

SHOPS &  
3 BHK SUPER  
SPECIOUS  
FLATS

CHOOSE TO CREATE  
A NEW  
AURA  
DISCOVER ORIGINALITY



**AASHRAY**  
ELEGANCE

LUXURY MAGNIFIED AT  
EVERY LEVEL

**Aashray Elegance** is a residential & Commercial development that sets you apart by its sheer brilliance.

From stunning architecture to lavishly appointed Flats, the lifestyle you experience at **Aashray Elegance** is certainly second to none.

Your search for a Shops & 3 BHK Super Specious Flats in the heart of the city is over. find everything your heart desires and more at this truly stylish development.

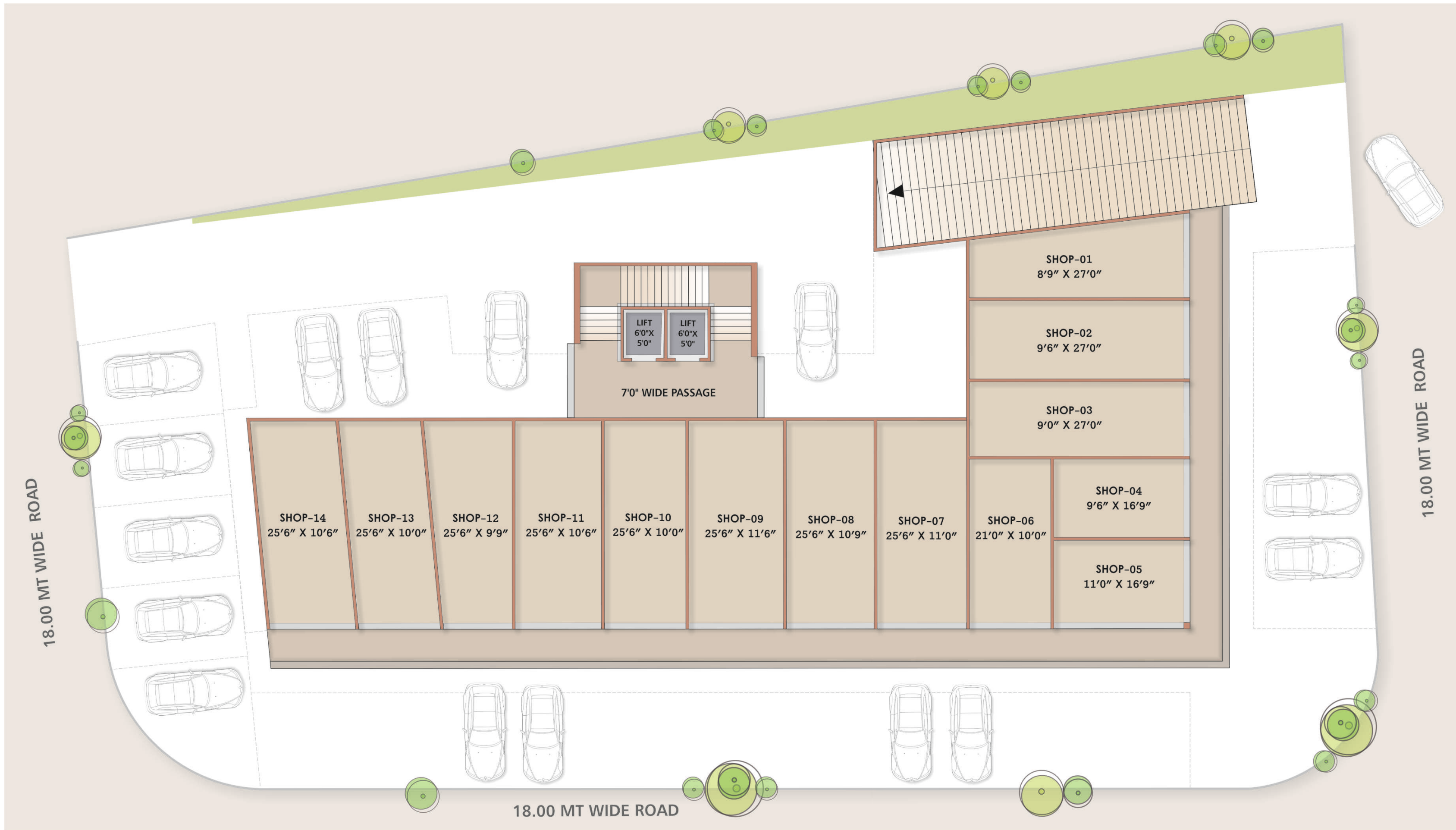
  
**AASHRAY**  
ELEGANCE





# BASEMENT FLOOR PLAN





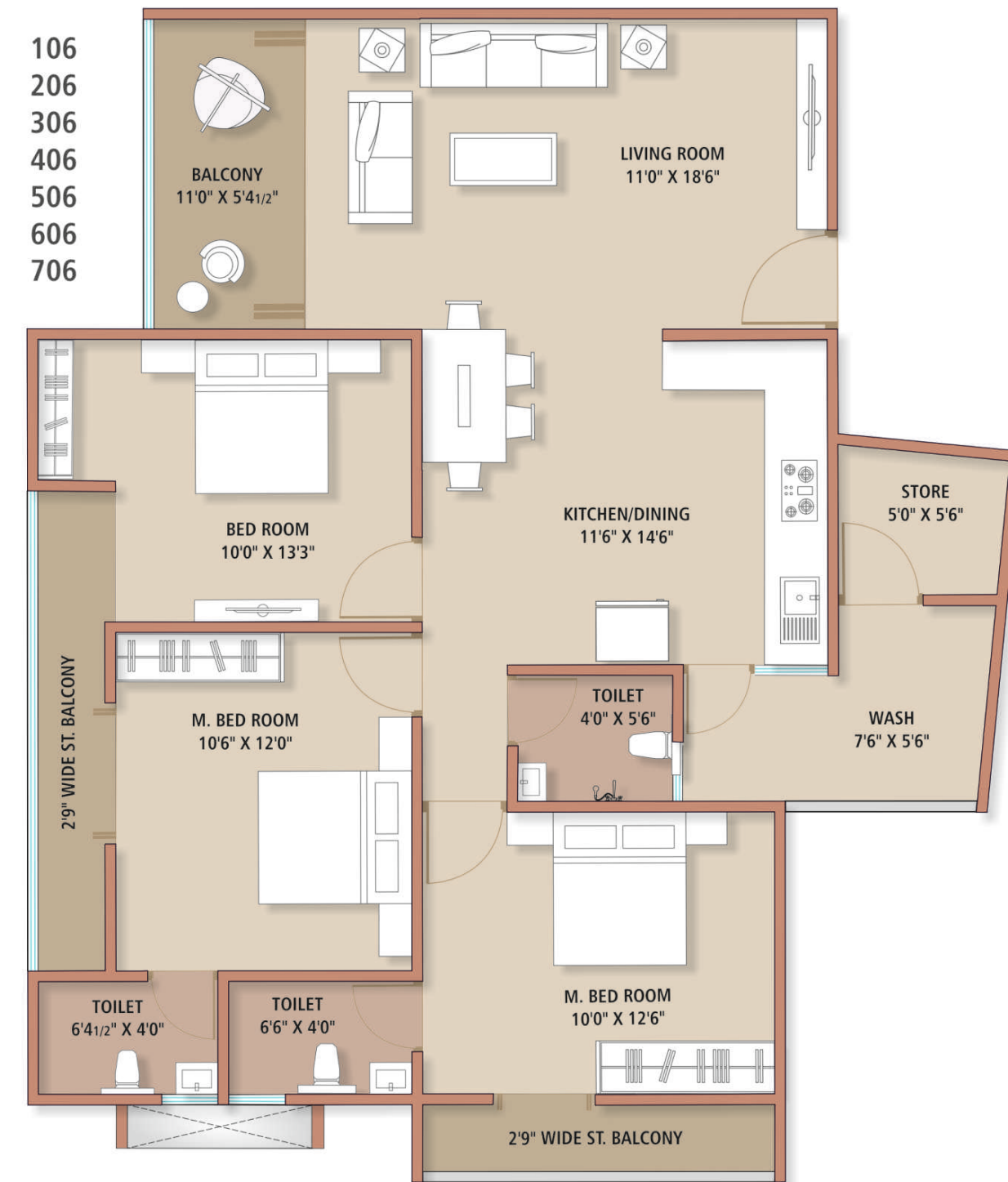
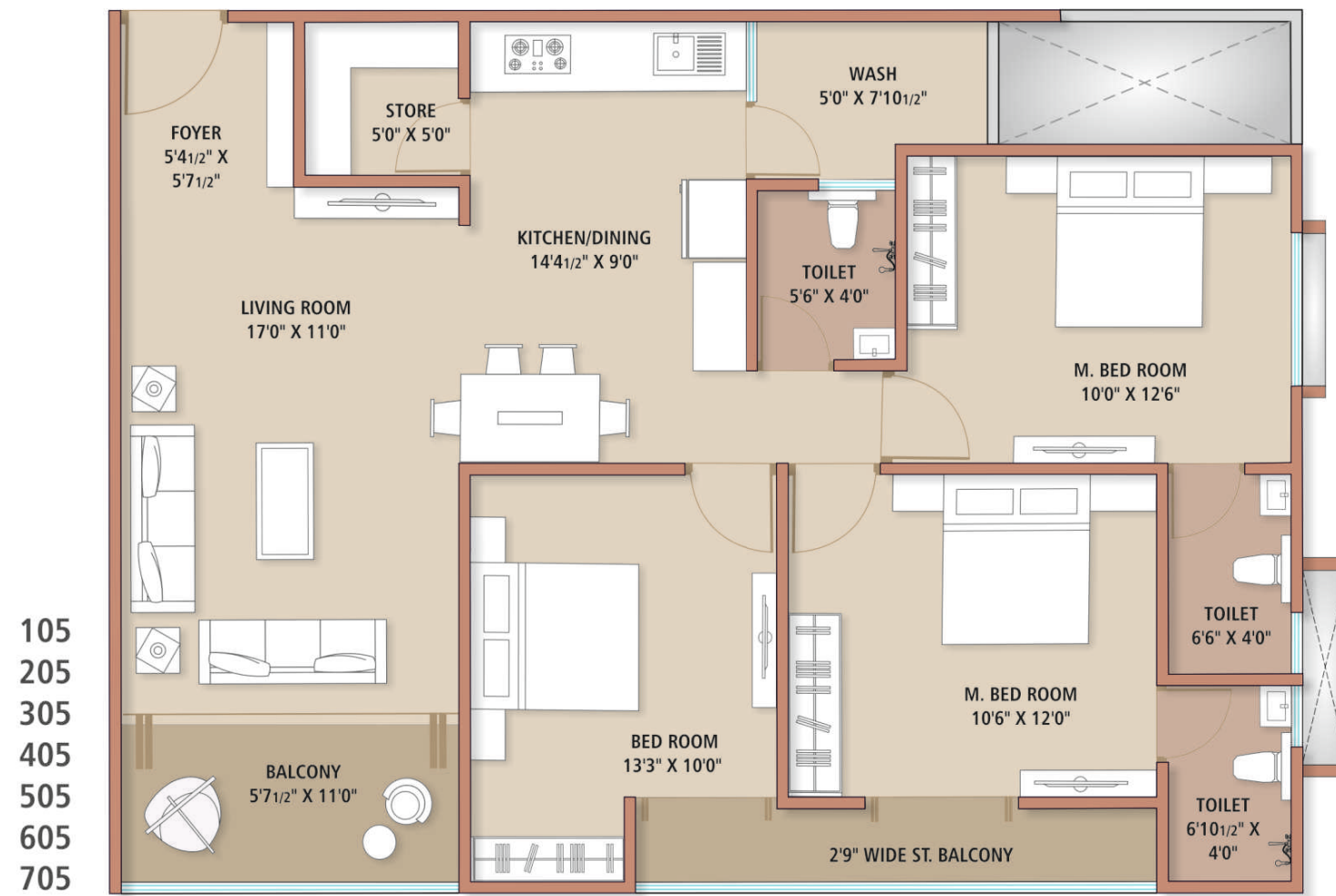
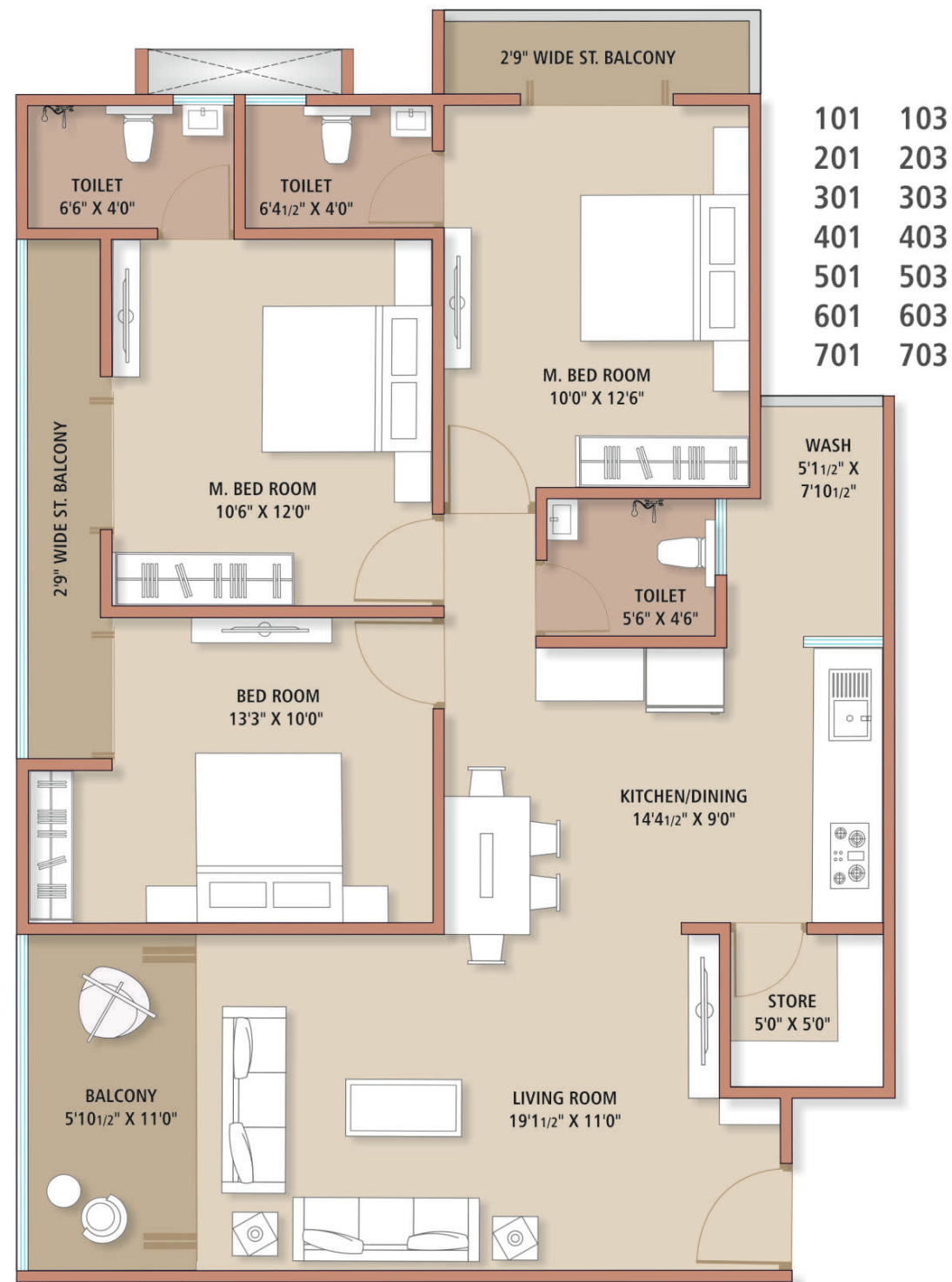
# GROUND FLOOR PLAN



# TYPICAL FLOOR PLAN



# 3 BHK TYPICAL FLOOR PLAN





## SPECIFICATIONS
















-  **RCC STRUCTURE**  
Earthquake resistant RCC frame structural as per structural engineer's design
-  **FLOORING**  
Vitrified Tiles in all Rooms
-  **DOOR & WINDOWS**  
Doors : Elegant wooden entrance Door.  
Internal Laminated Flush doors.  
Windows : Color anodized aluminium section windows with glass & mosquito net make.
-  **BATHROOMS & TOILETS**  
Designer bathrooms with Premium Glazed Tiles upto Door level.  
Premium branded Plumbing fixture and vessels.

-  **PAINT & FINISH**  
Interiors : Smooth plaster with Wall Putty & Primer  
Exterior : Double coat plaster with Water proof and resistant paint.
-  **KITCHEN**  
Granite counter with  
Stainless Steel Sink and tiling upto the door /window level on wall.
-  **ELECTRIFICATION**  
Concealed copper ISI wiring of approved quality  
Modular switches with sufficient electrical point as per architect's plan.
-  **TERRACE**  
Open terrace finished with chemical water proofing

LET THE JOYS BE PRECIOUS....!



## AMENITIES

-  **SINGLE TOWER WITH 180 VIEW FROM EACH FLAT**
-  **ALLOTTED CAR PARKING**
-  **TERRACE GARDEN**
-  **CHILDREN'S PLAY AREA IN TERRACE**
-  **GAZEBO**
-  **24X7 CCTV CAMERA**
-  **TWO AUTO MATIC LIFT WITH POWER BACK-UP**
-  **THREE SIDE OPEN 18 MT. WIDE ROAD**
-  **INDOOR GAME**
-  **SENIOR CITIZEN SITTING**
-  **YOGA / DANCE OPEN TO SKY**
-  **FAMILY SITTING**
-  **WALK WAY**
-  **RAIN WATER HARVESTING**
-  **24 Hrs. WATER SUPPLY**

## DISTANCE FROM AASHRAY ELEGANCE

- ◆ SHOPPING MALL 0.4 KM.
- ◆ PARTY PLOT 0.4 KM.
- ◆ SCHOOLS 0.5 KM.
- ◆ TEMPLE 1.0 KM.
- ◆ VEGETABLE MARKET 0.5 KM.
- ◆ RESTAURANTS & FOOD ZONE 0.5 KM.
- ◆ CENTRAL BUS DEPOT 6. KM.
- ◆ RAILWAY STATION 6 KM.
- ◆ VADODARA AIRPORT 11 KM.
- ◆ AHMEDABAD - MUMBAI EXPRESS WAY 2.5 KM.





**Developers :**  
SHREENATH DEVELOPERS



**Site Address :**  
'Aashray Elegance', Behind Collabera,  
Nr. Prince & Princess Villa,  
Beside Gunatit Residency,  
Gotri-Sevasi Road, Vadodara 390021.

**Contacts :**  
+91 99250 04841  
+91 98240 81428  
**E-mail :**  
shreenath1702@gmail.com



**Architect :**  
Design Alternate

**Structural Engineer:**  
Ashok Shah & Associates

**RERA NO.:**

**Website: [gujrera.gujarat.gov.in](http://gujrera.gujarat.gov.in)**

Notes: (1) Possession will be given after 30 days of settlement of all accounts. (2) No external elevation changes would be permitted (3) Extra work will be executed after receipt of full advance payment. (4) Documentation charges, Stamp Duty, GST, VUDA amenities charges, common maintenance charges are extra Any new Central or State Govt. municipal and MGCL taxes, if applicable shall have to be borne by the client. (5) Continuous default payments leads to cancellation. (6) Refund in case of cancellation will be made within 90 day from the date of booking of new client only. (7) Administrative expenses & the amount of extra work (if any) & documentation charges (if any) will be deducted from refund amount (8) Any Plan Specification or information in this brochure cannot from part of an offer, Contract and agreement. (9) Architect/ Developers shall have the rights to change or raise the scheme or any details herein and any change or revision will be binding to all. (10) All members shall have to essentially be the part of the society formed by the association members and shall have to abide by the society laws. After completion of the work all the repair and the maintenance like drainage, watchman salary, gardening, electricity bill etc. shall be borne by society members/association. (11) Timing of possession may be delayed due to unforeseen situation (12) Subject to Vadodara Jurisdictions

**Payment Terms Shops :** • At The Time of Booking 30% • Plinth Level 20% • GF. Slab 20% • Masonry Work 10% • Plaster Work 10% • Before Possession 10%  
**Payment Terms Flats :** • At The Time of Booking 25% • Plinth Level 10% • Ground Floor Slab 10% • Second Floor Slab 10% • Fourth Floor Slab 10%  
• Sixth Floor Slab 10% • Seventh Floor Slab 10% • Brick Masonry Work 5% • On Plaster Level 5% • 15 Days Before Possession 5%