

# NARAYAN VILLAS

Experience Elegance



4 BHK Luxurious Duplexes & Bungalows

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Come home to the soothing comfort of large spaces, well-lit and ventilated rooms. Relax in the stylishly elegant interiors. Feel the sensuous cool breeze from the surrounding landscape that adds beauty and serenity to your dwelling. Experience elegance like nowhere else and never before.

Narayan Villas, is a quality project developed by Narayan Realty Ltd. Backed by over 3 decades of experience the company has developed more than 7000 residential units across Vadodara, Bharuch, Surat and other cities of Gujarat.

Narayan Realty Ltd. believes in setting high standards in construction along with aesthetic beauty. It continuously tries to refine projects to reflect the taste of customers. The stringent quality control that the company imposes right from conceptualization, to implementation assures customers & investors value for money.

## Other Current Projects



**Narayan  
Greens**  
Sama-savli road, vadodara



**Narayan  
GARDENS**  
Gotri road, vadodara



**keshav narayan**  
Bhatar char rasta, surat



**Narayan  
Shruti**  
Dahej by pass road, bharuch



**વૈકુંઠ-૨**  
Phase - II  
New vip road, vadodara



**સુવર્ણનારાવણ**  
Narayan vidhya vihar road, bharuch



## Excellent Infrastructure, Amenities & Recreation Facilities

Exclusive gated community with aesthetically designed entrance gate, with 8 mts. wide main road with pavement and street lights

Wall to wall paved roads

Security cabin for guards

Concealed underground cables for TV, telephone and power lines

Professional consultants for ensuring smooth functioning of various systems

Well-landscaped gardens for fresh air into your homes. Landscaping and plant selection for green environment executed under guidance of experts.

Rain water harvesting for clean and green living. Recharging the ground water along with disposing the run-off rain water

Pressure pump system for adequate water supply to all houses.

Elegant clubhouse with multi-purpose hall for get-together and celebrations

Sprawling lawn for large gatherings, functions and recreational activities

Specially designed multi play system with sand pit for children, enhances their skills and physical abilities.



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Designed for perfection and to attain maximum gratification. Houses with interior decoration in mind and intelligent designs offering maximum comfort and functionality adhering to the basic principles of Vastu Shastra. Offering indulgence with large spacious kitchen with black granite sandwich platform.

Fabulous bathroom designed with premium bath fittings, sanitary wares and accessories from well known brands.

Ground floor individual parking with RCC roof providing all weather protection. Paved with quality tiles and walls with cement based putty and distemper paint for long term protection



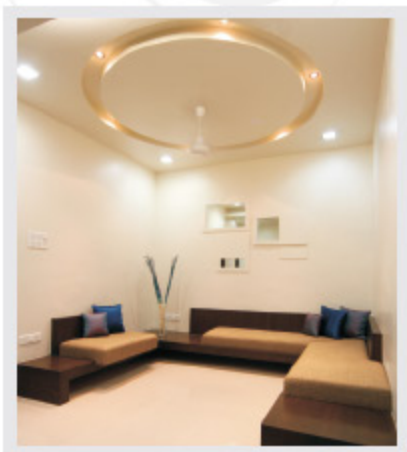
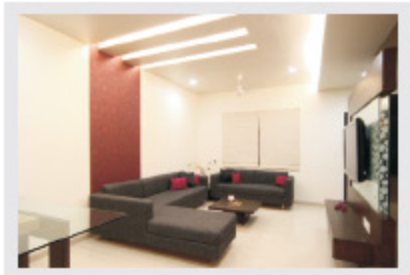
Club house



Entrance gate



A-1 type



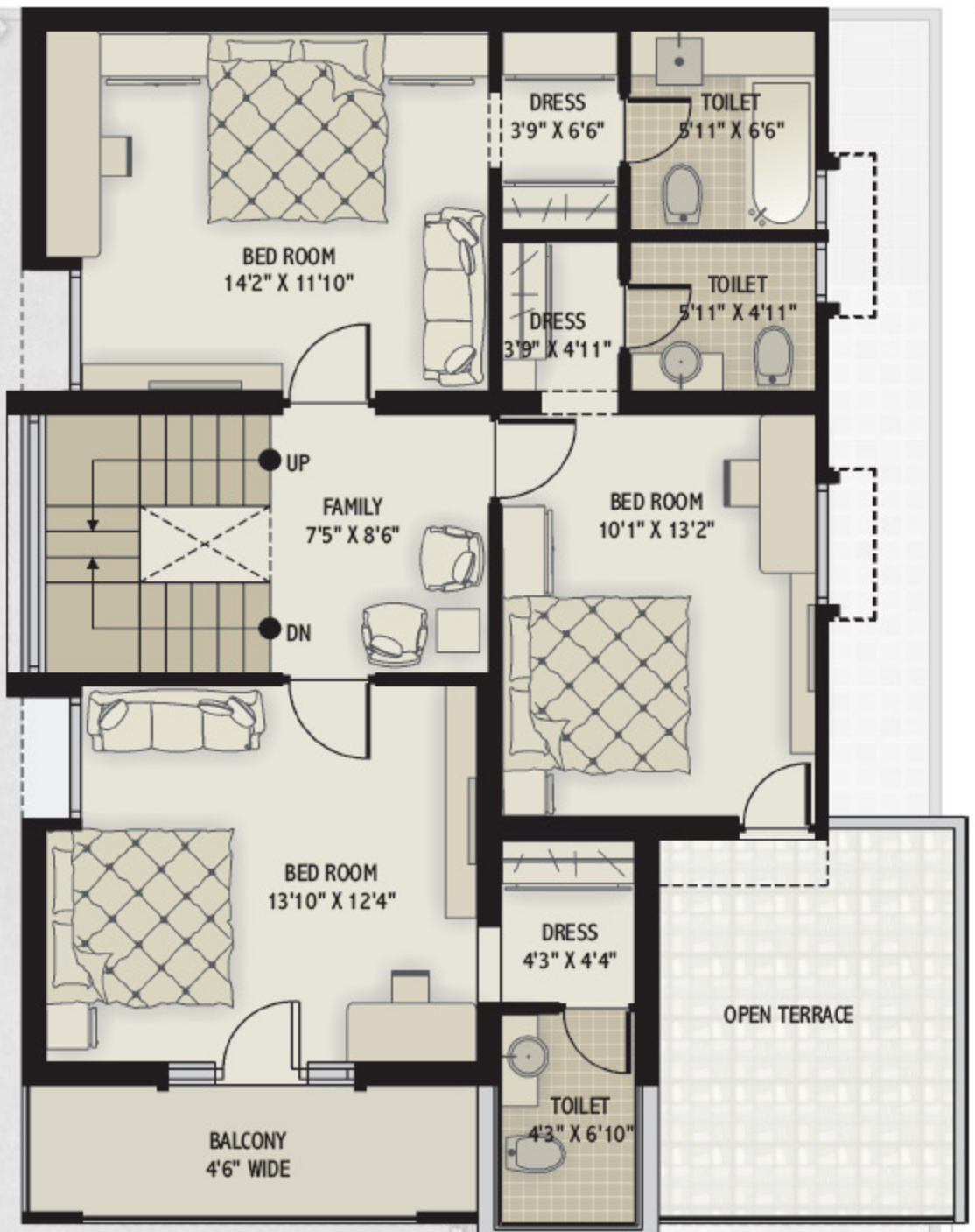
A-1

groundfloor plan



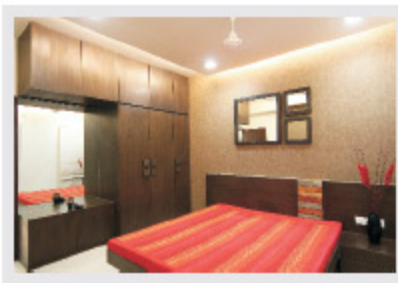
A-1

first floor plan

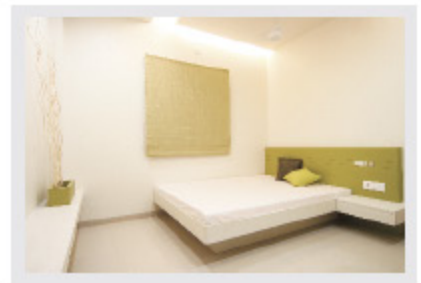
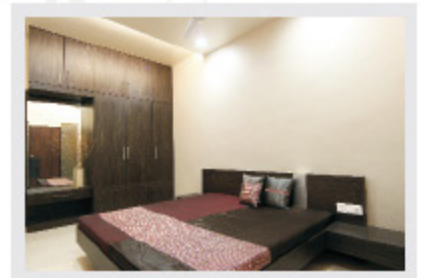
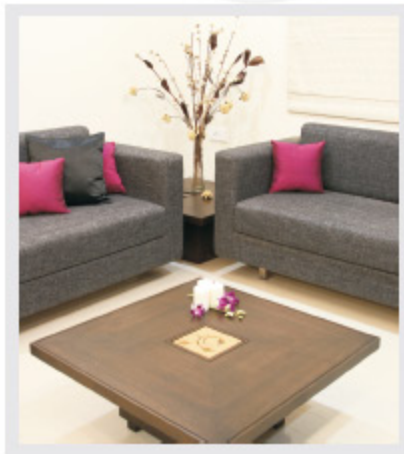




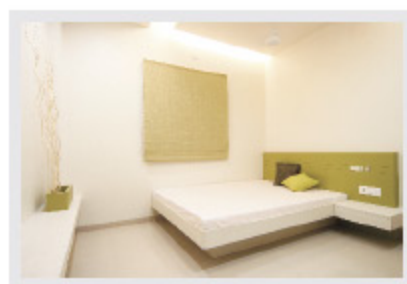
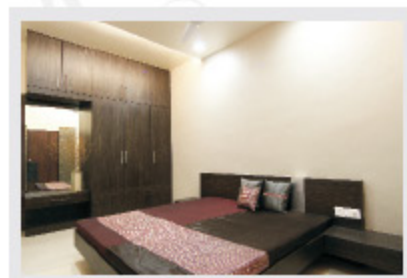
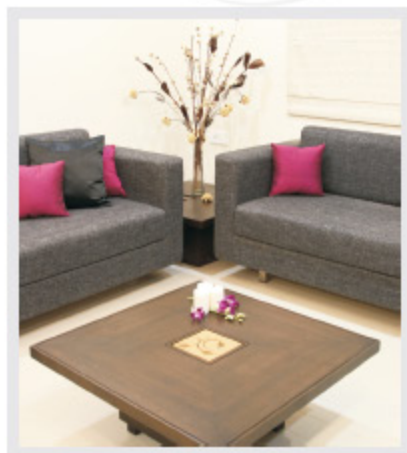
A-1 type



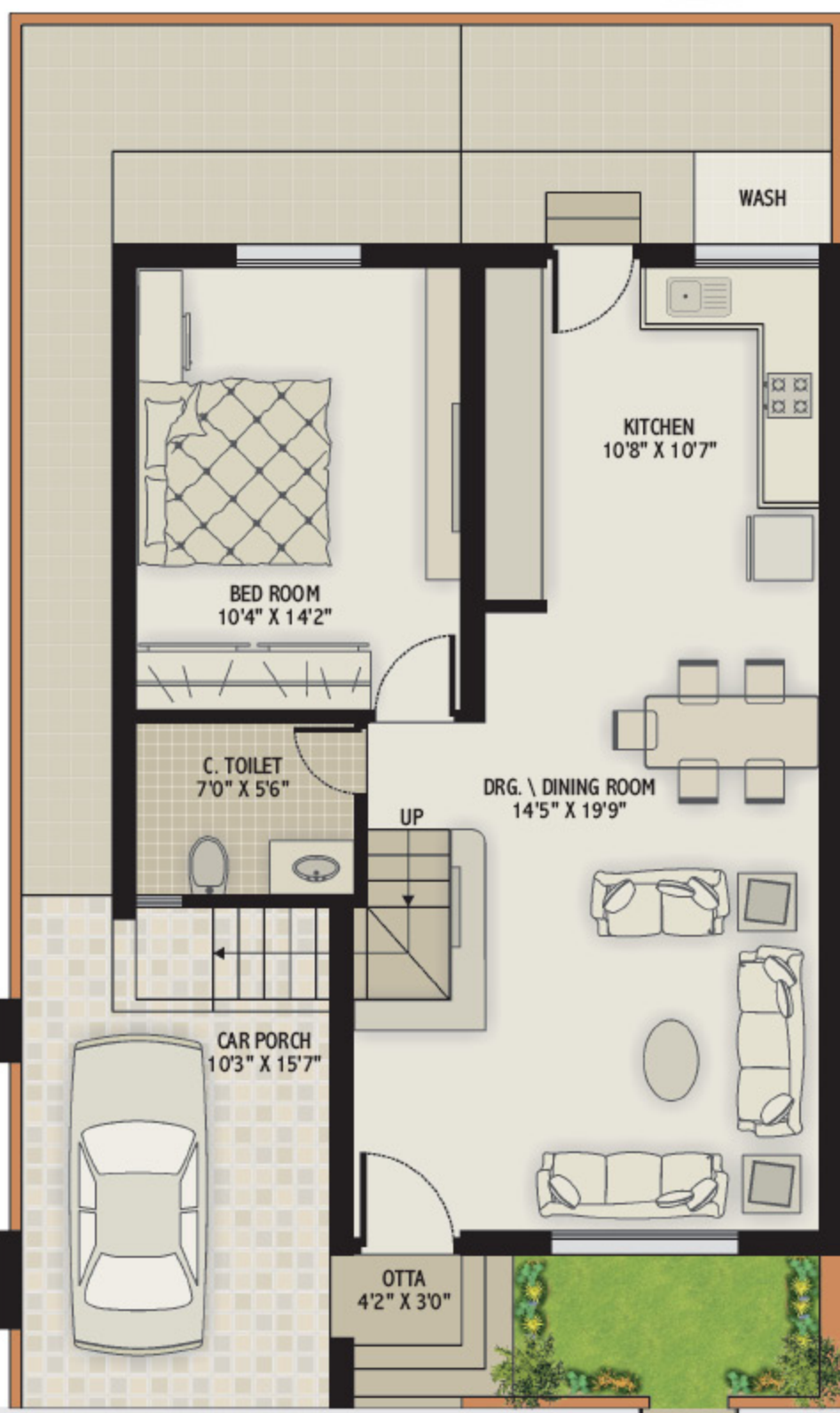
A-2 type



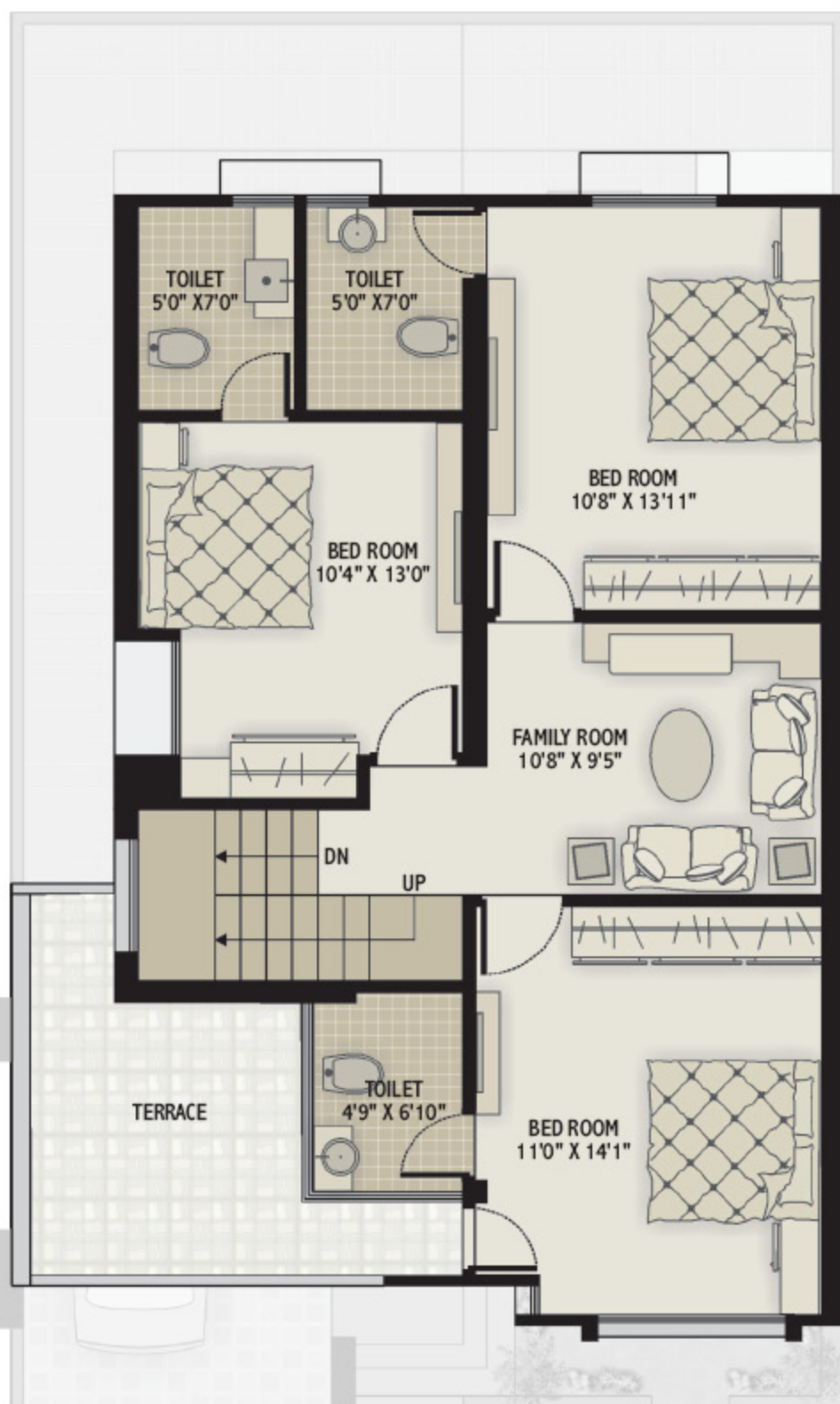
A-2 type



A-2 groundfloor plan



A-2 first floor plan



## Specifications

**Construction:** Well designed structure with superior quality materials meeting architectural and structural design.

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

**Walls:** All internal walls with mala plaster & 5 mm POP wall puning finish with 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 SS sink and drain board. Designer glazed tiles dado up to lintel level. Wash area with Kota stone flooring and kitchen with glazed tiles dado.

**Toilets & 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.

**Electrification:** Concealed copper wiring with adequate points and premium quality modular switches. Centralized distribution board with MCBs.

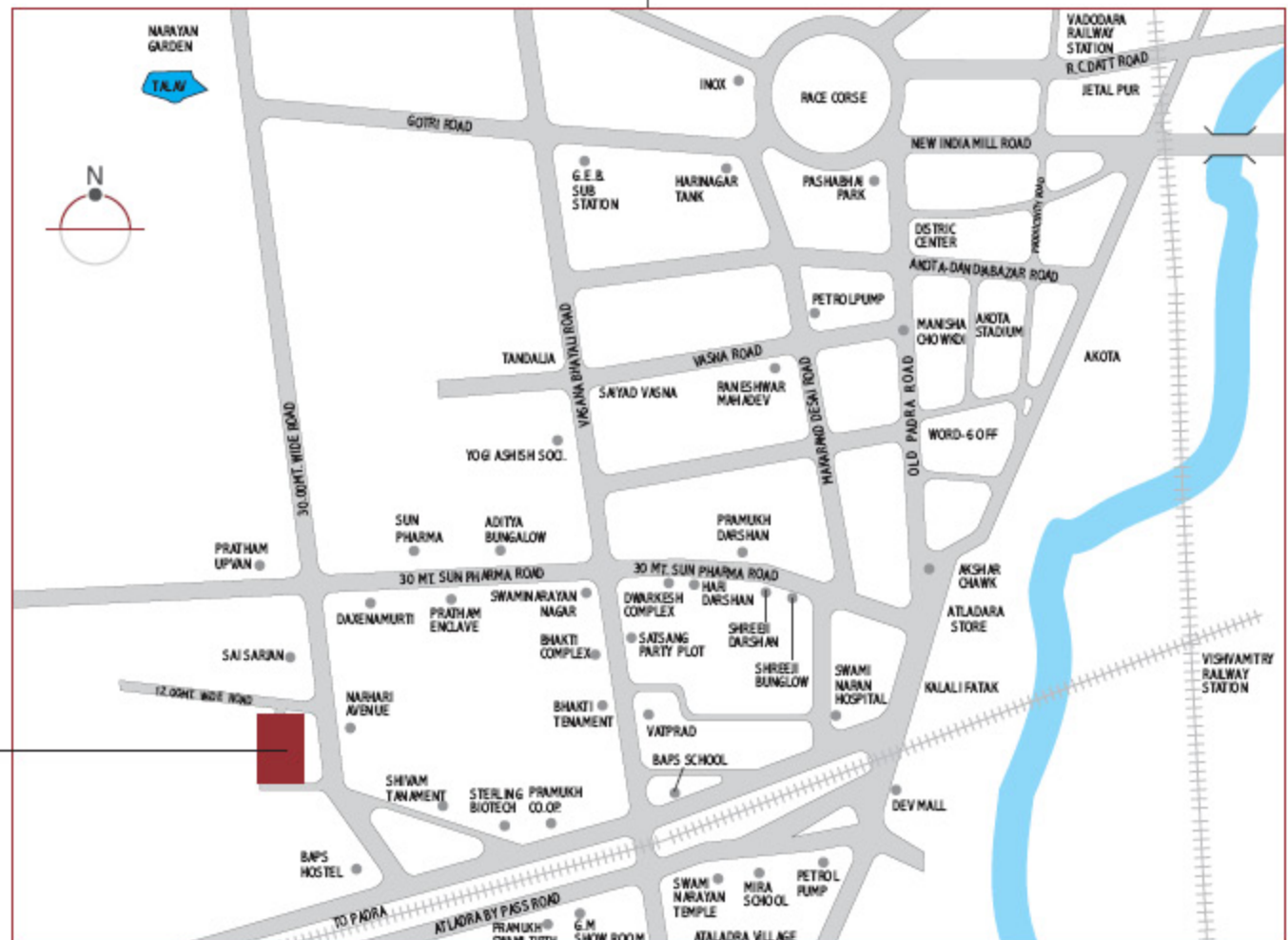
**Terrace:** Waterproofed open terraces along with pre-cast overhead water tank.

## 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.

## 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.21,000/- shall be applicable.  
 The facilities shown here will be completed and handed over 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.



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### Developer



Narayan Realty Ltd.  
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Fatehgunj, Vadodara.  
ph: +91 265 6676660, 6675550.  
[www.narayanrealty.com](http://www.narayanrealty.com)

### Site:

Narayan Villas,  
Opp. Pratham Upvan,  
Off. Sun Pharma Road - Padra Road  
Vadodara.  
ph: +91 99099 24888

### Architect:

Kartik J. Panchal  
&  
UNEVEN  
ph: +91 265 234 3135