FINAL CHAPTER

THE INVITATION

Your lifestyle story begins here

ANANTA BUSINESSCORP | PATEL PROCESSING

DEVELOPER : **SAMARA HOMES LLP**

ANANTA SAMARA - Behind Collabera, Gotri Main Road, Gotri, Vadodara.

8140 78 1112 | info@anantabuilders.com | www.anantabuilders.com

Architect

MATAI Associates

Structure

VYOM CONSULTANTS

SCAN FOR LOCATION | SCAN FOR WEB | SCAN FOR BROCHURE | SCAN FOR RERA

RERA NO. : **PR/GJ/VADODARA/VADODARA/Vadodara Municipal Corporation/MAA16803/050526/310331** - GUJRERA.GUJARAT.GOV.IN

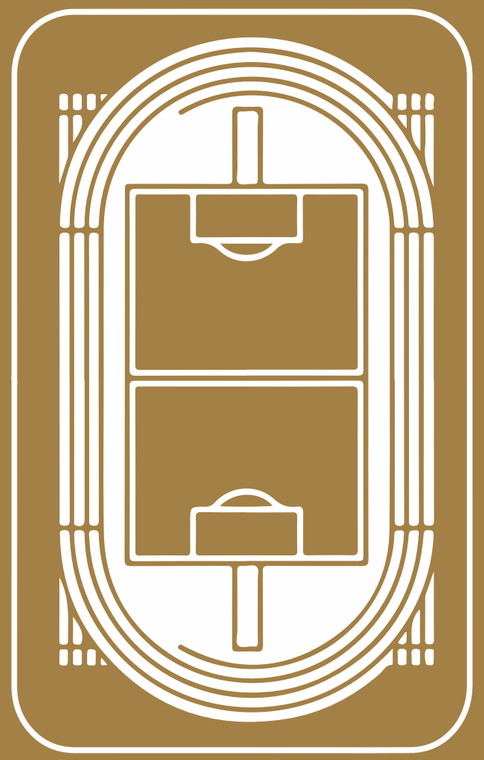
Design by Menaki +91 992329 4477

ANANTA

Samara

SHOPS & **3 BHK** LUXURY APARTMENTS

INSPIRED BY THE TRUE LUXURY LIFESTYLE



CHAPTER 1

Pavilon

Open Views. Future Growth. Prime Advantage.

Sports Complex

Lifetime Views

EV Charging Station

Positioned opposite the upcoming sports complex, the project enjoys an expansive and dynamic frontage that enhances both lifestyle and long-term value. With three sides offering lifetime open views, every residence benefits from uninterrupted openness, natural light, and a rare sense of spatial freedom. The presence of an EV charging station for city buses further strengthens connectivity and future-ready infrastructure, making this address not only scenic—but strategically placed for tomorrow.

THE URBAN
LANDMARK

THE ARRIVAL

More than an entrance, this is where lifestyle begins. Thoughtfully designed with elegant detailing and welcoming proportions, the arrival experience reflects the character of what lies beyond—refined, composed, and effortlessly luxurious. A statement that gently transitions you from the city into a world crafted around comfort and distinction.





CHAPTER 2

DISTINCTION

Designed to stand apart.

47 exclusive ground-floor shops.
196 high-end 3 BHK residences.

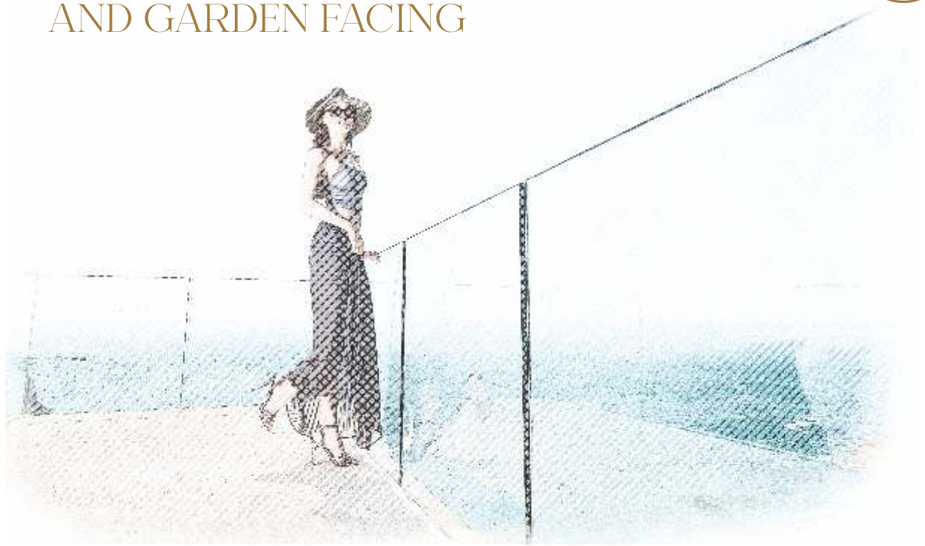
Curated amenities, intelligent layouts, and value additions
that redefine everyday excellence.

3 ENTRY & EXIT CAMPUS WITH CCTV SURVEILLANCE IN COMMON AREA



Designed with clarity and control, the campus features three well-planned entry and exit points to ensure smooth movement while maintaining a secure environment. Strategically placed CCTV surveillance across common areas enhances everyday safety, offering residents peace of mind without disrupting comfort. Thoughtful access planning and discreet monitoring work together to create a community that feels protected, organized, and effortlessly secure.

ALL APARTMENTS WITH ROAD AND GARDEN FACING



Every apartment is thoughtfully positioned to enjoy open road and serene garden views, ensuring a sense of space, light, and visual comfort throughout. This dual-facing advantage enhances natural ventilation and daylight while offering refreshing outlooks from your home. Designed to connect residents with both vibrant surroundings and calming green landscapes, each residence feels open, elevated, and beautifully balanced.

WELL-VENTILATED & BREEZY INFRASTRUCTURE



Thoughtfully planned to welcome natural airflow, the development embraces a breezy, open infrastructure that enhances everyday comfort. Intelligent spacing, orientation, and layout allow fresh air and natural light to move freely throughout the spaces. The result is an environment that feels light, refreshing, and effortlessly comfortable in every season.

DEDICATED ADDITIONAL 6 FT WARDROBE SPACE IN EACH BEDROOM



Each bedroom is thoughtfully designed with an additional dedicated 6-foot wardrobe space, ensuring generous storage without compromising openness. This added provision enhances organization, comfort, and everyday convenience—allowing residents to enjoy clutter-free living within well-planned, spacious interiors.

2 CAR PARKING FOR EACH APARTMENT

1 allotted car parking &
for 2nd car provision of
car lift



Every residence is thoughtfully planned with provision for two car parkings — including one dedicated allotted space and an advanced car lift system for the second vehicle. This intelligent solution ensures convenience without compromising space, offering residents seamless parking access within a well-organized and future-ready infrastructure.

ONLY 2 APARTMENTS ON EACH FLOOR



With just two apartments on every floor, the design ensures enhanced privacy, reduced shared spaces, and a quieter living environment. This low-density planning creates a sense of exclusivity while allowing residents to enjoy greater comfort, natural light, and peaceful surroundings — making everyday living feel more personal and refined.

PLANTER BALCONY IN EACH BEDROOM



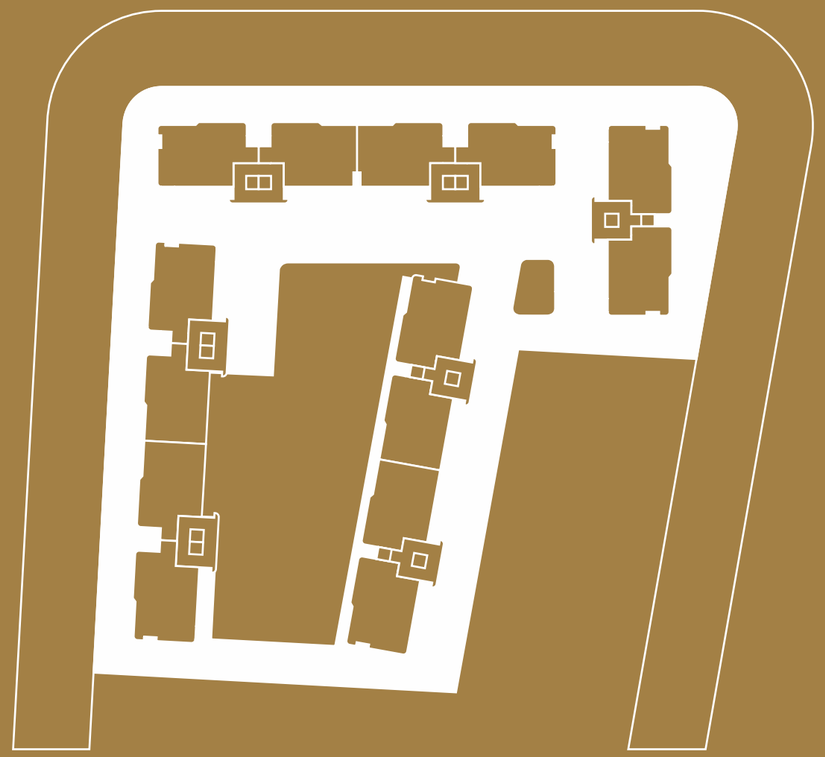
Each bedroom is thoughtfully extended with a dedicated planter balcony, inviting natural light, fresh air, and greenery into your personal space. This seamless indoor-outdoor connection enhances ventilation while creating a calming retreat within the home. Designed to bring nature closer, every bedroom feels more open, refreshing, and beautifully balanced.

PROVISION FOR WASHING MACHINE AND CHIMNEY

with electrical points



Each residence is thoughtfully equipped with dedicated electrical points and wiring provisions for an inverter, washing machine, and kitchen chimney. This forward-planned infrastructure ensures seamless installation and everyday convenience, allowing homeowners to move in with ease and enjoy uninterrupted comfort from day one.



CHAPTER 3

BLUEPRINTS

Planned with purpose.

Every corner is intelligently aligned to
enhance movement, privacy, and harmony
across the entire development.

Every great space begins with a thoughtful plan. The blueprint reflects a carefully considered layout where movement, openness, and functionality come together in perfect balance. Designed to enhance everyday living, each zone is placed with purpose—creating a seamless relationship between spaces while ensuring comfort, clarity, and ease throughout the development.

18.00 MTR. WIDE ROAD

12.00 MTR. WIDE ROAD

12.00 MTR. WIDE ROAD



TERRACE

FLOOR AMENITIES LAYOUT

1	STAR GAZING DECK
2	GAZEBO
3	BARBEQUE DECK
4	GIANT CHESS

N
W E
S

GROUND FLOOR AMENITIES & PARKING LAYOUT

1	Multipurpose Court	9	Shower with Changing Room	17	Game Room
2	Senior Citizen Area	10	Temple	18	Store
3	Yoga / Meditation	11	Entrance Cascade Wall	19	Co-working Space
4	Garden	12	Lounge / Waiting Area	20	Toddler's Room
5	Cricket Pitch	13	Multipurpose Hall	21	Gymnasium
6	Kid's Play Area	14	Library	22	Jogging Track
7	Kid's Swimming Pool	15	Estate Manager	23	Common EV Charging Point
8	Swimming Pool	16	Theatre	24	Pickup and Drop Off Area



TYPICAL

FLOOR LAYOUT

FLOOR :
2, 6, 10 & 14



TYPICAL

FLOOR LAYOUT

FLOOR :
3, 4, 5, 7, 8, 9, 11, 12 & 13





FIRST

FLOOR TERRACE LAYOUT

UNIT NO.	TERRACE AREA
A-101	73
A-102	73
B-101	73
B-102	489
C-101	886
C-102	86
D-101	239
D-102	217
E-101	239
E-102	217
F-101	73
F-102	73
G-101	73
G-102	73

All Size in Sq.ft.

N
W E
S



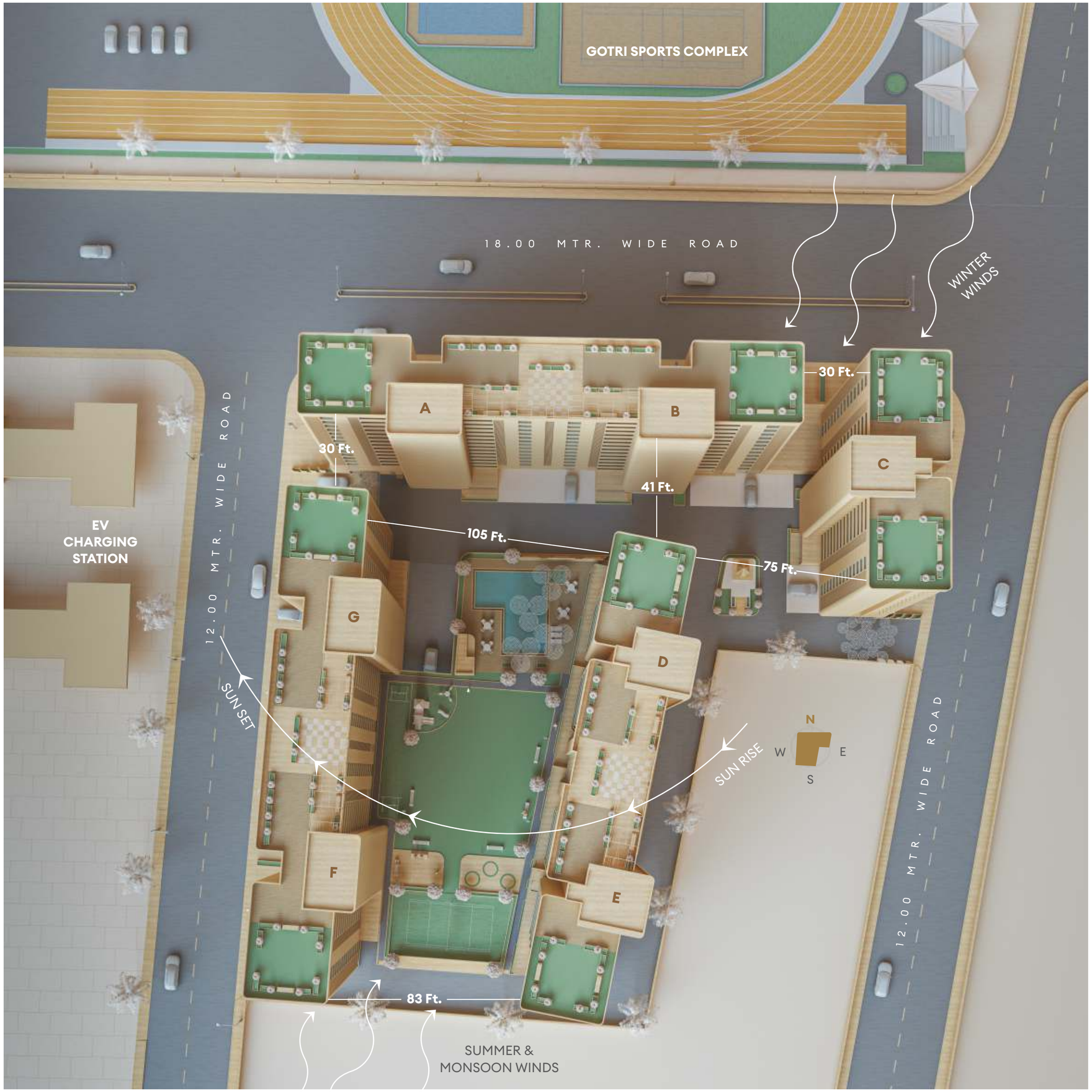
GROUND

FLOOR SHOPS LAYOUT

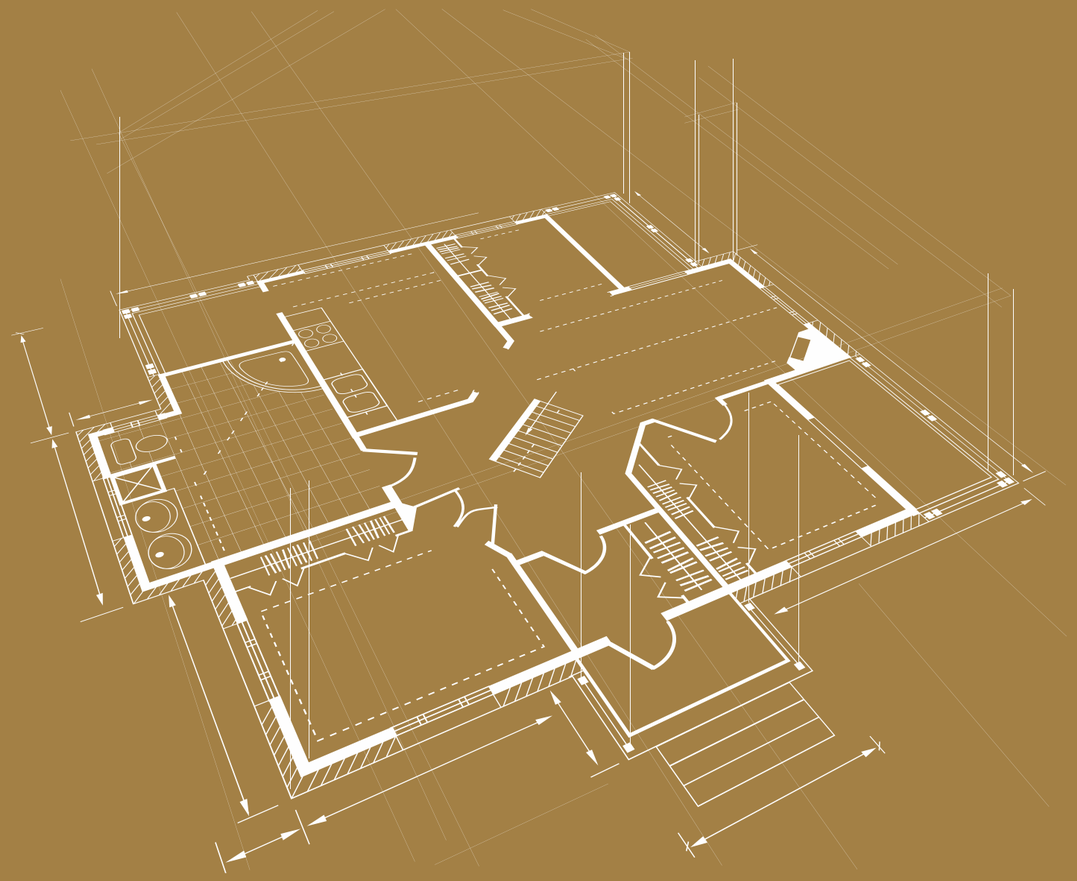
SHOP NO.	CA	SBA
01	314	581
02	314	581
03	166	307
04	210	389
05	225	416
06	210	389
07	258	477
08	314	581
09	334	618
10	334	618
11	314	581
12a	258	477
12b	210	389
14	225	416
15	210	389
16	166	307
17	314	581
18	314	581
19	323	598
20	314	581
21	257	475
22	202	374
23	241	446
24	202	374
25	166	307
26	314	581
27	334	618
28	334	618
29	314	581
30	166	307
31	202	374
32	241	446
33	202	374
34	258	477
35	314	581
36	314	581
37	283	524
38	283	524
39	311	575
40	373	690
41	418	773
42	553	1023
43	338	625
44	300	555
45	191	353
46	325	601
47	301	561

N
W E
S

All Size in Sq.ft.



MASTERFULLY PLANNED SPACES



CHAPTER 4

PRECISION

Spaces that work for you.

Well-proportioned 3 BHK homes
designed to balance openness, functionality,
and modern living needs.

Designed with precision, every floor plan reflects an understanding of how spaces are truly lived in. Thoughtful dimensions, intelligent layouts, and seamless transitions come together to create homes that feel open, balanced, and effortlessly functional.

Lounge / Waiting Area

Wide Passages

2 High Speed Elevators

A REFINED WELCOME



TOWER

A & B

Corner Units

FLOOR :

3, 4, 5, 7, 8, 9, 11, 12 & 13

RERA CARPET : **927** SQ.FT.

WASH / BALCONY : **39** SQ.FT.

PLANTER / AR. PROJ. /

EXTERNAL FOYER : **282** SQ.FT.







TOWER

A & B

Corner Units

FLOOR :

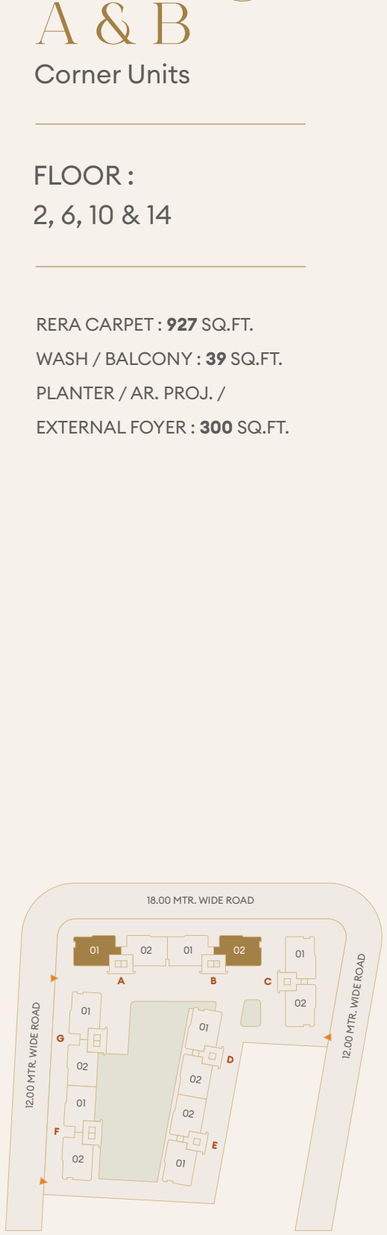
2, 6, 10 & 14

RERA CARPET : **927** SQ.FT.

WASH / BALCONY : **39** SQ.FT.

PLANTER / AR. PROJ. /

EXTERNAL FOYER : **300** SQ.FT.







TOWER

A & B

Middle Units

FLOOR :

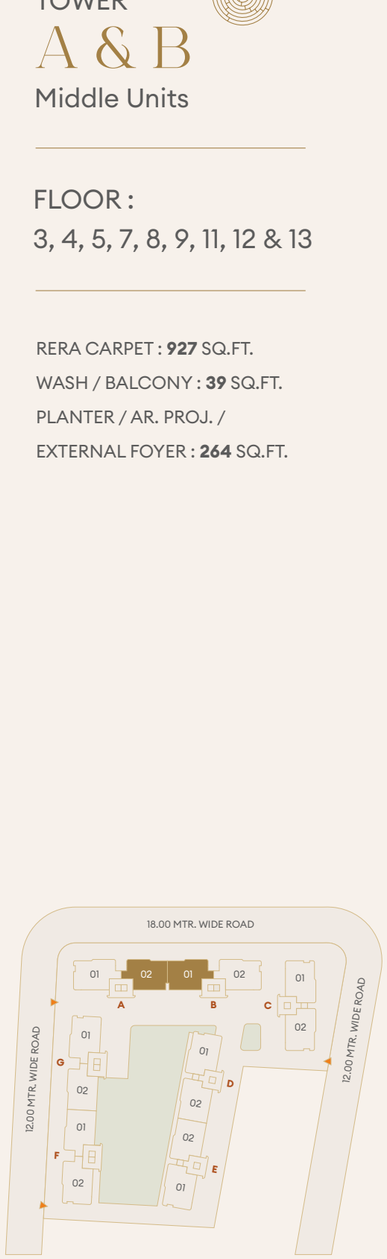
3, 4, 5, 7, 8, 9, 11, 12 & 13

RERA CARPET : **927** SQ.FT.

WASH / BALCONY : **39** SQ.FT.

PLANTER / AR. PROJ. /

EXTERNAL FOYER : **264** SQ.FT.







TOWER

A & B

Middle Units

FLOOR :

2, 6, 10 & 14

RERA CARPET : **927** SQ.FT.

WASH / BALCONY : **39** SQ.FT.

PLANTER / AR. PROJ. /

EXTERNAL FOYER : **282** SQ.FT.







TOWER

C-D-E

Corner Units

FLOOR :

3, 4, 5, 7, 8, 9, 11, 12 & 13

RERA CARPET : **927** SQ.FT.

WASH / BALCONY : **39** SQ.FT.

PLANTER / AR. PROJ. /

EXTERNAL FOYER : **239** SQ.FT.







TOWER

C-D-E

Corner Units

FLOOR :

2, 6, 10 & 14

RERA CARPET : **927** SQ.FT.

WASH / BALCONY : **39** SQ.FT.

PLANTER / AR. PROJ. /

EXTERNAL FOYER : **257** SQ.FT.







TOWER

D & E

Middle Units

FLOOR :

3, 4, 5, 7, 8, 9, 11, 12 & 13

RERA CARPET : **927** SQ.FT.

WASH / BALCONY : **39** SQ.FT.

PLANTER / AR. PROJ. /

EXTERNAL FOYER : **222** SQ.FT.







TOWER

D & E

Middle Units

FLOOR :

2, 6, 10 & 14

RERA CARPET : **927** SQ.FT.

WASH / BALCONY : **39** SQ.FT.

PLANTER / AR. PROJ. /

EXTERNAL FOYER : **240** SQ.FT.







TOWER

F & G

Corner Units

FLOOR :

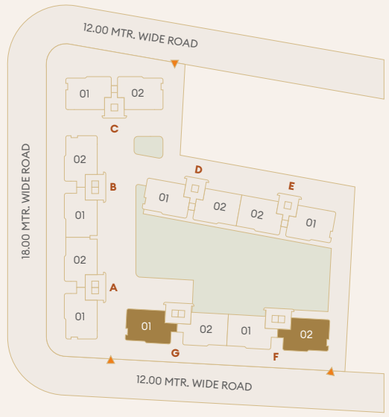
3, 4, 5, 7, 8, 9, 11, 12 & 13

RERA CARPET : **915** SQ.FT.

WASH / BALCONY : **39** SQ.FT.

PLANTER / AR. PROJ. /

EXTERNAL FOYER : **292** SQ.FT.







TOWER

F & G

Corner Units

FLOOR :

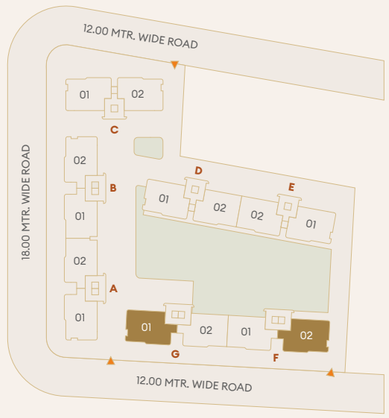
2, 6, 10 & 14

RERA CARPET : **915** SQ.FT.

WASH / BALCONY : **39** SQ.FT.

PLANTER / AR. PROJ. /

EXTERNAL FOYER : **310** SQ.FT.







TOWER

F & G

Middle Units

FLOOR :

3, 4, 5, 7, 8, 9, 11, 12 & 13

RERA CARPET : **915** SQ.FT.

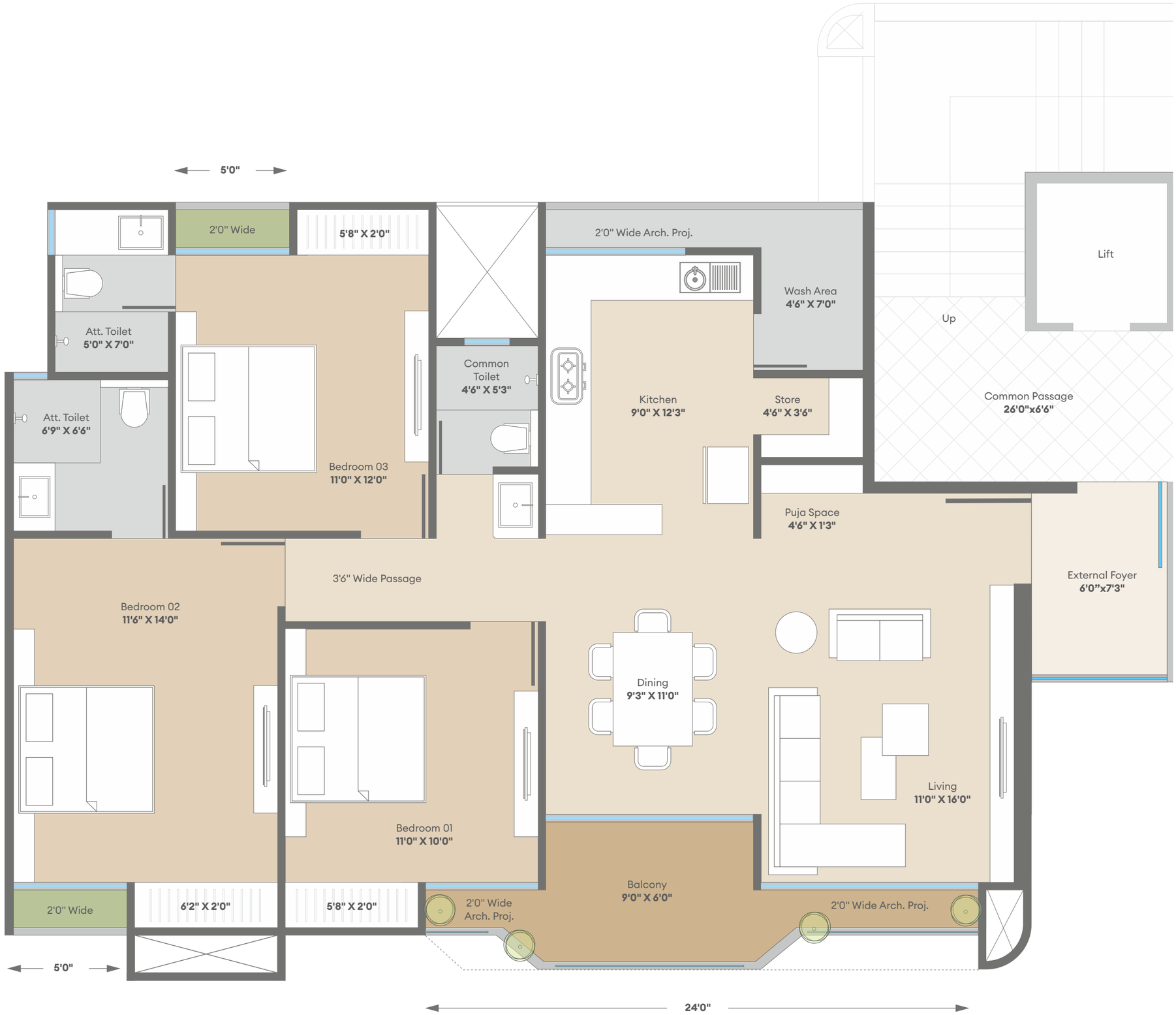
WASH / BALCONY : **39** SQ.FT.

PLANTER / AR. PROJ. /

EXTERNAL FOYER : **275** SQ.FT.







TOWER

F & G

Middle Units

FLOOR :

2, 6, 10 & 14

RERA CARPET : **915** SQ.FT.

WASH / BALCONY : **39** SQ.FT.

PLANTER / AR. PROJ. /

EXTERNAL FOYER : **293** SQ.FT.







Thoughtfully designed living spaces invite natural light, open views, and effortless comfort into your everyday life. Expansive layouts, seamless indoor-outdoor connection, and refined finishes come together to create a home that feels airy, balanced, and truly welcoming.

SPACE TO LIVE BEAUTIFULLY



Overlooking a vibrant sports complex, the view extends beyond the ordinary–bringing energy, openness, and a sense of movement into everyday living. Wide balconies and expansive openings create a seamless connection between your home and the outdoors, offering a refreshing outlook that inspires both calm and activity.

BALCONY FACES THE SPORTS COMPLEX



From the living lounge to the dining area and kitchen beyond, every corner is designed with intention. Subtle lighting, refined finishes, and open connectivity come together to offer a setting that feels spacious, warm, and effortlessly sophisticated.

CRAFTED FOR EVERYDAY ELEGANCE





CHAPTER 5

INDULGENCE

More than amenities. A lifestyle.

30+ thoughtfully curated spaces and
20+ value additions—each designed to enrich leisure,
wellness, and community living.

True indulgence lies in the details that enrich everyday living. Carefully curated amenities, calming spaces, and thoughtful design create moments of relaxation and renewal. Here, leisure is effortless, comfort is intentional, and every day carries a sense of quiet luxury.

Multipurpose Court | Garden | Senior Citizen Area | Cricket Pitch | Yoga / Meditation

DESIGNED FOR LEISURE



Swimming Pool

Kid's Pool

Shower Area

Changing Room

REFINED POOLSIDE LIVING





MOMENTS MADE OUTDOORS

Kid's Play Area

Jogging Track





Purposeful Indoor Spaces

Gymnasium

Game Room

Multipurpose Hall









GROWING TOGETHER SPACES

Toddler's Room

Library

Co-working Space




THE SCORCH TRIALS
MINI THEATRE

Star Gazing Deck

Gazebo

Barbeque Deck

Giant Chess

A SKY-LEVEL RETREAT





CHAPTER 6

ELEVATION

Architecture that speaks before words.

A bold façade, refined proportions,
and timeless aesthetics—crafted to leave a lasting
impression from every angle.

Rising with quiet confidence, the architecture is a refined expression of modern living. Clean lines, balanced proportions, and thoughtful detailing come together to create an elegant silhouette that stands apart without seeking attention. Designed to complement both lifestyle and surroundings, the elevation reflects a sense of timeless sophistication—where form, function, and aesthetics exist in perfect harmony.

LIFESTYLE
AT FIRST SIGHT

THE SKYLINE



DESIGNED
WITH CLARITY

BASEMENT

PARKING PLAN





CHAPTER 7

SIGNATURE

Details that define quality.

Premium materials, superior finishes,
and carefully chosen specifications—because
true luxury lives in the details.

Signature details define the true character of the project. From carefully selected materials to refined finishes and dependable specifications, every element reflects a commitment to quality and durability. Thoughtfully executed and built to endure, these details come together to create spaces that feel refined, reliable, and unmistakably well-crafted.

STRUCTURE

- Earthquake resistant RCC frame structure designed as approved by structure consultant.

FLOORING

- 1600mm X 800mm premium quality glazed vitrified tiles in living room, kitchen, dining, passage and bedrooms.
- Anti-skid tiles flooring in wash and balcony.

WALL FINISH

- Interior: Smooth finish plaster with 2 coat putty and primer of (Birla or equivalent.)
- Exterior: Double coat plaster with roller/rustic texture and ultima paint of (Asian/ Berger or equivalent.)

DOORS

- Main Door: Wooden frame with a high-quality decorative door with a veneer finish and polish on both sides. Equipped with digital door lock with Wi-Fi access.
- Internal Door: Laminated flush door with granite/composite full body tile frame and Godrej/Europa or equivalent lock fittings.

ELECTRIFICATION

- 3 Phase concealed copper wiring as per ISI standard of Anchor/ Finolax/ RR Kabel/ Apar or equivalent.
- Modular switches (Schneider electric or equivalent)
- Adequate electric points in each room.
- TV point in living room and in master bedroom.

TERRACE

- Elegant china mosaic finish with water proofing treatment.

AIR-CONDITIONING

- PVC pipe fitted in wall for provision of drain pipe upto drainage unit.
- AC point in living room/ dining and in all bedrooms.

KITCHEN

- Premium quality granite/composite full body tile platform with S.S./Quartz sink.
- Wall tiles up to lintel level. (8ft)
- Sink tap with hot and cold water supply.

PLUMBING

- External: Standard quality CPVC/ UPVC plumbing.
- Internal: CPVC Concealed plumbing with ISI standard of Astral/ Ashirwad/ Finolex or equivalent.

BATHROOMS

- Premium quality bath fittings and sanitary wares (Kohler/ Jaguar/ Cera or equivalent)
- Geyser points in each bathroom.
- Premium quality ceramic tiles on wall up to lintel level and anti-skid ceramic tiles flooring.
- Granite/composite full body tile counter with ceramic basin and UPVC ventilation.
- Wash basin tap with hot & cold water supply.

WINDOWS

- Premium quality UPVC windows.
- Granite/composite full body tile frame for window.

ADDITIONAL SPECIFICATION

- Secured gated community.
- Attractive entrance gate with security cabin.
- Two automatic high-speed elevators in each residential tower. (Ostrich/ Schindler/ Otis or equivalent).
- Elegant entry foyer in each tower with name plate.
- Trimix concrete internal road with streetlight.
- Underground cabling for wire-free campus.
- Dedicated area for service, utility and transformers.
- Power backup for common illumination and elevators.
- Sufficient water supply by bore well and corporation.
- Firefighting system.
- Level controllers in water tanks to avoid wastage.

CHAPTER 8

ADDRESS

Positioned for progress.

A location that connects lifestyle,
business, and convenience—placing you
closer to everything that truly matters.

Gotri stands as one of Vadodara's most preferred residential neighborhoods, known for its excellent connectivity, established infrastructure, and everyday convenience. Surrounded by reputed schools, healthcare facilities, shopping destinations, and key city corridors, the area offers effortless access to both work and leisure. Well-planned roads, a peaceful residential environment, and growing urban development make Gotri an address that balances comfort, connectivity, and long-term value.

ANANTA®
BUSINESSCORP

VADODARA'S MOST LOVED BUILDER

17 YEARS
45,00,000+ SQ.FT.
COUNTLESS SMILES

The journey of Ananta Builders' has been one of many milestones.

Founded in 2009, Ananta is Vadodara's very own world-class real estate developer. An amalgamation of young and passionate individuals, Ananta Builders has been redefining the skyline of Vadodara with some finest real estate properties. Icons of class, luxury and value-for-money, our landmark developments are home to people from diverse socio-economic backgrounds. Known for quality construction, fast project completion and comprehensive set of amenities, we delight our customers with thoughtful innovations and genuine craftsmanship.

From Residential to Commercial, Hospitality to Retail, we are creating spaces that help people prosper in life.

OUR LANDMARK PROJECTS

ANANTA TRENDZ
Shops, Offices & Showrooms
@ Gotri

ANANTA LIFESTYLE
Shops, Flats & Penthouses
@ Ajwa Crossing

ANANTA ARIES
Shops & Flats
@ Ajwa Crossing

ANANTA ASHTHA
Shops, Flats Penthouses & Duplexes
@ New Waghodia

ANANTA SHUBHLAXMI
Duplexes
@ New Waghodia

ANANTA SAFAL
Shops, Flats & Penthouses
@ New Ajwa Road

ANANTA SIGNATURE
Shops, Offices & Multiplex
@ Harni

ANANTA SWAGATAM
Tenements & Duplexes
@ Atladara - Bil

ANANTA SANSKAR
Duplexes, Tenements
@ New Ajwa Road

ANANTA SAVAN
Premium Bungalows
@ New Waghodia

ANANTA SHUBH LABH
Tenements & Duplexes
@ New Waghodia

ANANTA STYLUS
Corporate Houses
@ Karelibaug

ANANTA SHUBHARAMBH
Tenements & Duplexes
@ New Waghodia

ANANTA SAMRUDDHI
Shops, Flats & Penthouses
@ Ajwa Crossing

ANANTA SQUARE
Shops & Flats
@ Halol

ANANTA SAVERA
4 Side Open Villas
@ Atladara- Bil

SHUKAN ANANTA
Residential & Commercial
@ Karelibaug

ANANTA STALLION
Showroom & Offices
@ Gotri - Sevasi Road

ANANTA STANFORD
Shops & Offices
@ Gotri - Sevasi Road

STALLION 72
Apartments & Penthouses
@ New Alkapuri

STANMORE
Showroom & Offices
@ Sevasi

ANANTA SPLENDOUR
5B2HK Premium Villas
@ Bhayli

ANANTA STALLION 2
Luxe Showrooms & Corporate
Showroom
@ Gotri

ANANTA STANFORD LUXOR
4B2HK Apartments & Showrooms
@ Bhayli

ANANTA STANFORD PLUS
Showroom & Offices
@ Bhayli

PAYMENT SCHEDULE

FOR COMMERCIAL		FOR RESIDENTIAL			
• Booking	30%	• Booking	10%	• 8th Floor Slab	05%
• Foundation	10%	• Foundation	15%	• 10th Floor Slab	05%
• On Plinth	15%	• On Plinth	15%	• 12th Floor Slab	05%
• GF Slab	15%	• GF Slab	05%	• 14th Floor Slab	05%
• Plaster	15%	• 2nd Floor Slab	05%	• Masonary Work	05%
• Flooring	10%	• 4th Floor Slab	05%	• Plaster	05%
• Finishing	05%	• 6th Floor Slab	05%	• Flooring	05%
				• Finishing	05%

TERMS & CONDITIONS: • Maintenance deposit, development charges, floor-rise charges, electrical infrastructure charges, GEB meter deposit/load charges, stamp duty, registration charges, document legal charges, GST or any such taxes will be charged extra. • Any new Central or State Government taxes, if applicable, will have to be borne by the clients. • Possession will be given only after 45 days of settlement of all accounts as per schedule including extra charges. Payment terms to be considered as per Agreement to Sale. • Extra work will be executed after acquiring possession as well as receiving full payment of the allotted unit. • Continuous default in payment will lead to cancellation of the booking. In case of cancellation, under any circumstances, 10% of the total booking value will be deducted as administrative charges. The remaining amount will be refunded only after the same unit is sold to a new purchaser. The refund will be made only after the new purchaser has paid all dues up to the current stage of construction and any additional payment received over and above that stage. Such additional payment shall be used to refund the balance amount to the previous purchaser. • In case of cancellation of the said unit, if any changes for that particular unit are executed on the request of the buyer then the cost of such changes will be borne by the buyer. If any further expense is incurred to bring out the unit in its original design/layout then such expenses will also be deducted from the amount to be refunded towards cancellation. • A n y plans, specifications or information in this brochure is subject to change as may be approved by the competent authorities and cannot form legal part of an offer, contract or any legal agreement. The area are indicative only. The measurements indicated in the plan may vary at the time of construction. All photography, landscaping and computer imaginary are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. • The developers reserve all the rights to make any changes/revise/improvise any details, as may be required from time to time in the overall layout, dimensions, building plan and specifications without any prior notice and they are binding to all the members. Project completion time may vary as it is highly dependent on labour & material availability. • In case of delays in water supply & electricity by the respective authorities, developers will not be responsible at a time of possession. • In order to maintain the aesthetics of the building, no signboards are allowed. In the case of showrooms, signboards will be allowed only at the marked location, and outdoor AC units will not be allowed on the outer front and side elevation. Changes in structural design and external façade will not be permitted. • P l a n t e r / S t a n d i n g balcony /Architectural Projection and personal foyer mentioned in the brochure is just for reference & understanding and is not counted towards FSI but only Built up and available to the Allottee without any charge/consideration for the exclusive use of the particular unit owner. • The recipient of the present brochure is advised to compare the same with the approved lay out plan and the brochure submitted before the RERA. If any discrepancy is found I between the two brochures, the one submitted before the authority will supersede all other representations and the promoter/developer would only be liable to provide the amenities as per the approved lay out plan and brochure as submitted to RERA.

