



Developers:
AUM PROPERTIES

Site: Aadhya Elior, 24 mtr. Road Besides Petal Estar Apartments,
Behind Priya Cinema - Bhayali, Vadodara-391410.

Call: +91 98249 04640, 98247 34640 | Email: aadhyaelior@gmail.com

Architect: Spaceplus



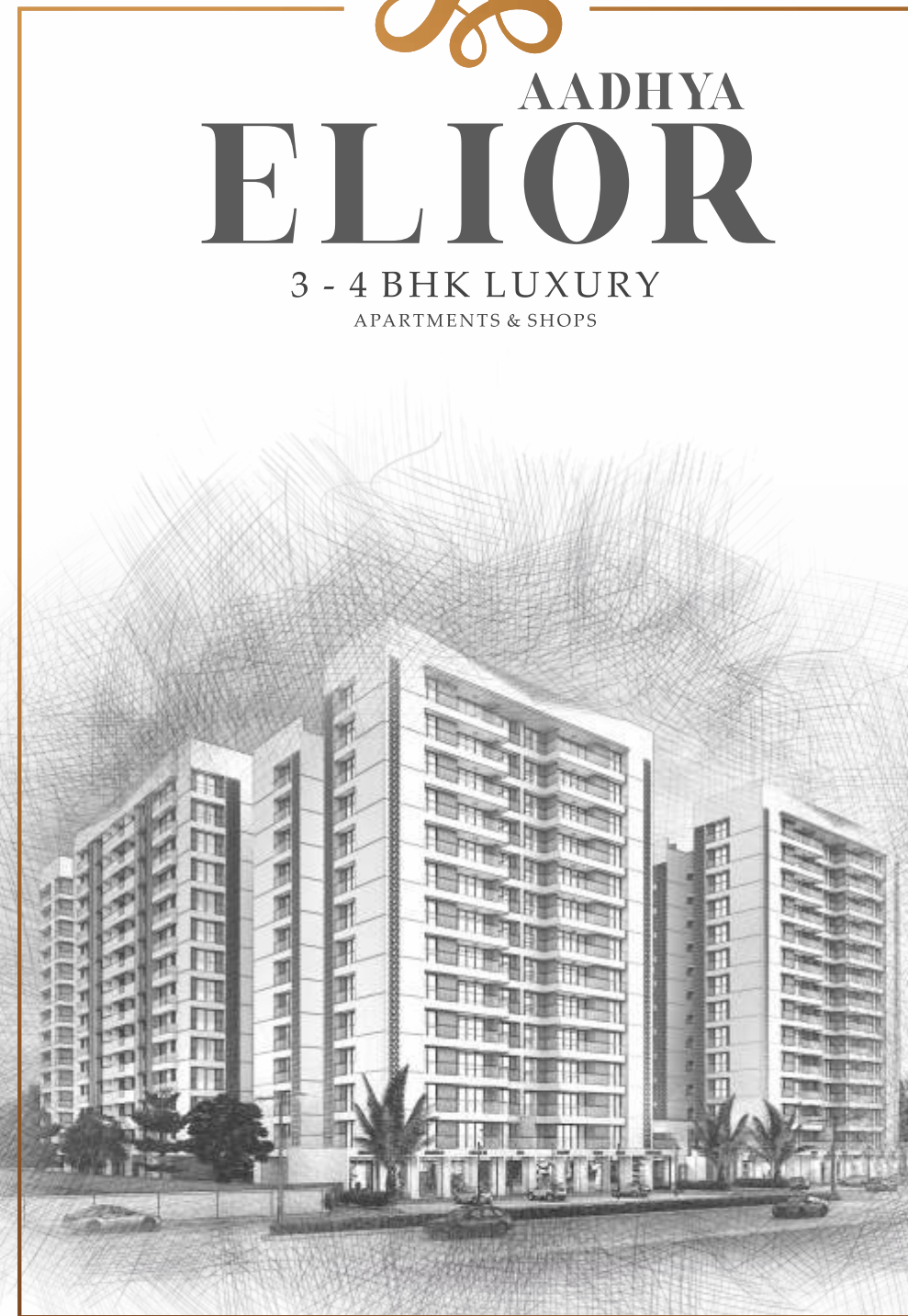
Structural Consultant: A A Desai Consulting Engg.

RERA Reg. No.: PR/GJ/VADODARA/VADODARA/Others/MAA10623/030922
RERA Website: gujrera.gujarat.gov.in

design: arnoldkarrow - aug-22 @ 98249 92010



AADHYA
ELIOR
3 - 4 BHK LUXURY
APARTMENTS & SHOPS






AADHYA
ELIOR

We believe as customers you deserve more than the ordinary. Your dream homes must be extraordinary, offer greater value in terms of prices, quality, designs, thoughtful functionality.

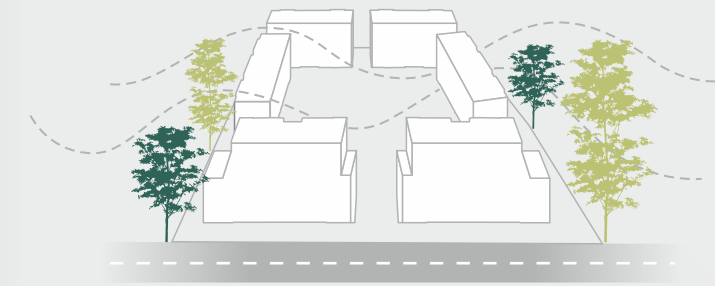
Aadhyia Group has been a leading name in bringing you living spaces that exceed your expectations. Our residences blend form and function to offer an unmatched lifestyle filled with all that you have desired and more. Our commitment to quality coupled with proactive real estate services help us create and deliver to our customer's expectations, every single time. Timeless architecture, innovative layouts and on-time delivery has been the hallmark of our steadfast focus on customer delight.



Arrivals,
a class apart

A grand entryway invites you into a stunning campus embellished with lush greens and landscape features. The broad driveways lead to the basement parking ensuring clutter-free in-campus traffic and safety for pedestrians and children. The limited access offers enhanced privacy and 24/7 security to your loved ones.





Planning, a level higher

At Aadhya Elixir we have taken care of the smallest detail so that you can live a life of bliss. The East facing entrance way and smart layout of the towers in the campus ensure that every home enjoys the right amount of sunlight all year round. The south-side breeze will flow through your abodes and the common areas and fill your days with freshness.



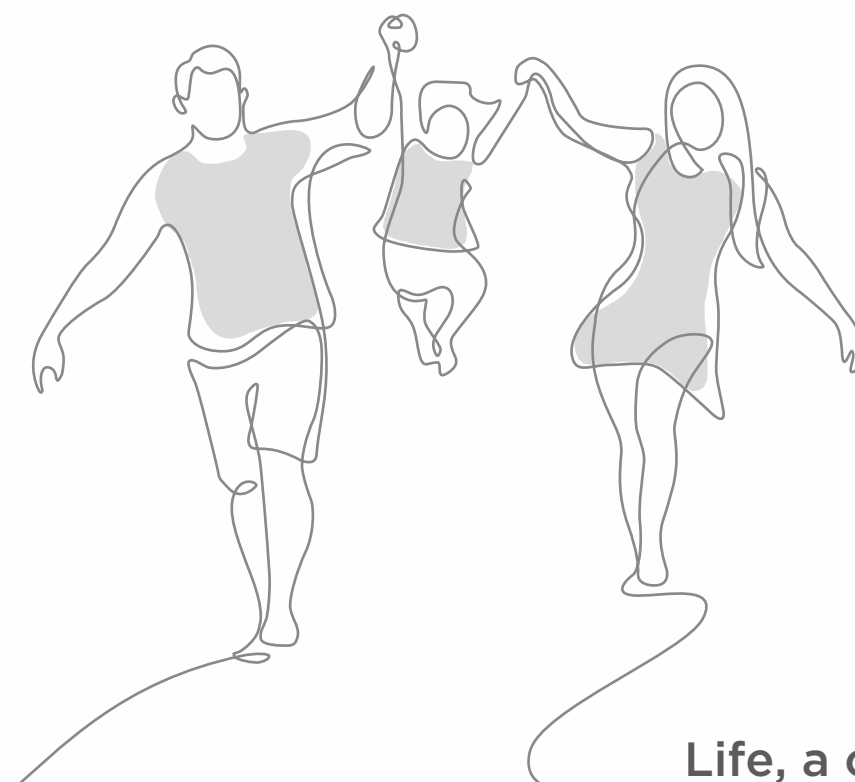
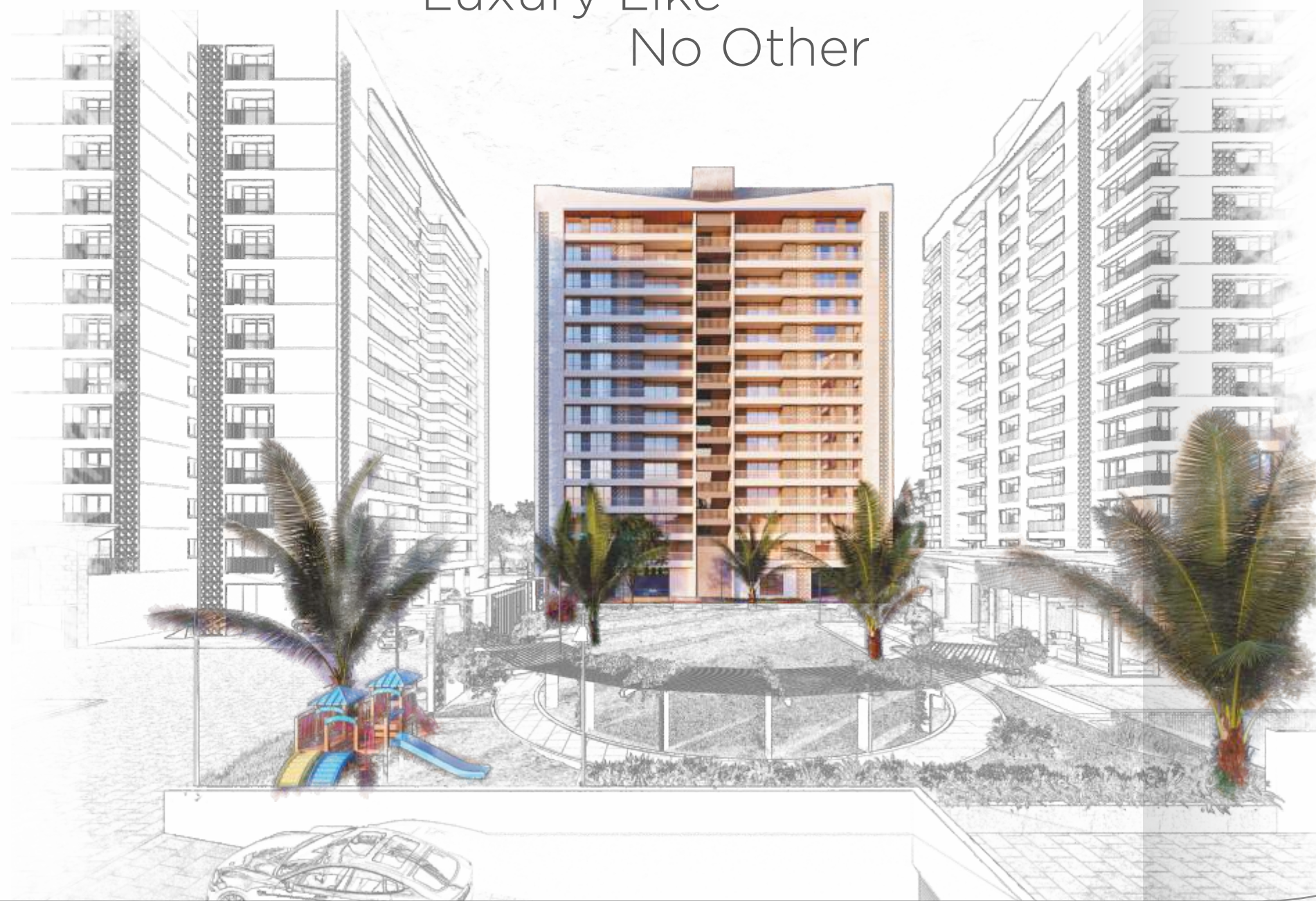
Architecture, a league above

The simple yet classy façade of Aadhya Elixir is truly a sight to behold. The modern textures, sleek straight lines and interplay of glass and concrete imparts a sense of timeless luxury to your homes. The inclusion of smart retail units on the ground floor adds to the convenience of the residents while ensuring business for the shop owners.

- 40+Amenities
- Garden & Open Space : Almost 85000 sq. ft.
- All towers not overlapping any other
- All bedrooms with attached toilet: All master bedrooms
- 2 Allotted parking. Basement offers height for additional stack parking.



Luxury Like
No Other



Life, a cut above

When it comes to dream homes, we know you expect nothing but the best. Precisely why we offer you excellence in every detail. A secure gated community that nestles in elegant 3 & 4 BHK residences along with premium leisure amenities designed for a lifetime of bliss. Welcome to Aadhya Elior, your gateway to luxury.


AADHYA
ELIOR



Leisure Amenities

- | | | | | | | | |
|----|--------------------------------|----|----------------------|----|------------------------|----|---|
| 01 | Semi Carpet Lawn | 12 | Library | 23 | Visitor Parking | 34 | Power Back-up for Common Areas |
| 02 | Children Play Area | 13 | Gymnasium | 24 | Bike Parking | 35 | 2 Automatic Elevators for each Tower |
| 03 | Swimming Pool
Changing Room | 14 | Kids Floor Chess | 25 | Reception & Lounge | 36 | 24 Hours Water supply |
| 04 | Entertainment Hall | 15 | Game Room | 26 | | 37 | Elegant entry lounge |
| 05 | Spa/saloon | 16 | Board Game | 27 | Thick Plantation | 38 | Rain water harvesting |
| 06 | Banquet Hall | 17 | Work from Home Space | 28 | Seasonal Flower Garden | 39 | Underground Cabling of wires |
| 07 | Kitchen/store | 18 | Foyer | 29 | Palm Tree Hedgerow | 40 | Efficient planning |
| 08 | Outdoor Kitchen/utility Area | 19 | Walk Way | 30 | Allotted Car Parking | 41 | Well-ventilated & Breezy Infrastructure |
| 09 | Meter Room | 20 | Water Body | 31 | Entrance Gate | 42 | Minimum Wastage of Space |
| 10 | Toddler Area | 21 | Security Cabin | 32 | 24 x 7 Security | 43 | Easy Maintenance Design in Common Area |
| 11 | Cards Room | 22 | Drop Off | 33 | CCTV enabled Campus | | |

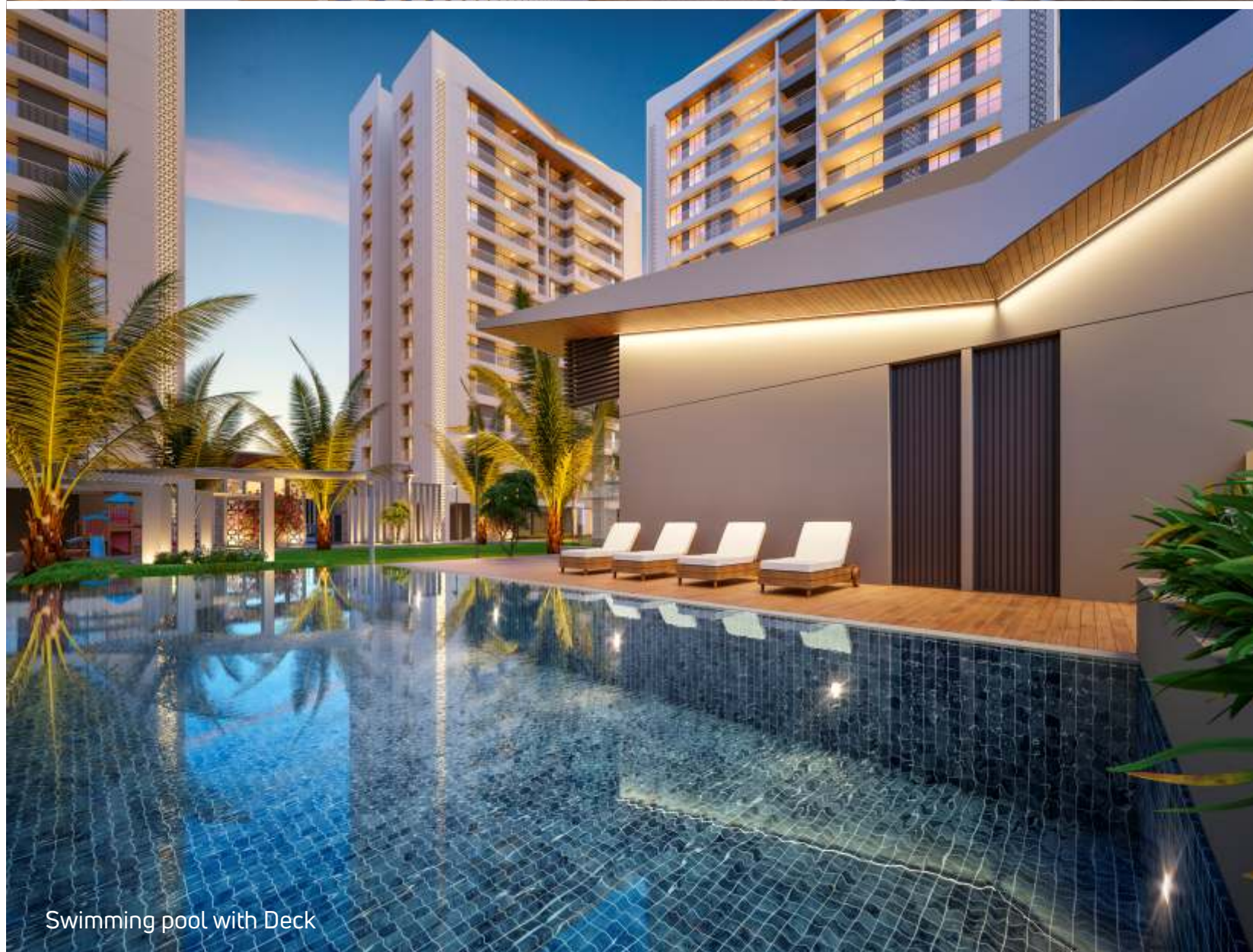




Balcony View



Indoor Game Room



Swimming pool with Deck

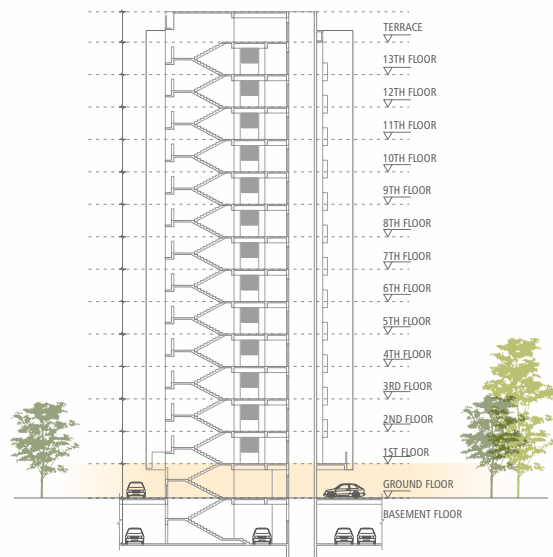


Entertainment Hall

GROUND FLOOR

LEGEND

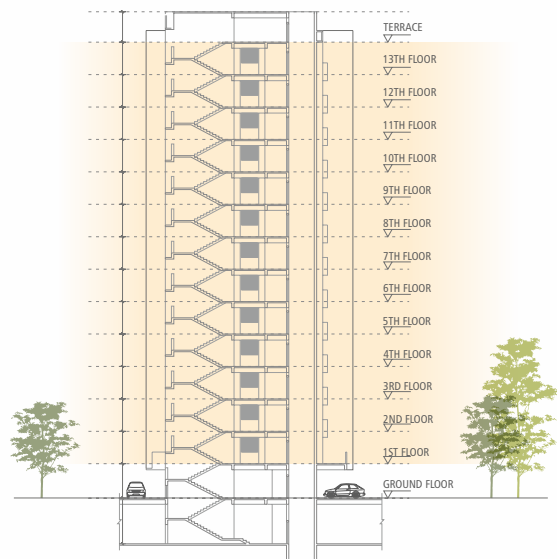
- 01 SEMI CARPET LAWN
- 02 CHILDREN PLAY AREA
- 03 SWIMMING POOL
- 04 ENTERTAINMENT HALL
- 05 SPA/SALOON
- 06 BANQUET HALL
- 07 KITCHEN/STORE
- 08 OUTDOOR KITCHEN/UTILITY AREA
- 09 FOYER
- 10 TODDLER AREA
- 11 CARDS ROOM
- 12 LIBRARY
- 13 GYMNASIUM
- 14 MULTIPURPOSE COURT
- 15 GAME ROOM
- 16 BOARD GAME
- 17 WORK FROM HOME-OFFICE SPACE
- 18 METER ROOM
- 19 WALK WAY
- 20 WATER BODY
- 21 SECURITY CABIN



TYPICAL FLOOR

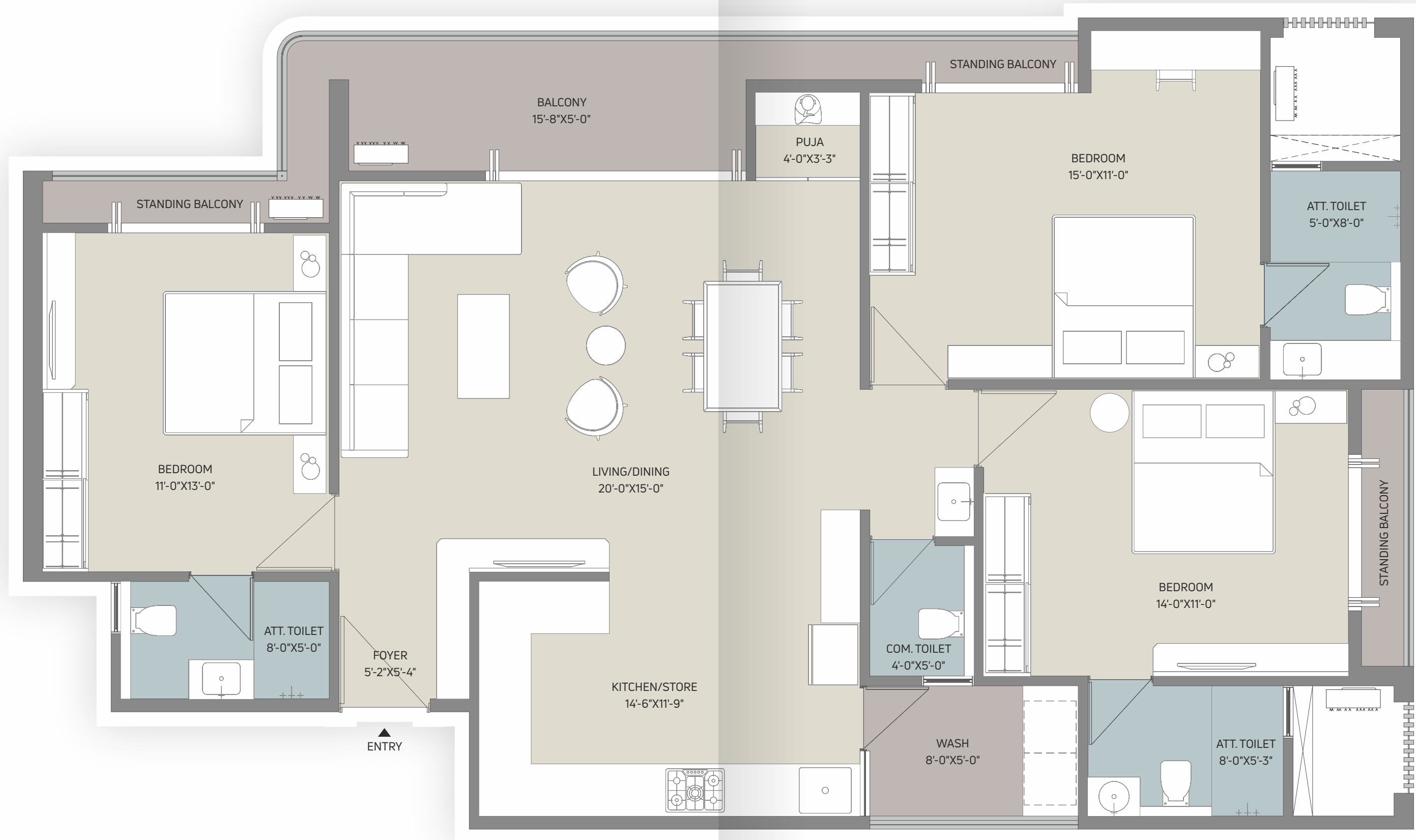
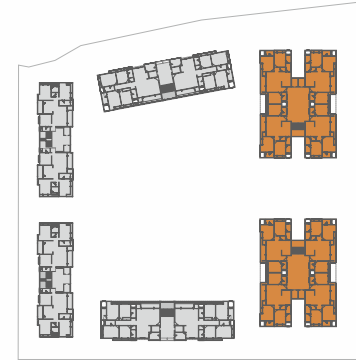
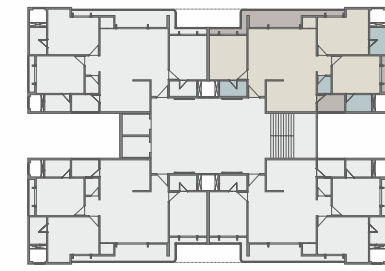


24 MTR. WIDE ROAD



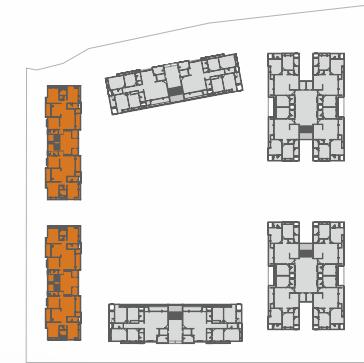
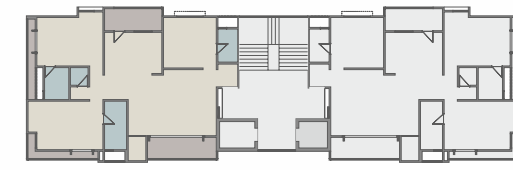
TOWER A & B

3 BHK



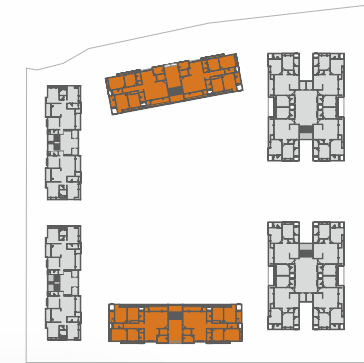
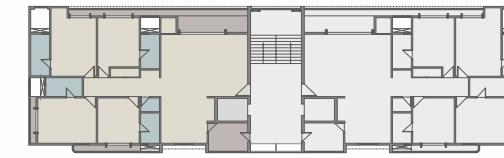
TOWER D & E

3 BHK



TOWER C & F

4 BHK





SPECIFICATIONS

Part of the Fortune Select lineage, Aadhya Elior offers exclusivity a notch above. Only the best material specifications, premium quality brands and superior craftsmanship ensures a stellar home for you and your family!

PLUMBING:
Systematic wall concealed CPVC/UPVC plumbing as per plumbing consultant's design. Plumbing with CP fittings from Roca / Grohe / Vitra / Toto / equivalent. CPVC pipes for hot and cold water.



STRUCTURE:
Well designed RCC frame structure as per structural engineer's design.



DOORS:
Main door: Wooden frame with decorative veneer finish. Internal Doors: Wooden frame with Premium quality flush doors with both sides laminates. Door lock stopper and Hingis from Hafele / Hettich / equivalent.

FLOORING:
Premium vitrified tiles flooring (Large Size).
Anti skid ceramic tiles as per architect's design in balcony area.



WINDOWS & BALCONY DOORS:
Premium quality of DumaL / UPVC / equivalent with mosquito net.



KITCHEN:
Exclusive quartz / granite / full body vitrified platform with SS sink from Nirali / Franke / equivalent.
Work area sink in SS.
Ceramic tiles dado and anti-skid flooring for wash area.



ELECTRIFICATION:
Concealed copper ISI wiring from Polycab / RR / Finolex / equivalent with MCB/ ELCB.
Sufficient electrical points in all areas with branded modular switches from Legrand / Schneider / equivalent.



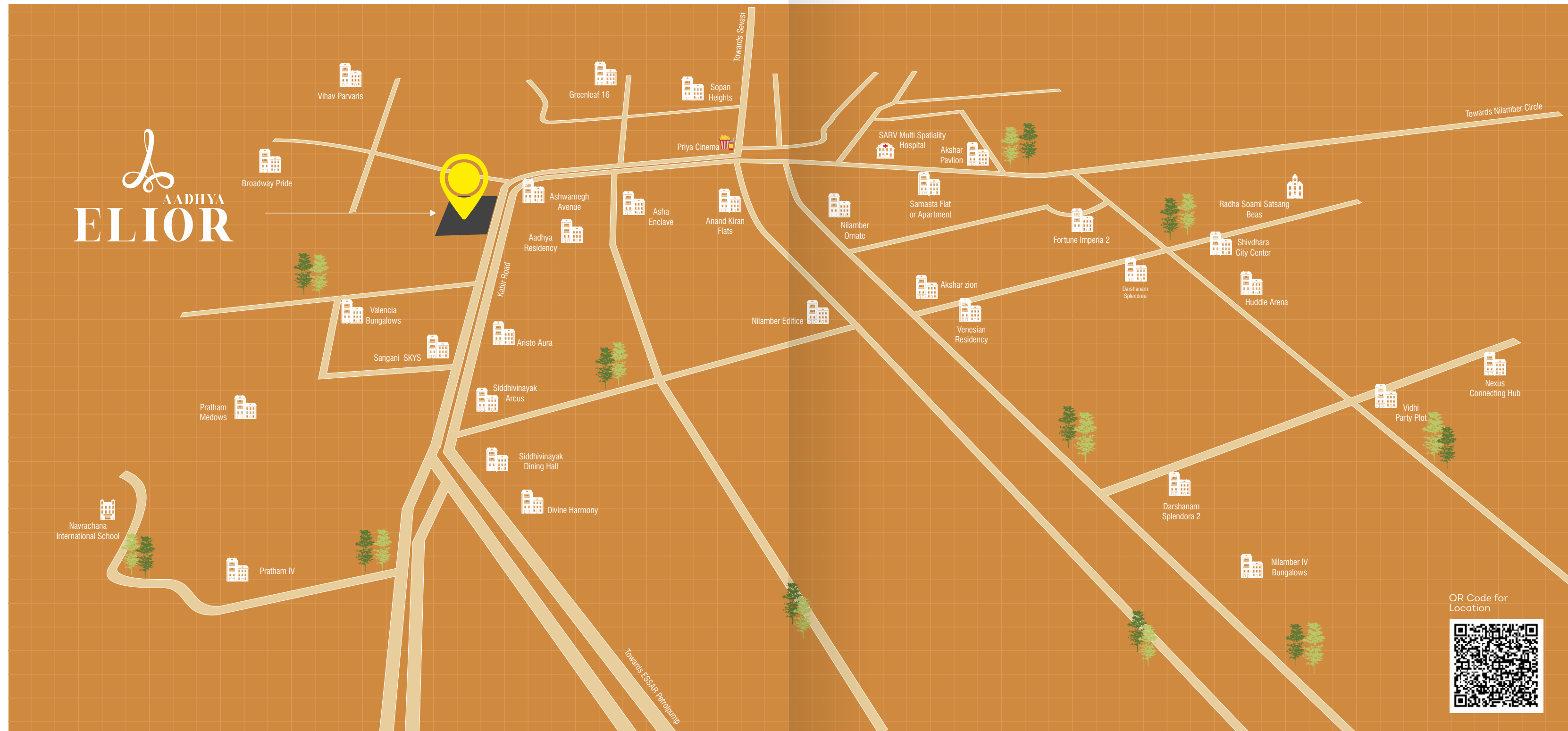
BATHROOMS:
Premium quality wall tiles and anti-skid flooring.
Sanitary fittings from Roca / Duravit / Vitra / Toto / equivalent.
Shower mixer in all bed - bathrooms.



FINISHING:
Interiors: Wall punning with Premium quality primer.
Exteriors: Weather resistant paint with texture from Asian / Jotun / Dulux / equivalent.



AADHYA ELIOR



QR Code for Location



Near By Locations /Attractions



SCHOOLS

- Shaishav School
- Podar Jumbo Kids
- Navrachna University
- Navrachna International
- Bright School
- Nalanda International



MULTIPLEX

- PVR Multiplex
- Bansal Multiplex
- Inox Multiplex



RESTAURANTS & HOTELS

- Subway
- Girganga Dining Hall
- The Grant Hyatt
- Bombay Kitchen



ATTRACTIONS

- Gotri Garden
- Adventuraa



SPORT COMPLEX

- Vadodara Cricket Academy
- Pushpak Tennis Academy



HOSPITALS

- SARV Multispeciality GMERS
- Om Multispeciality
- Sterling Cancer Hospital



MALLS / SHOPPING CENTRE

- Osia Mart
- Bansal Mall
- The Brand Factory
- D-mart

PAYMENT SCHEDULE FOR APARTMENTS

Booking amount (inc. token)	10%	7th Floor Slab	07%
Agreement for Sale within 2 month of booking	20%	9th Floor Slab	07%
Plinth Level	07%	11th Floor Slab	07%
1st Floor Slab	07%	Terrace Floor Slab	07%
3rd Floor Slab	07%	Plaster Level	04%
5th Floor Slab	07%	Flooring Level	05%
		Before Sale Dead	05%

PAYMENT SCHEDULE FOR SHOPS

Booking Amount	10%
Agreement for Sale	15%
Plinth Level	20%
1st Slab Level	20%
Plaster Level	15%
Flooring Level	15%
Before Sale Dead	05%

We Request: (1) Maintenance Deposit, Document Charges, MGVCL Deposit and Municipal Charges to be paid extra. (2) Any External changes in elevation shall not be permitted. Additional work (if any) will be carried out after receiving full payment in advance. (3) Possession will be given after one month of settlement of all dues. (4) In case of delayed payment 24% interest will be charged & continuous default payments lead to cancellation. (5) In case of cancellation of booking the refundable amount shall be given only when the same property is booked and paid for by the new purchaser. Administration charges of 10% of the booking amount and the amount of extra work done (if any) shall be deducted from the refund. (6) All municipal taxes shall be the responsibility of the customer after the date of the booking. (7) Any delay of corporation activity shall be unitedly faced.

Disclaimer: All the content mentioned in this document is tentative and subject to variation at the sole discretion of the Company and/or the promoters. Visual references are purely conceptual and the brand names featured in them are for reference only. The Developers reserve the full right to alter design, plans or specifications where required or deemed necessary without any intimation or reason.