



Green Leaf 16, Behind Priya Cinema, Opp. Rosedale Bungalows, Sevasi Bhayli Road, Sevasi TP 2,
Vadodara- 391101

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16

GREEN LEAF

LIMITED EDITION VILLAS
4BHK & 5B2HK PRIVILEGED VILLAS

GREEN LEAF

16

LIMITED EDITION VILLAS



GREEN LEAF 16

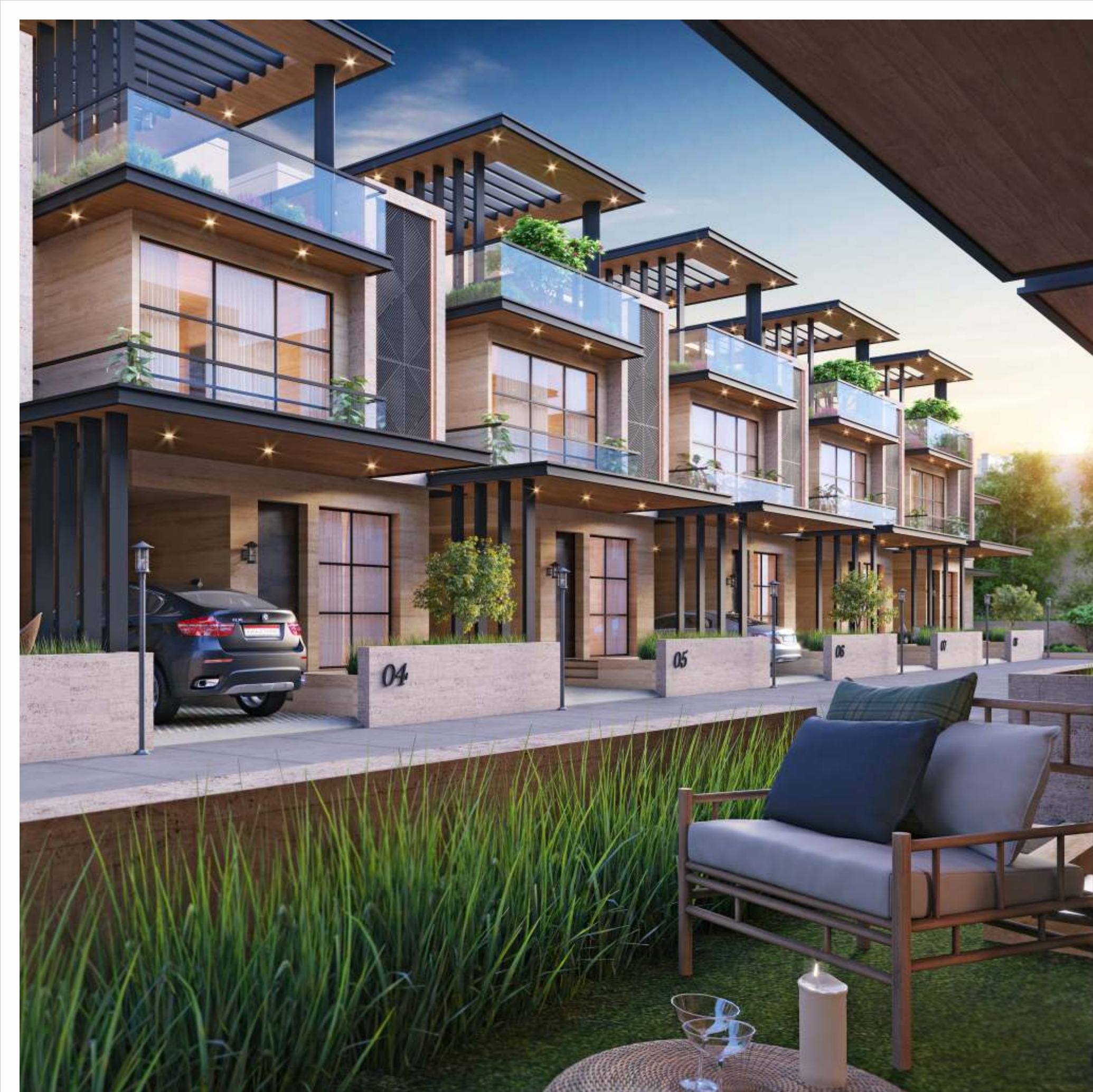
Experience the luxury of privileged life! Green Leaf 16 is a limited edition 4BHK and 5B2HK triplex villa project located at the peaceful Bhayali-Sevasi Road in Vadodra. Experience grand life, privacy and blissful nature only at Green Leaf 16.

The four-side open villa project is bejewelled with a state-of-the-art home automation system, private garden and all modern amenities for luxurious living. Embrace a lifestyle unseen and unmatched before. We welcome you to experience this leaf of green and grand living.



A LIVING
FOR THE
PRIVILEGED
ONES







5B2HK
TRIPLEX



4BHK
TRIPLEX

PRIVILEGE
IS HAVING
OPEN VIEWS
ON ALL
SIDES

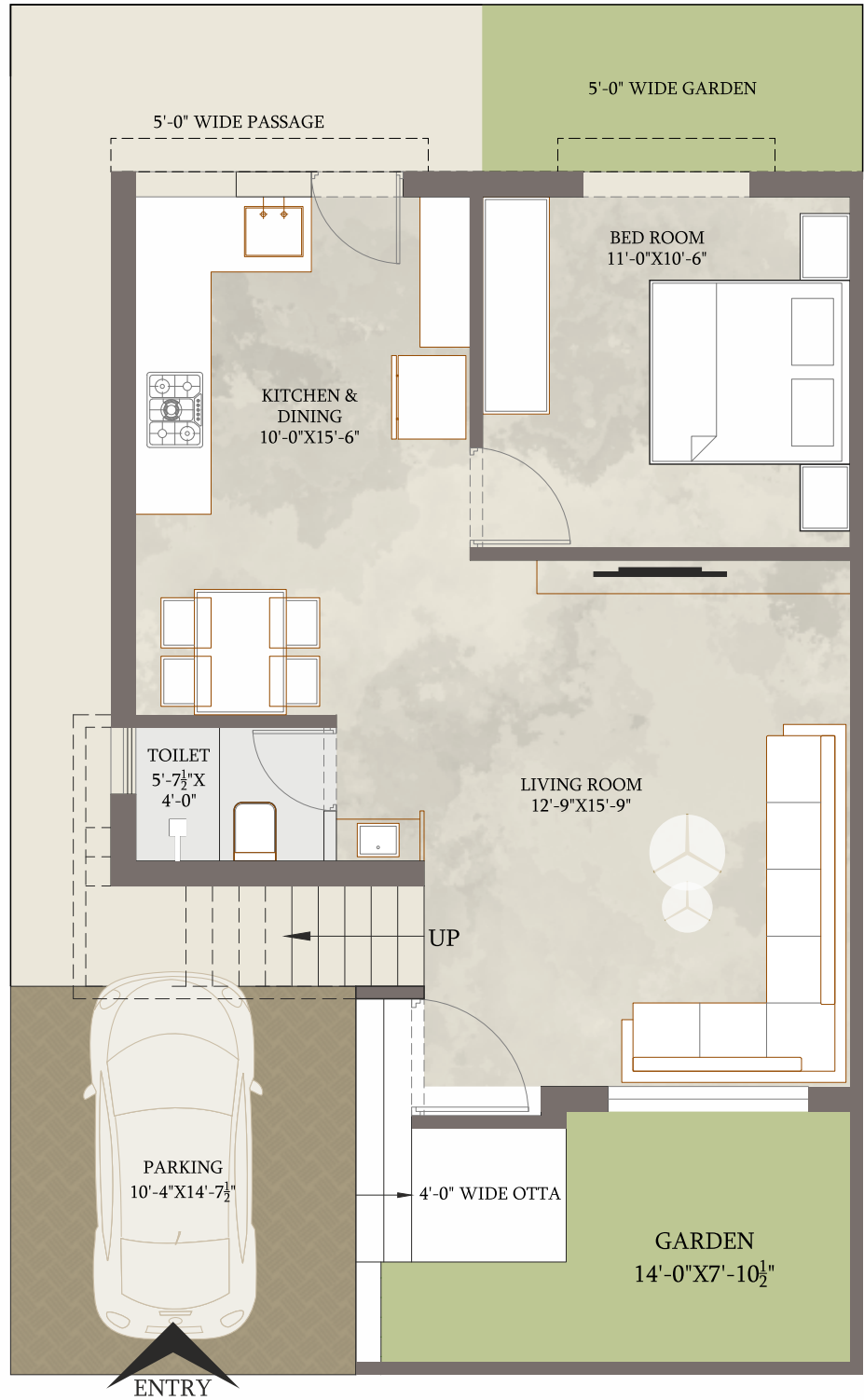




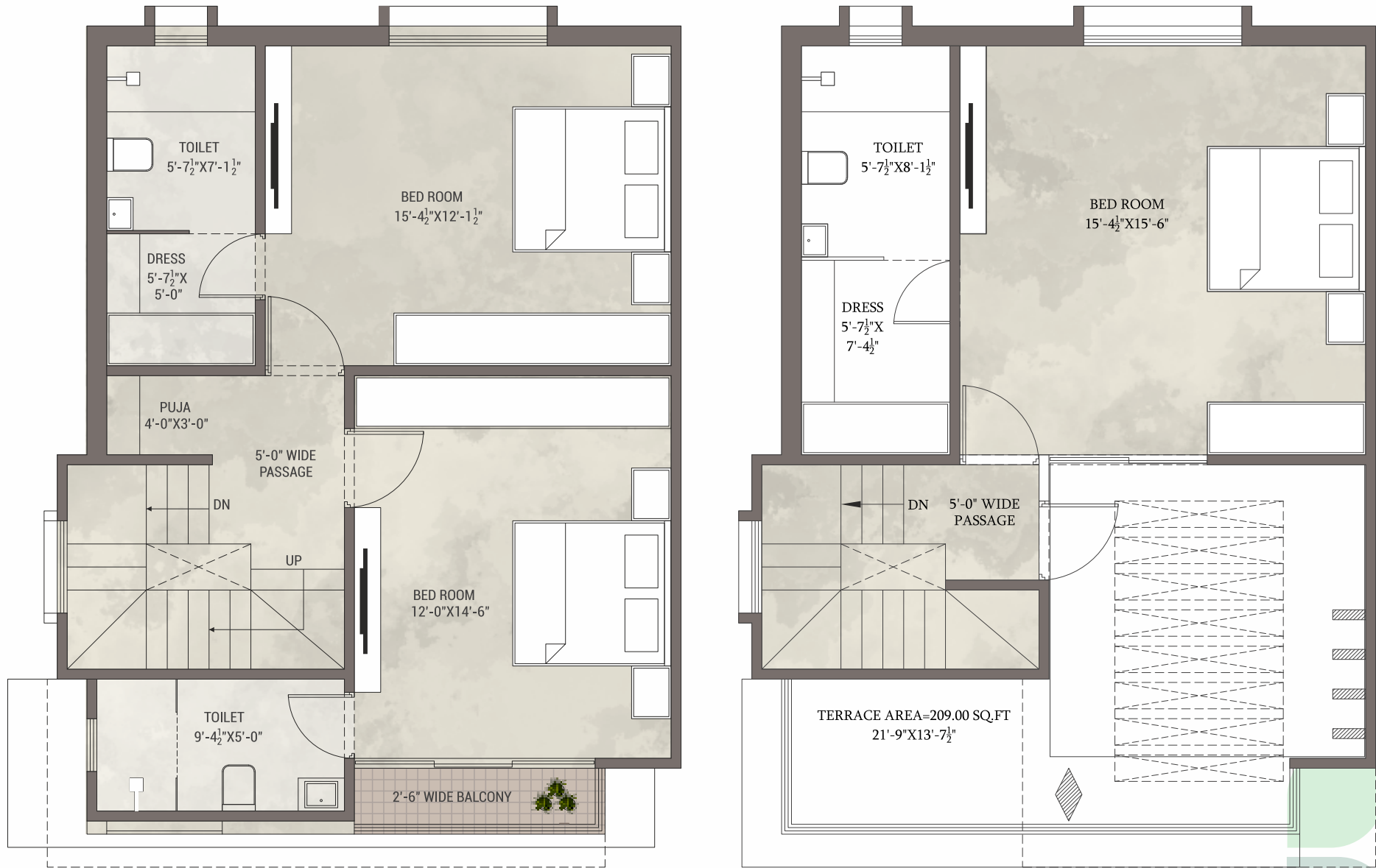
PLOT AREA PLAN



TYPE A
4BHK
 BUILT UP AREA
 1971 Sq. Ft.



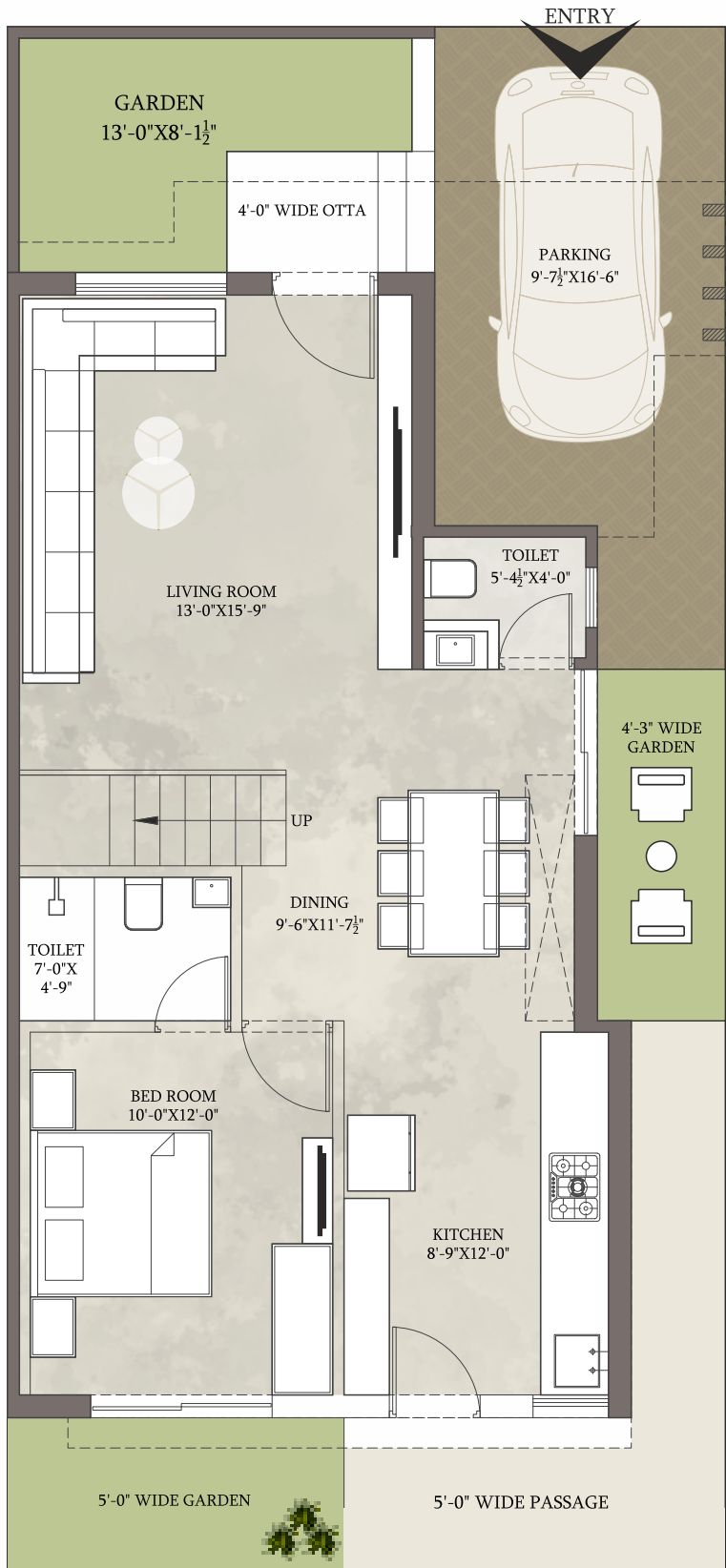
TYPE-A GROUND FLOOR PLAN



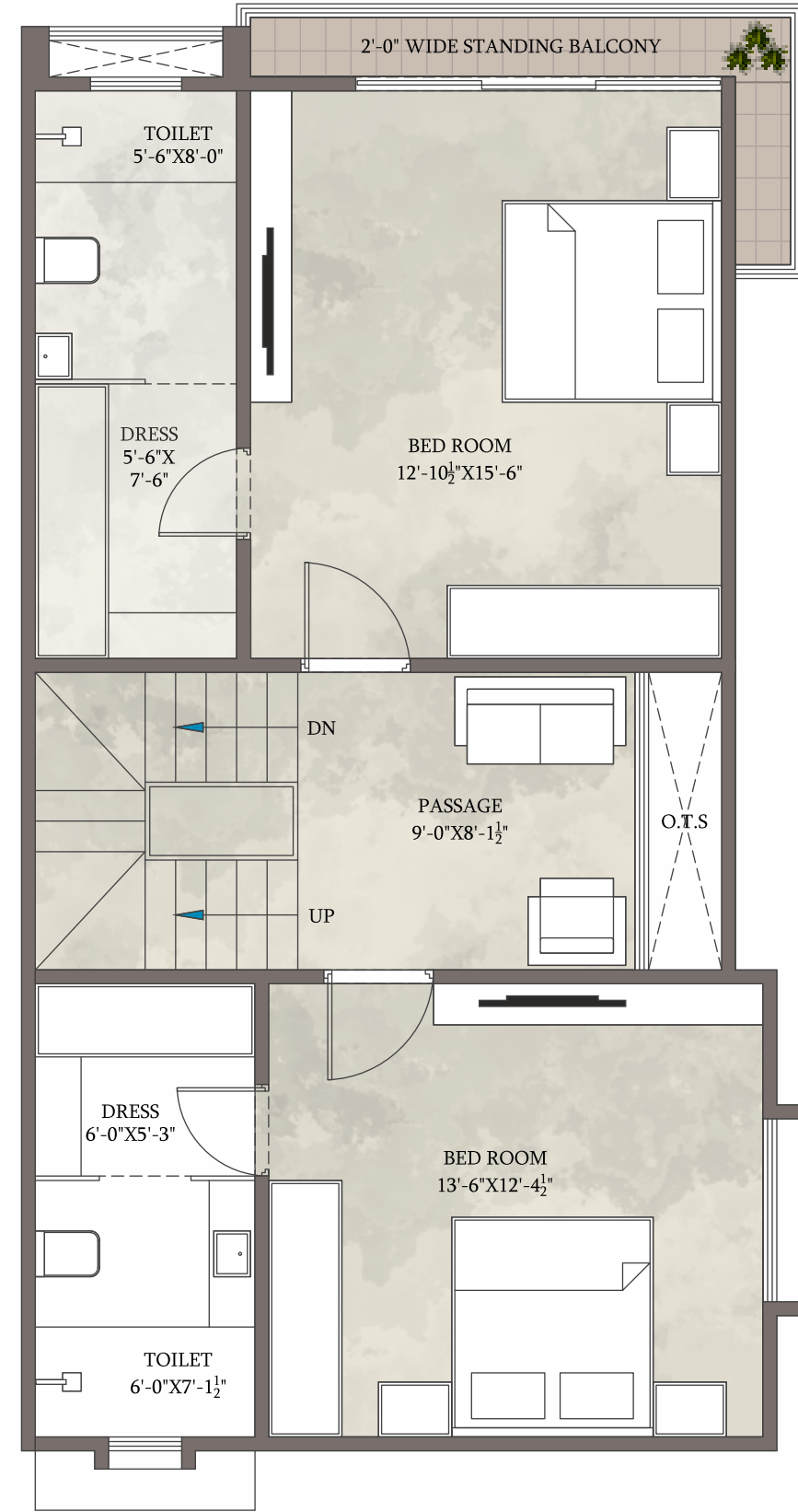
TYPE-A FIRST & SECOND FLOOR PLAN



TYPE B
5B2HK
 BUILT UP AREA
 2288 Sq. Ft.



TYPE-B GROUND FLOOR PLAN

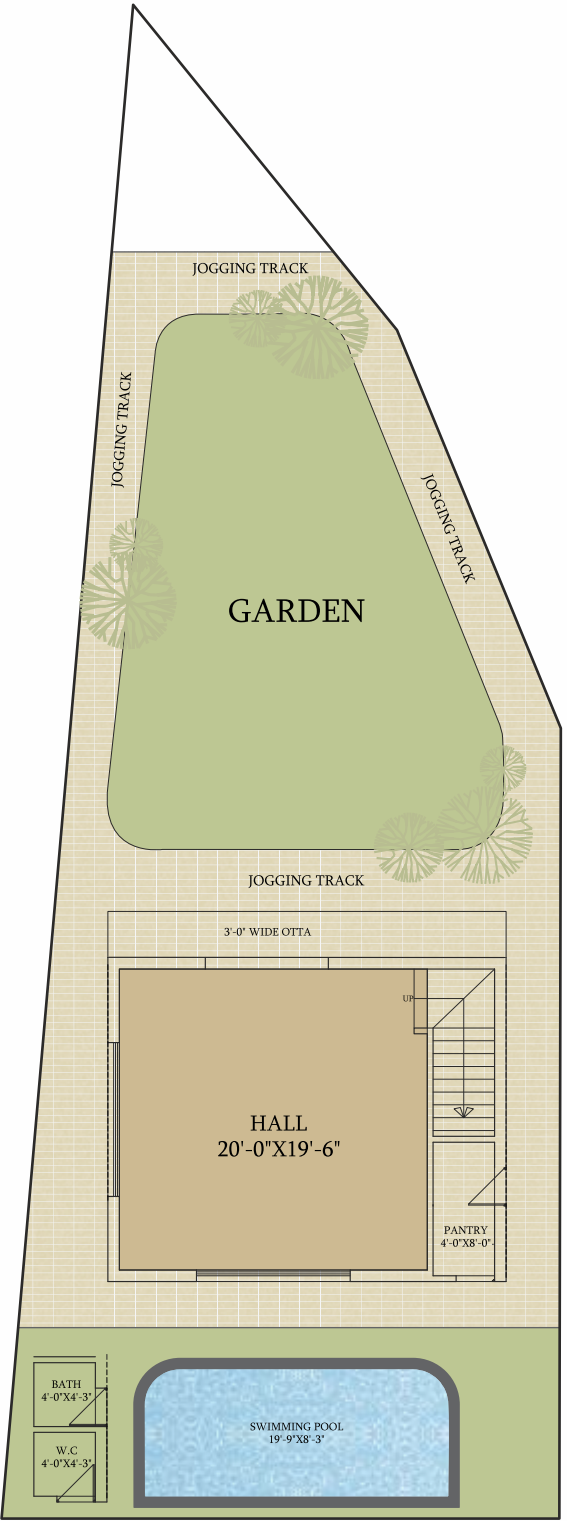


TYPE - B FIRST & SECOND FLOOR PLAN

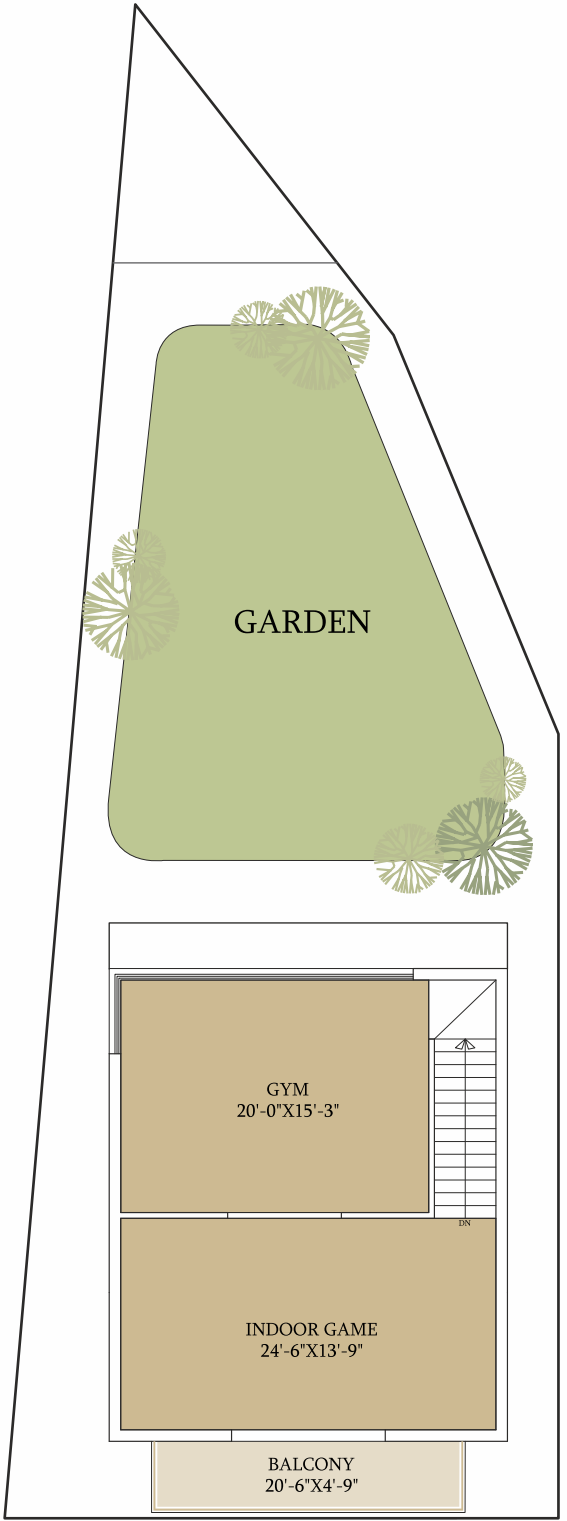




CLUB HOUSE



GROUND FLOOR PLAN



FIRST FLOOR PLAN

CLUB HOUSE LAYOUT PLAN

AMENITIES LIST



MULTIPURPOSE HALL



INDOOR GAMES



GYMNASIUM



SWIMMING POOL



SENIOR CITIZEN SEATING



WIFI IN COMMON AREA



LANDSCAPED GARDEN



INDIVIDUAL BORE WELL



SECURITY CABIN



CHILDREN PLAY AREA



SOLAR ELECTRIFICATION FOR COMMON AREAS



CCTV CAMERA SURVEILLANCE



HOME AUTOMATION
(ONE LIVING ROOM AND ONE BEDROOM)



PRESSURE WATER SYSTEM



8 MTR ROAD WITH STREET LIGHT



POWER BACKUP FOR COMMON AREA

CLUB HOUSE



SPECIFICATION LIST

STRUCTURE

Earthquake resistant RCC frame structure, high quality bricks masonry with mala plaster as per structural engineer's design.

FLOORING

High quality double charged vitrified tiles / vitrified tiles in living area, kitchen, dining, foyer area and all bedrooms.

BATH

Designer ceramic tiles in all bathrooms up to lintel level. Natural / Artificial premium stone counter for basins.

WALL FINISH

Internal mala plaster with good quality 2 coat putty & 1 coat primer finish. Weather proof ultima paint in exterior wall (as per architect's selection).

TERRACE

China mosaic finish with water proofing treatment.

SANITARY & CP FITTINGS

Sanitaryware of TOTO brand or equivalent / cp fittings Kohler brand.

DOORS & WINDOWS

MAIN DOOR

Granite or equivalent door frame with veneer panelling and polish.

INTERNAL DOORS

Granite door frame with laminated flush doors.

LOCKS

All doors with Godrej or equivalent lock fittings.

ANTI-TERMITE

Pre-construction Anti Termite Treatment with Pipe Line.

ELECTRIFICATION

Concealed ISI mark copper wiring with suitable ELCB, MCB, branded modular switches (schneider brand) and provision for TV cable and internet. Individual 3 phase connection will be provided for each villa. We provide under ground cabling for society. AC point in living room and in all bedrooms.

PLUMBING

All water supply lines shall be ISI marked UPVC/CPVC pipes. Drainage lines and storm water drain pipes shall be in PVC.

BRANDS WE PROVIDE

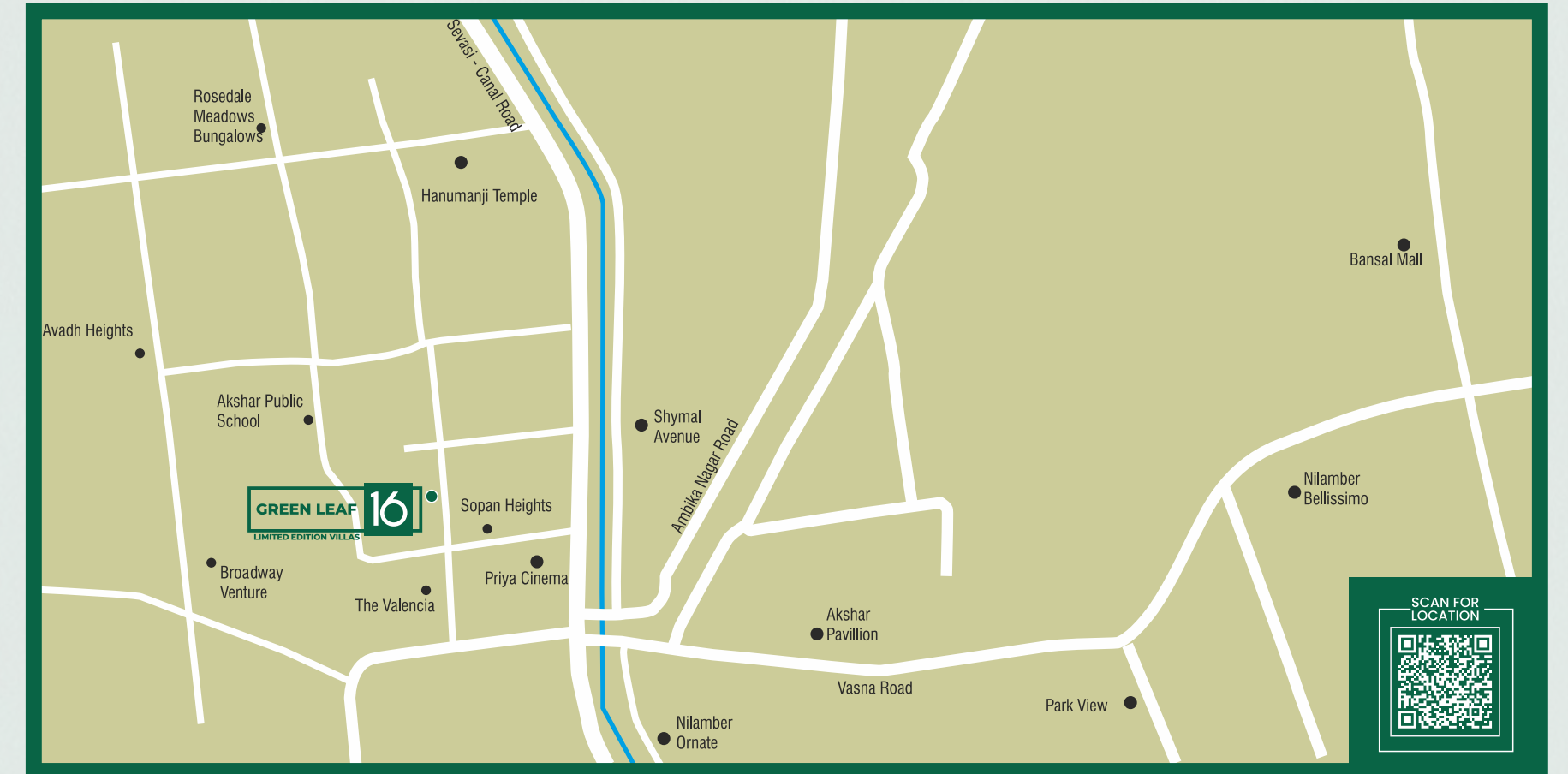
TOTO

Finolex

Schneider
Electric

Godrej

KOHLER



ARCHITECT

ASQUARE
ARCHITECT & INTERIOR DESIGNER

STRUCTURAL CONSULTANT

Akash Shah Associates

DEVELOPER

VRAJ ENTERPRISE

Payment Schedule :

- 20% AT THE TIME OF BOOKING
- 15% PLINTH LEVEL
- 15% GROUND FLOOR SLAB LEVEL

Notes : (1) Possession will be given after one month of Settlement of all account. (2) Documentation Charges, Development Charges, Stamp Duty, MGVC/VUDA/VMS Charges, GST, Legal Charges & Common Maintenance Charges will be paid by purchaser. (3) Any new Central or State Government Taxes, if applicable Shall have to be borne by purchaser. (4) Extra work shall be executed only after receiving full payment in advance - subject to approval. (5) If the due/committed payment is delayed continuously, the developer reserves all rights to cancel that booking. (6) Developer has right to change the plan, elevation, specification or extend the scheme or any details herein will be binding to all. (7) In case of delay in the procedure or any activity of Corporation/VUDA, MGVC or any other authority shall be faced united. (8) Refund in case of cancellation will be made within 30 days from the date of booking of same unit by a new client. (9) Any kind of alteration or change is strictly not allowed inside or outside of unit which affect the elevation or outer look or strength of the unit or project. (10) This brochure is intended only for easy display and information of the project and does not form part of legal document. (11) All disputes are subject to Vadodra Jurisdiction.

- 15% FIRST FLOOR SLAB LEVEL
- 15% SECOND FLOOR SLAB LEVEL
- 10% AFTER PLASTER WORK

- 5% AFTER FLOORING
- 5% BEFORE SALE DEED