A Project by
AUM DEVELOPERS

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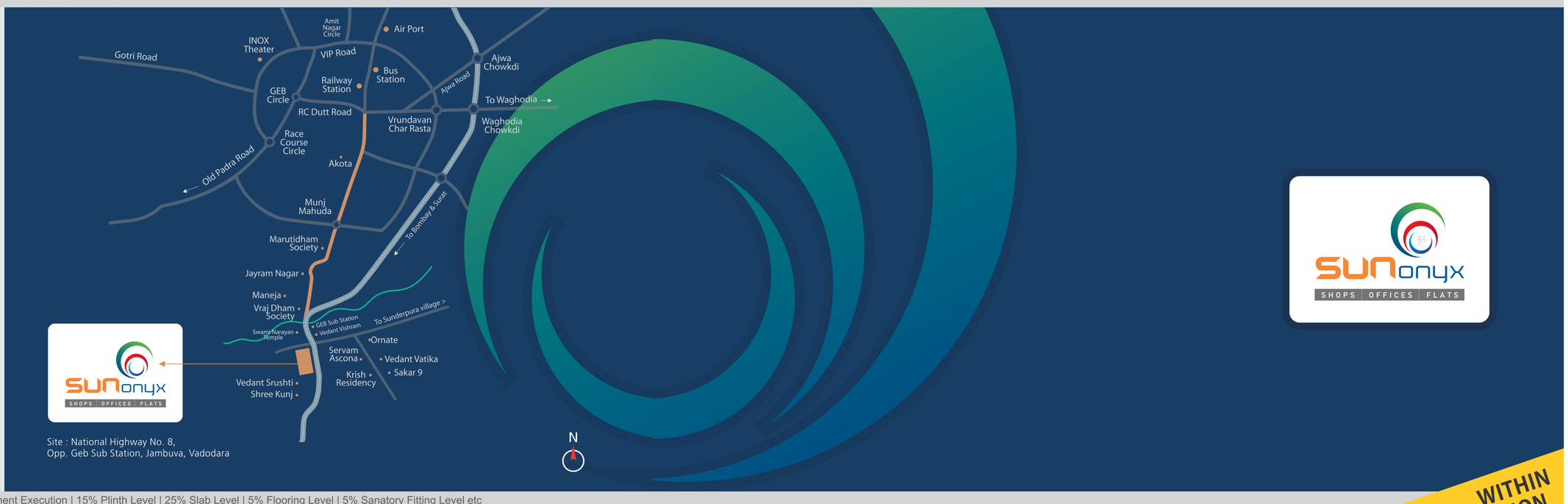
## Location Plan




**Mode of paymet**: 10% Booking | 20% Agreement Execution | 15% Plinth Level | 25% Slab Level | 5% Flooring Level | 5% Sanatory Fitting Level etc
5% External Plaster Level & Elevation etc. | 10% External Plumbing, Lift etc. | 5% Possesion

**Please Note** • Actual possession of the unit shall be handed over to the Member within 15 days of the settling of all the accounts and dues. Sale Deed, Documentation Charges, Stamp Duty Charges, Common Maintenance Charges, GST Tax Charges, Electric Charges or deposit of GEB, Water and Drainage Deposit or any charges levied by any government body will be extra, to be borne by the Buyers • Payment Schedule must be followed strictly; any delay in payment shall incur Interest Penalty at the rate as per agreement to sale. Three Installment Continuos default on payment shall lead to total cancellation of the Unit • Total Amount of the Extra Work must be deposited in full in advance then only work shall be executed • Maintenance Deposit per unit must be deposited before 1 month of possession of the unit • In case of cancellation, an amount of Rs. 1 Lacs (Shops) & 50,000 (Office) + Amount of Extra Work (If Any) will be deducted towards Administrative Charges from the Refund Amount • The Refund shall be paid only after the New Booking of the booked Unit • In Delayed of an government activity shall be unitedly face • Actual Dimensions may vary as per site conditions. • Developers/Architect reserves all the rights to change/alter/raise scheme related measurement, design, Drawings and price per unit etc and shall be binding to the Buyers unconditionally • Buyer's are not allowed to do any external changes in elevation of the Building • This Brochure is not a legal document, this is only for presentation of project • Subject to vadodara jurisdiction.

@ Jambuva NATIONAL HIGHWAY NO. 8, OPP. GEB SUB STATION, JAMBUVA, VADODARA. 99099 83972 / 76002 47207

WITHIN CORPORATION LIMITS

## side view from national highway no.8

Commercial hub for
Showrooms, Shops & Offices.

Ideal for Hotel, Bank, Hospital, Restaurant,
Branded shops and Corporate offices etc.

## GROUND FLOOR

### Area table

| SHOP | L x W |
|---|---|
| 01-04 | 2.85 x 8.03 |
| 05 | 2.85 x 8.36 |
| 06 | 3.53 x 8.36 |
| 07-12 | 3.24 x 6.55 |
| 13 to 14 | 8.02 x 6.55 |
| 15 to 16 | 8.02 x 6.55 |
| 17-22 | 3.24 x 6.55 |
| 23-29 | 6.60 x 3.30 |
| 30-37 | 3.24 x 6.55 |
| 38 | 6.01 x 6.55 |
| 39 | 6.01 x 6.55 |
| 40-47 | 3.24 x 6.55 |
| 48-54 | 6.60 x 3.30 |
| 55-63 | 3.24 x 6.55 |
| 64 to 65 | 7.42 x 6.55 |
| 66 to 67 | 7.42 x 6.55 |
| 68-76 | 3.24 x 6.55 |
| 77-78 | 2.94 x 6.55 |
| 79 | 5.99 x 4.63 |

## FIRST FLOOR

### Area table

| SHOP | L x W |
|---|---|
| 101 to 103 | 8.76 x 9.25 |
| 104 | 2.85 x 7.75 |
| 105 | 2.85 x 8.08 |
| 106 | 3.53 x 8.08 |
| 107-109 | 3.24 x 6.28 |
| 110 | 3.24 x 7.77 |
| 111 to 112 | 6.60 x 7.77 |
| 113 to 114 | 7.74 x 6.28 |
| 115 to 116 | 9.24 x 6.28 |
| 117 to 118 | 6.60 x 6.68 |
| 119-122 | 3.24 x 6.28 |
| 123-125 | 6.33 x 3.30 |
| 126 | 9.24 x 3.30 |
| 127-129 | 6.33 x 3.30 |
| 130-136 | 3.24 x 6.28 |
| 137 to 138 | 9.11 x 6.28 |
| 139 to 140 | 10.61 x 7.76 |
| 141-147 | 3.24 x 6.28 |
| 148-150 | 6.33 x 3.30 |
| 151 | 9.24 x 3.30 |
| 152-154 | 6.33 x 3.30 |
| 155-162 | 3.24 x 6.28 |
| 163 to 165 | 10.17 x 7.76 |
| 166 to 169 | 15.36 x 7.78 |
| 170 to 173 | 13.32 x 7.78 |
| 174-176 | 3.24 x 6.28 |
| 177-178 | 2.94 x 6.28 |

## 2nd & 3rd FLOOR

### Area table(2nd floor)

| SHOP | L x W |
|---|---|
| 201 to 203 | 8.76 x 9.25 |
| 204-206 | 2.85 x 7.25 |
| 207-210 | 3.24 x 5.77 |
| 211 to 214 | 15.96 x 7.77 |
| 215 to 218 | 15.96 x 7.77 |
| 219-222 | 3.24 x 5.77 |
| 223-225 | 3.24 x 5.77 |
| 226 to 231 | 24.04 x 7.77 |
| 232 to 237 | 24.04 x 7.77 |
| 238-240 | 3.24 x 5.77 |
| 241-244 | 3.24 x 5.77 |
| 245 to 251 | 25.44 x 7.78 |
| 252 to 258 | 25.44 x 7.78 |
| 259-262 | 3.24 x 5.77 |

### Area table (3rd floor)

| SHOP | L x W |
|---|---|
| 301 to 303 | 8.76 x 9.25 |
| 304 | 2.85 x 7.25 |
| 305-306 | 2.85 x 7.58 |
| 307-310 | 3.24 x 5.77 |
| 311 to 314 | 15.96 x 7.77 |
| 315 to 318 | 15.96 x 7.77 |
| 319-322 | 3.24 x 5.77 |
| 323-325 | 3.24 x 5.77 |
| 326 to 331 | 24.04 x 7.77 |
| 332 to 337 | 24.04 x 7.77 |
| 338-340 | 3.24 x 5.77 |
| 341-344 | 3.24 x 5.77 |
| 345 to 351 | 25.44 x 7.78 |
| 352 to 358 | 25.44 x 7.78 |
| 359-362 | 3.24 x 5.77 |

## 2nd / 3rd & 4th FLOOR

2BHK Flats

## 1st & 5th FLOOR

3BHK Flats

Tower A & B

## SPECIFICATIONS

**Structure**
Earthquake resisting R.C.C frame structure.

**Toilets**
Designer bathrooms with standard fittings & Vessels.

**Kitchen**
Granite platform with standard quality S.S. Sink. Designer tile dado up to lintel level.

**Flooring**
Vitrified tiles flooring in all rooms.

**Wall Finish**
Internal smooth plaster finished with distemper and external double coat plaster with weather proof acrylic paints.

**Plumbing**
Concealed plumbing with standard C.P fittings.

**Doors & Windows**
Doors: Elegant main door & Internal flush doors.
Window: Fully glazed aluminum windows.

**Parking**
Well planned adequate car parking.

**Electrification**
Single-phase ISI copper concealed wiring with modular switches. Provision of split A.C. point in all Bedrooms.

**Lift**
Approved quality lift.

**Others**
Good quality of M.S. Rolling shutter
Each shopping floor have men & women separate toilet facility.

CLIENTS REMARKS