

Design by  Mermaid +91 99259 4417

LILLERIA
OAKWOODS
 3 - 4 - 5 BHK PREMIUM APARTMENTS

Project By :



Developers:

YUNAY INFRA LLP

SITE ADDRESS :

Lilleria Oakwoods, Next to Billabong School & Park Paradise,
 New Manjalpur - Vadsar 40 Mtr Ring Road, Vadodara.
 For Booking **9979 147 147** | marketing@lilleria.com

CORPORATE OFFICE :

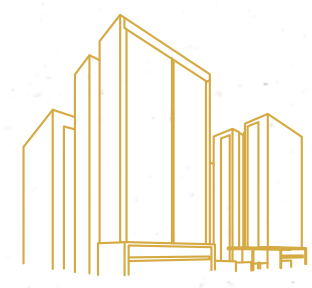
Lilleria house, Near Natubhai Circle, Race Course, Vadodara.
+91 265 2388198/99 | www.lilleria.com | info@lilleria.com

Architect :

Structure :

PMC :





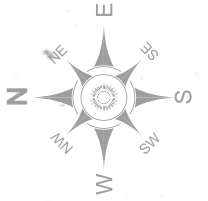
AN
ASCENSION
TO THE
PINNACLE OF
REGAL
LIVING

CORNER VIEW

BASEMENT LAYOUT PLAN



LAYOUT PLAN

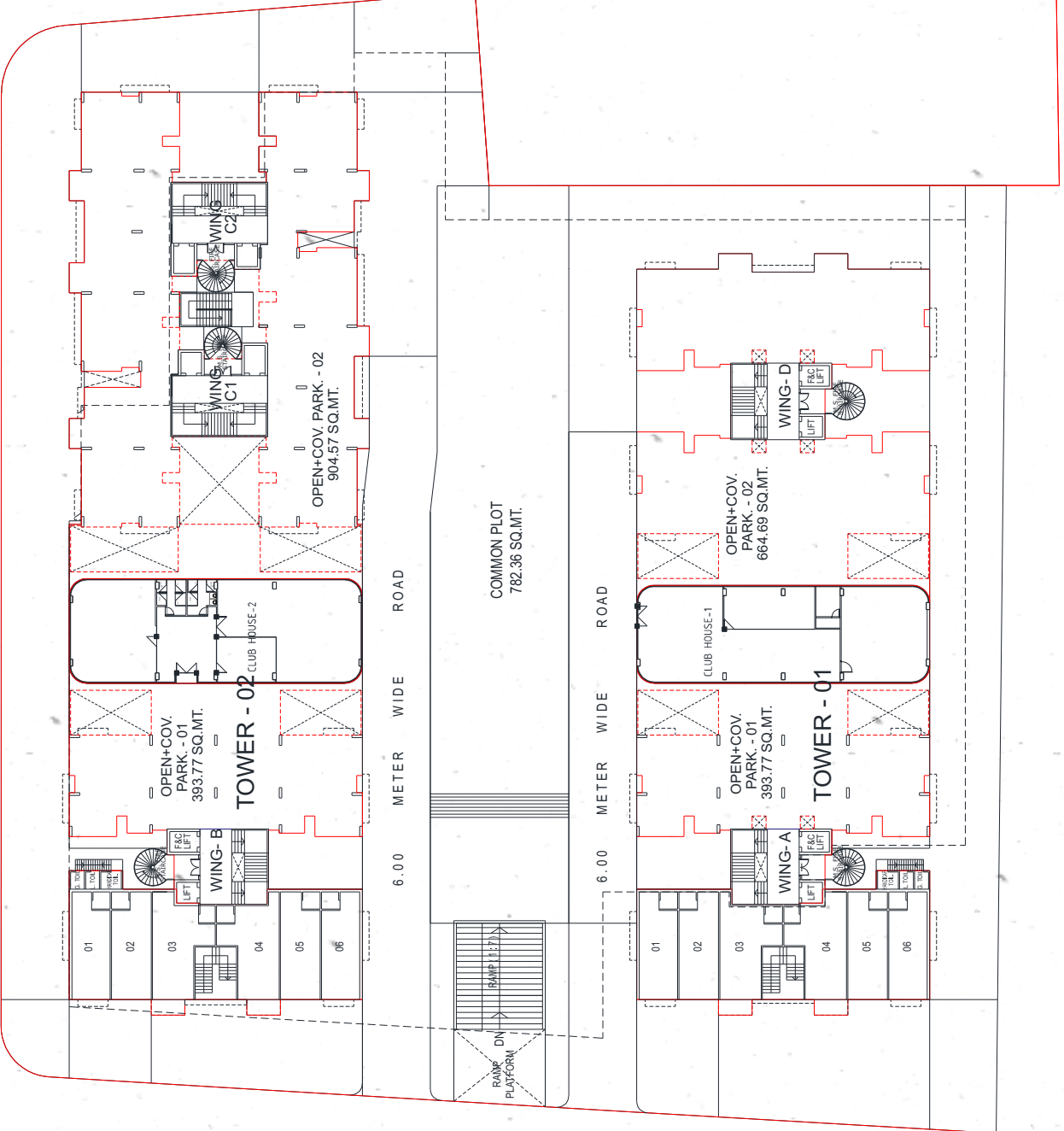


9.00 METER WIDE T.P.S. ROAD
 9.00 METER WIDE T.P.S. ROAD

12.00 M.T. WIDE T.P.S. ROAD

COMMON PLOT FOR SCHOOL BUILDING
1199.32 SQ.MT.

9.00 METER WIDE T.P.S. ROAD

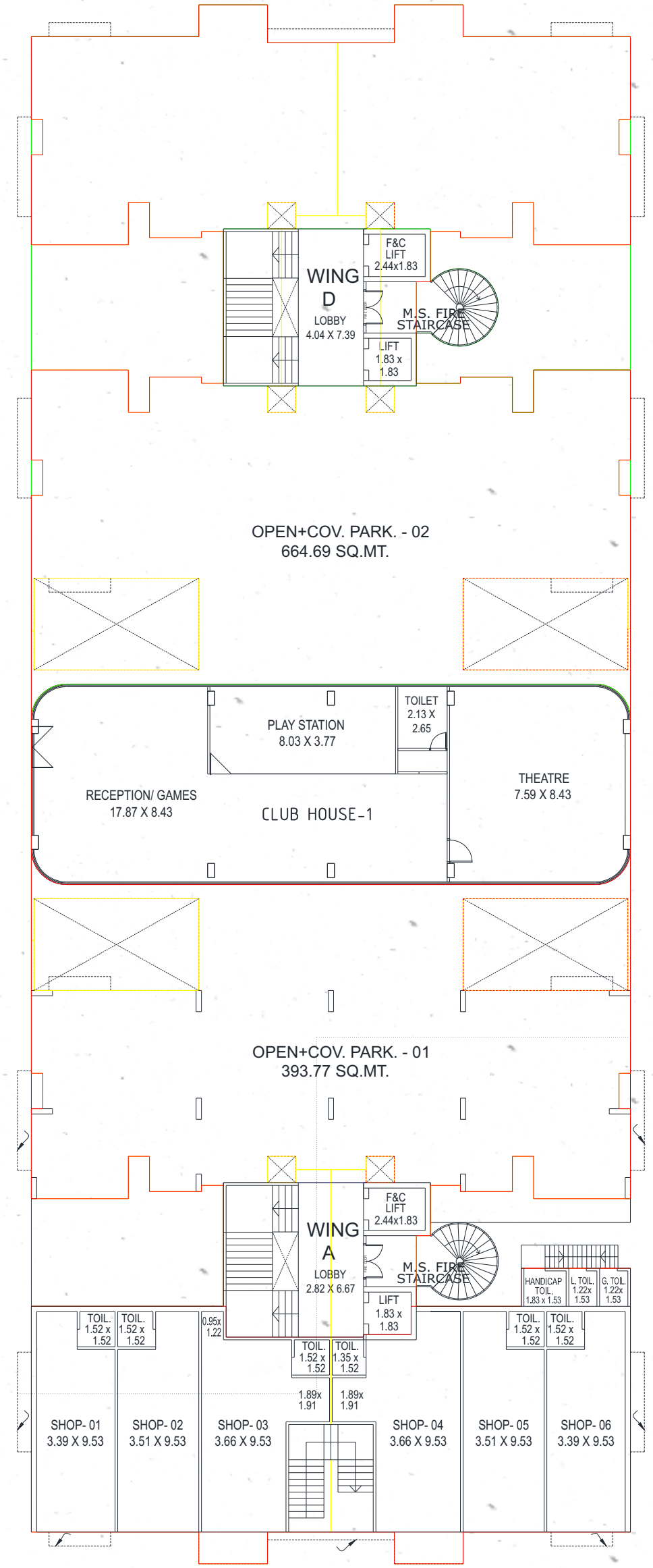


COMMON PLOT
782.39 SQ.MT.

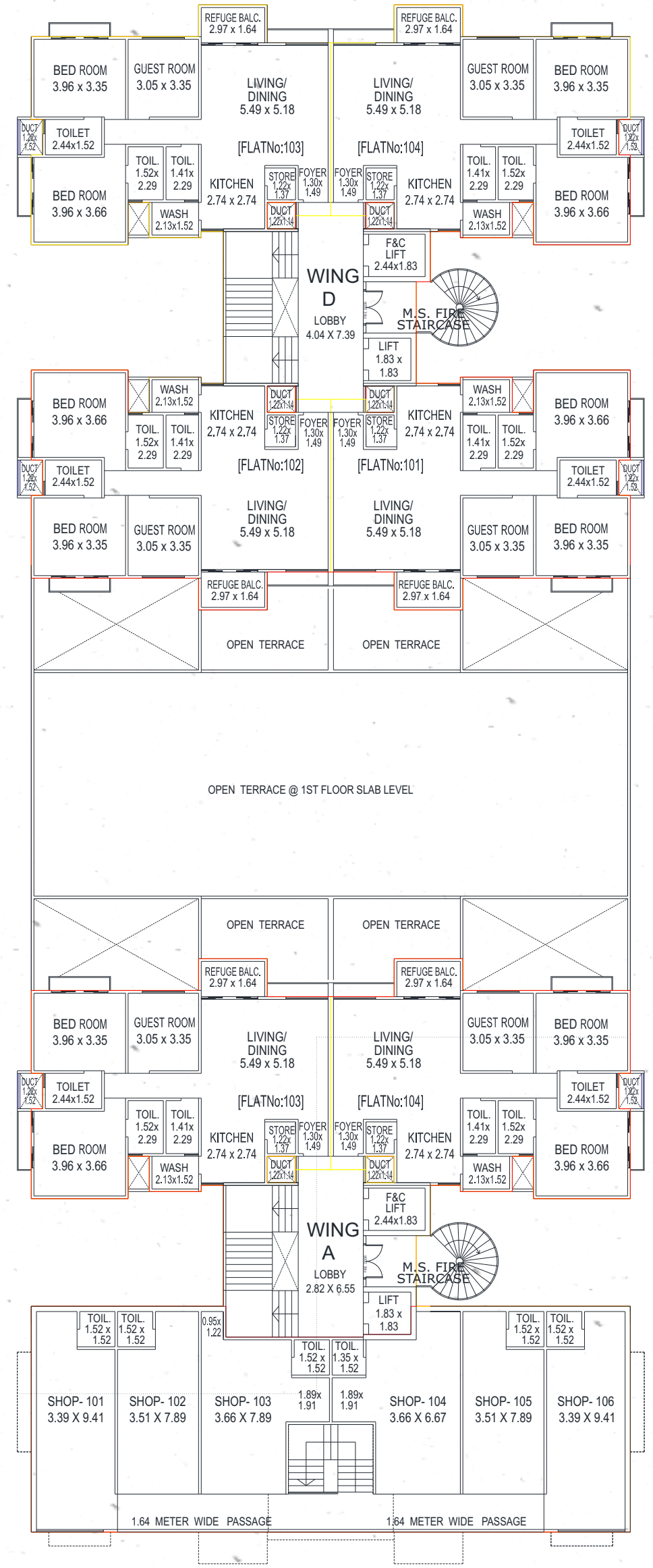
EXISTING SCHOOL BUILDING WITH C.P.

24.00 METER WIDE T.P.S. ROAD
 24.00 METER WIDE T.P.S. ROAD

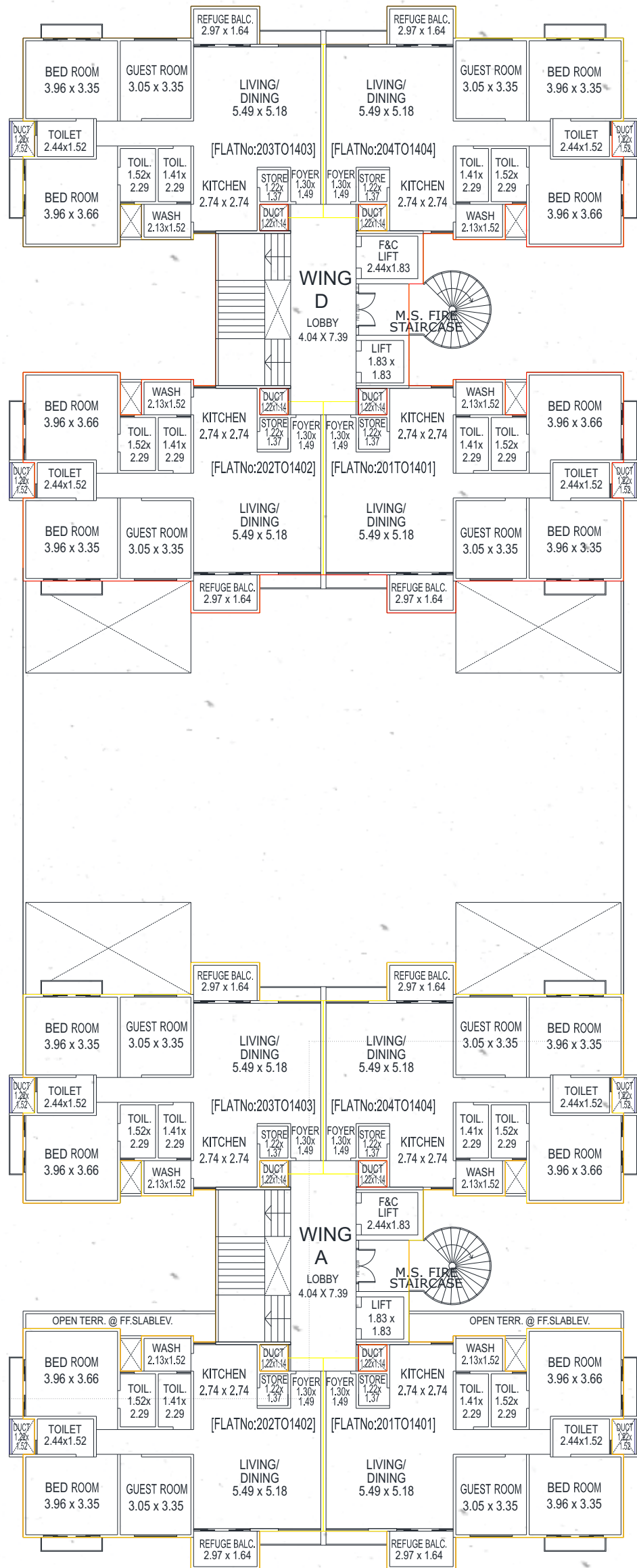
40.00 METER WIDE D.P. ROAD



Tower A & D
GROUND FLOOR PLAN



Tower A & D
1st FLOOR PLAN

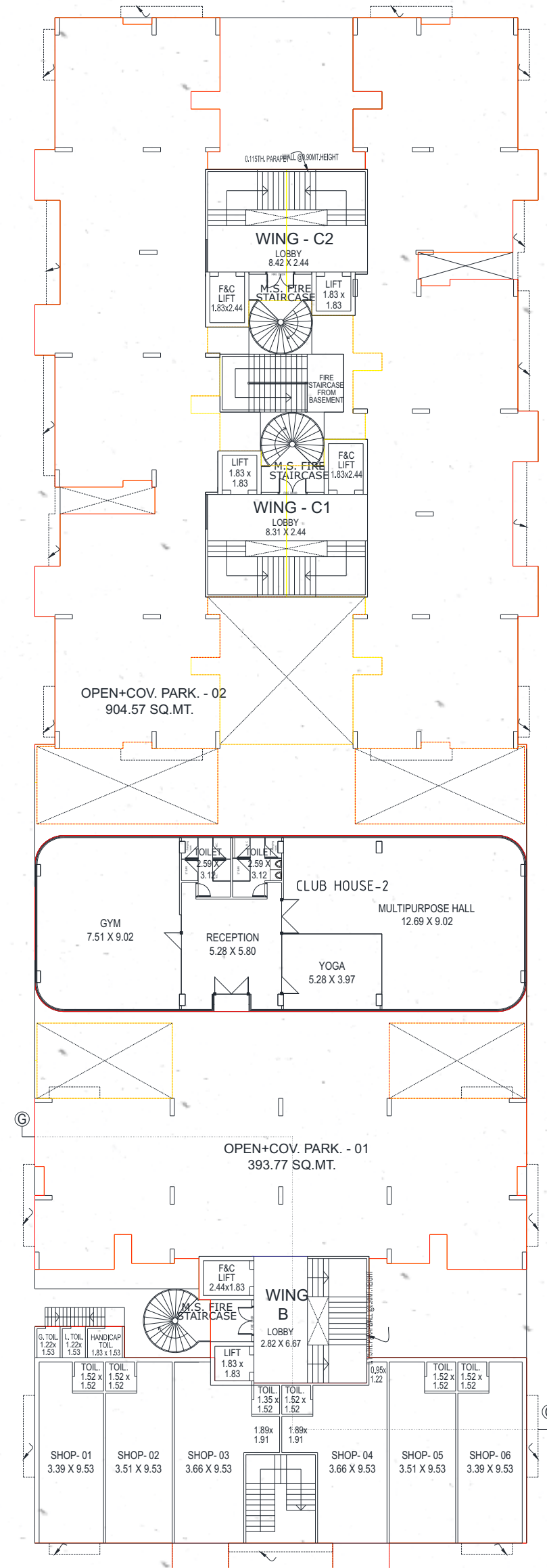


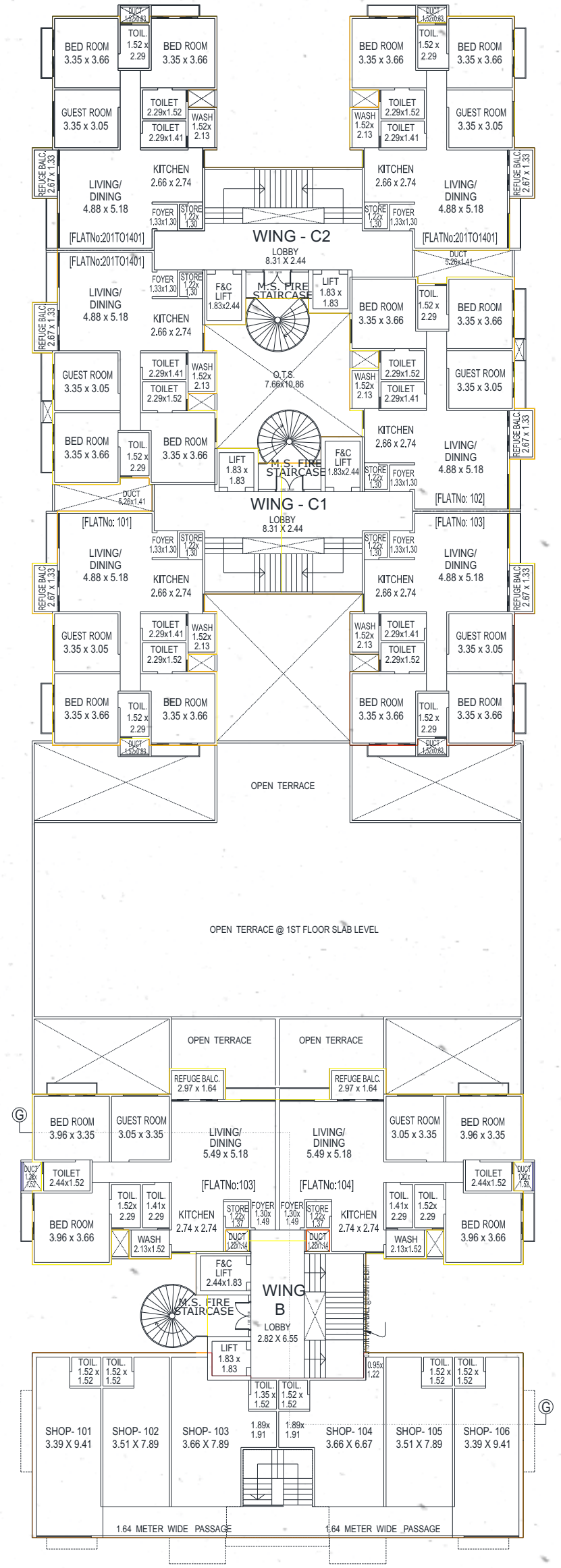
Tower A & D

2nd to 14th FLOOR PLAN

Tower B & C1, C2

GROUND FLOOR PLAN



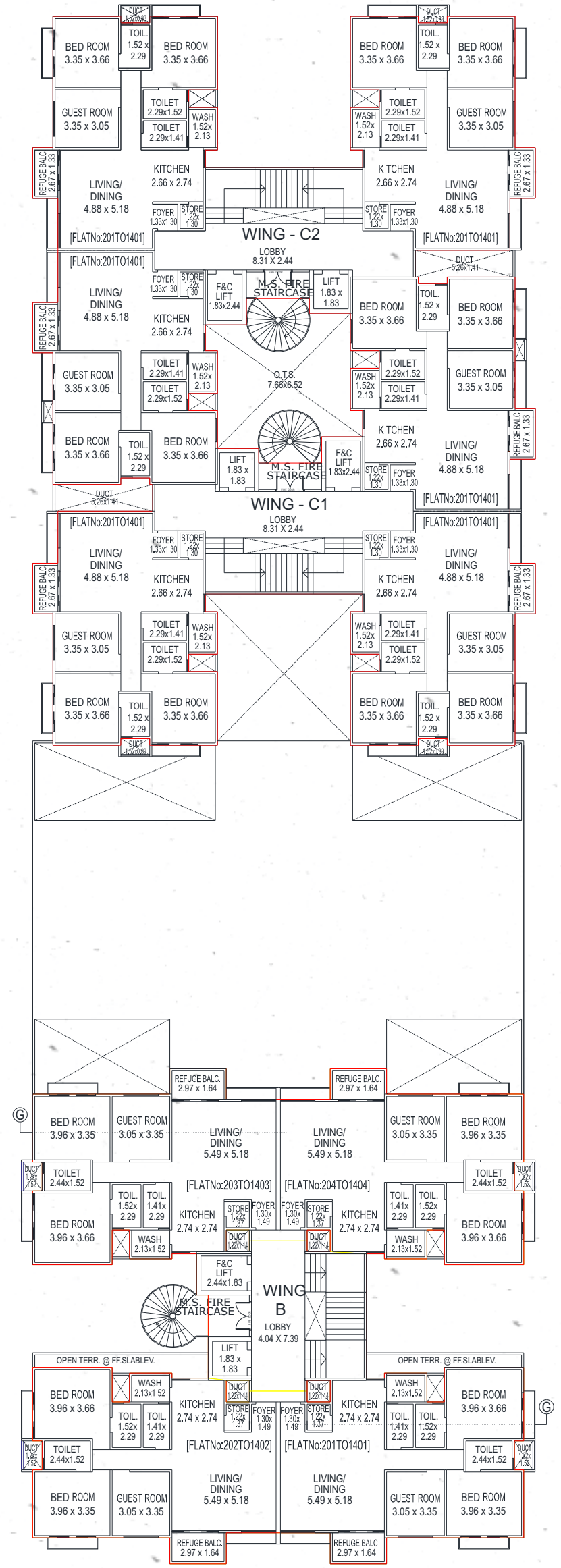


Tower B & C1, C2

1st FLOOR PLAN

Tower B & C1, C2

2nd to 14th FLOOR PLAN



PREMIUM SPECIFICATIONS

STRUCTURE

- Earth quake resistant RCC frame structure designed by approved Structural Consultant

FLOORING

- 2x2 premium quality vitrified tiles in Living Room, Family Sitting, Kitchen, Dining and Passage
- Anti-Skid flooring in all bathroom

WALL FINISH

- Interior : Smooth finish plaster with 2 coat putty and primer
- Exterior : Double coat plaster with weather resistant paint & texture

ELECTRIFICATION

- 3-phase concealed copper wiring as per ISI standard
- Adequate electric points in each room as per Architect's Plan
- Geyser points in each bathroom
- TV Point in Living Room and in one Bedroom

KITCHEN

- Premium quality granite platform with S.S sink Dado up to beam bottom

BATHROOMS

- Designers bathrooms with premium quality bath fittings and sanitary wares
- Premium quality ceramic tiles dado up to beam bottom

DOORS

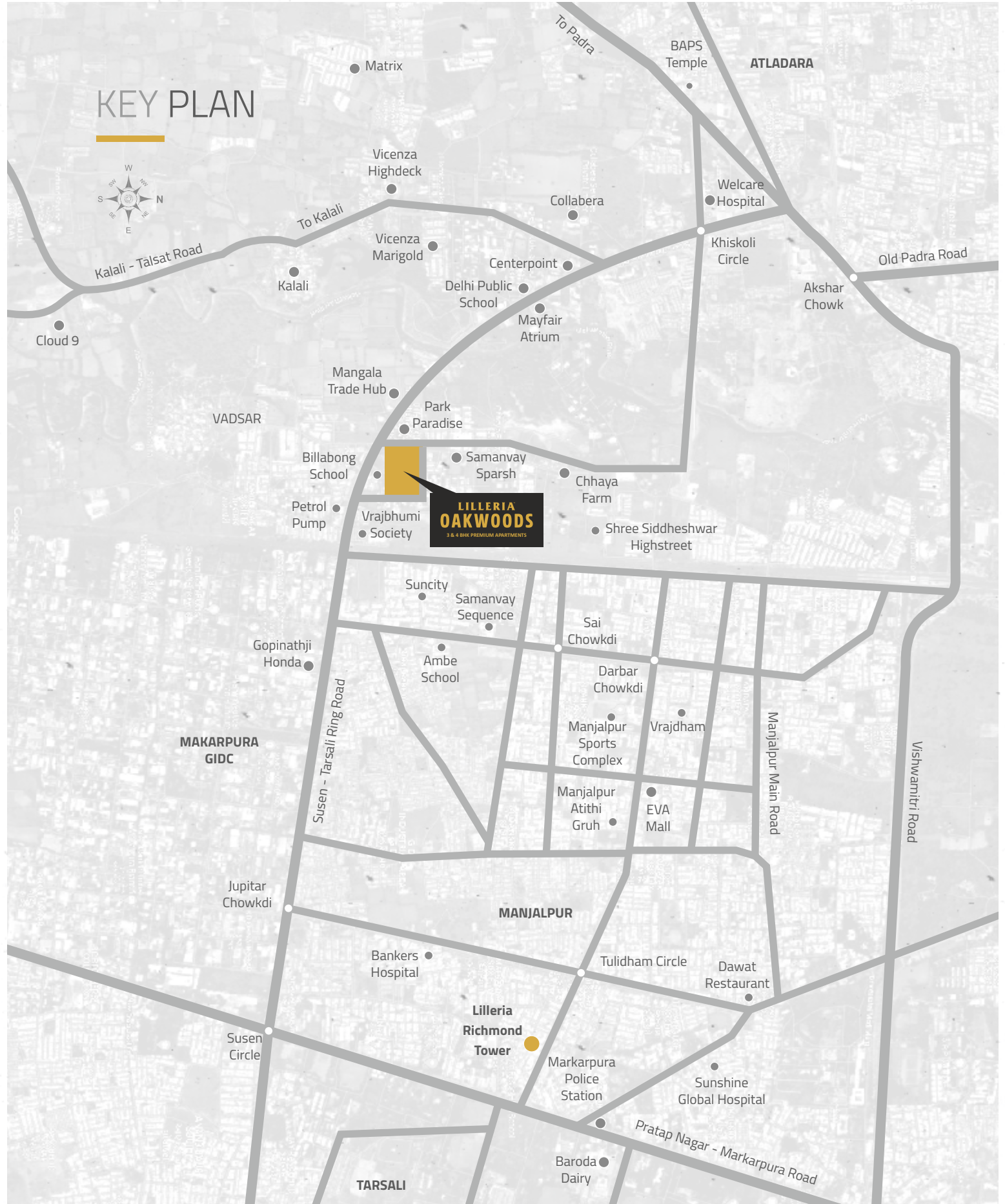
- Main Door : High quality decorative door finish on both sides and wooden frame
- Internal Doors : Laminated flush door with granite frame
- All other doors with Godrej or equivalent lock fittings

TERRACE

- Elegant china mosaic finish with waterproofing treatment

OTHERS

- Trimix concrete internal road with streetlight.



PAYMENT TERMS

● At Time of Booking	10%
● Foudation / Basement	30%
● Plinth Level	45%
● Each Slab	70%
● Masonary	75%
● Internal Plaster	80%
● Outside Plaster	85%
● Finishing	95%
● At Time of Sale Deed	100%

Terms and Condition / Disclaimer (01) The Booking of the unit is confirmed only after receiving 10% of total cost, till then it will be treated as advance for allotted unit. (02) Possession will be given after one month of settlement of all account. Also vastupuja, furniture work will be permitted only after possession. (03) Development Charge, Stamp Duty, GST, Common Maintenance Charges Legal Charges, MGACL, VMSS / VUDA Charges will be paid by the purchaser. (04) Floor charges, Extra 2nd Car parking charges, Development charges, Premium facing charges, Garden view charges shall be paid extra by the purchasers. (05) Any new Central or State Gov. Taxes, if applicable shall have to borne by purchaser. (06) Payment dues are to be paid within 7 days from the date of completion of each stage of work or as per commitment. (07) For delay in payment as per the above schedule, Interest as per RERA will be charged extra. If the due / committed payment is delayed continuously for more than 90 days, the developer reserves all rights to cancel that booking by giving simple notice and booking amount will be returned within 30 days after deduction of 10% plus extra work cost (if done) from booking amount. (08) Developers shall have the right to change the plan, elevation, specification or extend the scheme or any details herein will be binding to all. (09) In case of delay in the procedure or any activity of corporation / VUDA, MGACL or any authority shall be faced united. (10) Extra work shall be executed only after receiving full payment in advance - subject to approval. (11) 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. (12) Any plans, specifications or information in this brochure cannot form legal part of an offer, contract or agreement. It is only depiction of the project. (13) All Images Shown are for Illustration Purpose only. (14) All disputes are subject to Vadodra jurisdiction.