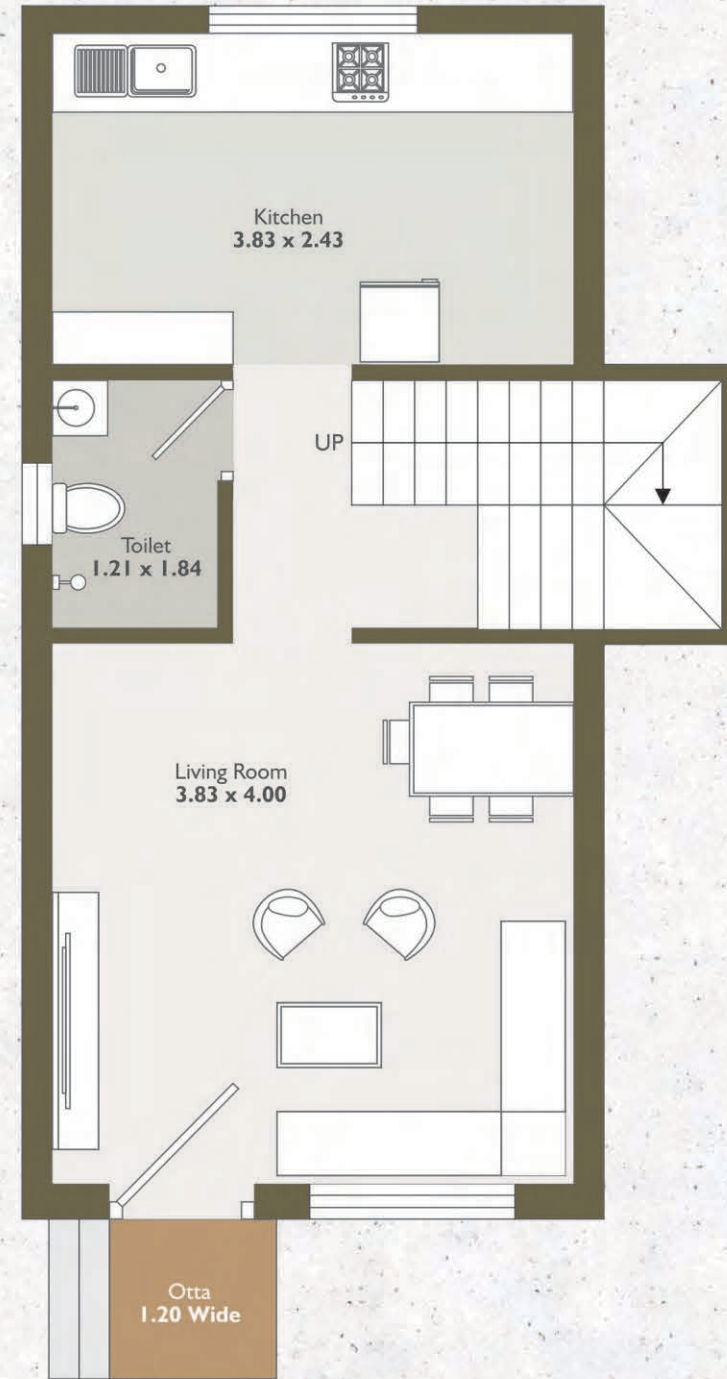


Unit No. 31

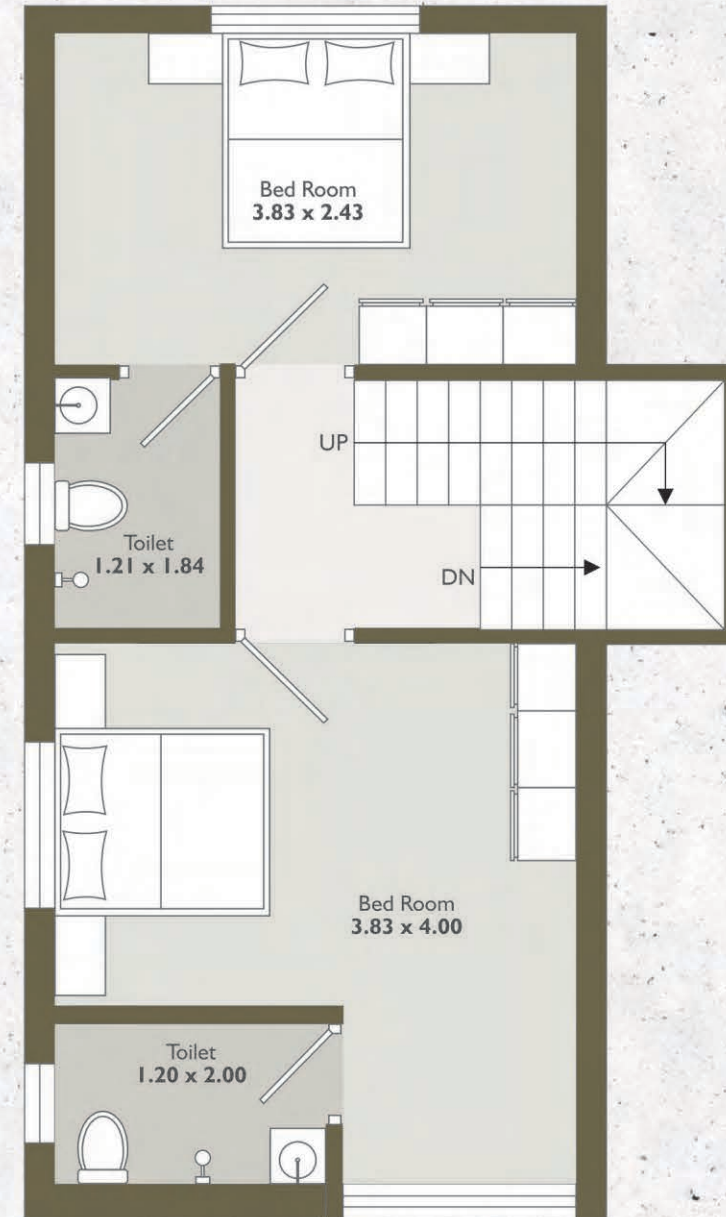
TOTAL CARPET AREA
62.20 SQ. MTR.

PLOT AREA
99.82 SQ. MTR.

TYPE C
FLOOR PLAN



Ground Floor



First Floor

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AMENITIES FOR HIGHER LIVING



Senior citizen seating



Main Gate with Security Cabin & CCTV Camera



Ample parking space



Children play area with equipments



Club House with Gym / Banquet & Game Room



Internal R.C.C Road with Paver Block



Landscaped Garden



Underground Cabling for Wire



Common Boring Pump & Individual Underground watertank



Attractive Number plate for Each unit