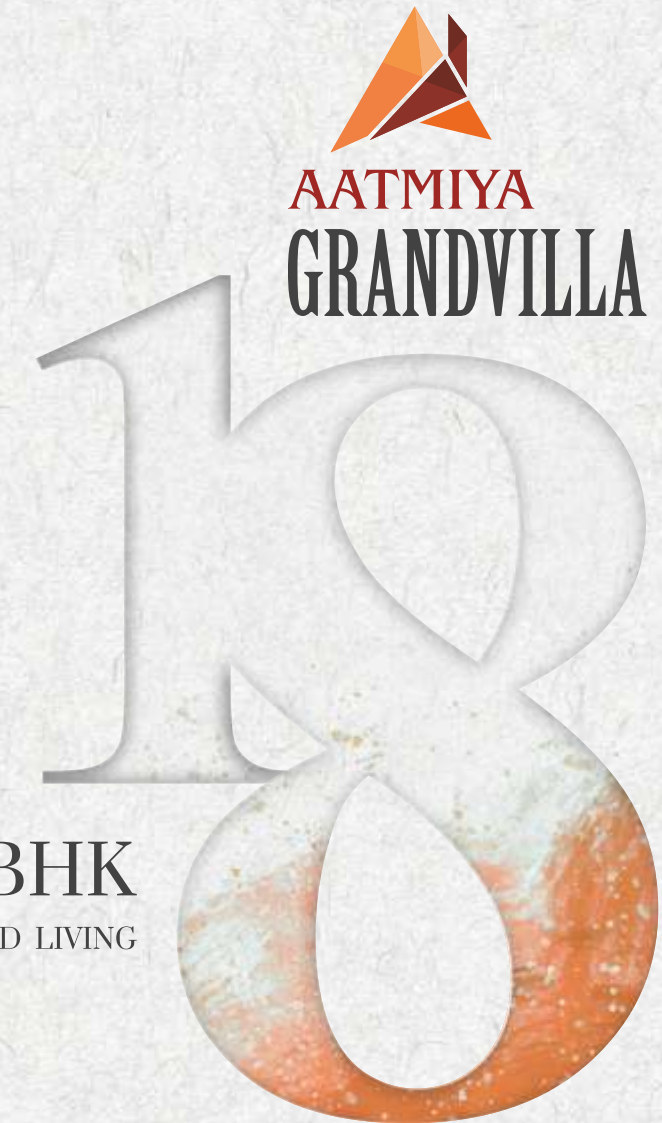


A Project By

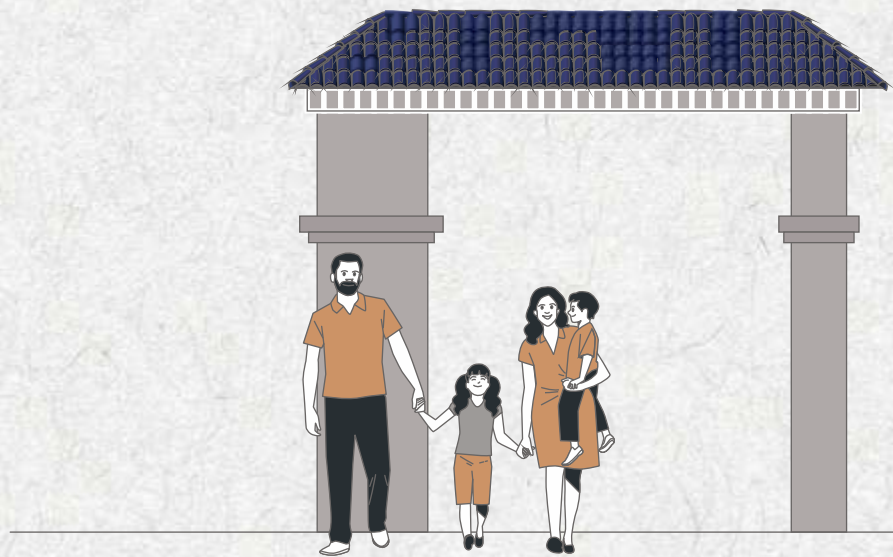


Notes:

• 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 borne by the customer – Total amount of the Extra Work must be deposited in full in advance, then only work shall be executed. • Sale deed (Dastave)) 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.

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RERA No.: PR/GJ/VADODARA/VADODARA/Vadodara Municipal Corporation/RAA14178/A1R/300625/311228



Elegance Begins at the Entrance

At Aatmiya Grand Villa 18, the grand entrance is your gateway to timeless luxury, offering a life of unmatched opulence and comfort.



Lavish
Elevation



Layout Plan



AREA TABLE

PLOT NO.	AREA (IN SQ.FT.)	PLOT NO.	AREA (IN SQ.FT.)	PLOT NO.	AREA (IN SQ.FT.)
1	1114	47	939	93	1052
2	1112	48	939	94	1050
3	1217	49	939	95	1048
4	1213	50	932	96	1045
5	1209	51	888	97	1043
6	1206	52	895	98	1041
7	1202	53	895	99	1039
8	1198	54	895	100	941
9	1195	55	895	101	939
10	1502	56	895	102	1213
11	1184	57	895	103	786
12/A	939	58	1129	104	786
12/B	939	59	1129	105	786
14	939	60	895	106	786
15	939	61	895	107	786
16	939	62	895	108	786
17	939	63	895	109	786
18	933	64	895	110	786
19	932	65	895	111	786
20	939	66	888	112	786
21	939	67	888	113	786
22	939	68	895	114	786
23	939	69	895	115	786
24	939	70	895	116	786
25	939	71	895	117	786
26	1184	72	895	118	786
27	1184	73	895	119	786
28	939	74	1129	120	786
29	939	75	1129	121	786
30	939	76	895	122	786
31	939	77	895	123	786
32	939	78	895	124	786
33	939	79	895	125	786
34	932	80	895	126	786
35	932	81	895	127	786
36	939	82	888	128	786
37	939	83	889	129	786
38	939	84	895	130	786
39	939	85	895	131	786
40	939	86	895	132	786
41	939	87	895	133	786
42	1184	88	895	134	786
43	1184	89	895	135	786
44	939	90	1129	135/A	862
45	939	91	1385		
46	939	92	1055		



Luxurious Living

Simplifide

Experience unparalleled comfort with effortless convenience and seamless connectivity. Embrace a lifestyle where luxury meets modern ease and accessibility.



Blissful Balcony View

Enjoy a luxurious lifestyle with breathtaking sunrise views from your private balcony. Experience serenity and beauty like never before.

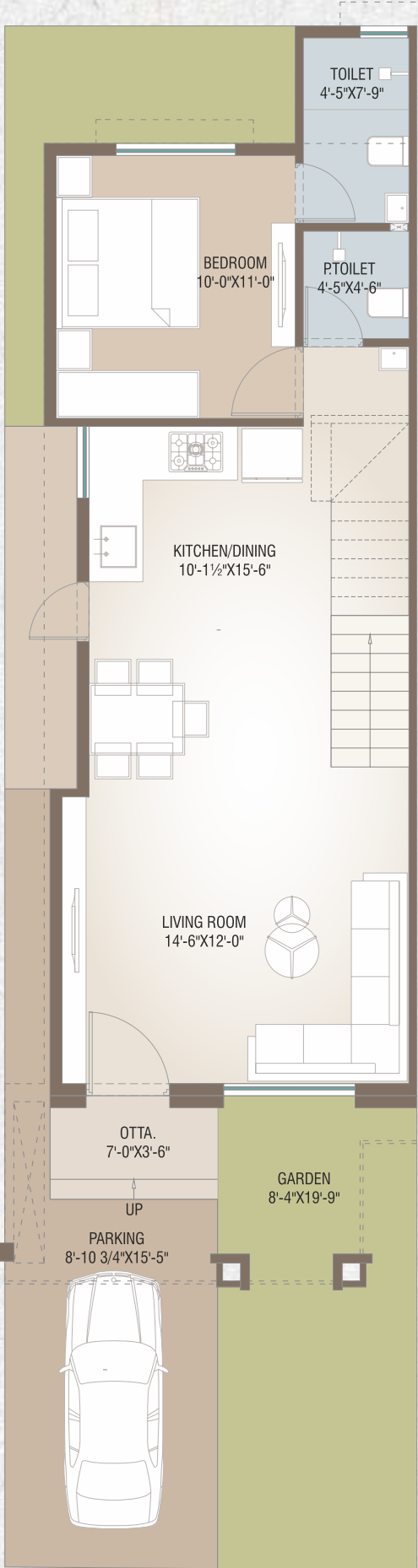


Plot No.

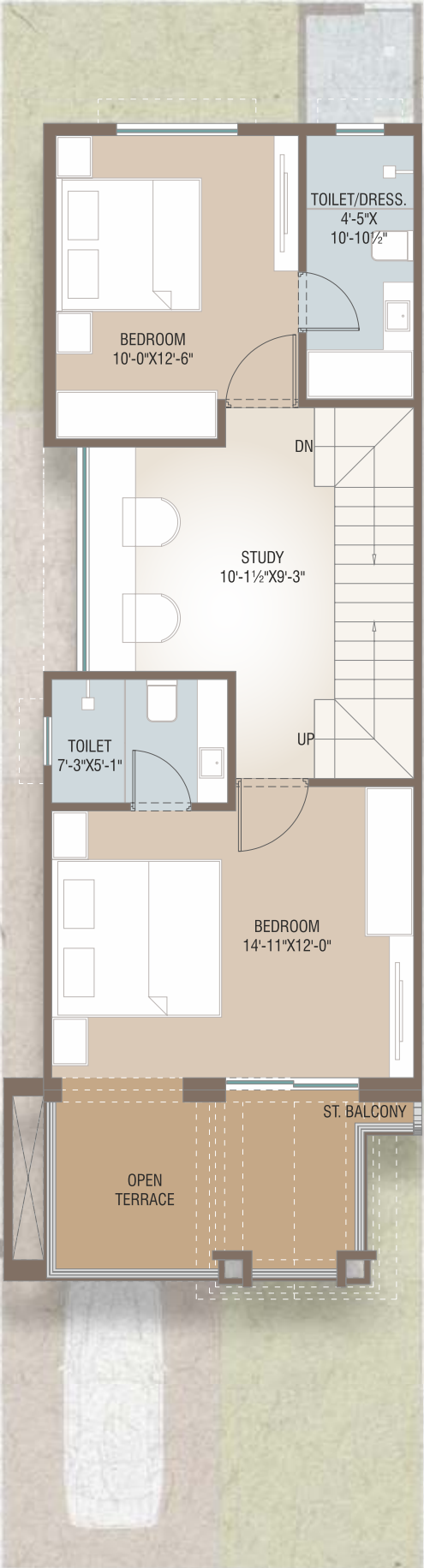
1 & 2

CARPET AREA

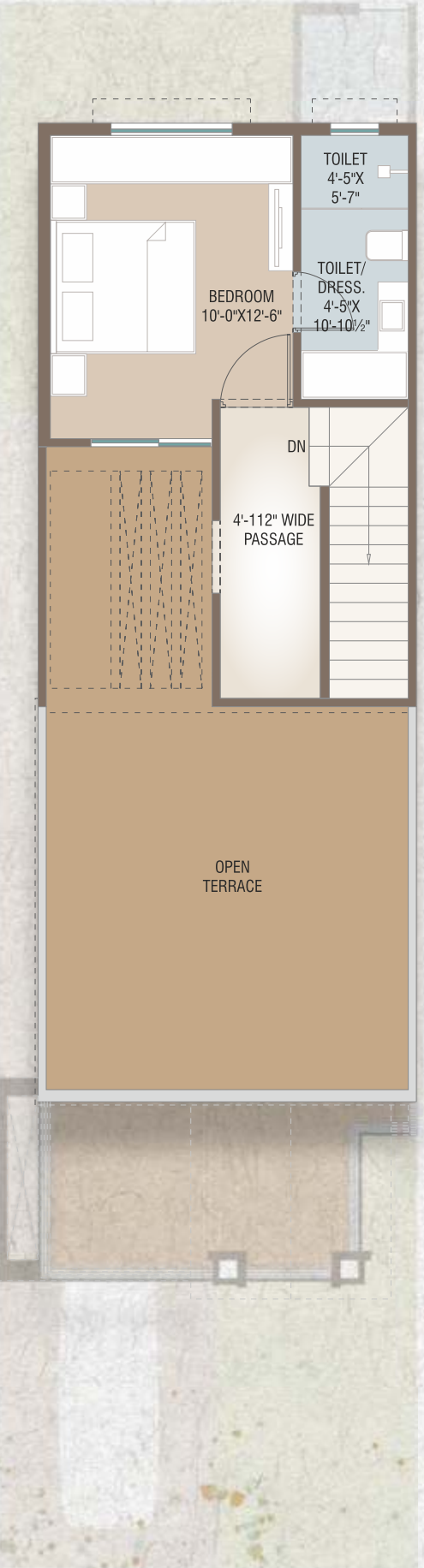
Ground Floor	583 SQ.FT.
First Floor	551 SQ.FT.
Second Floor	263 SQ.FT.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



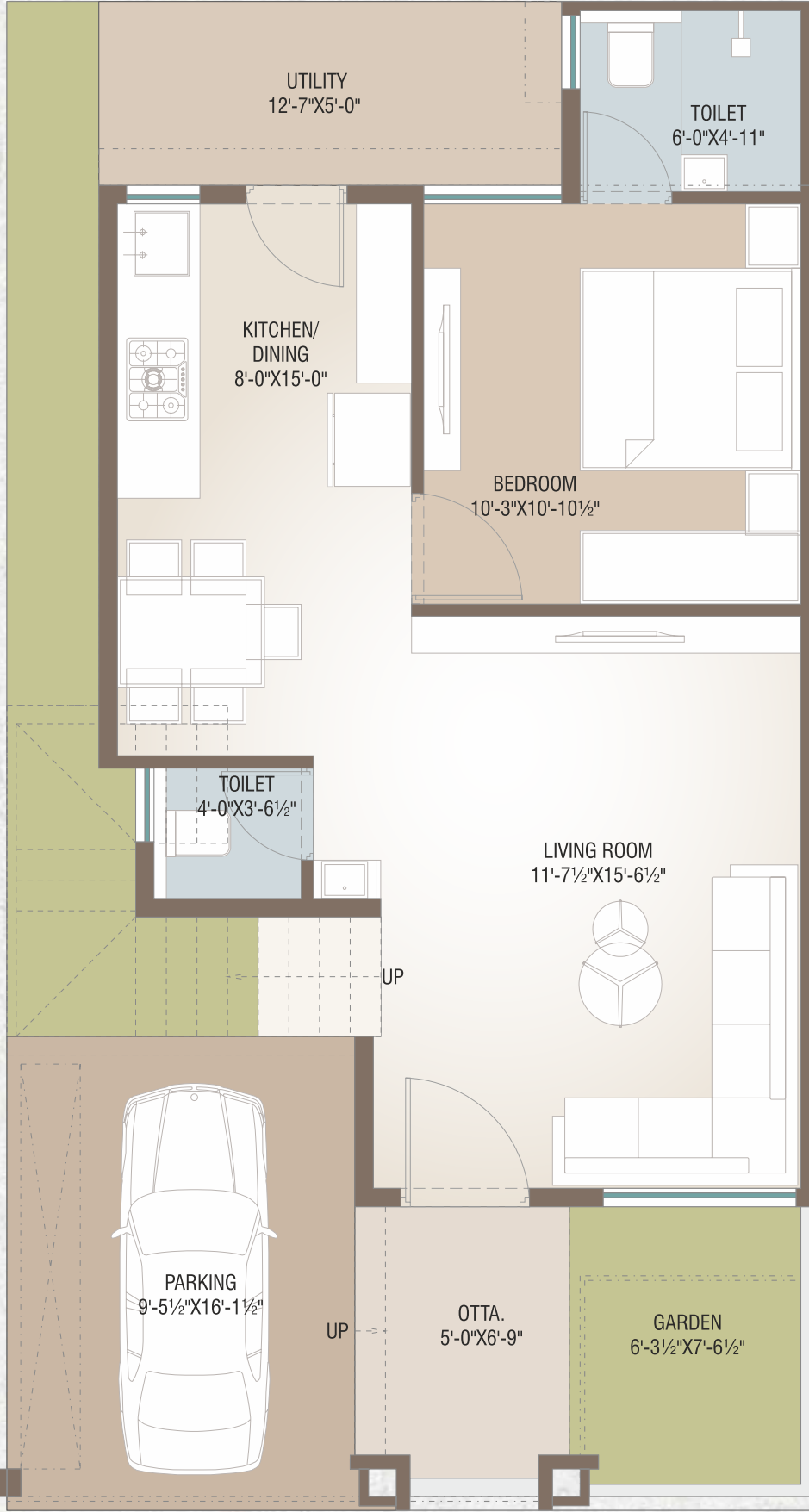
SECOND FLOOR PLAN

Plot No.

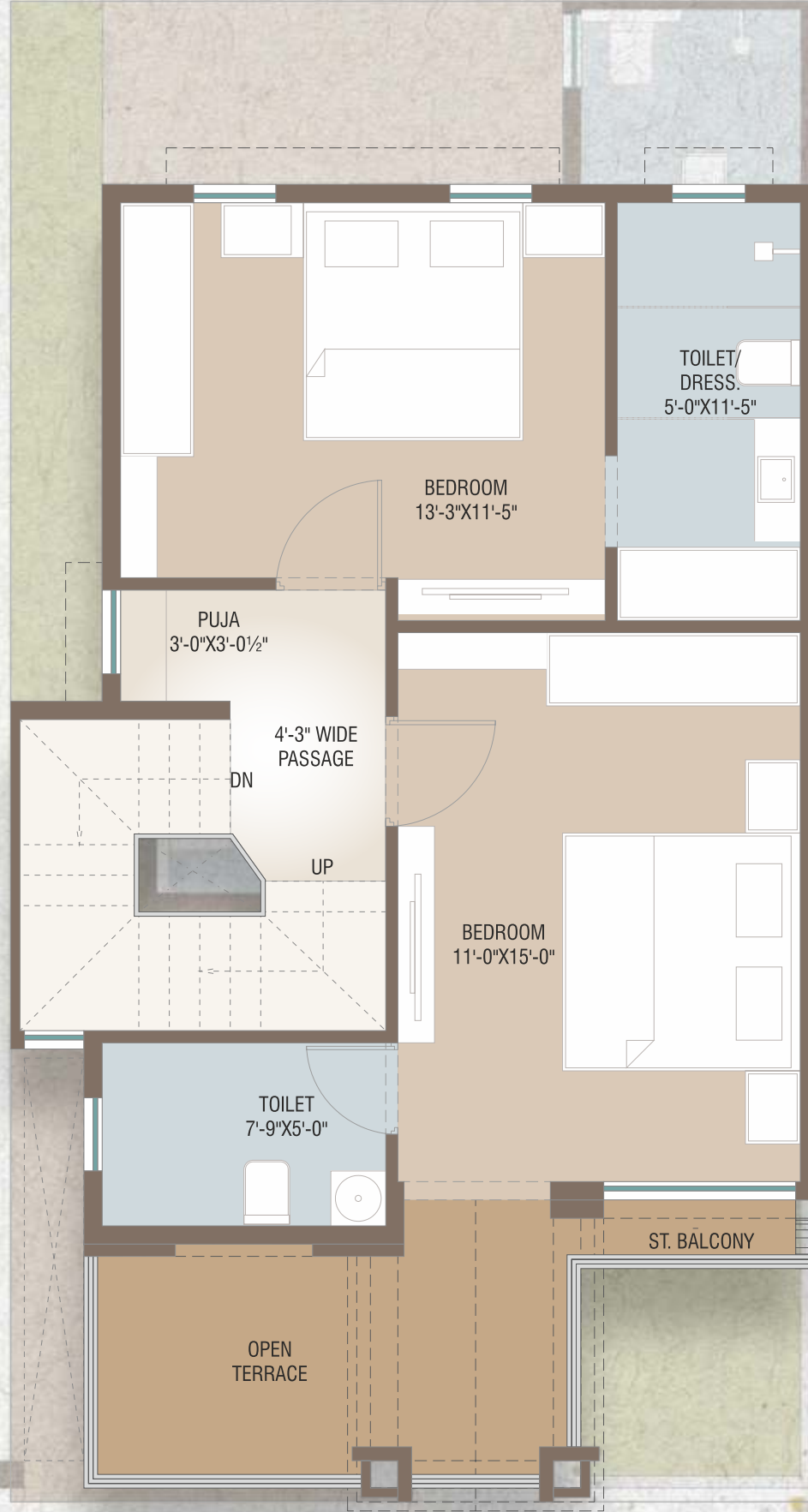
51 TO 90

CARPET AREA

Ground Floor	550 SQ.FT.
First Floor	516 SQ.FT.



GROUND FLOOR PLAN



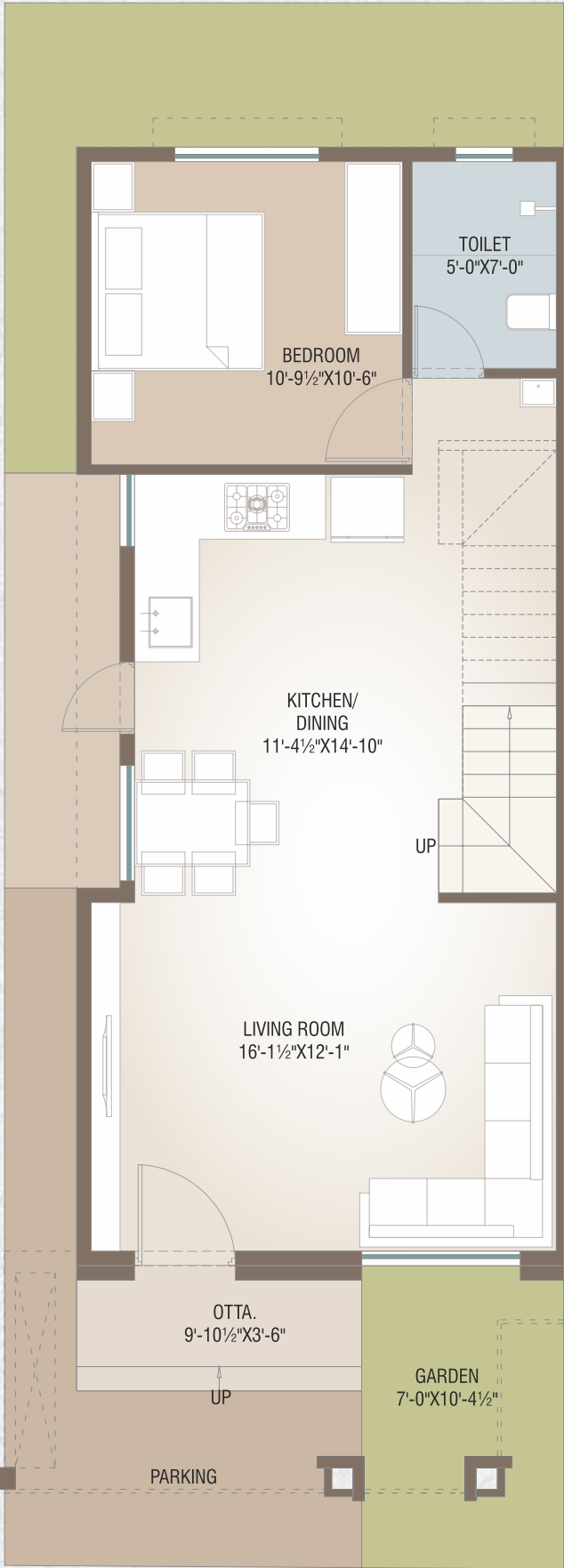
FIRST FLOOR PLAN

Plot No.

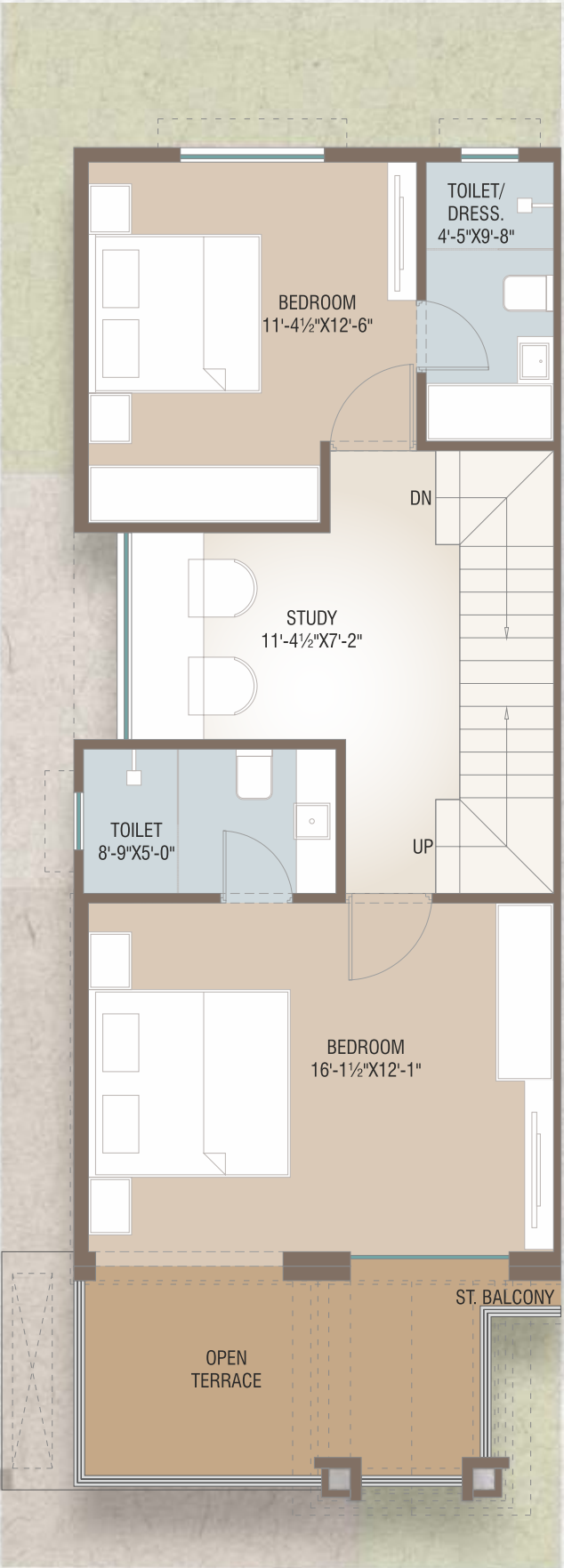
91 TO 99

CARPET AREA

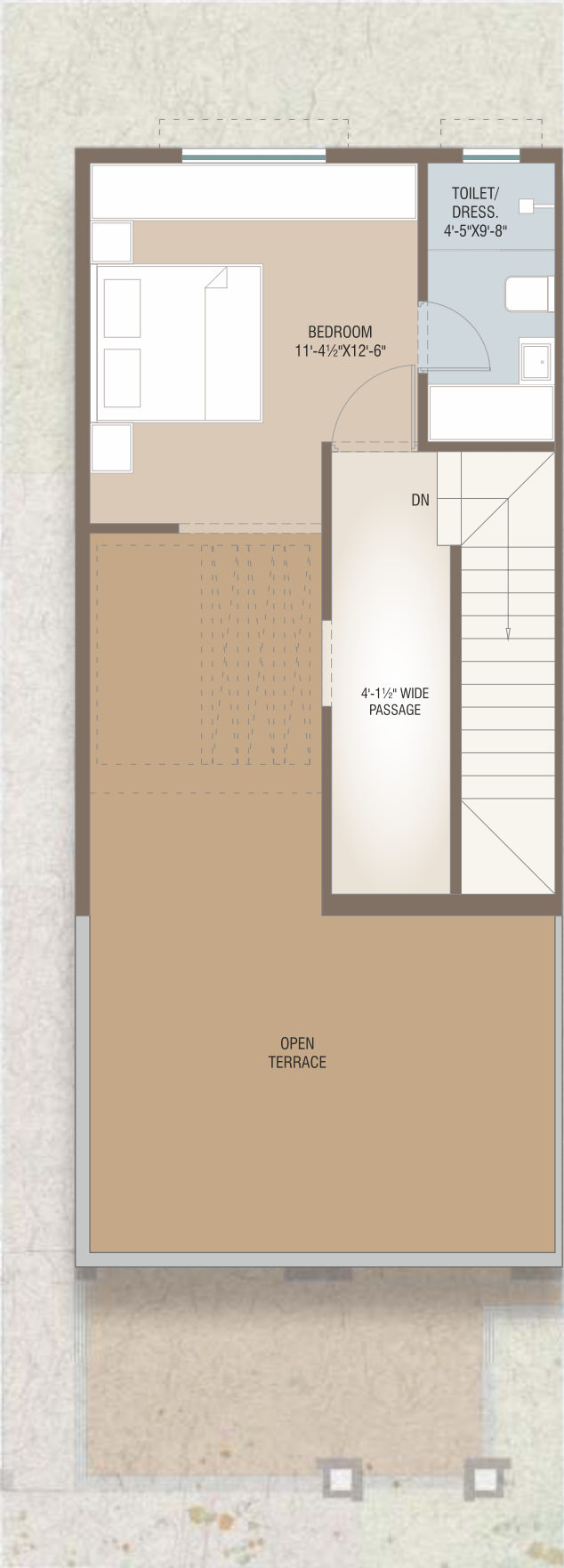
Ground Floor	592 SQ.FT.
First Floor	583 SQ.FT.
Second Floor	293 SQ.FT.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



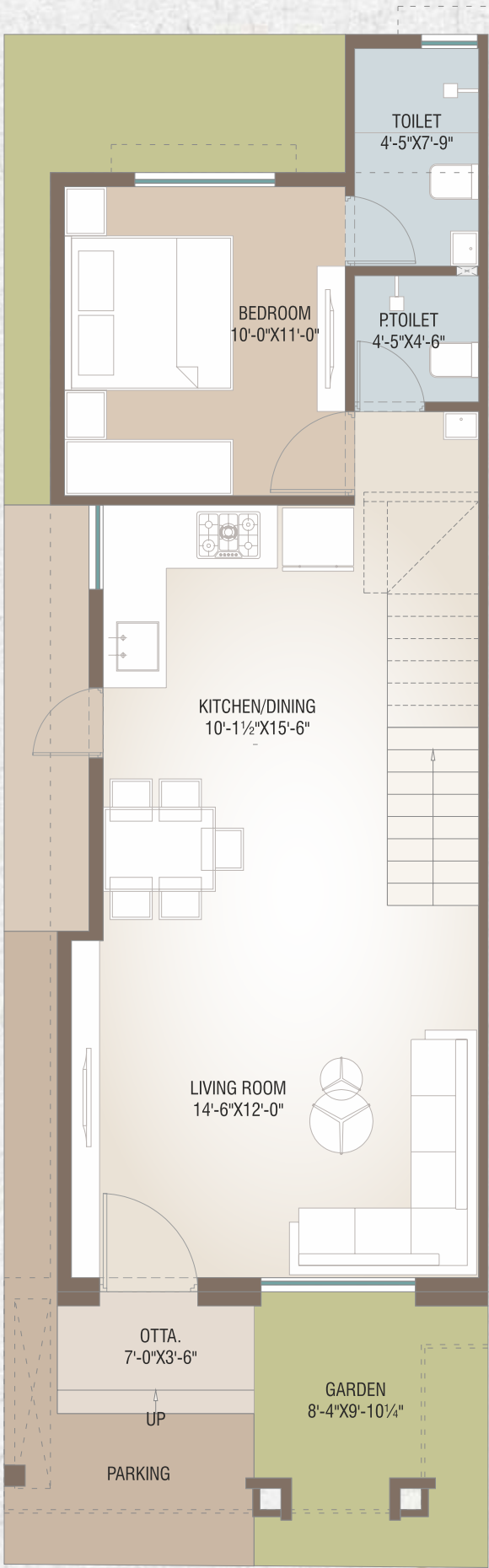
SECOND FLOOR PLAN

Plot No.

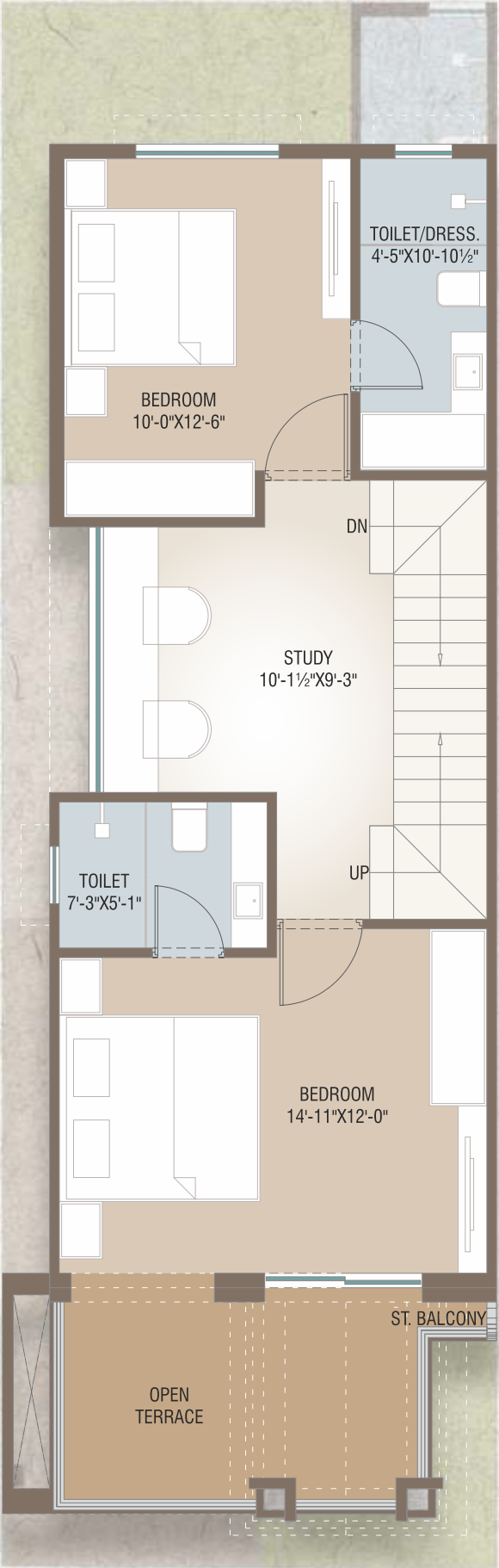
100 & 101

CARPET AREA

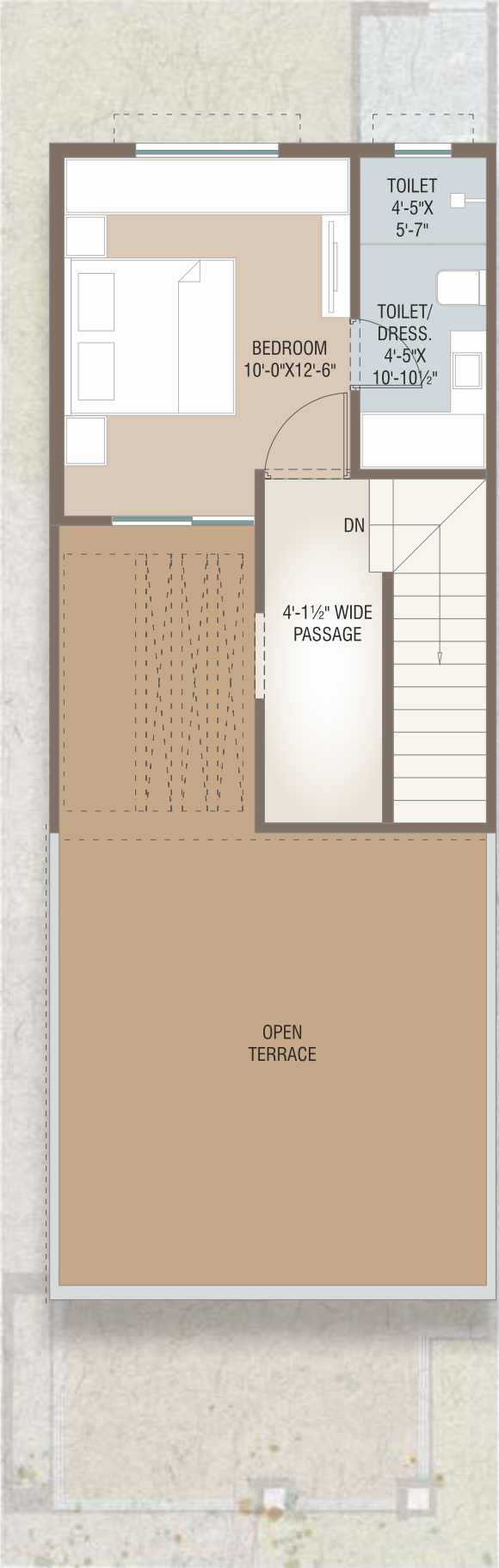
Ground Floor	583 SQ.FT.
First Floor	549 SQ.FT.
Second Floor	263 SQ.FT.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



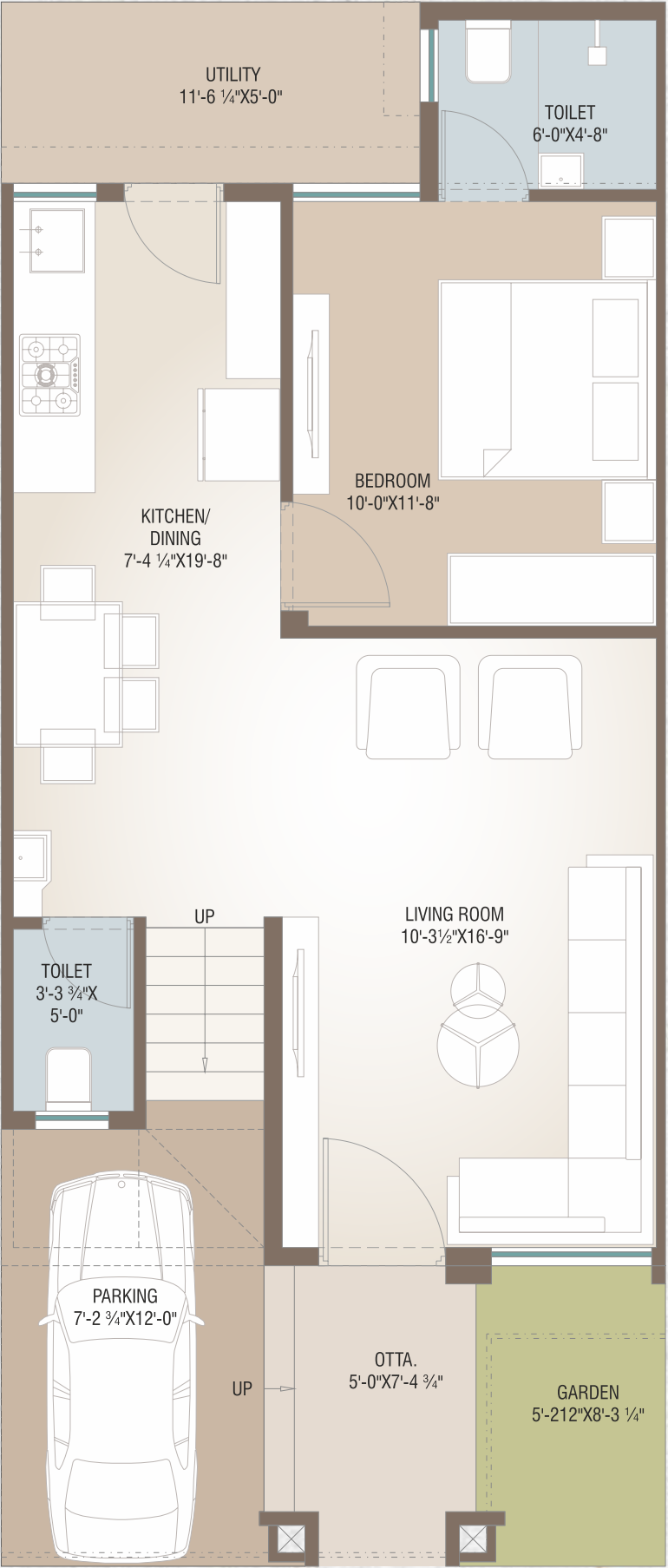
SECOND FLOOR PLAN

Plot No.

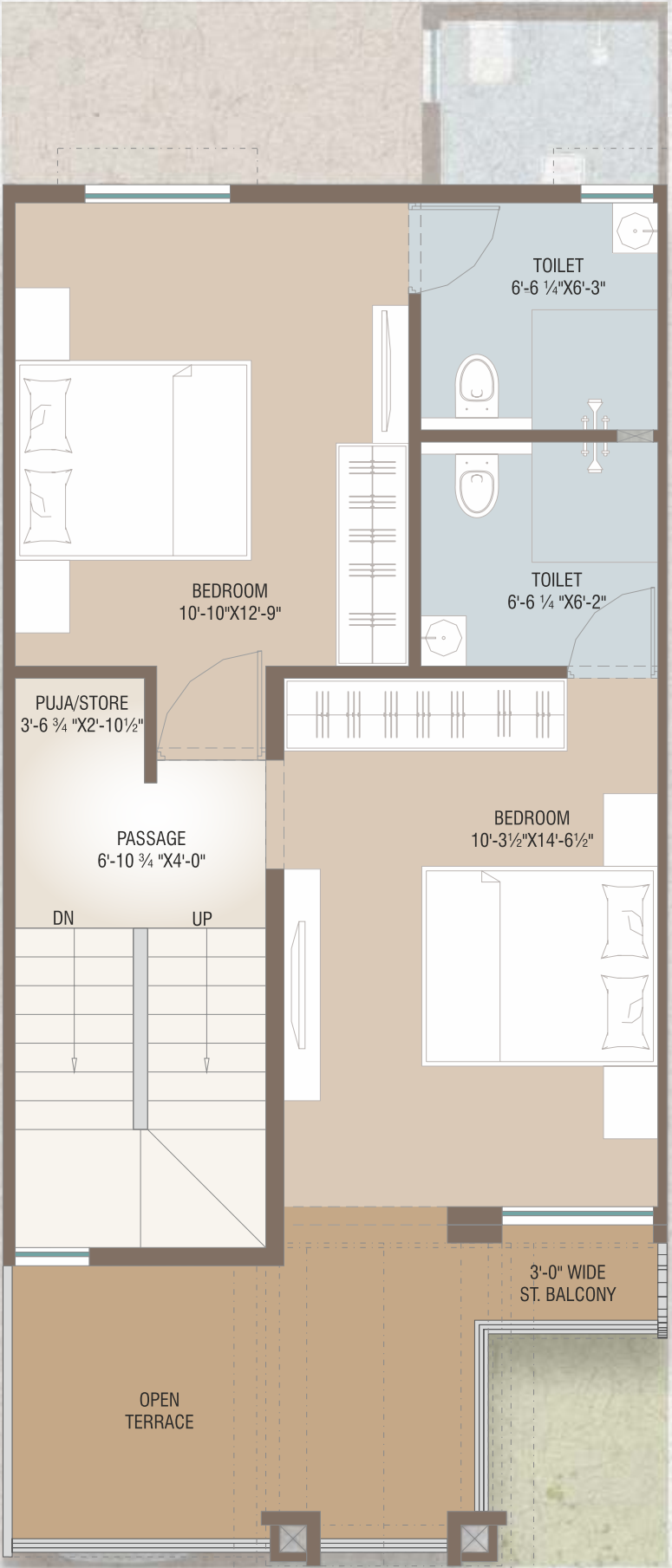
102 TO 135

CARPET AREA

Ground Floor	535 SQ.FT.
First Floor	502 SQ.FT.
Second Floor	92 SQ.FT.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Amenities



24 X 7
Security with
Security Cabin



Paver Block
Internal Roads
with Street Lights,



Compound Wall
Surrounding
The Community.



Decorative Paving &
Architectural Plantation



Rain Water
Harvesting



Underground Cabling
For Wire-Free Look



Termite
Resistance Treatment
with Piping



Number Plates
On Each Unit to
Maintain Uniformity



Connectivity

Made Easy



Specification



STRUCTURE

All RCC & ACC Block 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 up to lintel level over the platform.



TOILET / BATHROOMS

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



WATER

Underground and Overhead water Tank.



DOOR

Attractive Entrance Door with standard safety lock. Internal good quality flush door.



ELECTRIFICATION

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



PAINT & FINISH

Internal mala.. plaster with Putty & Primer finish. External weather resistant paint.



TERRACE

Open terrace finished with China Mosaic.





Location Plan

RAA14178/A1R/300625/311228



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DEVELOPER
ADINATH DEVELOPERS

ADDRESS
Aatmiya Grandvilla 18,
Near Ratnam Greenfeild, Beside Pratham Paradise,
Tarsali, Vadodara, Gujarat 390009

CONTACT DETAIL
aatmiyagrandvilla18@gmail.com • +91 **9265446100** • www.aatmiya.in

ARCHITECH
Aasquare Architect

STRUCTURE
Harendra Bhatt

PAYMENT MODE
• 25% Booking Amount • 15% Plinth level • **15%** Ground Floor Slab Level
• 15% First Floor Slab Level • 15% Second Floor Slab Level
• 10% Plaster Level • **05%** Possession Level

RERA NO.:

SCAN FOR
LOCATION



SCAN FOR
E BROCHURE

