

Developers:
OMKAR DEVELOPERS

Site : "OM AURA", Nr. Gurukul Crossing,
Narayan Vidhyalaya Road,
B/h Goverdhan Township,
Waghodiya Ring Road. Vadodara.

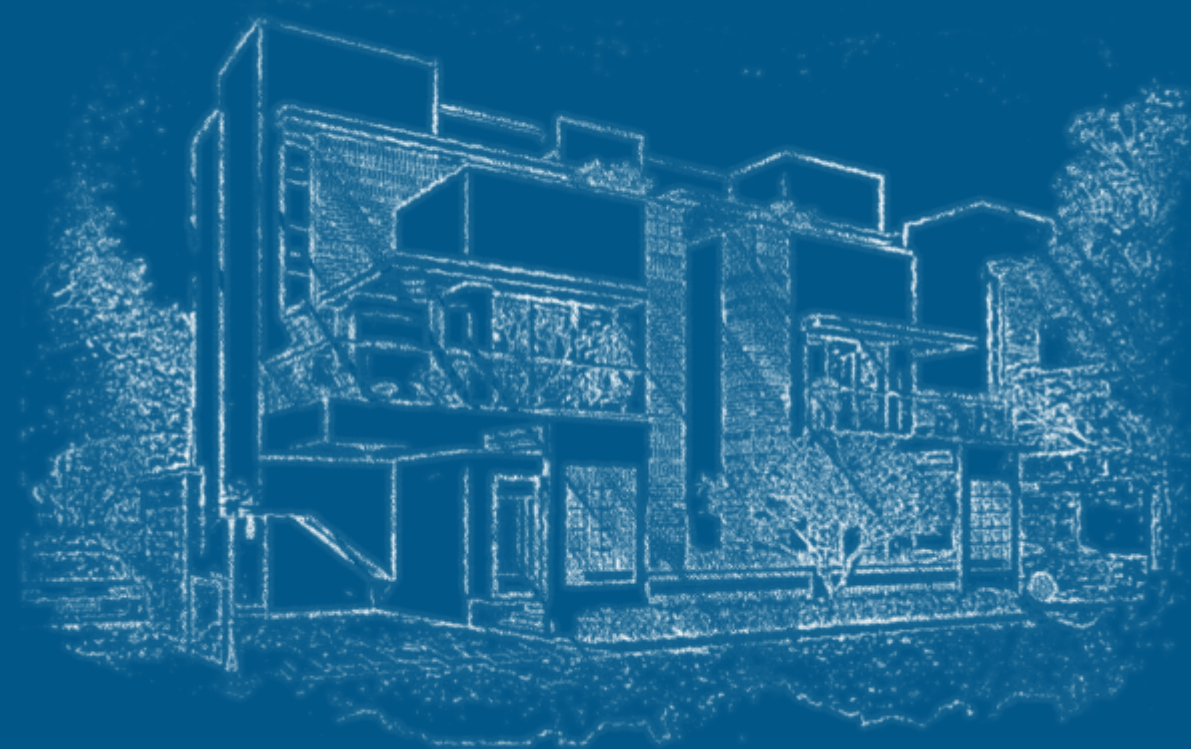
Call:
93277 66260, 97277 94488, 97251 51413

W.: www.omgrouprealestate.com
E. : omkardevelopers694@gmail.com

Architect:



Structure:
Diya Structural Consultants



Discover the
Aura of
Serenity





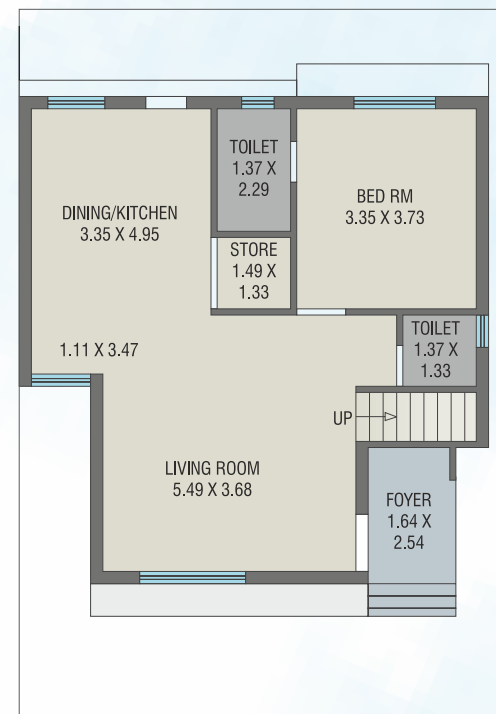
Layout Plan



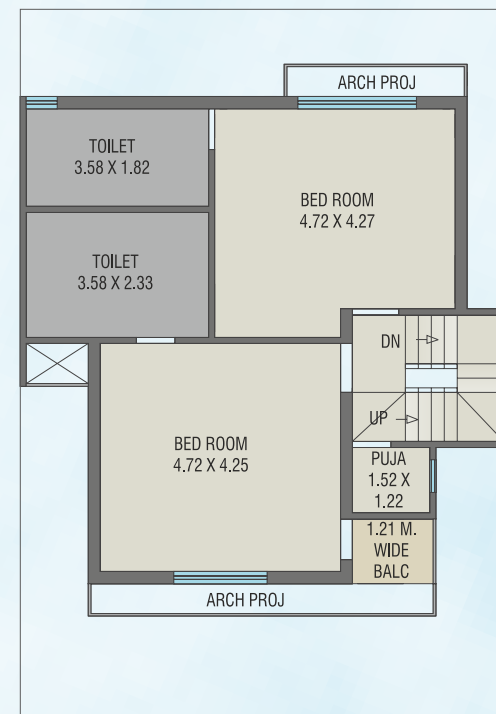


Type - A

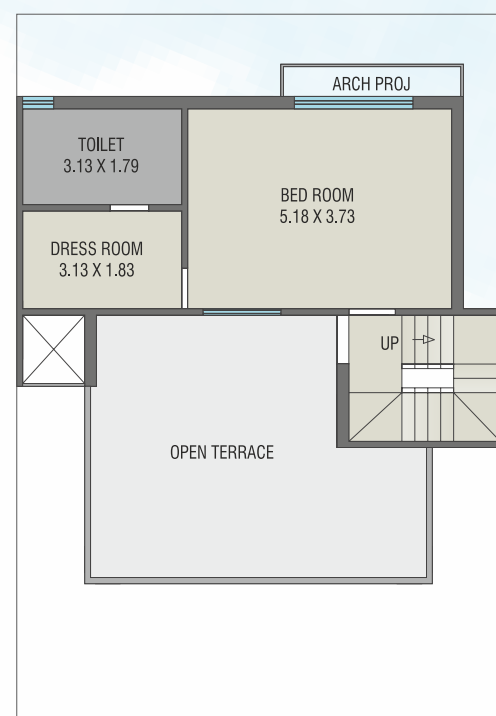
Ground Floor



First Floor

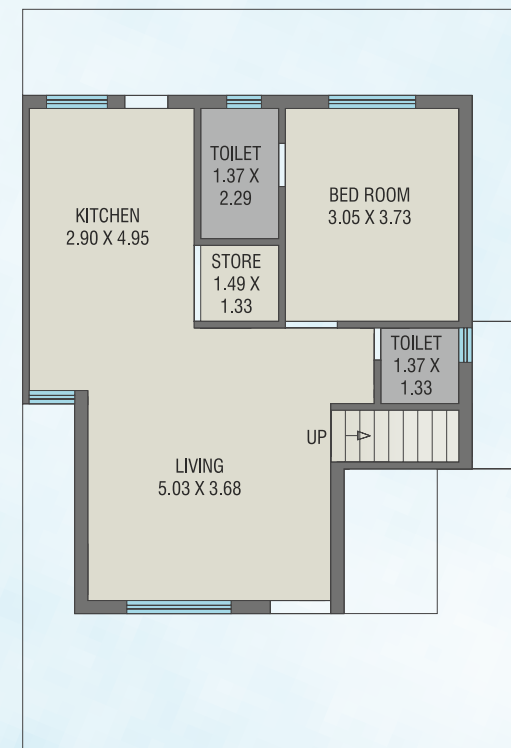


Second Floor

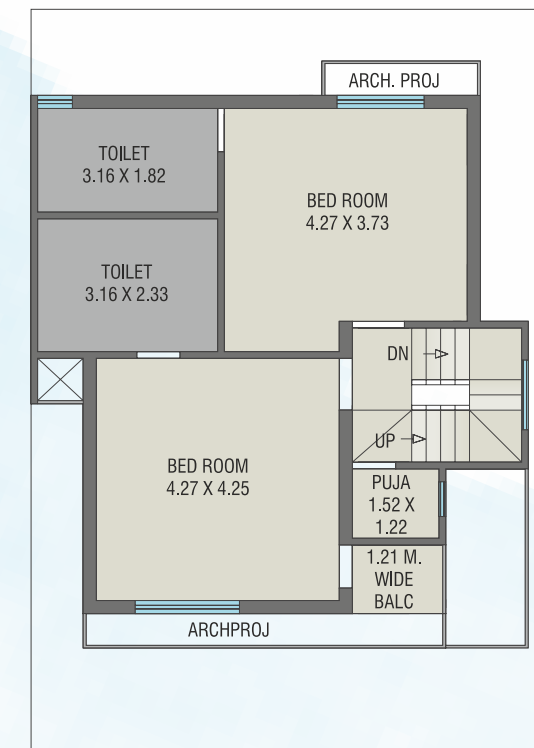


Type - B1

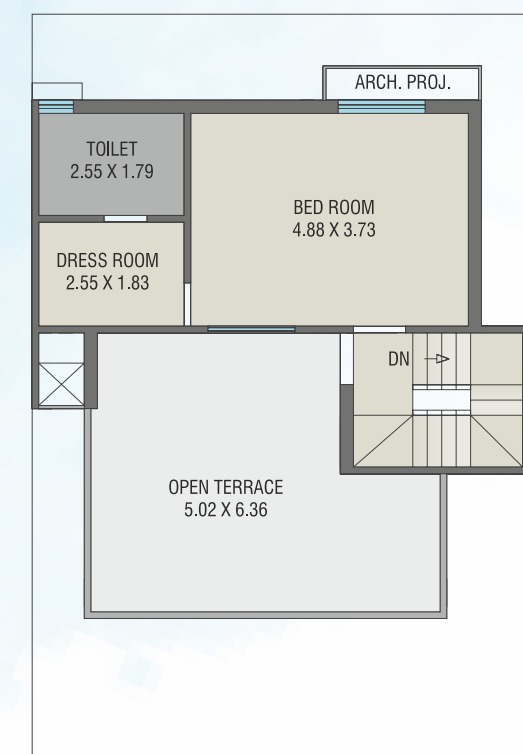
Ground Floor



First Floor



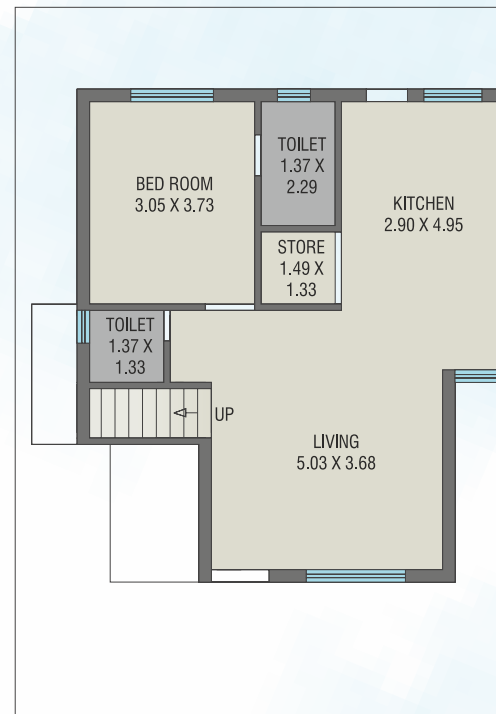
Second Floor



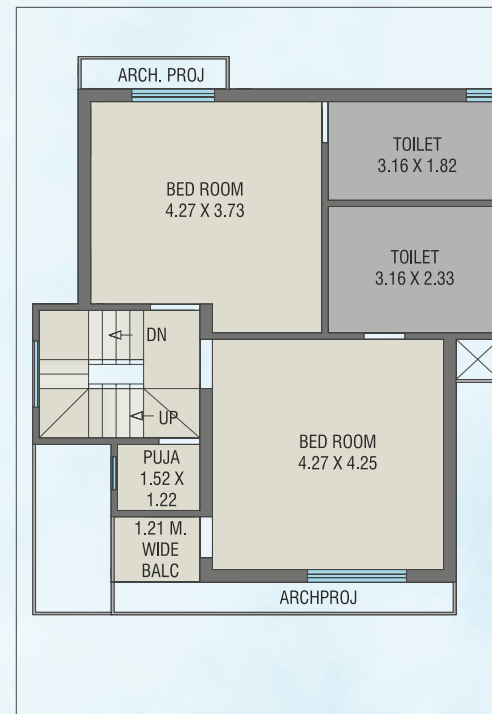


Type - B2

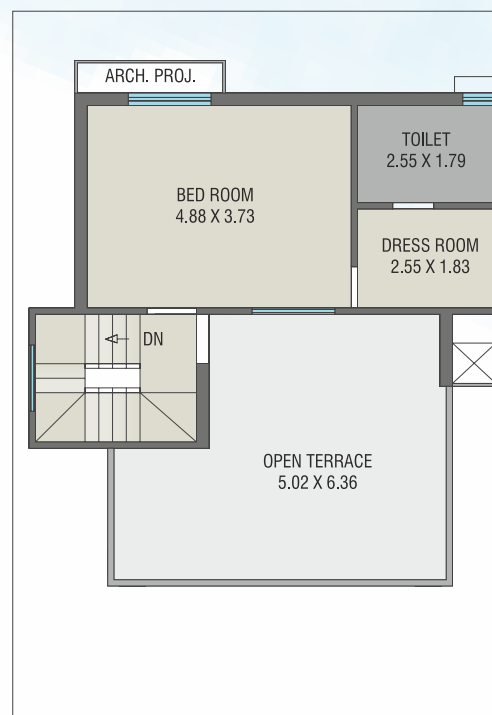
Ground Floor



First Floor

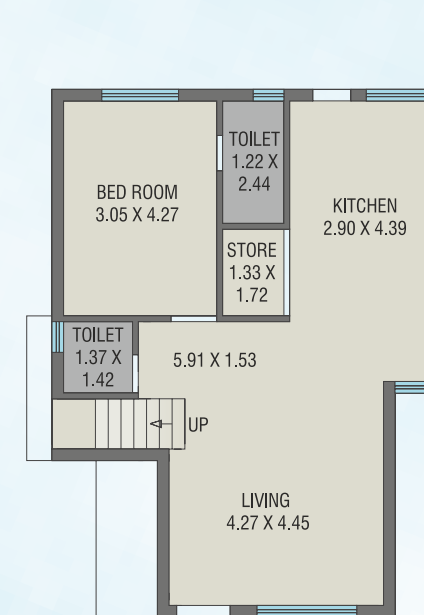


Second Floor

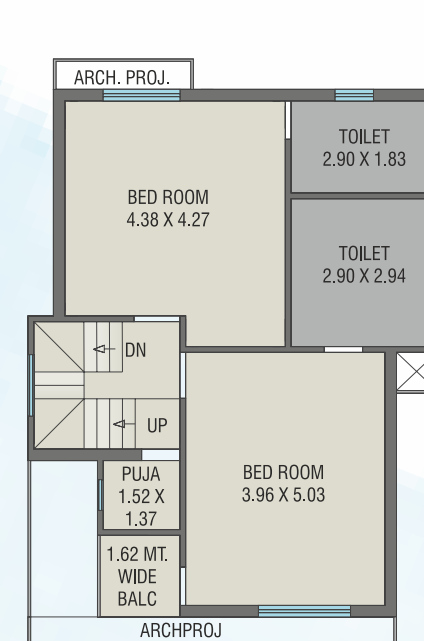


Type - C1

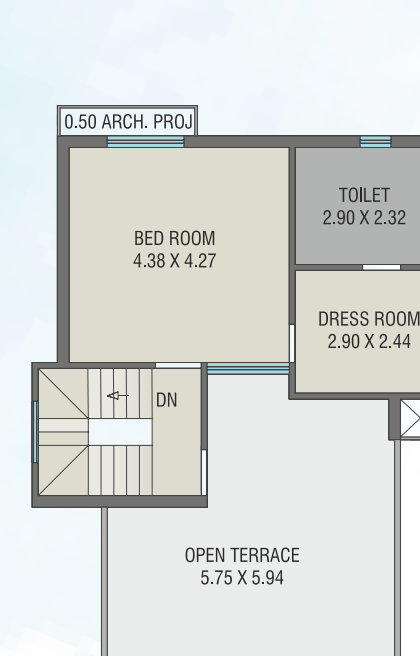
Ground Floor



First Floor



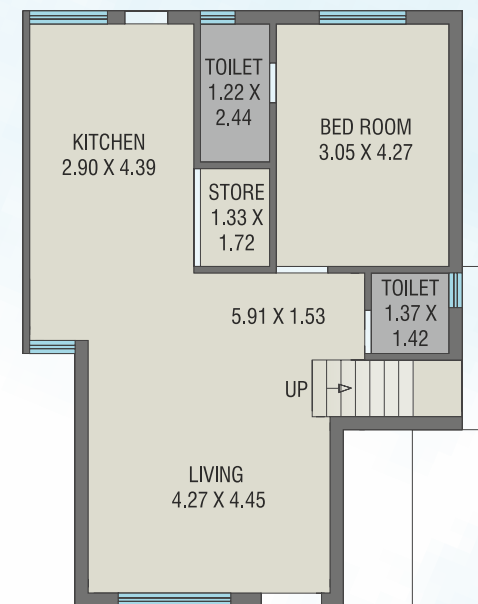
Second Floor



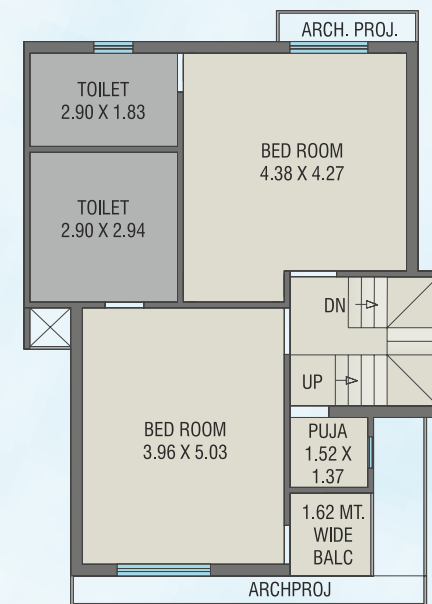


Type - C2

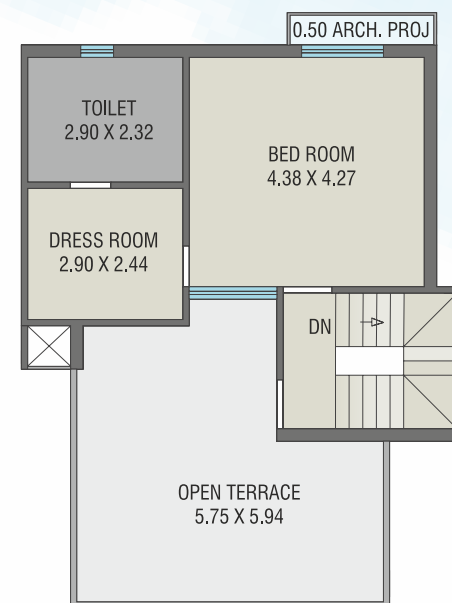
Ground Floor



First Floor

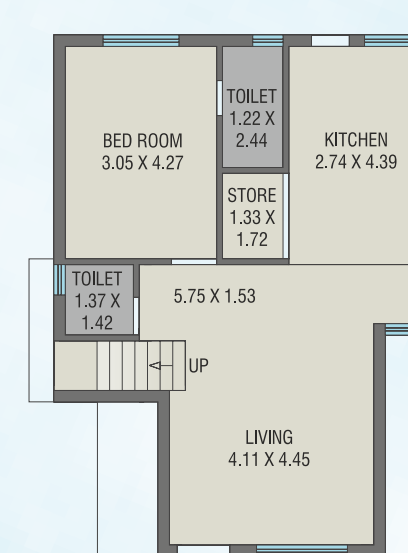


Second Floor

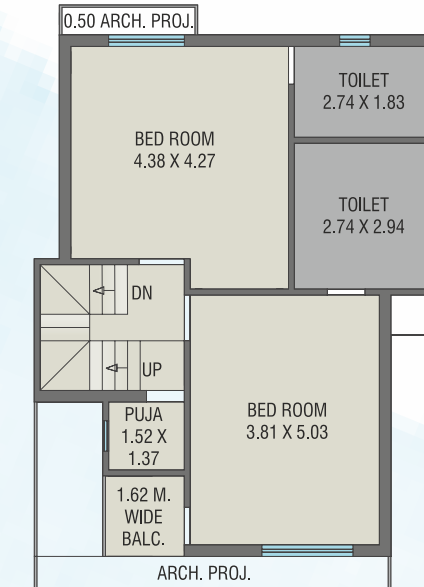


Type - D1

Ground Floor



First Floor

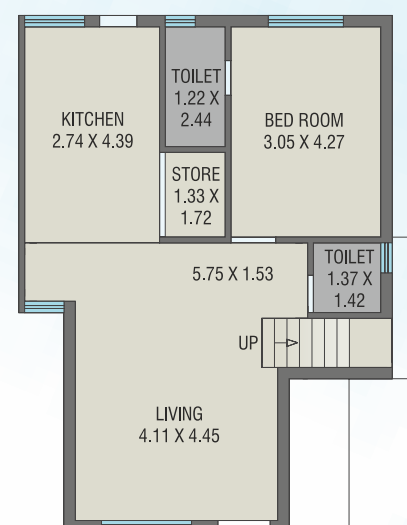


Second Floor

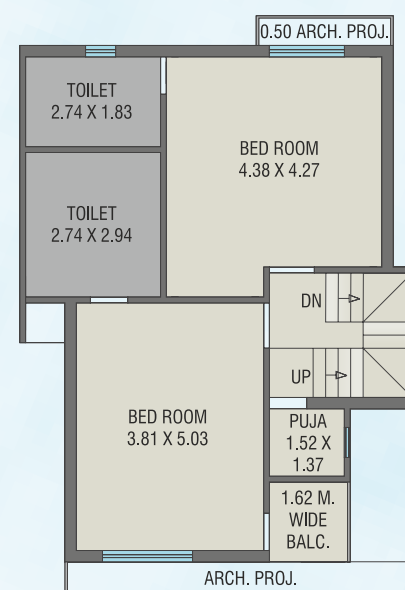


Type - D2

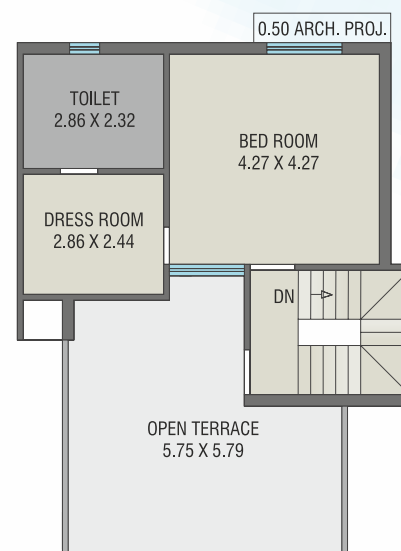
Ground Floor



First Floor



Second Floor



Amenities



Multi Purpose hall



CCTV Camera



Children's Play Area



Decorative Main Gate



Uniform Number Plate to each Unit



Senior Citizen Sitting



Landscape Garden

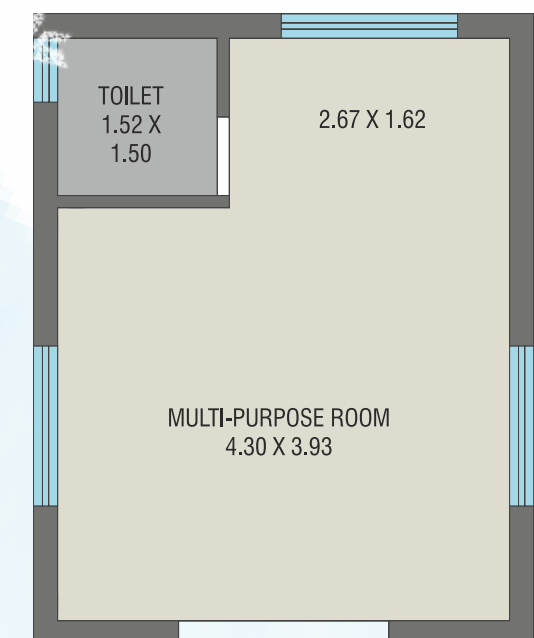


Underground Cabling



Visitor Parking

Club House



Specification

STRUCTURE:

all rcc & brick masonry as per structural engineer's design

WALL FINISH:

inside smooth plaster with cement putty finish & exterior surface with weather shield acrylic paint

FLOORING:

vitrified tiles flooring in all rooms.

DOORS:

decorative main door with standard fittings.
all internal doors good quality flush doors with laminate.

WINDOWS:

aluminum section windows with glass & safety grills
kitchen: granite kitchen platform with ss sink & glazed tiles dedo up to lintel level

BATHROOM:

ceramic tiles flooring & decorative glazed tiles dedo up to lintel level

PLUMBING:

internal concealed plumbing with a good quality C.P. fittings

ELECTRIFICATION:

Concealed copper wiring of approved quality with good quality switches separate ac points in master bed room



Keyplan



MODE OF PAYMENT :

10% Booking | 20% Within 30 Days | 15% Plinth Level | 10% Ground Floor Slab Level | 10% First Floor Slab Level | 10% Second Floor Slab Level | 5% Masonry Level | 10% Plaster Level | 5% Flooring Level | 5% Registration

Terms & Conditions: (1) Documentation charges, GST, Municipal Houses Tax & Common Maintenance Charges will be extra. (2) VUDA Tax, MGVCCL & Property Tax charges will be borne by the client. (3) Any new Central or State Government Taxes, if applicable shall have to be borne by the client. (4) Extra work shall be executed after making full payment in advance - subject to approval. (5) Brochure or presentation cannot form a part of legal document or final details, it is just for easy display. (6) I/We not ask for any structural changes in my UNIT, Any kind of alteration and extra work inside or outside of unit will not be permitted. (7) Any kind of alteration or change is strictly not allowed in elevation of exterior which may affect out look of unit or project. (8) I/We have fully read, understood the term and conditions and agree to abide by the same without any reservations. (9) Subject to Vadodara Jurisdictions. Note: This Brochure is intended only for easy display and information of the project and does not form part of Legal Document.

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