



MAJESTIC HEIGHTS

2 & 3 BHK LUXURIOUS FLATS

Unlimited Happiness Eternal Joy

Homes are made of dreams, created with care and nurtured with love. Precisely why at Majestic Heights we build houses that enable you to live the life you have always wished for. Spacious 2 & 3 BHK residences in an elegant campus thoughtfully planned to offer you all the comforts of an urban lifestyle. Together with road facing ground & first floor retail spaces to add to convenience of the residents & offering captive market for the shop owners.

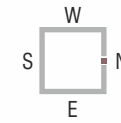




Unrestricted Views
Everlasting Freshness



BASEMENT
FLOOR LAYOUT



12 MTR. WIDE ROAD

12'-0" WIDE RAMP

16'-2" WIDE ROAD

UP

LIFT
8'-0" X 6'-0"

LIFT
6'-0" X 6'-0"

8'-0" WIDE PASSAGE

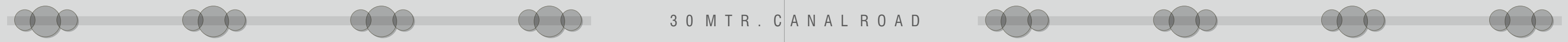
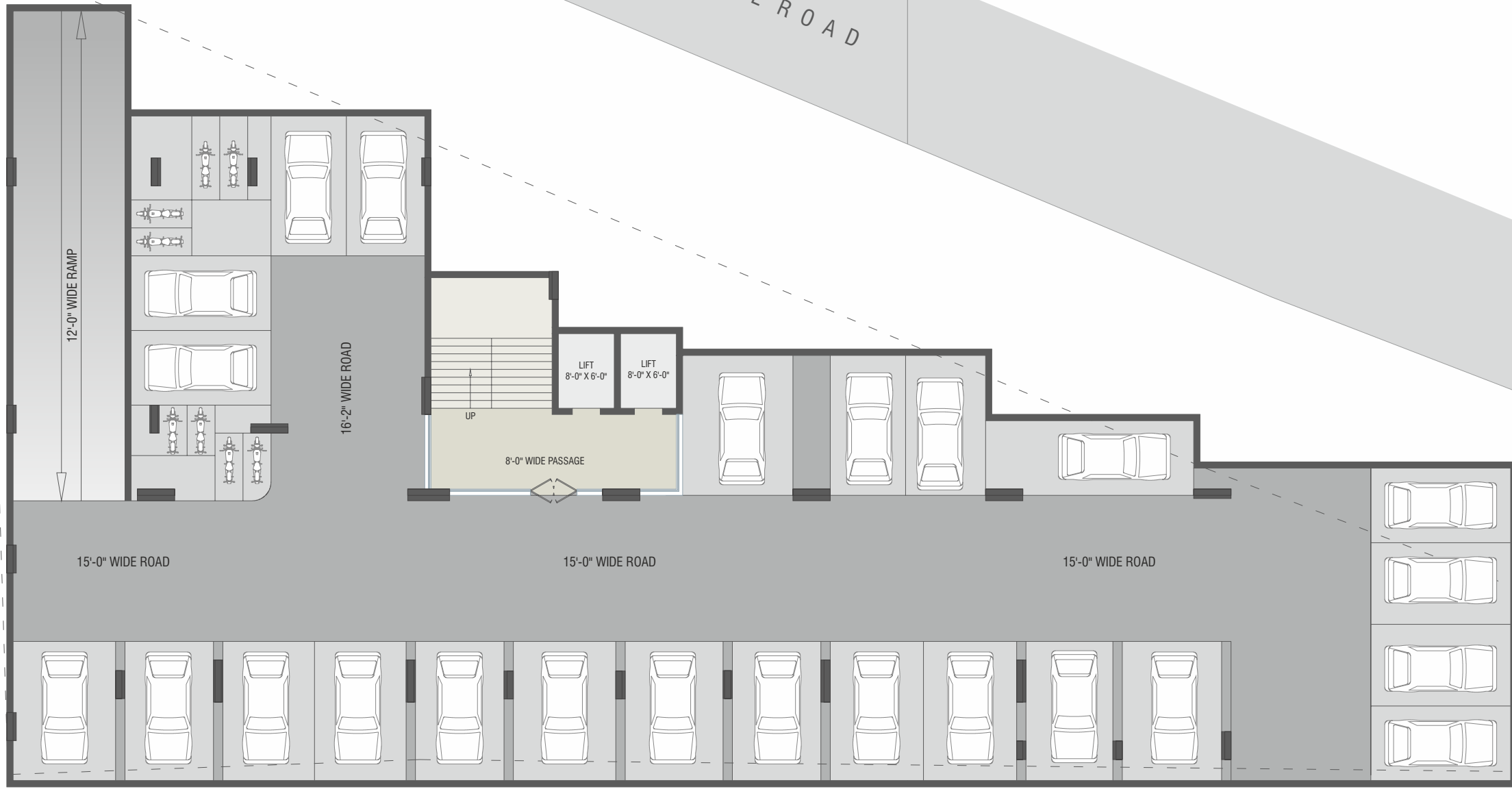
15'-0" WIDE ROAD

15'-0" WIDE ROAD

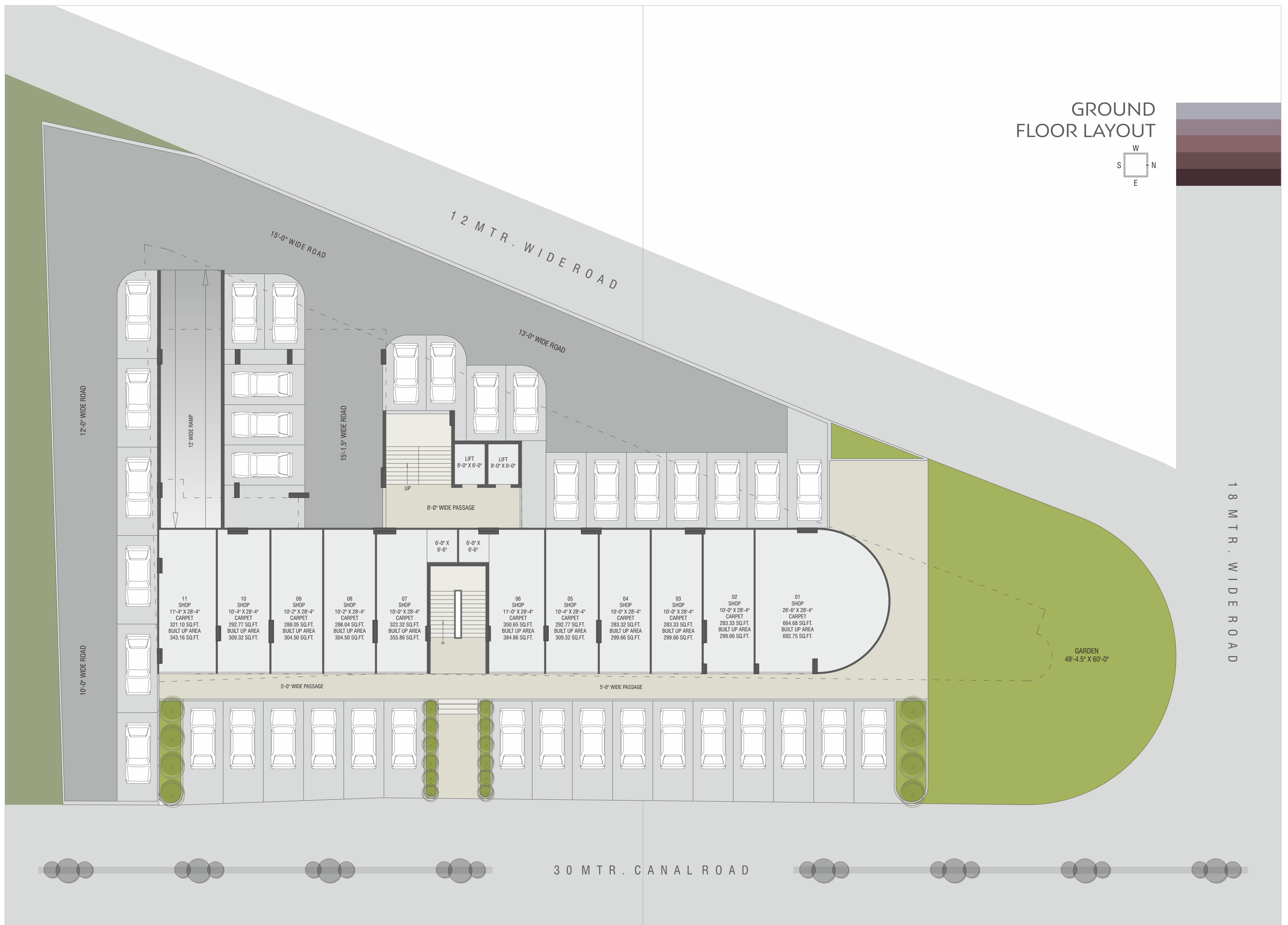
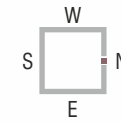
15'-0" WIDE ROAD

18 MTR. WIDE ROAD

30 MTR. CANAL ROAD



GROUND FLOOR LAYOUT



12-0" WIDE ROAD

10-0" WIDE ROAD

15-0" WIDE ROAD

15-1.5" WIDE ROAD

12 MTR. WIDE ROAD

13-0" WIDE ROAD

18 MTR. WIDE ROAD

30 MTR. CANAL ROAD

11 SHOP
11-4" X 28-4"
CARPET
321.10 SQ.FT.
BUILT UP AREA
343.16 SQ.FT.

10 SHOP
10-4" X 28-4"
CARPET
292.77 SQ.FT.
BUILT UP AREA
309.32 SQ.FT.

09 SHOP
10-2" X 28-4"
CARPET
288.05 SQ.FT.
BUILT UP AREA
304.50 SQ.FT.

08 SHOP
10-2" X 28-4"
CARPET
288.04 SQ.FT.
BUILT UP AREA
304.50 SQ.FT.

07 SHOP
10-2" X 28-4"
CARPET
322.32 SQ.FT.
BUILT UP AREA
355.86 SQ.FT.

06 SHOP
11-0" X 28-4"
CARPET
350.65 SQ.FT.
BUILT UP AREA
384.86 SQ.FT.

05 SHOP
10-4" X 28-4"
CARPET
292.77 SQ.FT.
BUILT UP AREA
309.32 SQ.FT.

04 SHOP
10-0" X 28-4"
CARPET
283.32 SQ.FT.
BUILT UP AREA
299.66 SQ.FT.

03 SHOP
10-0" X 28-4"
CARPET
283.33 SQ.FT.
BUILT UP AREA
299.66 SQ.FT.

02 SHOP
10-0" X 28-4"
CARPET
283.33 SQ.FT.
BUILT UP AREA
299.66 SQ.FT.

01 SHOP
26-8" X 28-4"
CARPET
664.68 SQ.FT.
BUILT UP AREA
692.75 SQ.FT.

6-0" X 6-6"

6-0" X 6-6"

8-0" WIDE PASSAGE

UP

LIFT
8-0" X 6-0"

LIFT
8-0" X 6-0"

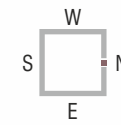
12 WIDE RAMP

5-0" WIDE PASSAGE

5-0" WIDE PASSAGE

GARDEN
49-4.5" X 60-0"

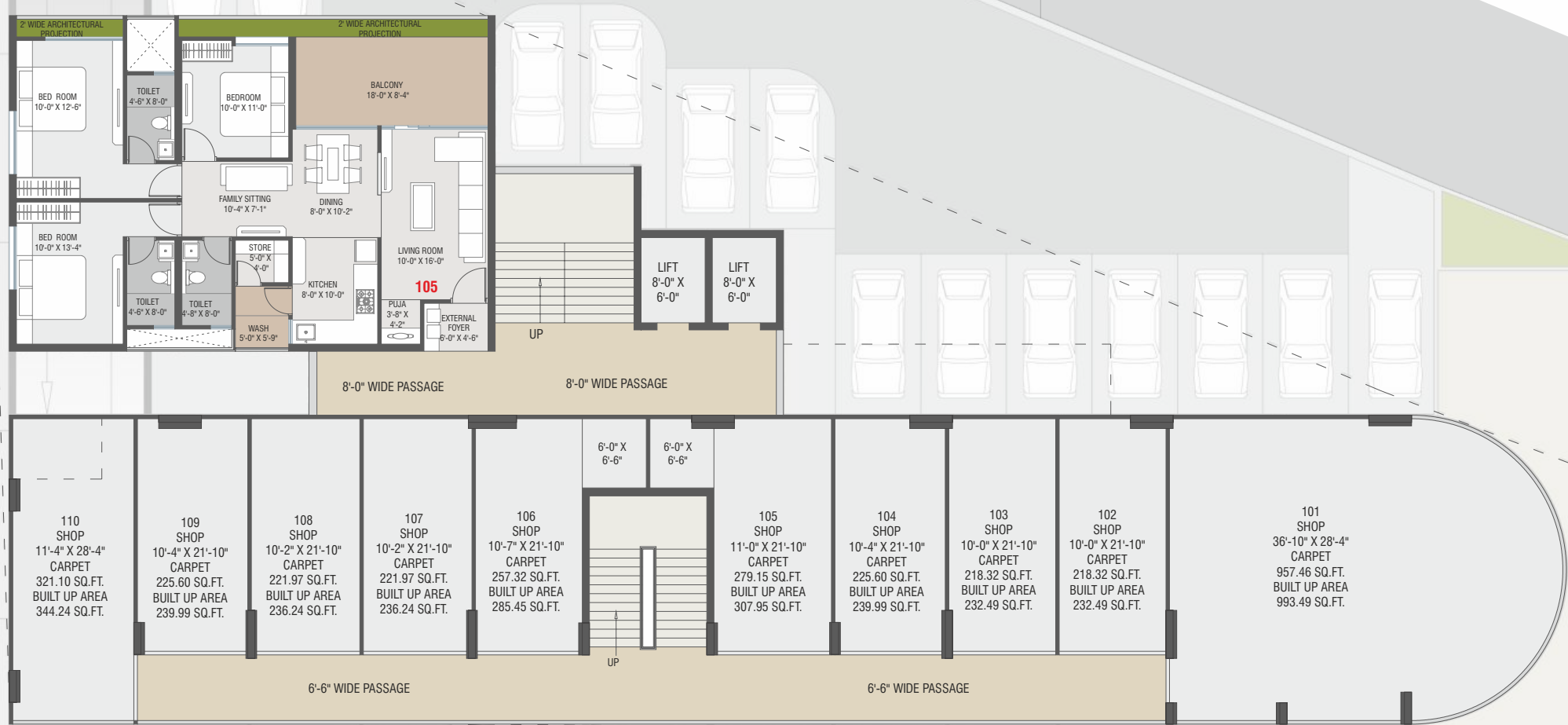
FIRST FLOOR LAYOUT



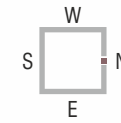
12 MTR. WIDE ROAD

18 MTR. WIDE ROAD

30 MTR. CANAL ROAD



SECOND FLOOR LAYOUT



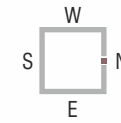
12 MTR. WIDER ROAD

18 MTR. WIDER ROAD

30 MTR. CANAL ROAD



3RD TO 10TH FLOOR LAYOUT



12 MTR. WIDEROAD

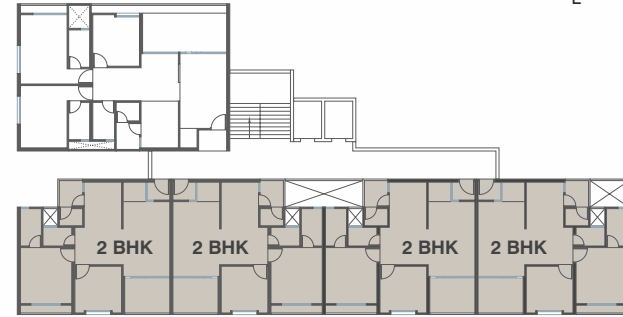
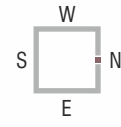
18 MTR. WIDEROAD

30 MTR. CANAL ROAD



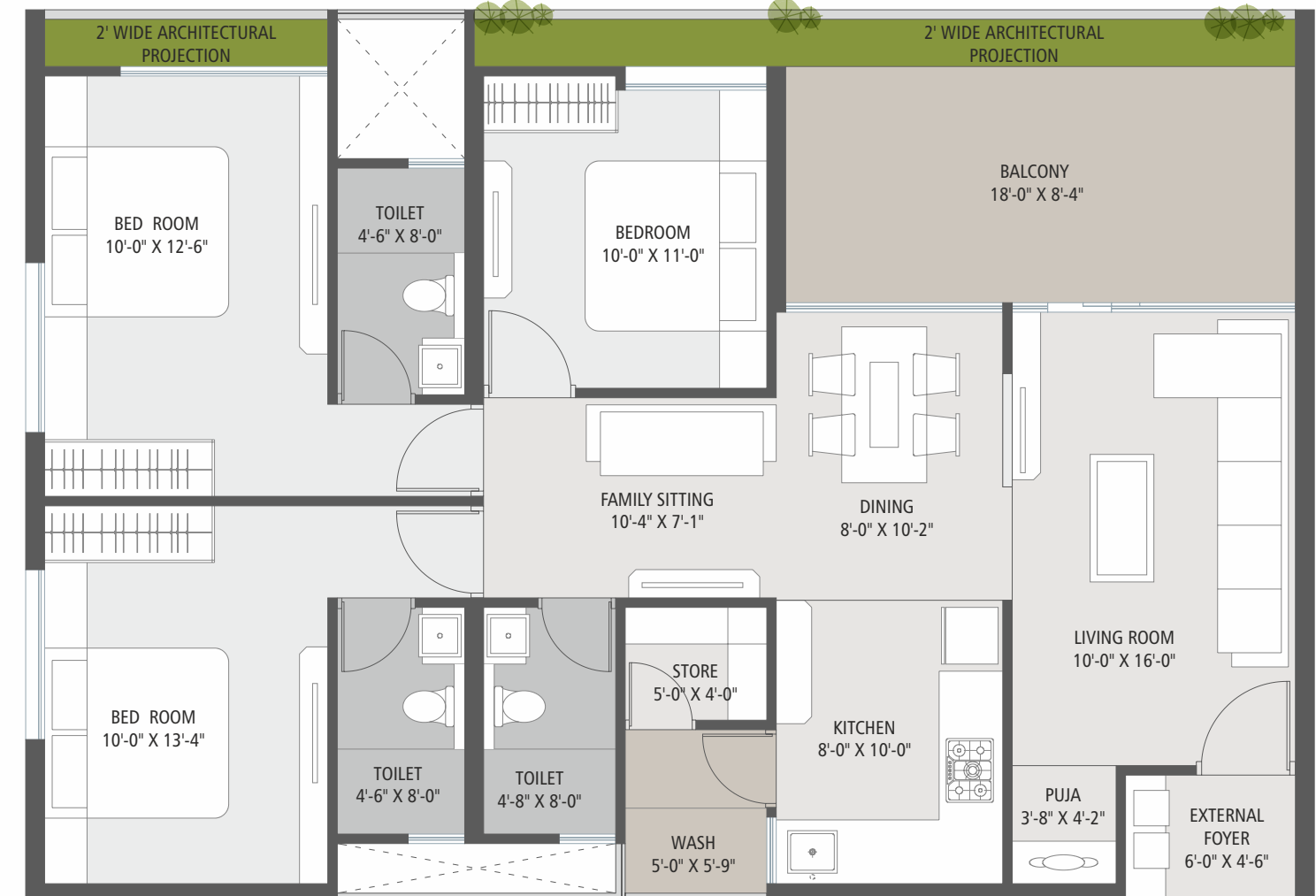
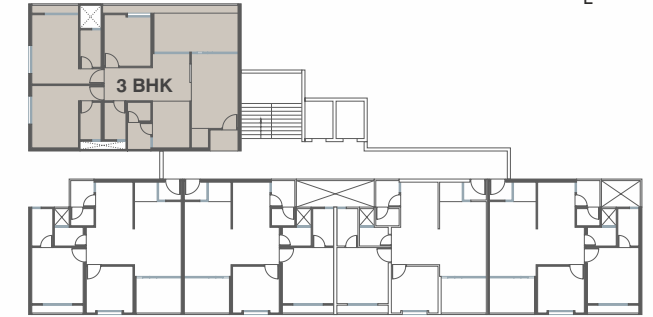
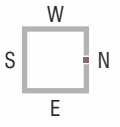
UNIT PLAN (2BHK)

CARPET AREA: 837 SQ.FT.
BUILT-UP AREA: 892 SQ.FT.



UNIT PLAN (3BHK)

CARPET AREA: 1200 SQ.FT.
BUILT-UP AREA: 1390 SQ.FT.



AMENITIES



Decorative compound Gate



Standard Quality Passengers Lift



Underground and overhead tanks for 24 hour water supply with sensor



Sufficient Parking



Gated premises with CCTV surveillance



Letterbox & Name Plate

SPECIFICATIONS

Structure:

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

Flooring:

- 2' x 2' Vitrified flooring in living, dining, kitchen, balcony, and all bedrooms, and ceramic tiles in bathrooms.

Kitchen:

- Granite platform with SS kitchen sink and designer tiles up to lintel level over the platform

Bathrooms:

- Designer tiles up to lintel level with quality bath fittings, sanitary ware and glazed tiles.

Plumbing:

- Systematic wall concealed CPVC/UPVC branded plumbing fitting, Geyser point in Bathrooms.

Doors & Windows:

- Decorative main door with standard safety lock and fittings. All other internal doors are flush doors with laminates. Aluminum section windows

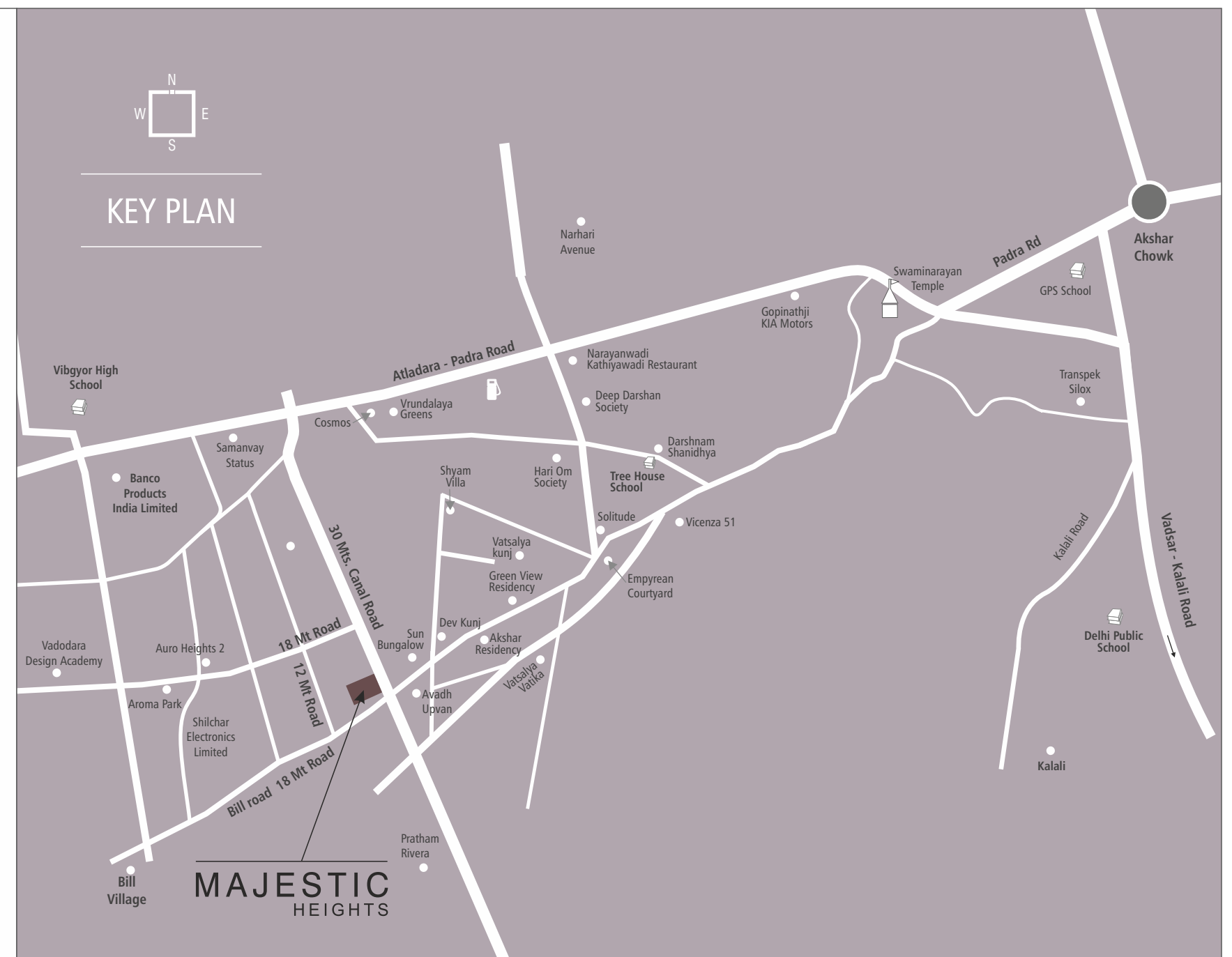
Electrification:

- Concealed copper ISI wiring and good quality modular switches with sufficient points. Provision for Split AC in master bedroom. Geyser point in bathroom. MCB in main distribution board.

Finishing:

- Internal smooth finish plaster and distemper paint on internal walls. External waterproof plaster with semi-acrylic exterior paint. Railing with enamel paint & exterior weather resistant paint.

KEY PLAN



Developer:
Aashray Realty

Site: Majestic Heights,
30 Mtrs. Bill Canal Road,
Village Bill, Vadodara - 391410.

Contact: 63543 99096,
76988 83886, 76982 62531
99245 28457

Email: Majesticheights47@gmail.com

Architect :UNEVEN



Structure :



PAYMENT TERMS

SHOPS				FLATS							
Booking	30%	Plaster Level	20%	Booking	20%	2nd Slab	05%	6th Slab	05%	10th Slab	05%
Plinth Level	15%	Flooring	10%	Plinth Level	10%	3rd Slab	05%	7th Slab	05%	Brick Masonery	05%
Slab	20%	Finishing	05%	Ground Floor Slab	05%	4th Slab	05%	8th Slab	05%	Flooring	05%
				1st Slab	05%	5th Slab	05%	9th Slab	05%	Finishing	05%

DISCLAIMER : Premium quality materials or equivalent branded products shall be used for all construction work. - Right of any changes in dimensions, design & specifications will be reserved with the developer, which shall be binding for all members. - External changes are strictly not allowed. - Development charges, GST Charges, documentation charges, stamp duty, all municipal taxes, G.E.B. meter deposit should be levied separately. - Each member needs to pay maintenance deposits separately. - In case of booking cancellation, amount will be refunded from the booking of same premise after deducting 10% of booking amount. - Possession will be given after one month of all settlement of account. - Extra work at the cost of client with prior estimate needs to be given in advance but no change in elevation and plan will be done. - The developer reserve the full right to make any changes. - This brochure does not form a part of agreement or any legal document, It is easy display of project only.