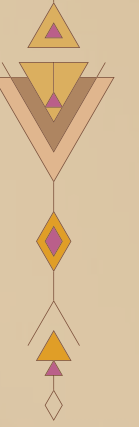
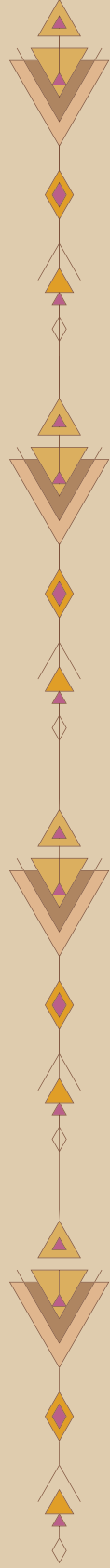
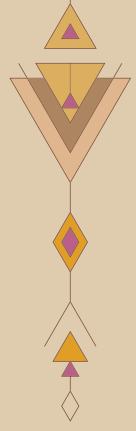




A SIMPLE LIFE IS A  
BEAUTIFUL LIFE

3BHK LUXURIOUS RESIDENCY



A TIMELESS HOME.  
BODY, HEART, & SOUL  
**COME TOGETHER.**

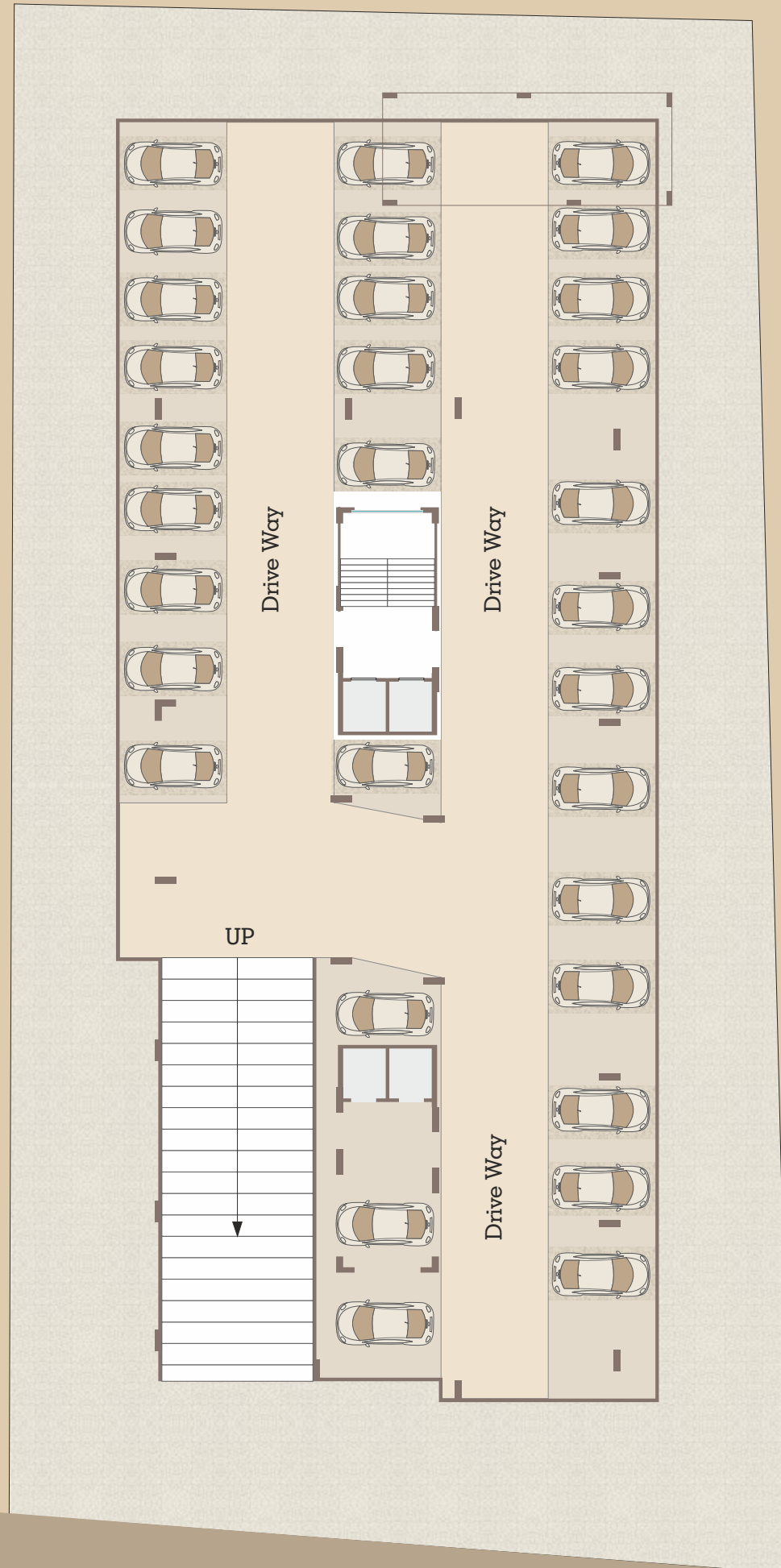
Sometimes, you've got to listen to your mind, in order to save your heart. When it comes to purchasing a dream home, this is no different. A rational mind expects the very best - from the reputation of the developer to the quality of the home, from modern amenities to the safety and security of your loved ones. It's always important to listen to what the mind wants.

PEACE OF MIND IS A  
**STATE OF MIND.**

Your mind searches for freedom from the unexpected. An assurance that can only come when your future home is from the stable of a reputed developer with a legacy of delivering the very best homes with no compromises or excuses.

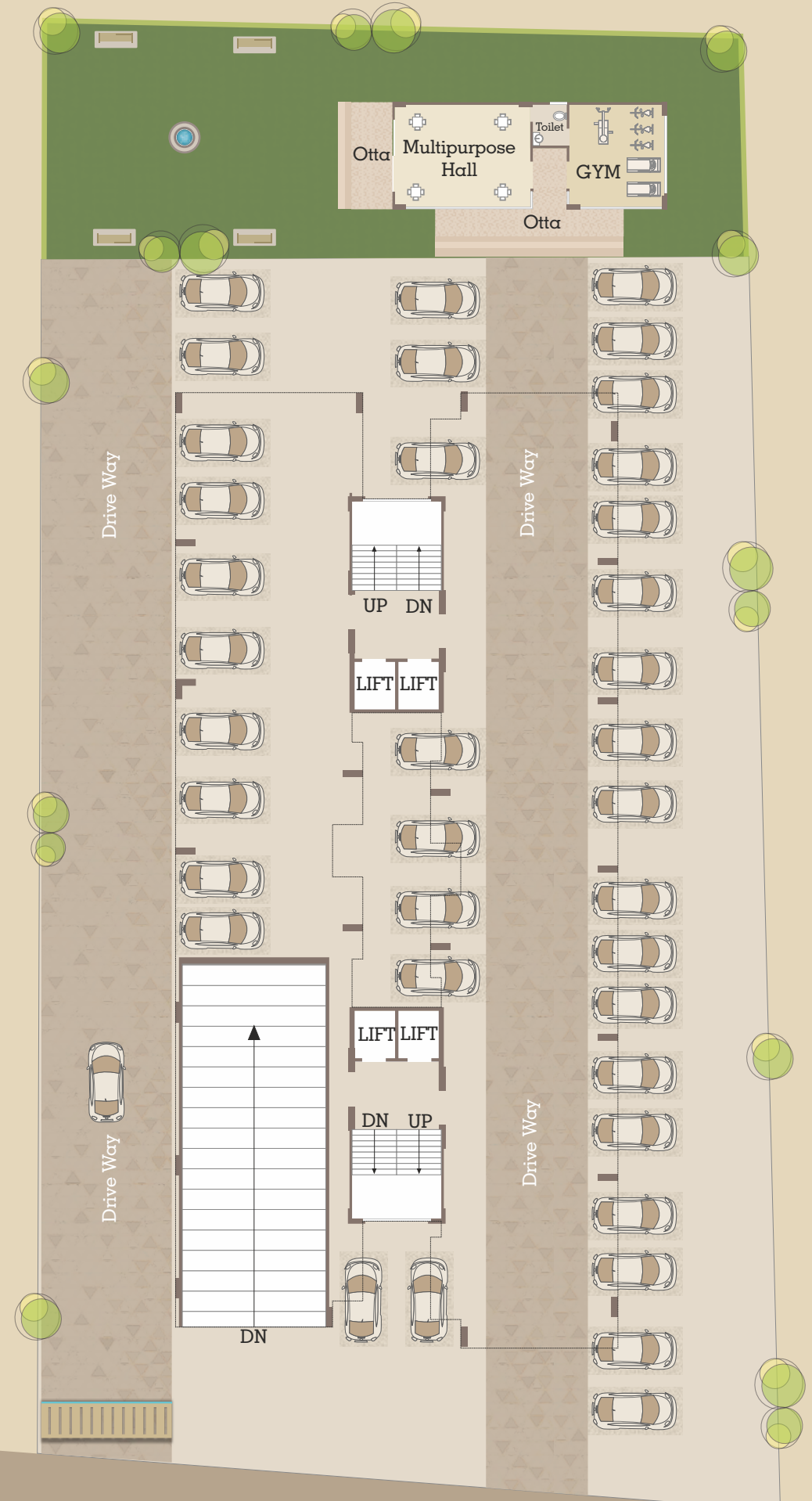


## BASEMENT FLOOR LAYOUT



12 MTR WIDE ROAD

## GROUND FLOOR LAYOUT



12 MTR WIDE ROAD

## SPECIFICATIONS

### STRUCTURE:

RCC frame structure as per architect's & structural engineer's design.

### WALL FINISH:

Primer coat & lapi coats on internal walls.  
Water resistant exterior paint on the exterior wall as per architect's approved elevation.

### FLOORING:

Vitrified tiles all over.

### KITCHEN:

Granite platform with standard quality sink.  
Ceramic tiles up to lintel level.

### DOOR & WINDOWS:

Main door - Laminated finished flush door  
Other internal doors - flush doors and stone frame.  
Windows - Powder coated.  
aluminum sliding Windows

### ELECTRICAL:

Branded modular switches. Concealed copper ISI wiring with sufficient points.  
AC point in living area and master bedroom.  
TV point in living room.

### WASHROOMS:

Bathroom designer wall tiles as per architect's drawing.  
Branded sanitary ware.  
Fittings & fixtures as per architect's design.

### OTHERS :

Common underground water tank and overhead tank.  
Space for AC outdoor units.  
Lift with power backup.



WHERE YOU GREW UP, ALWAYS  
**FEELS LIKE HOME.**

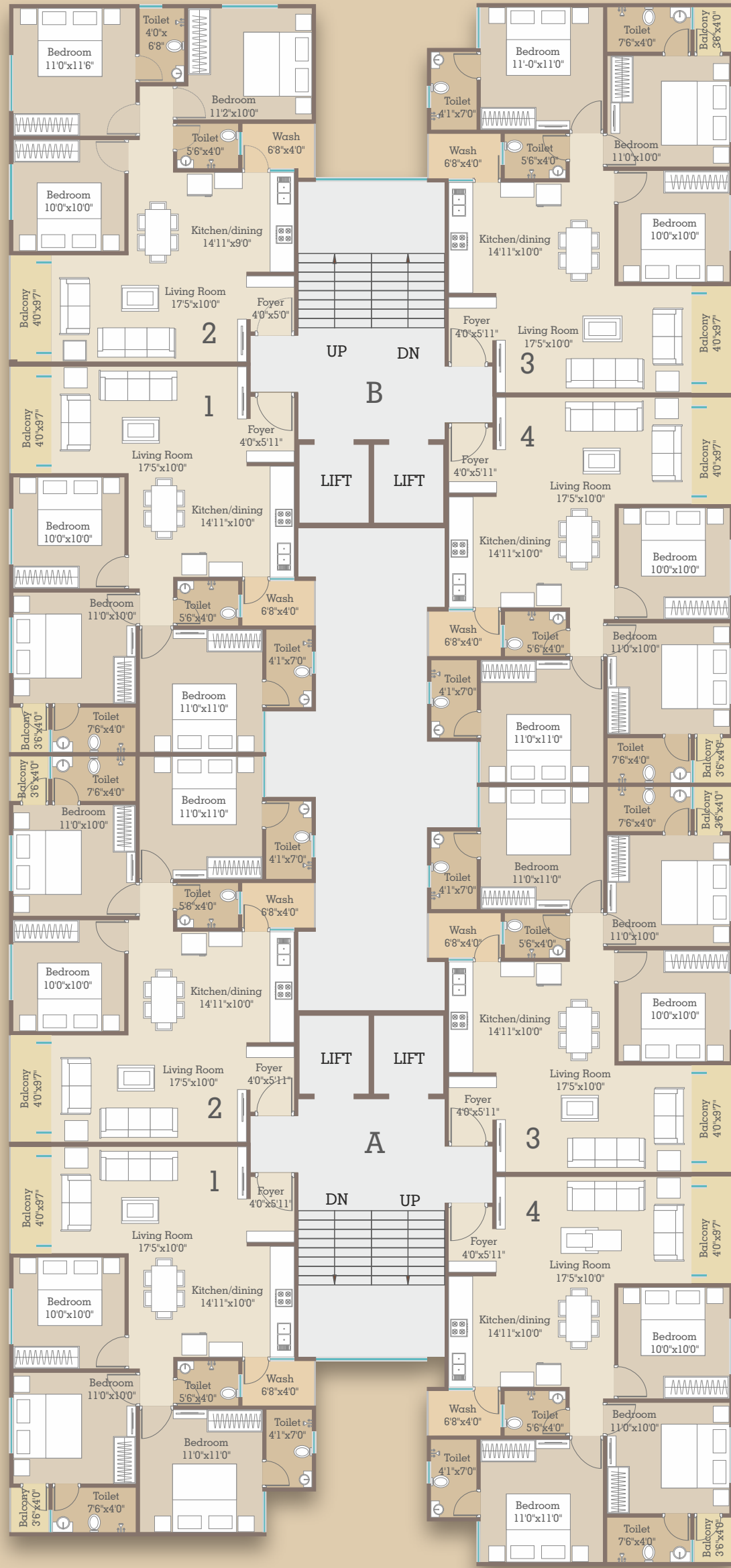
Your Heart knows your neighbourhood is a part  
of your family, it is where your home grew larger  
with new memories added every day.



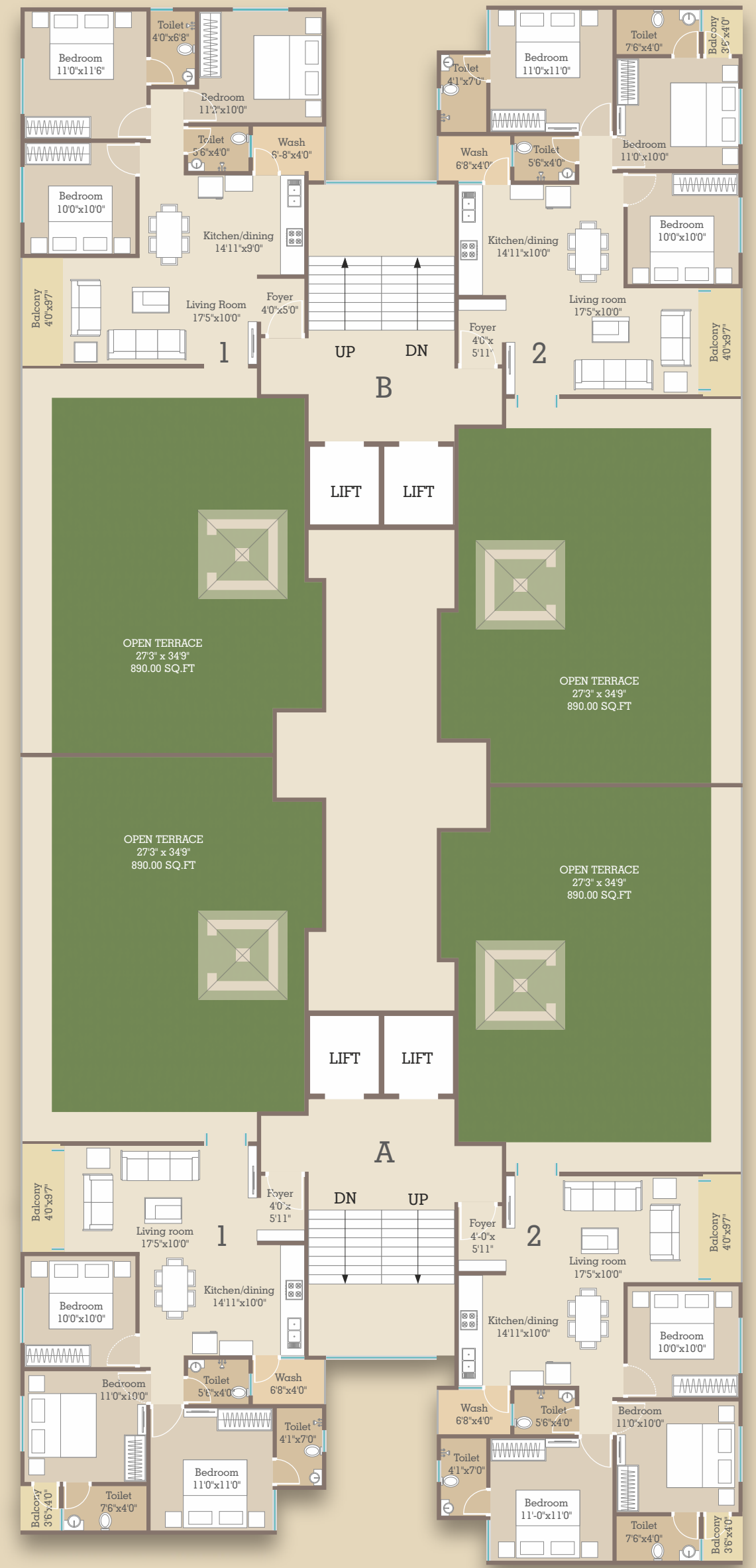
**AVNI**  
RESIDENCY

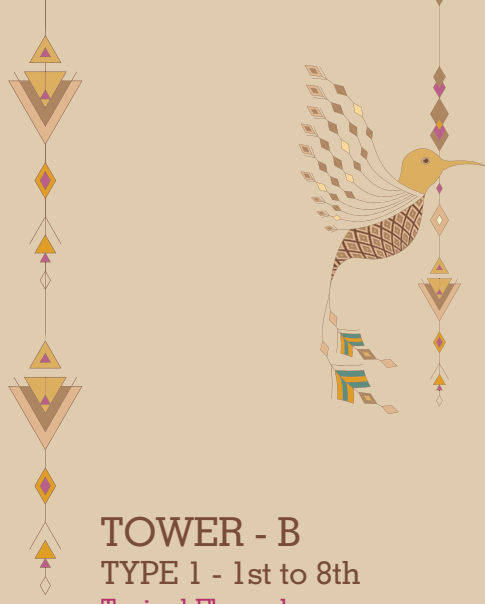


TYPICAL LAYOUT  
1st to 8th Floor



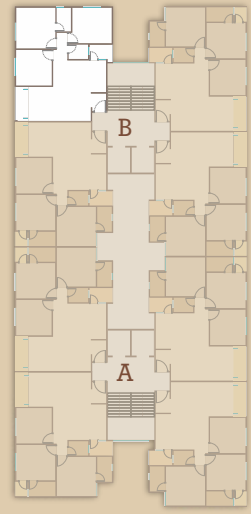
9TH FLOOR LAYOUT





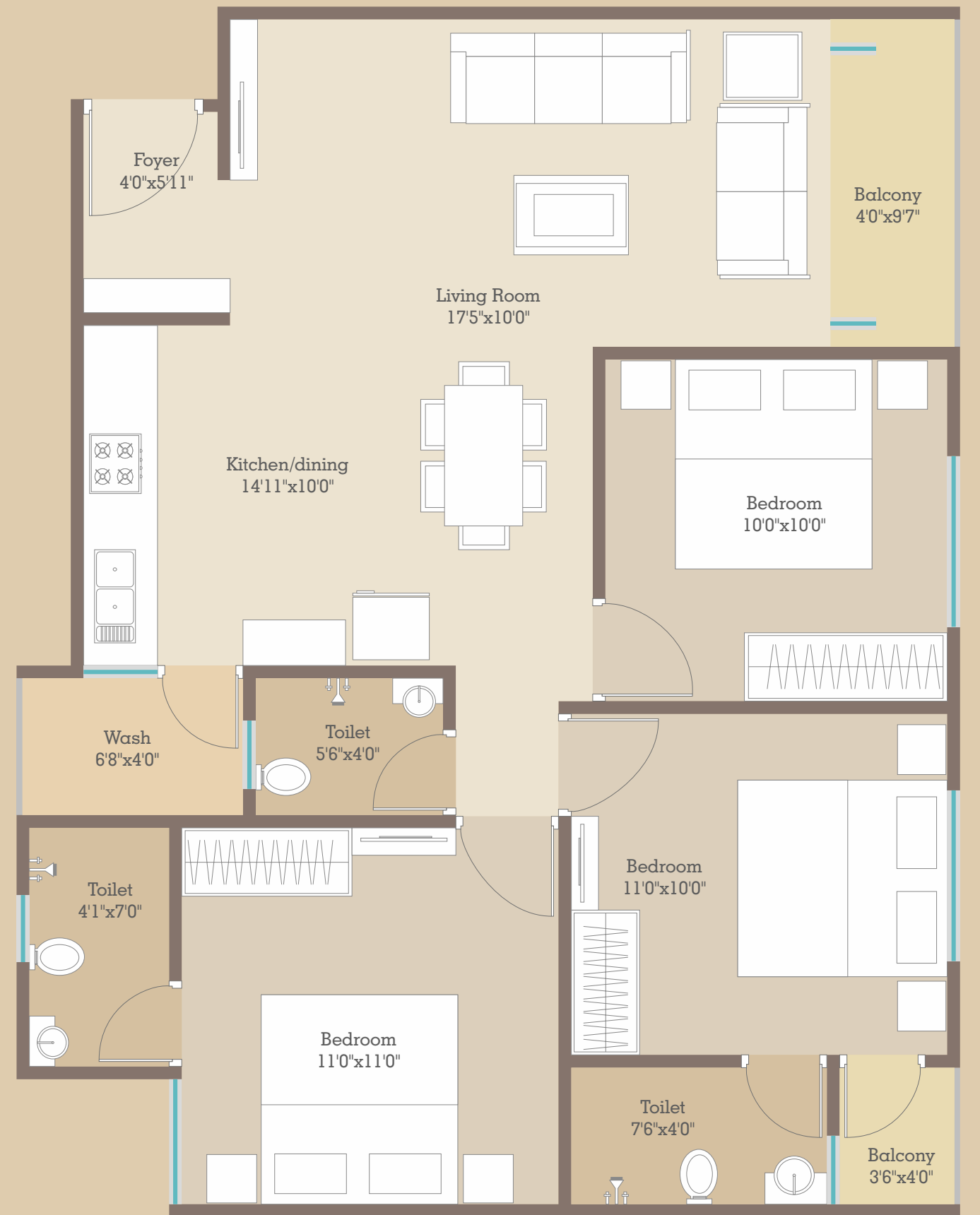
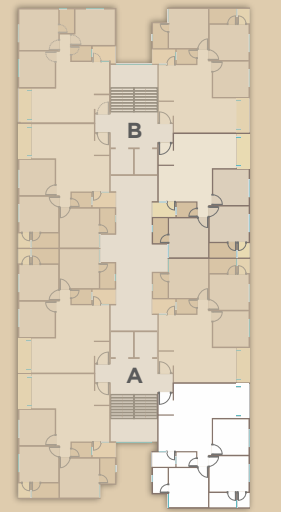
**TOWER - B**  
 TYPE 1 - 1st to 8th  
 Typical Floor plan

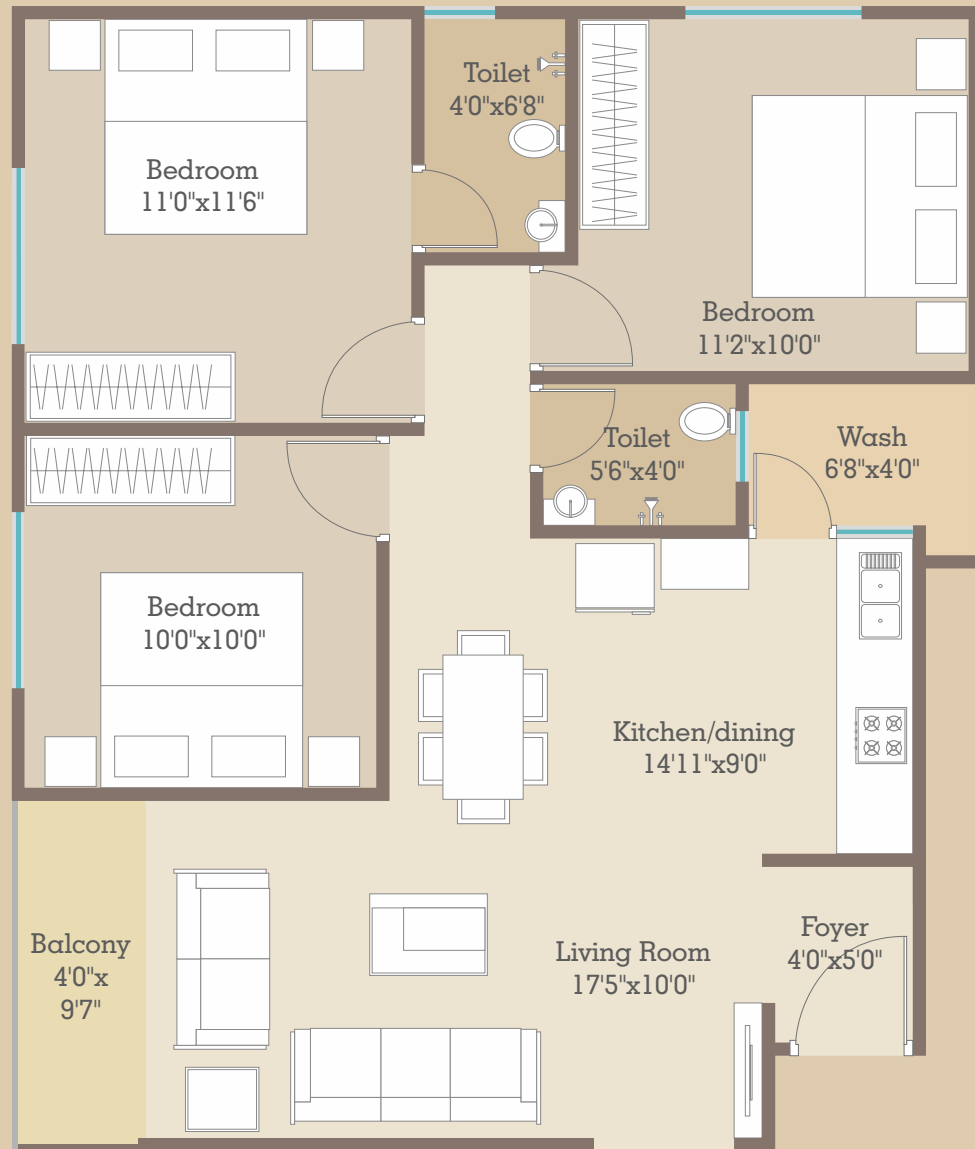
Area  
 Carpet Area : 814.00  
 Built-Up : 854.00



**TOWER A-B**  
 TYPE 2 - 1st to 8th  
 Typical Floor plan

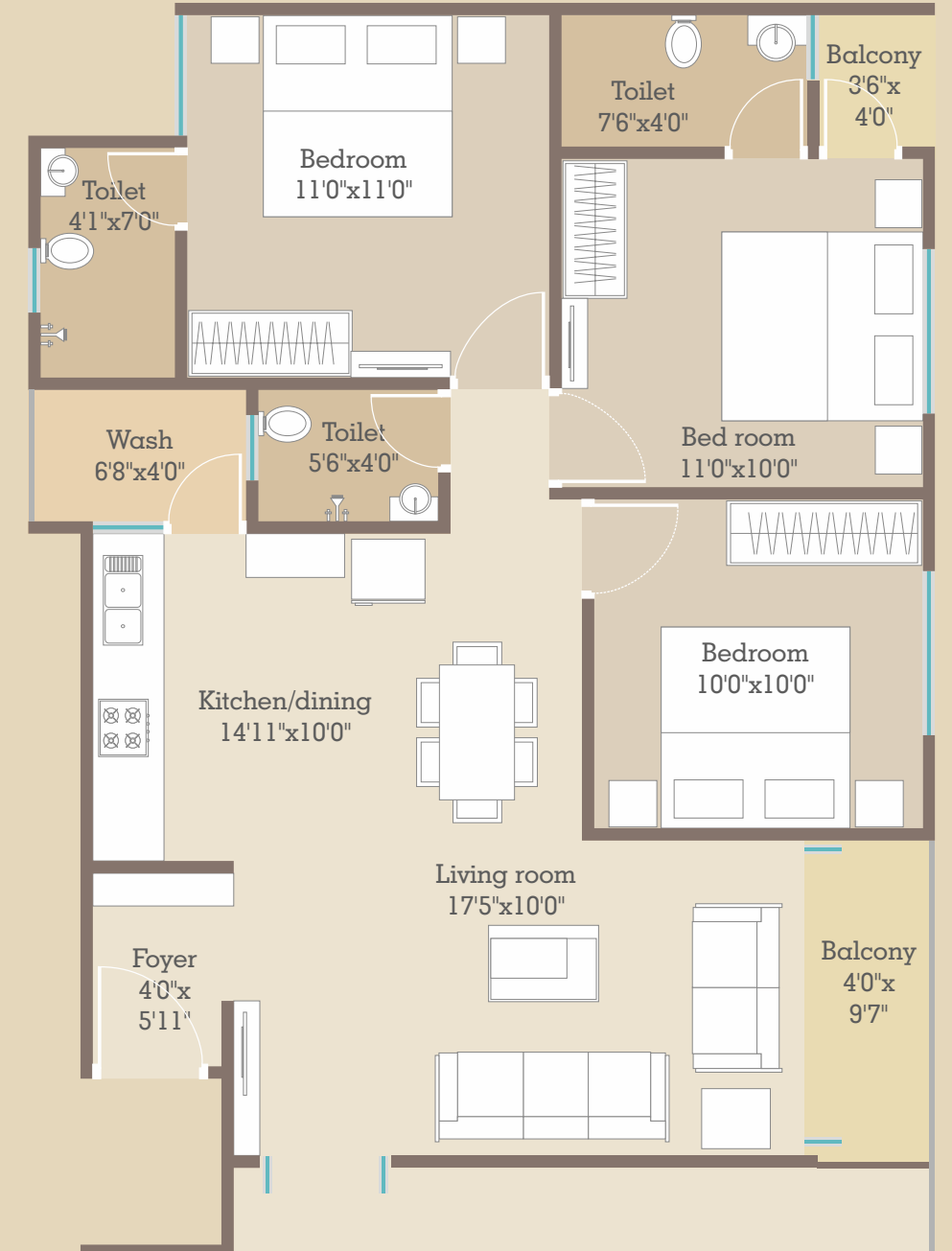
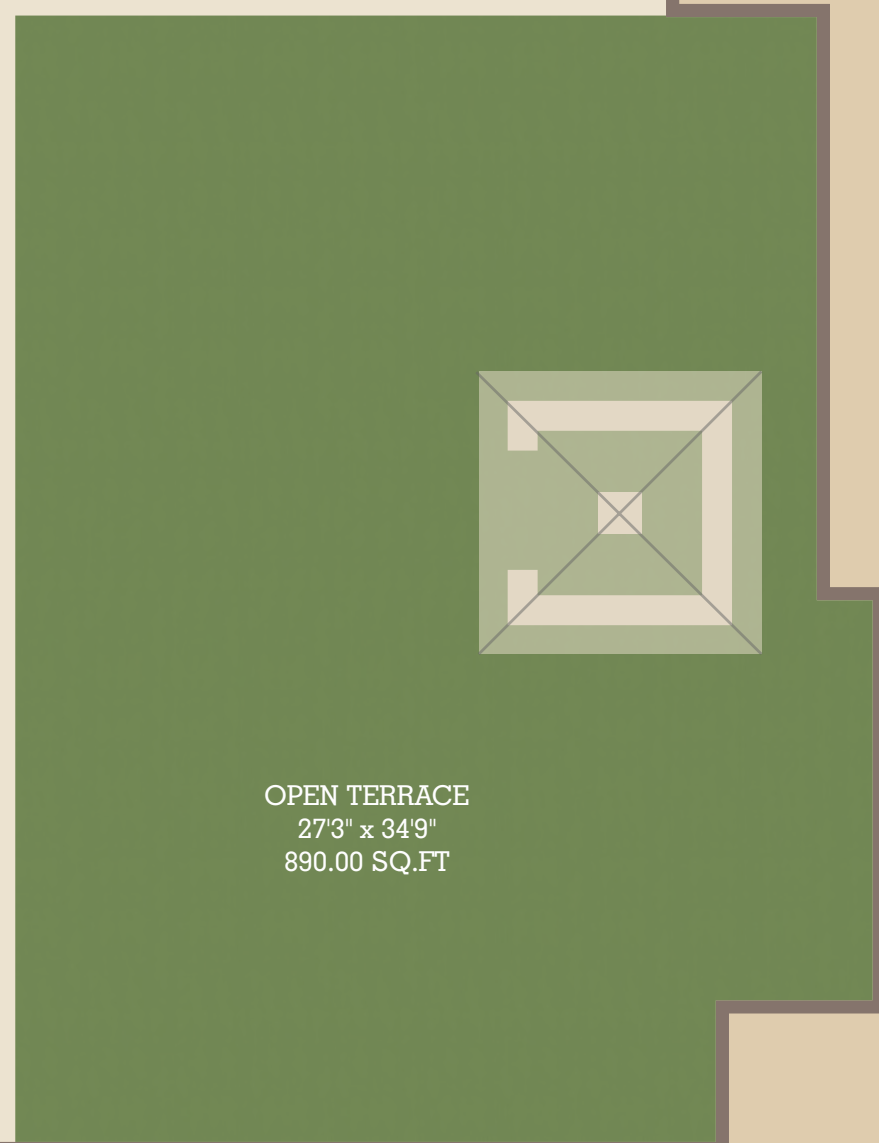
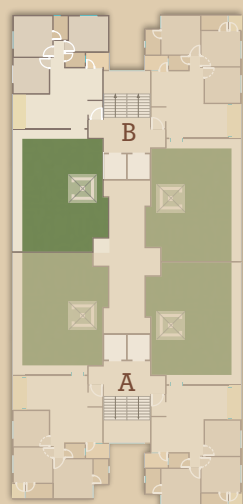
Area  
 Carpet Area : 868.00  
 Built-Up : 912.00





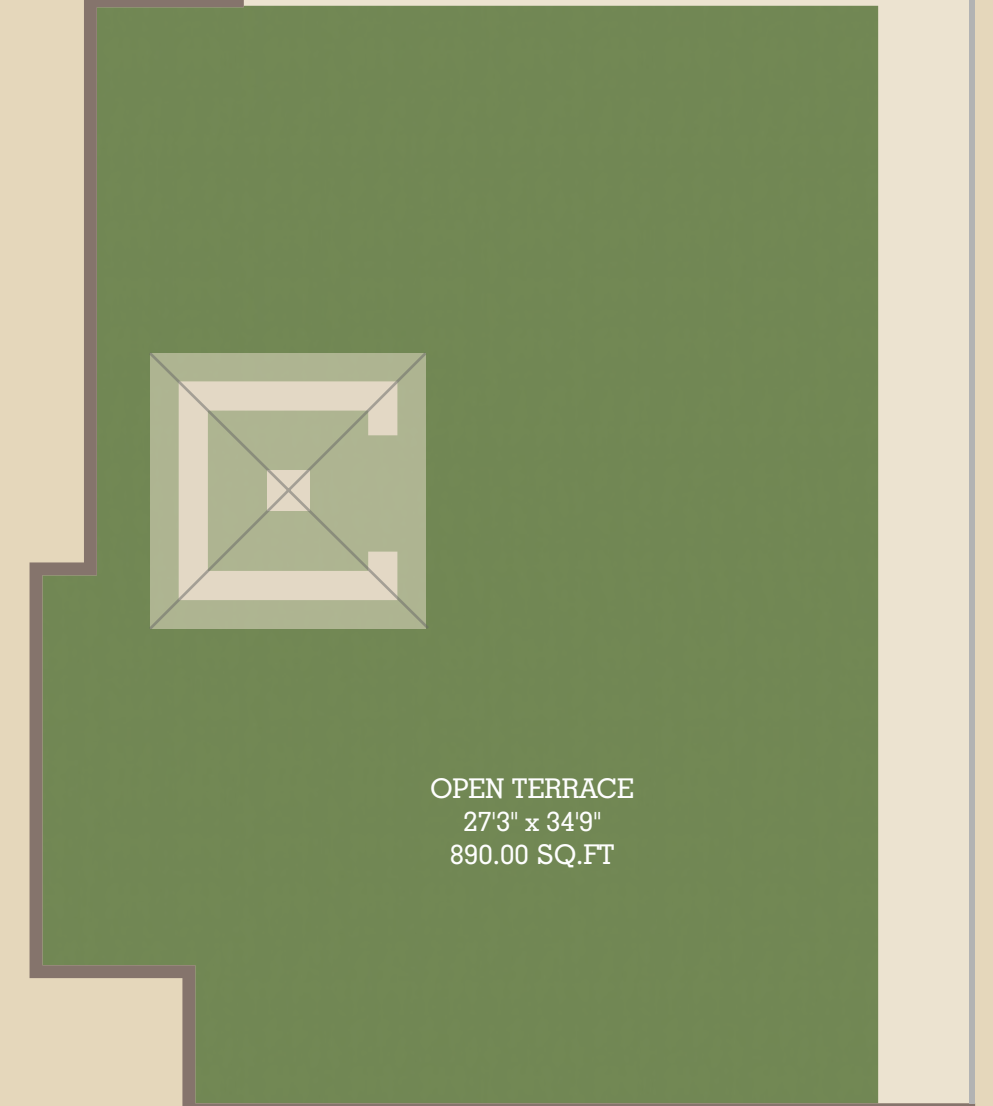
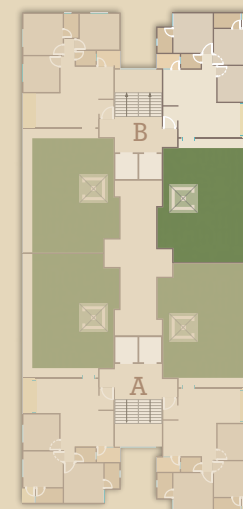
Area	
Carpet Area	: 814.00
Built-Up	: 854.00
Terrece	: 890.00

**TOWER B**  
TYPE 1 - 9th



Area	
Carpet Area	: 868.00
Built-Up	: 912.00
Terrece	: 890.00

**TOWER A-B**  
TYPE 2 - 9th







## FEATURES

- Allotted Parking
- 24x7 Security with Security Cabin
- Underground Electric Cabling for a Wire-free Look
- Impressive Entrance Gate
- Standard Quality Auto Door Lift with Power Backup (Two Lift in Each Tower)



Gymnasium



CCTV Surveillance



Indoor Games



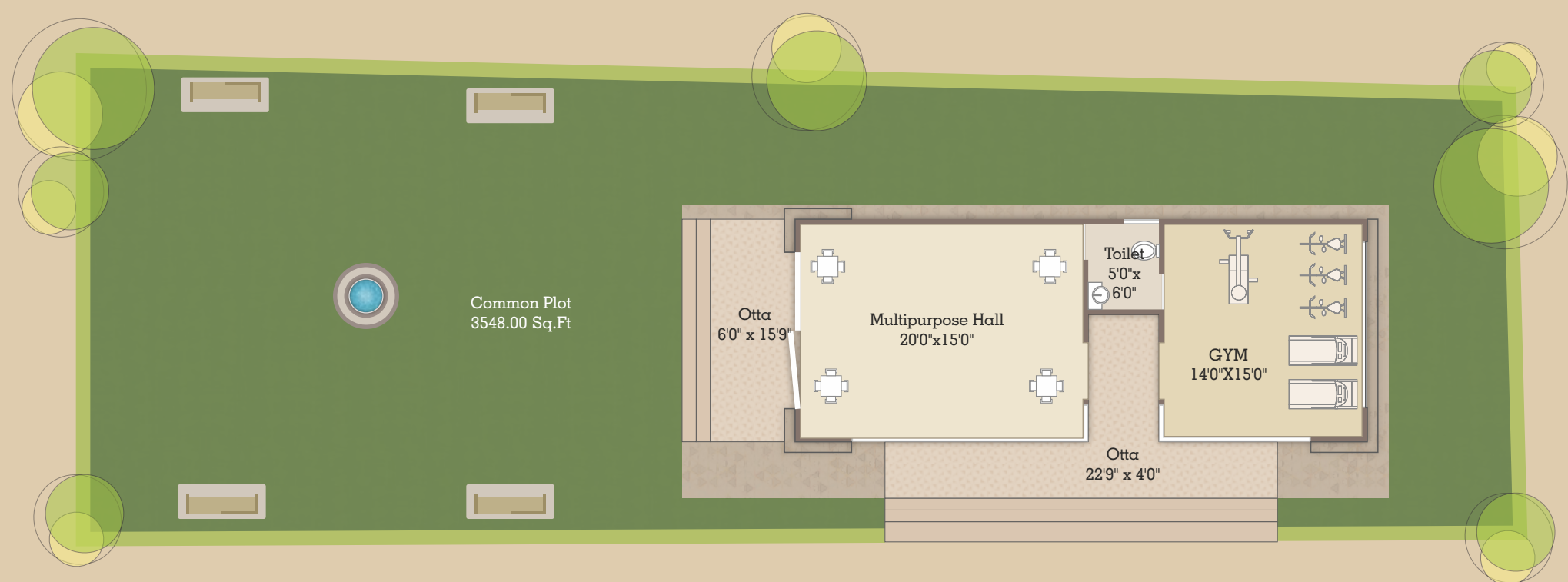
Multi purpose hall/  
Club House



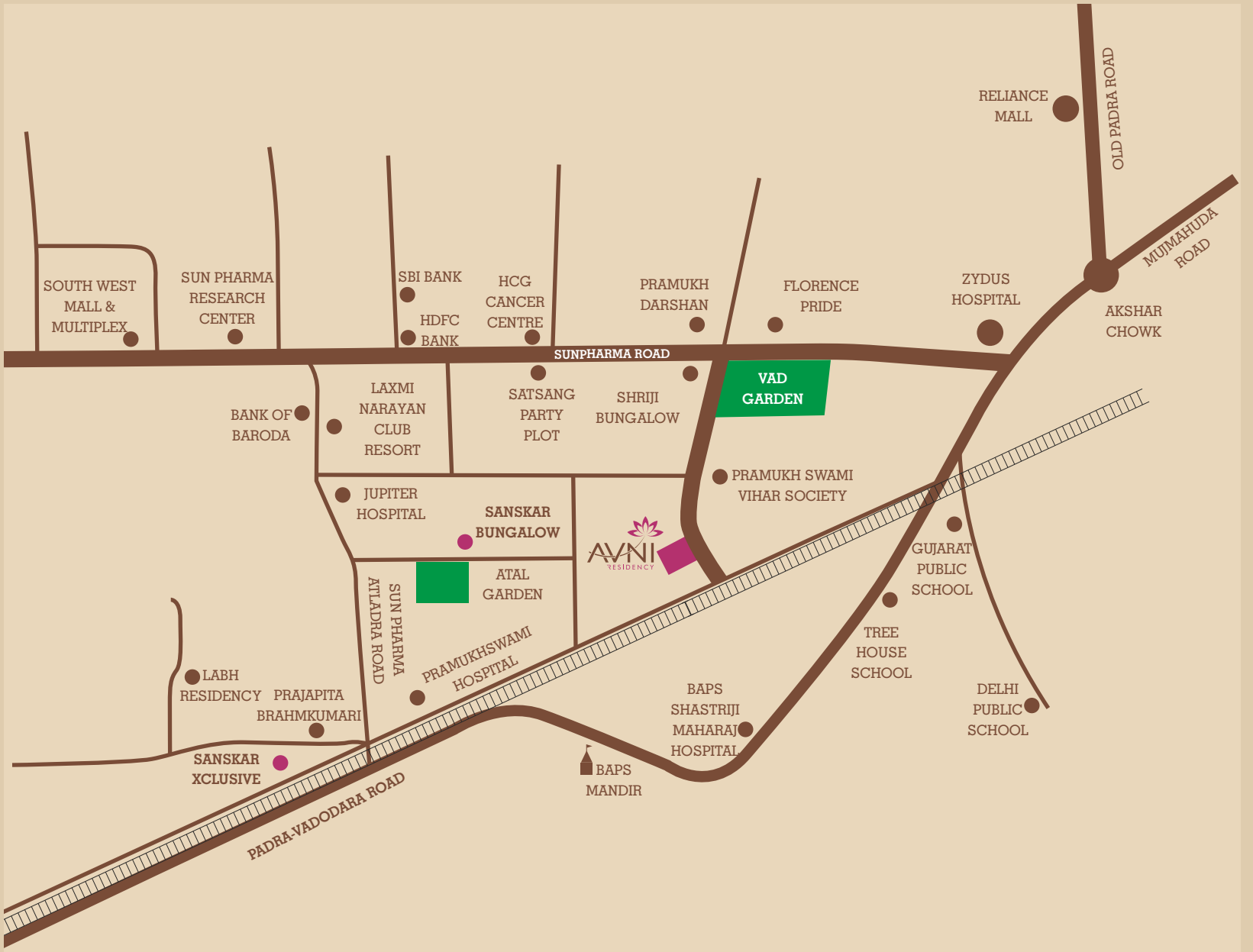
Senior citizen sit out



Landscaped garden  
with childrens play area



# LOCATION



## AVNI RESIDENCY

Near VAD Garden, Opp. Pramukhswami vihar society,  
Sun Pharma Road, Vadodara- 390020, Gujarat, India

Developer: AVNI ASSOCIATES

Contact :

99099 57244

Structure Consultant :

Aashutosh Desai

Architect:

W: [www.avniresidency.com](http://www.avniresidency.com)

E: [info@avniresidency.com](mailto:info@avniresidency.com)

99099 57245

Engineering



DESIGN STUDIO  
architects & interiors  
Ar. RUCHIR SHETH

### Payment Mode:

20% On Booking • 15% Plinth • 07% Ground Floor Slab • 07% First Floor Slab • 07% Second Floor Slab • 07% Third Floor Slab • 07% Fourth Floor Slab • 06% Fifth Floor Slab • 06% Sixth Floor Slab • 06% Seventh Floor Slab • 04% Plaster Level • 03% Flooring • 05% Before Possession

TERMS & CONDITIONS : • Possession will be given after one month of settlement of all accounts as per schedule • Payment terms as per allotment letter • Maintenance deposit will be charged • Advance, annual maintenance of society will be charged as per expense budget of the year • Extra work will be executed after receipt of full advance payment • GEB deposit and load charges will be additional • Document charges, stamp duty, GST will be additional • Any new central or state government taxes, if applicable, will have to be borne by the clients • Legal document fees Rs. 10,000 • No changes or alteration will be allowed in the elevation • Continuous default payments will lead to cancellation • Refund in case of cancellation will be made within 45 days from the date of cancellation, provided the cancellation is for no fault of the builder. A booking and administrative charge of Rs. 50,000 along with the cost for additional provisions requested (if any) and other documentation charges (if any) will be deducted from the refund amount • Architect / Developers shall have the right to change / revise / improvise any details, which will be binding for all • In case of delays in water supply, electricity by the respective authorities, developers will not be responsible • Any plans, specifications or information in this brochure can not form legal part of an offer, contract or agreement. It is only depiction of the project • Bank Loan Available • Check in favour of "AVNI ASSOCIATES MCA"

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