

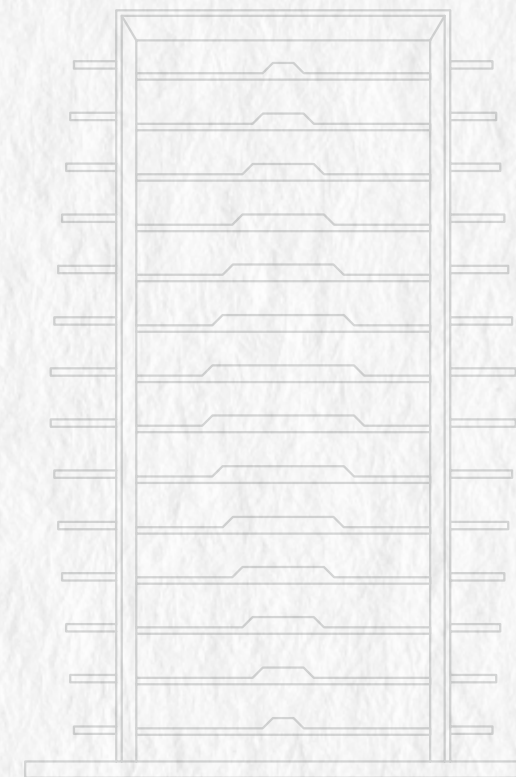
Welcome to  
the world of views



**3BHK**  
LAVISH FLATS

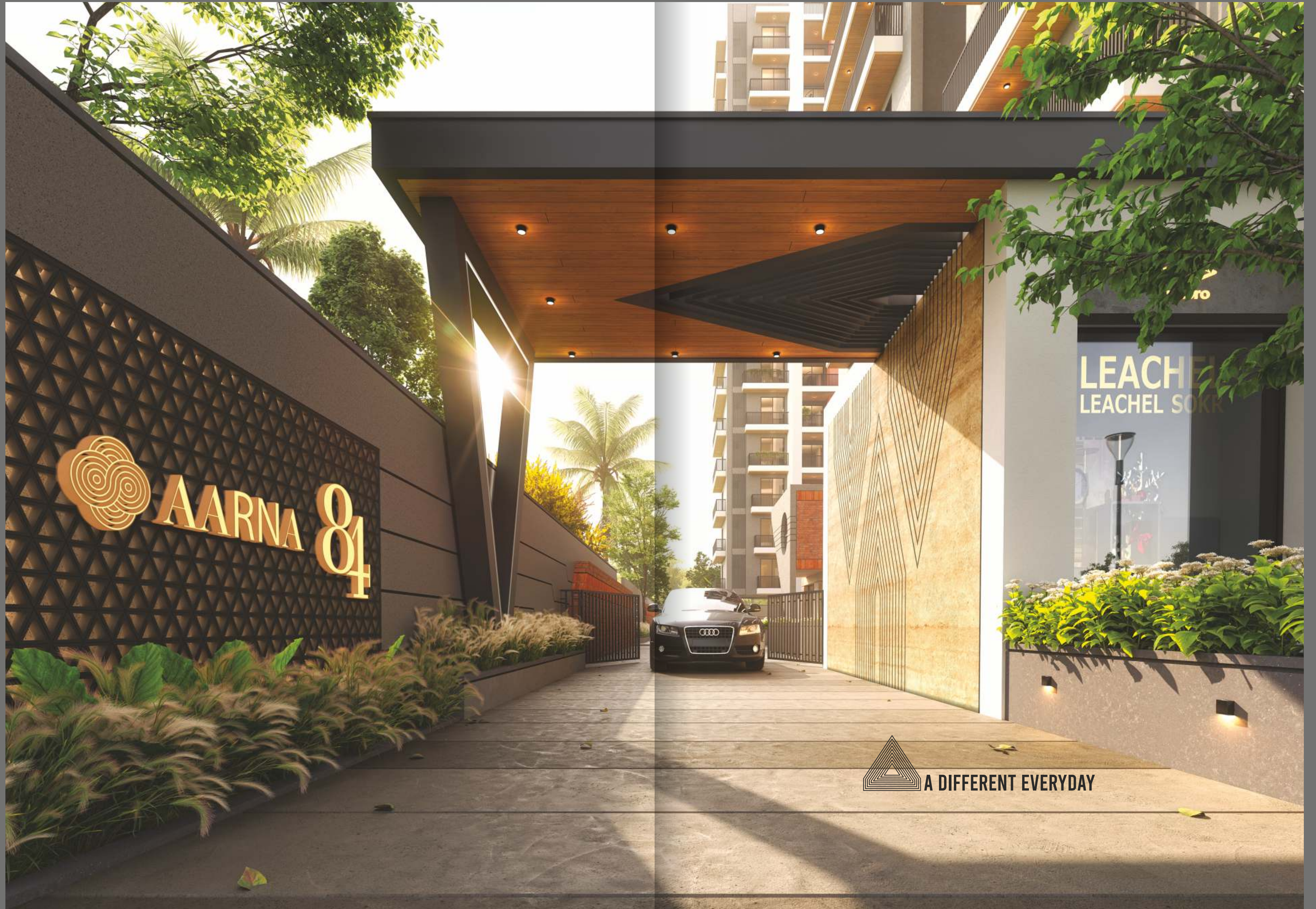


AARNA 84



### VIEW THE FUN SIDE OF LIFE

Aarna 84 is a beautiful residential and retail development with 84 apartments and select shops & showrooms. Every apartment is designed to be a fun place, full of different and fun views. It has been conceived and designed with a single aim: to offer a different everyday.



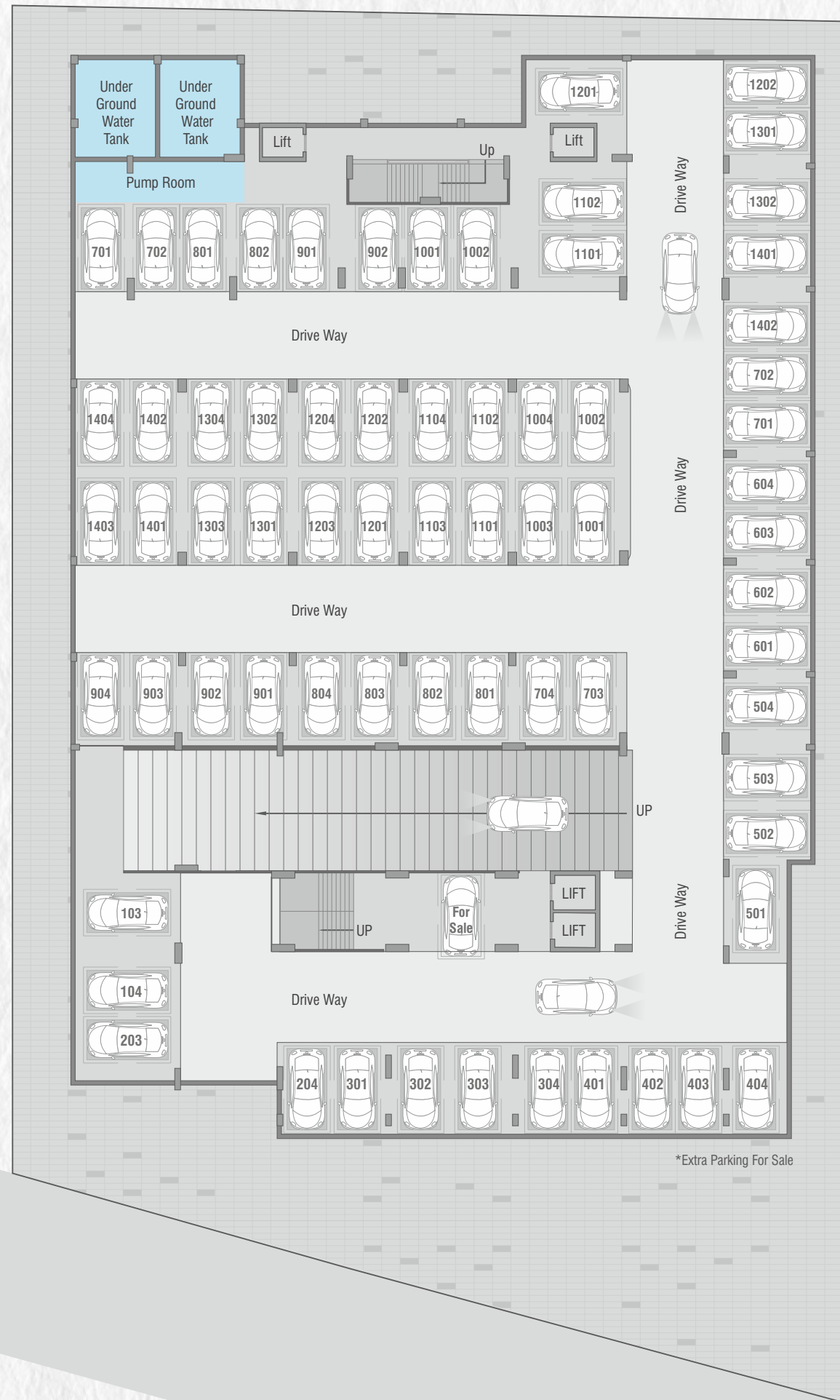
LEACHEL  
LEACHEL SOKK



A DIFFERENT EVERYDAY

**BASEMENT FLOOR**

**GROUND FLOOR**



SHOP	SIZE	C.A.	SHOP	SIZE	C.A.
01	08'-00" X 23'-00"	185.00 SQ.FT.	07	10'-10" X 30'-00"	325.00 SQ.FT.
02	08'-00" X 25'-00"	210.00 SQ.FT.	08	09'-00" X 30'-00"	268.00 SQ.FT.
03	08'-00" X 27'-00"	227.00 SQ.FT.	09	09'-00" X 30'-00"	268.00 SQ.FT.
04	09'-00" X 30'-00"	268.00 SQ.FT.	10	08'-06" X 30'-00"	253.00 SQ.FT.
05	09'-00" X 30'-00"	268.00 SQ.FT.	11	08'-06" X 30'-00"	253.00 SQ.FT.
06	10'-10" X 30'-00"	325.00 SQ.FT.			

24.0 MT WIDE ROAD

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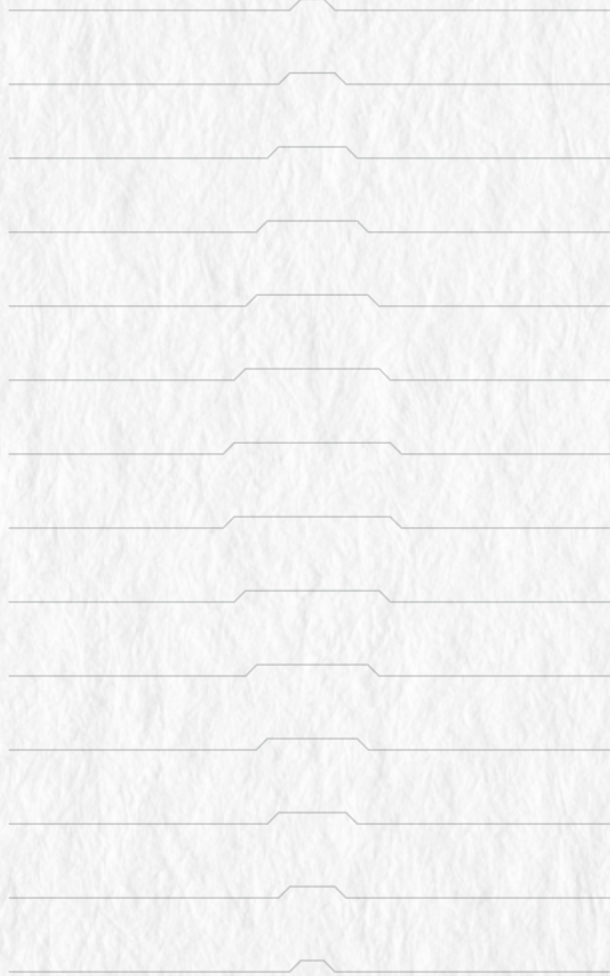


## SECURED FROM THE SAFETY POINT OF VIEW

A gated community for the chosen 84 families brings a sense of security, we abide by safety protocols with proper surveillance and security systems. So that you never have to worry about the security of your home and your beloved ones.



### GET A VIEW FROM EVERY ROOM

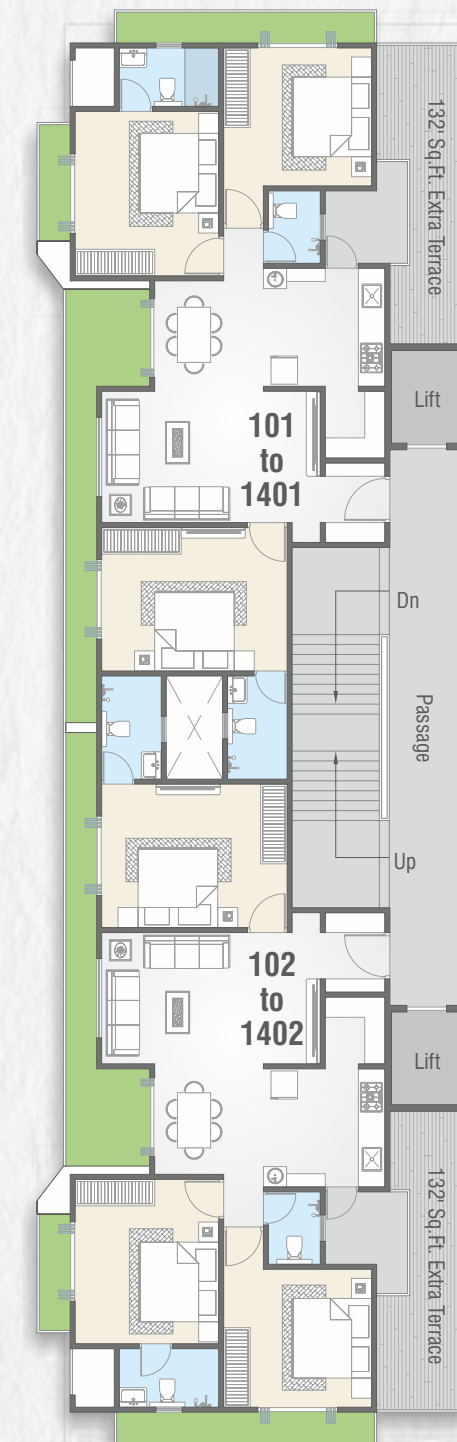


Every home, every room of the 84 apartments Aarna 84 open to a different level of view. Each apartment at Aarna 84 is filled with an abundance of views so that no two days ever feel the same.

TOWER A

TOWER B

24.0 MT WIDE ROAD

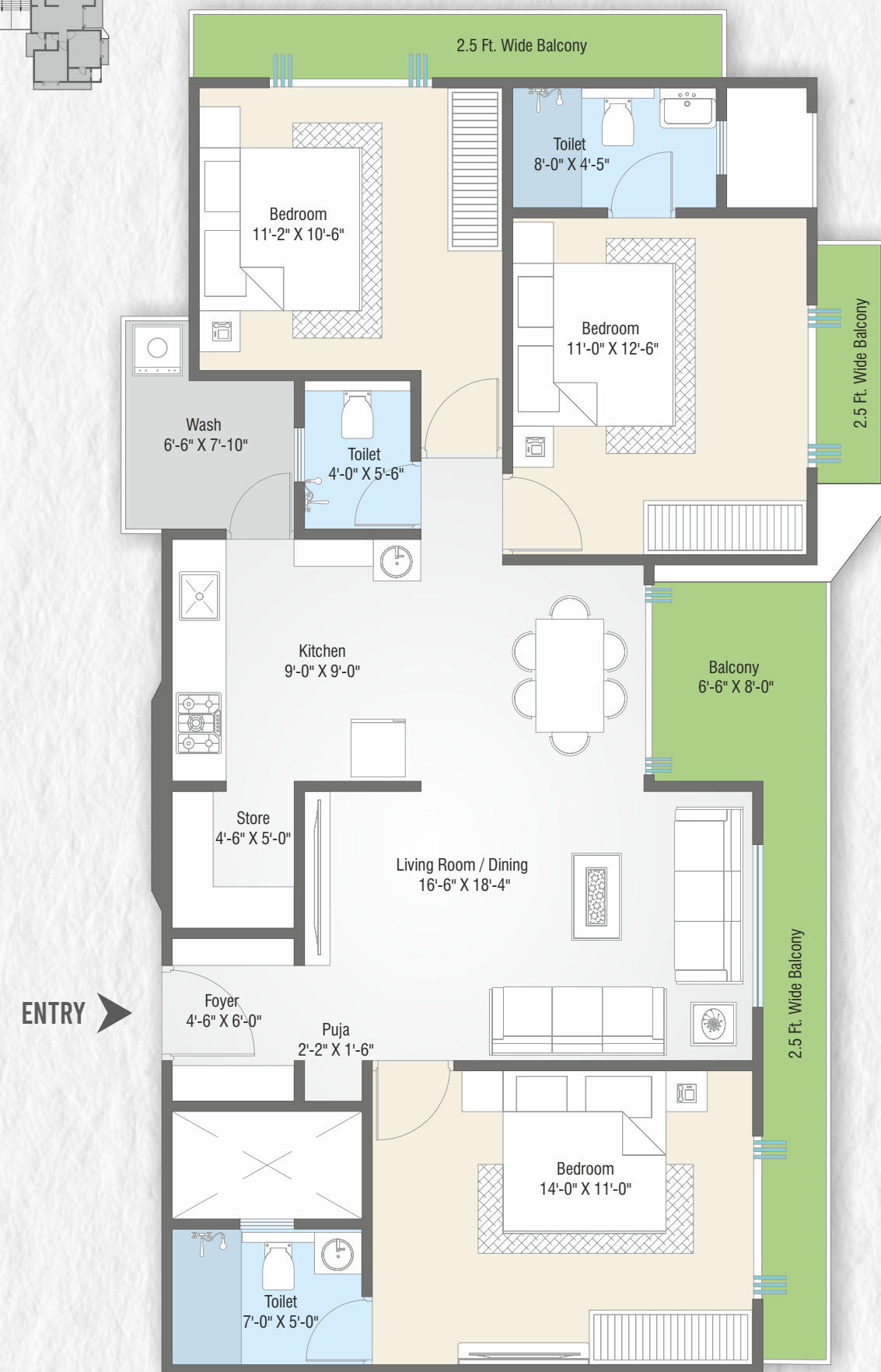
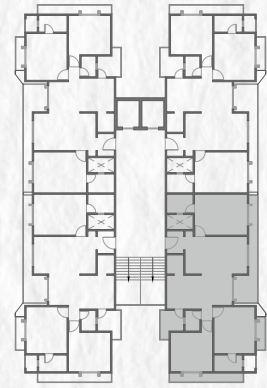


\*Extra Open Terrace only on First Floor



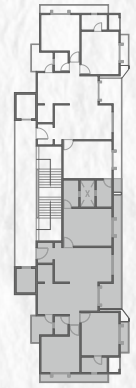
TOWER A

AREA: 1235 SQ.FT.

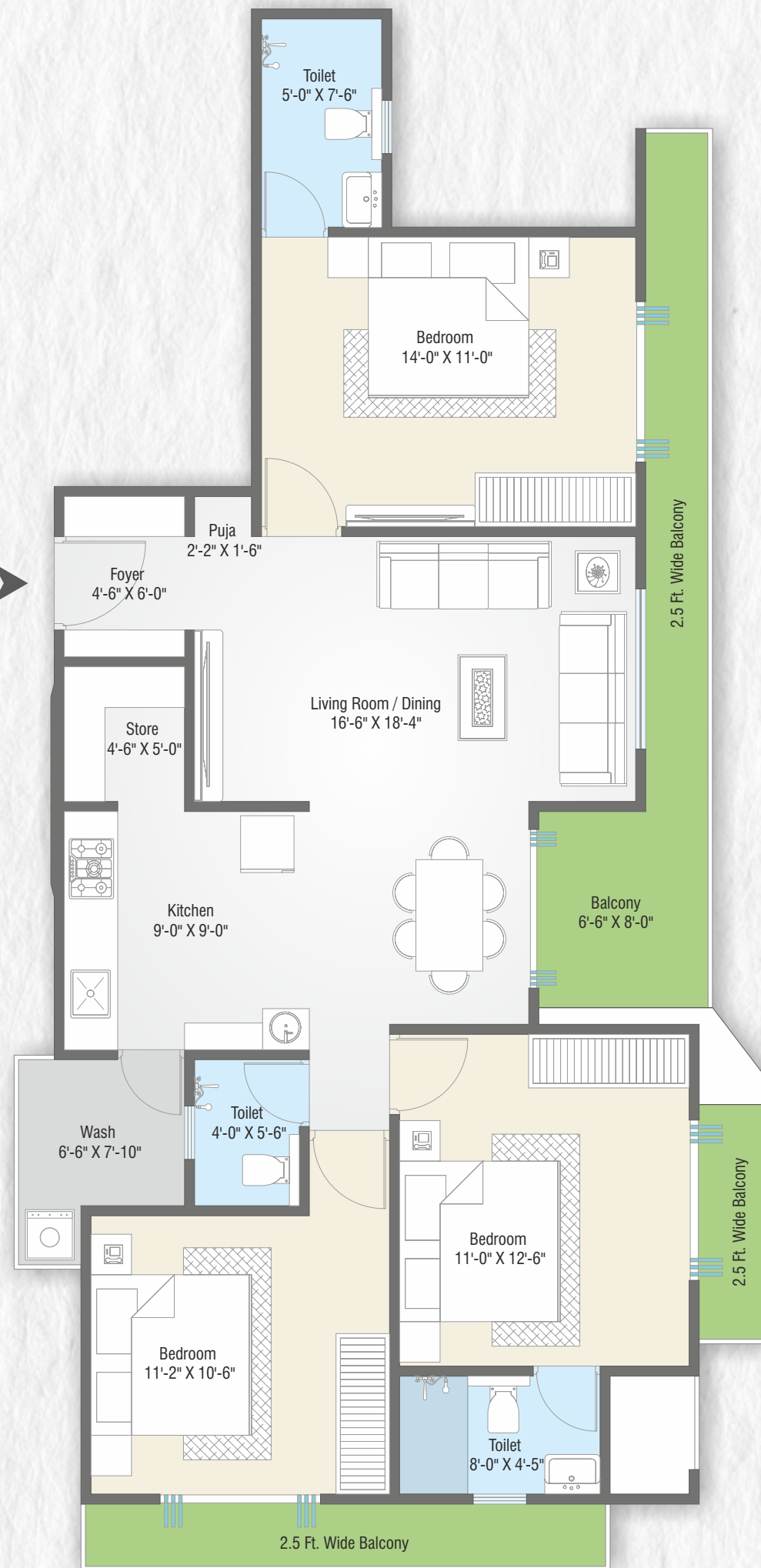


TOWER B

AREA: 1235 SQ. FT.



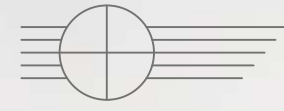
ENTRY



## GOOD VIEWS, GOOD MOODS

A good clubhouse and a nice gym at Aarna 84 ensure that every moment you spend while working out or playing with your friends is a moment to be remembered forever.





## THE GREEN VIEW OF LIFE

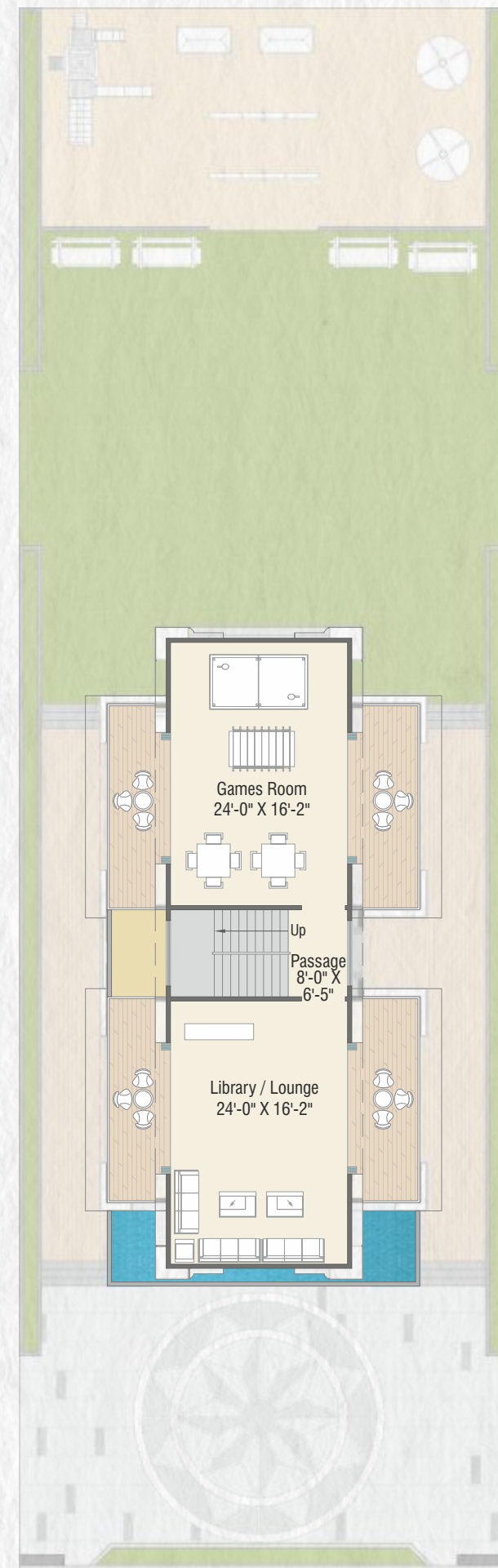
Aarna 84 brings to you a green view of life through a garden filled with soothing green views to please your eyes and soul, and to calm your mind and body.



CLUB HOUSE



GROUND FLOOR



FIRST FLOOR



AMENITIES



DECORATIVE MAIN GATE WITH SECURITY CABIN



POWER BACKUP FOR COMMON AREAS



AC PIPING CONCEALED



LANDSCAPE GARDEN



INDOOR GAMES



WELL EQUIPPED GYMNASIUM / YOGA



CCTV CAMERA FOR SECURITY IN PREMISES



STANDARD QUALITY PASSENGER ELEVATOR



ALLOTTED CAR PARKING WITH MECHANICAL LIFT PROVISION\*  
\*Extra Parking for sale



CHILDREN PLAY AREA



GAZEBO



MULTIPURPOSE HALL



## A LIFE OF UNSEEN VIEWS

Apartments at Aarna 84 are innovatively designed with an ideal combination of views and greens just for you and your loved ones. The fresh breath of contemporary living amidst the lush greenery is just what you need to fulfill your desire for a refreshing lifestyle.





## SPECIFICATION

### STRUCTURE AND WALL CONSTRUCTION:

- Earthquake Resistant RCC Frame Structure Design.
- Internal Walls Finished with Putty and Primer.
- External walls Finished with Weather Proof Texture Paint over Double coat cured Plaster.

### ELECTRIFICATION:

- Sufficient Electric Points with Concealed Premium Quality Wiring and Branded Modular Switches.

### WATER SUPPLY:

- 24 hour Ground Water supply through Overhead and Underground Storage Tanks.

### DOORS AND WINDOWS:

- Flush Door with both side Laminate & Safety Locks.
- M.S Rolling Shutter with Colour for Shops / Showrooms.
- Powder Coated Aluminium Sliding / Glazing openable Window.

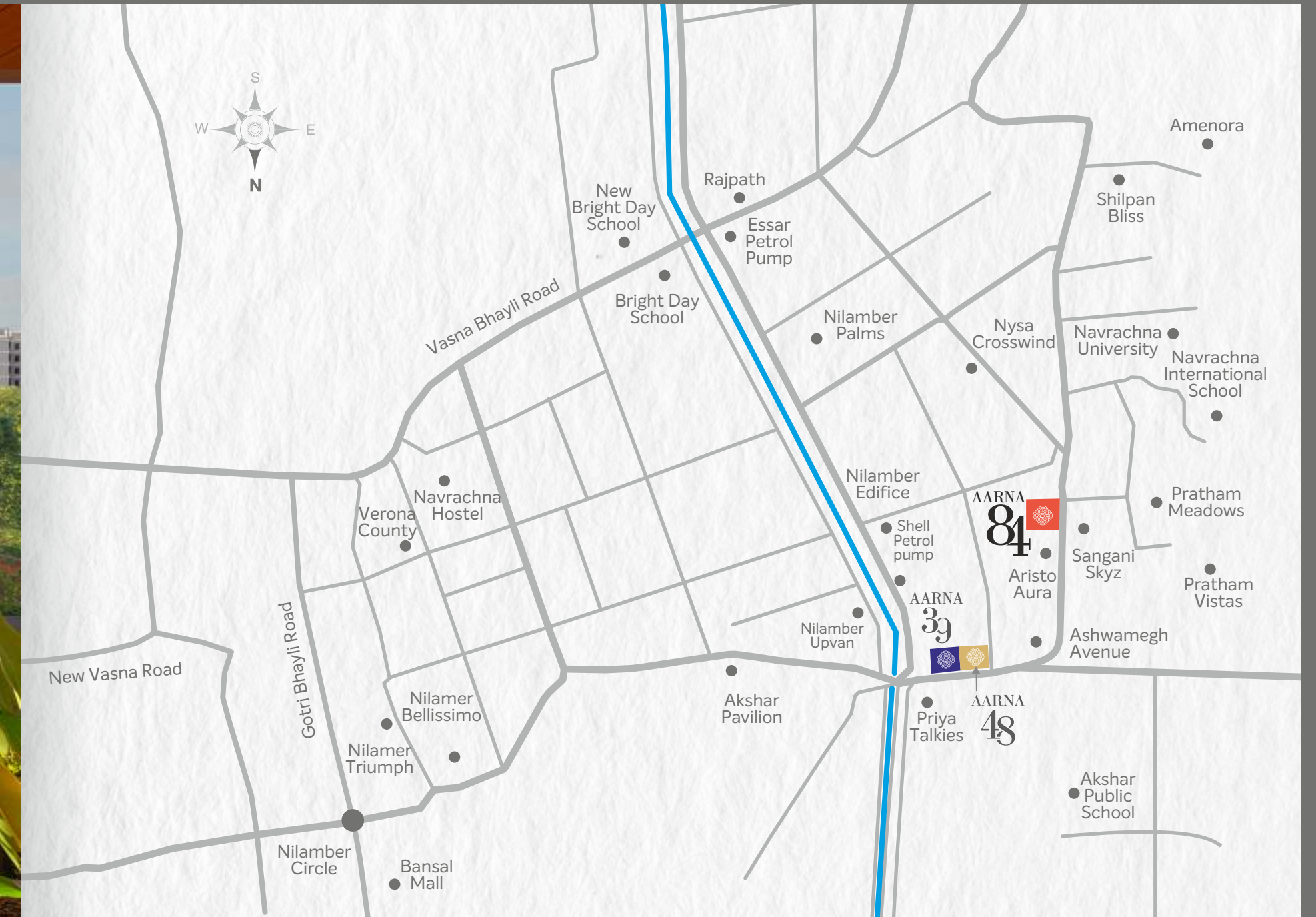
### FLOORING AND WALL CLADDING:

- Premium Vitrified Tiles Flooring with Skirting in all units.
- Passage Area & Staircase with Premium Quality Vitrified Tiles / Granite.
- Granite or decorative wall cladding on Lift wall.

### Terms & Conditions:

1.The following will be charged extra in advance/ as per government norms: (a) Stamp Duty & Registration Charges, (b) GST (as actual) or any such additional government taxes if applicable in future, (c) Maintenance Deposit, (d) Development charges and Estimate for New Electric Meter & Connection. 2. If any new tax applicable by Central or State Government in future, it will be borne by the buyers/ members. 3.Possession will be given only after one month of settlement of all accounts. 4. Continuous default in payments leads to cancellation. 10 % Administrative charges will be deducted for any cancellation after one month of booking, and balance amount will be refunded back only after booking of the unit by new member. 5. The developers reserve all the rights to change the plan, elevation, specification or any details will be binding to all. 6. Changes in any structural design & changes in any external facade will NOT be permitted under any circumstances. 7.Internal changes will only be permitted with prior permission. 8.Outdoor AC units will be fitted as per provision provided in the designated place by the architect. 9. Any balance FSI at present or in future shall be availed by the developer and no member would claim any right for the same. (10) Any plans, specification or information in this brochure can not from part of an offer, contract or agreement. (11) This Brochure does not contain any legal Part as per rera.

Bookings start's after RERA.



## NEAR BY LOCATIONS / ATTRACTIONS

### SCHOOLS

- Navrachna International
- Podar Jumbo Kids
- Bright School
- Nalanda International

### ATTRACTION

- Adventuraa
- Nilamber Triumph

### MALLS / SHOPPING

- D-Mart
- Osia Mart
- Bansal Mall

### SPORT COMPLEX

- Vadodara Cricket Academy
- Tennis Academy

### MULTIPLEX

- PVR Nilamber
- Bansal Multiplex

### MAJOR NEAREST CONNECTIVITY

- 75 Mt. Main Ring Road @ 200 Mt.
- Western Bypass Highway @ 2 k.m.
- Mumbai - Delhi Express way @ 3 k.m.

### HOSPITALS

- Sarv Muiy Speciality Hospital
- Sterling Cancer Hospital

**AARNA 84**  
DEVELOPER : NANDKISHOR DEVELOPER

**SITE ADDRESS :**  
AARNA 84, NEAR ARISTO AURA,  
OPP. SANGANI SKYZ, BHAYLI TP-2 VADODARA.

**M : +91 81418 68484**  
**E : NANDKISHORDEVELOPERS84@GMAIL.COM**  
**W : WWW.AARNAGROUPINDIA.COM**

### ARCHITECT:



### STRUCTURE:



### LOCATION:



### WEBSITE:



### BROCHURE:



**Payment Schedule for Flats:** At time of Booking 30% • Plinth Level 10% • Ground Floor Slab 10% • First Floor Slab 10% • Third Floor Slab 05% • Fifth Floor Slab 05% • Seventh Floor Slab 05% • Ninth Floor Slab 05% • Eleventh Floor Slab 05% • Thirteen Floor Slab 05% • Plaster Floor Slab 05% • Finishing Stage Before possession 05%

**Payment Schedule for Shops:** Booking Amount 00% • Plinth Level 00% • Slab Level 00% • Masonry Work Level 00% • Plaster Level 00% • Finishing & Before Possession 00%