



**Site : Malbar Royal,**

Behind VR ONE, Opp. L&T knowledge city,  
N.H. 08, Between Ajwa & Waghodia Chowkdi,  
Bapod, Vadodara 390019.

**Ph :** +91 93136 96461

**E :** malbarroyal2021@gmail.com

**Architect :**



**Structure :**



**Developers :** Shree Anugrah Developers

**Payment Mode for Flats :**

• 10% On Booking • 10% Plinth • 20% 1st floor Slab • 25% Slab Level • 10% Brick Work • 05% Plaster & Flooring • 05% Sanitary Fitting • 05% Plumbing • 05% Finishing Work • 05% Sale deed and possession

**Payment Mode for Shops :**

• 20% On Booking • 20% Plinth • 20% Ground Floor Slab • 15% Brick Work • 05% Plaster & Flooring • 05% Sanitary Fitting • 05% Plumbing • 05% Finishing Work • 05% Sale deed and possession

**Terms & Conditions :** • Possession will be given after one month of settlement of all accounts as per schedule • Payment terms as per allotment letter • Each Member Maintenance deposit will be charged separately • 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. 25,000 • No changes or alteration will be allowed in the elevation • Continuous default payments will lead to cancellation of property • In case of booking cancellation, the amount will be refunded from the booking of the same premises and a minimum of rupees 50,000/- will be deducted from the booking amount. • Architect / Developers shall have the right to change / revise / improvise any details, which will be binding for all • Development charges extra • In case of delays in corporation water supply, drainage work, 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.

॥ जय श्री कृष्ण ॥

॥ श्री गणेशाय नमः ॥

॥ जय श्री स्वामिनारायण ॥

The signature lifestyle homes



ZURICH 985047913 130 Visualisation by: LUCID - The Artistry



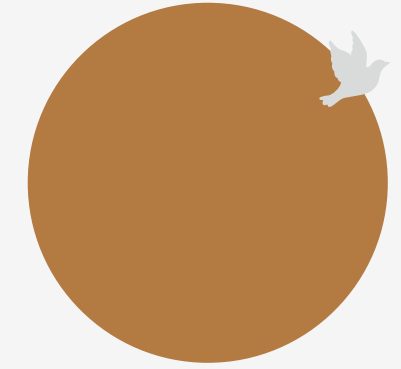
## A GRAND LIFE REDEFINED

It's easy to fall in love with the apartments at Malbar Royal that are all designed to maximise the joy of living.





AN INTEGRATED  
APARTMENT IN VADODARA  
WHERE 'LIGHTER LIVING'  
IS THE WAY  
OF LIFE





ELEGANCE THAT  
STANDS TALL







### First Floor Plan



9.00 METER T.P. ROAD

12.00 METER WIDE T.P. ROAD



### Typical Floor Plan

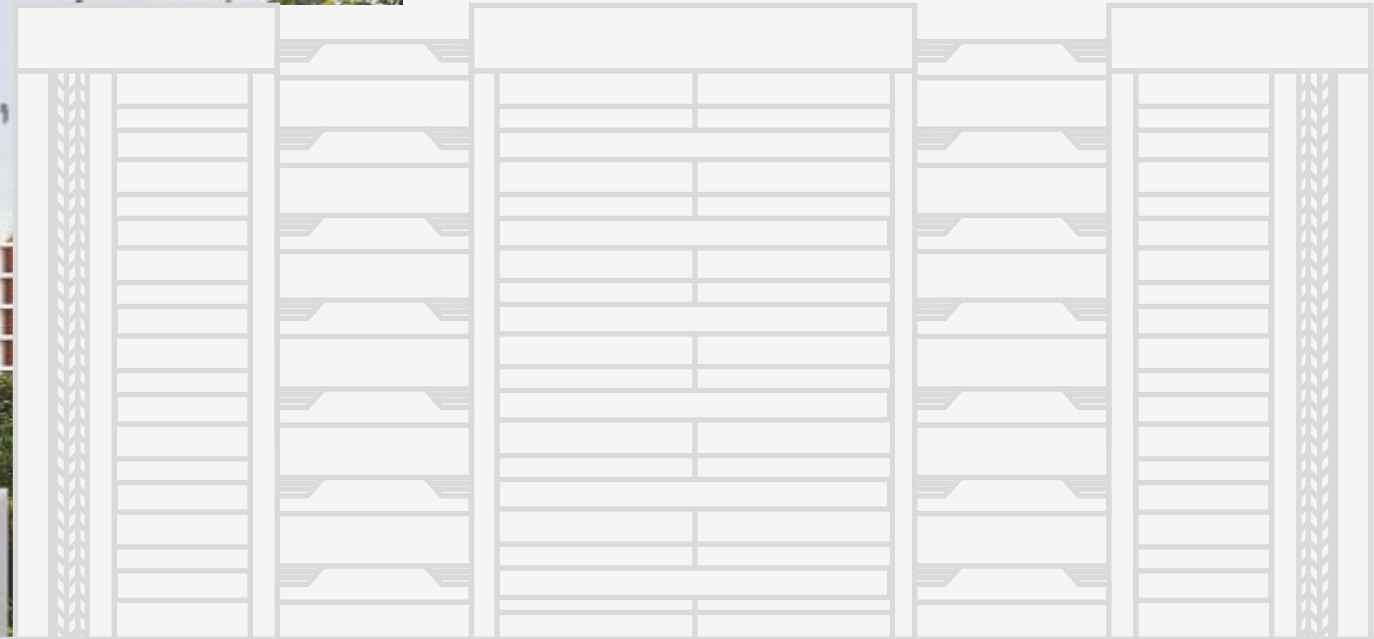


9.00 METER T.P. ROAD

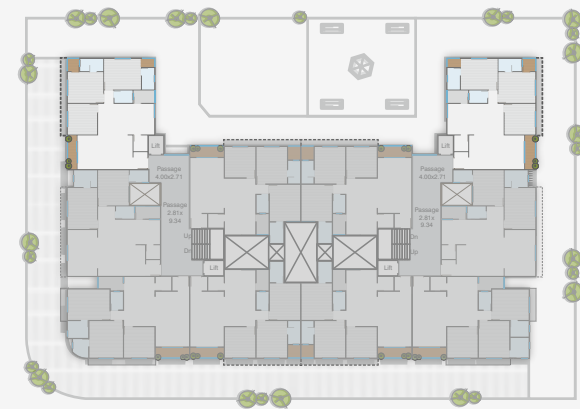
12.00 METER WIDE T.P. ROAD



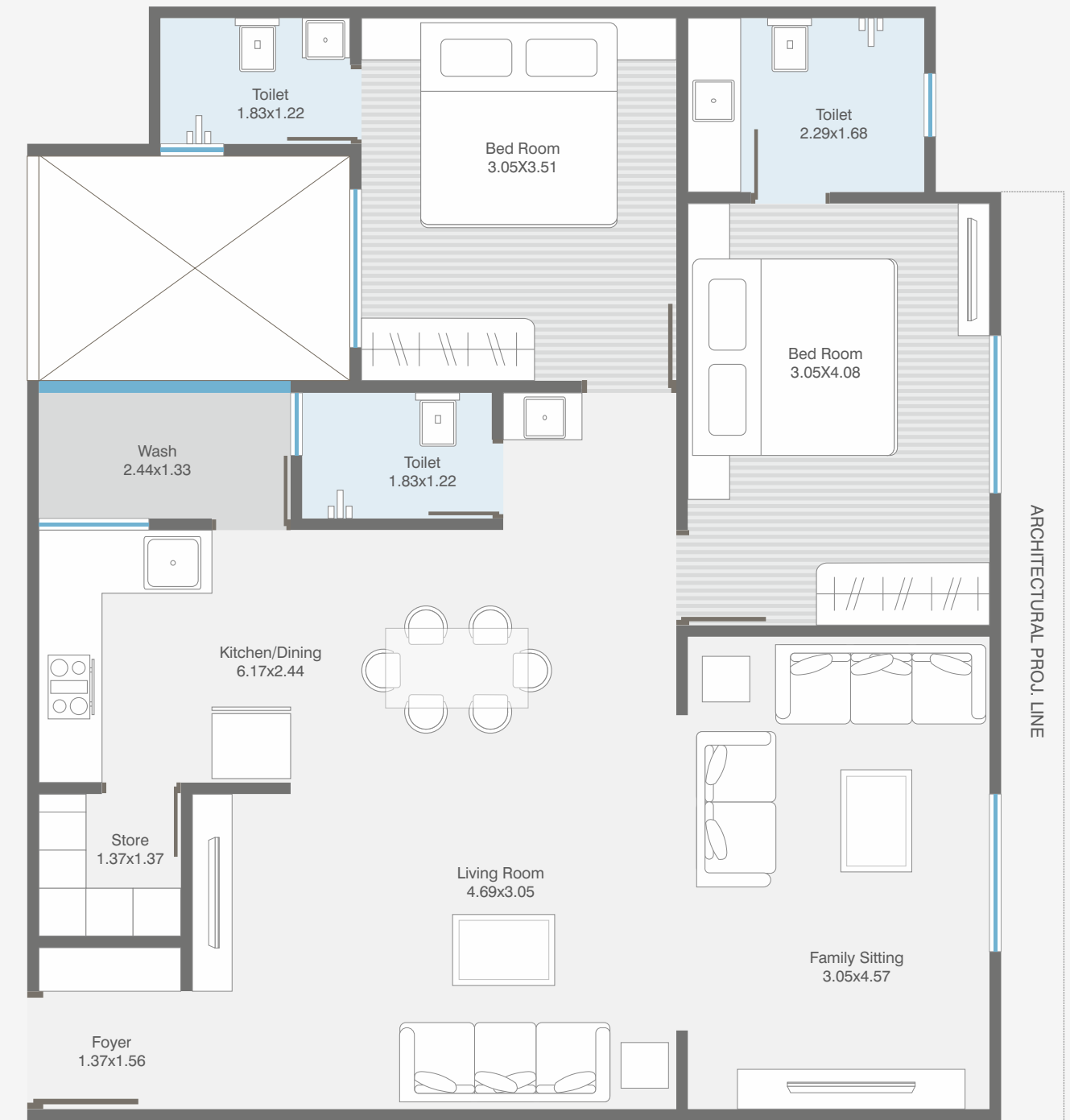
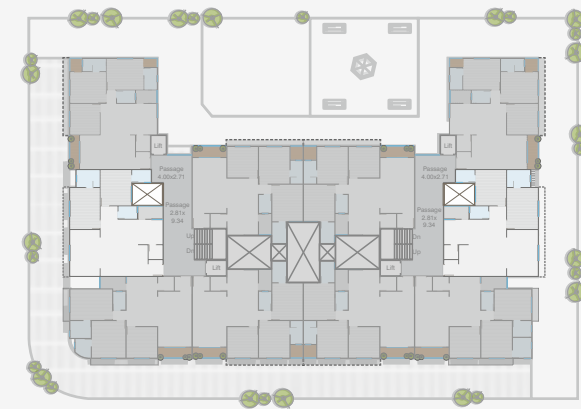
A LIFESTYLE  
FOR EVERYONE



**Tower: A-B**  
**Type: 1 | 3BHK**

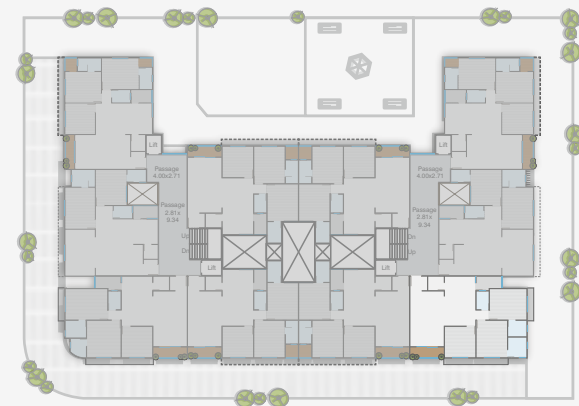


**Tower: A-B**  
**Type: 2 | 2HALL-2BHK**

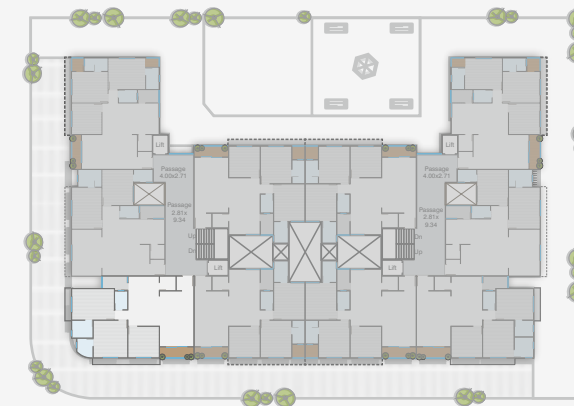




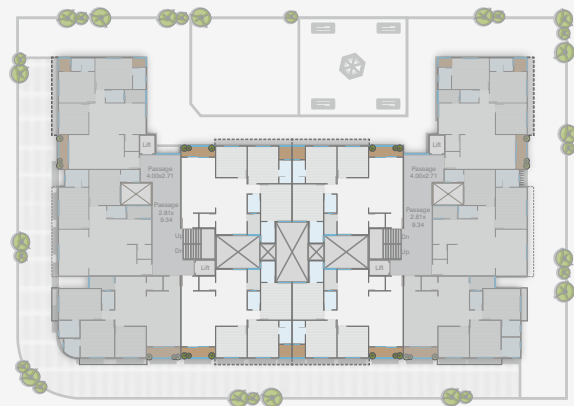
**Tower: A**  
**Type: 3 | 3BHK**



**Tower: B**  
**Type: 3 | 3BHK**



**Tower: A-B**  
**Type: 4 | 3BHK**



**Club House Plan**

**Ground Floor**

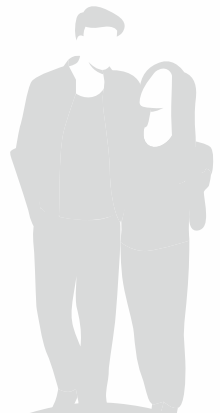
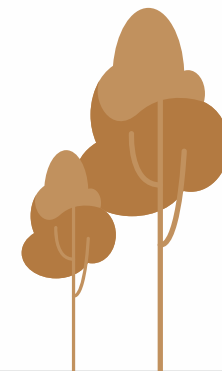
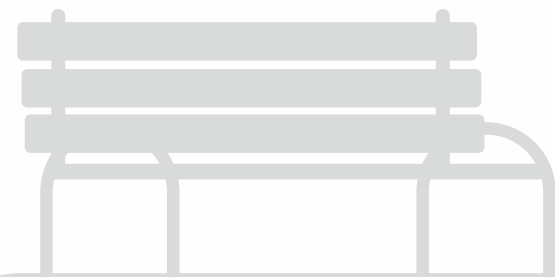


**First Floor**



## THE BIGGEST ADVENTURE YOU CAN EVER TAKE IS TO LIVE THE LIFE OF YOUR DREAMS

Life at Malbar Rooyal is anything but ordinary, an exclusive space of repose set against a bustling urban background. Surrounded by everything that defines your life, yet away from everything that confines it, a home at Malbar Rooyal is a haven – a splendid sanctuary of space filled with natural light. Come, experience life in the light. Experience life at Malbar Rooyal.



## Value Added Amenities



CCTV Surveillance



Pressure pump



Boom barrier at main gate



One Allotted Parking Basement



Fencing on top of compound wall

## Premium Amenities



Children's Play area



Fire fighting system



24 hours water supply



Club House / Multi-Purpose Hall



Decorative Entrance gate with Security Cabin



Branded Lift



Rainwater Harvesting



Electric Backup Generator



Most Luxurious & peaceful location



Level controller in water tanks to avoid wastage

## SPECIFICATION

### STRUCTURE

- RCC earthquake resistance structure designed by approved Structural architect

### WALL FINISH

- Interior : Smooth Finish Plaster With 2 Coat Putty And Primer.
- Exterior : Double Coat Plaster With Weather Resistant Paint.

### FLOORING

- Vitrified Tiles As Per Architect's Design
- 1200x600 (4ftx2ft) Premium Quality Glazed Vitrified Tiles In Living Room, Family Sitting, Kitchen, Dining And 2 Bedrooms.
- Wooden Flooring Tiles In 1 Master Bedroom.

### ELECTRICAL

- Branded Modular Switches
- Wires : RR Cabel / Finolex / polycab, Anchor Or Equivalent
- T.v. Point In Living Room And In 1 Bedroom
- A.c. Points In 2 Bedrooms & Living Room

### KITCHEN

- Black Granite Platform With Standard Quality S.S. Sink
- Tiles At Dado Till Lintel Level
- R.O. System In Each Unit

### DOORS & WINDOWS

- Decorative Main Door
- Internal Doors -laminated Flush Doors
- Anodized Sliding With Aluminum Windows
- Granite Frame In All Doors & Windows

### BATHROOMS

- Designer Tiles Upto Lintel level As Per Architect's Selection
- Branded Sanitaryware Equivalent
- Branded C.P. Fittings Equivalent
- 2 Bathrooms With Geyser Points

### TERRACE

- China Mosaic Finish With Waterproofing Treatment.

