

A Project By:



ParkRest - Opp. Taksh Aura,
Adjoining L&T Knowledge City,
Near Ankhola Village, Waghodia Road,
Vadodara.

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Architect: **ARCHITECTS** | +91 96243 80003

Structure: **SIDHPURA & ASSOCIATES**

3d Rendering: **PARAM INTERACTIVE**

GUJ. RERA NO.:
PR/GJ/VADODARA/VADODARA/Others/RAA01575/080218
www.gujrera.gujarat.gov.in



WAGHODIA ROAD



DABHOI ROAD



ParkRest
3&4 BHK PARKLINK VILLAS



WAGHODIA ROAD, VADODARA



IT'S A *Beginning* OF LIFE,
AND WE ARE HERE WITH YOU



WELCOME TO PARKREST !!!

"Home" is the place where you feel in control and properly oriented in space and time, it is a predictable and secure place. In the words of poet Robert Frost, "Home is the place that, when you have to go there, they have to take you in" In short, "HOME" is the primary connection between you and the rest of the world.

L&T Knowledge City



18.00 MTR. WIDE ROAD

18.00 MTR. WIDE PROPOSED ROAD

Ankhol Village

Layout PLAN



TYPE **C** | 4 BHK *Premium*

MIN. PLOT AREA : 950.00 Sq.Ft.

No.	Area	No.	Area	No.	Area	No.	Area
167	1590.90	185	943.03	215	943.03	233	943.03
168	943.03	186	943.03	216	943.03	234	943.03
169	943.03	187	943.03	217	943.03	235	943.03
170	943.03	188	1863.55	218	943.03	236	943.03
171	943.03	189	1592.73	219	943.03	237	943.03
172	943.03	190	985.65	220	943.03	238	943.03
173	943.03	191	985.65	221	943.03	239	943.03
174	943.03	192	985.65	222	943.03	240	943.03
175	943.03	193	985.65	223	943.03	241	943.03
176	943.03	194	985.65	224	943.03	242	943.03
177	943.03	195	985.65	225	943.03	243	943.03
178	943.03	196	985.65	226	943.03	244	943.03
179	943.03	197	985.65	227	943.03	245	943.03
180	943.03	198	985.65	228	943.03	246	943.03
181	943.03	199	985.65	229	943.03	247	943.03
182	943.03	200	985.65	230	943.03	248	943.03
183	943.03	213	1319.87	231	943.03		
184	943.03	214	943.03	232	943.03		

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TYPE **B** | 4 BHK

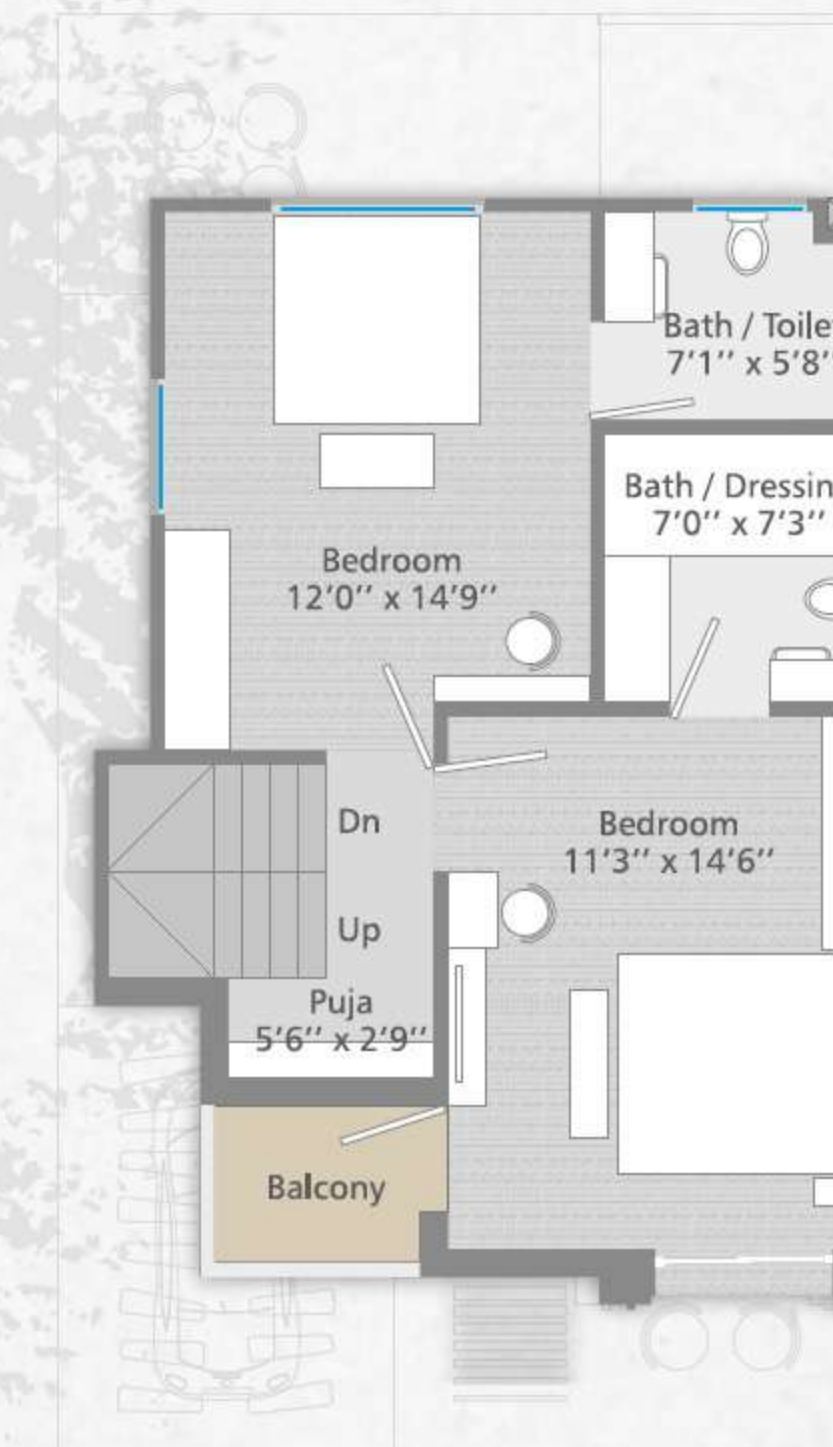
MIN. PLOT AREA : 868.00 Sq.Ft.

No.	Area	No.	Area	No.	Area
201	1099.10	330	867.57	351	867.57
202	867.57	331	867.57	352	867.57
203	867.57	334	867.57	353	867.57
204	867.57	335	867.57	354	867.57
205	867.57	336	867.57	355	867.57
206	867.57	337	867.57	356	2049.12
207	867.57	338	867.57	357	1689.82
208	867.57	339	867.57	358	1289.95
209	867.57	340	830.97	359	1289.95
210	867.57	341	830.97	360	1689.82
211	867.57	342	867.57		
212	1136.56	343	867.57		
325	2144.60	344	867.57		
326	867.57	345	867.57		
327	867.57	346	867.57		
328	867.57	347	867.57		
329	867.57	350	867.57		

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

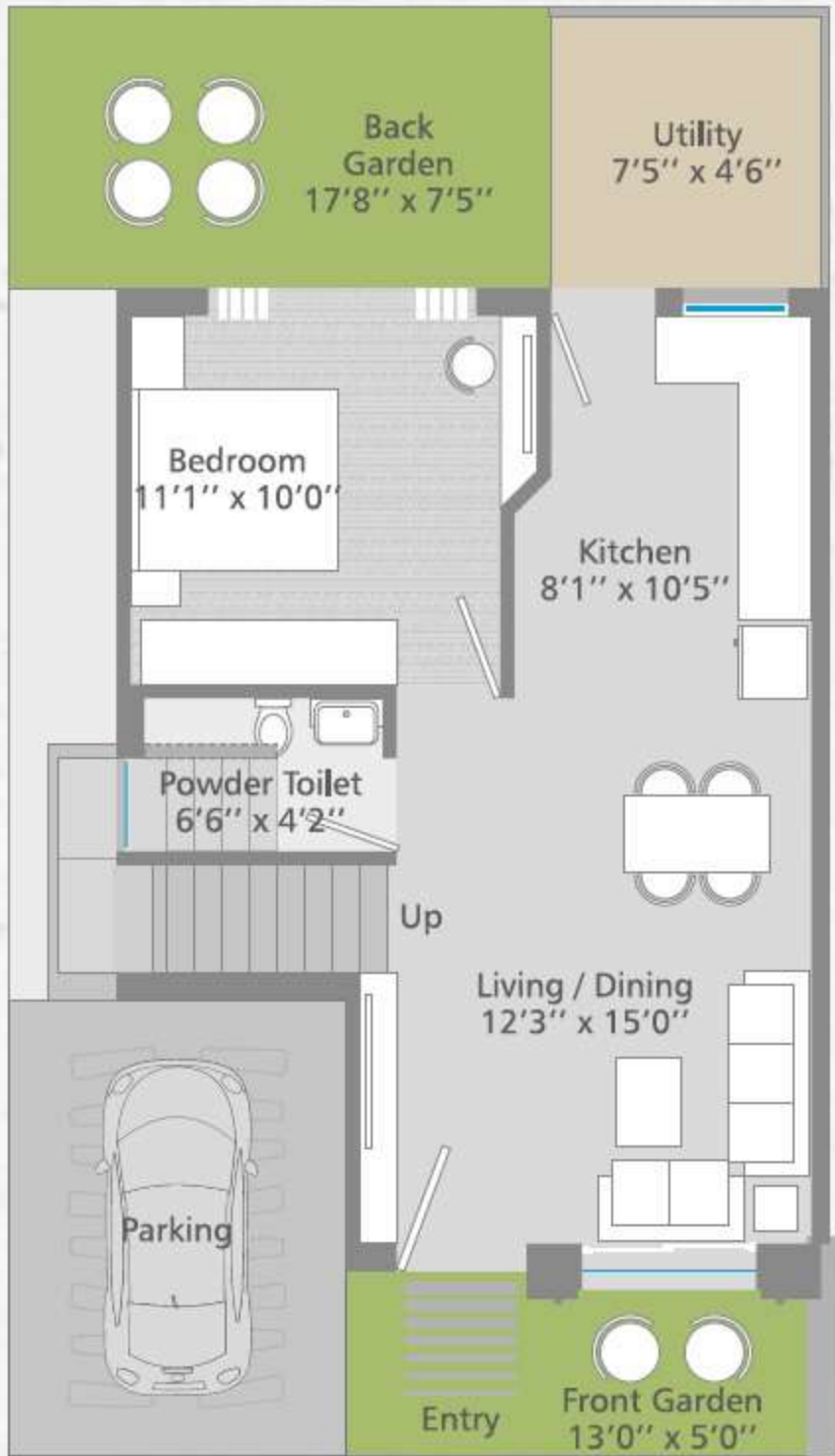


TYPE **A** | 3 BHK

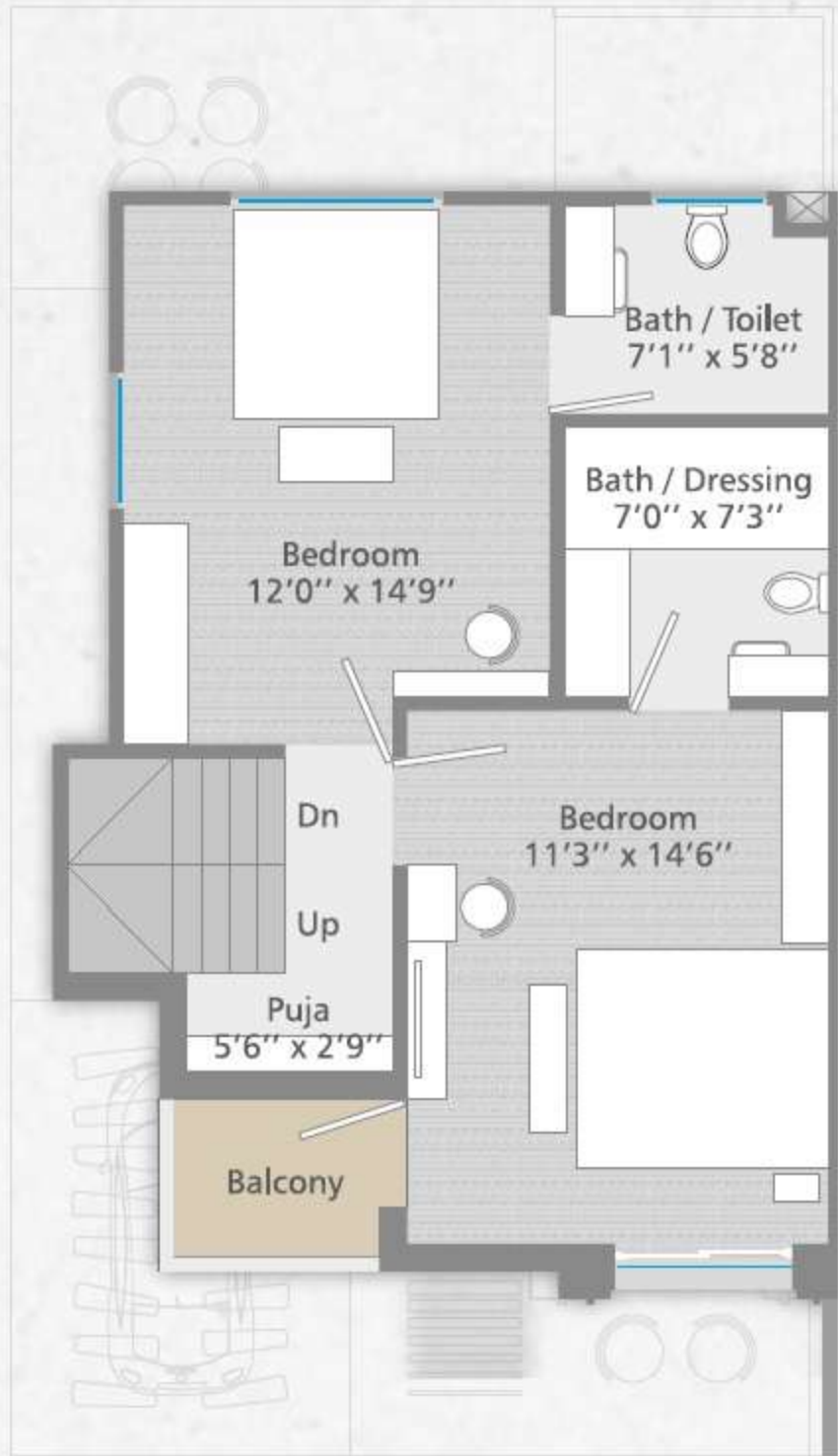
MIN. PLOT AREA : 868.00 Sq.Ft.

No.	Area	No.	Area	No.	Area
273	1567.65	291	867.57	309	867.57
274	867.57	292	867.57	310	867.57
275	867.57	293	867.57	311	867.57
276	867.57	294	867.57	312	1002.98
277	867.57	295	867.57	313	1891.00
278	867.57	296	867.57	314	1222.46
279	867.57	297	867.57	315	1154.54
280	867.57	298	867.57	316	1087.26
281	867.57	299	867.57	317	1017.83
282	867.57	300	829.04	318	959.17
283	867.57	301	829.04	319	1069.50
284	867.57	302	867.57	320	1281.44
285	867.57	303	867.57	321	1202.54
286	867.57	304	867.57	322	1123.64
287	867.57	305	867.57	323	1045.93
288	1434.50	306	867.57	324	1914.57
289	1162.07	307	867.57		
290	867.57	308	867.57		

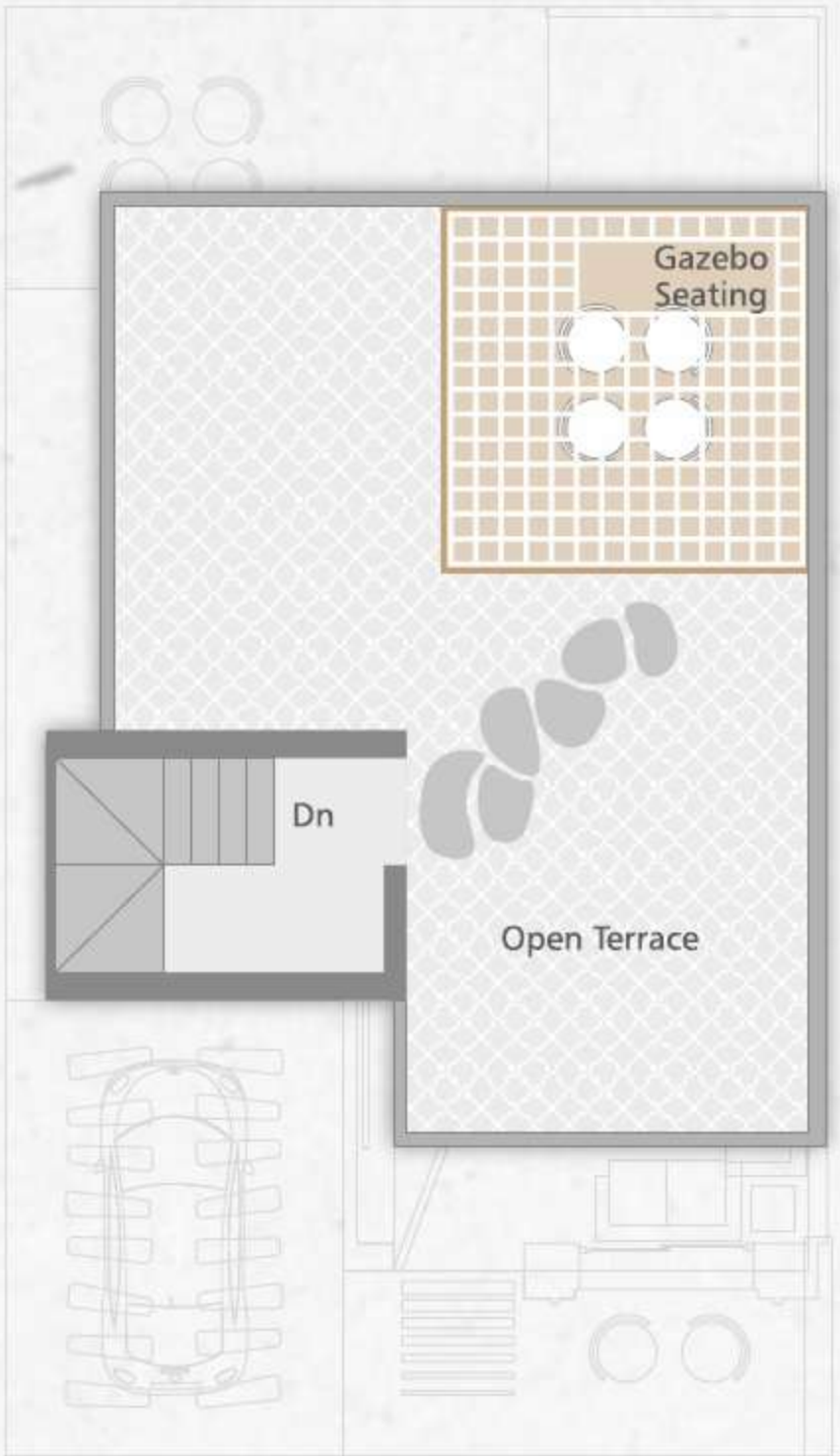
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



SPECIFICATIONS



RCC STRUCTURE
Earthquake resistant RCC frame structure as per structural engineer's design.



FLOORING
Double charged 800x800 Vitrified Tiles in Lounge, Dining & kitchen. 605x605 Vitrified Tiles in all Bedrooms. Anti-skid Vitrified tiles of reputed make in bathrooms and balconies.



ELECTRIFICATION
Concealed copper wiring of approved quality. Branded premium quality modular switches with sufficient electrical point as per architect's plan.



BATHROOMS & TOILETS
Designer bathrooms with Premium Glazed Tiles upto Door level. Premium branded Plumbing fixture and vessels.



KITCHEN
Granite counter with Stainless Steel Sink and tiling upto the door/window level on walls.



DOOR & WINDOWS
Doors : Elegant wooden entrance Door. Internal Flush doors.
Windows : Colour anodized aluminium section windows with reflective glass of reputed make.



PAINT & FINISH
Interiors : Smooth plaster with Wall Putty & Primer
Exterior : Double coat plaster with Water proof and fungal resistant paint. (Asian Paint or equivalent)



TERRACE
Open terrace finished with chemical water proofing and china mosaic flooring/tiles.

Amenities



Gymnasium



Swimming Pool



Senior
Citizen Deck



Large Landscape
Gardens



Gazebo
With Sitting



Fast Food
Corner



Café



Volleyball Court



Convenience
Store



Payment Mode : Booking Amount Rs. 1 Lac | Down-Payment withing 1 month of Booking 25% | At Plinth Level 15%
At Ground Floor Slab Level 15% | At First Floor Slab Level 15% | At Plaster Level 15% | At Flooring Level 10%
1 Month before taking Possession 05%

We Request: (1) Possession will be given after one month of settlement of accounts. (2) Extra work will be executed after receipt of full advance payment. (3) Stamp Duty, Registration Charge, GST or any new Central Govt., State Govt., VUDA Taxes, if applicable shall have to be borne by the client. (4) Continuous default payments leads to cancellation. (5) Architect / Developers shall have the rights to change or revise the scheme or any details herein and any change or revision will be binding to all. (6) In case of delay in Light connection by authority, developers will not be responsible. (7) All dimensions are indicative and actual dimensions in each room might vary (8) Plot area shown in list is per site condition and may vary. (9) Common compound wall of individual unit will be as per architect's design (10) Refund (exclude tax) shall be given in case of cancellation of the booking within 7 days. The payment shall be refunded only after same premises is re-booked and payment for the same is received from the other customer. We shall deduct a minimum administrative charge of Rs. 50,000. (11) Any plans, specification or information in this brochure cannot form part of an offer, contract or agreement. (12) All members shall have to essentially be the part of the society formed by the association members and shall have to abide by the society bylaws. (13) After virtual completion of the work all the repair and the maintenance like drainage, watchman salary, electricity bill etc. shall be borne by society members. (14) Members of society are not allowed to change elevation of duplex in any circumstances. This brochure shall not be treated as legal document; it is only for the purpose of information. (15) Prime Location Charges extra.

