

Welcome to  
a remarkable lifestyle

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2 BHK LUXURIOUS APARTMENTS & SHOPS



The contemporary living  
That stands class apart...  
Sour the comfort  
Reap elegance...



Presenting **Vraj Residency**... a new dimension of Residential-cum-Commercial project, situated at prime location of Maneja-amidst at comfort zone.

Where cool breeze, bright sunshine, and calm environs welcoming you. Fusion of living comfort and peaceful surrounds blends your mind, body and soul into happiness.

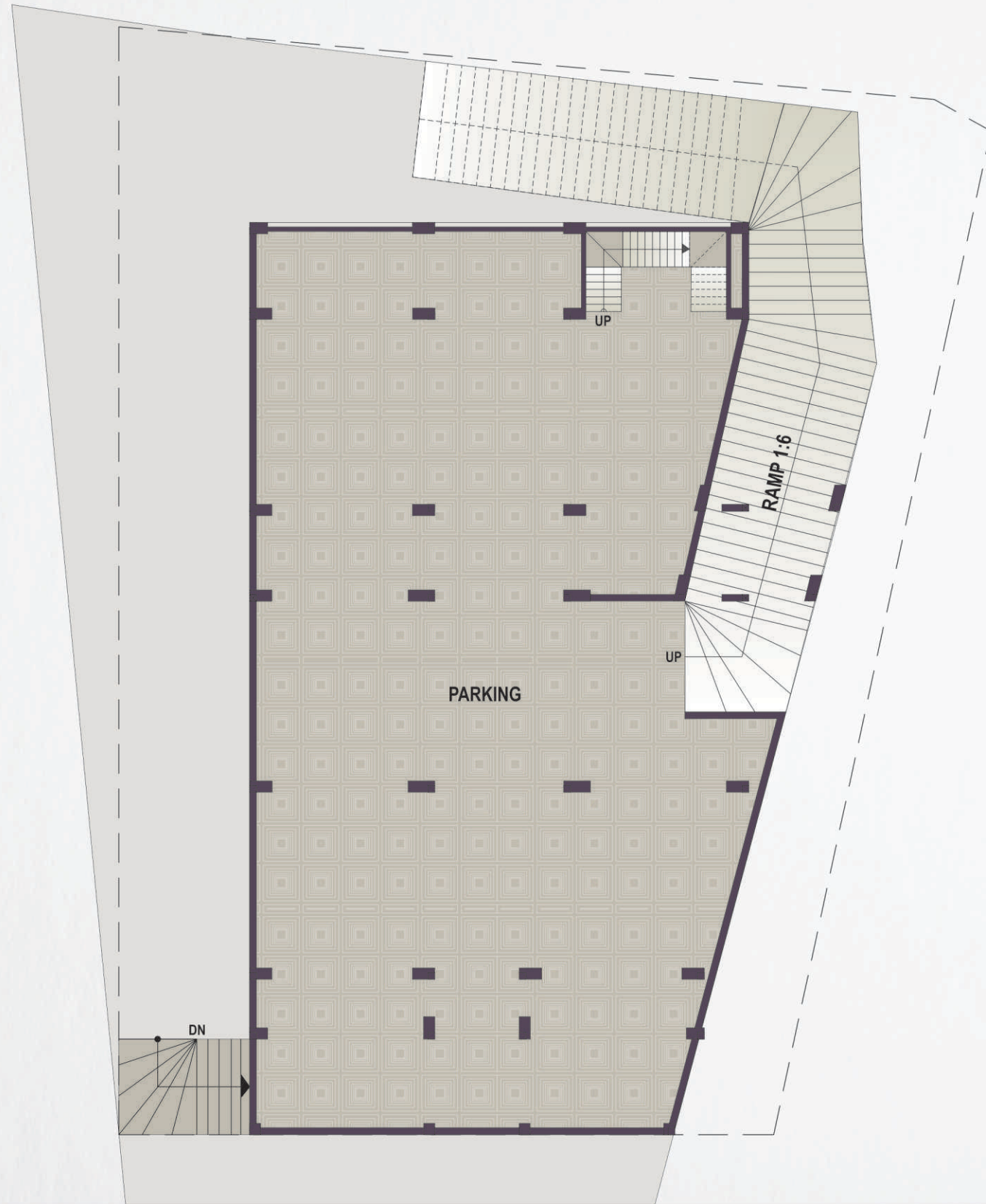
Immaculately planned, **Vraj Residency** uses space very intelligently to create spacious living. It's prime location meets all the proximity to day to day lifestyle. Living in **Vraj Residency** will truly be a luxurious and pleasure.

Add a comfort to your lifestyle.. one filled with luxury. Welcome to the Comfort Zone.



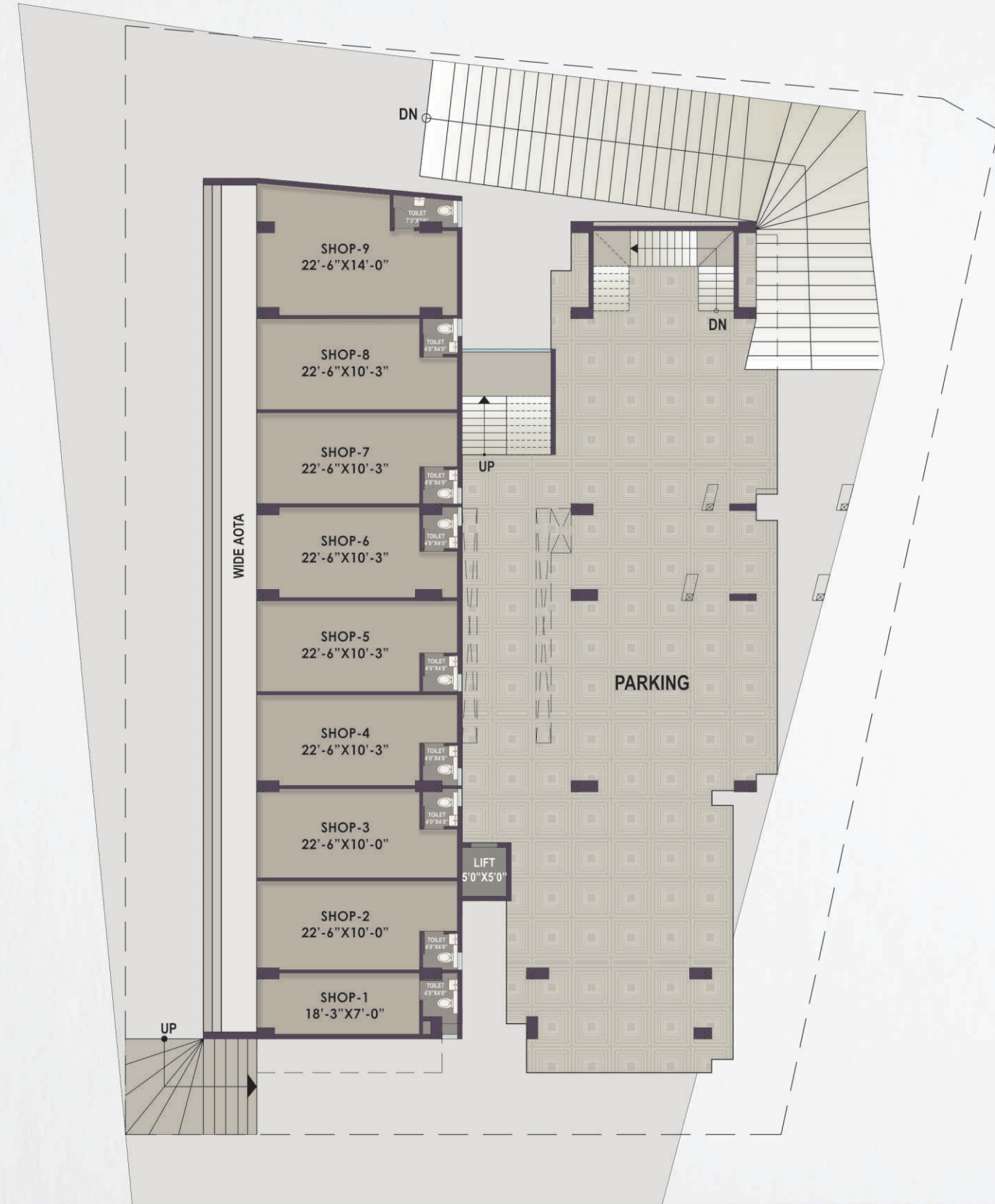


# PARKING BASEMENT PLAN



WIDE ROAD

# SHOPS GROUND FLOOR PLAN



WIDE ROAD

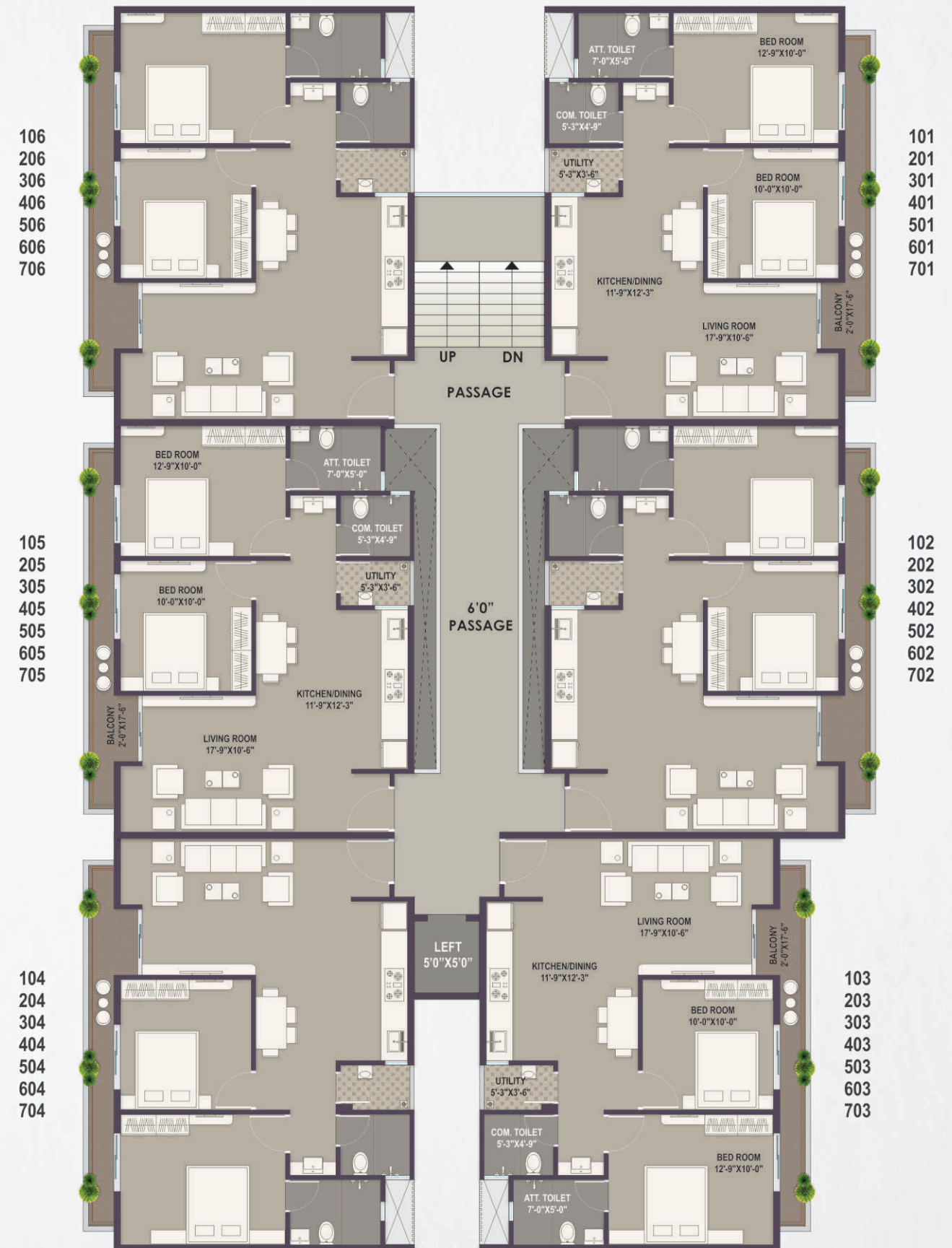


# 2 BHK TYPICAL FLOOR PLAN

Carpet Area : 625 SQ.FT.

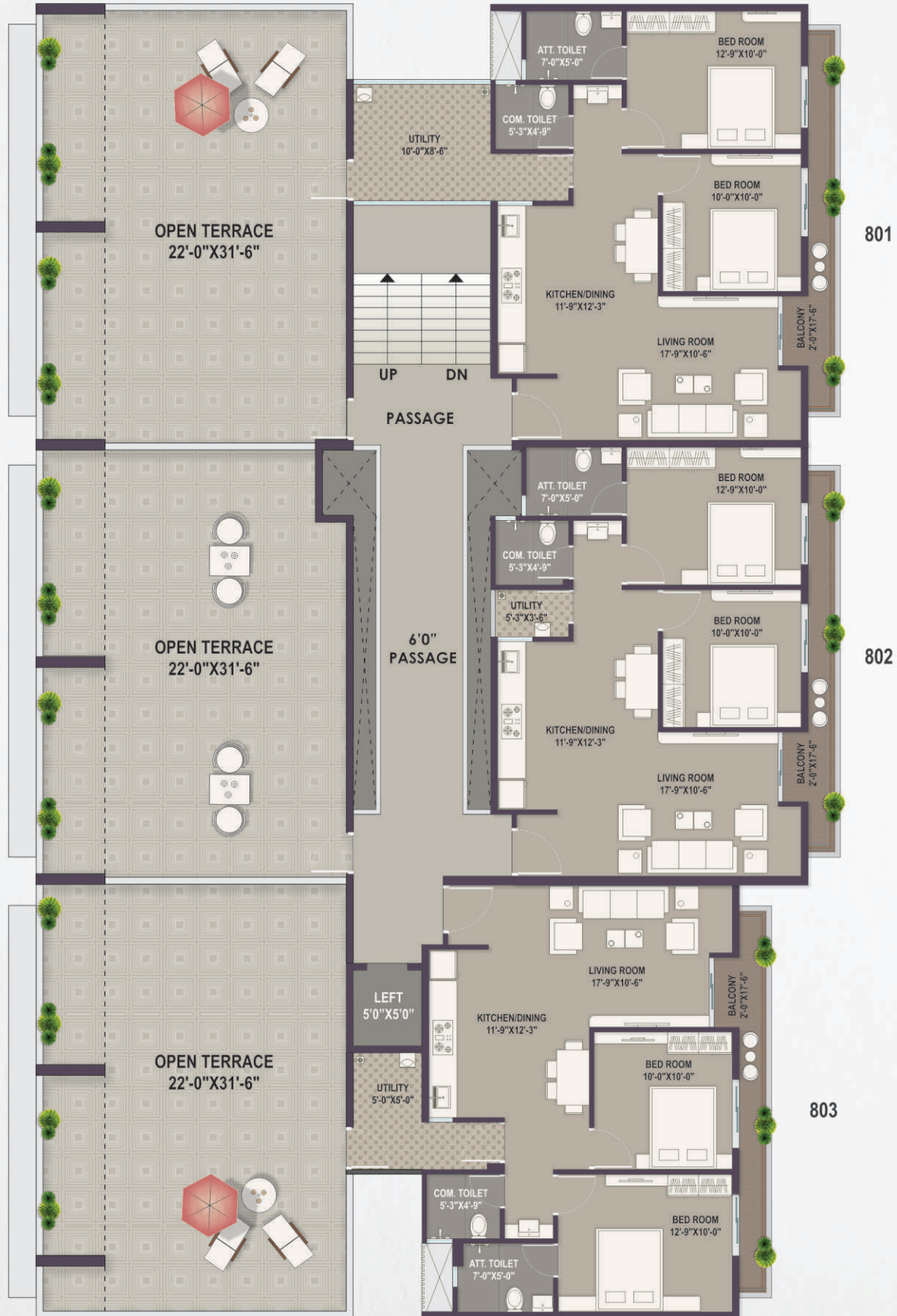


# 1st to 7th TYPICAL FLOOR PLAN





# 8th FLOOR PLAN



## Specification

- ◆ R.C.C. frame work Structure & block masonry work as per structure Design
- ◆ Powder coated aluminium sliding windows
- ◆ Vitrified flooring in all rooms
- ◆ Granite Kitchen platform with S.S. Sink
- ◆ Quality CP fitting and Sanitary Ware
- ◆ Quality electric switches from ISI brand
- ◆ Concealed ISI Wiring
- ◆ Electric wiring and switches with adequate electric Points
- ◆ Note: Measurement shown in the plan are with plaster





LOCATION PLAN



**vraj**  
RESIDENCY  
2 BHK LUXURIOUS APARTMENTS & SHOPS

Notes: (1) Possession will be given after 45 days of settlement of all accounts. (2) Extra work will be executed after receipt of full advance payment. (3) Common maintenance charges should be paid extra. (4) Stamp Duty, Registration Charge, and any new Central or State Govt. taxes, if applicable shall have to be borne by the client. (5) Continuous default payments leads to cancellation. (6) Architect / Developers shall have the rights to change or raise the scheme or any details herein and any change or revision will be binding to all. (7) Incase of delay in water supply, light connection, drainage work by authority, developers will not be responsible. (8) Refund (exclude tax) incase of cancellation will be made within 30 days from the date of booking of new client only. (9) Any plans, specifications or information in this brochure cannot form part of an offer, contract or agreement. (10) All members shall have to essentially be the part of the society formed by the association members and shall have to abide by the society laws. After completion of the work all the repair and the maintenance like drainage, watchman salary, gardening, electricity bill etc. shall be borne by society members/association. (11) The rights to the terrace shall remain with the developers.





A Project by :



Developers :  
**PRIYA CONSTRUCTION CO.**



**Site : 'VRAJ RESIDENCY'**  
Opp Basil School, 18 Mtr. Jambuva Road,  
Maneja, Vadodara - 390 013,  
Gujarat, (INDIA).

**Call : +91 82383 61924**

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Website : [www.aatmiyagroup.com](http://www.aatmiyagroup.com)

**Architect :**  
Daram Patel  
**Art & Architect Associates**  
5/A Patwa Estate, Behind Bombay Shopping Center,  
Vadodara - 390 007.

**Structure :**  
**Yognipun Associates**  
1-A Capriana Flat, Behind Akota Stadium,  
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