Shree Balaji Builders

"Gracewood Elegance" Opp. Casa Lakeside, Nr. Auro Vivaanta, Bil-Chapad Road, Bil, Vadodara - 391410.

Call : **+91 7777 9060 16 | 7777 9060 19**
Email : **sales@gracewoodelegance.com**
Web : **www.gracewoodelegance.com**

Architect : ASQUARE
ARCHITECT & INTERIOR DESIGNER

Structure : Zarna Associates

RERA NO. : PR/GJ/VADODARA/VADODARA/Vadodara Municipal Corporation/RN348AA10248/080523 - www.gujrera.gujarat.gov.in

Payment Mode :
• 20% On Booking • 15% Plinth Level • 15% Ground Floor Slab Level
• 15% First Floor Slab Level • 15% Second Floor Slab Level • 10% After Plaster Work
• 5% After Flooring • 5% Saledeed

Notes : 1) Possession will be given after one month of settlement of all accounts. **2)** Documentation charges, Development Charges, Stamp duty, MGVCL & VMSS, GST, Legal Charges & common maintenance charges will be paid by the purchaser. **3)** Any new central or state government taxes, if applicable shall have to be borne by the purchaser. **4)** Extra work shall be executed after making full payment. **5)** Continuous default payments leads to cancellation. **6)** Developers shall have to right to change the plan, elevation, specification or rise the scheme or any details here in will be binding to all. **7)** In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible. **8)** Refund in case of cancellation will be made withing 30 days from the date of booking of same unit by a new client. Incase of cancellation of booking 10% of the booking amount pls extra work (if done) will be deducted from the booking amount. **9)** Any plans, specifications or information in this brochure can not form part of an offer, contract or agreement. **10)** This brochure does not contain any legal part as per RERA.



SCAN FOR LOCATION

Design by Meraki +91 992529 6417



GRACEWOOD elegance

4 BHK SPLENDID BUNGALOWS

A New Beginning...

Like the commencement of a new season, Gracewood Elegance ushers in a life-style that's abound with freshness and vitality. Each waking day spent in these residences is a powerful reminder that life is good and full of possibilities.







The Next Dimension of Villa Life...

Layout Plan

Plot area Table

NO.	SQ.FT.	NO.	SQ.FT.	NO.	SQ.FT.	NO.	SQ.FT.
01	**1555**	15	**858**	28	**858**	41	**858**
02	**858**	16	**858**	29	**858**	42	**858**
03	**858**	17	**858**	30	**858**	43	**858**
04	**858**	18	**858**	31	**858**	44	**858**
05	**858**	19	**858**	32	**858**	45	**858**
06	**858**	20	**858**	33	**858**	46	**858**
07	**858**	21	**858**	34	**858**	47	**858**
08	**858**	22	**858**	35	**923**	48	**858**
09	**858**	23	**858**	36	**858**	49	**858**
10	**858**	24	**1625**	37	**973**	50	**858**
11	**858**	25	**1625**	38	**858**	51	**858**
12	**1619**	26	**858**	39	**858**	52	**1555**
14	**923**	27	**858**	40	**858**		







The Beautiful Surroundings...

Type A

Bungalow No. :

1 to **12** | **26** to **34** & **36**



Built Up Area	**1638 sq.ft.**
Terrace Area	**170 sq.ft.**

Ground Floor Plan



First Floor Plan



Second Floor Plan



Type B

Bungalow No. :

15 to **23** | **38** to **52**



Built Up Area	**1644 sq.ft.**
Terrace Area	**170 sq.ft.**

Ground Floor Plan



First Floor Plan



Second Floor Plan



Type C

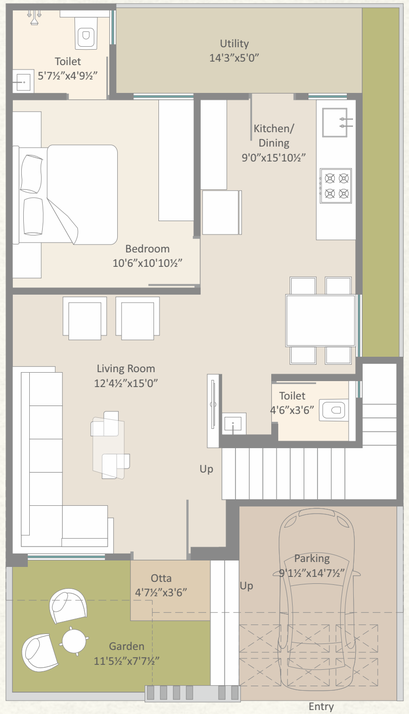
Bungalow No. :

14 & 24

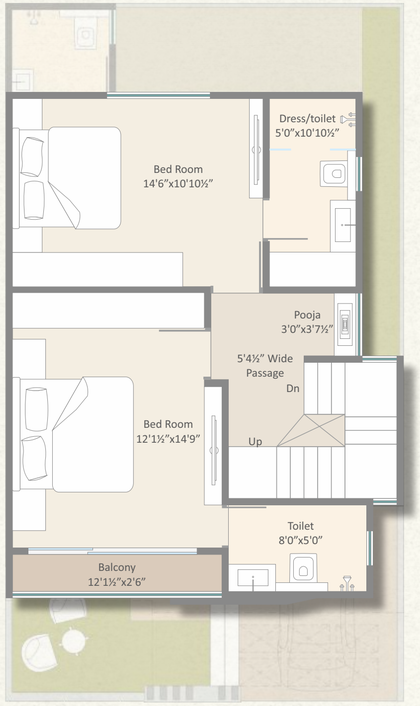


Built Up Area	**1796 sq.ft.**
Terrace Area	**191 sq.ft.**

Ground Floor Plan



First Floor Plan



Second Floor Plan



Type D

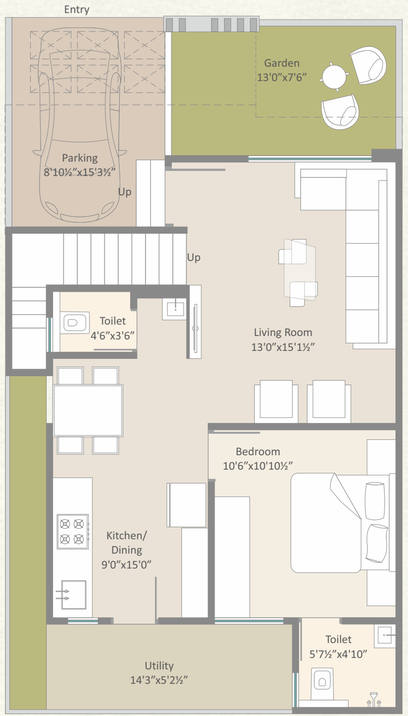
Bungalow No. :

25, 35 & 37

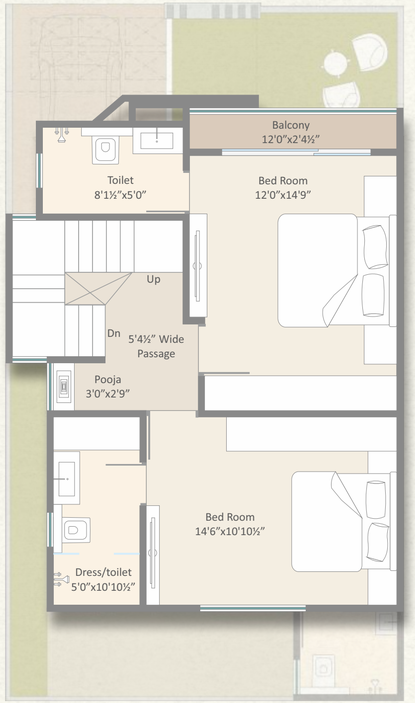


Built Up Area	**1786 sq.ft.**
Terrace Area	**195 sq.ft.**

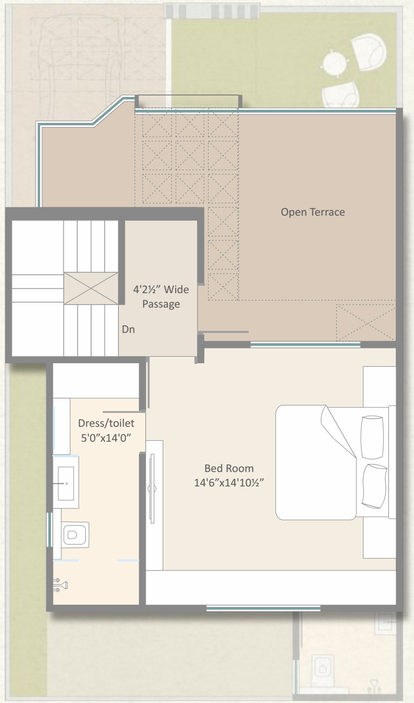
Ground Floor Plan



First Floor Plan



Second Floor Plan





Amenities

- Decorative main gate with security cabin
- Large Party Lawn area
- Amphitheatre
- Kids Play Area
- Senior Citizen Sitting & outdoor gym
- Swimming Pool & Splash Pool
- Video Door phone
- Banquet Hall (Multipurpose Hall)
- Well-equipped Gymnasium
- Well-equipped Indoor Game room
- C.C.T.V Security Surveillance
- R.C.C Internal Road with Street Light

Specifications

STRUCTURE
- Earthquake resistant RCC frame structure.

FLOORING
- 800x1600 vitrified tiles in all rooms.

DOORS
- Main door: Good quality flush door with veneer panelling.
- Other doors: Laminated flush doors.

WINDOWS
- High quality anodized aluminium sliding windows with mosquito net.

WALLS
- Inside smooth finished plaster with Birla white putty and primer.
- Outside double coat plaster with acrylic paint.

KITCHEN
- Granite platform with stainless steel sink.
- Ceramic tile dado over platform up to beam bottom level.
- Wash area with ceramic tile dado and natural stone flooring.

TOILETS
- Designer wall tiles.
- Anti-skid ceramic tiles flooring.
- Granite/Stone counter with ceramic wash basin.
- C.P fittings, vessels of JAQUAR/HINDWARE/CERA or equivalent make.

ELECTRICAL
- Good quality modular switches.
- Provision for TV, A.C, Internet points at convenient location.

