



Aatmiya New County

FLATS | DUPLEX | SHOPS



Developers: **Aatmiya Developers**

Site: **Aatmiya New County**
Besides Havell Resi cum Plaza,
Makarpura Air Force road, Makarpura
Vadodara

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Architect:
Advance Engg.
Architect, Vadodara

Structural Consultant:
R.V. Patel Associates, Vadodara

Elevation and 3D Design:
Imagine Studio, Vadodara



Aatmiya
New
County

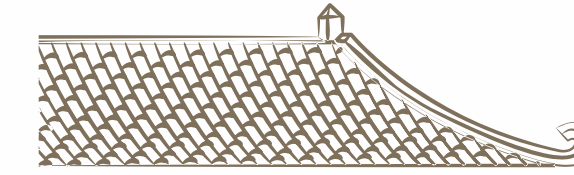
FLATS | DUPLEX | SHOPS

A WORLD OF FULL COMFORT & LUXURY CRAFTED FOR YOUR HAPPINESS!!!

Aatmiya New County symbolizes your need for a home complete in all respects... a world created for you with all that you always desired.

Understanding your need for bungalow for your family, the planning epitomises the concept of "Affordable Luxury". A home that allows you the Independence of living in a bungalow, yet at an amazingly great value.





Specification



Structure:

All RCC & Brick work as per structural Engineer's design



Flooring:

High Grade Vitrified Tiles in all rooms. Tiles in compound (Basic Area)



Kitchen:

Exclusive Granite Platform with S.S Sink with designer tiles upto lintel level over the platform



Bathrooms:

Branded bath fitting, good quality plumbing fixtures and sanitary ware. Concealed with good quality fittings



Water:

Underground and overhead Water Tank



Doors:

Attractive Entrance Door with standard safety lock & other Decorative fittings with wooden safety bars. internal Good quality flush doors.



Electrification:

Concealed copper ISI wiring and branded premium quality modular switches with sufficient points.



Paint & finish:

Internal smooth finish plaster with Putty & Emulsion. External weather resistant paint.



Terrace:

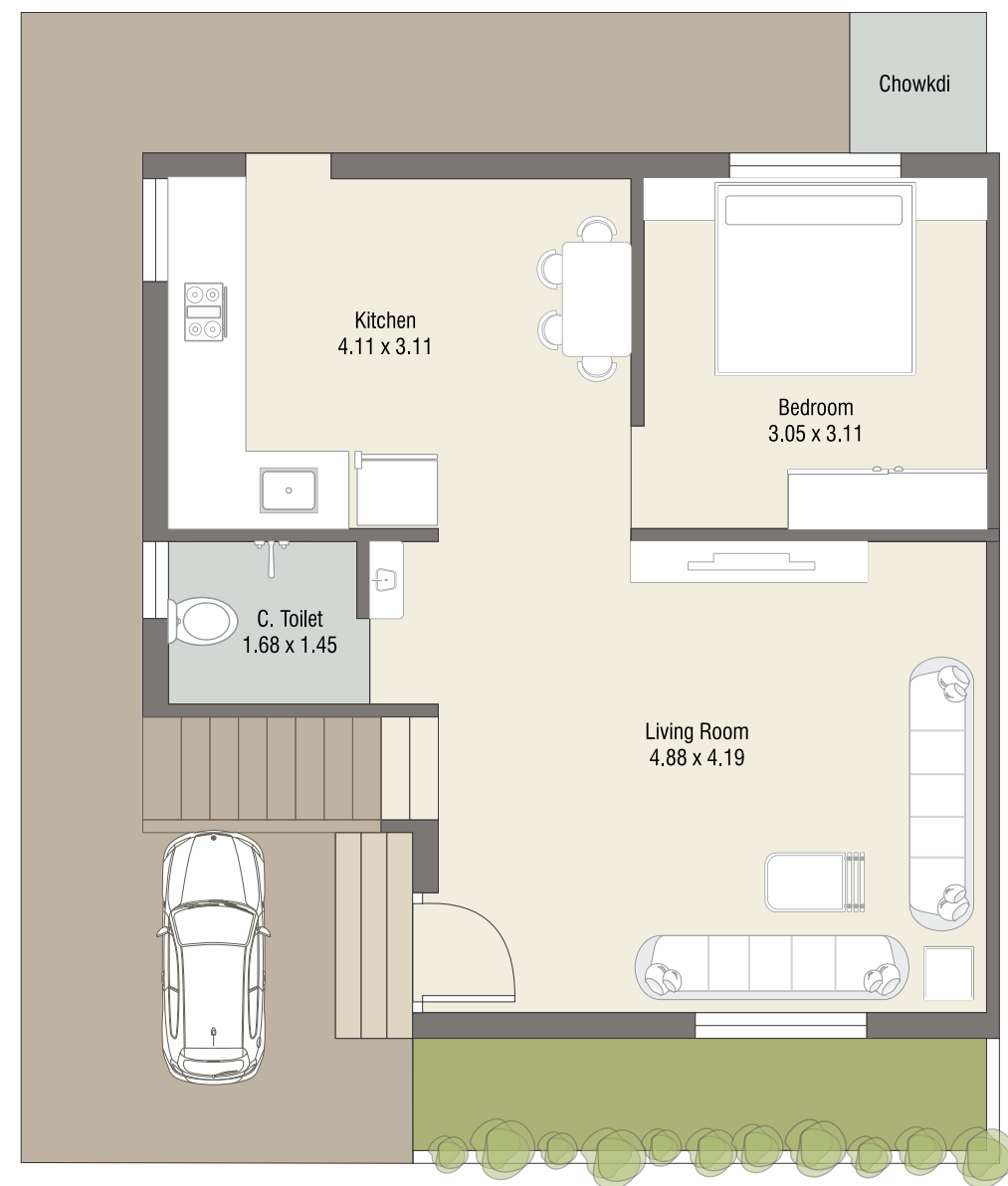
Open terrace finished with "China Mosaic"

Leisure Amenities

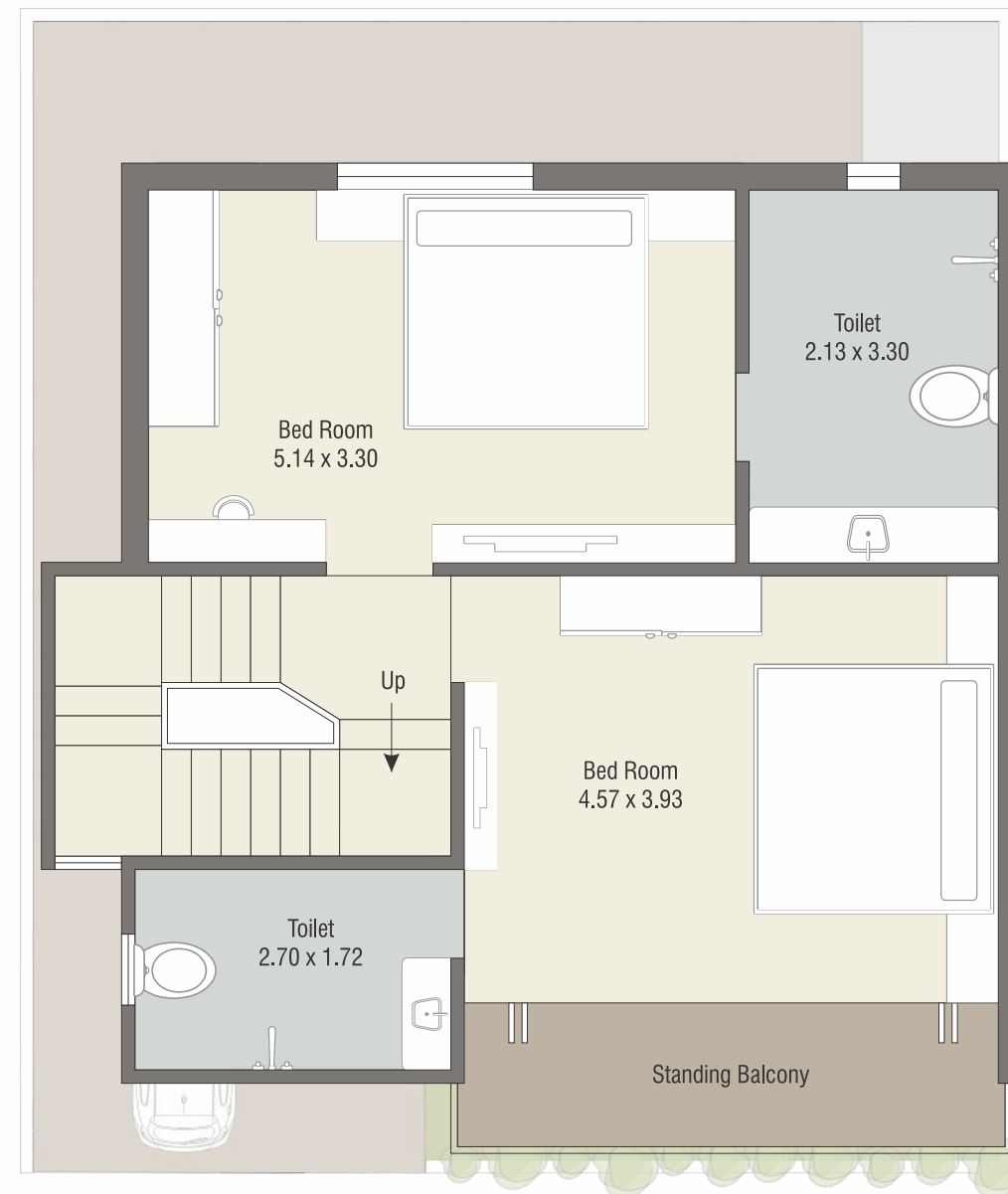
- 24 x 7 security with security cabin
- CCTV Camera
- Compound wall surrounding the community
- RCC internal roads with street lights, decorative paving & architectural plantation
- Rain water Harvesting
- Termite Resistance Treatment with piping
- Underground cabling for wire-free look
- Number plates on each unit to maintain uniformity

Type A (Phase I)

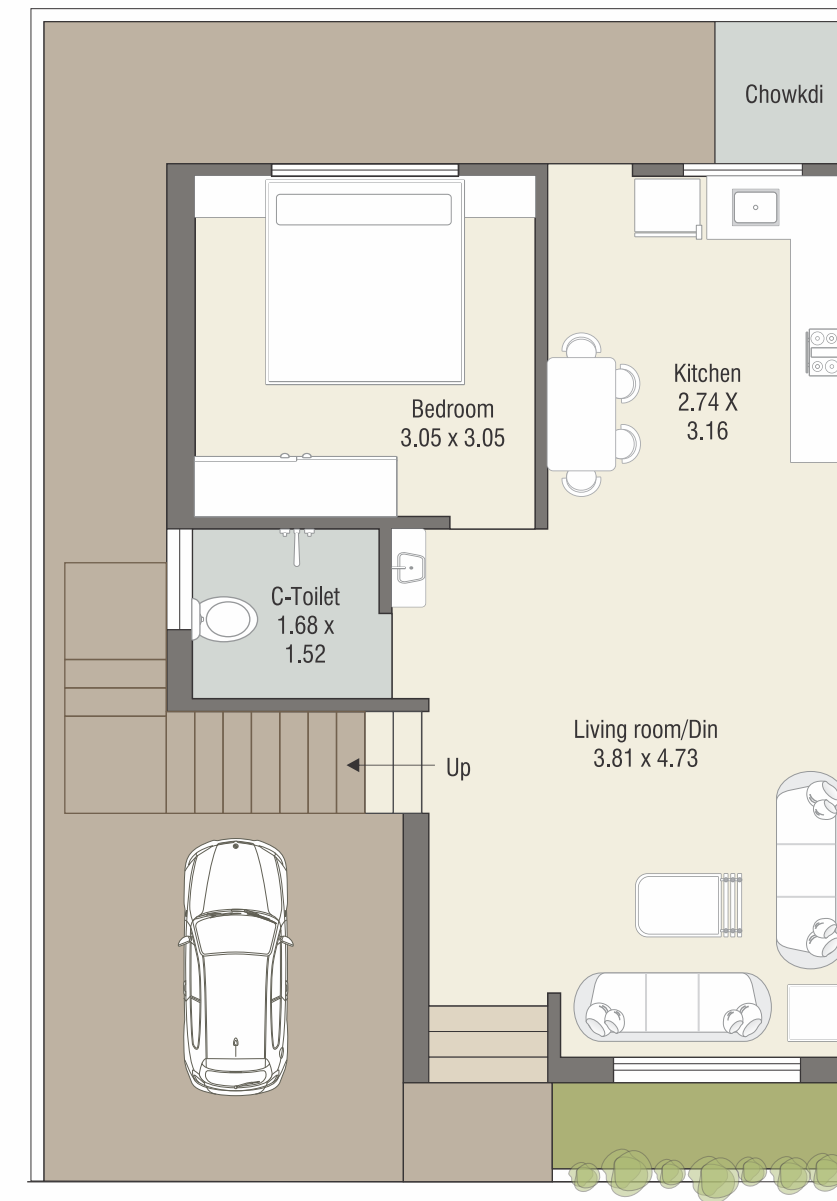
Ground Floor



First Floor

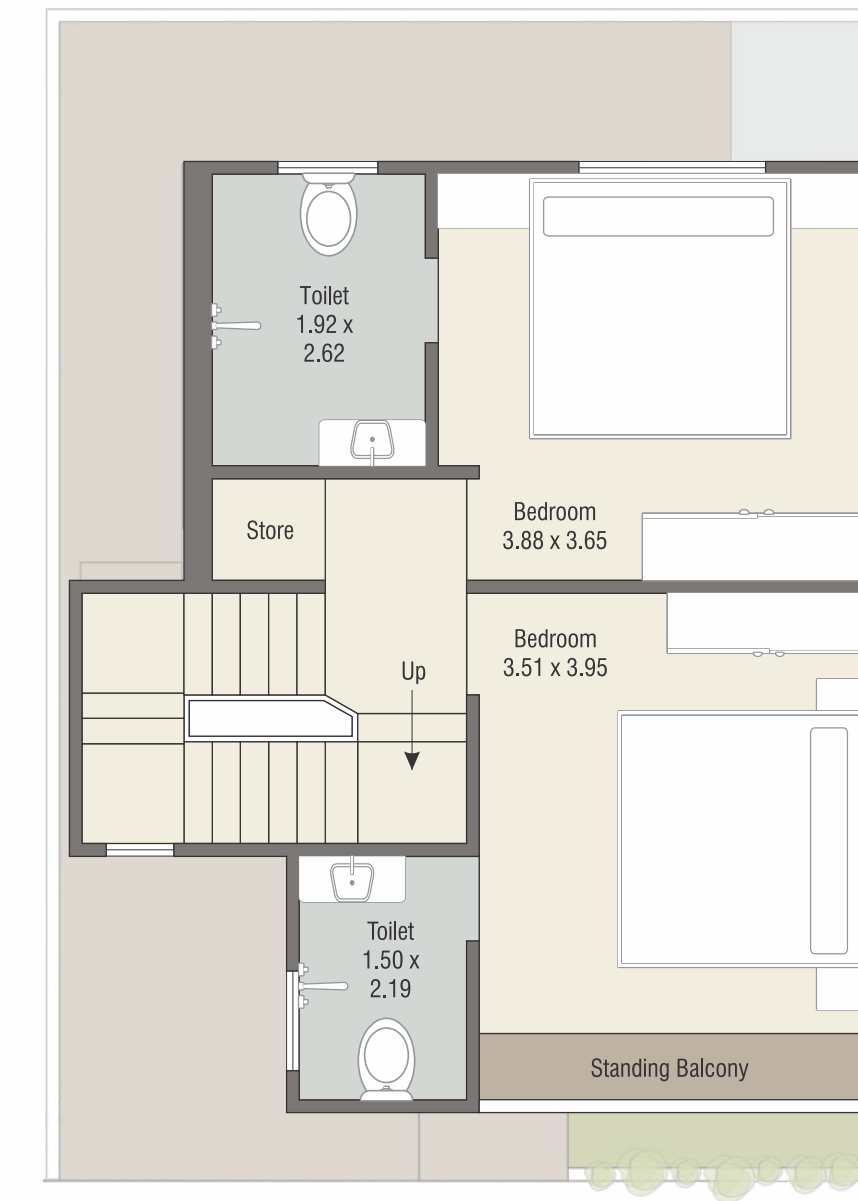


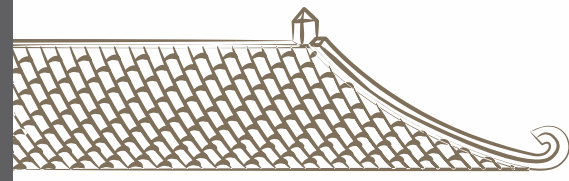
Ground Floor



Type B

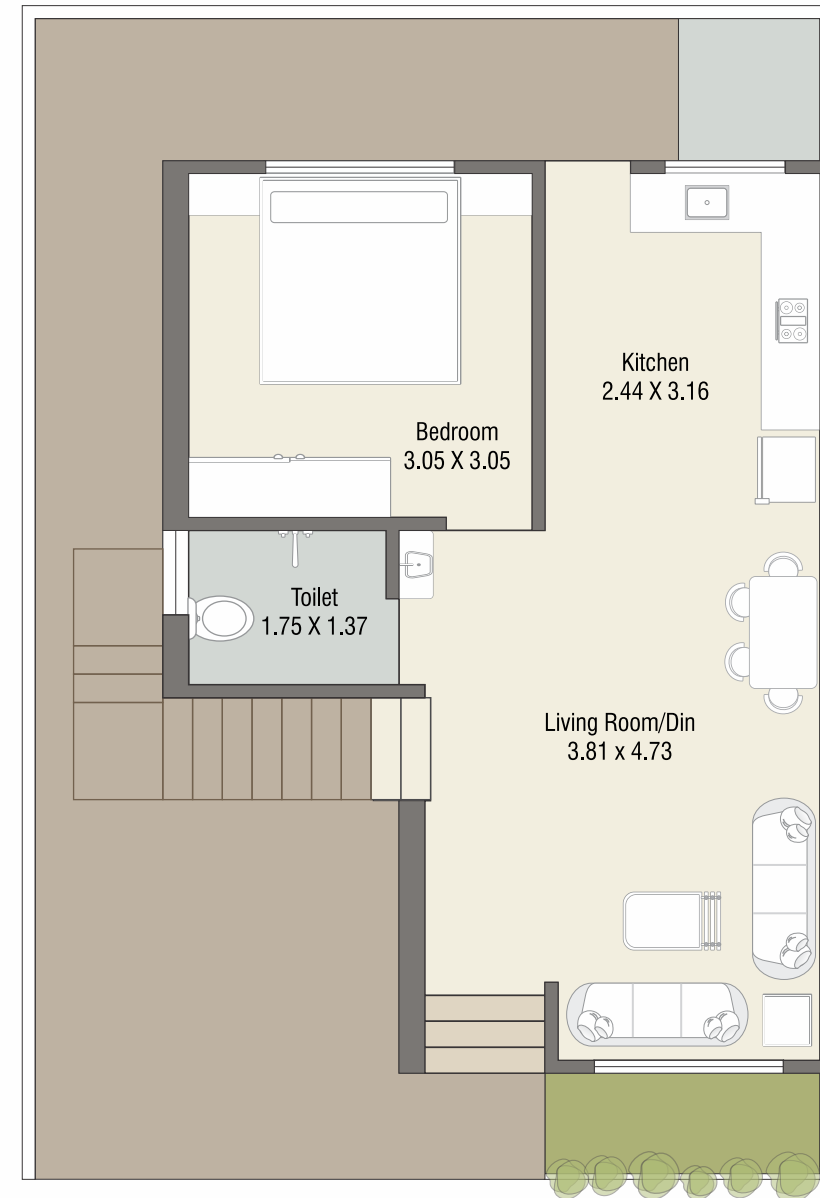
First Floor



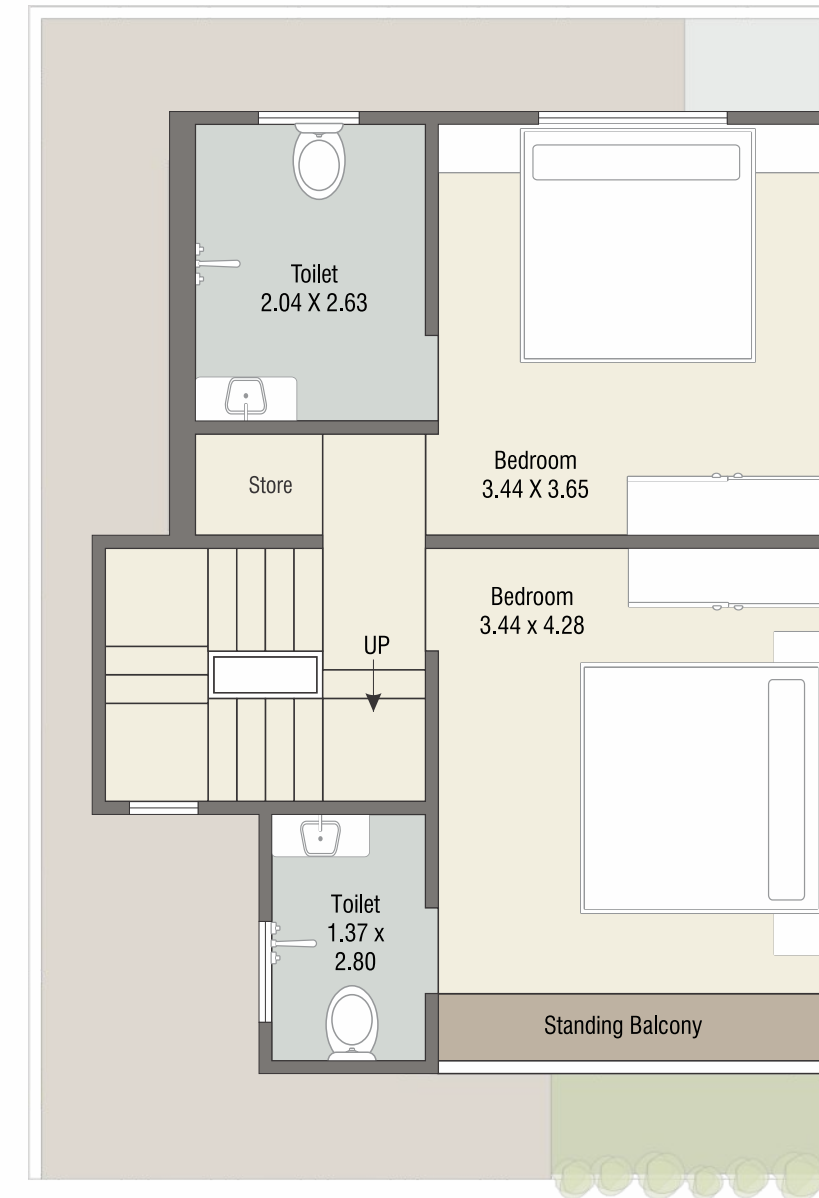


Type C

Ground Floor



First Floor





Amenities

- Swimming pool
- Gym
- Land Scape Garden
- Children Playarea





Bungalow Payment Terms:

25% Booking Amount - 15% Plinth Level - 20% Ground Floor Slab Level - 20% First Floor Slab Level - 7.5% Outer Plaster Level - 7.5% Inside Plaster Level - 5% Finishing Level

Notes: • Actual Possession of the Unit shall be handed over to the Member within 45 days of the settling of all the accounts and dues. Sale deed, Documentation Charges, Stamp Duty Charges, Common Maintenance Charges, Service Tax Charges etc. will be extra be borne by the Buyers • Payment Schedule must be followed by strictly: any delay in payment shall incur interest penalty at the rate of 18% P.A. on outstanding amount. Two Installment continuous default in payment shall lead to total cancellation of the unit. • Any increase in Govt./Local/Govt. Body Taxes/ Duties etc. & any new taxes/Levies will bourn by the customer • Total amount of the Extra Work must be deposited in full in advance, then only work shall be executed. • Sale deed (Dastavei) to be done after settlement of all accounts. • Maintenance Deposit per unit must be deposited before 45 days of possession of the unit • In case of cancellation of any Unit, government Taxes will be deducted towards Administrative charges from the Refund Amount. • The Refund shall be paid only after the New Booking of the booked Unit. • Payments terms will be valid at each stage on start of that stage. • Actual Dimensions may vary as per the site conditions • developers/Architect reserves all the right 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 change in elevation of the Bungalow. • This Brochure is not a legal document, this is only for presentation of the project. • Subject to Vadodara Jurisdiction.