

# KEY PLAN



LOCATION



E-BROUCHER



Developers :  
**ADITYA Infracon**

Site :  
**Aditya Landmark,**  
Beside Aaruni Residency, Opp. Samanvay Status,  
Atladra - Padra Main Road  
**Aditya Landmark,** B/s. Vihav Skyone,  
Bhayli Canal Road, Vadodara-391410.

Call:  
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**77789 39135**  
Email: [adityalandmark292@gmail.com](mailto:adityalandmark292@gmail.com)  
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Architectural Design :  
**Dilip Sharma & Associates**

Architectural Licensing :  
**Anjali Associates**

Structure :  
**Ashok Shah & Associates**

LOAN FACILITY BY:



PAYMENT TERMS: 10% Booking | 15% Plinth Level | 50% Slab level | 10% Bricks Masoneri work | 05% Flooring  
5% plumbing & Elevation treatment | 05% Finishing work

DISCLAIMER : Premium quality materials or equivalent branded products shall be used for all construction work. • Right of any changes in dimensions, design & specifications will be reserved with the developer, which shall be binding for all members. • External changes are strictly not allowed. • Development charges, documentation charges, stamp duty, all municipal taxes, service tax, MGVL meter deposit & GST should be levied separately. • If any new tax applicable by central or state gove. in future, It will be Borne by Bayer / members • Each member needs to pay maintenance deposits separately. • In case of booking cancellation, amount will be refunded from the booking of same premise after deductible administrative amount • Possession will be given after one month of all settlement of account. • Extra work at the cost of client with prior estimate needs to be given in advance but no change in elevation and plan will be done. • The developer reserve the full right to make any changes. • This brochure does not form a part of agreement or any legal document, It is easy display of project only. • Right of any changes in dimensions, design and Layout, specifications, elevation will be all right reserved the developers.

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RERA REGISTRATION NO.:PR/GJ/VADODARA/VADODARA/Others/MAA08361/220421

II Shree Ganeshay Namah II  
II Shree Vihal Krupa II

Project by :



**aditya**  
**LANDMARK**  
SHOPS | 2 & 3 BHK LUXURY FLATS

LET YOUR ADDRESS BE THE  
LANDMARK ITSELF

H NEST CR\_98243 85808



# AMENITIES

- Elegant entrance gate with security cabin
  - Allotted Car Parking
  - Children Play Area
  - RCC trimix road with paved block with Street Light
  - 24x7 CCTV
  - Garden with sitting Area
  - Standard quality passenger elevator
  - Underground & Overhead water tank with sensor
  - 24 Hours water supply
  - Attractive name plate & letter box
  - Power back up for common utility
  - Solar Panel in Each Tower for common utility
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- RO system
  - Club House
  - Multi purpose hall
  - Gymnasium
  - Designer POP ceiling in all room
  - Chimney provided in each flat
  - Electric Geyser in all bathrooms

## SPECIFICATION

-  **Structure**
  - Earthquake resistant RCC frame structure with block masonry walls
  - Elegant elevation and facade
-  **Kitchen**
  - Premium Granite Surface stone with Stainless Steel sink.
  - Premium Wall Tiles Dedo upto lintel level
-  **Flooring**
  - Premium quality tiles in all rooms

-  **Bathrooms**
  - Ceramic and Sanitary Fixtures from Premium Brand
  - Faucets from Jaquar
  - Premium Tiles on floor and Dedo upto lintel level
  - Electrical points for Geyser
  - Chemical base water proofing
-  **Doors**
  - Attractive entrance door with safety lock and decorative fittings. Internal doors are laminated flush doors

-  **Windows**
  - Powder coated aluminum window
-  **Electrification**
  - Concealed copper ISI wiring for Three Phase Electric Connection
  - Conveniently placed Modular Switch boards with sufficient 15A and 5A Sockets, Switches and Regulators from Premium brands
  - TV point in living & master bed room
  - AC point in living room & all bedroom

-  **Plumbing**
  - Concealed plumbing with Premium quality
-  **Paint & Finish**
  - Interior: Smooth plaster with birla putty, emulsion paints
  - Exterior: Double coat plaster with acrylic paint for water repellence
-  **Terrace**
  - Open terrace finished with water proofing & china mosaic tiles.

# LAYOUT FLOOR PLAN

# BASEMENT FLOOR PLAN



# WING C-D

## 3-BHK FLATS

**C - 101 to 701**  
**D - 102 to 702**

CA - 1257 SQ.FT.  
 BA - 1466 SQ.FT.

**C - 102 to 702**

CA - 1307 SQ.FT.  
 BA - 1543 SQ.FT.

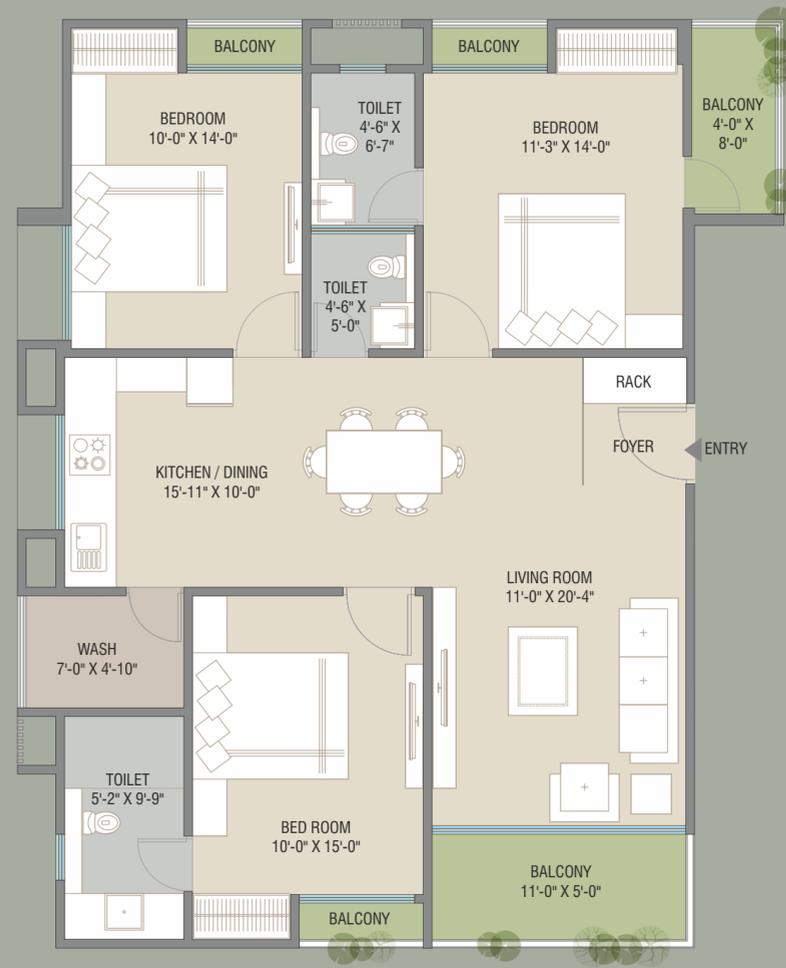
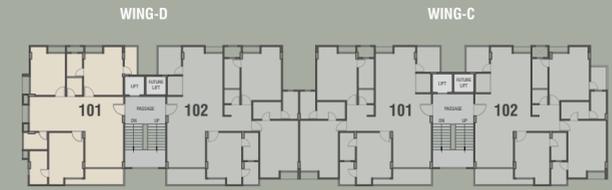


# WING D

## 3-BHK FLATS

**D - 101 to 701**

CA - 960 SQ.FT.  
 BA - 1226 SQ.FT.



# WING E & F

## 3-BHK FLATS

E - 101 to 701  
F - 102 to 702

CA - 946 SQ.FT.  
BA - 1190 SQ.FT.



# WING E & F

## 3-BHK FLATS

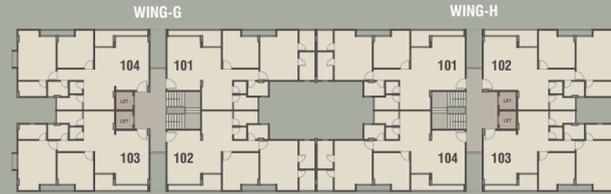
E - 102 to 702  
F - 101 to 701

CA - 930 SQ.FT.  
BA - 1108 SQ.FT.



## WING G & H 2-BHK FLATS

G - 103 TO 703 | H - 102 TO 702  
 G - 104 TO 704 | H - 103 TO 703  
 CA - 852 SQ.FT.  
 BA - 982 SQ.FT.

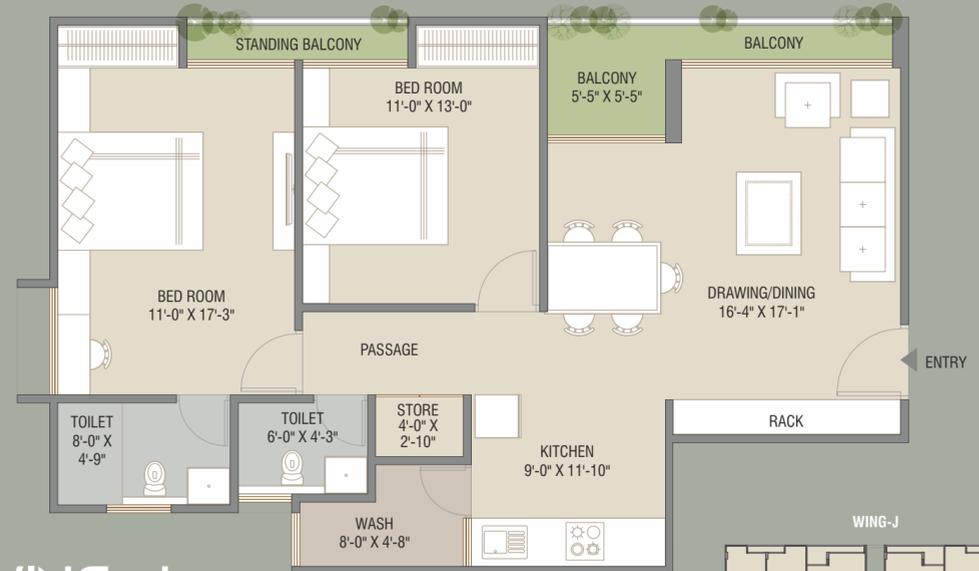
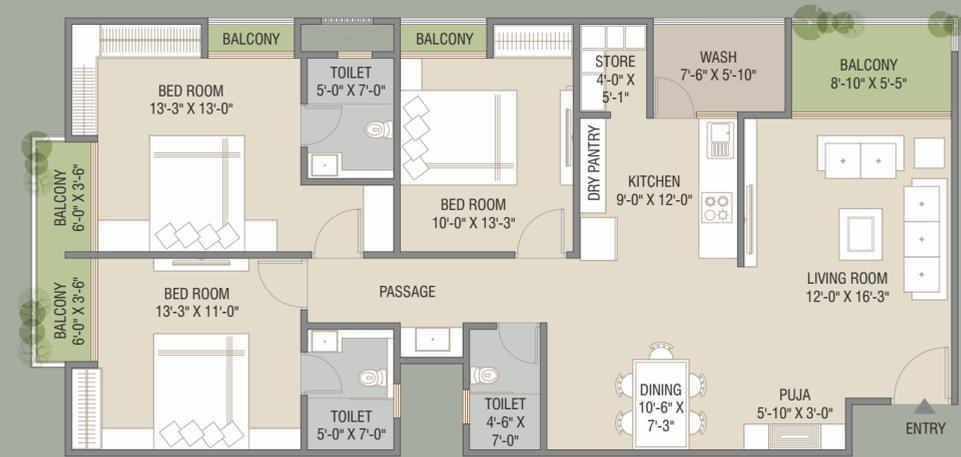


G - 101 TO 701 | H - 101 TO 701  
 G - 102 TO 702 | H - 104 TO 704  
 CA - 881 SQ.FT.  
 BA - 991 SQ.FT.



## WING I 3-BHK FLATS

CA - 1110 SQ.FT.  
 BA - 1301 SQ.FT.



## WING J 2-BHK FLATS

CA - 811 SQ.FT.  
 BA - 932 SQ.FT.

