

A Project by



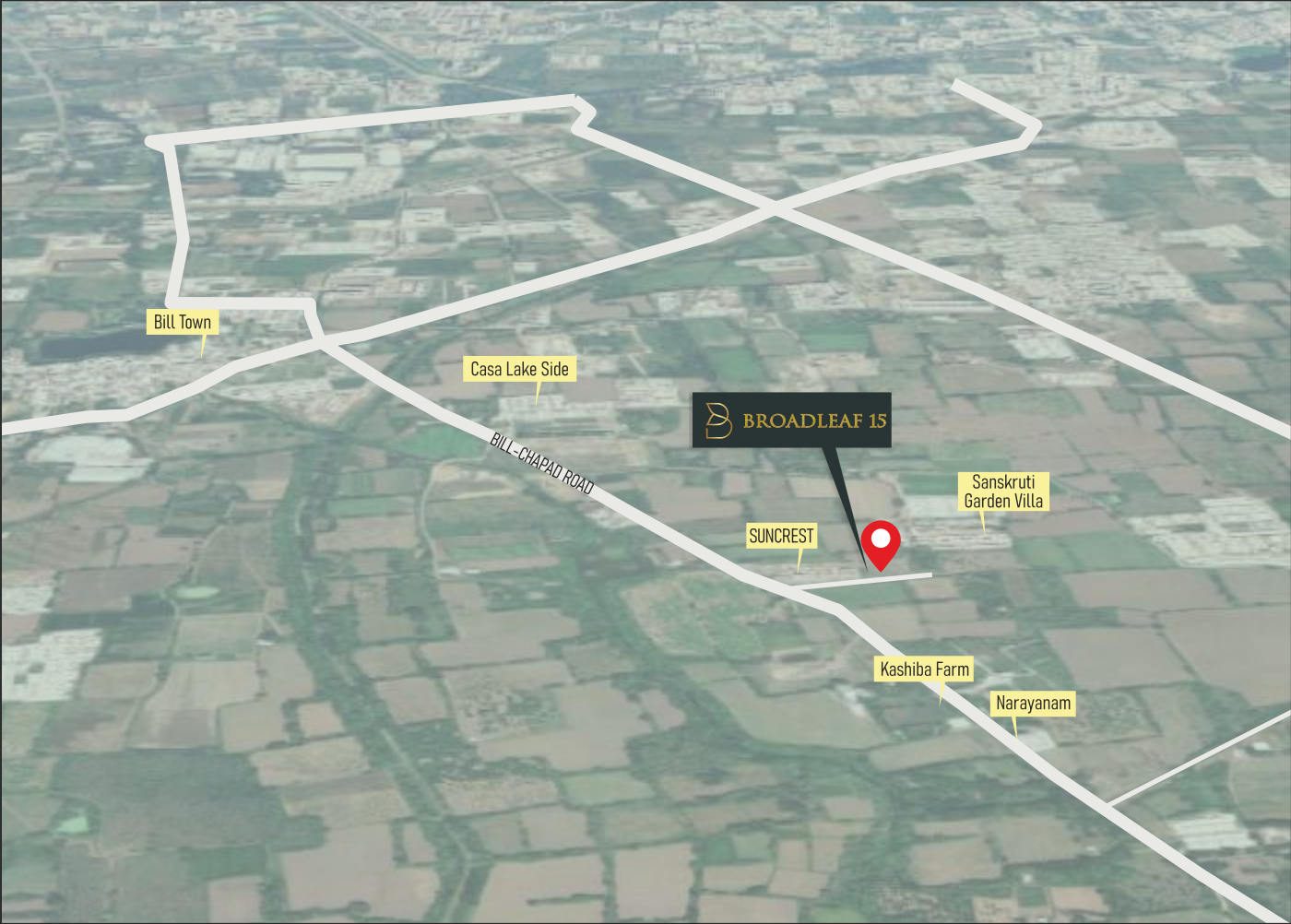
Developers :
Akshar Murti Infraspac

Site :
"Broadleaf 15", B/h. Suncrest,
Bill-Chapad Road, Vadodara.
Phone : +91 8511777003
E-mail : aksharmurtinfraspac@gmail.com
Website : www.aksharmurtigroup.com

Architect :
Model Architects Engineers

Structure Consultant :
Chetan M. Kambad

Elevation Design :
New Era Designing Concept



: Payment Mode :

Booking Amount	> 10 %	GF Slab Level	> 15 %	Plaster Work	> 05 %
Within 30 days	> 20 %	FF Slab Level	> 15 %	Flooring Work	> 05 %
Plinth Level	> 15 %	SF Slab Level	> 10 %	On Completion	> 05 %

Please Note : ■ Possession will be given after one month of settlement of all accounts. ■ Extra work will be executed after receipt of full advance payment. ■ Stamp duty, registration charges, GST or any central Govt., State Govt., VUDA taxes, corporation taxes and incremental charge if applicable shall have to be borne by the client. ■ Continuous default payment leads to cancellation. ■ 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. ■ Incase of delay in electrical, water & drainage connection by authority, developers shall not be responsible. ■ All dimensions are indicative and actual dimensions in each room might vary. ■ Plot area shown in list is as per site condition and may vary. ■ Common compound wall of individual unit will be 4ft height and front side as per architect design. ■ 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. (11) Any plans, specifications or information in this brochure cannot form a part of an offer, contract or agreement. ■ All members shall have to essentially be the part of the society formed by the association member and shall have to abide by the society bylaws. ■ After virtual completion of the work all the repair and the maintenance like drainage, watchman salary, clubhouse maintenance, gardening, electricity bill etc, shall be borne by society members. ■ Members of society area 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. (15) Subject to Vadodara jurisdiction.

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B
BROADLEAF 15
4.5 & 5 BHK
FOUR SIDE OPEN PREMIUM VILLA



Akshar Murti Group is one of the leading real estate Company having presence in Vadodara, Gujarat, India. It offers residential, commercial, plotting projects. The Group carries a rich legacy of over 10 years to build on the trust and belief of the customers and stakeholders. Our mantra "Home For Everyone".

MAKING
REALTY
DREAMS
A REALITY!





BROADLEAF 15



Broadleaf 15 is just the spacious luxury you were looking for ! Located amidst the developing residential yet scenic **neighborhood of Bill**, these villas await your family.

This project is planned and built to provide quality and elegance in every aspect. With our options of **4.5 & 5 BHK luxury villas**, discover the world your family has dreamt of.

Each villa features spacious living, indulgent bedrooms, lavish bathrooms and everything you need to live your best life !

WITH
BROADLEAF 15,
EXPERIENCE
THE ULTIMATE
LUXURY LIVING.





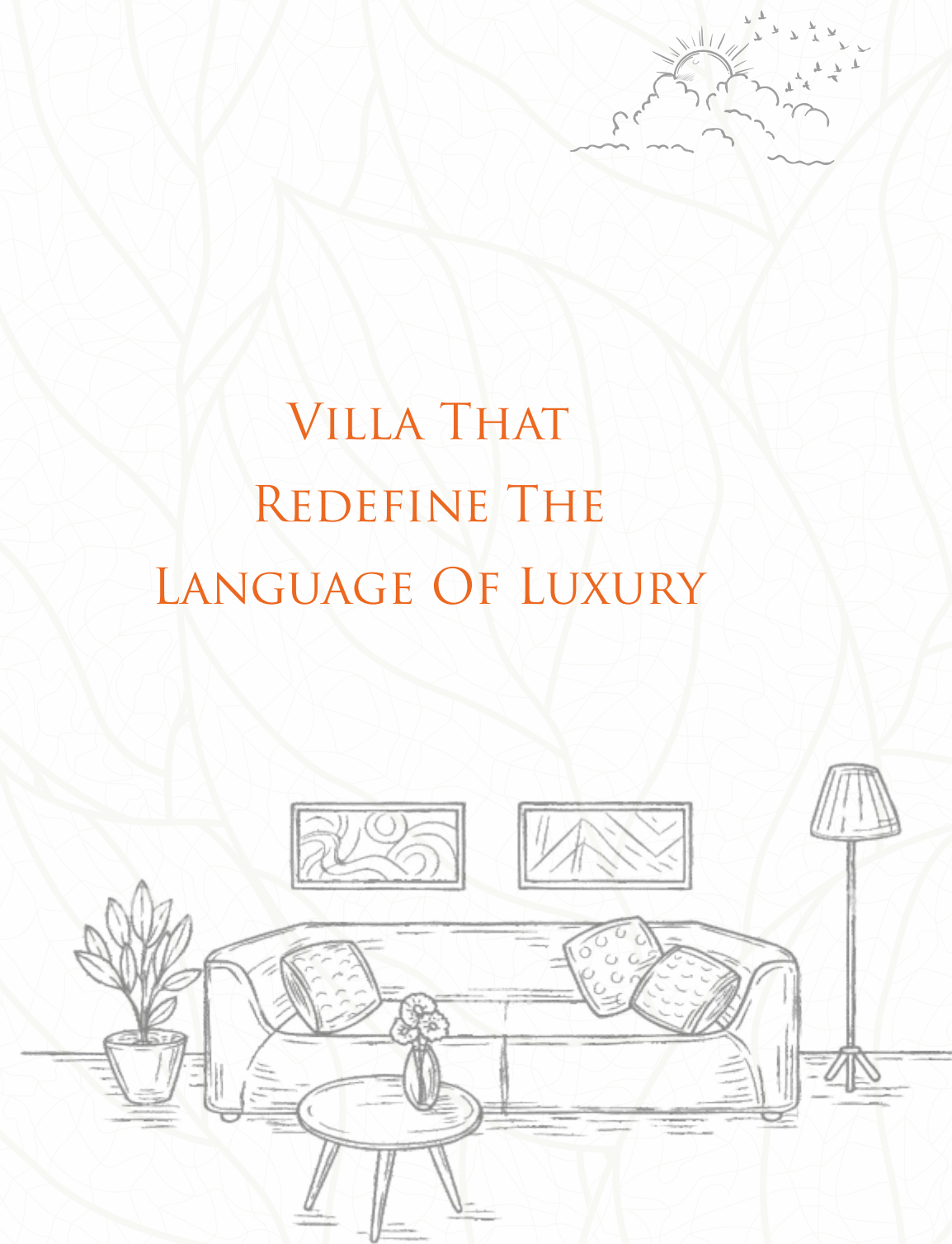
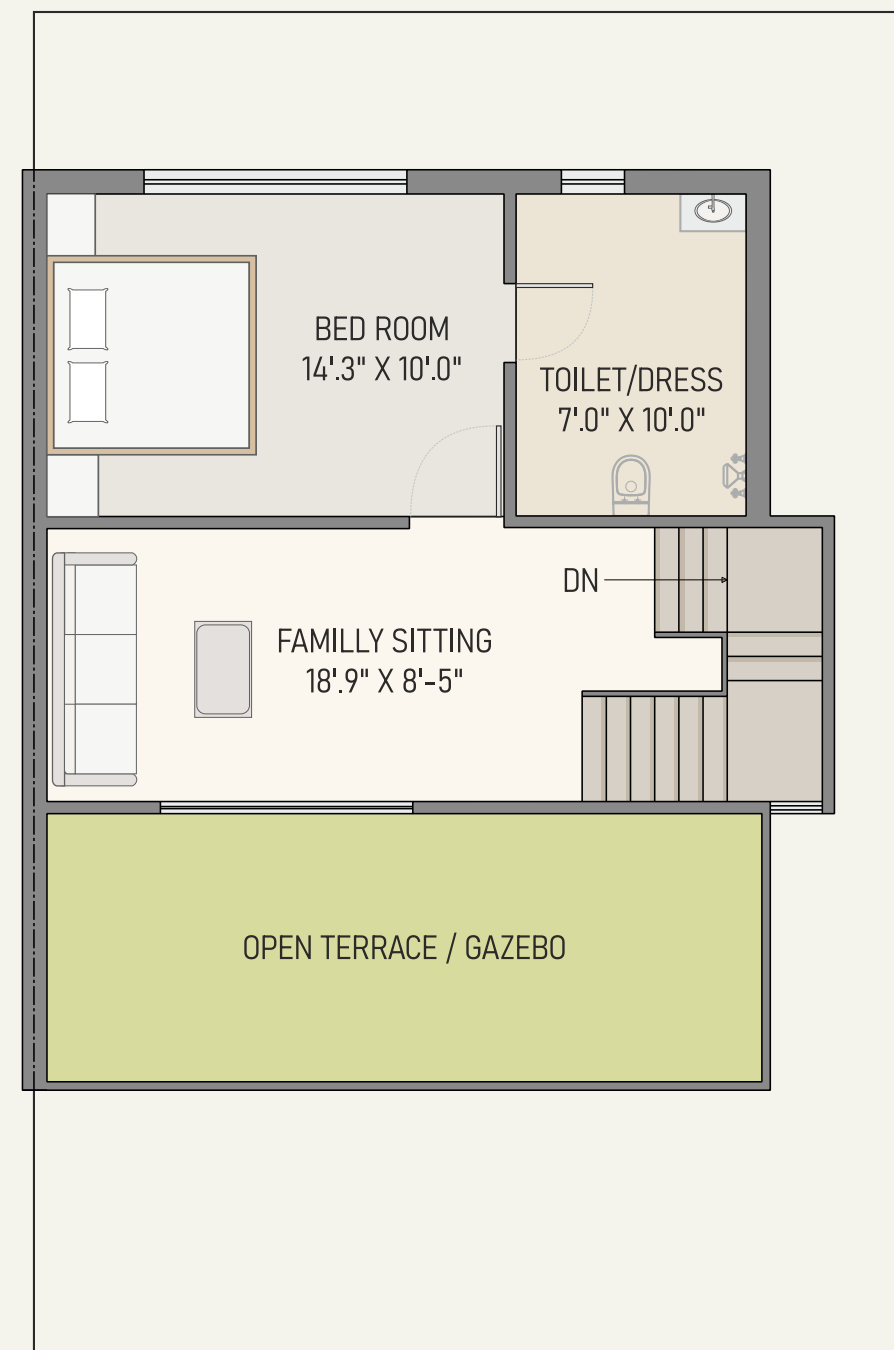
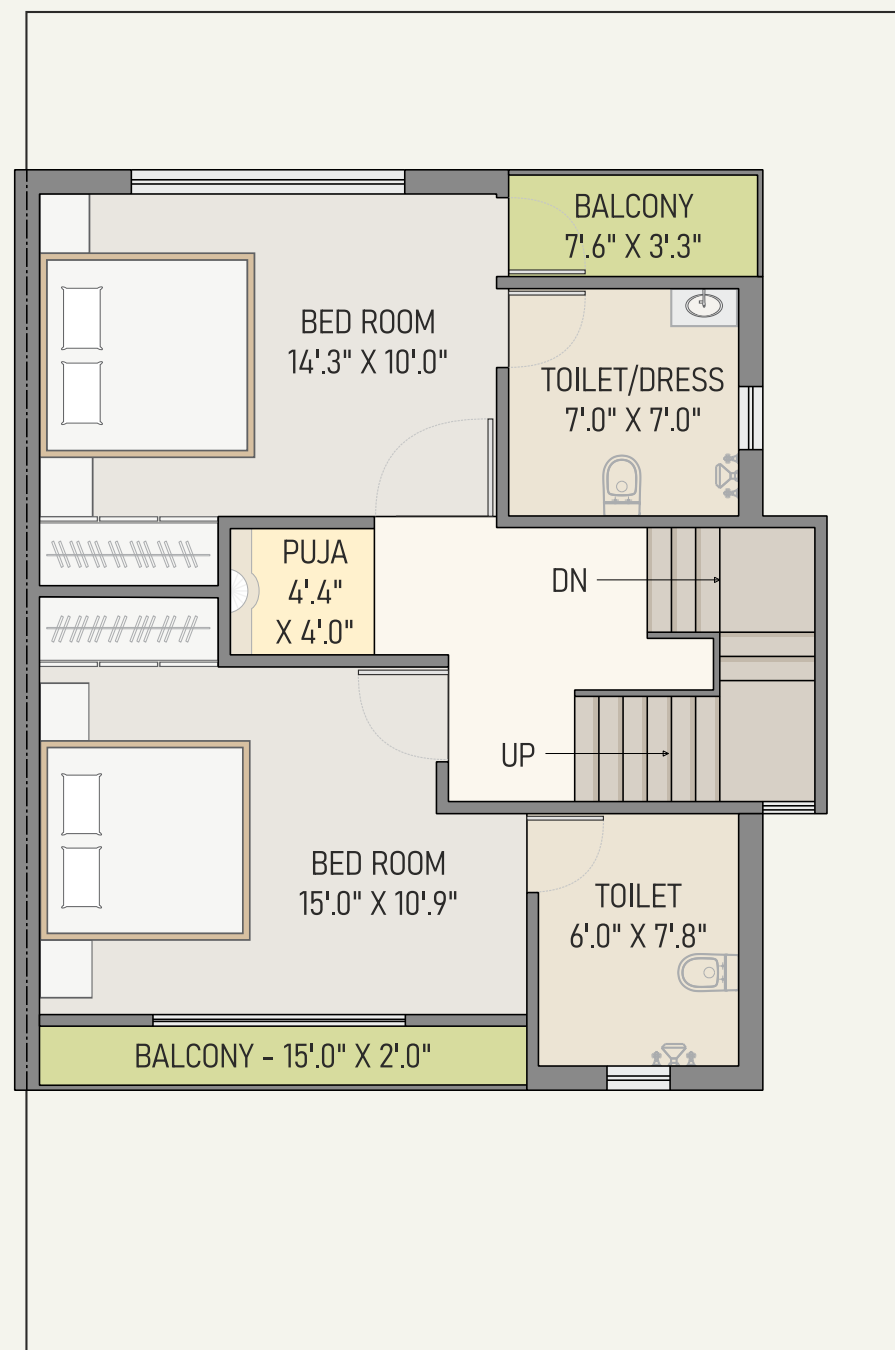
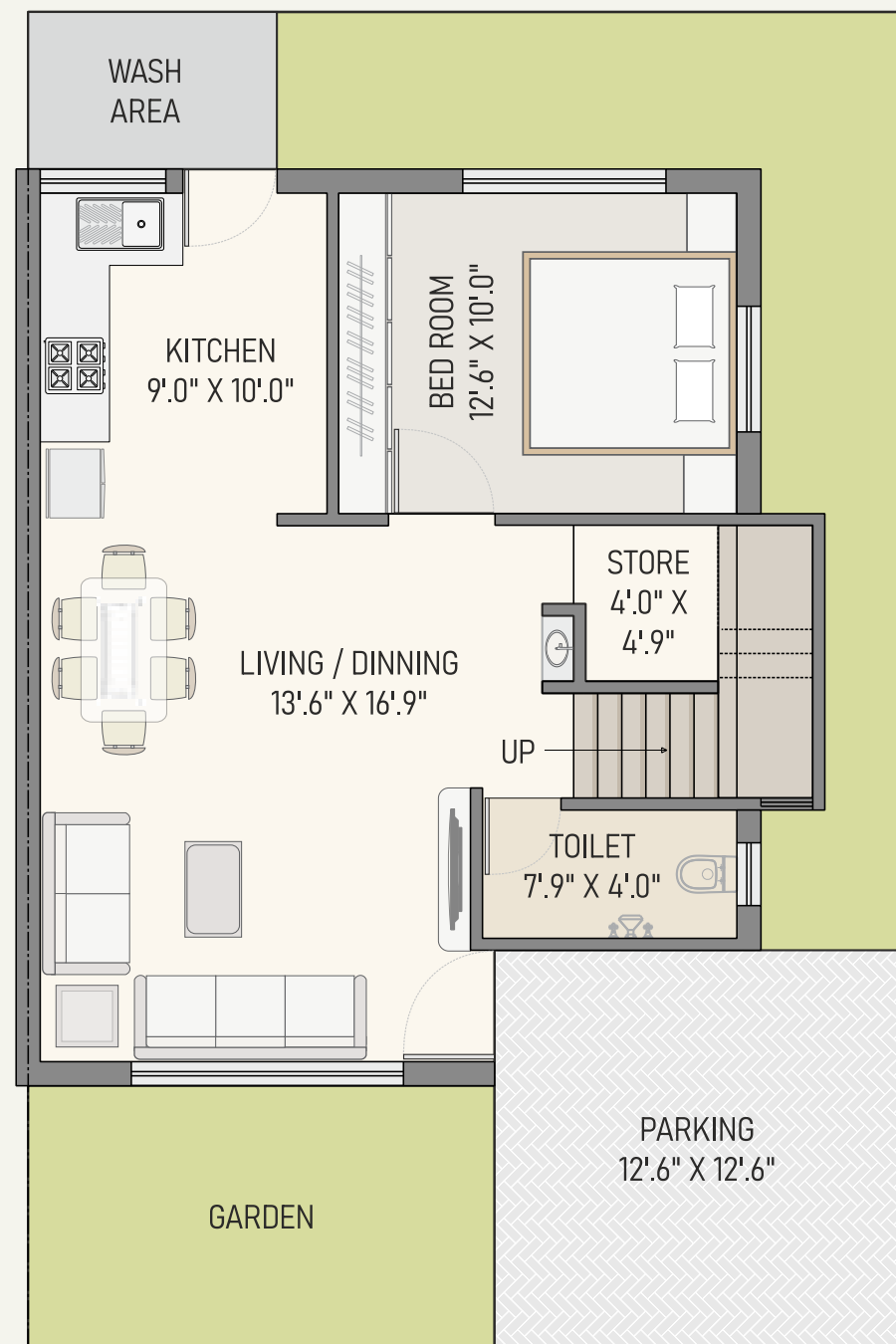
Your home is something that you wait for years... something that you cherish for a lifetime... something that reflects you... and something that you can never compromise on!

Furthering its lineage of innovative excellence, **timely deliveries & 100% transparency** in all dealings, Broadleaf 15 now brings to you yet another glorious opportunity to lead a dream lifestyle. A lifestyle backed by the highest standards of construction, design ethics, product quality, luxuries, amenities and facilities. So if you ever had that 'Dream House' in your mind, prepare to get mesmerized and start turning the leaves!

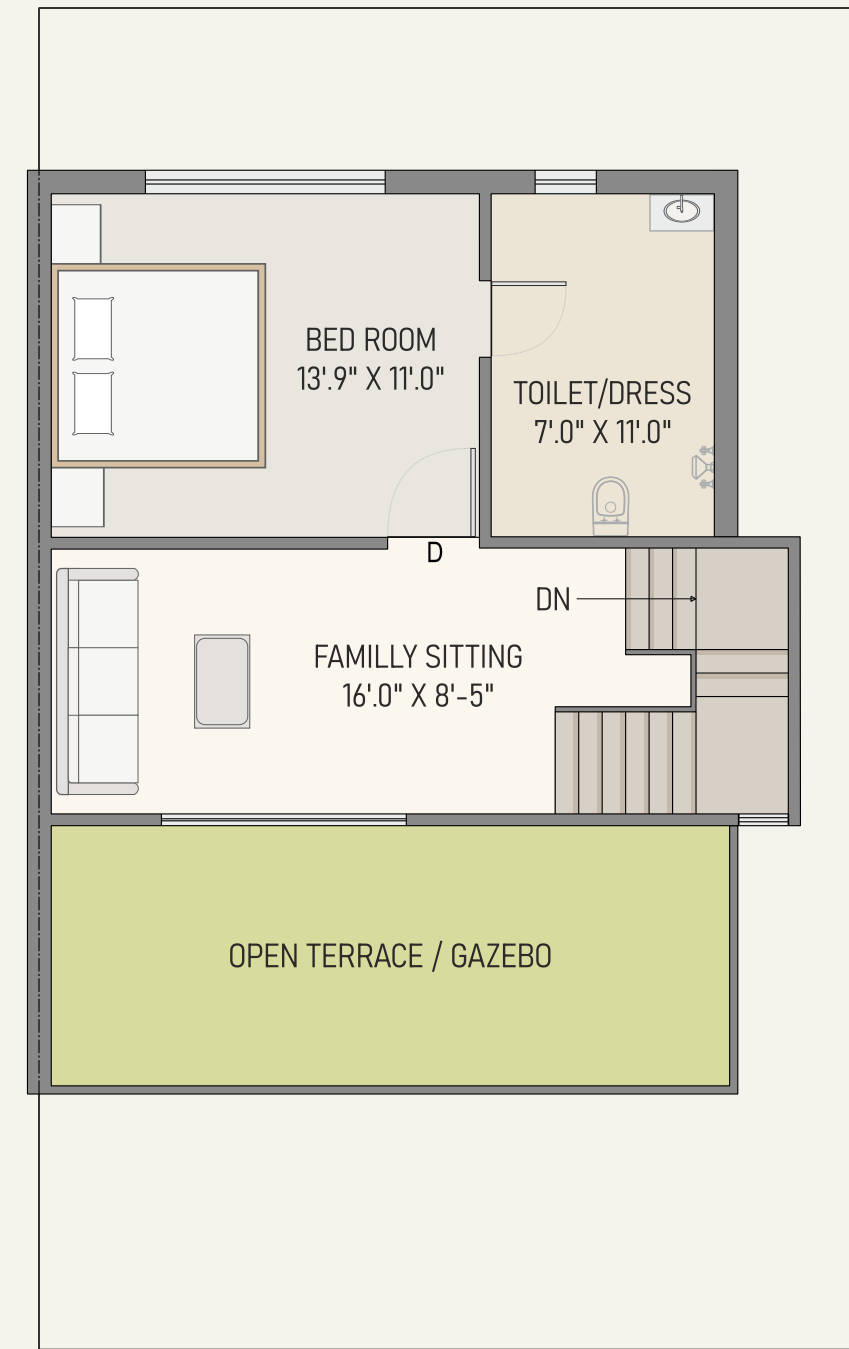
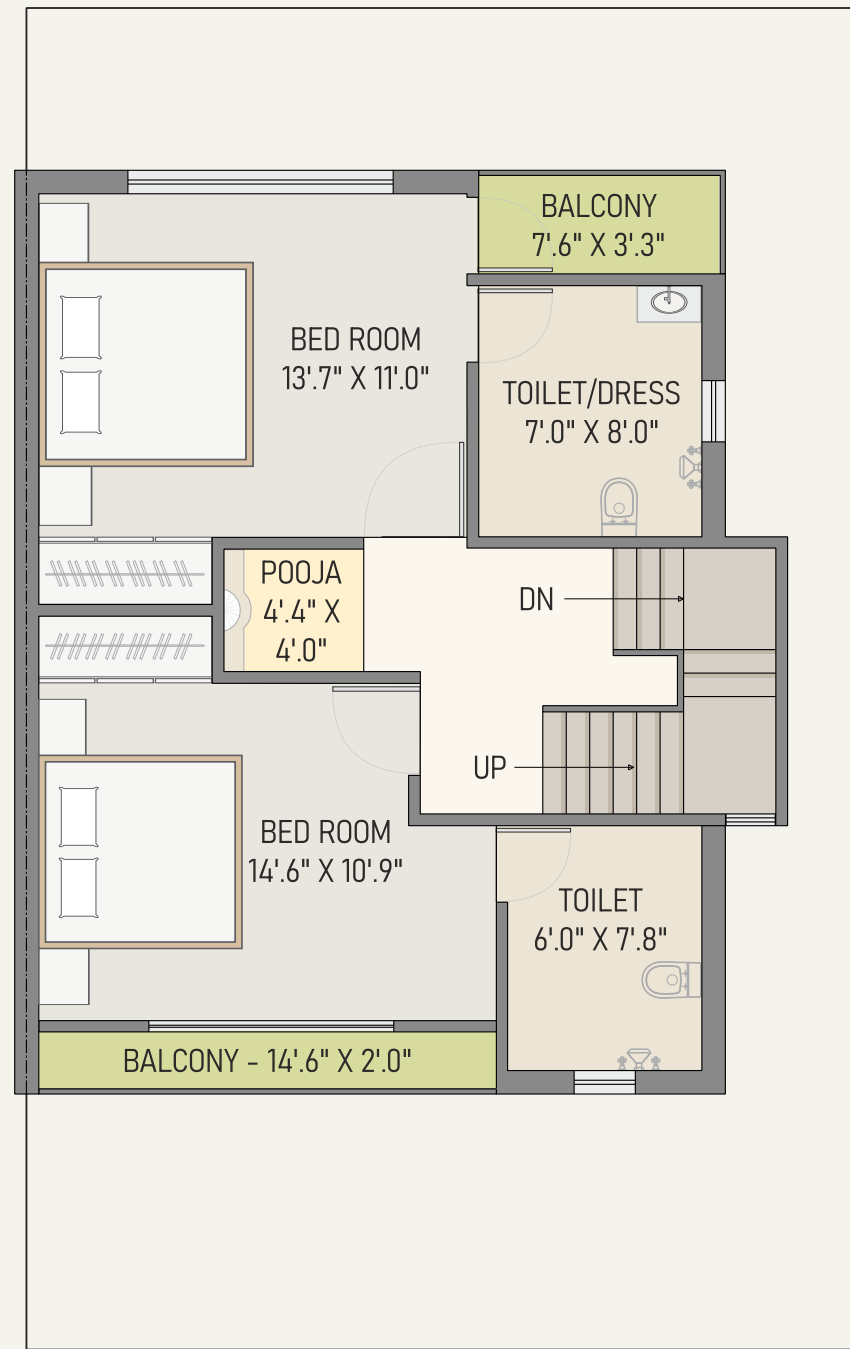
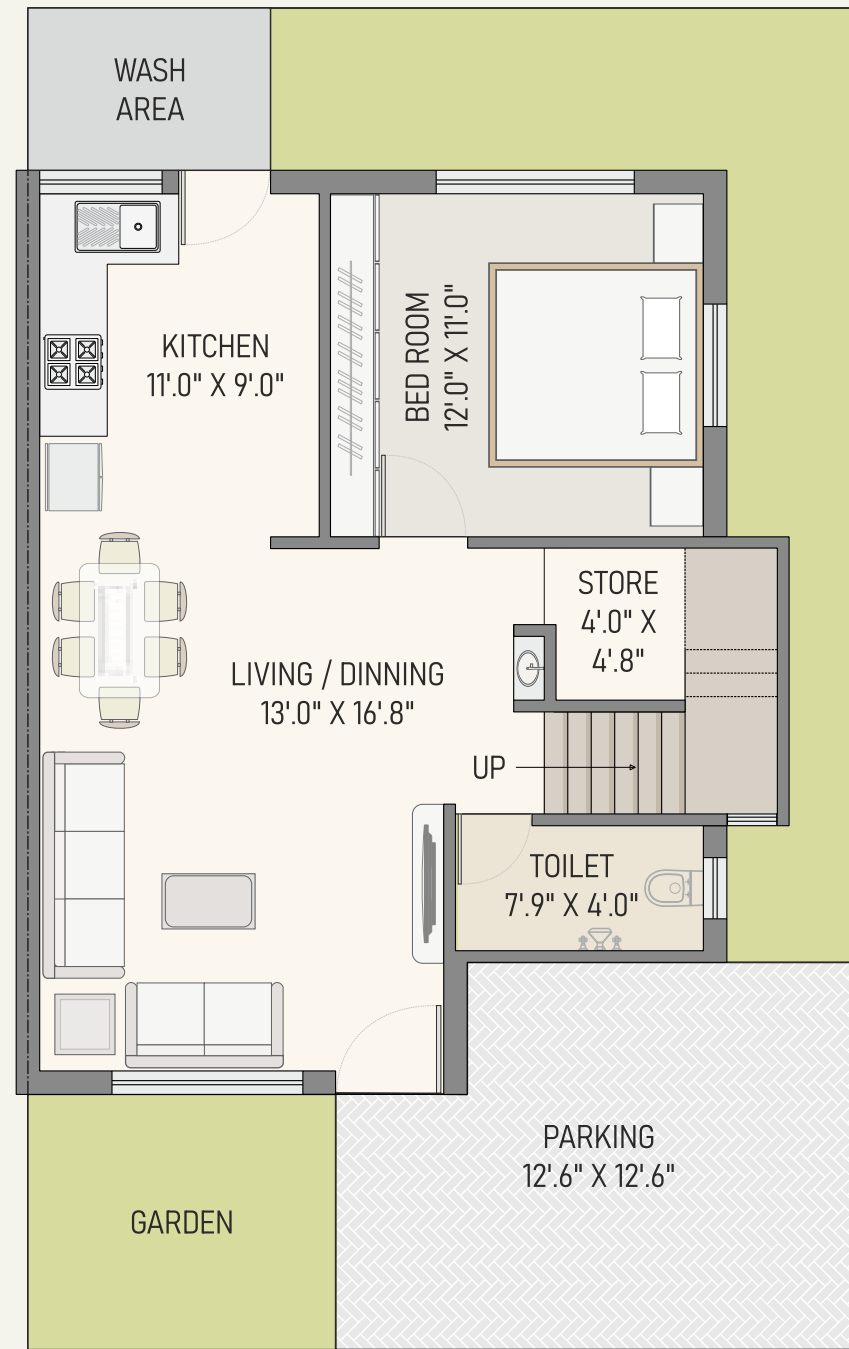
NOT A HOME
IT'S A UNIVERSE
OF
YOUR OWN



Plot No. 1, 2, 3, 4, 12, 13, 14, 15



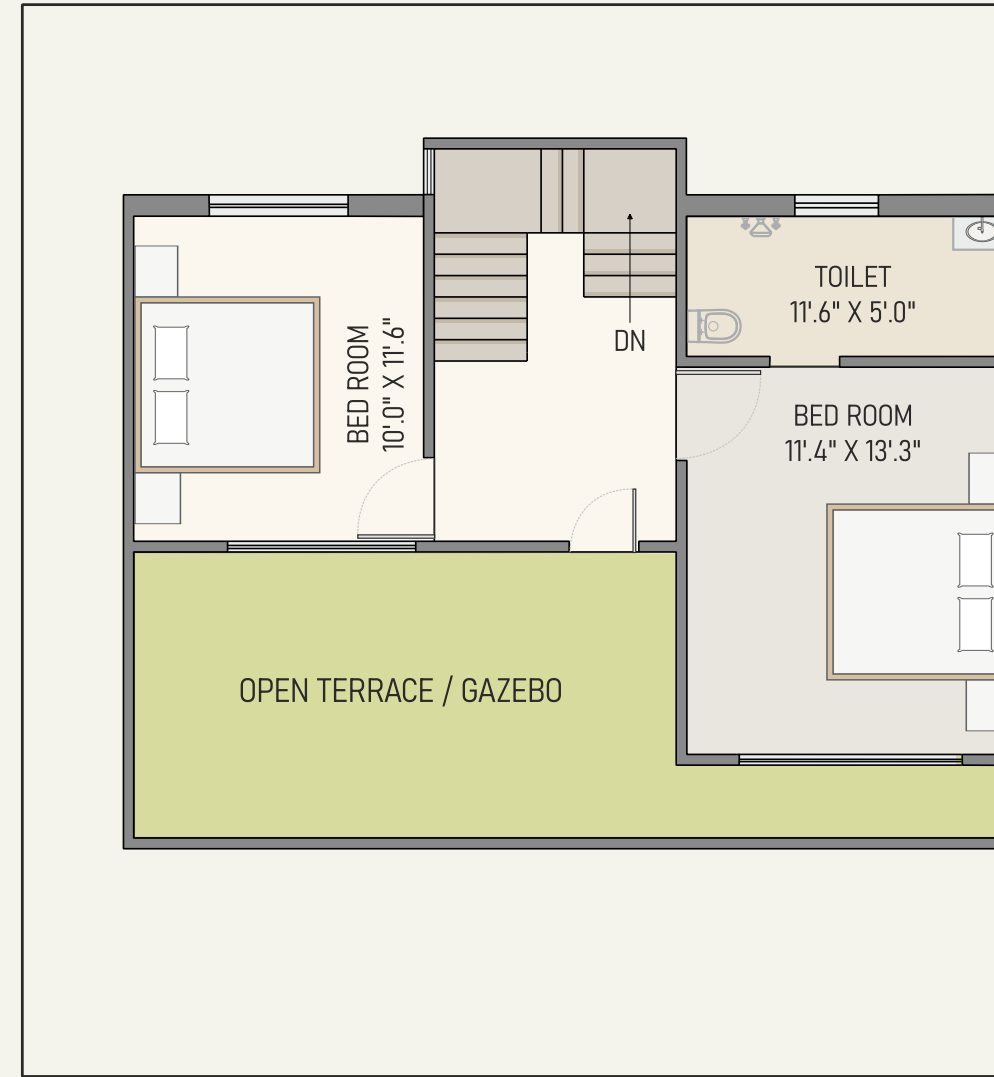
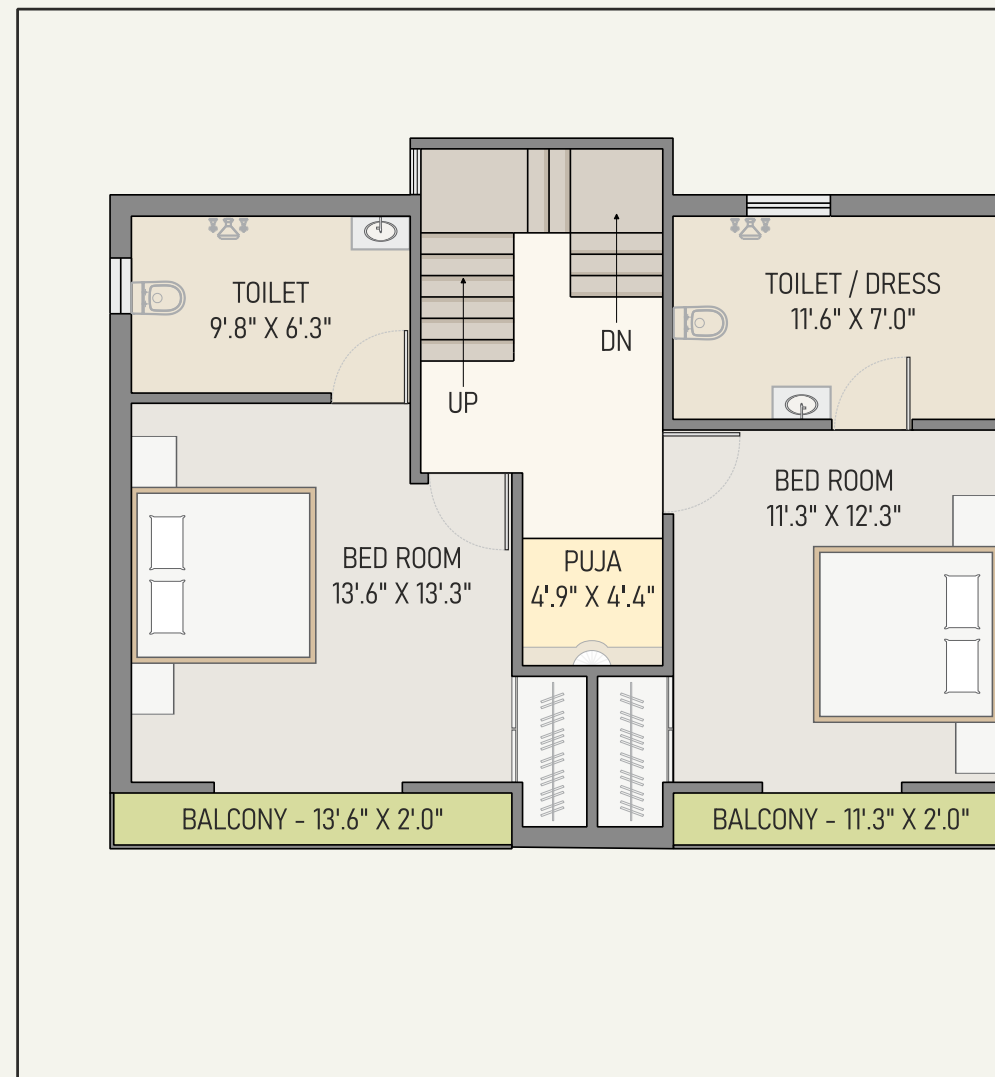
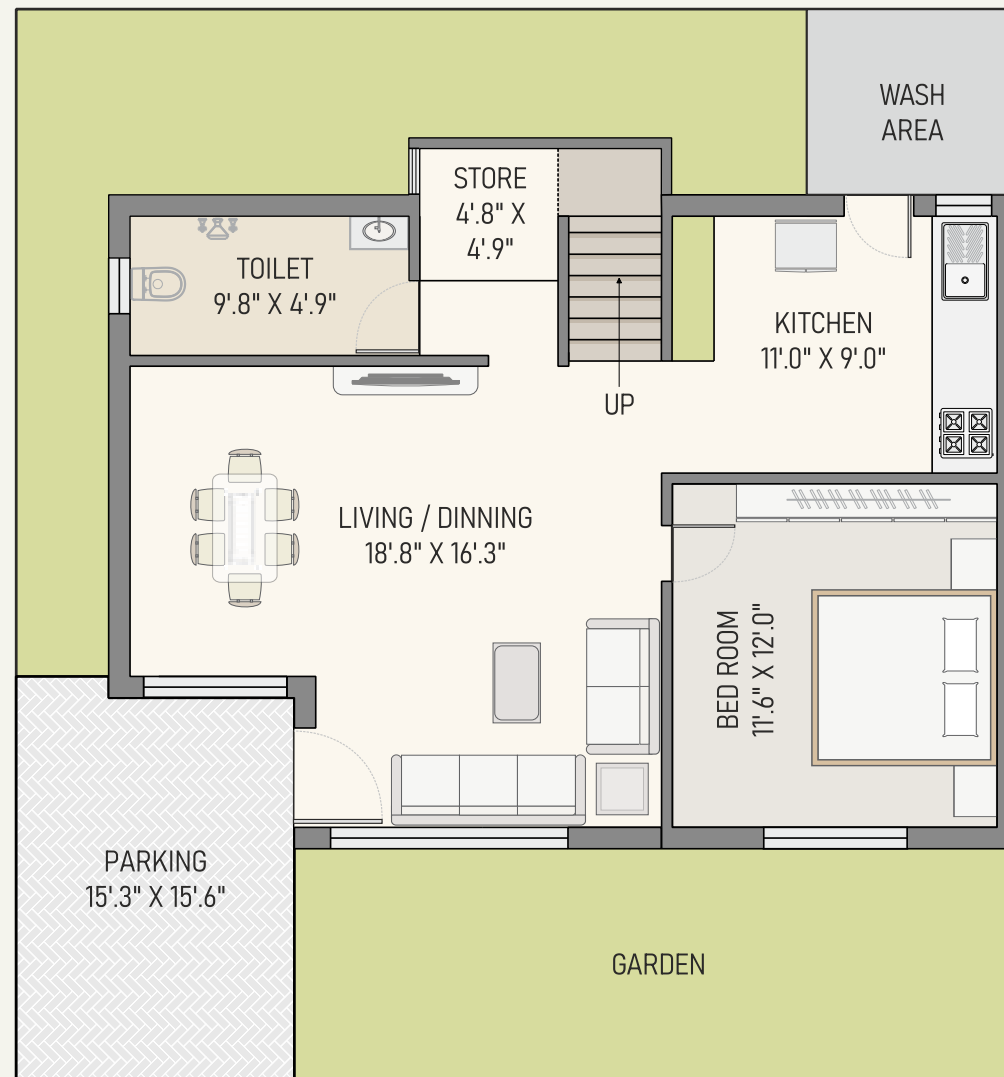
Plot No. 5, 6, 7, 8



ELEVATE YOUR
LIFESTYLE WITH A
LUXURY VILLA



Plot No. 9, 10, 11



ENJOY UNRIVALES
STYLE AND ELEGANCE
WITH LUXURY VILA



Club Amenities



Multi-purpose Hall



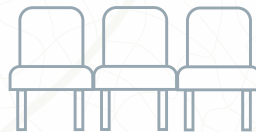
Gymnasium



Indoor Games



Reading Area



Open Seating Area

Exclusive Amenities



Jogging Trach



Landscape Garden



Children Play Area



Water body Fountain



Sit Out Area





Specification

- | | |
|-----------------|--|
| Structure | » All RCC & Masonary work as per structure engineers design. Elevation work as per architect design. |
| Flooring | » Premium vitrified tiles in flooring. Parking tiles in each unit in parking area. |
| Kitchen | » Granite platform with SS sink. Glazed tiles dado up to lintel level. |
| Paint & Finish | » Internal - Plaster with wall putty.
External - Plaster with exterior paints. |
| Electrification | » Concealed wiring and branded modular switches with sufficient points. AC points in living room & bedrooms. |
| Doors | » Decorative main door with standard fittings and all internal flush doors. |
| Bathroom | » Elegantly designed toilets with anti skit floor. Premium quality vessels & bath fittings, Glazed tiles. |
| Terrace | » Chemical water proofing & china mosaic tiles. |
| Water Supply | » 24 hours water supply through overhead & underground tank of sufficient size. |
| Windows | » Anodized coated Alluminum section windows with safety grills. |
| Ceiling | » 11 Ft. Height |

Value added amenities

- | | |
|---|--|
|  | GeosyntheticsRCC road with solar street lights |
|  | Entrance gate with security cabin |
|  | 24x7 CCTV camera surveillance |
|  | Underground caballing for wire-free look |
|  | Anti-termite treatment in Plinth area |
|  | Elegant number plate |
|  | Rain water harvesting system for common area |
|  | Personal bor (for water) in each villa |
|  | Individual 3-phase electric connection. |
|  | Intercom facility. |
|  | Video Doorbell Facility |

