Project by :

Aditya Group

Developers :

ADITYA Infracon

Site :
Aditya Landmark,
Beside Aaruni Residency, Opp. Samanvay Status,
Atladra - Padra Main Road

Aditya Landmark, B/s. Vihav Skyone,
Bhayli Canal Road, Vadodara-391410.

Call:
74908 00383
769 888 9999

Email: adityalandmark292@gmail.com
Web.: www.adityavilla.com

Architectural Design :
Dilip Sharma & Associates

Architectural Licensing :
Anjali Associates

Structure :
Ashok Shah & Associates

design: CR oct-23@98243 85808

Project by :

Aditya Group

aditya

LANDMARK

SHOPS | 2 & 3 BHK LUXURY FLATS



CITYSCAPE

DREAMS



A FUSION OF CONVENIENCE & LUXURY LIVING

At Aditya Landmark, we offer a fusion of convenience and luxury living. Our 2 and 3 BHK flats provide spacious, stylish residences, while our on-site shops cater to your every need. Experience a lifestyle that seamlessly blends urban convenience with the comfort of an elegant home."

LAYOUT PLAN
FLOOR PLAN



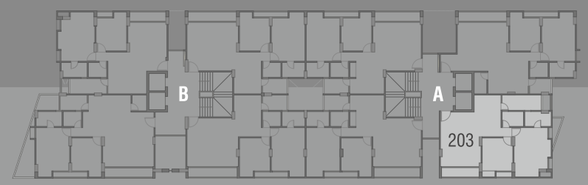






WING A
2-BHK FLATS

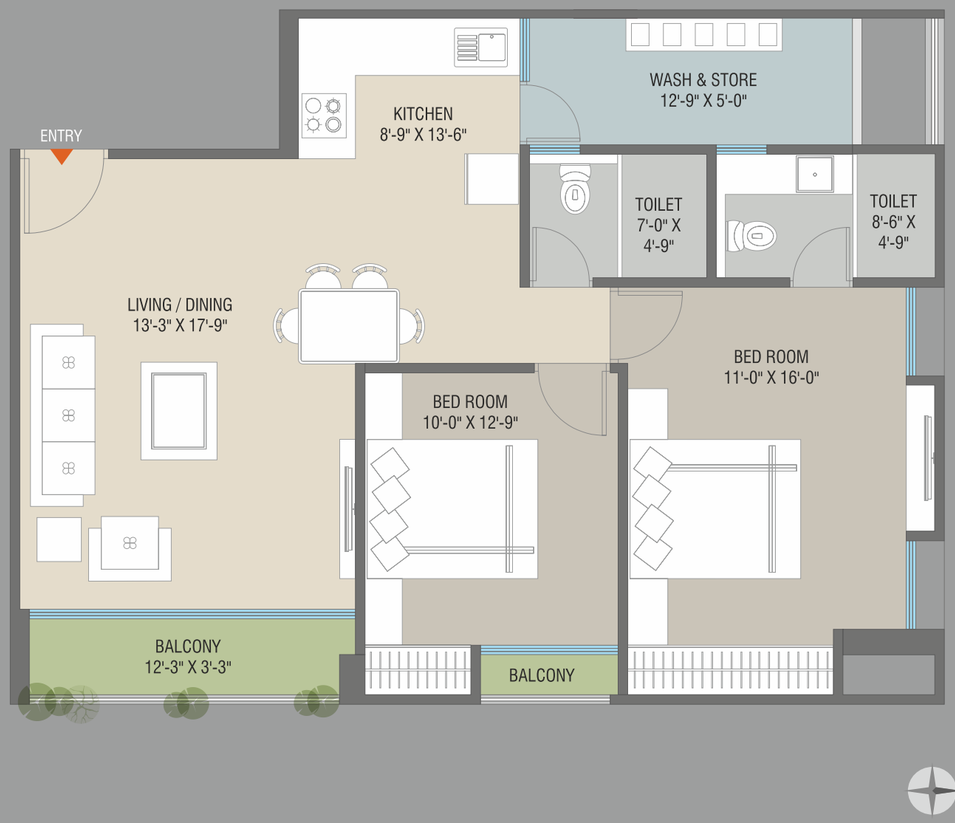
GARDEN VIEW



30.00 MT. MAIN ROAD

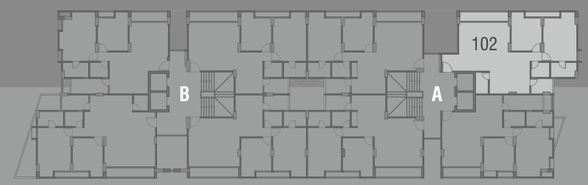
A - 203 TO 1403

C.A. - 749 SQ.FT.
U.C.A. - 819 SQ.FT.
B.A. - 929 SQ.FT.



WING A
2-BHK FLATS

GARDEN VIEW



30.00 MT. MAIN ROAD

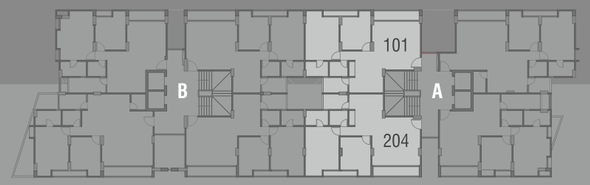
A - 102 TO 1402

C.A. - 904 SQ.FT.
U.C.A. - 921 SQ.FT.
B.A. - 1025 SQ.FT.



WING A
2-BHK FLATS

GARDEN VIEW



30.00 MT. MAIN ROAD

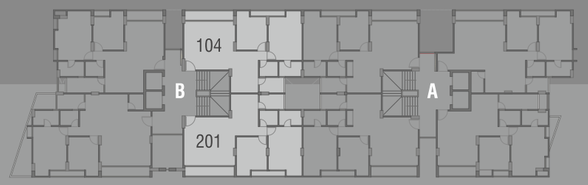
A - 101 TO 1401
A - 204 TO 1404

C.A. - 800 SQ.FT.
U.C.A. - 833 SQ.FT.
B.A. - 921 SQ.FT.



WING B
2-BHK FLATS

GARDEN VIEW



30.00 MT. MAIN ROAD

B - 201 TO 1401
B - 104 TO 1404

C.A. - 801 SQ.FT.
U.C.A. - 836 SQ.FT.
B.A. - 926 SQ.FT.



WING C
3-BHK FLATS

WING-C



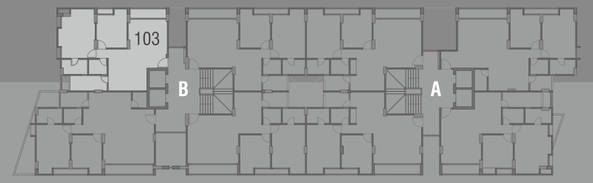
C - 101 to 701

CA - 1257 SQ.FT.
UCA - 1315 SQ.FT.
BA - 1466 SQ.FT.



WING B
2-BHK FLATS

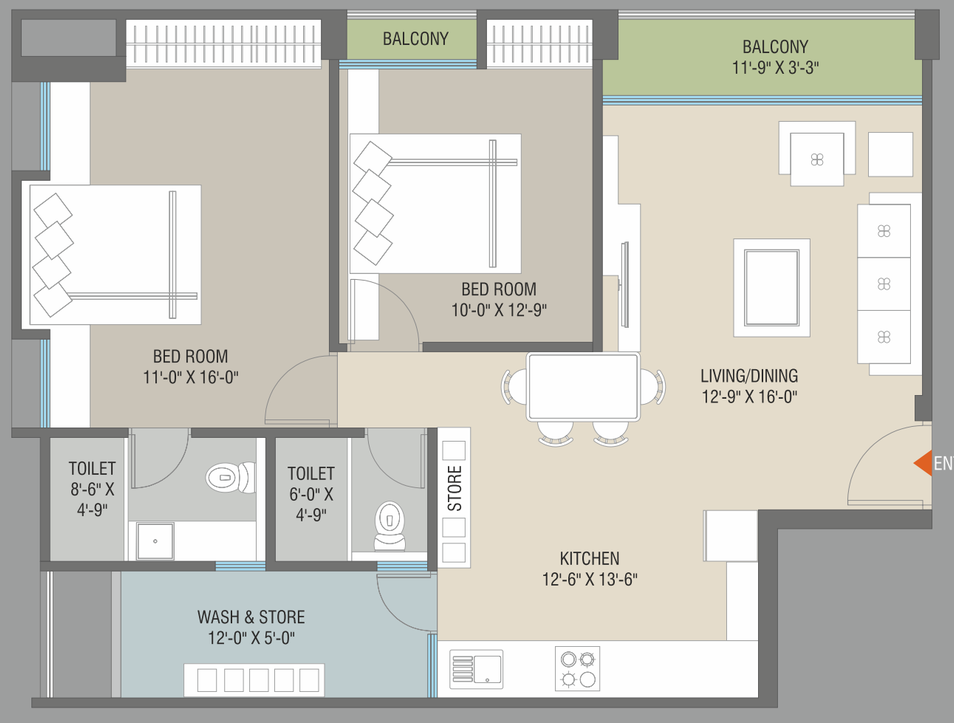
GARDEN VIEW



30.00 MT. MAIN ROAD

B - 103 TO 1403

C.A. - 762 SQ.FT.
U.C.A. - 808 SQ.FT.
B.A. - 918 SQ.FT.





SPECIFICATION

Structure
- Earthquake resistant RCC frame structure with block masonry walls
- Elegant elevation and facade

Kitchen
- Premium Granite Surface stone with Stainless Steel sink.
- Premium Wall Tiles Dedo upto lintel level

Flooring
- Premium quality tiles in all rooms

Bathrooms
- Ceramic and Sanitary Fixtures from Premium Brand
- Faucets from Jaquar
- Premium Tiles on floor and Dedo upto lintel level
- Electrical points for Geyser
- Chemical base water proofing

Doors
- Attractive entrance door with safety lock and decorative fittings. Internal doors are laminated flush doors

Windows
- Powder coated aluminum window

Electrification
- Concealed copper ISI wiring for Three Phase Electric Connection
- Conveniently placed Modular Switch boards with sufficient 15A and 5A Sockets, Switches and Regulators from Premium brands
- TV point in living & master bed room
- AC point in living room & all bedroom

Plumbing
- Concealed plumbing with Premium quality

Paint & Finish
- Interior: Smooth plaster with birla putty, emulsion paints
- Exterior: Double coat plaster with acrylic paint for water repellence

Terrace
- Open terrace finished with water proofing & china mosaic tiles.

AMENITIES

- Elegant Entrance Gate With Security Cabin
- Allotted Car Parking
- Children Play Area
- Rcc Trimix Road With Paved Block And Street Light
- 24 X 7 Cctv Surveillance
- Garden With Sitting Area

- Club House
- Multi Purpose Hall
- Gyminisium
- Temple

- Standard Quality Passenger Elevator
- Underground & Overhead Water Tank With Sensor
- 24 Hours Water Supply
- Attractive Name Plate & Letterbox
- Power Back Up For Common Utility
- Solar Panel In Each Tower For Common Utility
- Designer POP Ceiling In All Room
- RO Water System
- Chimney Provided In Each Flat
- Electric Gyzer In All Bathrooms

NEARBY LANDMARKS

DELHI-MUMBAI Expressway
3.4 kms.

SCHOOL

Vibgyor Int. School	0.9 Km
Iira Int. School	1.3 Km
Bright School	3.0 Km
Delhi Public School	4.4 Km
Billabong School	5.3 Km
Navrachana Int. School	4.2 Km

SUPER STORE

D-Mart	2.3 Km
Bansal Mall	4.5 Km

HOSPITAL

Zydas Hospital	3.5 Km
Baps Hospital	2.6 Km
Sterling Hospital	2.1 Km
Bankers Heart Institute	5.4 Km
Samanvay Hospital	4.3 Km
Tricular Hospital	7.8 Km

TEMPLE

Jain Temple	0.4 Km
Swaminarayan Temple	2.4 Km

KEYPLAN

LOCATION

E-BROUCHER

A project by Pancham GROUP



PAYMENT TERMS: 10% Booking | 15% Plinth Level | 50% Slab level | 10% Bricks Masoneri work | 05% Flooring
5% plumbing & Elevation treatment | 05% Finishing work

DISCLAIMER : Premium quality materials or equivalent branded products shall be used for all construction work. • Right of any changes in dimensions, design & specifications will be reserved with the developer, which shall be binding for all members. • External changes are strictly not allowed. • Development charges, documentation charges, stamp duty, all municipal taxes, service tax, MGVCL meter deposit & GST should be levied separate, • If any new tax applicable by central or state gove. in future, It will be Borne by Bayer / members • Each member needs to pay maintenance deposits separately. • In case of booking cancellation, amount will be refunded from the booking of same premise after deductible administrative amount • Possession will be given after one month of all settlement of account. • Extra work at the cost of client with prior estimate needs to be given in advance but no change in elevation and plan will be done. • The developer reserve the full right to make any changes. • This brochure does not form a part of agreement or any legal document, It is easy display of project only. • Right of any changes in dimensions, design and Layout, specifications, elevation will be all right reserved the developers.

LOAN FACILITY BY:

State Bank of India | HDFC BANK We understand your world | Bank of Baroda | ICICI Bank | AXIS BANK | Central Bank of India

Above project is registered under Gujrera. For further details: visit: www.gujrera.gujarat.gov.in under registered project.
RERA REGISTRATION NO.:PR/GJ/VADODARA/VADODARA/Others/MAA08361/220421