



NARAYAN  
**ORBIS**  
PHASE - 2  
4 BHK LUXURIOUS VILLAS

Your wish is transformed into existence.



NARAYAN  
**ORBIS**  
4 BHK LUXURIOUS VILLAS

Narayan Realty believes in growth. The growth and enhancement of the society in-turn will lead to the goodwill and trust-building for us, thus we adhere to our commitment towards building homes that are high on value, while us being transparent and maintaining clarity in terms of transactions.

Narayan Orbis gives house owners the opportunity to take a step towards an ideal home and a new start to build a healthy and better lifestyle.

Functional design plan and classic modern interiors - a combination of comfort, quality, luxury and style makes your house a home that you will cherish and love a lifetime.



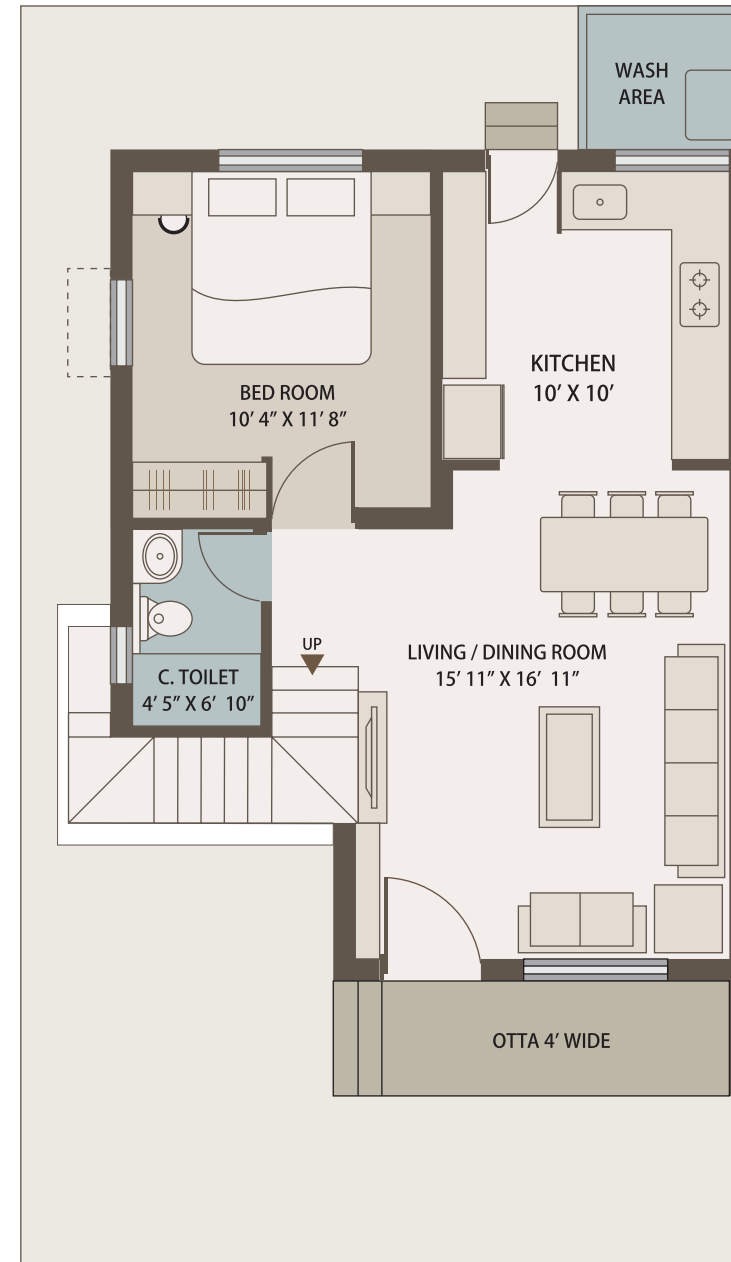




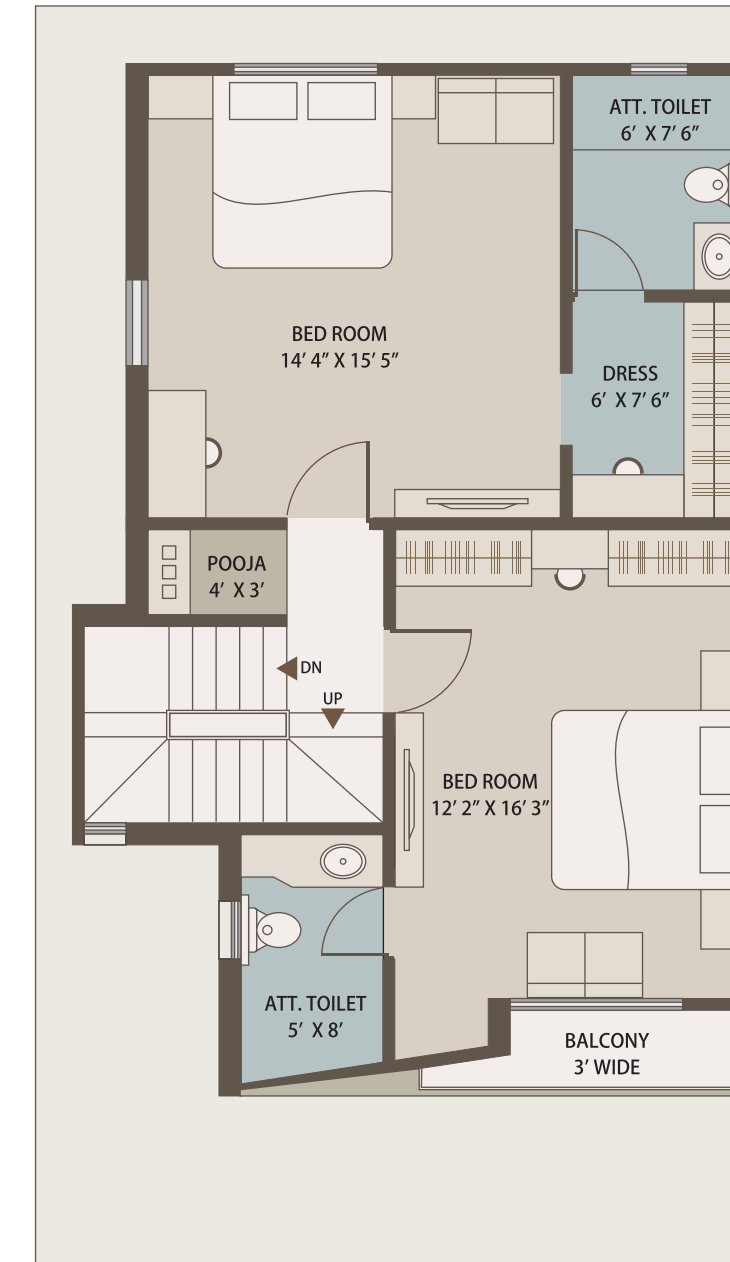
A

TYPE TRIPLEX VILLA

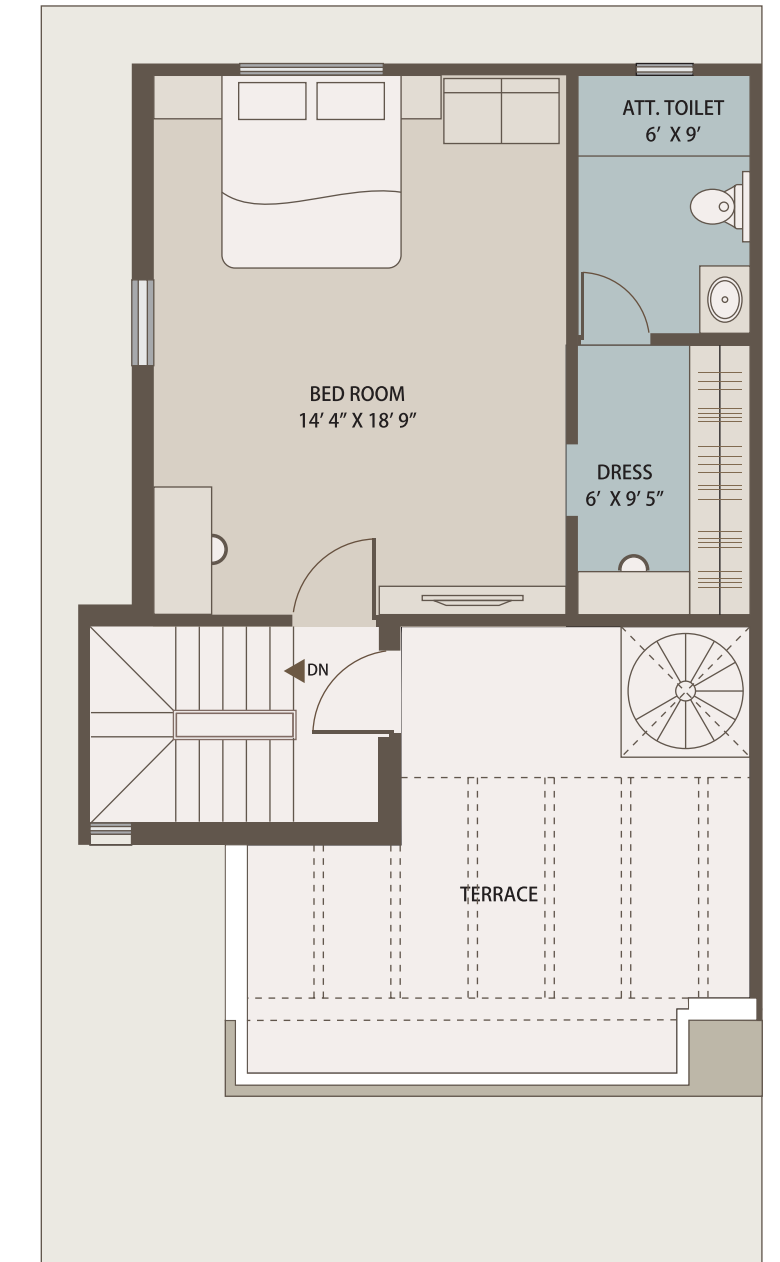
Plot size: 1111 sq. ft.  
Construction area : 2138 sq ft.



Ground Floor



First Floor



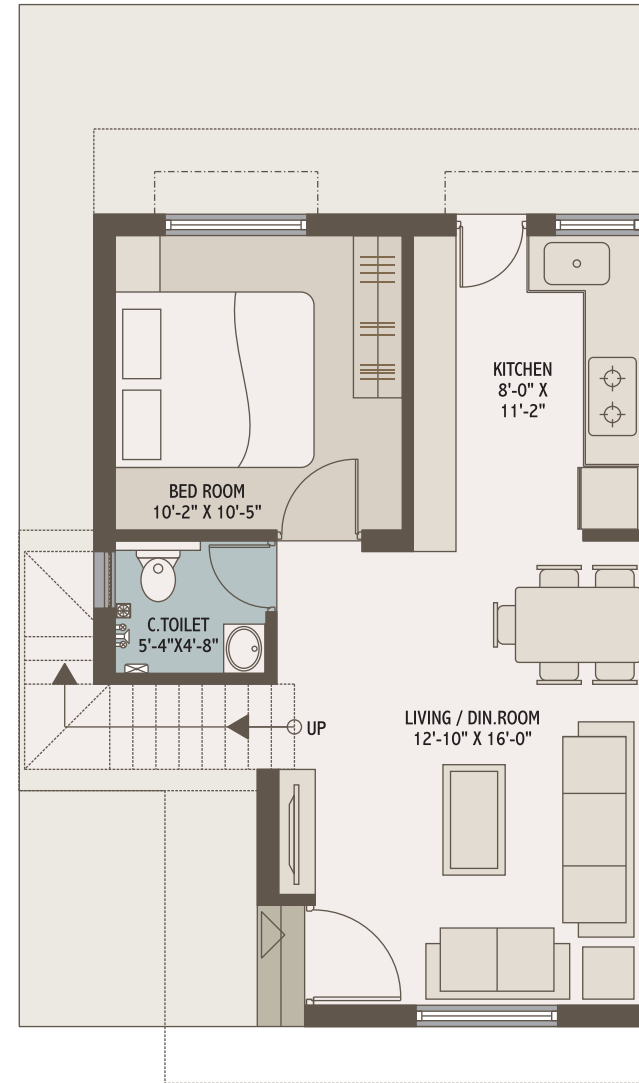
Second Floor



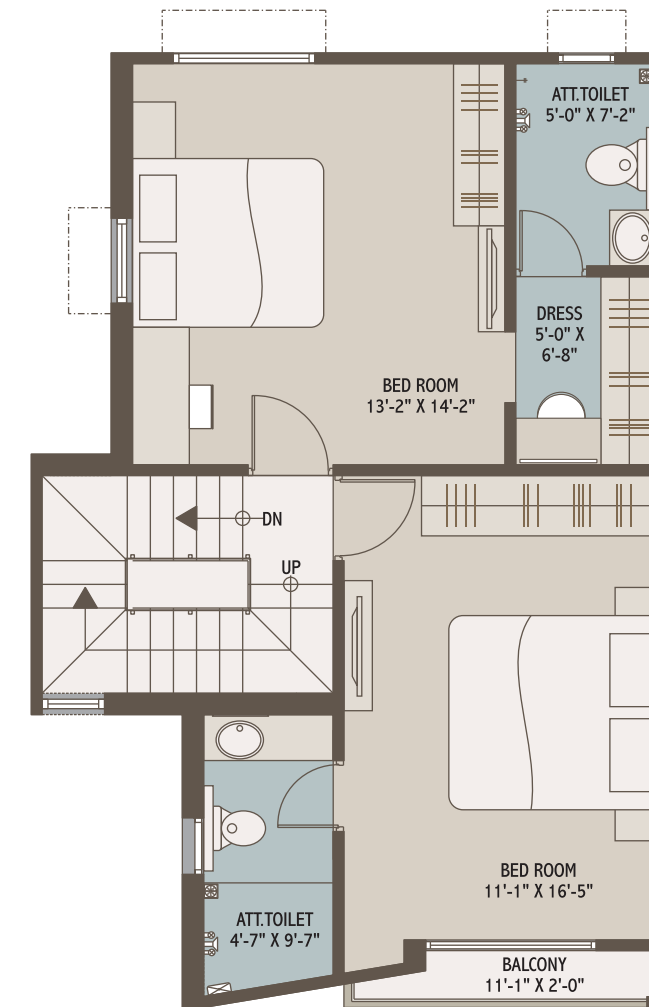
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TYPE TRIPLEX VILLA

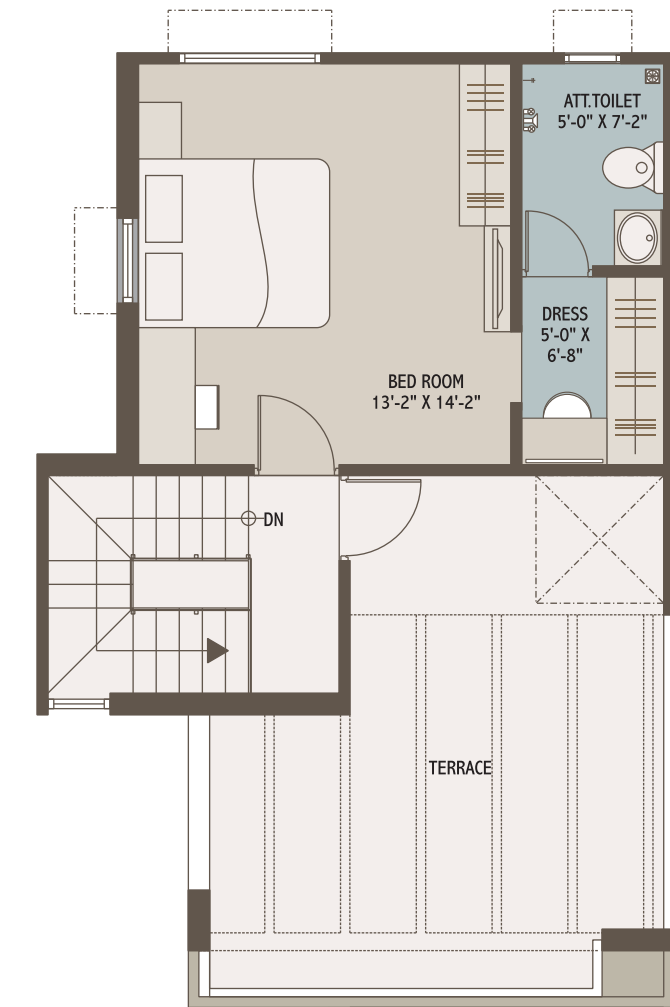
Plot size: 836 sq. ft.  
Construction area: 1740 sq. ft.



Ground Floor



First Floor



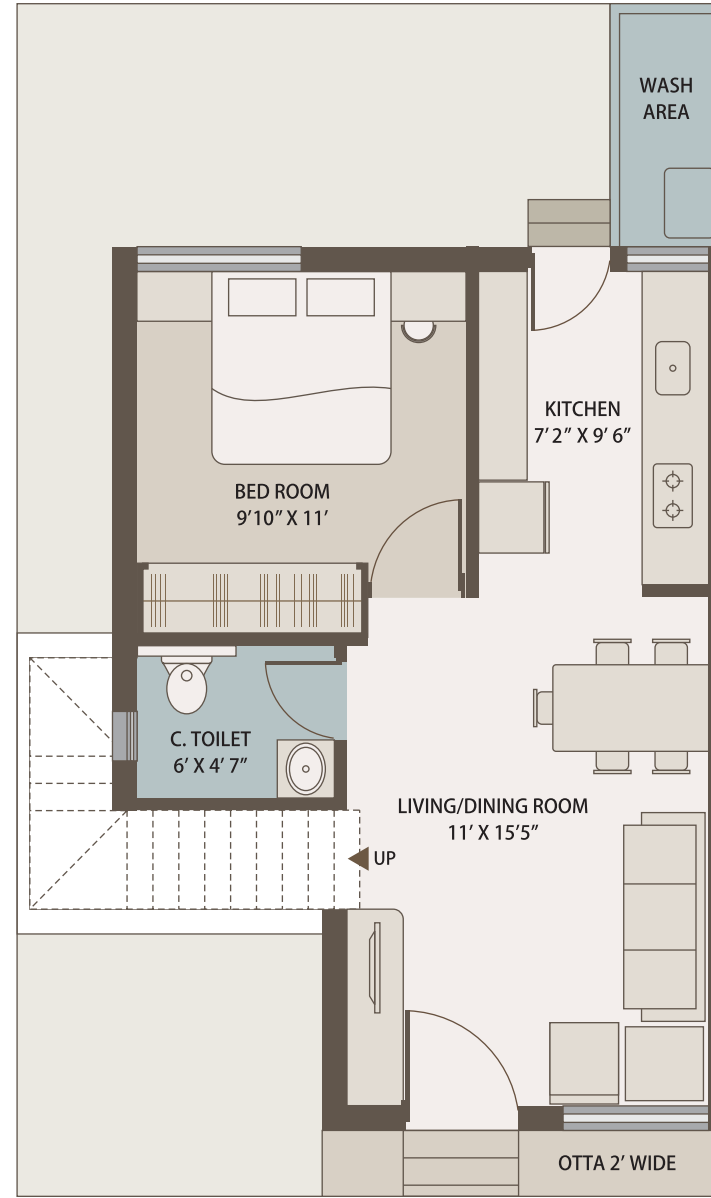
Second Floor



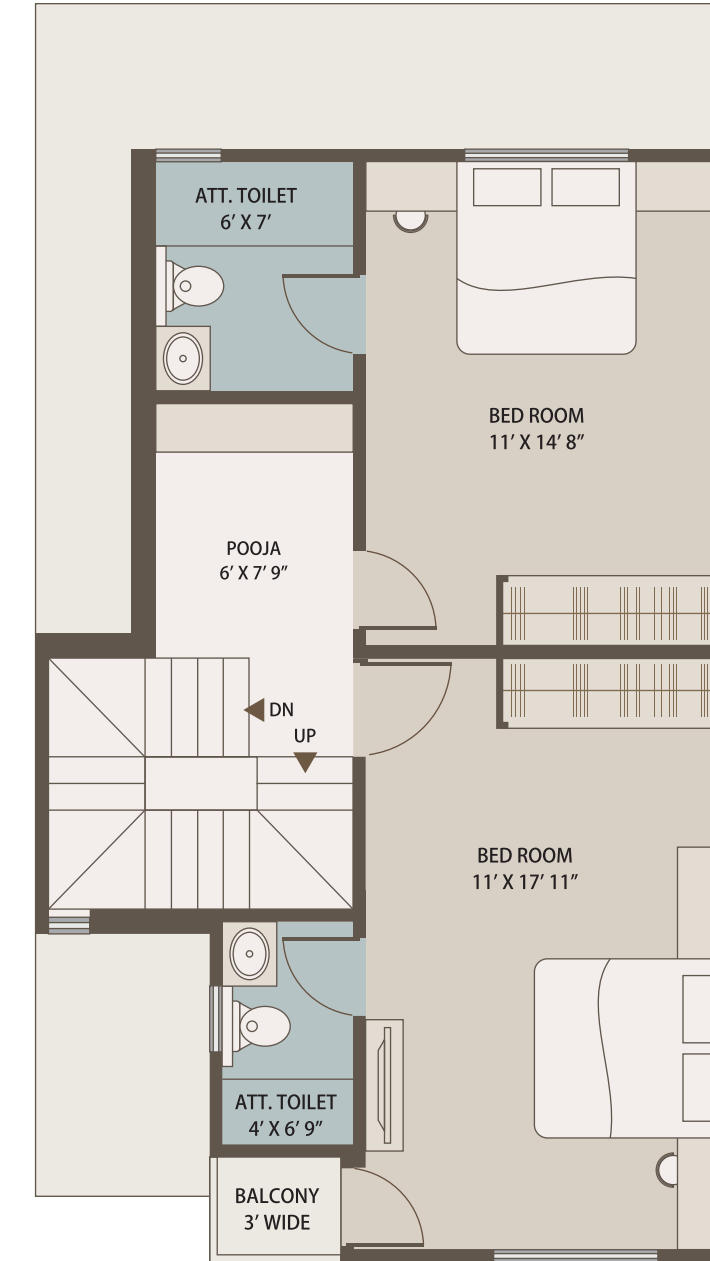


**D**  
TYPE TRIPLEX VILLA

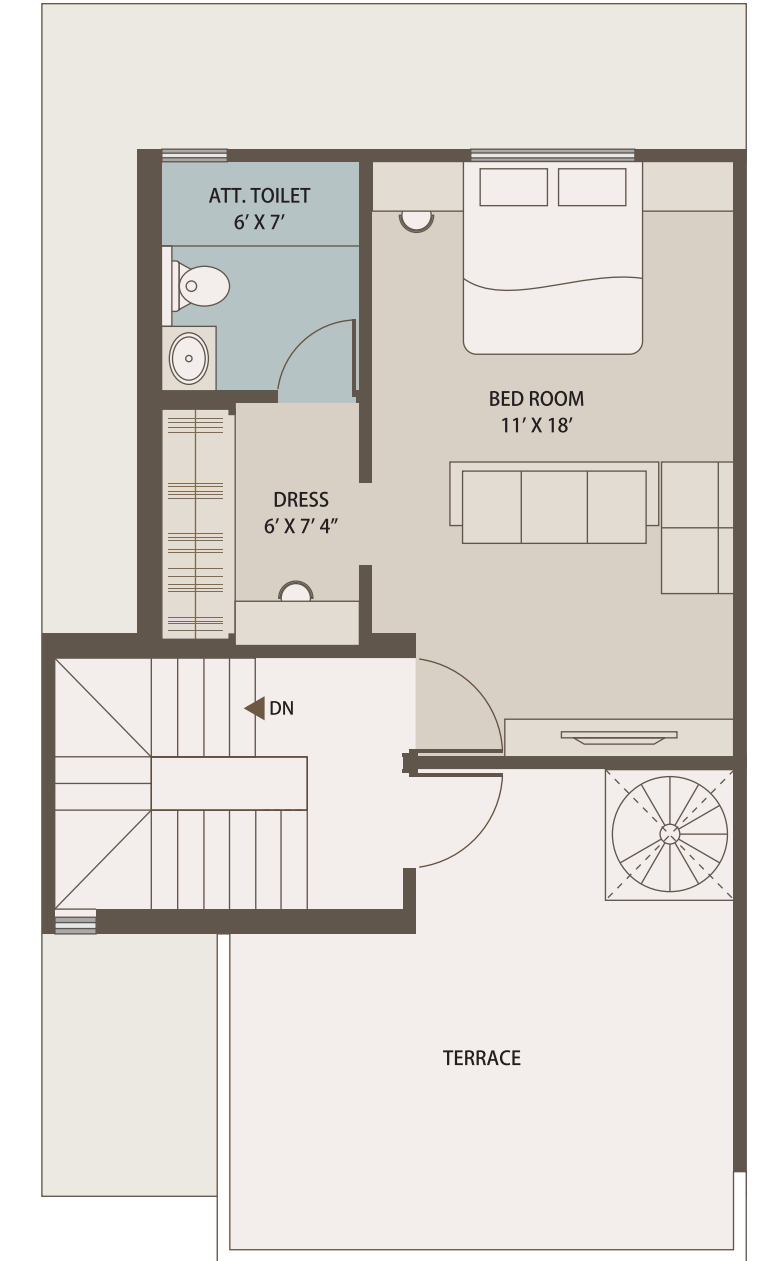
Plot size: 774 sq. ft.  
Construction area : 1744 sq ft.



Ground Floor



First Floor



Second Floor





The elevation defining the perfect amalgamation of modern and contemporary Architecture.

## SPECIFICATIONS :

### Structure

- All RCC & Brick work using superior quality material as per structural Engineer's design.

### Flooring

- High grade vitrified tiles (800x800) in Living & Kitchen & Remaining area vitrified tiles (600x600).

### Kitchen

- Black granite platform with S.S. Sink.
- Designer tiles dado upto lintel level.
- Parking & periphery area with Kotah stone flooring.

### Bathrooms

- Elegantly Designed toilets with anti skid floor tiles and designer wall tiles in all bathrooms.
- Premium Quality Bath fittings with hot & cold water supply facility with Shower in all bathrooms.

### Water

- Underground & Overhead Tank.

### Doors

- Attractive entrance Door with standard safety lock.
- All Internal good quality flush doors with both side laminated.

### Windows

- Aluminum Anodized Window with Granite seal, Mosquito net & Safety Grills.

### Electrification

- Adequate light points & plug points in all rooms.
- Concealed copper ISI wiring & branded premium quality modular switches with sufficient points.
- Provision for T.V & telephone points at convenient locations.
- AC points in all bedrooms with centralized distribution board with MCB/ELCB.

### Paint & Finish

- Internal Smooth Finish Plaster with Putty finish.
- External double coat plaster with weather resistant paint.

### Terrace

- Lower terrace finish with china mosaic.
- Upper terrace finish with chemical water proofing.

### Infrastructure

- Internal R.C.C. Trimix Finish Road with Paver Blocks. TP road with Bitumen.
- Sufficient Street Lights Arrangement.

## HIGHLIGHTS OF PROJECT :

- Project by Highly experienced Developer
- Spacious Planning
- Within Corporation Limit
- Well-designed Entrance Gate
- Round the Clock Security.
- Rain Water Harvesting
- Corporation Water Supply and Drainage Facility.
- AC Concealed Drain Pipe in all bedrooms.
- Best in class After Sales Service
- Basic infrastructure facilities like schools, College, Hospital, Temple, Shopping Malls, Supermarket within vicinity of 3 km.





CCTV Camera



Swimming pool



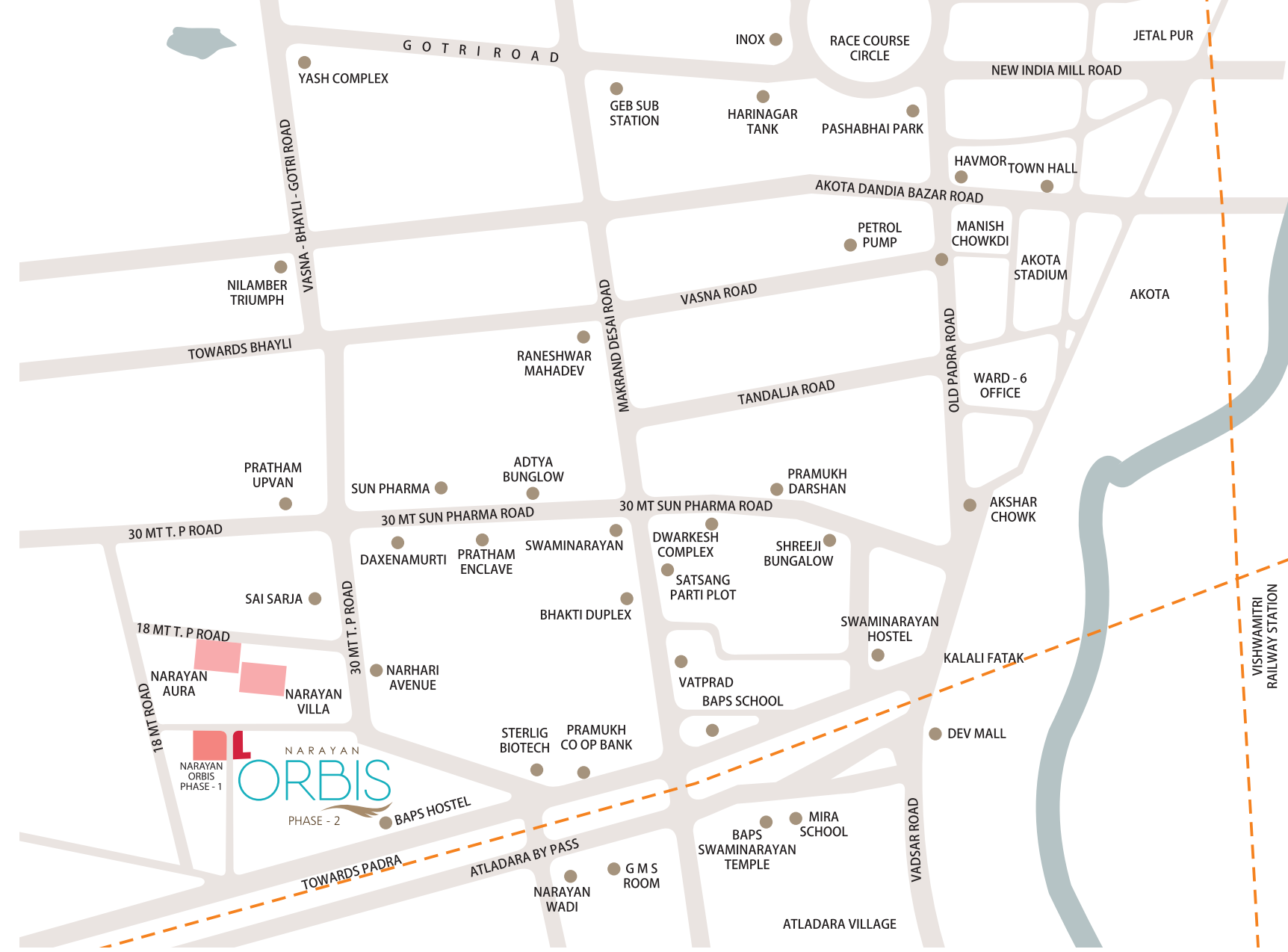
GYM



Garden







**PAYMENT SCHEDULE :**

₹ 1,00,000/-	Booking Amount
30%	Within 30 calendar days of booking amount inclusive of booking Amount
15%	Plinth Level
12%	Ground Floor Slab Level
12%	First Floor Slab level
11%	Second Floor Slab Level
10%	Plaster Level
08%	Flooring Level
02%	At the time of Saledeed.

**TERMS & CONDITIONS :**

1. Possession will be given after one month of settlement of all accounts.
2. Extra work will be executed after receipt of full advance payment.
3. Document charges, stamp duty, service tax / GST, development charge and common maintenance charges will be extra.
4. Any new central or state government taxes, if applicable, will have to be borne by the clients.
5. Elevation alteration will not allowed in any circumstances.
6. Continuous default payments leads to cancellation.
7. Refund shall be given in case of cancellation of the booking within 30 days. The payment shall be refunded only after a same premises is re-booked and payment for the same received from the other customer. We shall deduct actual expense incurred if any and a minimum administrative charges of Rs. 50,000/- shall be applicable.
8. Architect / developers shall have the right to change or raise any details herein and any change or revision will be binding to all.
9. In case of delay in water supply, drainage, light connection work by the respective authority, developers will not be responsible.
10. Any plans, specification or information in this brochure can not form legal part of an offer, contract or agreement. it is only depiction of project.

**NARAYAN REALTY ONGOING PROJECTS :**

**NARAYAN REALTY COMPLETED PROJECTS :**



**DEVELOPER :**



**SITE ADDRESS :**

Narayan Orbis, Behind Narayan Villas/Aura,  
Sunpharma - Padra Road, Atladara,  
Vadodara 390012.

Contact : 9099618888 / 9909924888

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RERA Website: <https://gujrera.gujarat.gov.in>