SCAN THE
QR CODE

Location

Brochure

Developer: RADHE DEVELOPERS

Site: NARAYAN EXOTICA, Beside Park Rest, Ankhol, Vadodara -390019
Ph: +91 92658 95929.
E: radhedevelopers139@gmail.com
W: narayanexotica.com

Architech: ASQUARE ARCHITECTURE KETAN PATEL

Structure: BRAVE CONSULTING ENGINEERS

RERA No.: PR/GJ/VADODARA/VADODARA/Vadodara Urban Development Authority/RAA14837/170225/311229 | Website : gujrera.gujarat.gov.in

ZURICH 9825047913

4BHK GRAND LIVING SPACE

NARAYAN Exotica


360 VIEW
GOOD VENTILATION
FRESH ENVIRONMENT
IMAGINATION
DEFINES
LUXURY IN
ITS FINEST
FORM

In a world where ordinary addresses abound, there exists a rare privilege to own a space that truly reflects your journey, your success, and your aspirations.Welcome to Narayan Exotica, where fine living meets impeccable design to create a lifestyle as special as you.It's an address that combines exclusivity, functionality, and style to provide a home that truly resonates with your personality.Because a life well-lived deserves an address well-earned.

DISTINCT

AN ADDRESS TRULY DESERVED






04
05



The well-planned layout ensures that every element of the community complements the other. Wide roads lined with lush greenery create a picturesque setting, while strategically placed amenities make your everyday life effortless.Here, modern living and calmtranquillity unite to offer you a lifestyle that is as enriching as it is balanced.

SYNERGY

PLANNED TO BRING LIFE INTO BALANCE





LAYOUT PLAN

Sr.No	Plot Area (sq.ft)	Sr.No	Plot Area (sq.ft)	Sr.No	Plot Area (sq.ft)
01	1457.40	19	1113.10	37	1112.60
02	1419.20	20	1408.50	38	1078.40
03	1406.40	21	1294.50	39	1118.90
04	1406.40	22	1622.50	40	1119.40
05	1407.00	23	1113.10	41	1117.80
06	1407.60	24	1113.10	42	1119.40
07	1112.60	25	1113.10	43	1119.40
08	1112.60	26	1113.10	44	1119.40
09	1112.60	27	1113.10	45	1214.40
10	1113.10	28	1113.10	46	1167.60
11	1113.10	29	1219.10	47	1072.10
12	1222.20	30	1208.10	48	1072.10
13	1222.20	31	1113.10	49	1072.10
14	1113.10	32	1113.10	50	1071.10
15	1113.10	33	1113.10	51	1073.20
16	1113.10	34	1111.50	52	1072.10
17	1113.10	35	1113.10	53	1072.10
18	1113.10	36	1112.60	54	1157.30

TYPE - 1

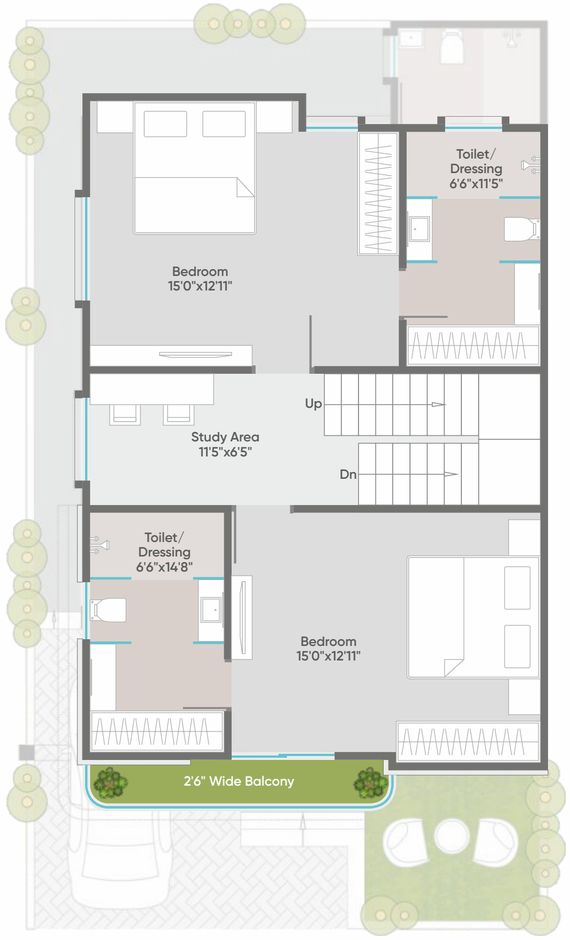
PLOT NO:
1 to 19 & 22 to 45

Total Carpet Area	1728 Sq.Ft
Total Built Up Area	2147 Sq.Ft

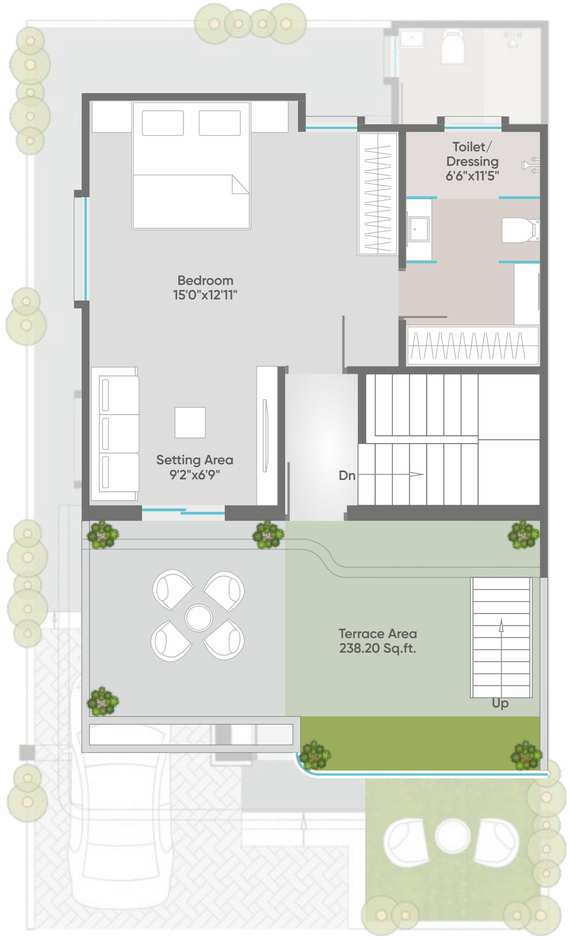
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TYPE - 2

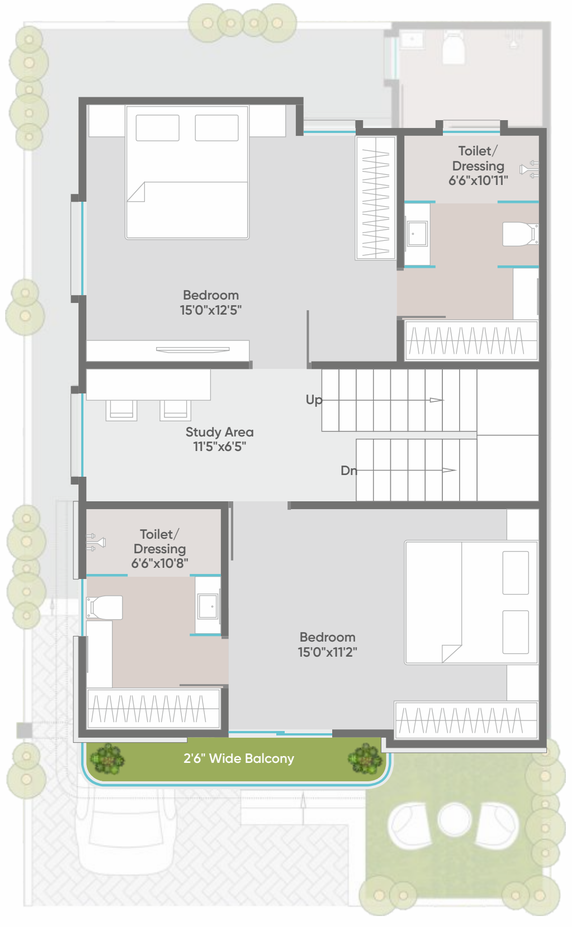
PLOT NO:
46 to 54

Total Carpet Area	1626 Sq.Ft
Total Built Up Area	2066 Sq.Ft

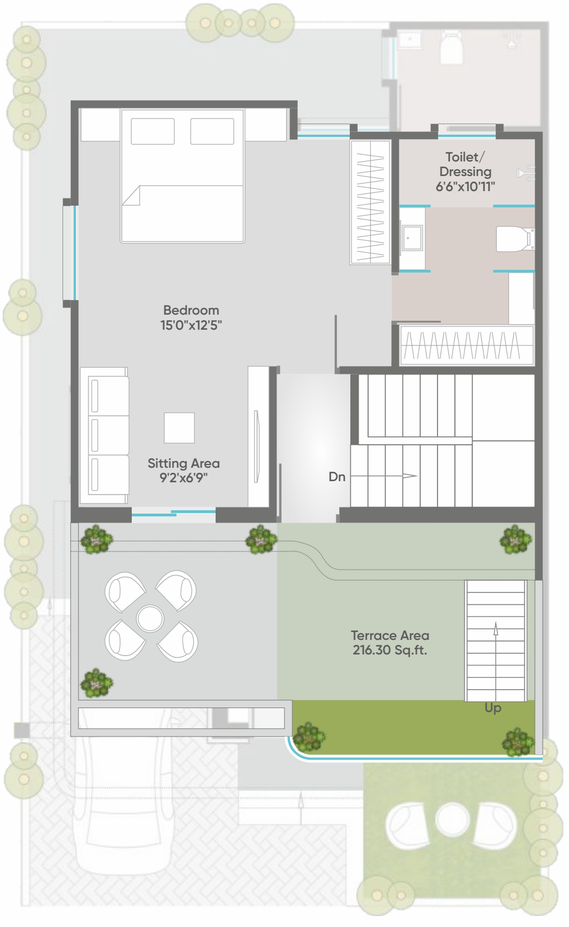
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





SPECIFICATION

STRUCTURE:
- All RCC & Masonry work as per structural Engineer's design.
- Elevation work as per Architect Design.
- Trimix Internal Roads With Designer Street Lights, Decorative paver block on Road side.

DOORS & WINDOWS:
- Main & internal doors with wooden frame finished with laminates.
- Aluminium sliding windows with Safety Grills.

FLOORING:
- Durable & Scratch Resistance tile flooring.
- China mosaic with water proofing on terrace.

KITCHEN:
- Granite Platform with S.S Sink & designer tiles upto lintel level.

BATHROOMS:
- Designer anti-skid tiles fitting up to lintel level.
- Ultra morden sanitary fixtures.

ELECTRIFICATION:
- Concealed wiring of standard quality with TV, Fridge.
- AC electric points in all bedrooms.

PAINT & FINISH:
- External walls finished with texture coat and in specific place, weather proof paint.
- Internal walls finished with Birla putty.

PLUMBING:
- Underground water tanks and Overhead PVC water tank.
- Concealed internal plumbing with hot water points.

VALUE ADDITION

- Under Ground Tank in each Bungalow.
- 24 Hours Connection From Bore Well System.
- 11ft Slab Ceiling Height.
- EV Charging Point.
- Chimney in each Bungalow.
- Fall Ceiling in All Rooms.
- Plumbing Provision for Pressure Pump.
- 3.00 KW Solar Panel in each Bungalow.
- Outside texture paint.

CLUB HOUSE - 1


3'6" Wide Jogging Track
3'6" Wide Jogging Track
Garden
M.toi
5'0"x4'9"
Passage
5'2"x
5'6"
L.toi
5'6"x4'9"
3'6" Wide Jogging Track
2'3" Wide Orta
Multi Purpose Hall
18'0"x30'0"
3'6" Wide Jogging Track
Outdoor
Kitchen
4'9" Wide Jogging Track



Every bungalow is a harmonious blend of modern architecture and elegance. The grandeur is not just in the size but in the experience that flows smoothly from the indoors to the outdoors. High ceilings and open floor plans amplify the sense of freedom, while large windows invite natural light to flood every corner, creating an Ambience of warmth and openness. The outdoors is equally impressive, with lush green surroundings and thoughtfully landscaped spaces

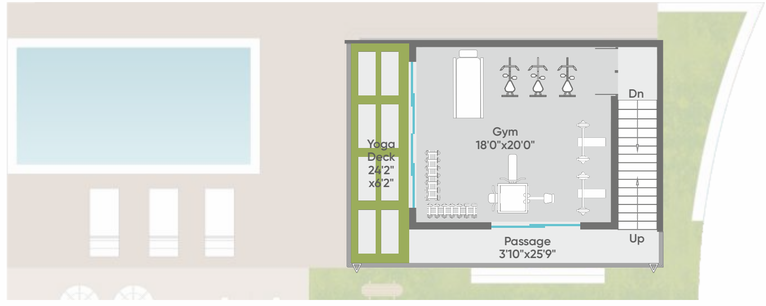
EXQUISITE

A CELEBRATION OF DETAILED GRANDEUR

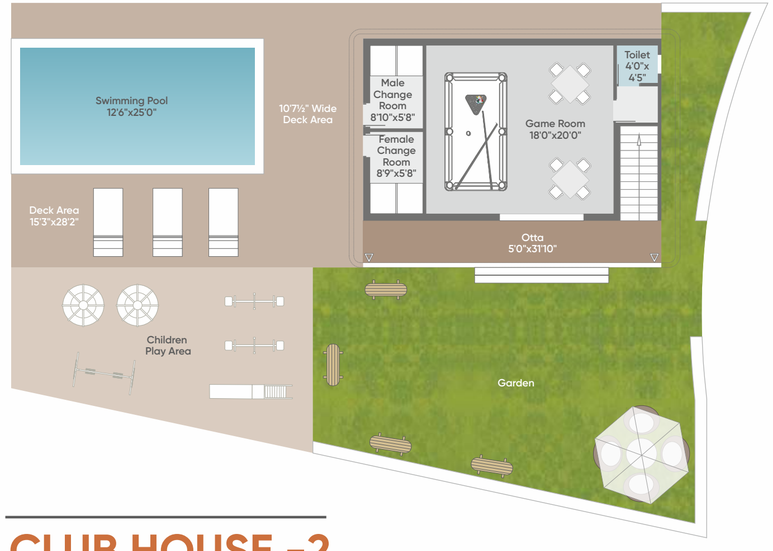




FIRST FLOOR PLAN



GROUND FLOOR PLAN



CLUB HOUSE -2

CLUB HOUSE AMENITIES

- Swimming Pool
- AC Gymnasium & Multi Purpose Hall
- Indoor Game Room

LIFESTYLE AMENITIES

- Children Play Area
- Landscape Garden
- Under Ground Cabling
- Grand Entrance Gate With Security Cabin
- Solar Rooftop for All Common Area
- Entrance Campus 24 x 7 CCTV Camera
- Senior Citizen Seating Area
- Rain water Harvesting
- 7.5 Mtr Internal Roads





MODE OF PAYMENT

- 10% Booking
- 20% With in 30 Days
- 15% Plinth Level
- 10% Ground Floor Slab Level
- 10% First Floor Slab Level
- 05% Second Floor Slab Level
- 10% Masonry Level
- 10% Plaster Level
- 5% Flooring Level
- 5% Registration

DISCLAIMER:

1. The following wi ll be charged extra in advance / as per Government norms-(a) Stamp duty and registration charges. (b) GST (actual) or any such additional taxes if applicable in future. (c) Development "charges & society maintenance wi ll be extra as applicable. 2. If any new taxes applicable by Central or State Government in future it will be borne by the customer. 3. Premium quality materials or equivalent branded products shall be used for all construction work. 4. Right of any changes in dimensions, design & specifications wi ll be reserved with the developer, which shall be binding for all members. 5. Externa l changes are strictly not allowed. 6. MGVCL meter deposit should be levied separate. 7. Each member needs to pay maintenance deposits separately. 8. In case of booking cancellation, amount will be Refunded from the booking of same premises and minimum of rupees 50,000/- will be deducted from the booking amount. 9. Possession will be given after45 days of all settlement of account. 10. 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. 11. The developer reserve the full right to make any changes. 12. This brochure does not form a part of agreement or any legal document, It i s easy display of project only. 13. In case of delay in water supply, light connection, drainage work by authority, developers wi ll not be responsible. 14. Continuous default in payment lead to cancellation of property."