

a lifestyle project by:



DEVELOPERS: AATMIYA DEVELOPERS

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Architect: **Advance Engg. Architect**, Vadodara

Structural Consultant: **R. V. Patel Associates**, Vadodara

Elevation And 3d Design: **Imagine Studio**, Vadodara



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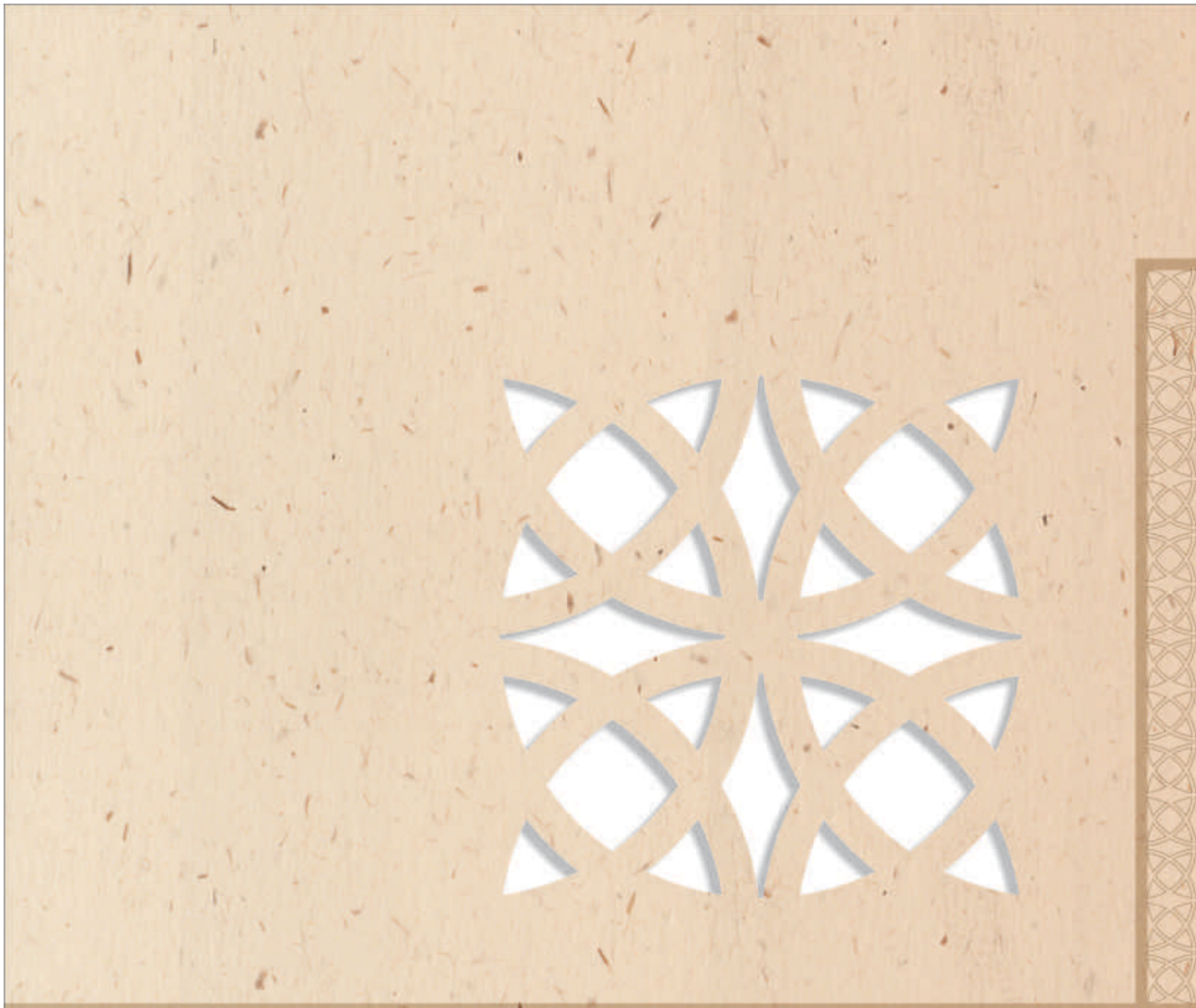
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AATMIYA
— HERITAGE —

3 & 4 BHK LIFESTYLE VILLAS





Entrance Gate



Let your dream come true!

Aatmiya Heritage was conceived as a home that offers everything that you always desired for in your dream home. Luxury, space, a distinct lifestyle...all well within your reach. Come experience a unique lifestyle inspired by the bygone era!





*a fusion of elegant planning &
excellent infrastructural development*

Smartly designed 3 & 4 BHK Duplex Villas at Aatmiya Heritage shall make your dream of residing at a plush campus come true.

Enjoy the serene environment at Aatmiya Heritage, amidst beautifully landscaped gardens and a host of beautifully designed recreational amenities and best-in-class infra structural facilities.

An elegant entrance gate with graceful landscape welcomes one and all to Aatmiya Heritage. The wide tree lined internal roads lead you to your dream house. Meticulously and thoughtfully designed master plan and multiple villas layouts allow you to choose a home that suits your lifestyle requirements. The vintage elevation offers a rich and classy feel to the entire campus.



The Leisure Amenities...

because life needs to be enjoyed to the fullest!

Aatmiya Heritage makes life a celebration with its numerous lifestyle leisure facilities. Nothing could be healthier for your children than to enjoy safe and wholesome fun with other kids. And for you to move out of the house and indulge in any of the numerous physical fun activities.

Celebration Zone:

- ◆ Furnished, Plush Banquet Hall with Kitchen
- ◆ Party Lawns
- ◆ Coffee Shop
- ◆ Discotheque

Health & Rejuvenation:

- ◆ Gents /Ladies Gym
- ◆ Large Swimming Pool
- ◆ Landscaped Garden with Outdoor Seating & Covered Sitting (Gazebo)
- ◆ Indoor Games Section

Kids Fun:

- ◆ Kids Splash Pool
- ◆ Kids Games Zone

Others:

- ◆ Senior Citizen's Sit-out Area
- ◆ Club Entrance Foyer / Lounge
- ◆ Theater
- ◆ Fully Furnished Guest Rooms



- An inviting Entrance Gate
- 24 x 7 Security with Security Cabin
- Intercom System
- Compound Wall surrounding the community
- RCC Internal Roads with Street Lights, Decorative Paving & architectural plantation
- Rain water Harvesting
- Termite Resistance Treatment with piping
- Underground Cabling for a wire-free look
- Number Plates on each unit to maintain uniformity





Specifications

Structure:

All RCC & Brick work as per structural Engineer's design

Flooring:

High Grade Vitrified Tiles in all rooms, Tiles in compound (Basic Area).

Kitchen:

Exclusive Granite Platform with S.S Sink with designer tiles upto lintel level over the platform.

Bathrooms:

Branded bath fitting, good quality plumbing fixtures and sanitary ware. Concealed C.P.V.C plumbing fittings.

Water:

Underground & Overhead Water Tank

Doors:

Attractive Entrance Door with standard safety lock & other Decorative Fittings with wooden safety bars. Internal Good Quality Flush Doors.

Electrification:

Concealed copper ISI wiring and branded premium quality modular switches with sufficient points.

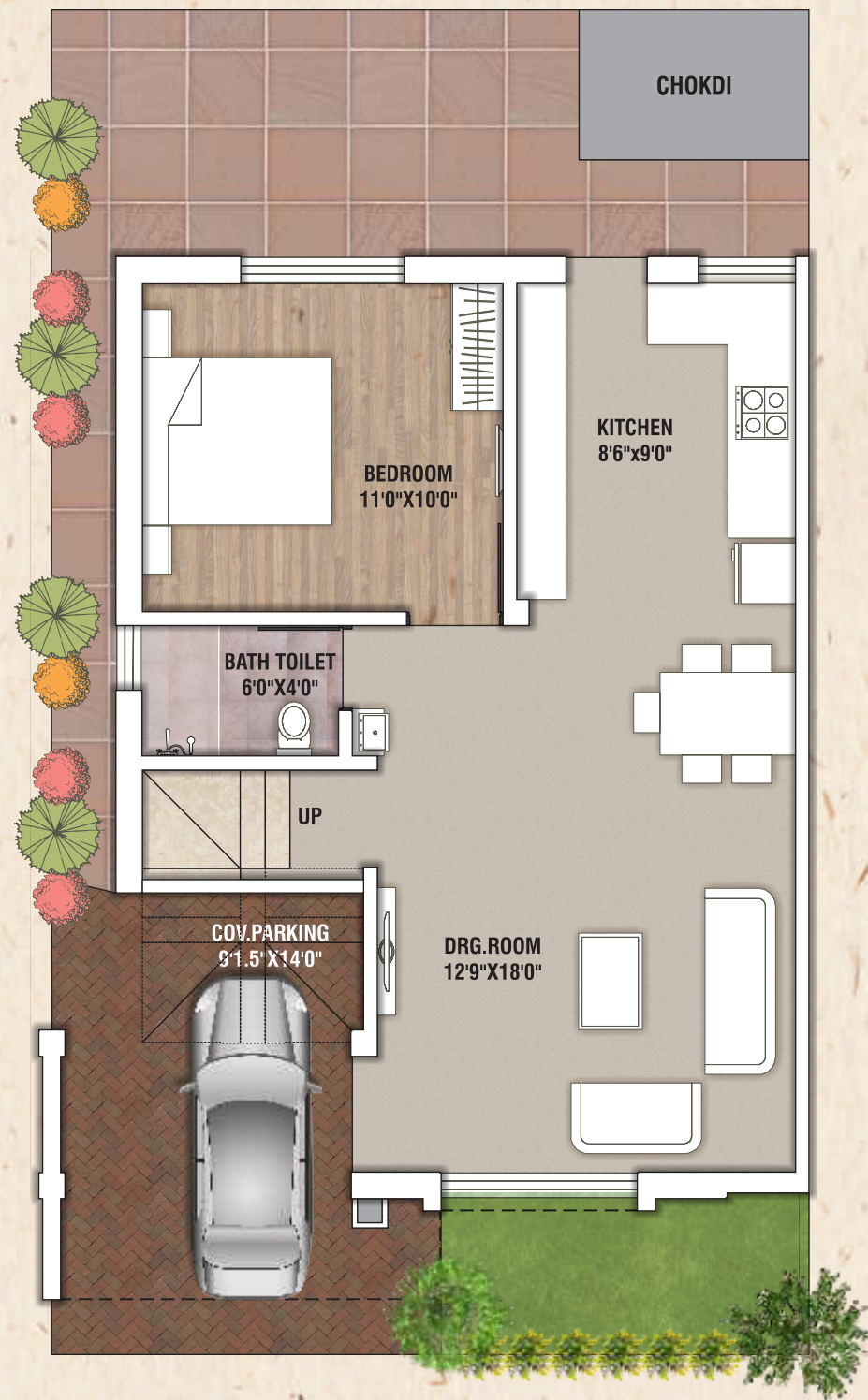
Paint & Finish:

Internal smooth finish plaster with Putty & distemper. External Double Coat Plaster with weather resistant Paint.

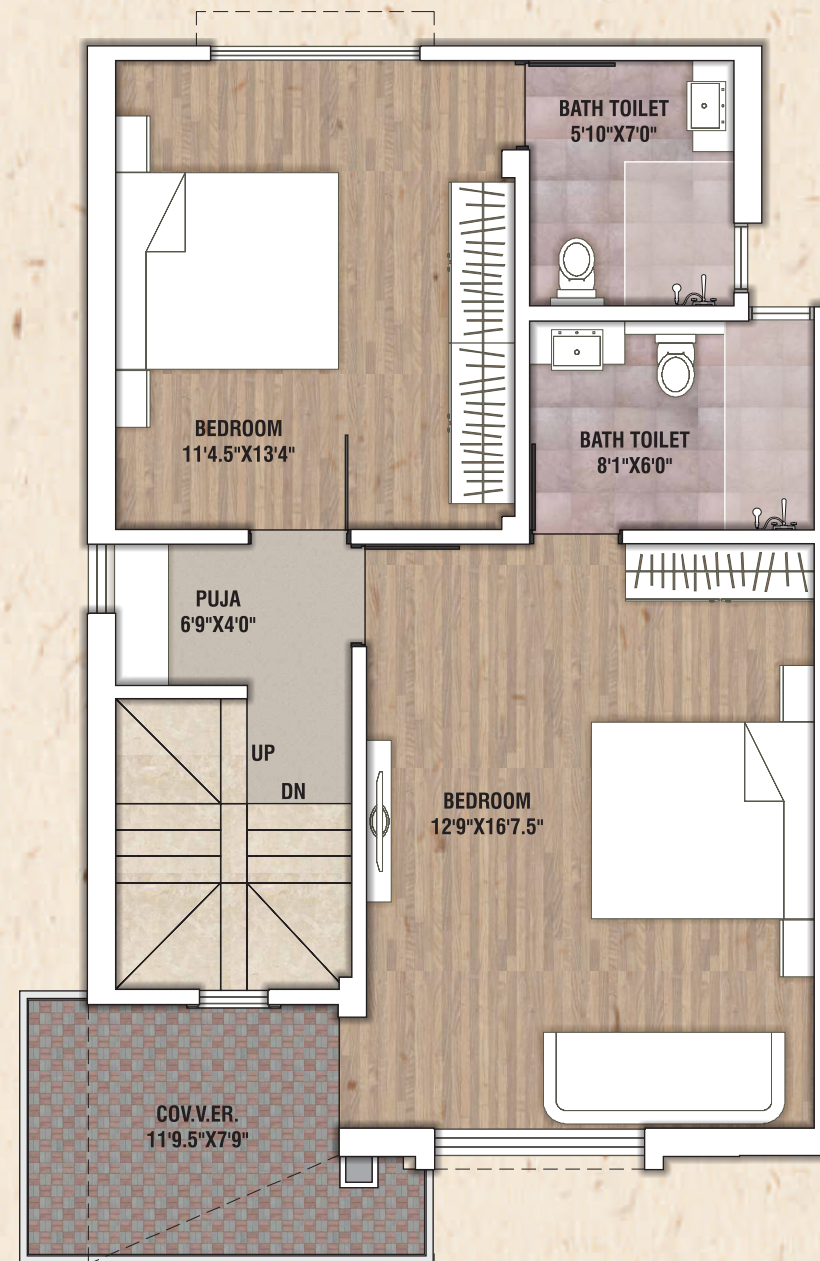
Terrace:

Open terrace finished with "China Mosaic".

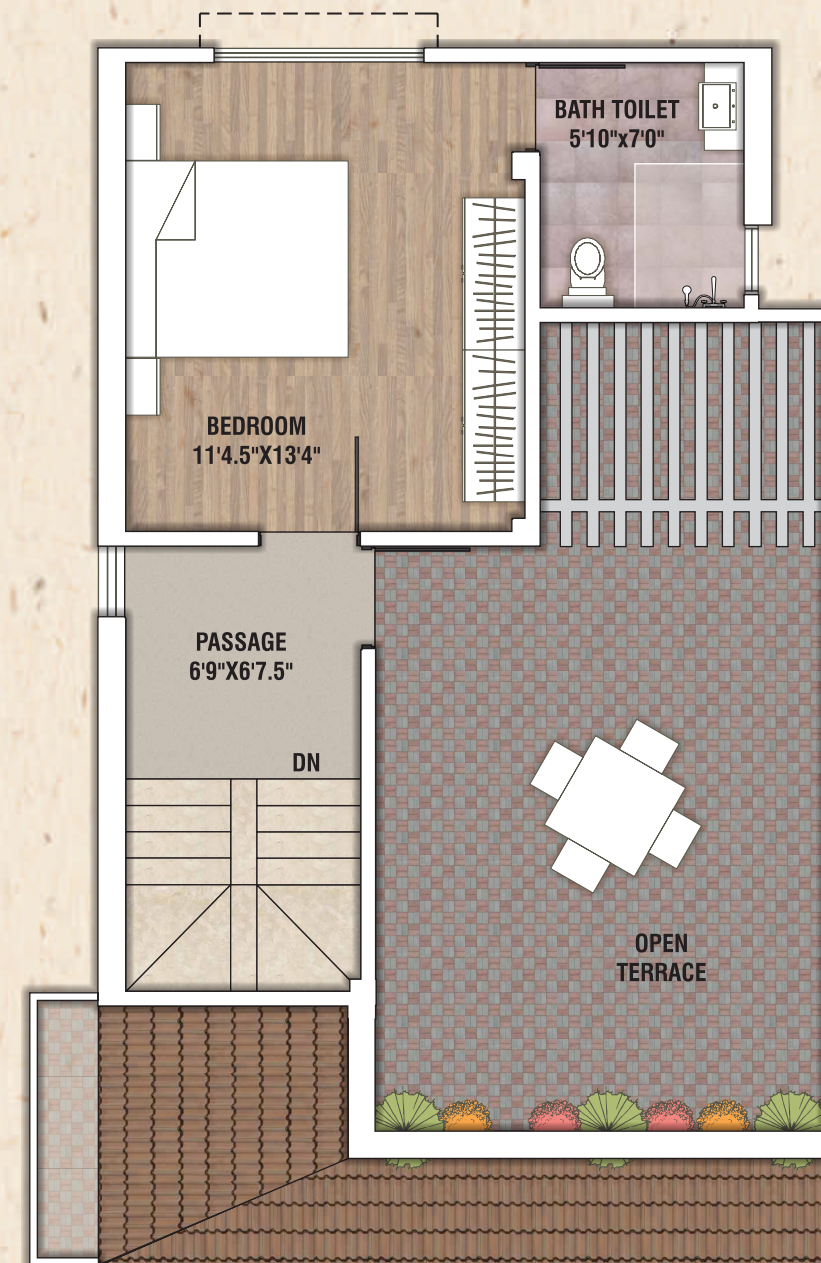
 Type A



Ground Floor Plan



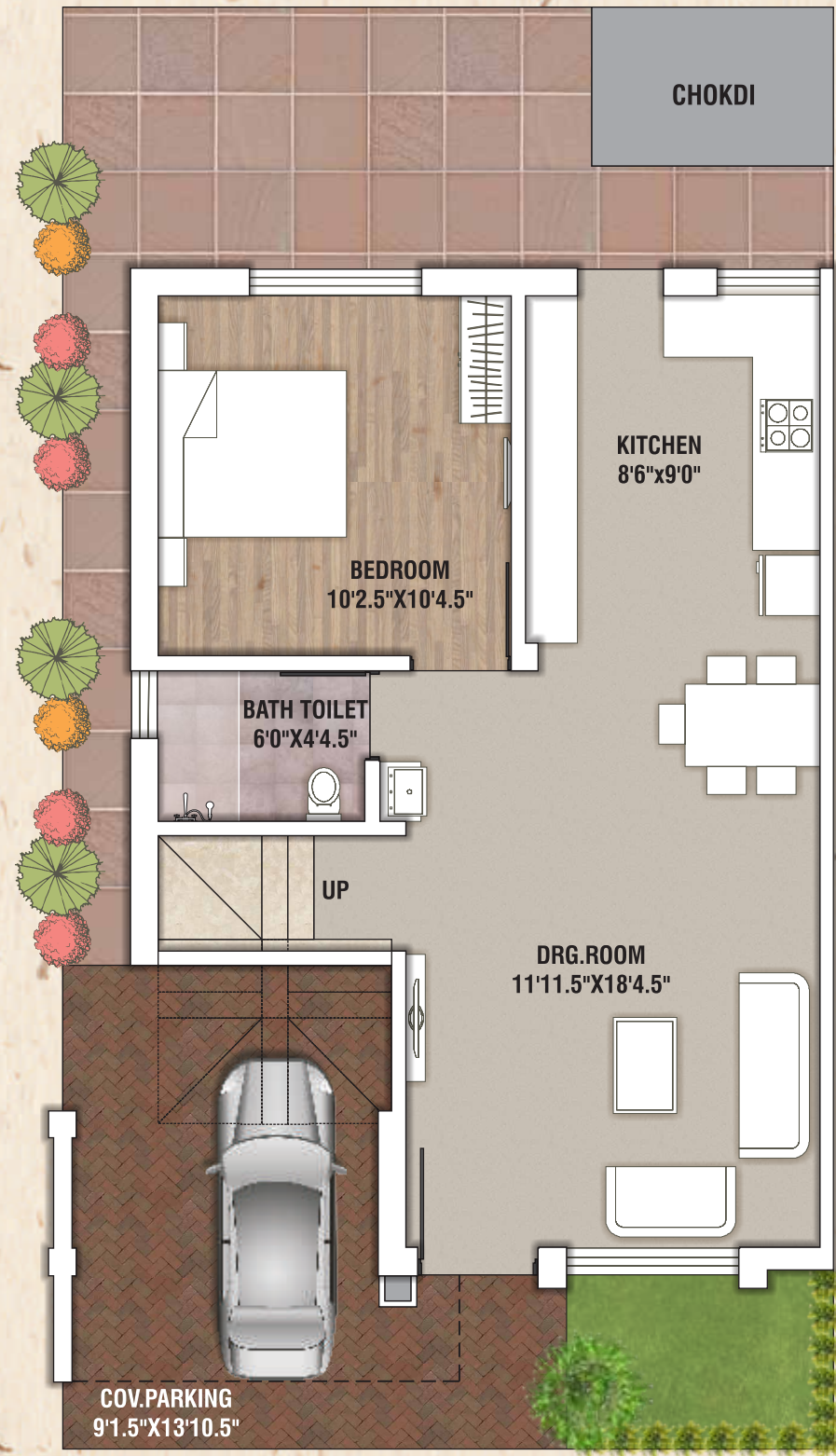
First Floor Plan



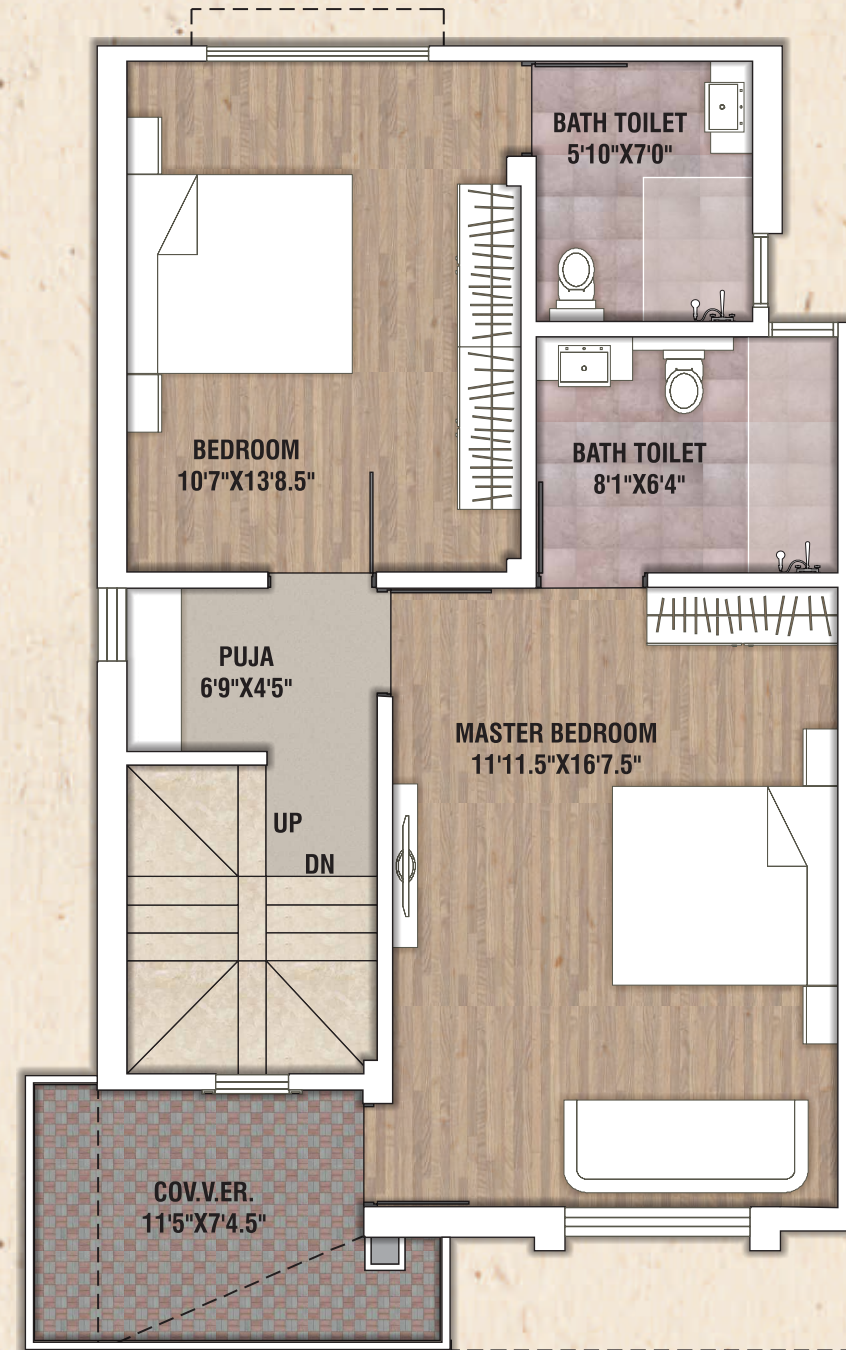
Second Floor Plan



 Type B

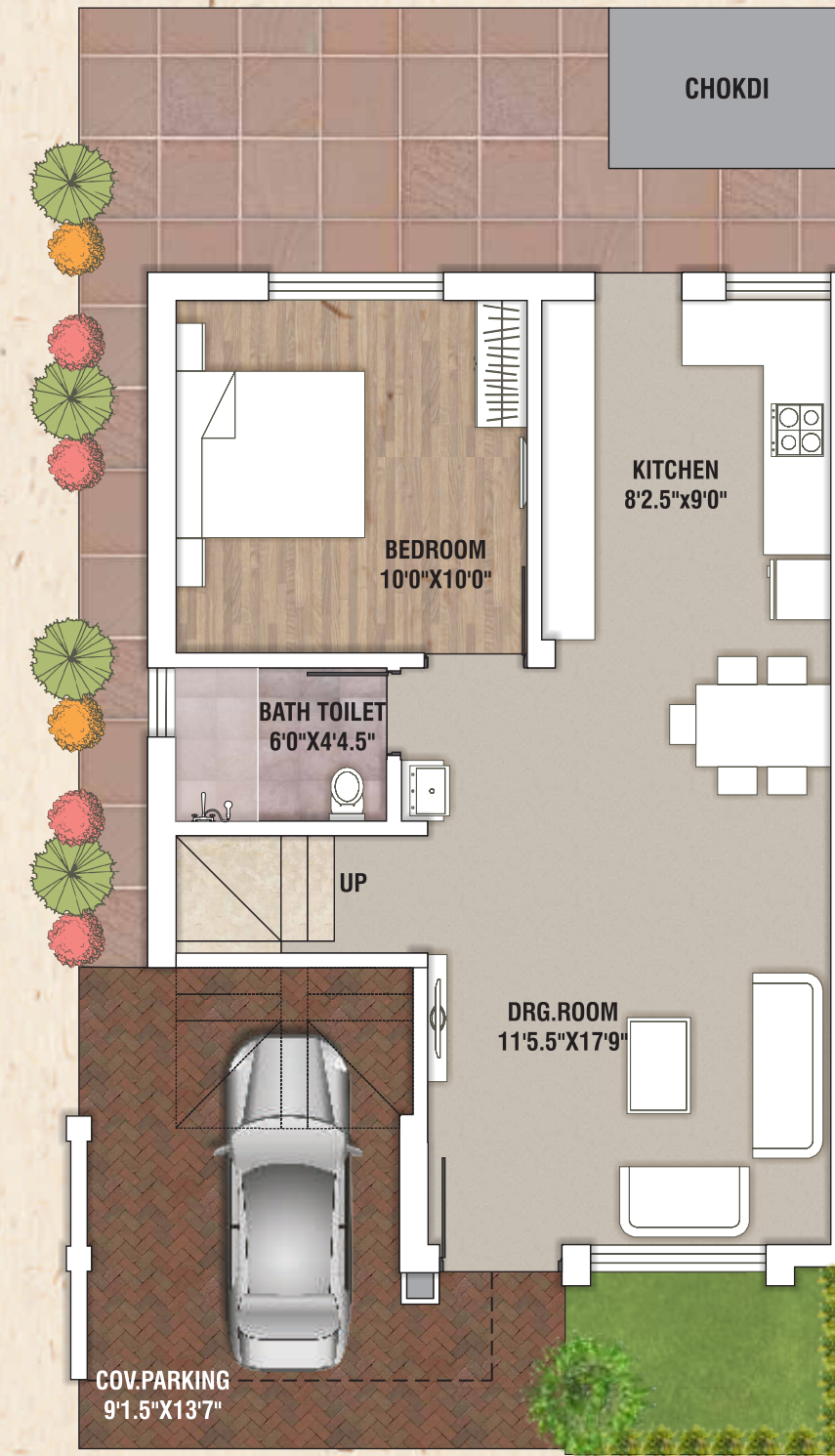


Ground Floor Plan

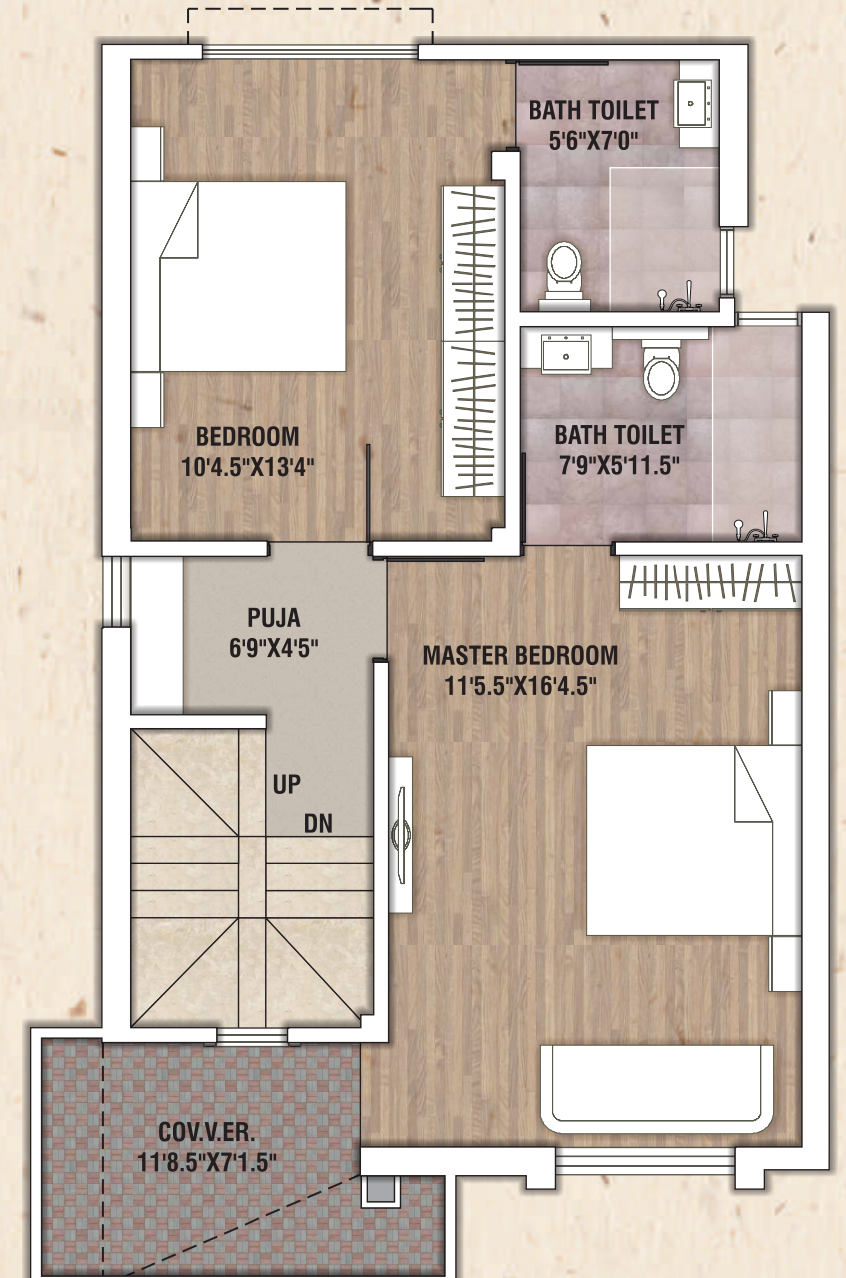


First Floor Plan

 Type C



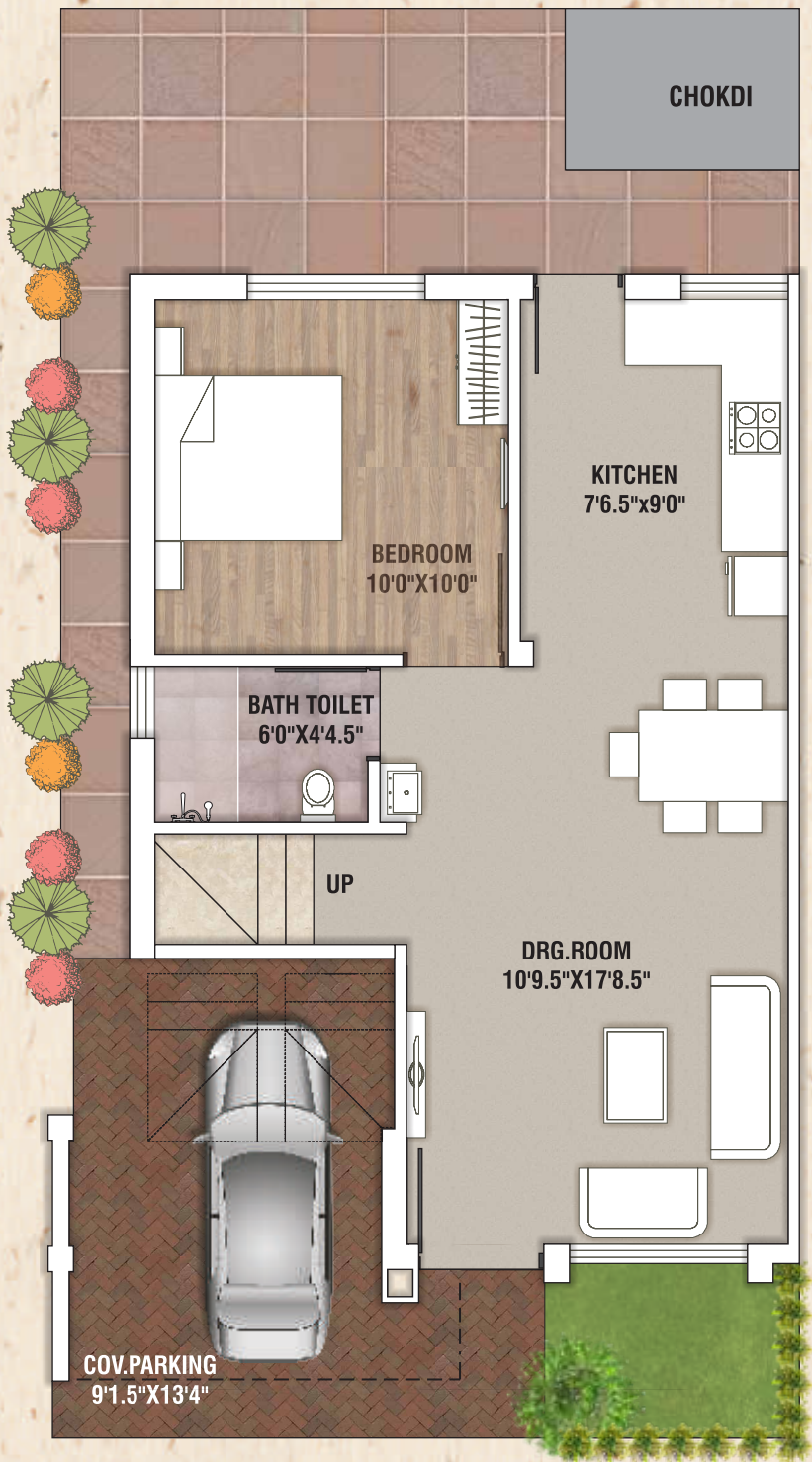
Ground Floor Plan



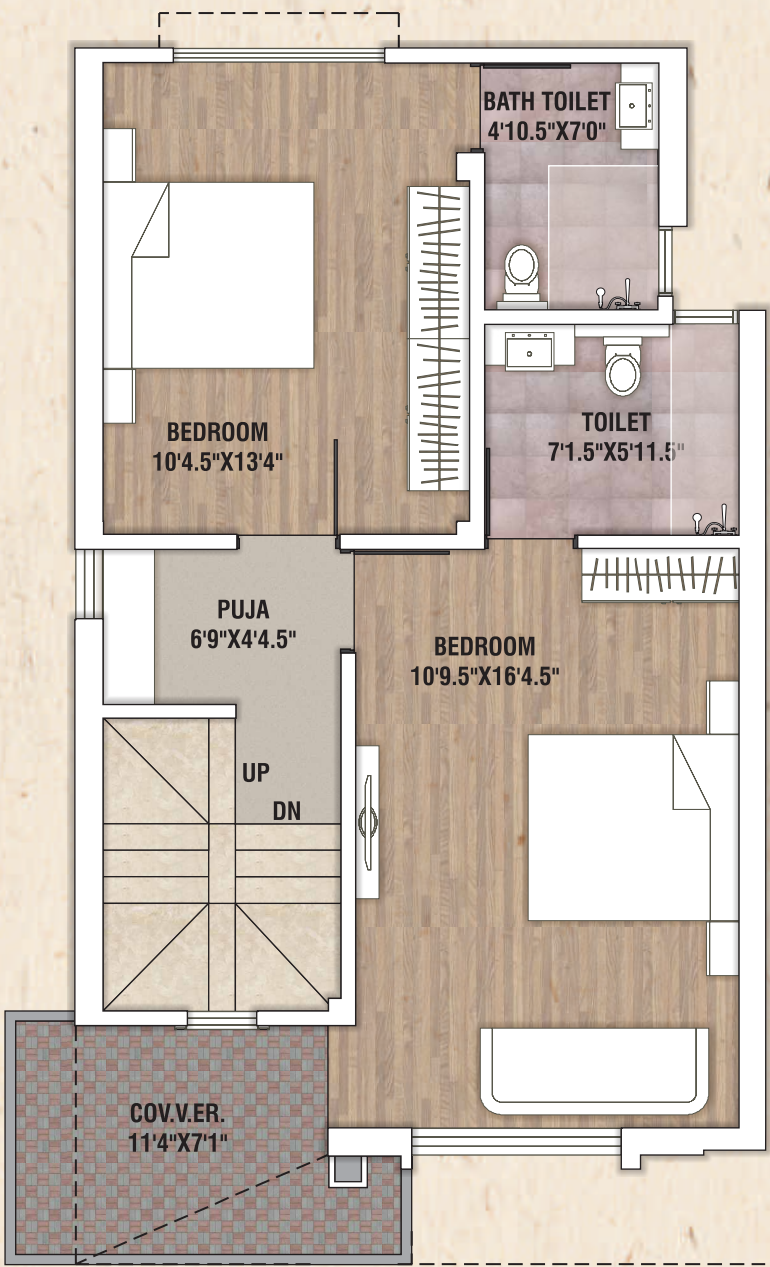
First Floor Plan



 Type D



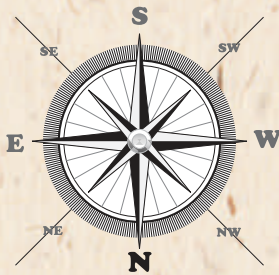
Ground Floor Plan



First Floor Plan



Keyplan



Site: “Aatmiya Heritage”, Nr. Kanha Bunglows,
B/h. Basil School, 60 Mtr. Road, Jambuva, Vadodara.

Corporate Office:
Aatmiya House, Aatmiya Heights, Before Voltamp Transformers, Makarpura Main Road, Vadodara.

Please Note: • Actual possession of the Unit shall be handed over to the Member within 45 days of the settling of all the accounts and dues. Sale Deed, Documentation Charges, Stamp Duty Charges, Common Maintenance Charges, Service Tax Charges etc. will be Extra be borne by the Buyers • Payment Schedule must be followed strictly; any delay in payment shall incur Interest penalty at the rate of 18% P.A. on outstanding amount. Two Installment Continuous default in payment shall lead to total cancellation of the Unit. • Any Govt. /Local/govt. body Increase Taxes, Duties etc. & Any new Taxes/levies will bare by customer accounts • Total Amount of the Extra Work must be deposited in full in advance then only work shall be executed. • Sale Deed (Dastavej) to be done after settlement of all accounts. • Maintenance Deposit per unit must be deposited before 45 days of possession of the unit • In case of cancellation of any Unit, Government Taxes will be deducted towards Administrative Charges from the Refund Amount. • The Refund shall be paid only after the New Booking of the booked Unit. • Payments terms will be affected before completed level • Actual Dimensions may vary as per the site conditions • Developers/Architect reserves all the right to change/alter/raise scheme related measurement, design, Drawings and price per unit etc and shall be binding to the Buyers unconditionally. • Buyer's are not allowed to do any external change in elevation of the Bungalow. • This brochure is not a legal document, this is only for presentation of the project. • Subject to Vadodara Jurisdiction.



Payment Terms:

3BHK PAYMENT TERMS:

25%	Booking Amount
15%	Plinth Level
20%	Ground Floor Slab Level
20%	First Floor Slab Level
7.5%	Outer Plaster Level
7.5%	Inside Plaster Level
5%	Finishing Level

4BHK PAYMENT TERMS:

25%	Booking Amount
15%	Plinth Level
15%	Ground Floor Slab Level
15%	First Floor Slab Level
10%	Second Floor Slab Level
7.5%	Outside Plaster Level
7.5%	Inside Plaster Level
5%	Finishing Level