



Developer:
Shree Akshar Associate

*Site: Akshar Poojan B/h Green field-4, Nr. D Mart,
Bhayli-TP4 ,Vadodara 391410.*

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Architect: *Structural Consultant:*
Aashutosh. A. Desai



2 BHK LUXURIOUS FLATS & SHOPS



Thoughtful Design

PLANNED TO PERFECTION

Set in the preferred residential vicinity of Bhayli TP-4, **Akshar Poojan** stands out for its modern looks and thoughtful planning. A project with road-facing shops and spacious 2-bhk flats, it is conceived to fulfill the lifestyle aspirations of a lucky few.

At **Akshar Poojan** we have created a vibrant community that blends the advantages of residential and commercial spaces to offer you a life that's simply remarkable.





Your Dream Home

Offering excellent aeration and natural illumination, the flats at **Akshar Poojan** offer spacious balconies and spectacular views. The elegant and timeless elevation design is sure to bring a lifetime of happiness!



Leisure Amenities (Terrace)

-  GAZEBO
-  TERRACE GARDEN
-  SENIOR CITIZEN SEATING

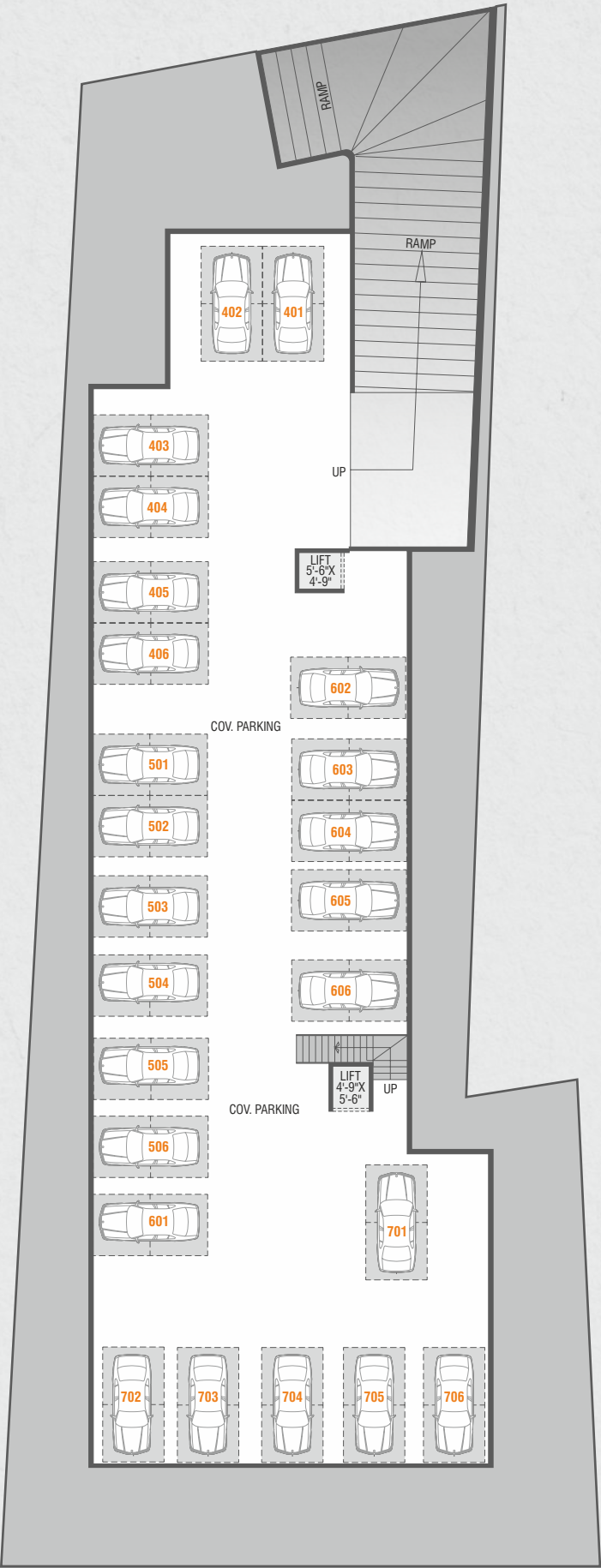


Value Additions

-  ATTRACTIVE ENTRANCE GATE WITH 24X7 SECURITY
-  GOOD QUALITY AUTO DOOR LIFT WITH ERD SYSTEM
-  SOLAR ELECTRICITY FOR COMMON AREAS*
-  RAIN WATER HARVESTING
-  ALLOTTED PARKING (BASEMENT & GR. FLOOR) ONE CAR FOR EACH UNIT
-  GATED PREMISES WITH CCTV SECURITY
-  PRE-CONSTRUCTION ANTI-TERMITE TREATMENT
-  FIRE HYDRANT SYSTEM WITH FIRE EXTINGUISHER



BASEMENT PLAN



15.00 M. T. WIDE ROAD

GROUND FLOOR PLAN

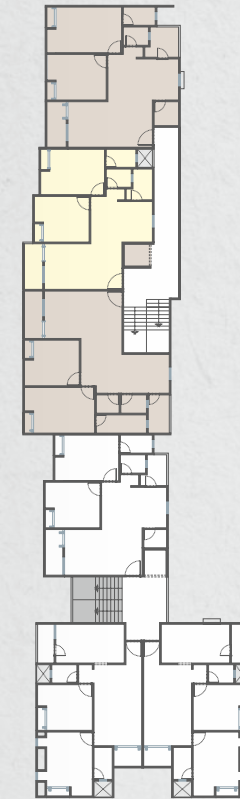
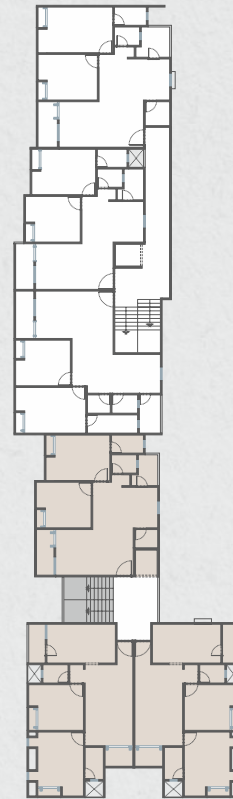


15.00 M. T. WIDE ROAD



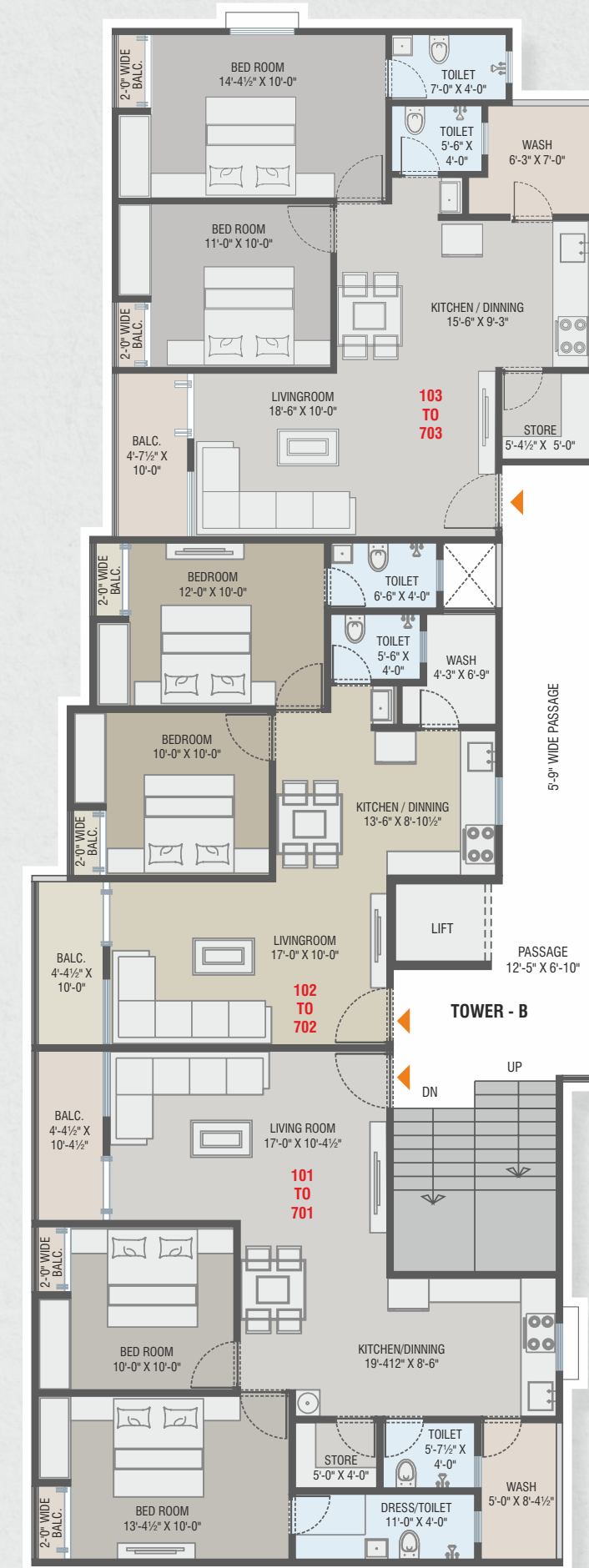
TOWER - A

Typical Floor Plan (1st To 7th)

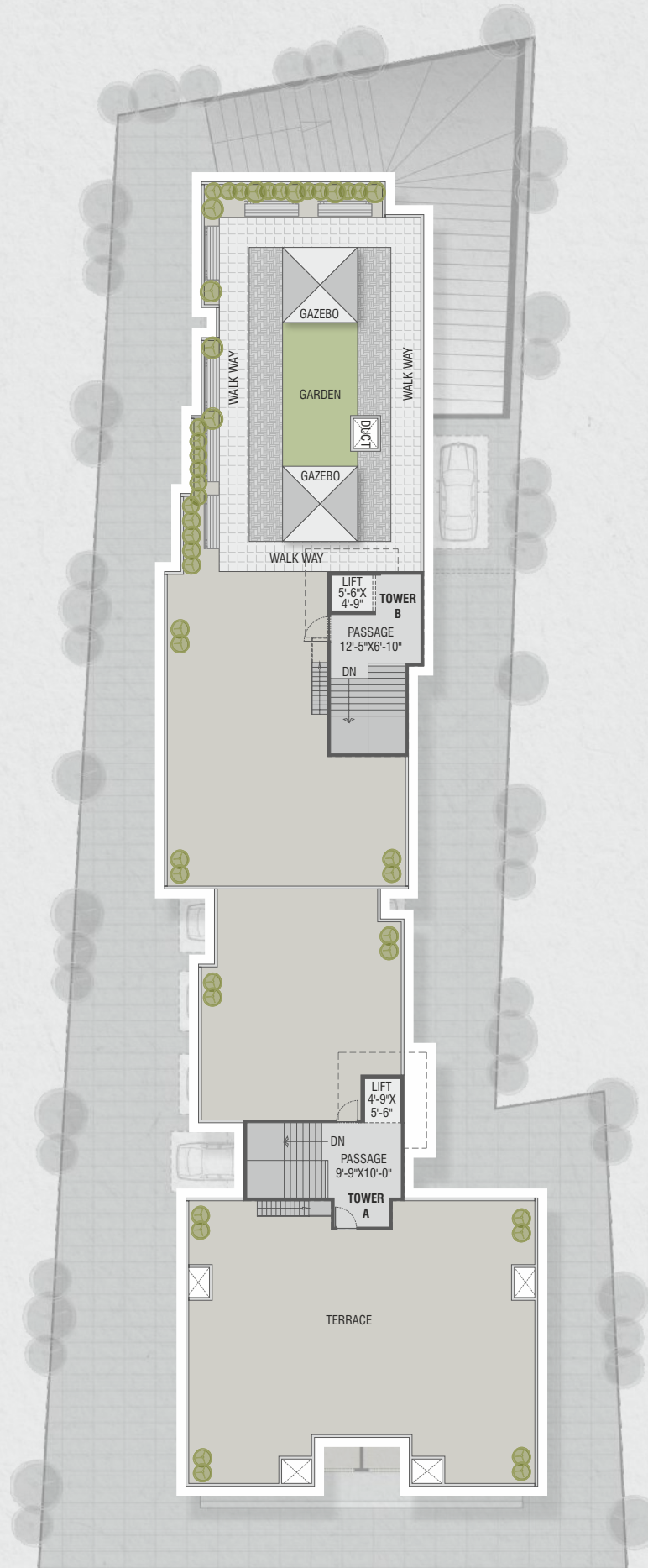


TOWER - B

Typical Floor Plan (1st To 7th)



TERRACE FLOOR PLAN



15.00 M.T. WIDE ROAD

SPECIFICATIONS

FOR FLATS

STRUCTURE:

- Earthquake resistant building
- Well designed RCC frame structure as per structural engineer's design

FLOORING:

- Vitrified flooring in living, dining, kitchen and all bedrooms

KITCHEN:

- Granite platform with SS sink and tiles up to Lintel Level over the platform.
- Ceramic tiles dado and Anti-skid flooring for wash area
- Sandwich platform with supporting stones

BATHROOMS:

- Designer wall tiles and anti-skid ceramic tiles flooring.
- Plumbing with standard fittings and vessels

PLUMBING:

- Systematic wall concealed CPVC/ UPVC plumbing as per plumbing consultant's design

DOORS:

- Decorative main door with standard safety lock and fittings. All other internal doors are laminated flush doors

WINDOWS:

- Anodized aluminium 3 track section windows with reflective glass. Mosquito Net, Safety Grill and ventilation

ELECTRIFICATION:

- Concealed copper ISI wiring. MCB/ELCB branded modular switches with electrical points in all area as per drawings

FINISHING:

- Internal smooth finish plaster, Birla putty & two coat color. External waterproof plaster with water proof exterior paint.

WATER SUPPLY:

- Underground and overhead water tank with sensor
- 24/7 water supply with submersible borewell



FOR SHOPS:

STRUCTURE & WALL CONSTRUCTION:

- RCC Frame structure.
- Internal walls with putty and two coat color.
- External walls with weather-proof paint over double-coat plaster. Minimum columns & beams for maximum flexibility in interior planning.

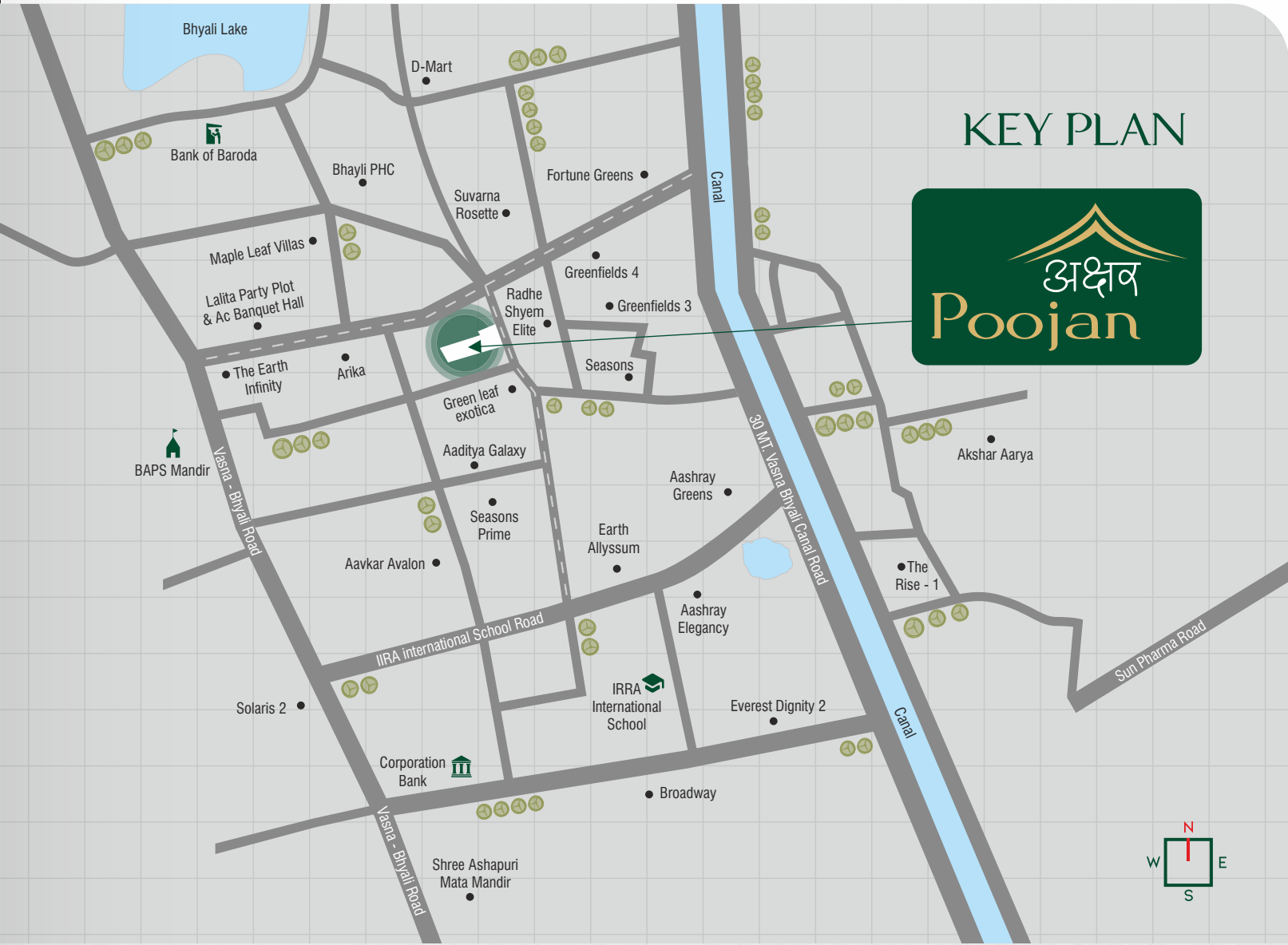
FLOORING & WALL CLADDING:

- Vitrified tiles flooring with skirting in all units
- Natural stone / vitrified flooring in corridors & stairs

ELECTRICAL:

- Concealed Copper wiring and all electrical fixtures of ISI quality.
- ELCB / MCB in each unit. Quality modular electrical switches
- Rolling shutters with anti corrosive paints





Payment Schedule: Flats

Booking	10%
Agreement for Sale within (2 month of booking)	10%
Plinth	15%
1st Floor Slab	10%
2nd Floor Slab	10%
3rd Floor Slab	10%

4th Floor Slab	10%
5th Floor Slab	05%
6th Floor Slab	05%
7th Floor Slab	05%
Flooring Level	05%
Before Sale Dead	05%

Payment Schedule: Shops

Booking	10%
Agreement for Sale	15%
Plinth Level	20%
1st Slab Level	20%
Plaster Level	15%
Flooring Level	15%
Before Sale dead	05%

Disclaimer: (1) All plans are subject to amendments and approval by the relevant authorities. All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. (2) Any Internal changes and miner differences in dimension etc. as suggested by architect / interior designer, if any will be acceptable to buyer/clint (3) External changes subject to architect /consultant approval. (4) Maintenance charges, development charges, stamp duty charges, documentation charges, G.S.T., M.G.V.C.L. deposit and all other government or local municipal taxes will be extra. (5) In case of cancellation amount paid will be refunded subject to re-booking of same unit after deduction of 10% amount paid. (6) Possession will be given after one month of full payment. (7) Extra work will be done at additional cost with prior estimate approval.

Subject to Vadodara Jurisdiction.

RERA No.:
RERA Website: www.gujrera.gujarat.gov.in