



Your wish is transformed into existence.



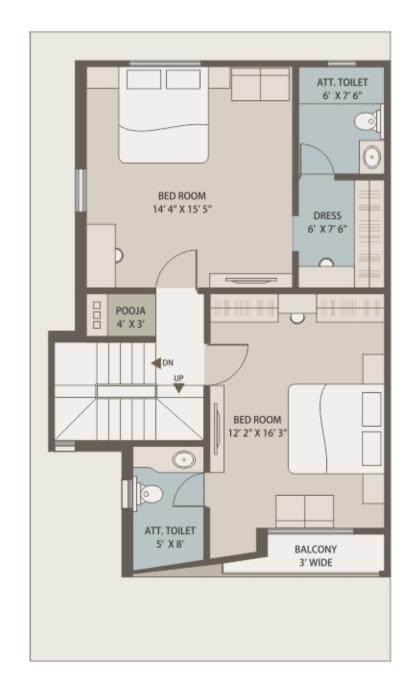
Narayan Orbis gives house owners the opportunity to take a step towards an ideal home and a new start to build a healthy and better lifestyle. Functional design plan and classic modern interiors
- a combination of comfort, quality, luxury and style makes
your house a home that you will cherish and love a lifetime.

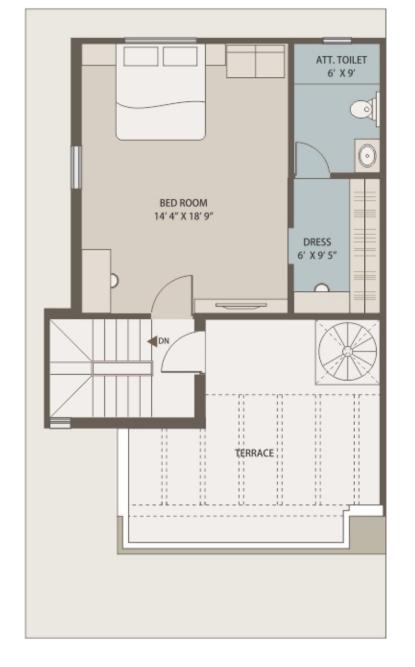




Plot size: 1111 sq. ft. Construction area : 2138 sq ft.





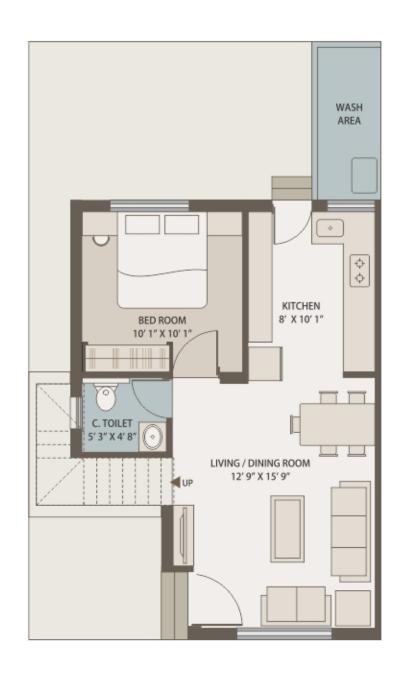


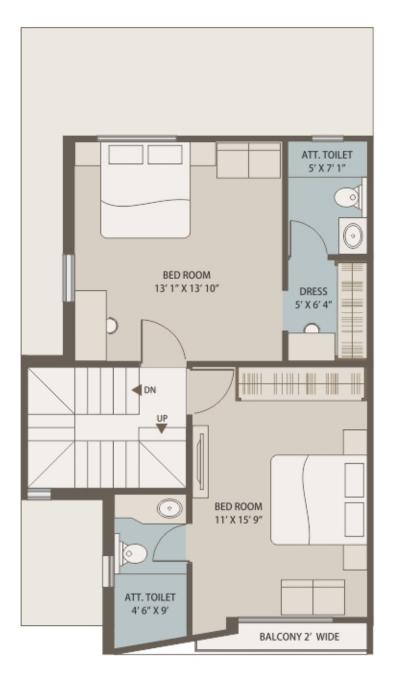
Ground Floor Second Floor

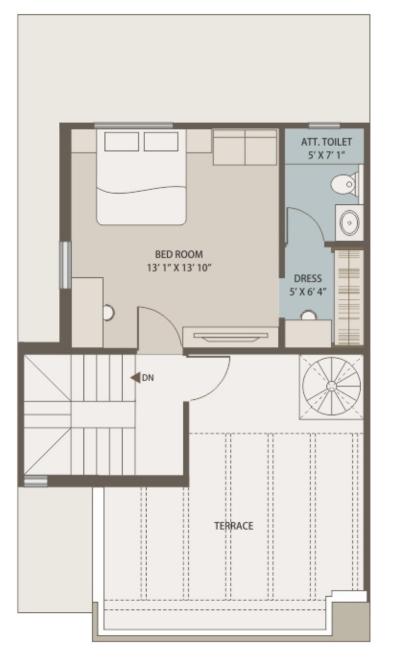




Plot size: 818 sq. ft. Construction area: 1741 sq ft.







Ground Floor First Floor Second Floor

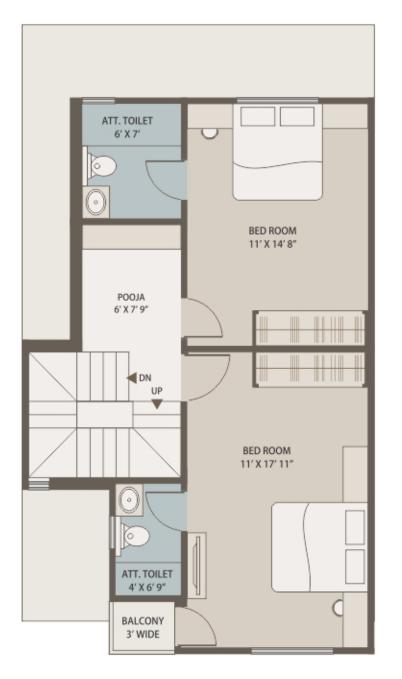


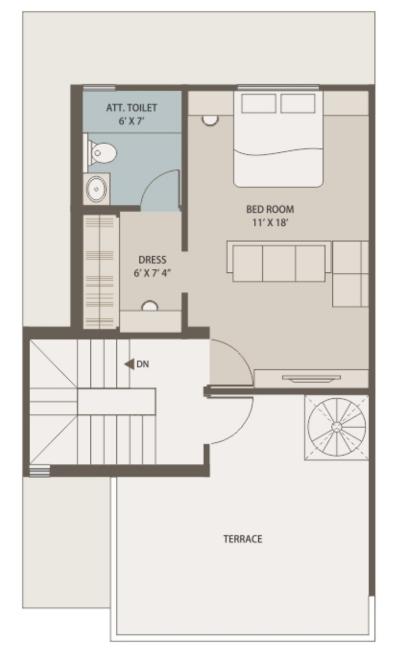


TYPE TRIPLEX VILLA

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







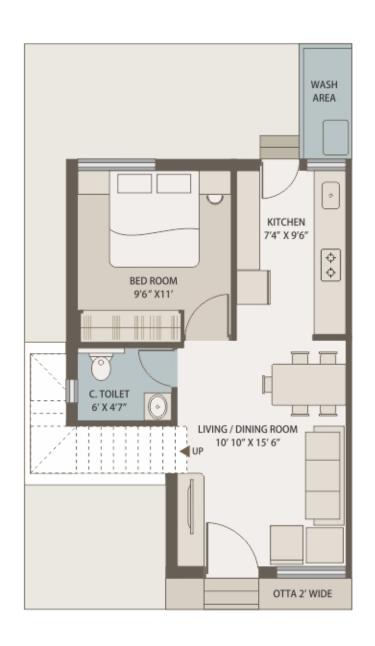
Ground Floor First Floor Second Floor

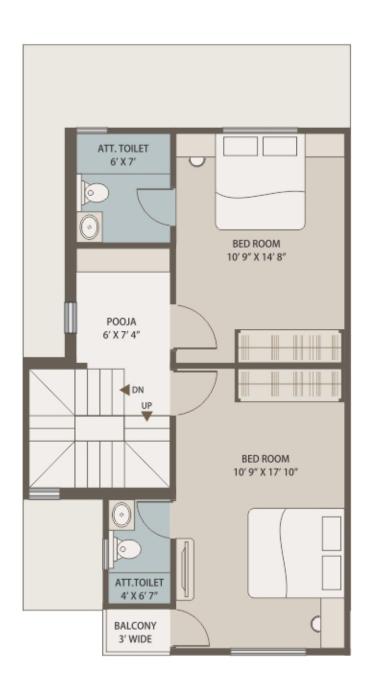


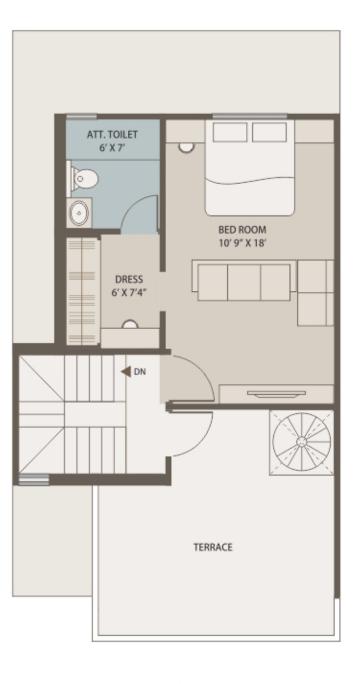
TYPE TRIPLEX VILLA

Plot size: 759 sq. ft.

Construction area: 1720 sq ft.







Ground Floor First Floor Second Floor



TYPE TRIPLEX VILLA





E 1

TYPE TRIPLEX VILLA



Ground Floor



# 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.

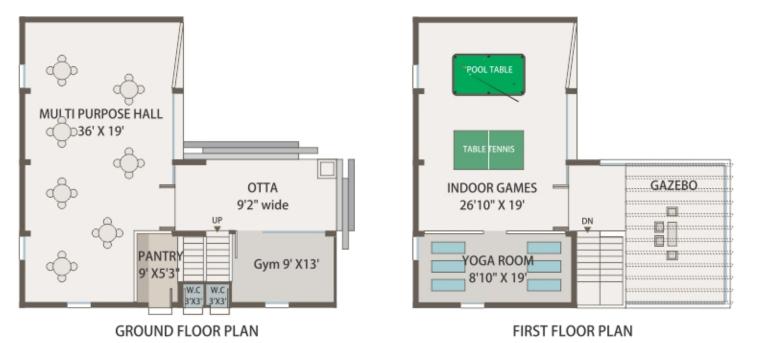
#### Infrastructure

- 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.



















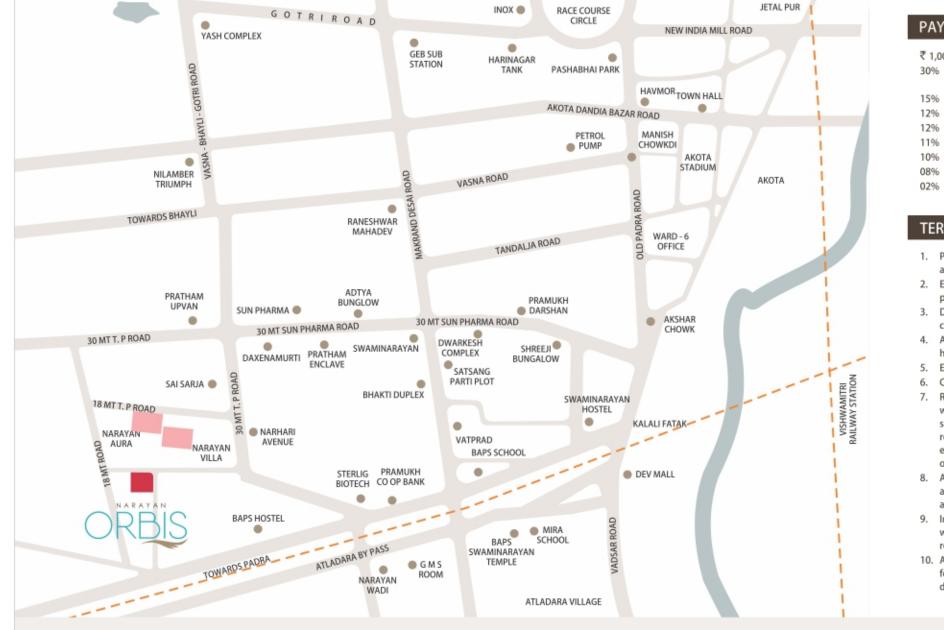
# AMENITIES:

- AC Multi Purpose Hall with Pantry
- Yoga room
- AC Gym
- Indoor Games Room (Carom, Table Tennis & Pool Table)
- Multipurpose Court
- Gazebo
- Landscape Garden
- · Children Play Area
- CCTV Camera

# 12 M WIDE TP ROAD 7.5 M WIDE ROAD A 0 7.5 M WIDE ROAD 7.5 M WIDE ROAD

# AVAILABLE PLOT SIZE

Plot No.	Туре	Plot Area	Plot No.	Туре	Plot Area
1	Α	1361.11	34	D	942.07
2	Α	1110.63	35	D	961.33
3	Α	1110.63	36	D	980.49
4	Α	1110.63	37	D	983.83
5	Α	1110.63	38	D	791.15
6	Α	1110.63	39	D	774.25
7	Α	1110.63	40	D	774.25
8	Α	1110.63	41	D	774.25
9	Α	1110.63	42	D	1227.31
10	Α	1110.63	43	D	1210.63
11	Α	1110.63	44	D	774.25
12	Α	1110.63	45	D	774.25
13	Α	1110.63	46	D	774.25
14	Α	1110.63	47	D	773.82
15	Α	1571.22	48	D1	773.82
16	C	1371.44	49	D1	774.25
17	С	817.96	50	D1	774.25
18	С	817.96	51	D1	774.25
19	C	817.96	52	D1	1176.72
20	C	817.96	53	Е	1204.38
21	C	817.96	54	Е	758.86
22	C	817.96	55	Е	758.86
23	C	817.96	56	Е	758.86
24	С	817.96	57	Е	758.75
25	С	817.96	58	Е	758.75
26	C	817.96	59	E1	758.86
27	С	817.96	60	E1	758.86
28	С	817.96	61	E1	758.86
29	C	817.96	62	E1	1193.73
30	С	817.96	63	С	1101.48
31	С	817.96	64	С	836.79
32	С	1025.49	65	С	836.79
33	D	1244.64	66	С	836.15



# PAYMENT SCHEDULE:

₹ 1,00,000/-Booking Amount

> Within 30 calendar days of booking amount inclusive of booking Amount

Plinth Level

Ground Floor Slab Level First Floor Slab level

Second Floor Slab Level 10% Plaster Level

08% Flooring Level

At the time of Saledeed.

# **TERMS & CONDITIONS:**

- 1. Possession will be given after one month of settlement of all
- 2. Extra work will be executed after receipt of full advance
- 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
- 9. In case of delay in water supply, drainage, light connection work by the respective authority, developers will not be
- 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:

Same-Savi Road, Vadodara









Naghodia-Calchol Road, N.H.-S, Vadadara

NARAYAN ♦ AURA ♦

# NARAYAN REALTY COMPLETED PROJECTS:



NARAYAN

Viena-Dhayli Flood, Vadodona



Waghedia-Gabhol Ring Road, Vadedana













# DEVELOPER:



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

Contact: 9099618888 / 9909924888

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RERA Reg. No.: PR/GJ/VADODARA/VADODARA/Others/RAA00194/200917

# CORPORATE OFFICE:

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