



Developers:
BAY INVESTMENTS

Site:
Nilamber Nirvaan, Near Arcus Courtyard 1 & 2,
Behind Shantiniketan Bungalows, Sevasi, Vadodara-391101.

Call : **+91 75730 55990** | E : info@nilambergroup.in
W : www.nilambergroup.in

Architect:
Graphite Space
Design Studio

Structure:
Geo Design &
Research Pvt. Ltd.



4 B2HK EXCLUSIVE VILLAS



The enchanting **entrance** awaits

The Entrance Gate Has Stood as a Testament To opulence And Grandeur, A Masterpiece of Architectural Extravagance That Welcomes Visitors With a Sense of awe and Wonder.





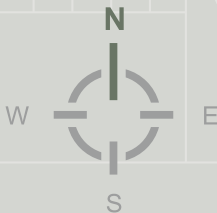
wake up to our attractive villa panorama

A Symphony of Colors Plays Out Across The Landscape, Where Sunsets Paint The Sky And Mornings Awaken With A Soft Palette Of Pastels.

site plan

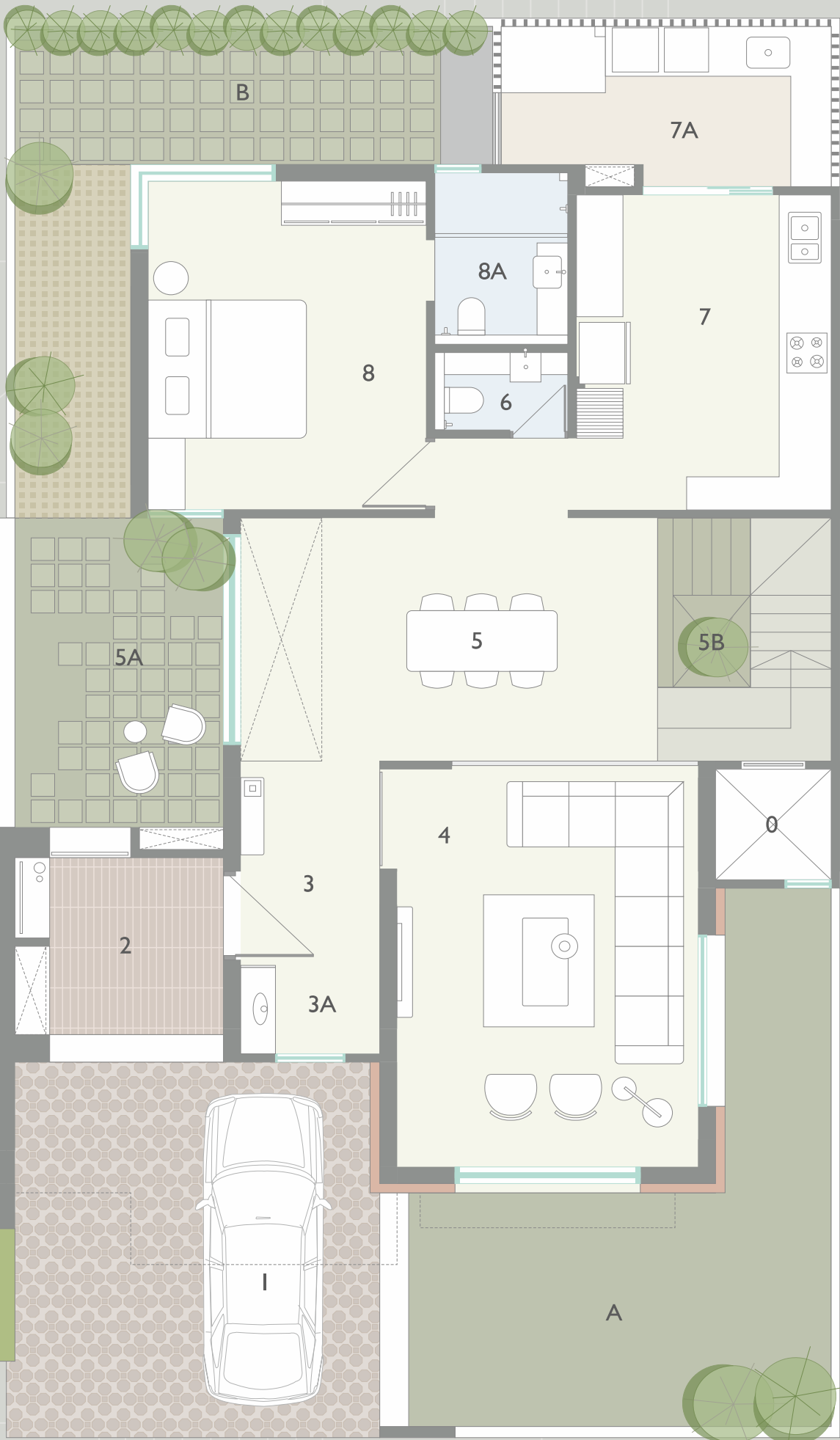


Plot No.	Plot Area (IN SQ.MT.)	Plot Area (IN SQ.FT.)	Plot No.	Plot Area (IN SQ.MT.)	Plot Area (IN SQ.FT.)	Plot No.	Plot Area (IN SQ.MT.)	Plot Area (IN SQ.FT.)	Plot No.	Plot Area (IN SQ.MT.)	Plot Area (IN SQ.FT.)
01	294.38	3169	06	215.37	2318	11	215.37	2318	16	215.37	2318
02	215.37	2318	07	215.37	2318	12	215.37	2318	17	236.32	2544
03	215.37	2318	08	215.37	2318	13	215.37	2318			
04	215.37	2318	09	215.37	2318	14	215.37	2318			
05	215.37	2318	10	215.37	2318	15	215.37	2318			



unit plan

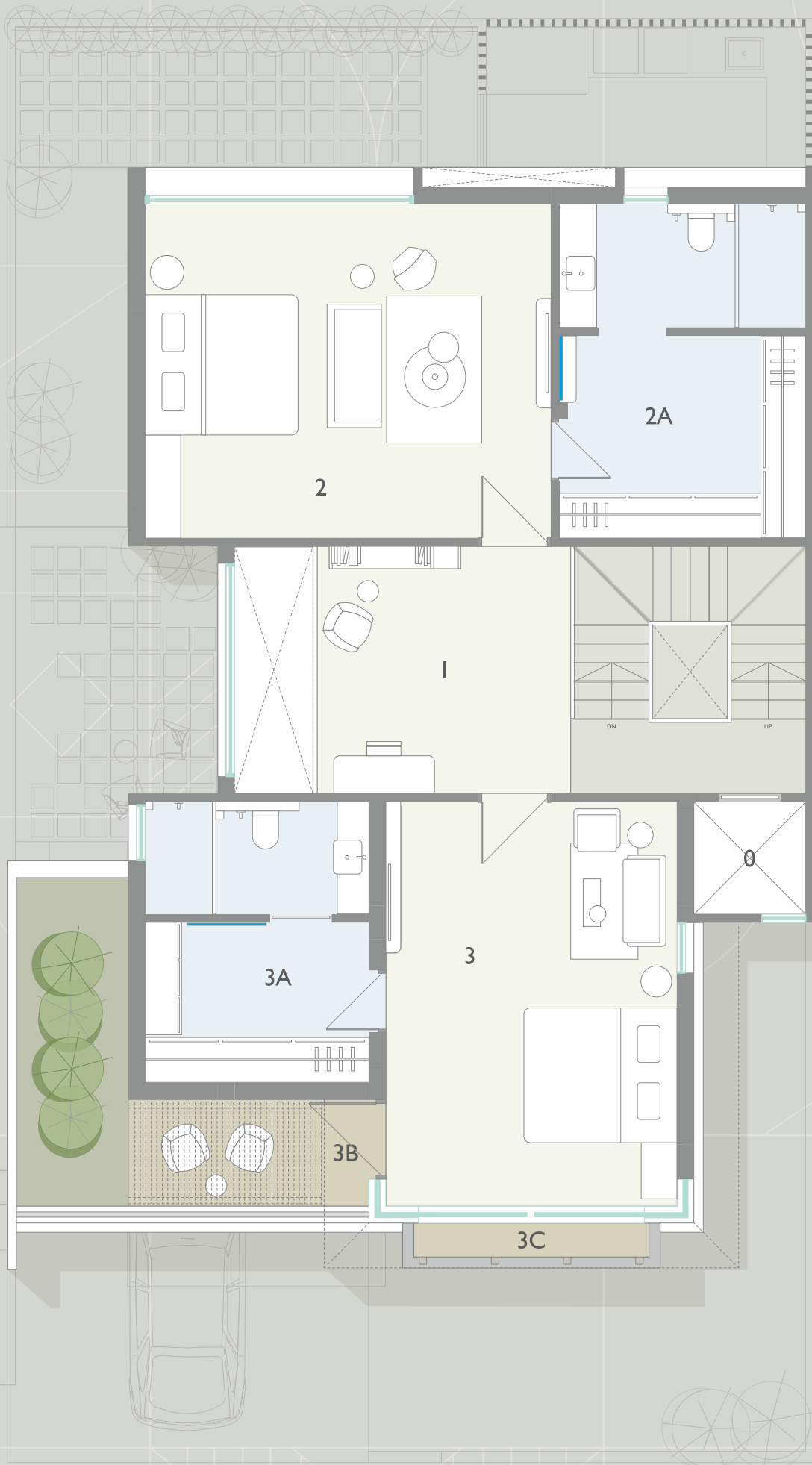
C.A. : 3168 sq.ft. | B.A. : 3887 sq.ft. | S.B.A. : 4500 sq.ft. (Approx.)



Ground Floor Plan

Built Up (including Parking)
1527 SQ.FT

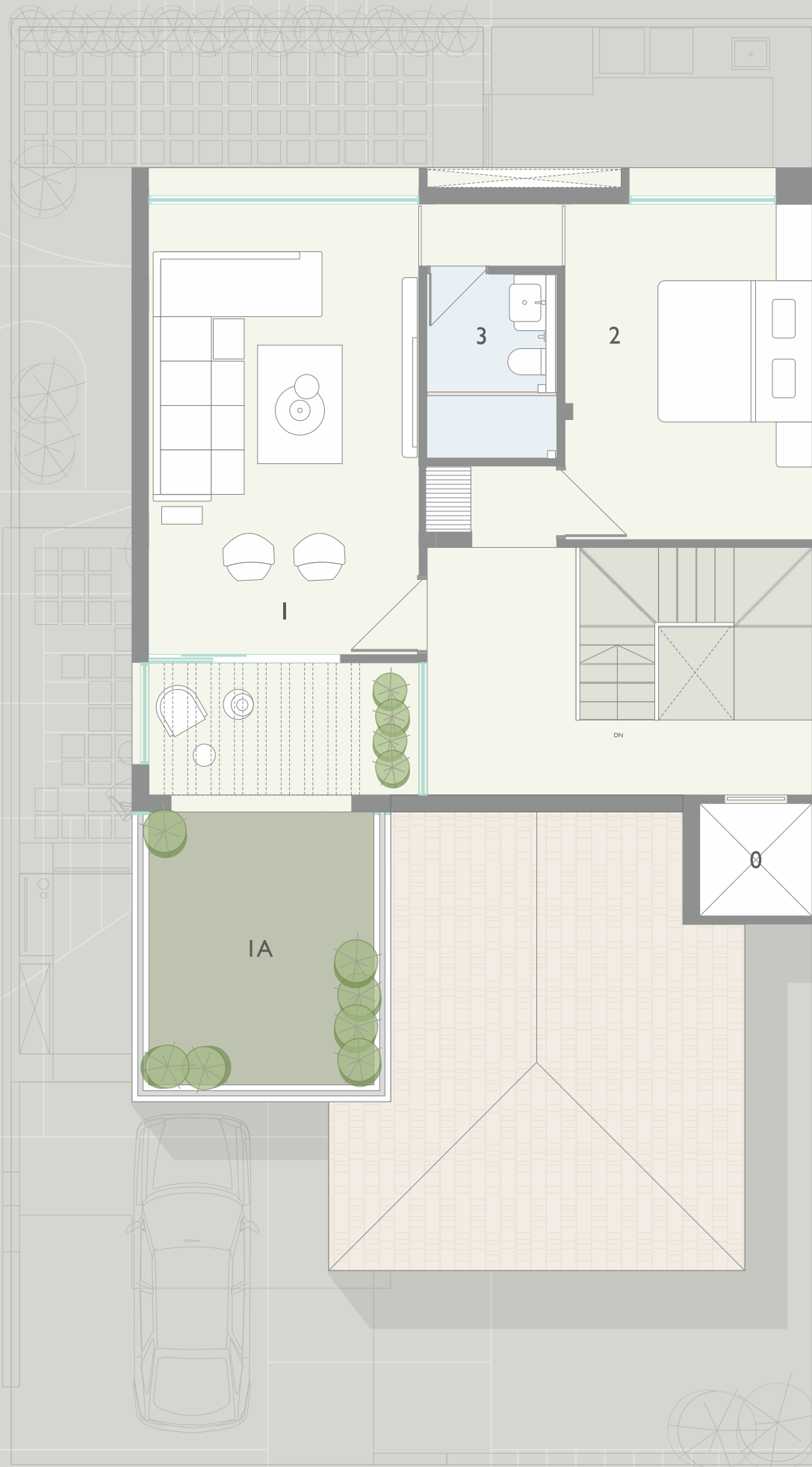
0.	Lift (Optional)	5'0" X 5'0"	6.	Powder Toilet	5'9" x 3'6"
1.	Parking	15'9" X 17'0"	7.	Kitchen	11'0" x 14'3"
2.	Verandah Entry	7'6" X 8'0"	7A.	Utility	14'3" x 7'0"
3.	Foyer Entry	6'0" X 9'3"	8.	Bedroom 01	12'0" x 14'11"
3A.	Space For Puja	6'0" X 4'3"	8A.	Toilet	5'9" x 7'9"
4.	Living Room	13'0" X 18'0"	A.	Garden	18'3" x 10'7"
5.	Dining	18'0" X 11'0"	B.	Backyard / Kitchen/ Wash Area	20'7" x 6'3"
5A.	Sitout	9'0" x 14'0"			
5B.	Double Height Courtyard	3'4" x 4'2"			



First Floor Plan

Built Up (including Parking)
1362 SQ.FT

0.	Lift	5'0" X 5'0"	3.	Bedroom 03	13'0" X 18'0"
1.	Library	11'3" X 11'0"	3A.	Walk In Closet & Toilet	10'0" X 12'6"
2.	Bedroom 02	18'1½" X 14'10½"	3B.	Semi Covered Balcony	10'9" X 4'9"
2A.	Walk In Closet & Toilet	11'0" X 14'10"	3C.	Standing Balcony	11'8" X 1'6"



Second Floor Plan

Built Up (including Parking)
907 SQ.FT

0.	Lift	5'0" X 5'0"
1.	Recreational Room	12'0" X 20'0"
1A.	Semi Covered Terrace	10'0" X 12'1"
2.	Bedroom 04	11'0" X 14'10½"
3.	Toilet	5'9" X 8'1½"



immerse yourself in pure luxury

This Luxurious Villa Stands As An Embodiment Of Refined Elegance And Unparalleled Comfort



specifications

Structure

- RCC Frame Structure
- Exterior Walls : Two coat smooth plaster, Exterior paint

Flooring

- Premium GVT Tiles (6x4 or 5x2.6)

Doors

- Main Door : high quality veneer frame door with veneer Panelling and polish
- Other doors : plain flush door with veneer finish

Windows

- UPVC openable/ sliding style windows

Plumbing

- CP Fittings/ Basins/ vessels of Grohe or equivalent make.

Electricals

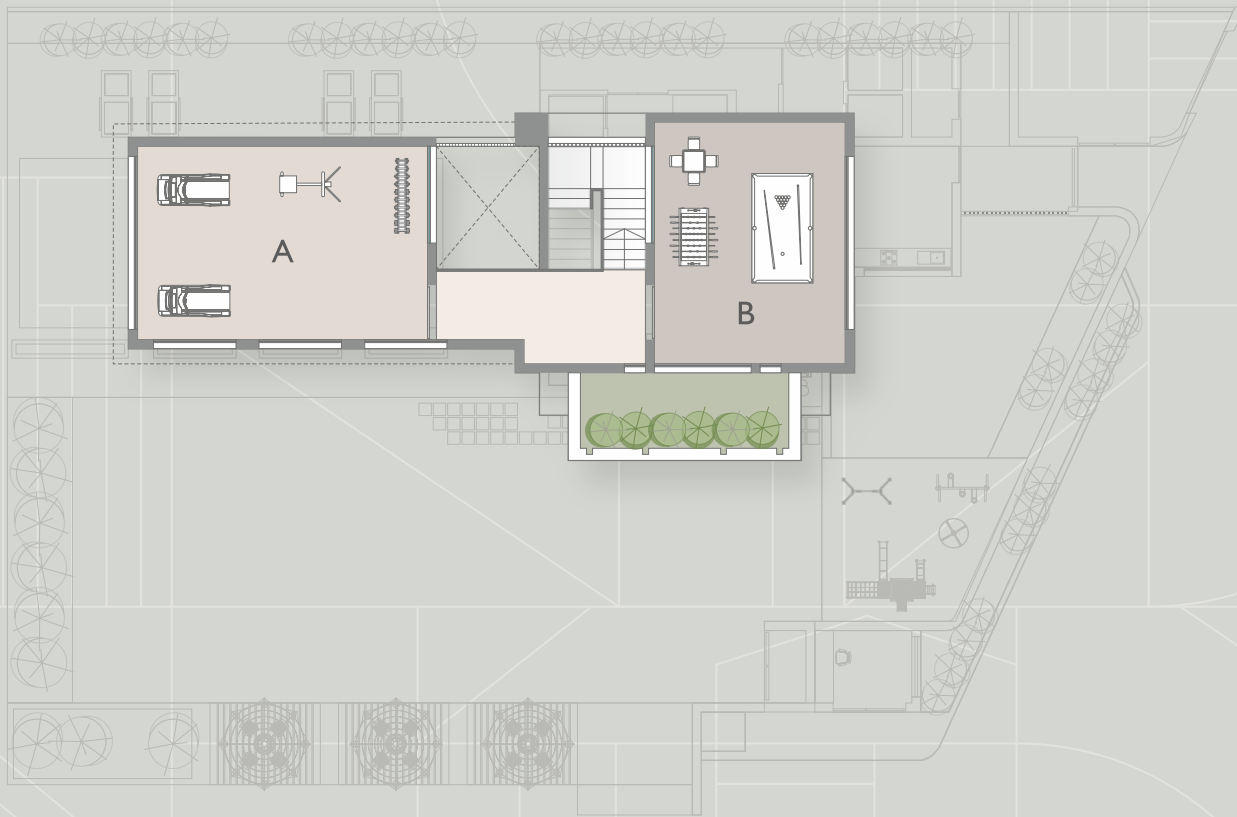
- Standard quality electric copper wire & modular switches.
- Provision for tv, telephone, internet & cctv points at convenient locations.
- Provision for solar piping.

club house



Ground Floor Plan

- A Children Play Area
- B Multipurpose Hall
- C Kitchen
- D Elect. Utility
- E Women Bath
- F Men Bath
- G Pool
- H Party Lawn
- I Elect. Panel
- J Security



First Floor Plan

- A Gymnasium
- B Indoor Games



amenities



Swimming Pool



Indoor Games



Gymnasium



Children's play Areaa



Deck Area



Seating Area



CCTV Surveillance



Multipurpose Sports Room



Landscaped Area

Key Map



Proximity

School	1.5 Km.	Multiplex	3.0 Km.	Hospital	1.5 Km.
University	2.0 Km.	Restaurant	2.0 Km.	Airport	13 Km.
Supermarket	3.2 Km.	Petrol Pump	1.7 Km.	Railway Station	8.3 Km.
Shopping Mall	3.0 Km.	Temple	1.7 Km.	Express Highway	1.3 Km.

Payment Schedule
10% At The Time Of Booking | 20% At The Time Of Banakhat | 15% Plinth Level | 25% Slab Level| 05% Brick Masonary, Flooring & Plaster Work| 05% Sanitary Fitting | 05% Plumbing, Outer Plaster & Elevation Treatment | 10% Finishing Work | 05% At The Time Of Saledeed & Before Possession.

Notes: (1) Possession will be given after one month of settlement of all accounts. (2) Extra work will be executed after receipt of full advance payment. (3) Stamp Duty Registration Charge, GST or any new Central Govt State Govt. VUDA taxes, if applicable shall have to borne by the client. (4) Continuous default payments leads to cancellation (5) Architect / Developers shall have the rights to change or revise the scheme or any details herein and any change or revision will be binding to all. (6) Incase of delay in electrical connection by authority, developers shall not be responsible (7) All dimensions are indicative and actual dimensions in each room might vary. (8) Plot area shown in list is as per site condition and may vary. (9) Common compound wall of individual unit will be as per architect design (10) Water connections is from society bore well and drainage connection will be common soak pit. (11) Refund (exclude tax) shall be given in case of cancellation of the booking within 30 days. The payment shall be refunded only after same premises is re - booked and payment for the same is received from the other customer. We shall deduct a minimum administrative charge Rs 50,000. (12) Any plans, specifications or information in this brochure cannot form part of an offer, contract agreement. (13) All members shall have to essentially be part of the society formed by the association members and shall have to abide by the society bylaws. (14) After virtual completion of the work all the repair and the maintenance like drainage, watchman salary, clubhouse maintenance , gardening, electricity bill etc. shall borne by society members. (15) Members of society are not allowed to change elevation of bungalows in any circumstances. This brochure shall not be treated as a legal document; It is only for the purpose of information

For further details visit: www.gujrera.gujarat.gov.in RERA REGISTRATION NO.: PR/GJ/VADODARA/VADODARA/Others/RAA12873/070224/300927