



NISHTHA DEVELOPERS

“Rudra Villa”

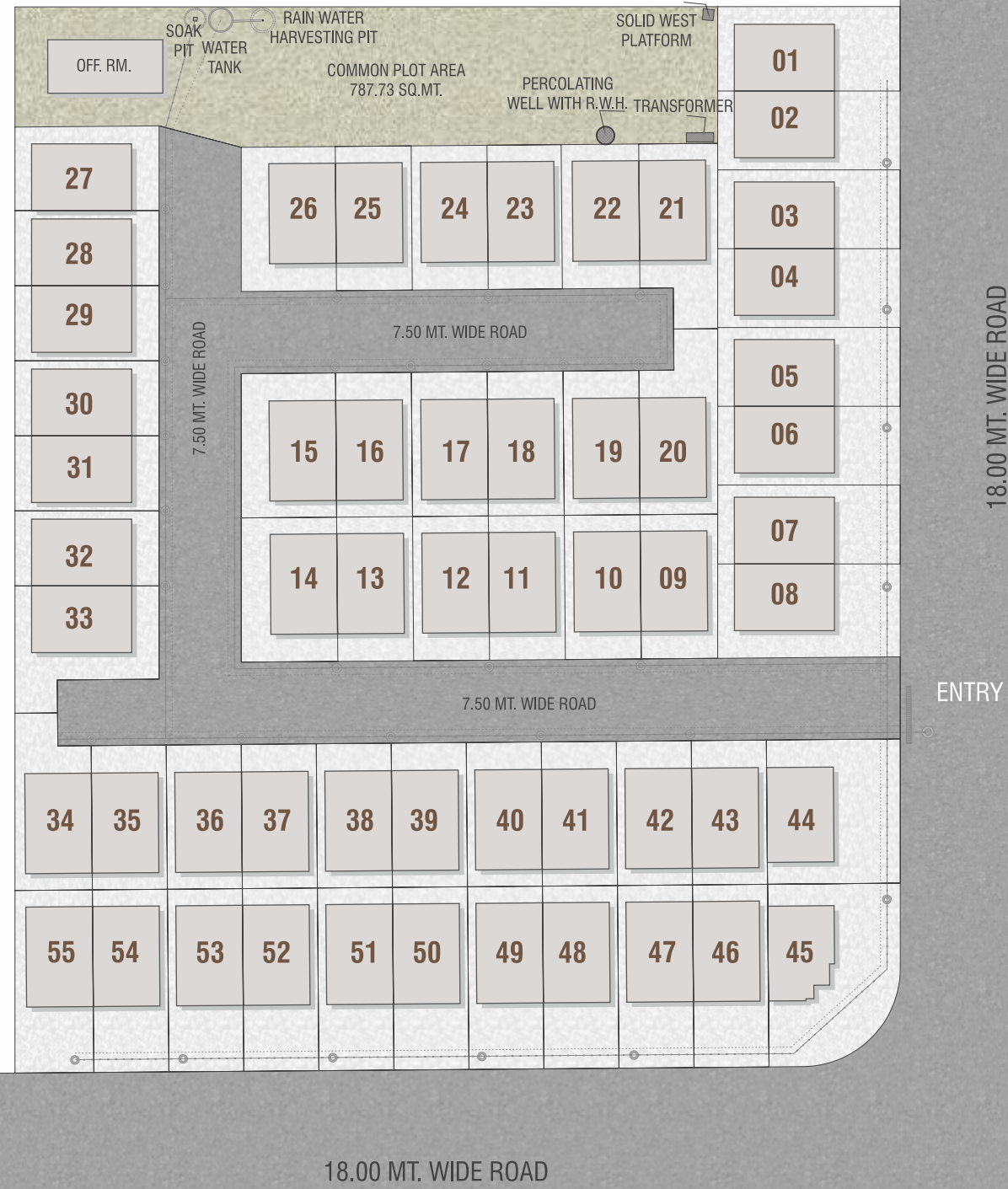
Nr. The Mark Flat, Opp. Pushpam Homes,
Bill-Kalali Road, Bill, Vadodara.

Call: 99246 90422

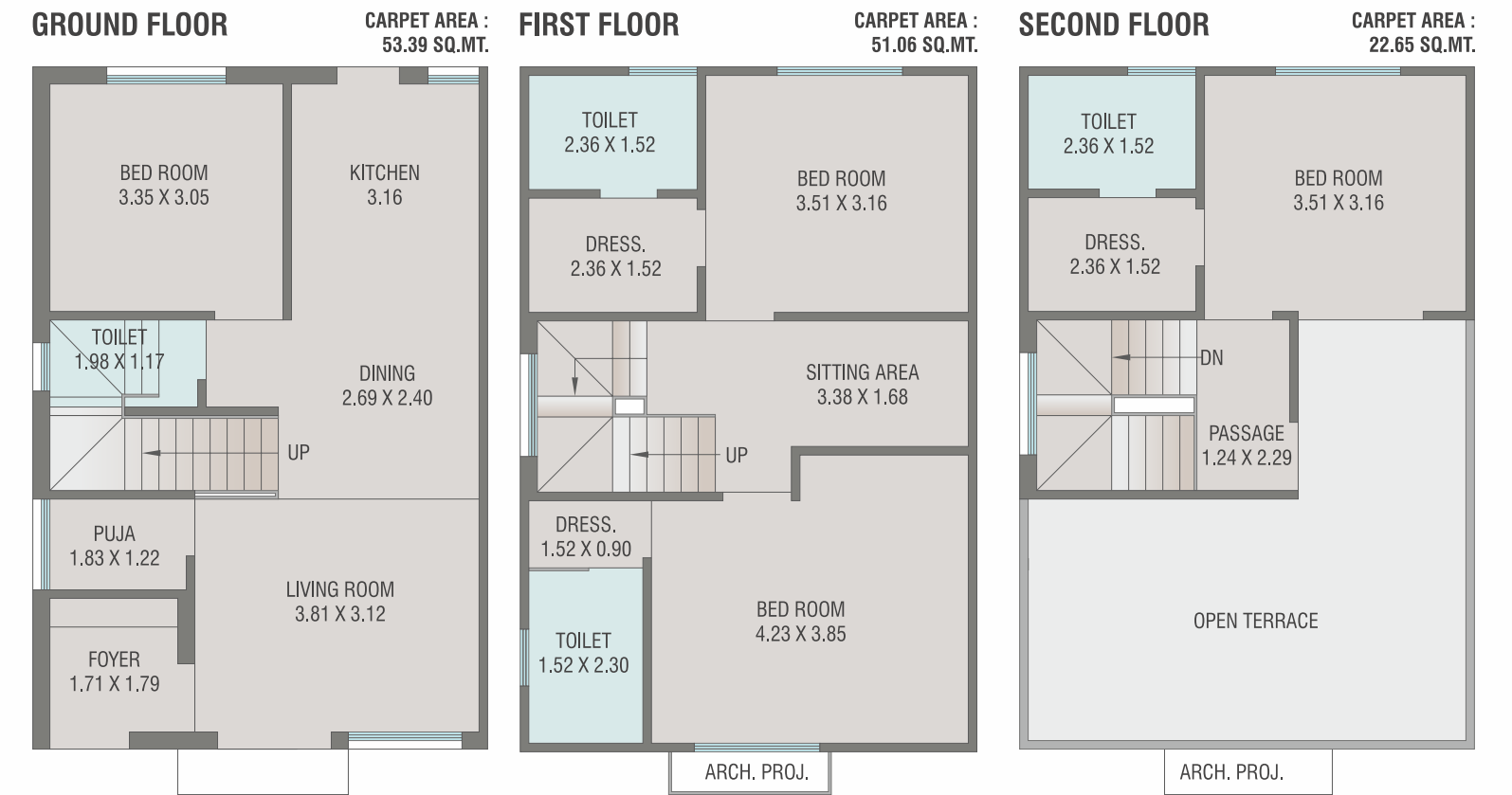


4 BHK LAVISH BUNGLOWS

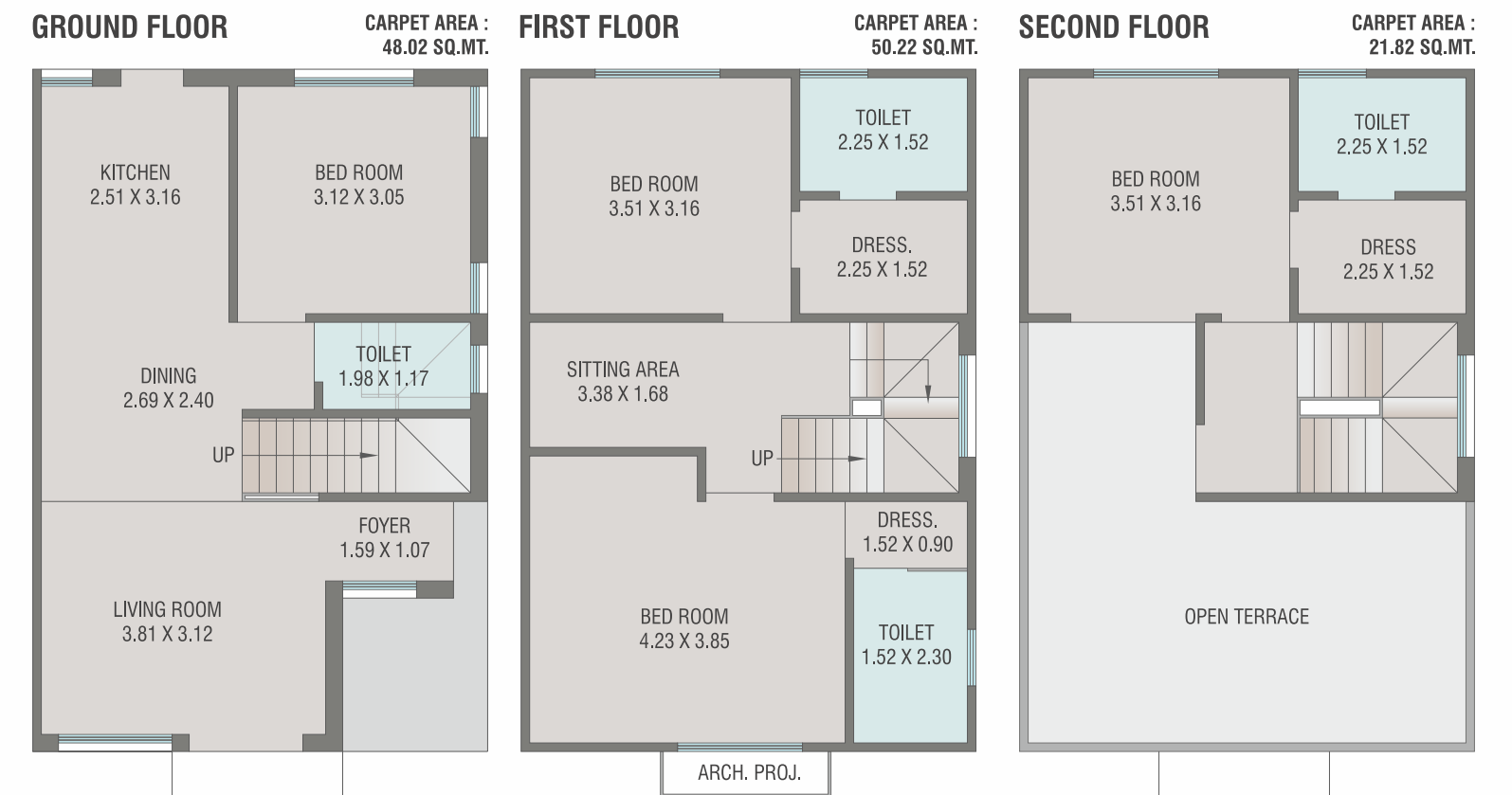
LAYOUT PLAN



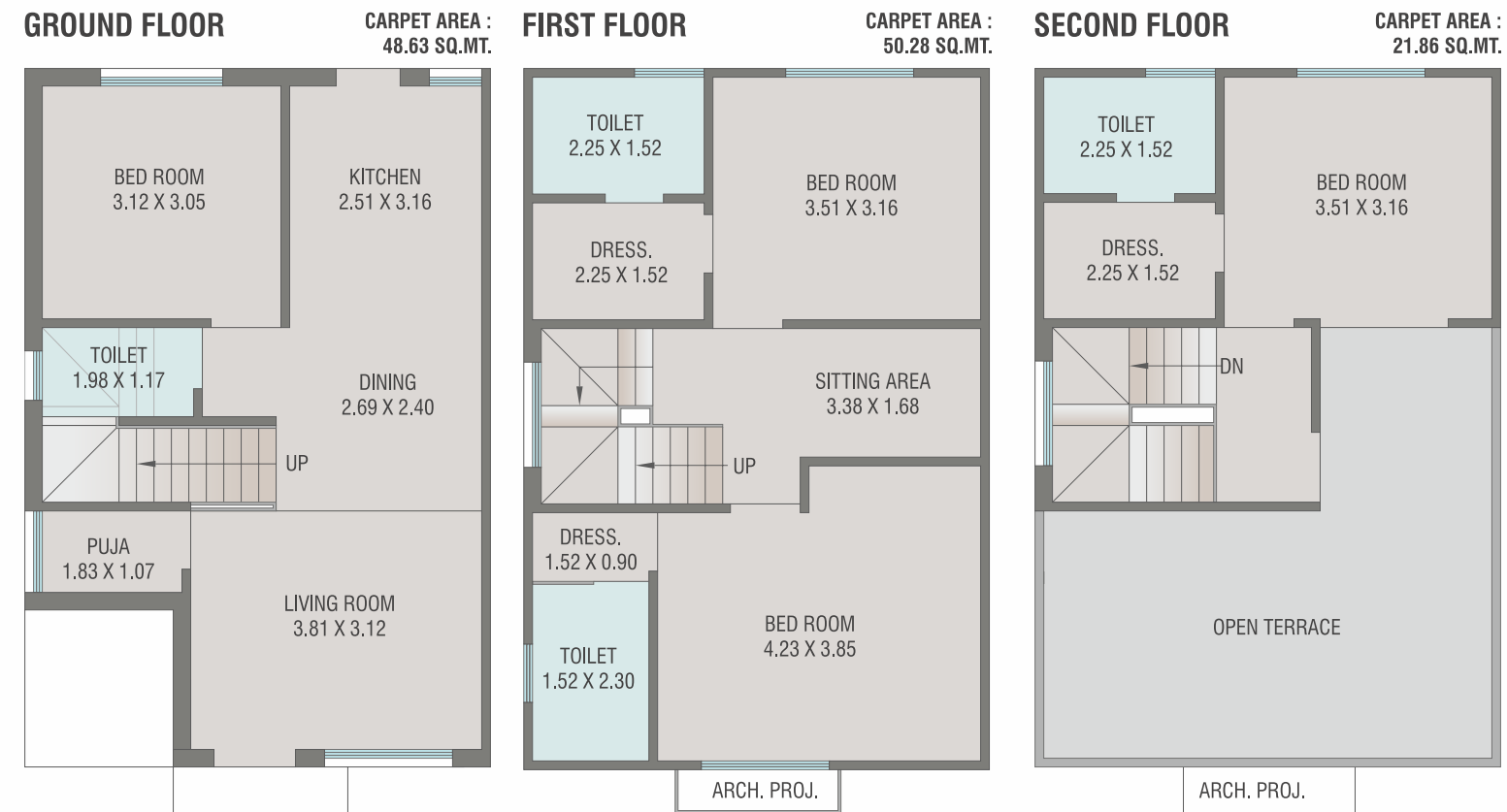
TYPE-A & B (PLOT No. 1 to 8)



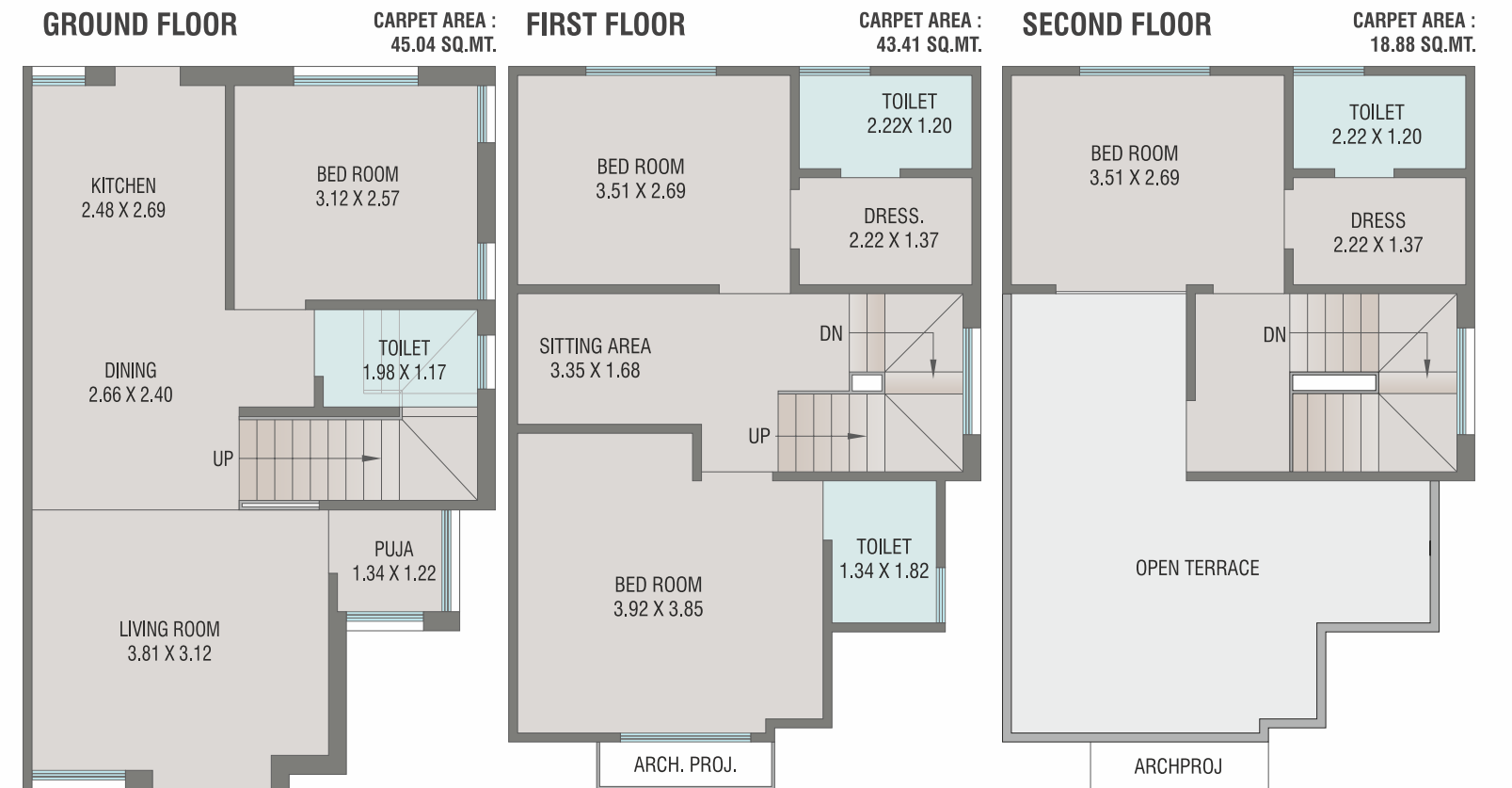
TYPE - C & D (Plot No. 09 to 26 & 34 to 43)



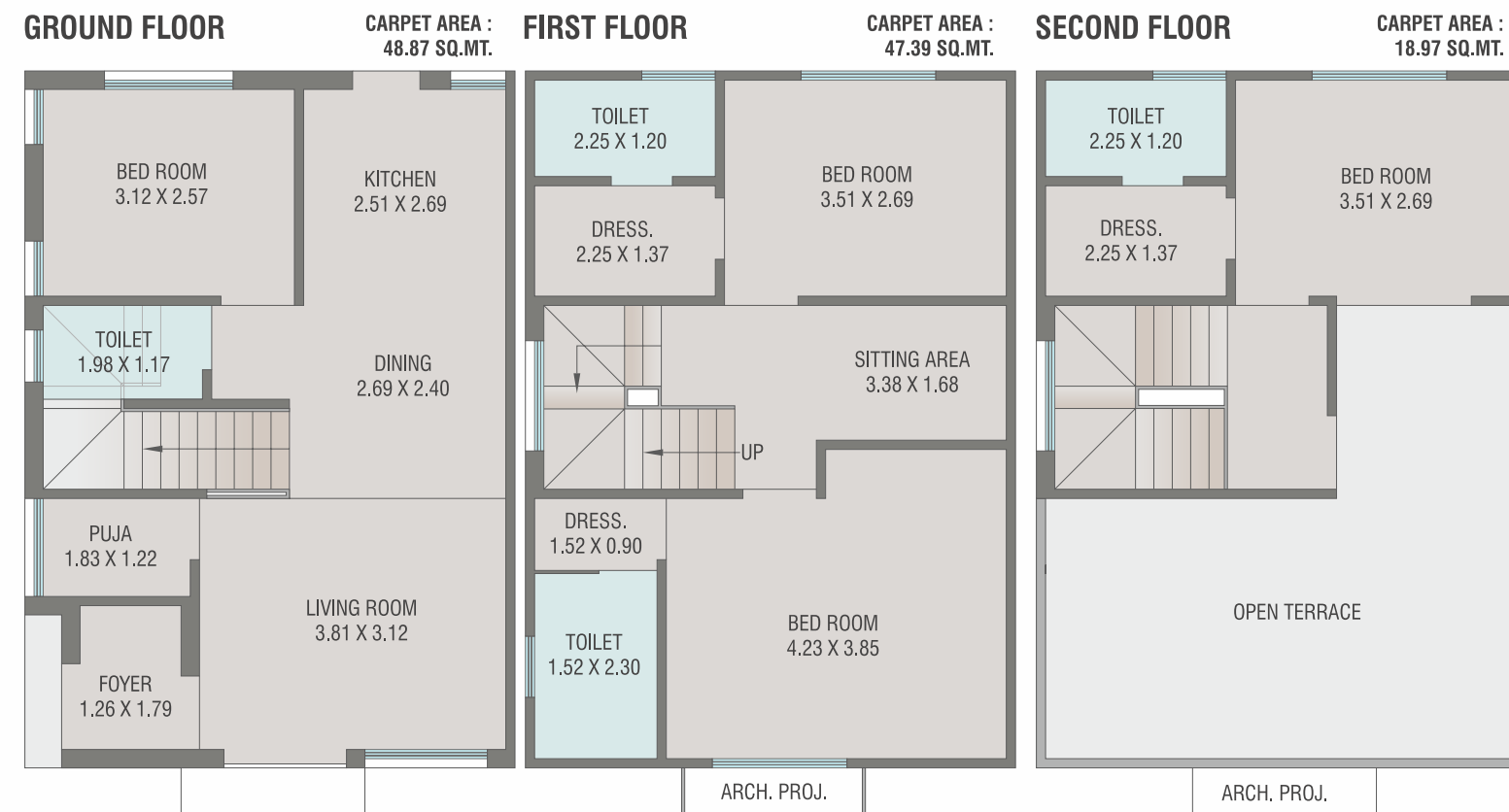
TYPE - E & F (Plot No. 27 to 33)



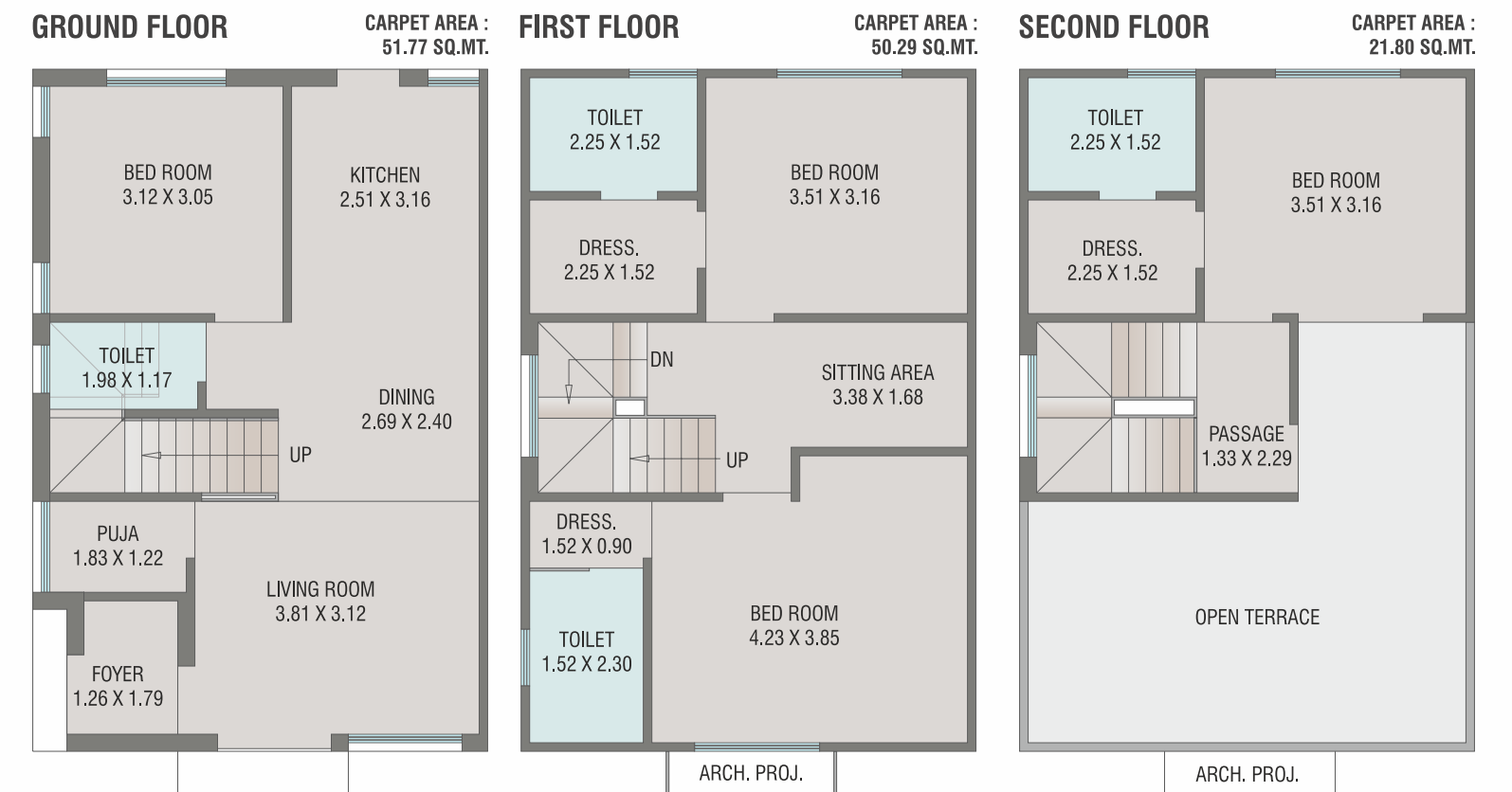
TYPE - H (Plot No. 45)



TYPE - G (Plot No. 44)



TYPE - I & J (Plot No. 46 to 55)





LEISURE AMENITIES



CHILDREN'S PLAY AREA



RCC TRIMIX ROAD WITH PAVED
BLOCK WITH STREET LIGHT



ELEGANT ENTRANCE GATE
WITH SECURITY CABIN



CLUB HOUSE

SPECIFICATION

Structure

- Earthquake Resistant Pile Frame Structure.

Flooring

- High Quality Vitrified Tiles.
- Weather Protected Anti Skid Flooring in Parking area

Paints

- 2 coat putty with primer finish on internal walls

Electrical

- FLCB Switches for family safety
- AC point in 4 bedrooms, living rooms and provision in other rooms.
- Concealed copper wiring of ISI approved.
- Switches with point Chimney, Refrigerator, Microwave oven, Mixer and Grinders, Washing machine point in utility area.

Kitchen

- Premium black granite with service platform.

Bathrooms

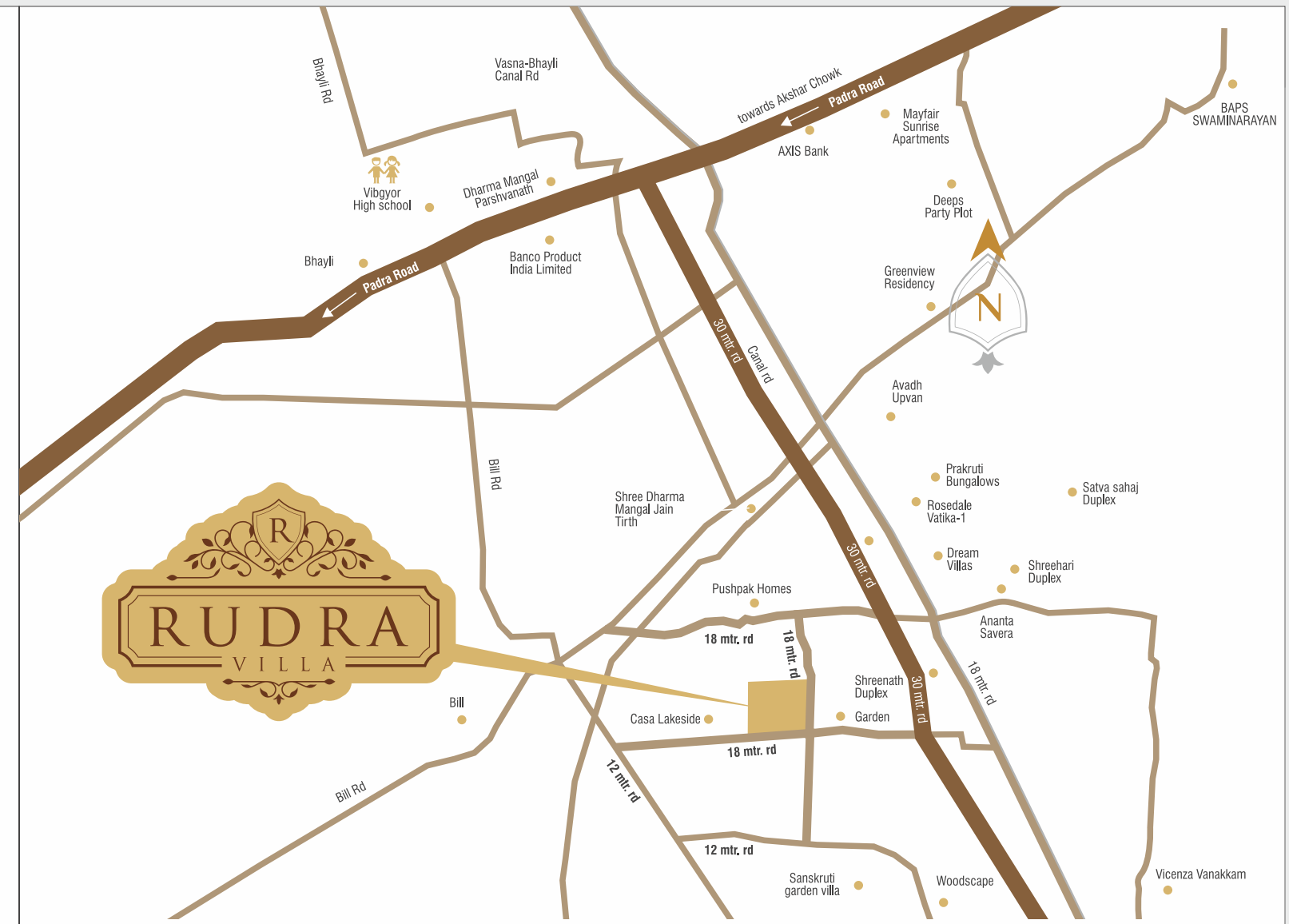
- Sanitary Ware and CP Fitting
- Designer wall tiles up to lintel level.
- All Bathrooms to be Standardization with brick bed water proofing.

Window/Door

- Aluminium Glass window
- Main door : Both side veneer finish door with wooden frame.
- Bed rooms : Laminated flush door with granite frame.
- Standard Quality Door lock

Other

- Underground RCC water tank and Overhead PVC water tank
- Borewell water supply.
- CCTV camera
- Decorative compound wall
- Rain water harvesting system.
- Main gate with security cabin.
- Well develop landscape garden in club house
- Internal RCC road, Underground Cabling,



BRANDS WE USE

A Project By



Architect



Structure

Narendra Patel & Associates
Structural Consultant

Plumbing and Electrical Consultant



PINAKIN PATEL • DAXESH DAVE

MODE OF PAYMENT: 10% ON BOOKING • 20% ON PLINTH • 15% ON GF SLAB • 20% ON FF SLAB • 15% AT PLASTER • 10% AT FLOORING • 5% ON FINISHING

We request: (1) Possession will be given after one month of settlement of account. (2) Extra work will be executed after receipt of full advance payment (3) Stamp Duty, Registration Charge, Service Tax or any new central govt., Vuda taxes. If applicable shall have to be borne by the client. (4) Maintenance charges and GEB charges Borne by client. (5) Continuous default payments leads to cancellation (6) Architect/Developers shall have the rights to change or revise the scheme of any details, herein and any change or revision will be binding to all. (7) Incase of delay in light connection by authority, developers will not be responsible. (8) All dimensions are indicative and actual dimensions in each room, plot are & S.B.A might vary. (9) Common compound wall of individual unit will be as per architect's design (10) In case cancellation of booking, 5% of the total value of the bungalow & Payable tax will not be refunded. (11) Any plans, specifications of information in this brochure can not form part of an offer, contract or agreement (12) All members shall have to essentially be the part or the society formed by the association members and shall have to abide by the society by laws. (13) After virtual completion of the work all the repair and the maintenance the 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. (15) This brochure shall not be treated as a legal document, it is only for the purpose information.

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