

NILAMBER[®]
NIRANT



a project by



Developer:
OCTANE INFRA SPACE LLP

SITE: **Nilamber Nirant**,
Bhayli TP 24/B, Bhayli Sevasi Road, Vadodara, Gujarat - 391410

Phone: **90990 36766**

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Architect:
Graphite SDS

Structural & Consultant:
GEO Design & Research Pvt. Ltd.

MEP Consultant:
Apex Consultant & Engineers



We present **Nilamber Nirant.**

Set amidst the green surroundings of Bhyali, **Nilamber Nirant** is your perfect abode of peace and tranquility.

Designed & built to high standards of quality, the project evokes awe the moment you step inside the campus. Best quality infrastructure, greenery all around, an elegant elevation, spacious room sizes, premium amenities...the list goes on and on!

Nilamber Nirant is truly a remarkable development for Vadodara. Come experience a peaceful and fulfilling life!

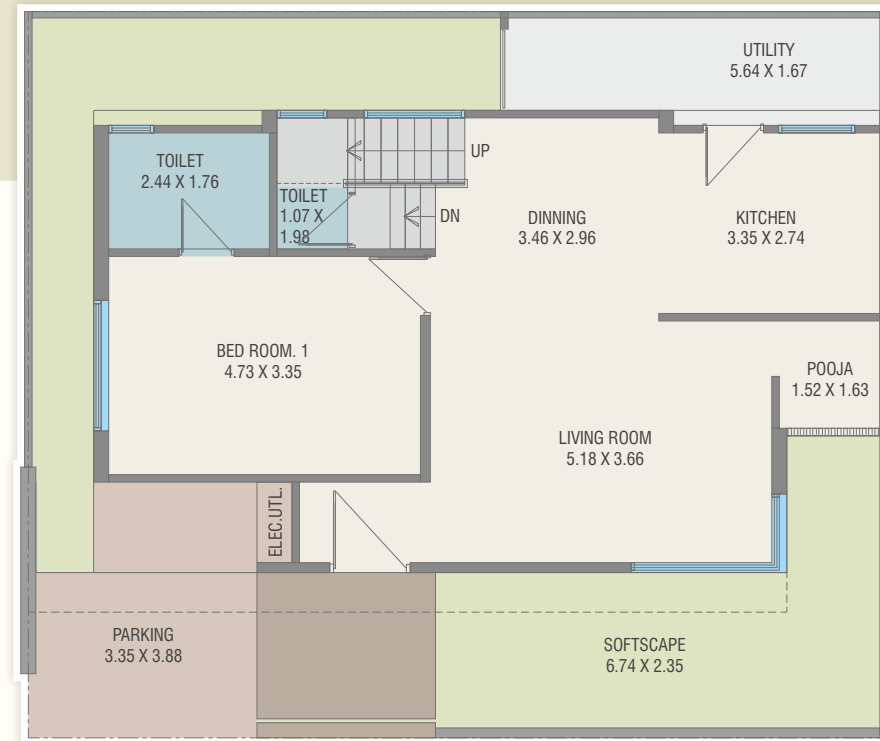
VALUE ADDED AMENITIES



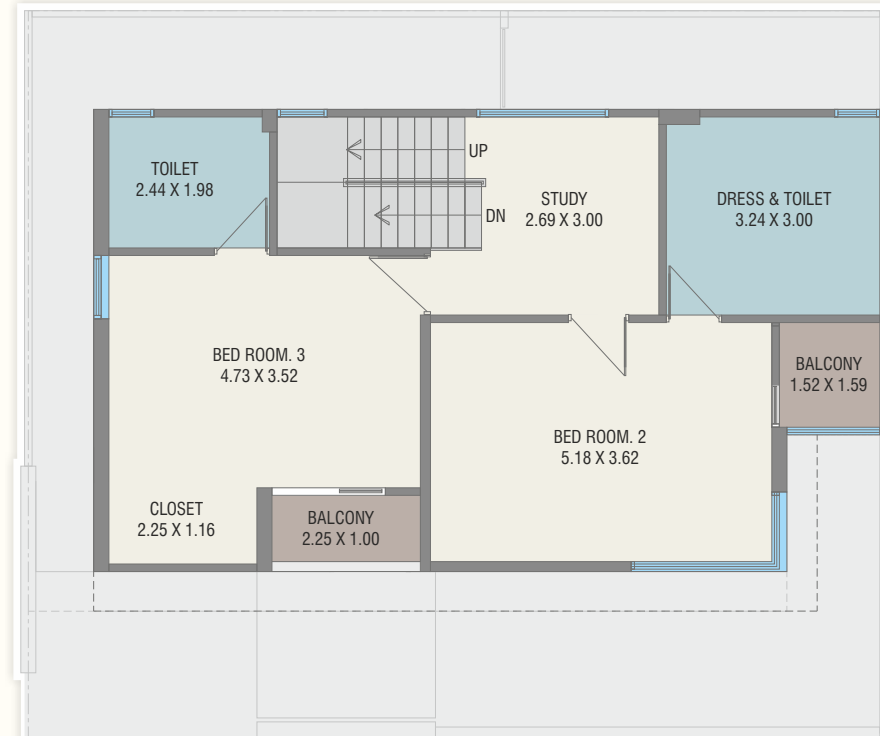
- ✓ Designer Entrance Gate with Water Body and Landscaping. Two Gates for easy entry & exit.
- ✓ 24 x 7 Security with security cabin
- ✓ Intercom for each Villa for better internal communication.
- ✓ Decorative Compound Wall surrounding the community.
- ✓ Finished Internal Roads with Street light.
- ✓ Termite resistance treatment
- ✓ Number Plate on each Units to maintain Uniformity
- ✓ Underground Cabling of Wires.
- ✓ Individual Video Door Phones.
- ✓ CC TV Camera in common area.
- ✓ Underground & Overhead Water Tank.



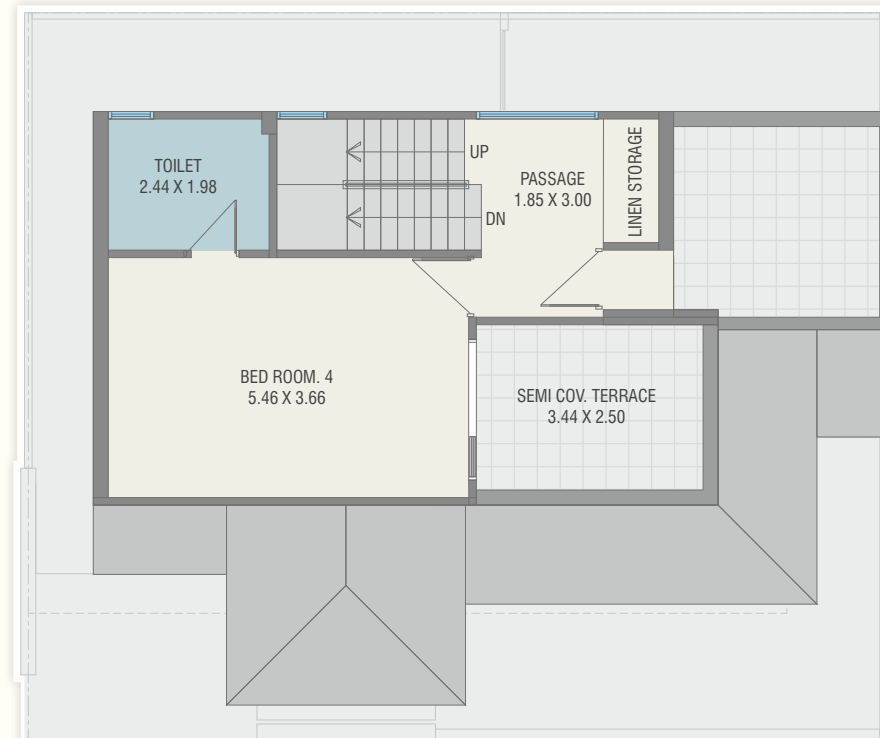
TYPE - A
GROUND FLOOR PLAN
 BUILT UP AREA = 81.19 SQ.MT.



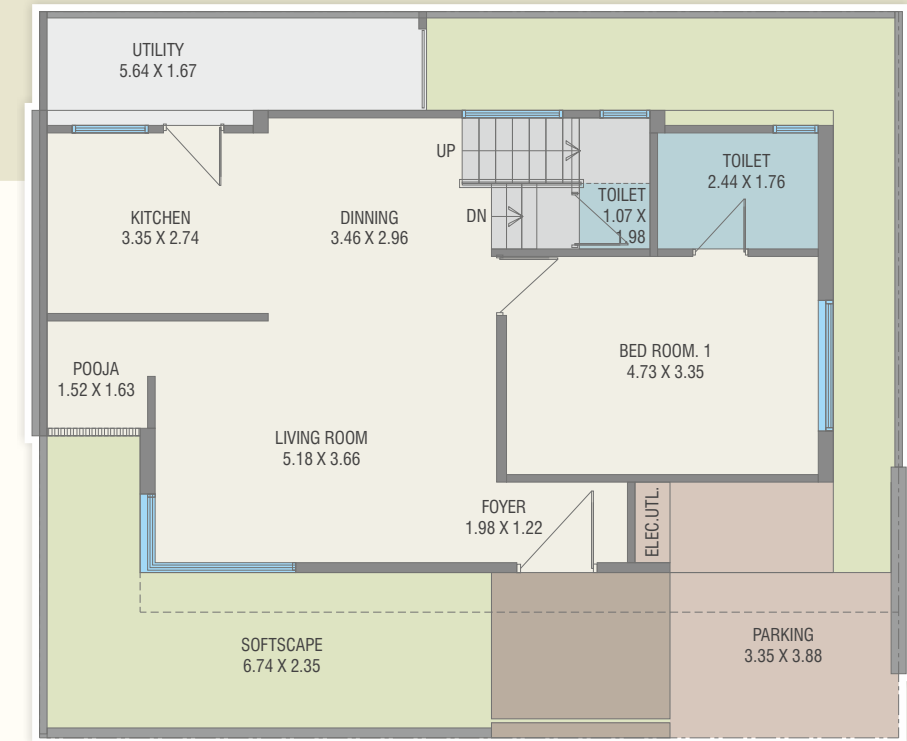
FIRST FLOOR PLAN
 BUILT UP AREA = 81.19 SQ.MT.



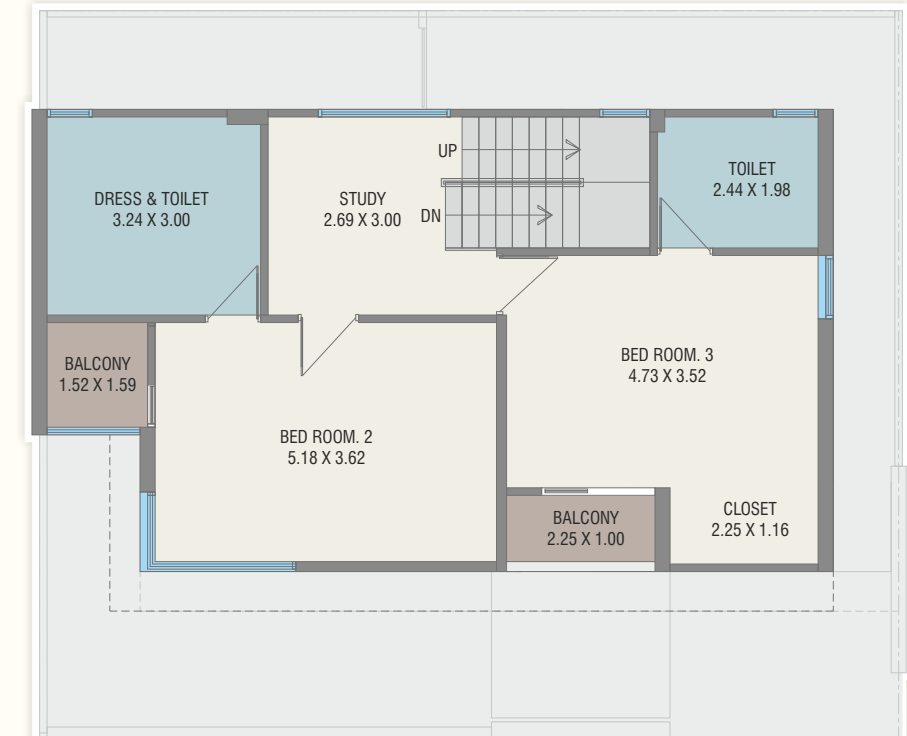
SECOND FLOOR PLAN
 BUILT UP AREA = 54.48 SQ.MT.



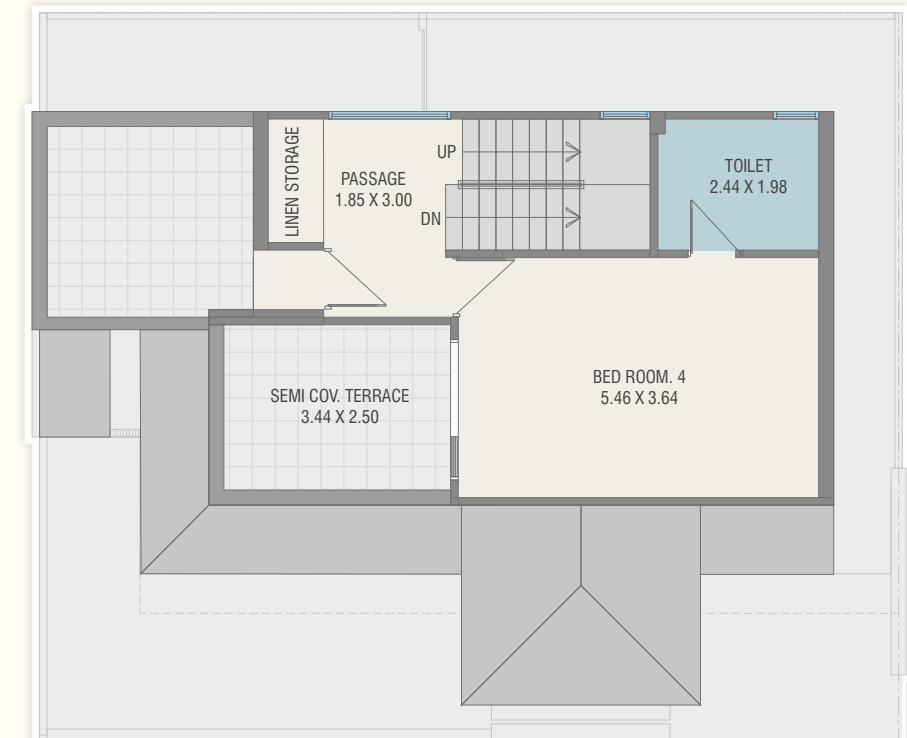
TYPE - B
GROUND FLOOR PLAN
 BUILT UP AREA = 82.55 SQ.MT.



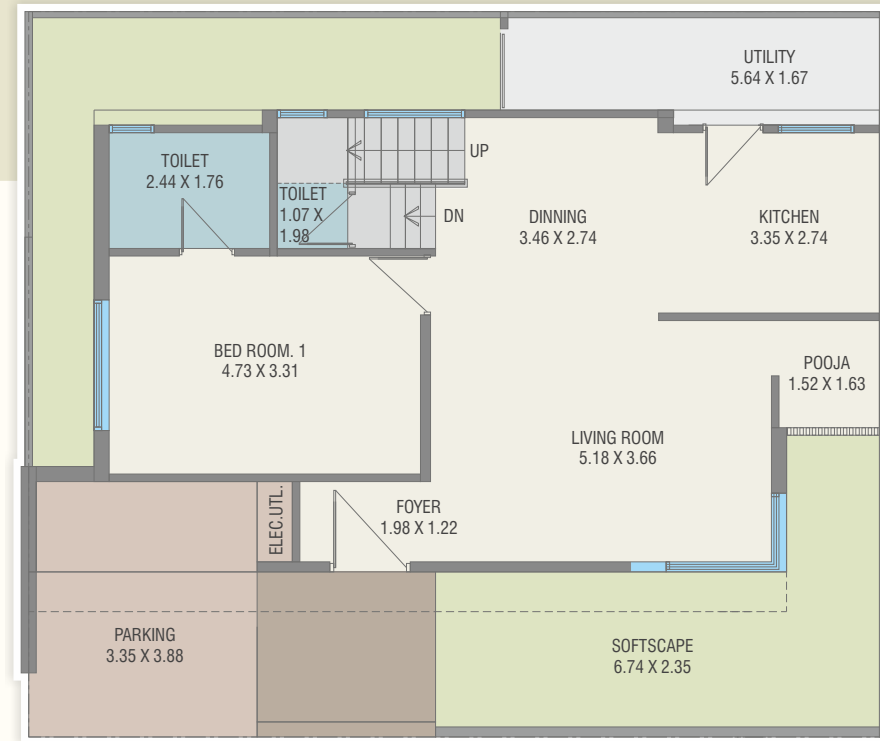
FIRST FLOOR PLAN
 BUILT UP AREA = 80.97 SQ.MT.



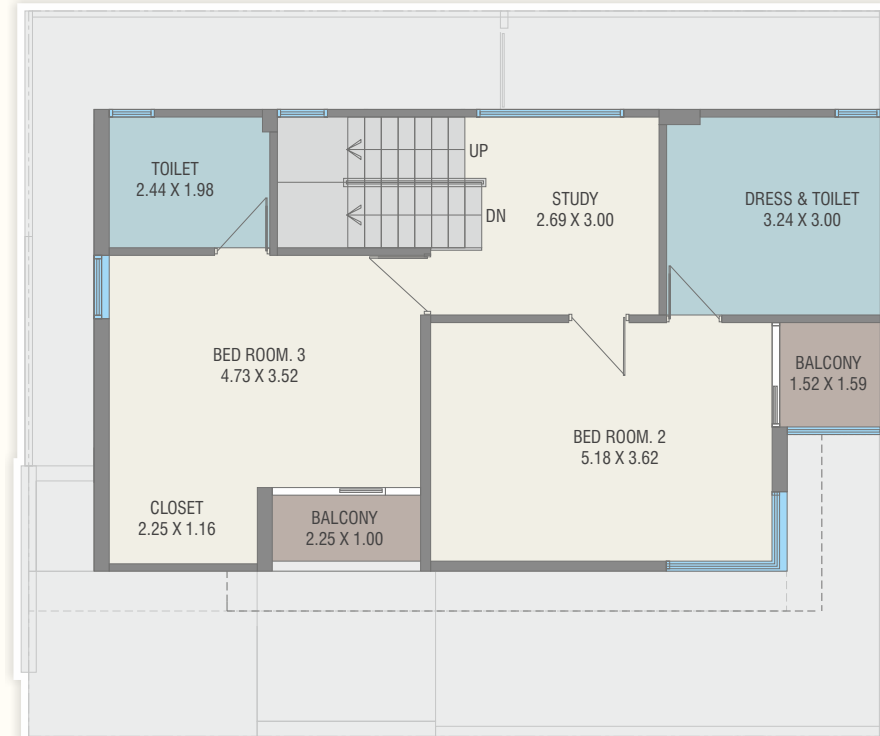
SECOND FLOOR PLAN
 BUILT UP AREA = 54.48 SQ.MT.



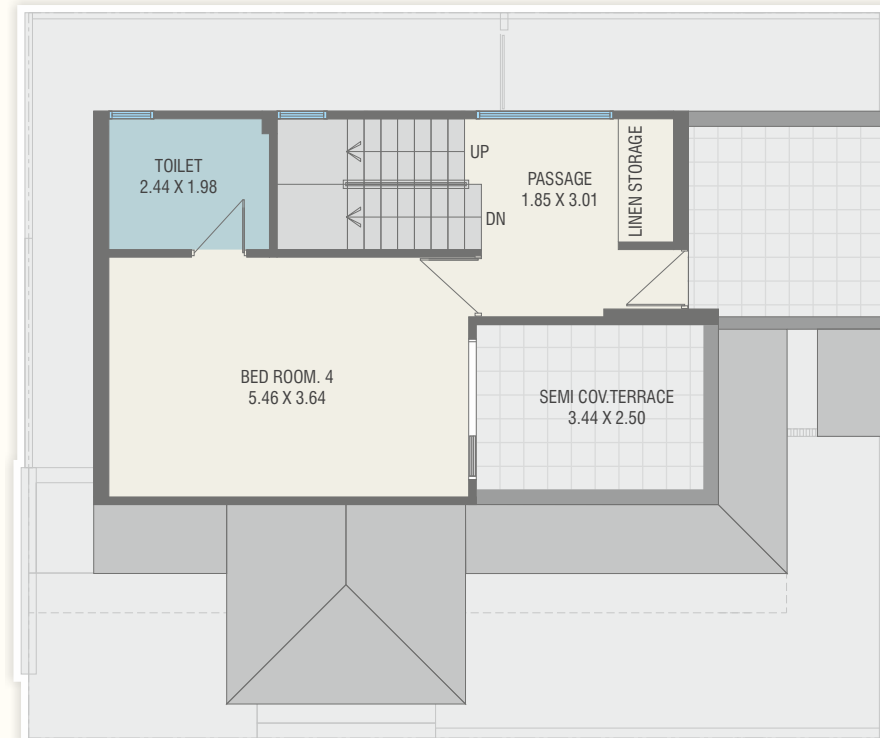
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GROUND FLOOR PLAN
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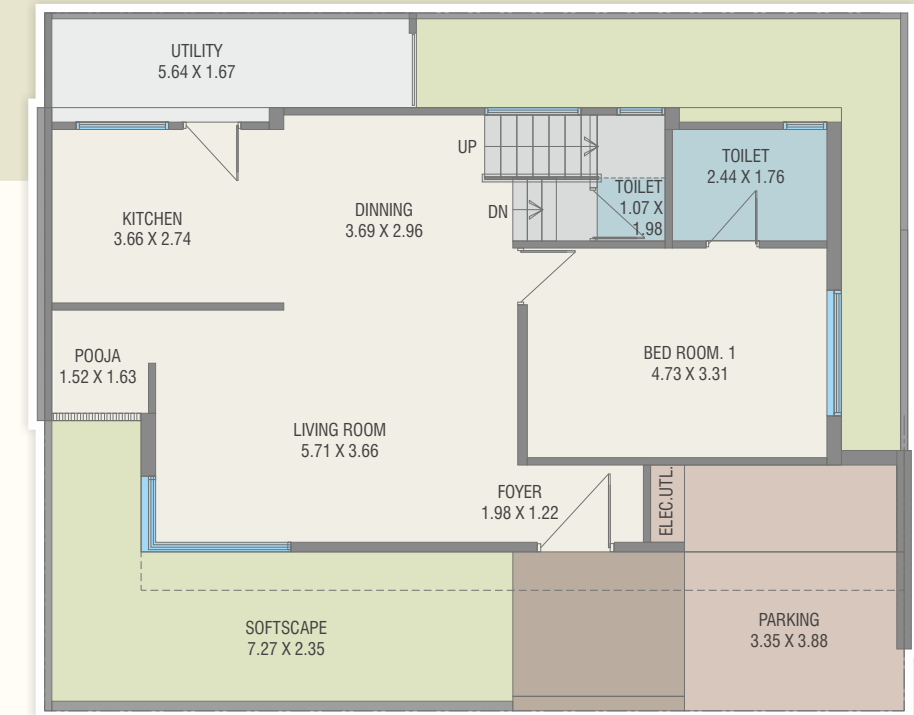
FIRST FLOOR PLAN
 BUILT UP AREA = 81.19 SQ.MT.



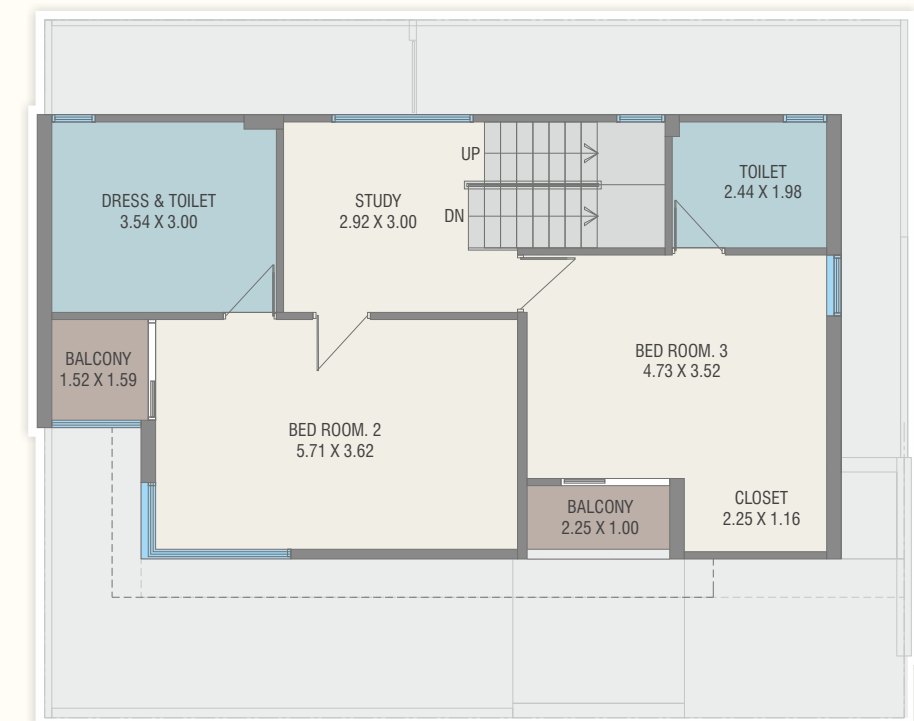
SECOND FLOOR PLAN
 BUILT UP AREA = 54.48 SQ.MT.



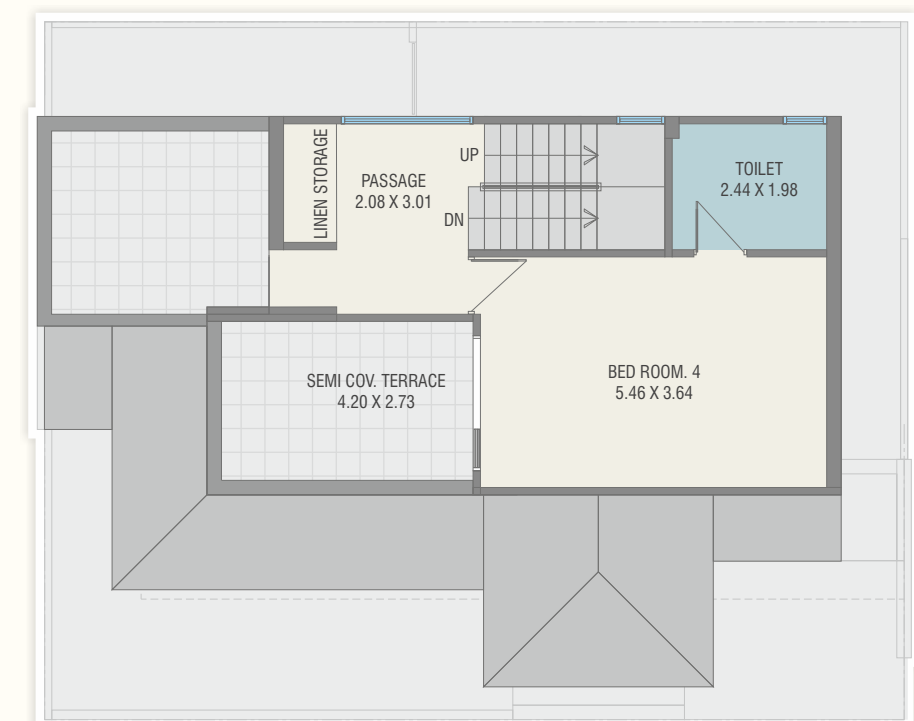
TYPE - D
GROUND FLOOR PLAN
 BUILT UP AREA = 86.53 SQ.MT.



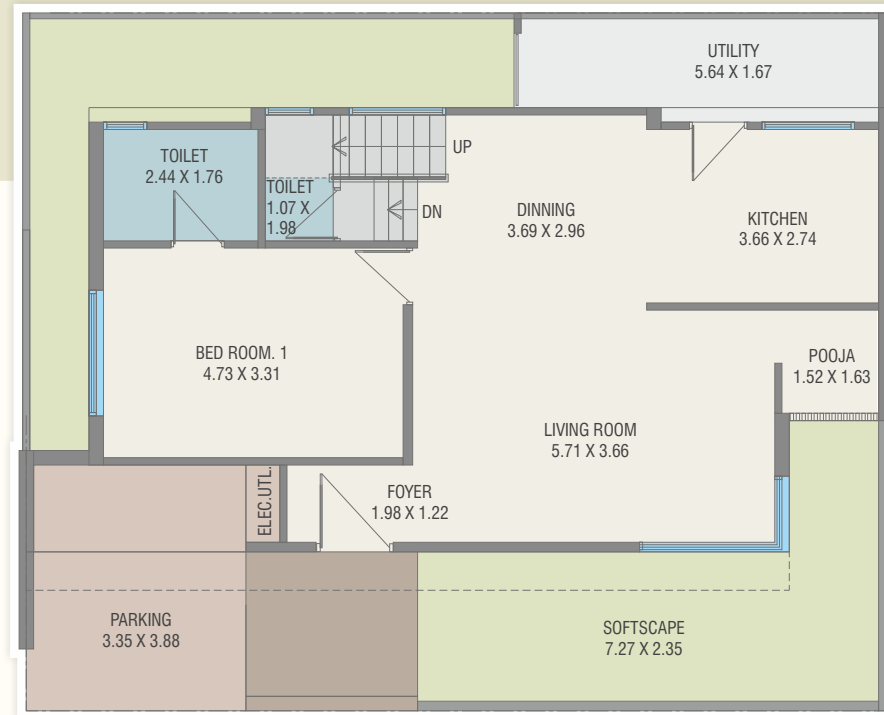
FIRST FLOOR PLAN
 BUILT UP AREA = 84.92 SQ.MT.



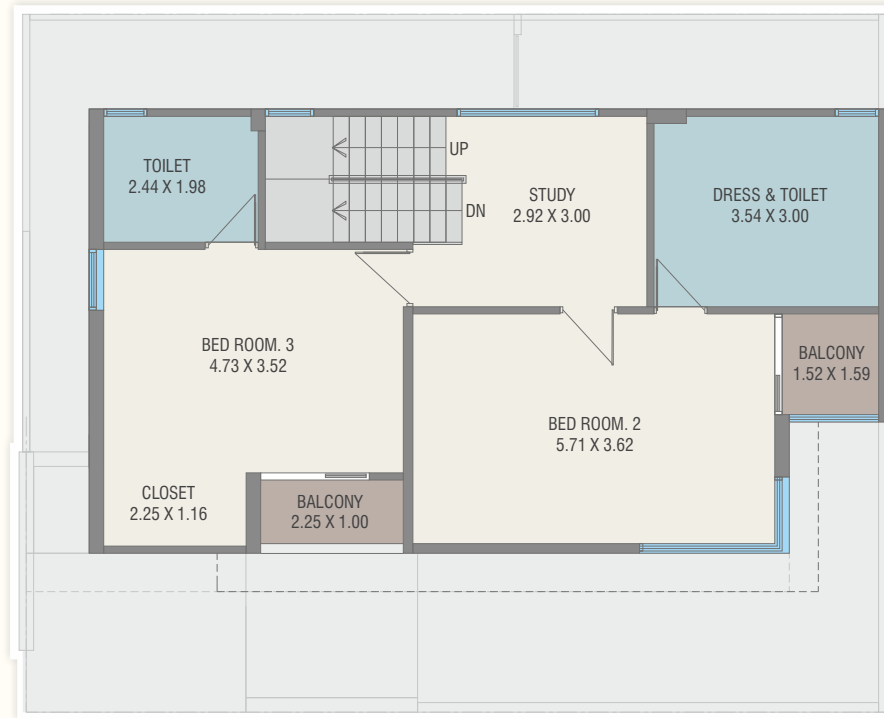
SECOND FLOOR PLAN
 BUILT UP AREA = 56.75 SQ.MT.



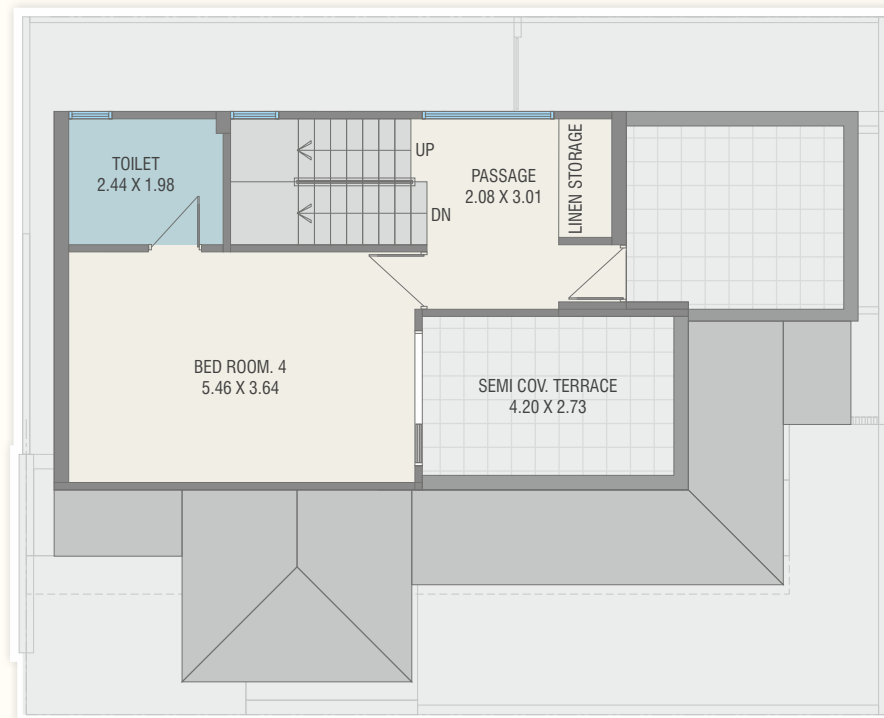
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GROUND FLOOR PLAN
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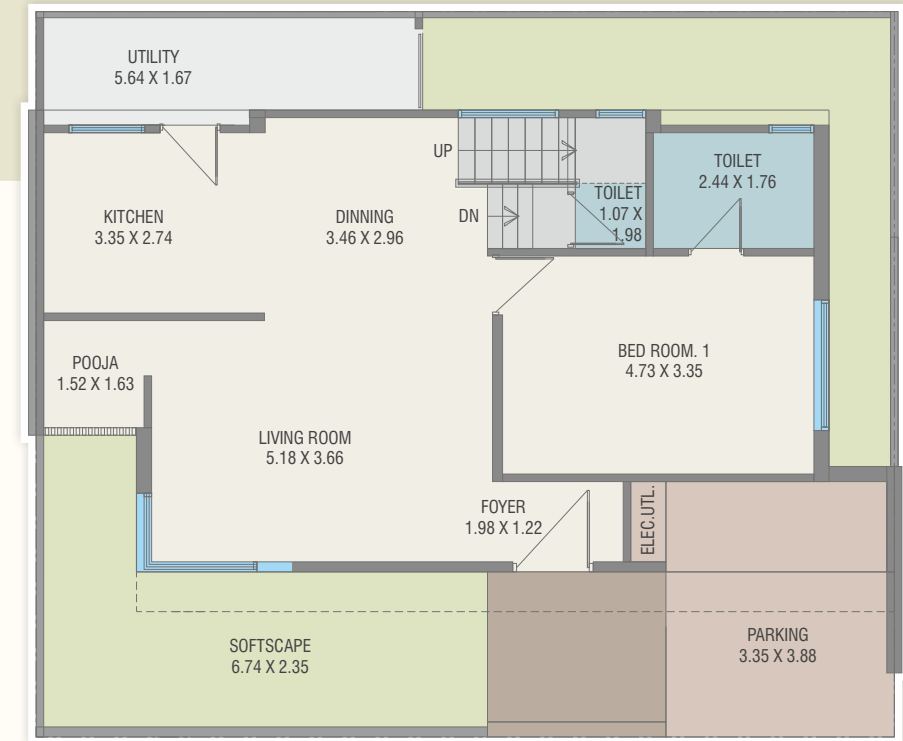
FIRST FLOOR PLAN
 BUILT UP AREA = 84.92 SQ.MT.



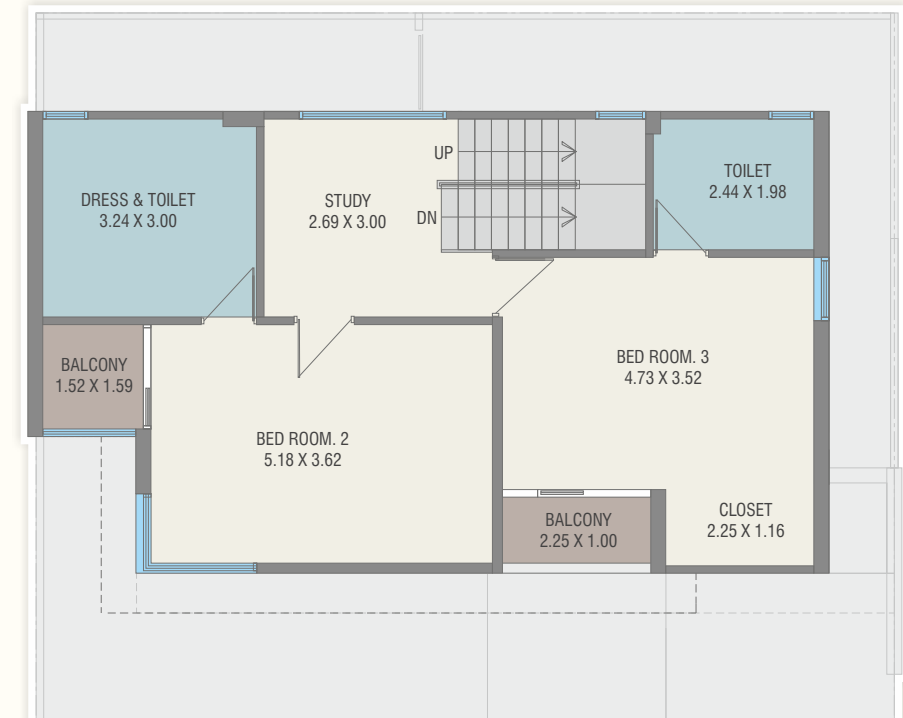
SECOND FLOOR PLAN
 BUILT UP AREA = 56.75 SQ.MT.



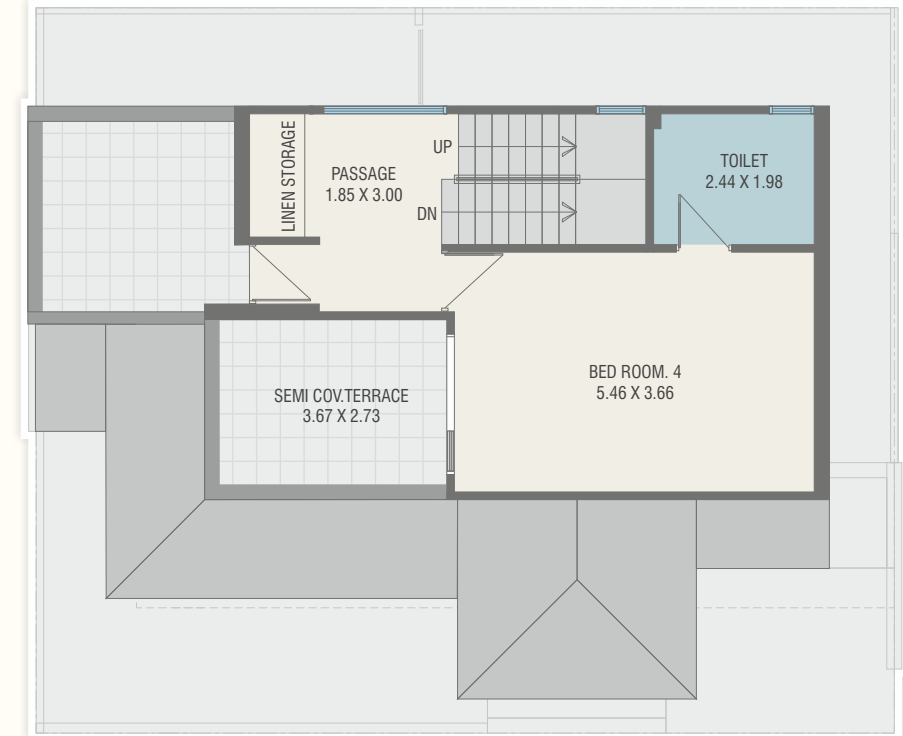
TYPE - F
GROUND FLOOR PLAN
 BUILT UP AREA = 81.19 SQ.MT.



FIRST FLOOR PLAN
 BUILT UP AREA = 81.19 SQ.MT.



SECOND FLOOR PLAN
 BUILT UP AREA = 54.48 SQ.MT.



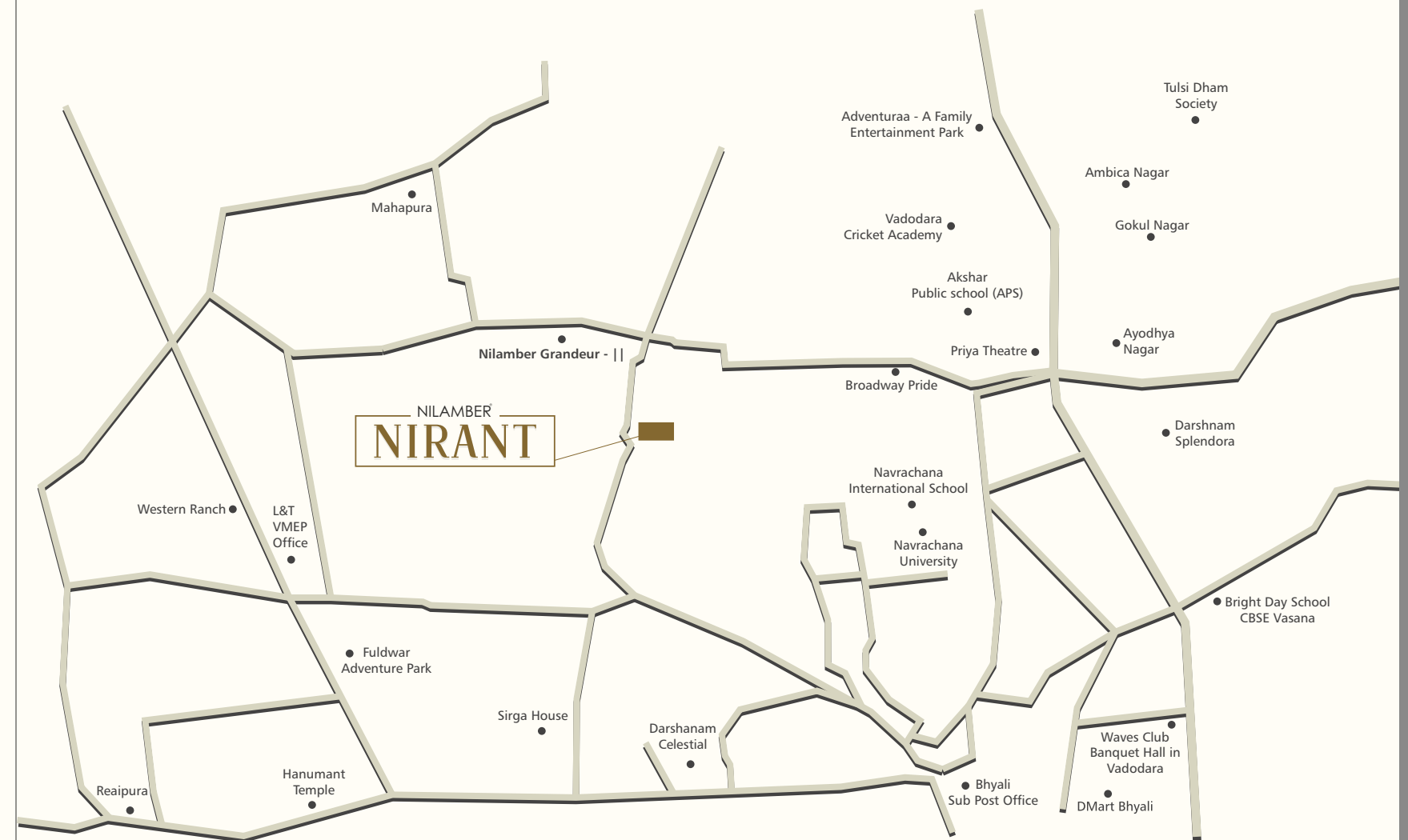
SPECIFICATIONS



- ✓ **Structure** : All RCC & Brick work as per structural engineer's design.
- ✓ **Flooring** : Premium flooring in Guest Lounge, Dinning Area, Wooden Flooring in One Master Bed Room, Vitrified tiles in rest of the area.
- ✓ **Kitchen** : Exclusive Granite platform with sink and designer Tiles up to dedo level. Wash area with Ceramic Tiles Dado.
- ✓ **Toilet** : Designer Bathrooms with Premium Quality Fittings and Vessels, Glazed Tile Dado upto Lintel level.
- ✓ **Doors** : Main Door high quality wooden frame door with veneer panelling on both sides on internal doors wooden frames with laminated flush doors.
- ✓ **Windows** : UPVC / Aluminium windows.
- ✓ **Paint & Finish**: Internal Walls finished with smooth finish plaster with Birla Putty and Primer, exterior walls finish with double quote plaster and exterior paint.
- ✓ **Terrace Finish** : Elegant Tile Finish with Water Proofing Treatment.
- ✓ **Electrification** : Concealed copper ISI wiring and Branded Modular switches with sufficient points



KEY PLAN



Terms and Conditions: (1) The developers reserves the full right to make any additions, alternation & amendments for change in plan & Specifications as may be necessary from time to time. (2) Stamp Duty, registration fees, All GEB charges, Legal charges, GST, maintenance deposit etc. & all applicable taxes will be extra. (3) In case of delay in light connection, the developers will not be responsible. (4) 18% interest will be applicable in case of delay in payment as per schedule given. (5) Continuous default payments lead to cancellation. (6) Refund in case of cancellation will be made within 30 days from the date of booking of new client only & administration expense of ₹ 25,000 /- & the amount of extra work (if any) will be deducted from the refund amount. (7) Any Plans, specifications or information in this brochure can not from part of an offer, contract or agreement. (8) Possession will be give after one month of settlement of all accounts. (9) Maintenance deposit at the time of possession.