



*Narayan
Greens*

4BHK Luxurious Duplexes & Bungalows

Where lives your aspirations



Narayan Greens is a one of its kind luxurious residential project for those who cherish the best in life and nothing else...expansive, well planned, spacious homes that allow you to gaze the world around you...and appreciate it's beauty, all your life.

The project is located in very prestigious area of Sama-Savali Road. Surrounded by breathtaking picturesque farmhouses as well as academic centers like the MS Hostel, Ambe Vidyalaya and DPS, the project has good hospitals in the vicinity as well. The premium residential areas like Sama and Karelibaug are at a stone's throw away.

Also the airport and NH 8 as well as the Ahmedabad-Vadodara Expressway is just minutes away from the project. The project is also surrounded by upcoming state of the art IT parks and industrial belts.





Narayan Greens is brought to you by Narayan Realty Ltd. - an experienced real estate developer with more than three decades of an experience in residential and commercial projects in Vadodara, Bharuch, Surat among other places in Gujarat. The company has a reputation of crafting 7000 residential units that is laden with best of amenities and built with the best materials, laying the foundation of a strengthened future.



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Excellent Infrastructure and Amenities

- Well designed entrance gate. The project has extra 10 mts. wide main road with footpaths and street lights. Minimum width for all internal roads is 8.5 mts. & 7.5 mts.
- Security cabin with guards. All roads paved from compound wall to compound wall.
- All major services like TV cables, telephone cable and power lines are underground. Professional consultants employed for ensuring smooth functioning of various systems.
- Well-landscaped gardens to bring the fresh air into your homes. Landscaping and plant selection for green environment executed under guidance of experts.
- Rain water harvesting to achieve dual purpose of disposing off rain water collected from roads and raise the level of Ground water.
 - Pressure pump system for adequate water supply to all houses.

Unmatchable Recreation Facilities

- Multi-purpose hall in the clubhouse for get-togethers and community celebrations.
 - Indoor and outdoor games, gymnasium and yoga room for meditation.
 - Sprawling lawns for large gatherings, functions and recreational activities.
- Specially designed multi play system with sand pit for children, which enhances their various skills and physical abilities.
 - Jogging track



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At Narayan Greens, one of the most outstanding features of the project is its liberal use of space to afford it a royal look and, at the same time, retain the serenity of the surrounding. The project has world-class amenities like clubhouse, health club, children's play area, well-landscaped pathways and walkways, community hall, Individual RO Plant and many such life-celebrating services.

The entire project has been designed considering the optimum usage of free space for the dwellers and emphasis has been laid on providing a green carpet with adequate plantation where you can stroll out to relax and smile with your loved ones.



elegantly designed and well planned homes

- ✓ All houses designed with interior decoration in mind, intelligent room designs to offer maximum comfort and functionality.
- ✓ All homes are oriented according to the basic principals of Vastu Shastra.
- ✓ Large spacious kitchen with additional working / dry platform along with individual R.O. system provided in each house for pure drinking water.
- ✓ Black granite sandwich platform. Luxurious bathroom designed by interior designers.
- ✓ Premium bath fitting with warranty from well-known national brands.
- ✓ All sanitaryware by well-known national brands.
- ✓ Each house with individual parking, covered with a RCC slab to provide weather protection for vehicles.
- ✓ Parking areas paved with good quality paving tiles. All internal walls covered with white cement based putty and good quality distemper paint.

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A1 type



A1 ground floor plan



ROAD

A1 first floor plan





A2 type


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A2 ground floor plan



ROAD

A2 first floor plan



specifications

Construction: Well designed structure with superior quality materials as per architectural and structural design.

Parking: Covered car porch with decorative compound wall and front side railing to ensure privacy and security yet facilitate visual openness and ventilation. M.S. gate is provided for car parking and car parking area with designer paving tiles.

Walls: All internal walls with white cement base putty/laapi finish and good quality distemper paint. All external walls with good quality semi-acrylic exterior Paint.

Doors & Windows: Decorative main entrance door frame and entrance door with special hardware fittings, other doors possess wooden frame and laminated flush door shutters. All windows of Aluminum with mosquito net and glazed with safety grill.

Flooring: 24" X 24" vitrified tiles in all rooms with skirting. Vitrified steps for internal staircase with decorative S.S. railing.

Kitchen: Black granite platform with stainless steel sink and drain board. Designer glazed tiles dado upto lintel level. Reverse Osmosis system for hygienic drinking water. A wash chokdi with kotah stone flooring near kitchen with glazed tiles dado.

Toilets and Plumbing: Elegantly designed toilets with ceramic floor tiles and designer wall tiles in all bathrooms. Premium quality C P fittings with hot and cold mixer with shower in all bathrooms. Well glazed premium sanitary ware in all toilets.

Electrification: Concealed copper wiring with adequate number of points and premium quality modular switches in all rooms. TV and Telephone points in drawing room and one bedroom. AC point in all bedrooms with centralized distribution board with MCBs.

Terrace: All open terraces are finished with waterproofing. Pre-cast overhead water tank is provided.

Payment terms

Booking amount of Rs. 1,00,000/- at the time of booking

25 % within 30 calendar days of date of booking. (Inclusive of booking amount.)

25 % within 10 calendar days of intimation of completion of Plinth level.

15 % within 10 calendar days of intimation of completion of Ground floor slab casting.

15 % within 10 calendar days of intimation of completion of First floor slab casting.

10 % within 10 calendar days of intimation of completion of Plaster level.

8 % within 10 calendar days of intimation of completion of Flooring level.

2 % 1 month before intimated possession date.

If construction of the booked unit has already started, then different payment terms shall be applicable.

Please ask Business Executive for details.





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Notes :

Developers reserve all rights to make any changes in the scheme including technical specifications, designs, planning and layout. Any information contained in this brochure is subject to change without prior notice at the sole discretion of the developers and can not form part of any legal agreement.

Stamp duty, registration charges, legal documentation charges, shall be borne by the purchaser.

Any additional charges or duties levied by the Government/local authorities during / after the completion of the scheme will be borne by the purchaser.

Changes / alteration of any nature including the elevations, exterior colour scheme of the bungalows or any other change affecting the overall design concept & outlook of the scheme are strictly not permitted during/after the completion of the scheme.

This brochure is intended only to convey the essential design and technical features of the scheme and does not form part of legal document

All dimensions are indicative and actual dimensions in each room might vary slightly.

Refund shall be given in case of cancellation of the booking within 30 days. The payment shall be refunded only after same premise is re-booked and payment for the same is received from the other customer. We shall deduct actual expenses incurred, if any and a minimum administrative charges of Rs.21000/- shall be applicable.

The facilities shown here will be completed and handed only after the entire project is constructed.

The sample house shown is meant only to help you visualize the look of the unit once its furnished. actual home delivered will not have all the finishing items as shown in sample house.

developer



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