



NARAYAN
W • E • S • T



Turn on Luxury





WELCOME TO INTELLIGENT LIVING



iHomes™

i-Homes at Narayan West are creatively designed and strategically planned to complement ever increasing social intelligence. With innovative & stylish space utilization, novel light placements and natural ventilation flows, every intelligent home projects an aura of luxuriousness and spaciousness. More rooms with no compromises on size, a strong emphasis on the home adhering to modern functionality and an excellent balance between elegance and tech-savvy features makes the living of a truly ultra-smart lifestyle possible for the first time in Vadodara.

incomparable AMENITIES

- › Marvelously aesthetical entrance gate
- › Wall to Wall RCC paved road
- › Club House
- › Underground power line cables
- › Beautifully landscaped green spaces
- › 24/7 professional security
- › Water softening plant
- › Children's play equipment
- › Electrical backup for water and clubhouse
- › Personalized nameplates
- › RO System
- › Professional consultants for ensuring smooth functioning of various systems
- › Efficient planning, minimal wastage of space, natural light and airy

imperial LOCATION

- › Prime residential area - Vasna Road
- › Close proximity to the best schools in Vadodara
- › Just a 10-minute drive away from the main commercial areas of Race Course and O.P. Road having the best shopping malls, multiplexes, grocery stores and restaurants

i-Homes is a registered trademark of Narayan Realty Ltd.



Turn on Convenience







Turn on Comfort



SPECIFICATIONS

Construction

- Well designed composite structure as per structural consultant's design

Wall Finish

- Internal Wall with Mala Plaster and External Wall with sand face plaster and special finish for building facade

Upper Terrace

- Waterproofing over terrace with White China mosaic floor

Lower Terrace

- Ceramic tile flooring

Flooring

- Vitrified tile flooring in all rooms and stairs

Toilets

- Designer bathrooms with premium quality fittings and vessels

Windows

- Fully glazed aluminum windows with safety grills

Doors

- Elegant main entrance door with premium hardware fittings
- All internal doors with laminated flush shutters

Kitchen

- Granite kitchen platform with S.S. kitchen sink with drain board.
- Designer wall tiles dado over kitchen platform

Electrification

- Adequate light points and plug points in all rooms
- 3-Phase ISI concealed copper wiring with 3-Phase power connection
- Premium quality modular switches
- Provision of split A/C connection in all bed rooms

Paint

- Distemper paint over internal walls and Acrylic paint over external wall



NARAYAN REALTY LTD

Narayan West is a quality-driven residential project developed by Narayan Realty Ltd. Having developed more than 8000 residential units, Narayan Realty Ltd. has a reputation of creating quality property with innovative, elegant and reliable designs with the use of top quality raw materials.

OUR OTHER PROJECTS



Sama-Savli Road,
Vadodara



Sun Pharma Road,
Vadodara



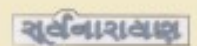
Gotri Road,
Vadodara



Dalhej by pass Road,
Bharuch



Bhatar Char Rasta,
Surat



Narayan Vidhya Vihar Road,
Bharuch

Payment terms:

- 10% Booking amount at the time of booking
- 20% within 30 calendar days of date of booking.
- 20% within 10 calendar days of completion of plinth level
- 15% within 10 calendar days of completion of ground floor slab casting
- 15% within 10 calendar days of completion of first floor slab casting
- 10% within 10 calendar days of completion of plaster level
- 8% within 10 calendar days of completion of flooring level
- 2% 30 days before intimated possession date

If construction of the booked unit has already started, then payment term till the completed level shall be applicable.

Please consult our business executive for more details

Notes:

- Developers reserve all rights to make any changes in the scheme including technical specifications, design, planning and layout
- Any information contained in this brochure is subject to change without prior notice at the sole discretion of the developers and cannot form part of any legal agreement
- Stamp duty, registration charges, legal documentation, corporation charges, GEB connection charges and any other such charges shall be borne by the purchaser. All the Municipal taxes applicable on the unit from the date of obtaining completion certificate shall be done by the customer.
- 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 color 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
- The brochure is intended only to convey the essential design and technical features of the scheme and does not form part of legal document
- A unit is said to be booked or the booking is said to be confirmed only after the booking payment of 30% or as specified in agreement is realized in our bank account at Vadodara, Gujarat, India and the booking confirmation document is signed. Only the signing of booking acceptance form would not mean the final booking.
- 2 weeks of total grace period shall be considered for any payment delays. Interest at 24% per annum shall be applicable on delayed payment after that.
- Possession will be given after 30 days from the date of receipt of complete payment (including maintenance & documentation charges) or the scheduled possession date, whichever is later.
- 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 charge of Rs. 50000/- shall be applicable. Any cancellation after 30 days from date of booking shall result to additional cancellation administrative charges Rs. 10000/- per month or part thereof from the date of booking. Interest @ 24% per annum shall be charged on the payment overdue till the date on which the cancellation intimation (duly signed by the applicant) is handed over to us, and shall be calculated from the payment instalment due date. Any additional charges, for example any optional work asked by customer, Stamp paper charges if already purchased etc. will be recovered in addition to minimum amount. In such case, stamp papers shall be handed over to you. The payment shall be refunded only after same premise is re-booked and payment for the same is received from the other customer.
- Payment for optional items shall not be refunded.
- The facilities and amenities mentioned 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 it is furnished. Actual home delivered will not have all the accessories / finishing items as shown in the sample house.
- Please note that the delivery schedule etc. will be maintained only if the work is to be done as per the standard sample home. Delivery date shall not be maintained for units where any optional work is requested.

Location Map



Corporate Office : C-201, Times Square, B/s. Petrol Pump, Fatehgunj, Vadodara. Ph.: + 91 265 6676660, 6675550
Site Office : Narayan West, Near Bright School, Off Vashna-Bhayli Road, Vadodara. Ph.: + 91 265 3292090, 9925227808
Website : www.narayanrealty.com



TYPE A

Ground Floor Plan



First Floor Plan





TYPE A 2

Ground Floor Plan



First Floor Plan





TYPE A 3

Ground Floor Plan



First Floor Plan



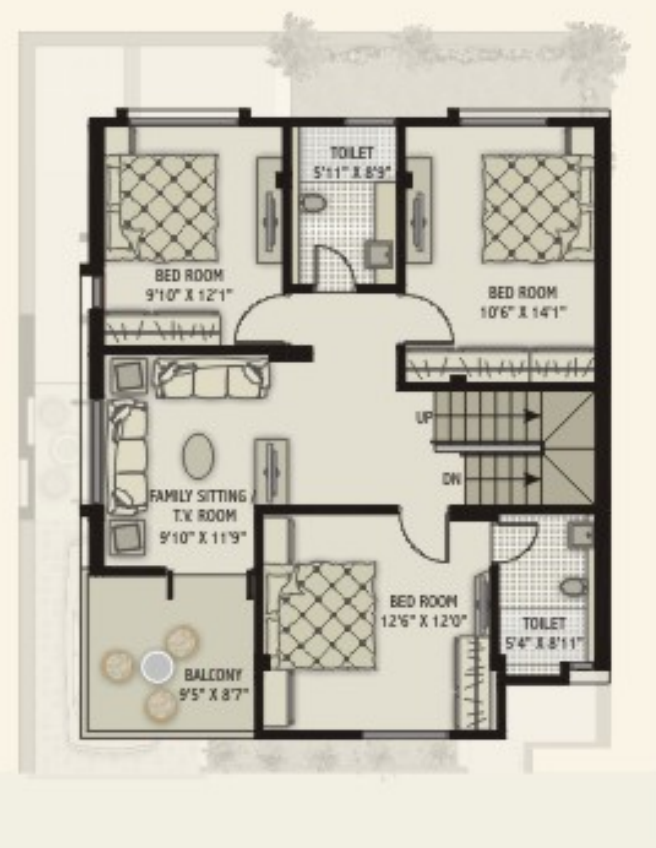


TYPE B

Ground Floor Plan



First Floor Plan



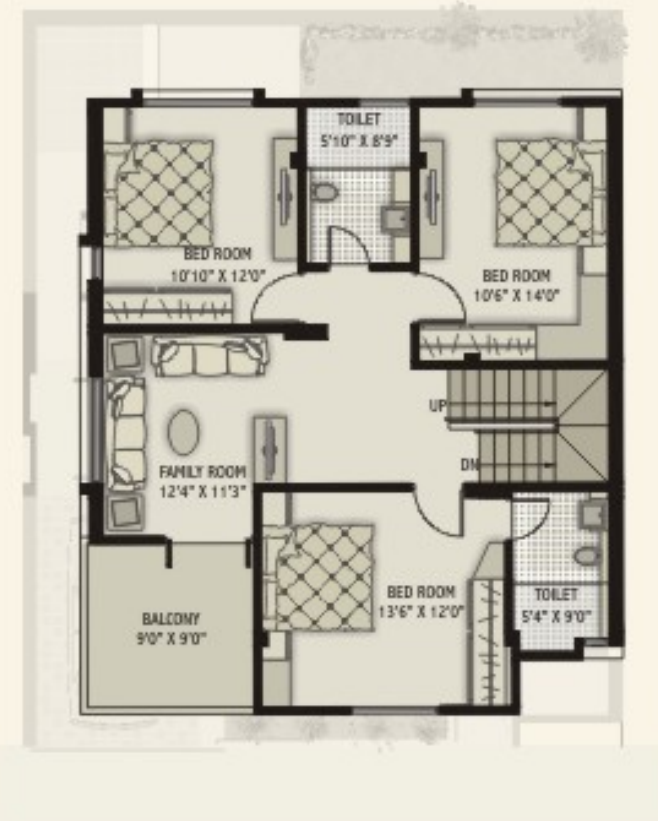


TYPE B 1

Ground Floor Plan



First Floor Plan



PROJECT LAYOUT PLAN

