



A Project by **VINAYAK GROUP**

Developer: VINAYAK DEVELOPERS

Site Address:



Nr. Vinayak Villa, Behind Krishna Residency,
Opp. Kapurai Water Tank, Near Kapurai Crossing,
Kapurai Dabhoi Road, Vadodara - 390004

Contact:

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Architect: **RIDGE**

Ridge Associates | +91 91048 29109

Structural Engineer:

Dynamic Structure Consultant | +91 7622932312



RERA Registration No.:

For further details, Visit: www.gujrera.gujarat.gov.in

Terms & Conditions: (1) Possession will be given after 30 days of settlement of all accounts. (2) Stamp Duty, Registration, Legal Charges, GST, MGVC & VMC Charges, Society Maintenance Deposits Charges etc will be borne by the purchaser. (3) Any additional charges or duties levied by the Government / Local authorities during or after the completion of the scheme will be borne by the purchaser. (4) Extra work shall be executed after making full payment. (5) Refund in case of cancellation will be made within 30 days from the date of booking of same unit only. (5) Administrative expense of Rs. 25,000/- & the amount of extra work (if any) will be deducted from refund amount. (6) All plans are subject to amendments and approval by the relevant authorities. (7) All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. (8) Subject to Vadodara Jurisdiction.

VINAYAK
NIKETAN
3 BHK LUXURIOUS VILLAS





Find Your Happy Place

*Ever dreamt of a home that's more than just bricks and mortar?
Presenting 16 exclusive bungalows set amidst vibrant greenery,
where neighbors become friends and shared spaces bring a sense of community.
This isn't just a place to live, it's a lifestyle waiting to be experienced.*

*Welcome to **Vinayak Niketan**, your private paradise crafted for those
who cherish both spacious living and a close-knit vibe.*



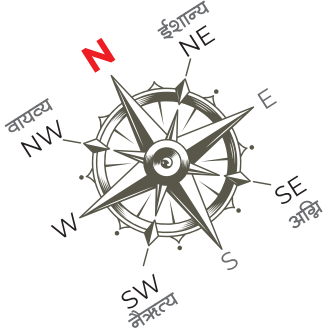


LAYOUT PLAN



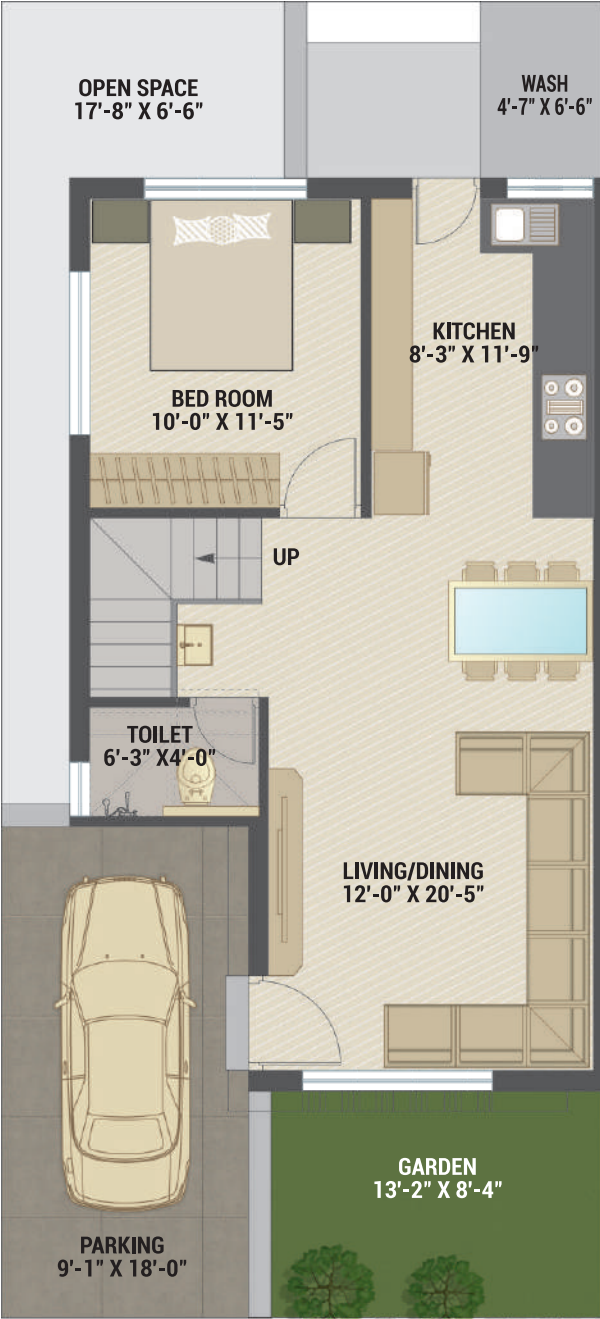
B.A. 1550 sqfts

Plot No	Size
01	1490.55
02	1075.24
03	1075.24
04	1075.24
05	1075.24
06	1075.24
07	1075.24
08	1522.92
09	1075.30
10	1075.32
11	1075.32
12	1075.32
13	1075.32
14	1075.32
15	1075.22
16	1398.77
Sq.Ft.	

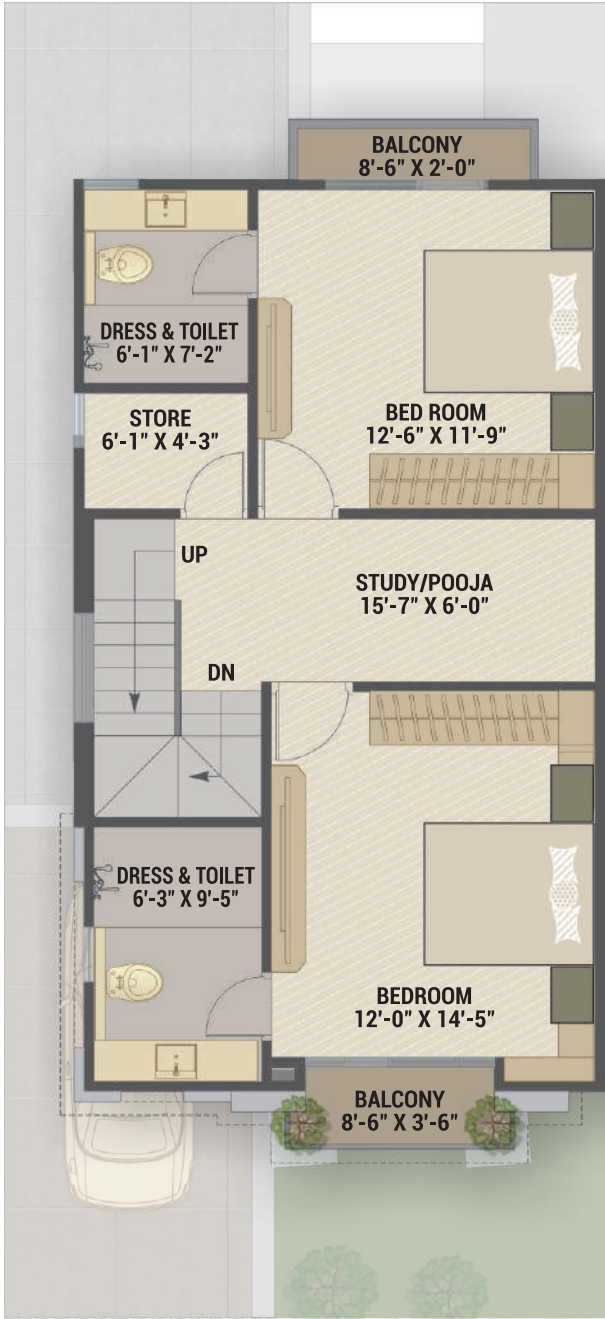




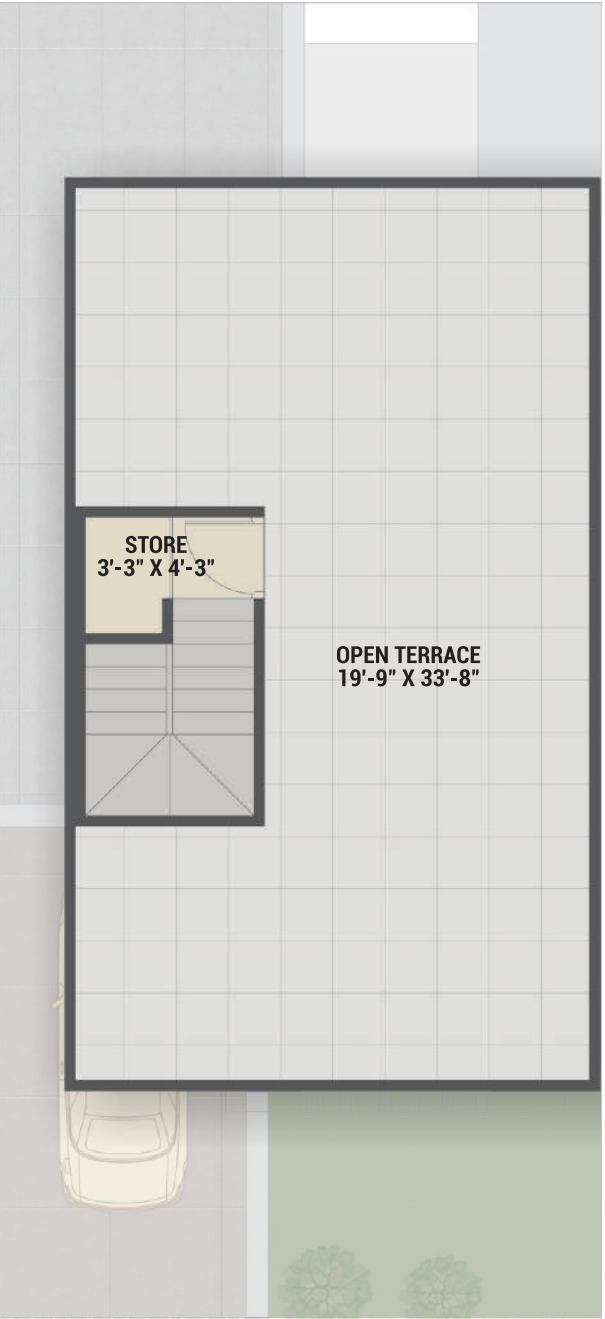
UNIT PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Value Added

- Gazzebo
- Landscaped Garden
- Open Gym Area
- Children Play Area
- Senior Citizen Sitting
- Underground Cabling
- Decorative Main Gate
- RO in Each Unit
- Decorative Number Plate for Each Unit
- C.C.T.V.





Specifications

- Structure:**
Fully RCC frame structure, as per structural engineer's design
- Flooring:**
High Grade Vitrified Tiles in all rooms. Paving Tiles in compound.
Anti skid vitrified tiles in bathrooms and balcony.
- Kitchen:**
Exclusive Granite Platform with high quality S.S Sink.
Designer tiles upto Door Height.
- Toilet:**
Designer wall tiles upto lintel level. Premium Quality Bath fittings.
Superior quality plumbing fixtures and sanitary ware.
Hot water pipeline for each bathroom.
- Doors:**
Attractive Wooden Entrance Door with standard safety lock & other Decorative Fittings.
Internal Flush Doors - Laminated with Wooden Frame.
- Windows:**
Powder Coated Aluminum Windows with Safety Grill.
- Electrification:**
Concealed copper wiring of standard make.
Premium modular switches with sufficient points.
All rooms copper piping for AC
- Paint & Finish:**
Distemper Paint.
- Terrace:**
Open terrace with high grade China Mosaic.