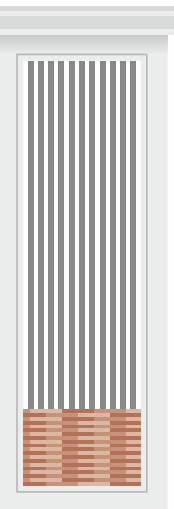


॥ श्री गणेशाय नमः ॥



AAKRUTI
Villa

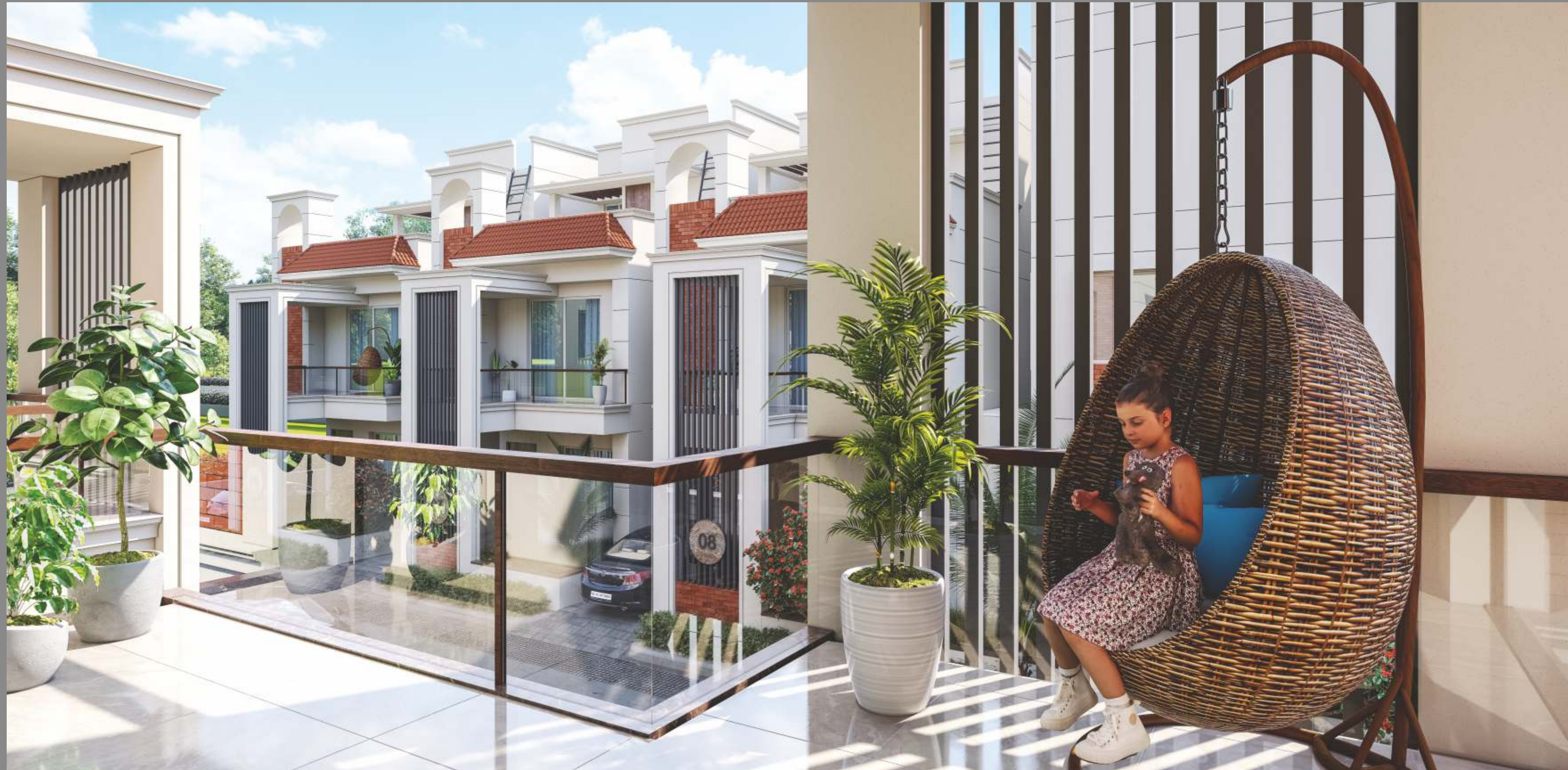
4 BHK LUXURIOUS VILLA



WELCOME TO
AAKRUTI VILLA

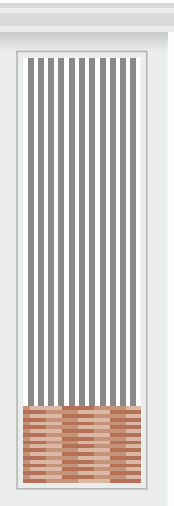
Where serenity wrapped in sophistication.

Located in a peaceful setting, Aakruti Villa is a beautiful place that combines luxury, comfort, and nature. It's the perfect escape for anyone looking to get away from everyday life and enjoy something special. At Aakruti Villa, every moment is about relaxation and enjoying the finer things. Whether you want a quiet getaway or a luxurious vacation, we invite you to experience the stunning views and excellent service that make Aakruti Villa so special.



REJUVENATE YOUR SOUL IN
SERENE LUXURY

At Aakruti Villa, comfort and peace are at the heart of your experience. Our serene surroundings create a tranquil oasis where you can escape the hustle and bustle of everyday life. From the moment you step inside, you'll be greeted by a warm, welcoming atmosphere designed to make you feel right at home. Take a deep breath and let the peaceful ambiance wash over you as you relax on your private balcony. Every corner of Aakruti Villa is crafted to provide a soothing retreat, allowing you to disconnect and recharge.





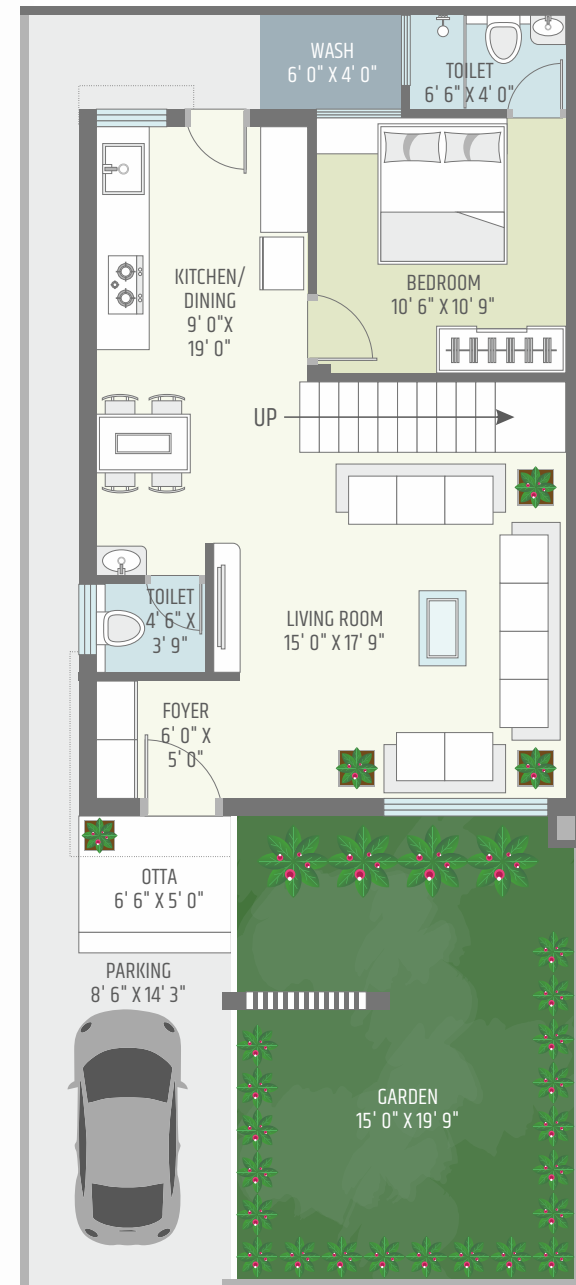
WHERE PEACE, TRANQUILITY
AND PROSPERITY RESIDE



Plot No.	Plot Area	Plot No.	Plot Area
01	1476.50	08	1026.00
02	1502.59	09	1737.13
03	1871.51	10	1356.80
04	1026.00	11	2175.01
05	1394.72	12	1311.00
06	1026.03	13	1311.00
07	1026.00	14	1311.00

■ All sizes are in Sq. Ft.

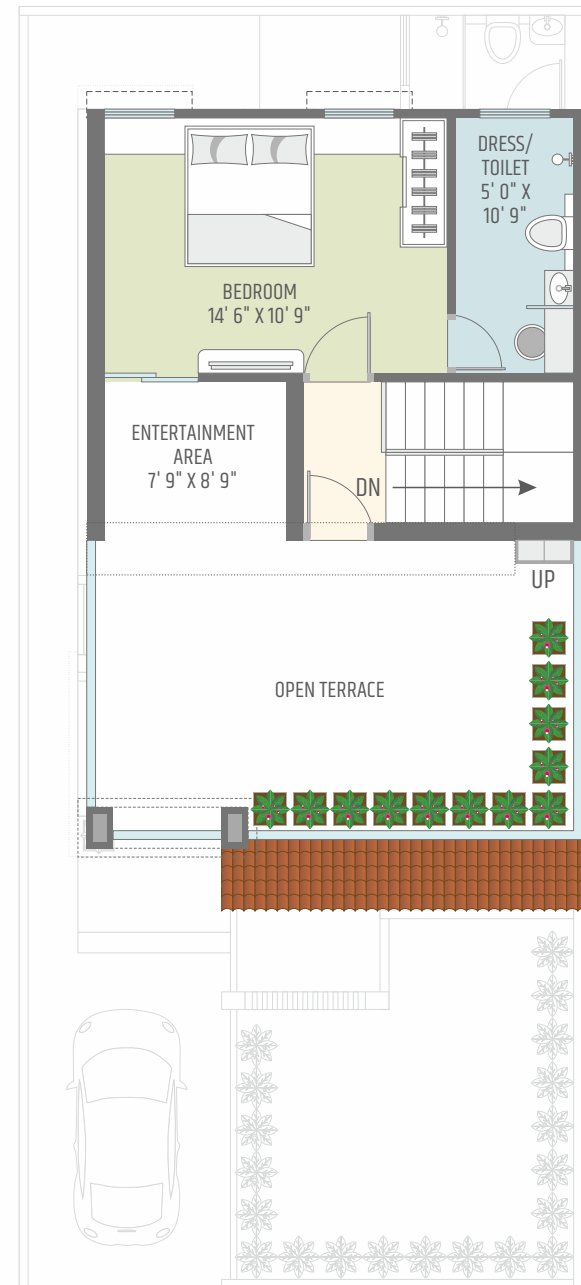




Ground Floor Plan
 Built Up Area : 791.87 Sq. ft.



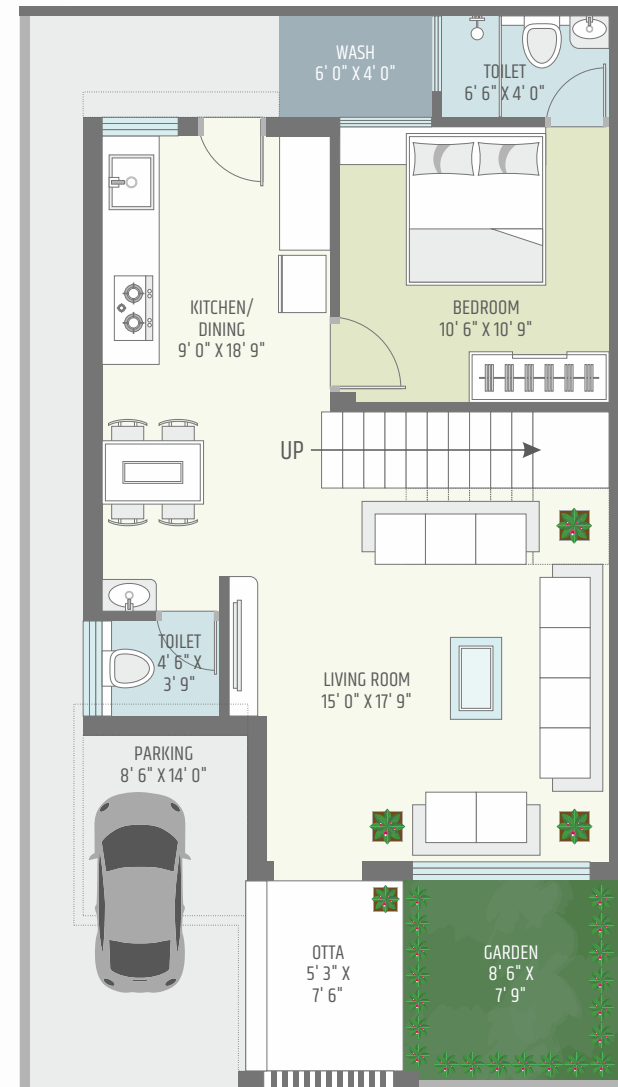
First Floor Plan
 Built Up Area : 754.55 Sq. ft.



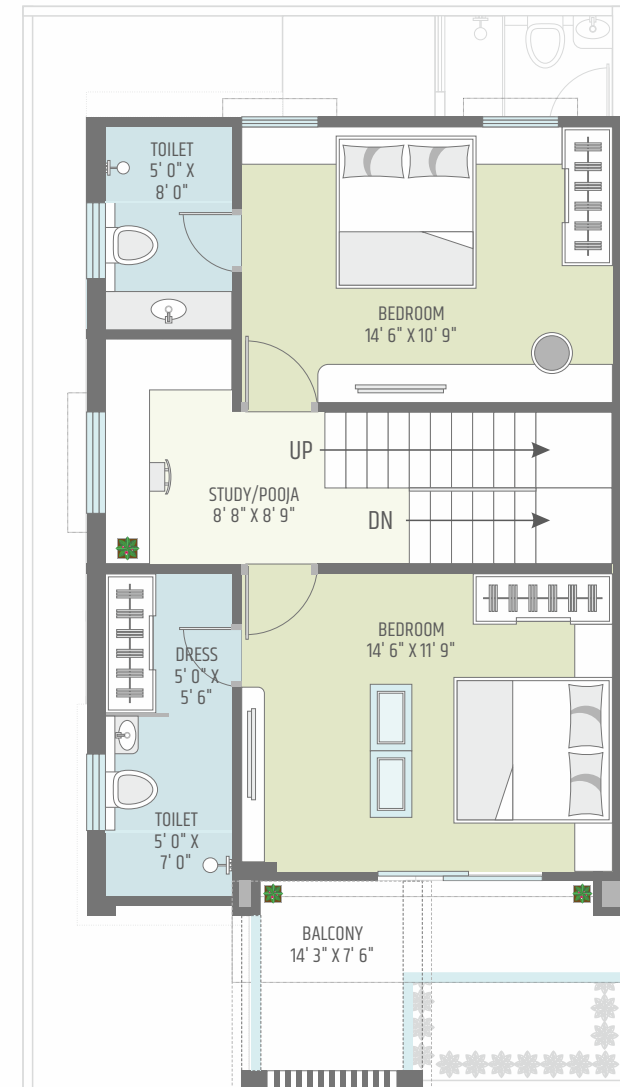
Second Floor Plan
 Built Up Area : 396.68 Sq. ft.

UNIT PLAN
 TYPE A
 Built Up Area
 1943.10 Sq. Ft.





Ground Floor Plan
Built Up Area : 791.87 Sq. ft.



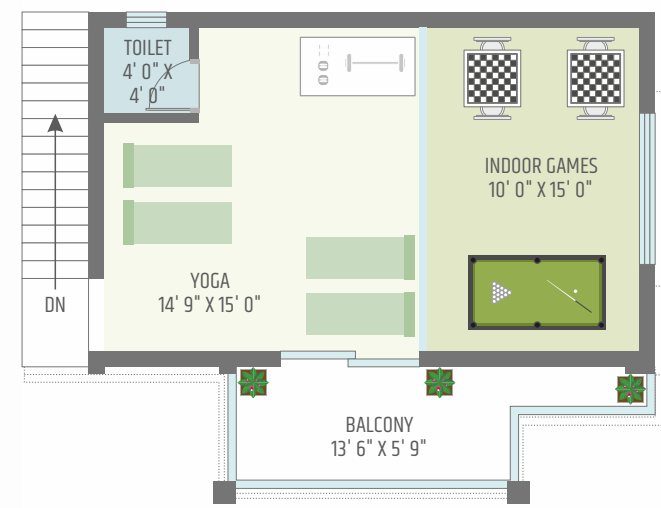
First Floor Plan
Built Up Area : 754.55 Sq. ft.



Second Floor Plan
Built Up Area : 396.68 Sq. ft.

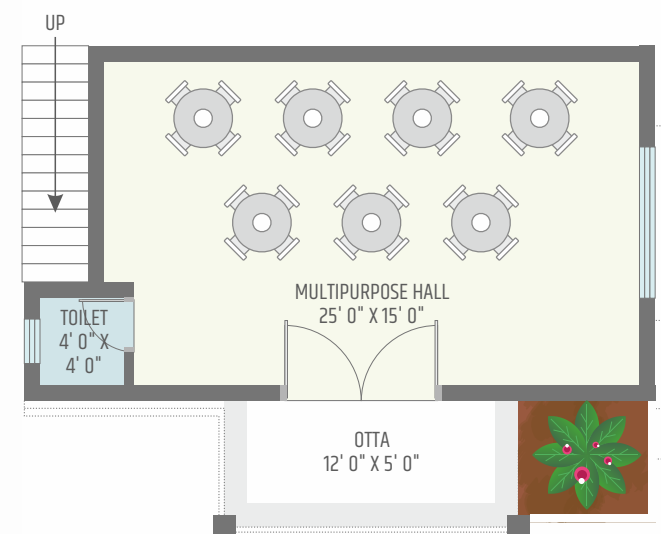
UNIT PLAN
TYPE B
Built Up Area
1943.10 Sq. Ft.





First Floor Plan

Built Up Area : 559.92 Sq. ft.



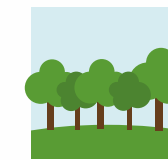
Ground Floor Plan

Built Up Area : 566.48 Sq. ft.

LEISURE Amenities



Children Play Area



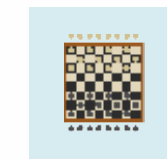
Landscape Garden



Banquet Hall



A.C. Gymnasium



Indoor Games



Jogging Track

Value Added Amenities:

- Elegant Society Entrance Gate
- Underground Cabling for electricity
- Termite Resistance Treatment
- Number plate to maintain the uniformity of the project
- Tremix Concrete/Heavy Paver Block Internal Road with Designer Street Lights
- CCTV Camera

STRUCTURE Specifications

Structure

- Load-bearing plus RCC Frame Structure with footing as per Seismic Requirements.

Flooring

- Vitrified tiles in all bedrooms.
- High grade vitrified tiles in rest of the floor area, Living room and kitchen.

Doors

- Main Door : High quality wooden frame door with veneer panelling with polish
- Internal Doors : Granite frame/Imported Marble Frame with laminated flush door

Windows

- High quality anodized/Powder coated Aluminium windows

Connectivity:

Vadodara Airport	9 KM
Vadodara Railway Station	10 KM
APS School	2 KM
Multi Speciality Hospital	1 KM
Super Market	1 KM

Paint & Finish

- Interior : Smooth plaster with Wall Putty & Primer.
- Exterior : Double-coat plaster with waterproof and resistant paint.

Kitchen

- Granite counter with stainless steel sink and tiling up to the door / window level on wall & service platform

Bathrooms

- Designer wall tiles up to lintel level
- CP Fittings of Plumber/Hindware/Cera/Jaguar & equivalent make with vessels of high quality premium brand.

Electrification

- Elegant branded modular switches with ISI brand concealed Copper Wiring
- AC, TV points at convenient locations.

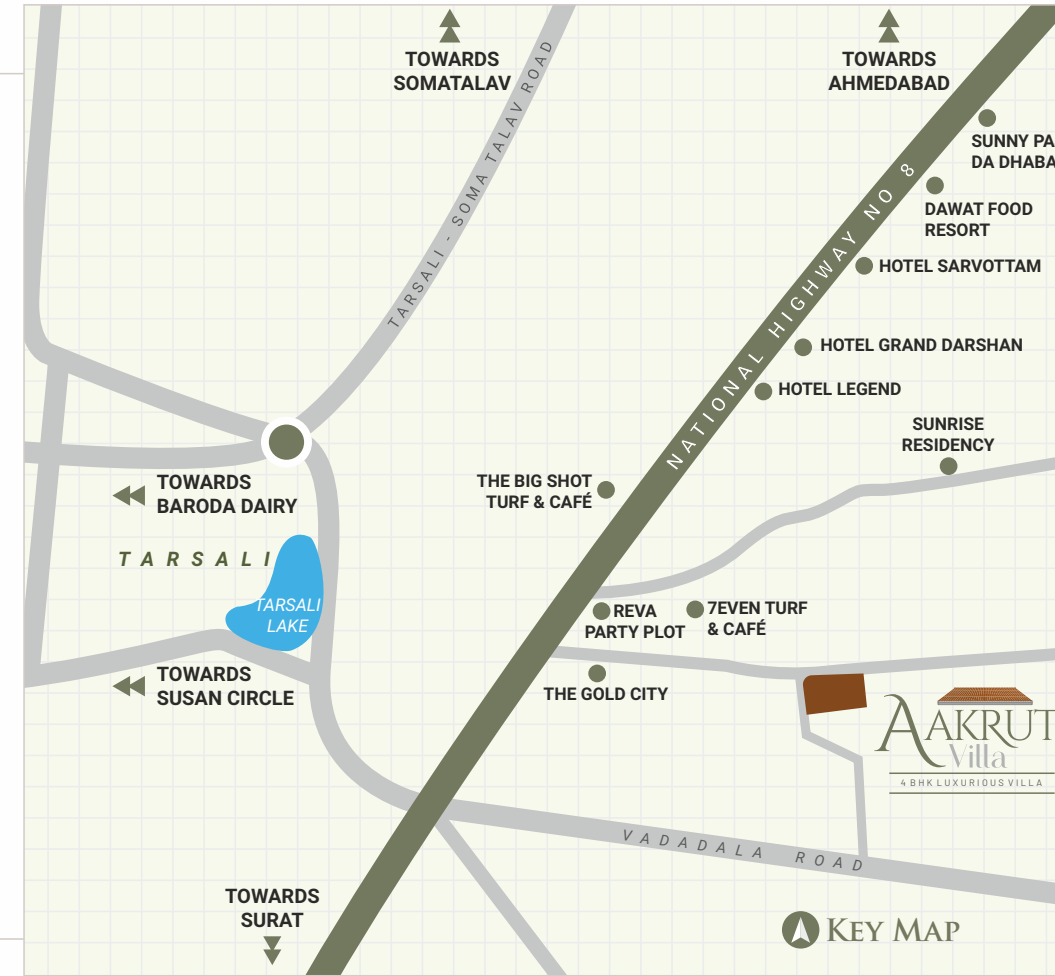
Shopping Mall	1 KM
Bank	1 KM
Ahmedabad-Mumbai Highway	350 MTR
Petrol Pump	1.5 KM

*All distances are approximate.

AAKRUTI Villa

9979890513 | 9767794601

Aakruti villa, Next To Gold city,
Behind Swarnim Duplex, N.H. 08,
Tarshali Bypass, Vadodara - 390009



Mode of Payment :

10%	On Booking	10%	Masonry
20%	Within 1 month of Booking	10%	Plaster
10%	Plinth	5%	Flooring
10%	Ground Floor Slab	5%	Before Possession
10%	1st Floor Slab		
10%	2nd Floor Slab		

Disclaimer:

(1) Possession will be given after one month of settlement of all 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. V.M.C. taxes if applicable shall have to 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) Incase of delay in electrical connection by authority. Developers shall not be responsible. (7) All dimensions are indicative and actual dimensions in each room might vary. (8) Plot area shown in list is as per site condition and may vary. (9) Common compound wall of individual unit will be as per architect design. (10) Water connections is from society bore well and drainage connection will be common soak pit. (11) Refund (exclude tax) shall be given in case of cancellation of the booking within 30 days. The payment shall be refunded only after same premises is re- booked and payment or the same is received from the other customer. We shall deduct a minimum administrative charge ₹50,000. (12) Any plans specifications or information in this brochure cannot form part of an offer, contract agreement. (13) All members shall have to essentially be part of the society formed by the association members and shall have to abide by the society bylaws. (14) After virtual completion of the work all the repair and the maintenance like drainage, watchman salary, clubhouse maintenance, gardening, electricity bill, etc. shall be borne by society members. (15) Members of society are not allowed to change elevation of bungalows in any circumstances This brochure shall not be treated as a legal document; It is only for the purpose of information.