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ARCHITECT



Architecture • Planning • Interiors

STRUCTURE



LOCATION



E-BROUCHER



AARYA  
**ESSENZAA**  
4BHK LUXURIOUS BUNGLOWS

## OUR EXISTING PROJECT

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Brought to you by Sudhapati Developers Private Limited, a quality and delivery focused with combined advanced technology. Sudhapati Developers is amongst vadodara's leading real estate developers. It has executed numerous prestigious projects, which include Residential Apartments, Commercial Cum Residential Apartments and Luxury Villas.



AARYA ELEGANCE



AARYA ELITE-1



AARYA ELITE-2



AARYA EMPIRE



AARYA ENCLAVE



AARYA EXOTICA



# AARYA ESSENZAA

COME HOME  
TO A WHOLE  
NEW LIFESTYLE

At Aarya Essenzaa, your villas has been designed considering many parameters, to create a perfect living abode.

A perfect villa is known by builder's vision, architect's imagination and the resident's experience. The builder's vision and commitment to deliver percolates down to the final project, which goes on to become landmarks of a city through word of mouth.

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## COME HOME TO AN EPITOME OF UNBRIDLED LUXURY

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The architect's imagination reflects the aesthetic appeal, rich experience, strong commitment to use topnotch quality materials and an aesthetic sense that complements with the changing times.

The resident's experience goes on to create wonderful memories for their family. It goes on to spread the word among their friend and families and delight their visitors every time they come over for a weekend get-together or casual chat.





COME HOME  
TO A  
MONTAGE OF  
VISUAL TREATS

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## COME HOME TO AN EXPERIENCE OF ELEGANT STYLE

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In the times of computers and automation, lifestyles have become all the more sedentary, leaving lesser scope to move around and spend more time in front of computer or mobile screen.

Aarya Essenzaa offers you living experience paralleled by none other with a myriad of opportunities to live, work learn and play, and most importantly, rejuvenate your senses.



# LAYOUT PLAN

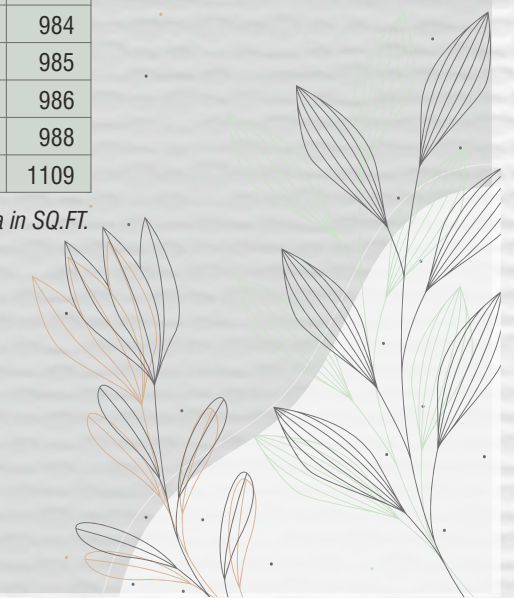


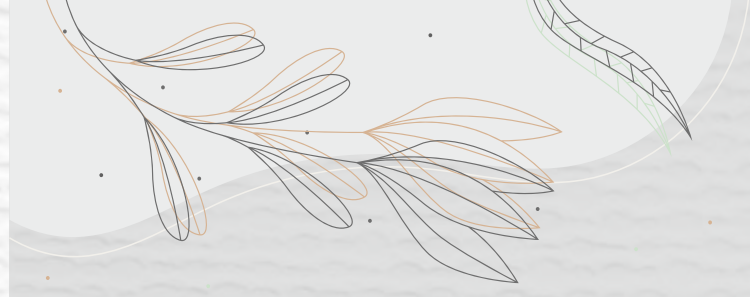
## AREA TABLE

TYPE	PLOT NO.	AREA	TYPE	PLOT NO.	AREA
A	01	1280	B	28 TO 33	1072
A	02 & 03	968	B	34	1381
A	04 & 05	967	B	35	1253
A	06 & 07	966	B	36 TO 41	957
A	08 & 09	965	B	42 & 43	1207
A	10 TO 12	964	B	44 TO 49	957
A	13	1043	B	50 & 51	1253
A	14	1042	B	52 TO 57	957
A	15 & 16	962	B	58 & 59	1207
A	17 & 18	961	B	60 TO 65	957
A	19 & 20	960	B	66 & 67	1253
A	21 & 22	959	B	68 TO 73	957
A	23 TO 25	958	B	74 & 75	1207
A	26	1298	B	76 TO 81	957
B	27	1352	B	82 & 83	1253

TYPE	PLOT NO.	AREA
B	84 TO 89	957
B	90 & 91	1207
B	92 TO 97	957
B	98	1253
B	98-A	609
A	99	1509
A	100 TO 103	958
A	104	1219
A	105	1250
A	106	984
A	107	985
A	108	986
A	109	988
A	110	1109

Area in SQ.FT.

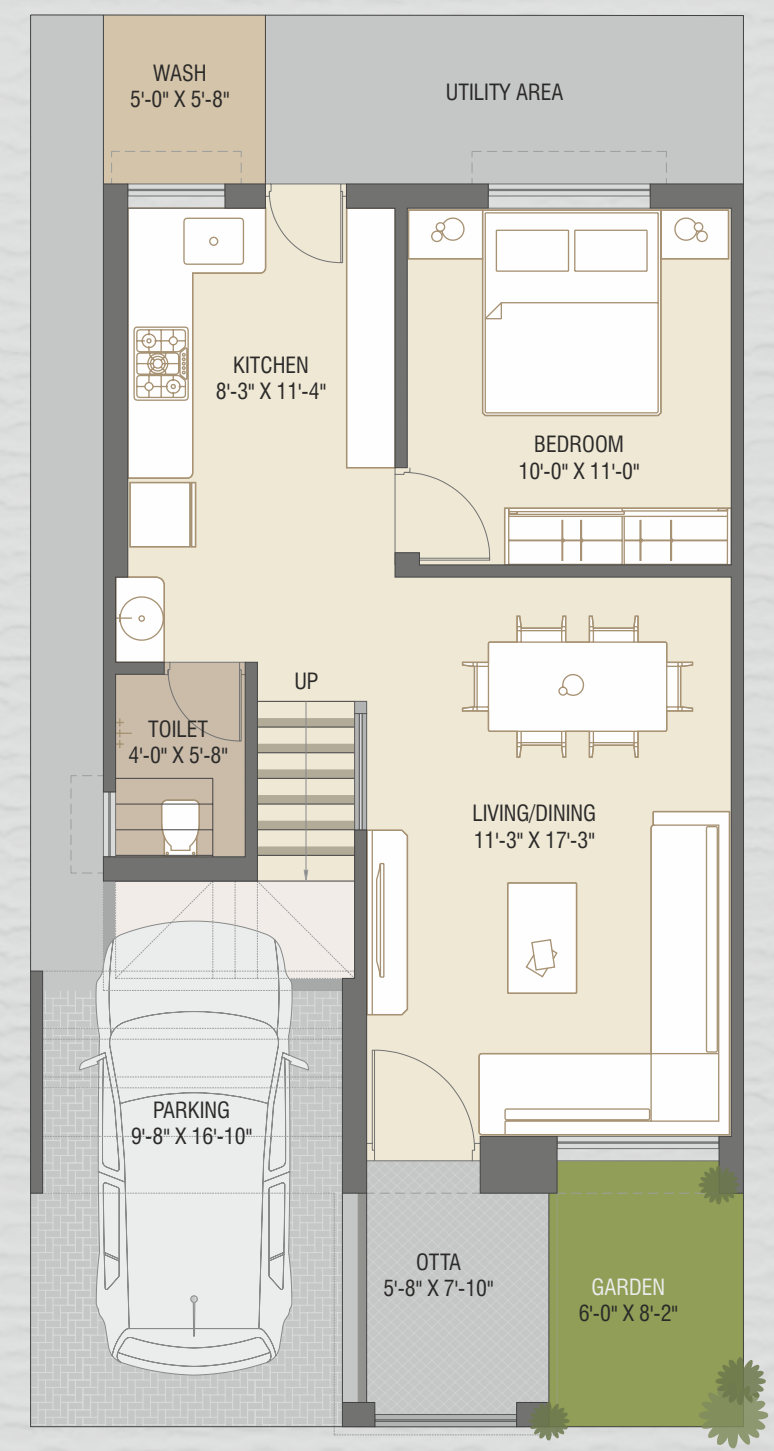




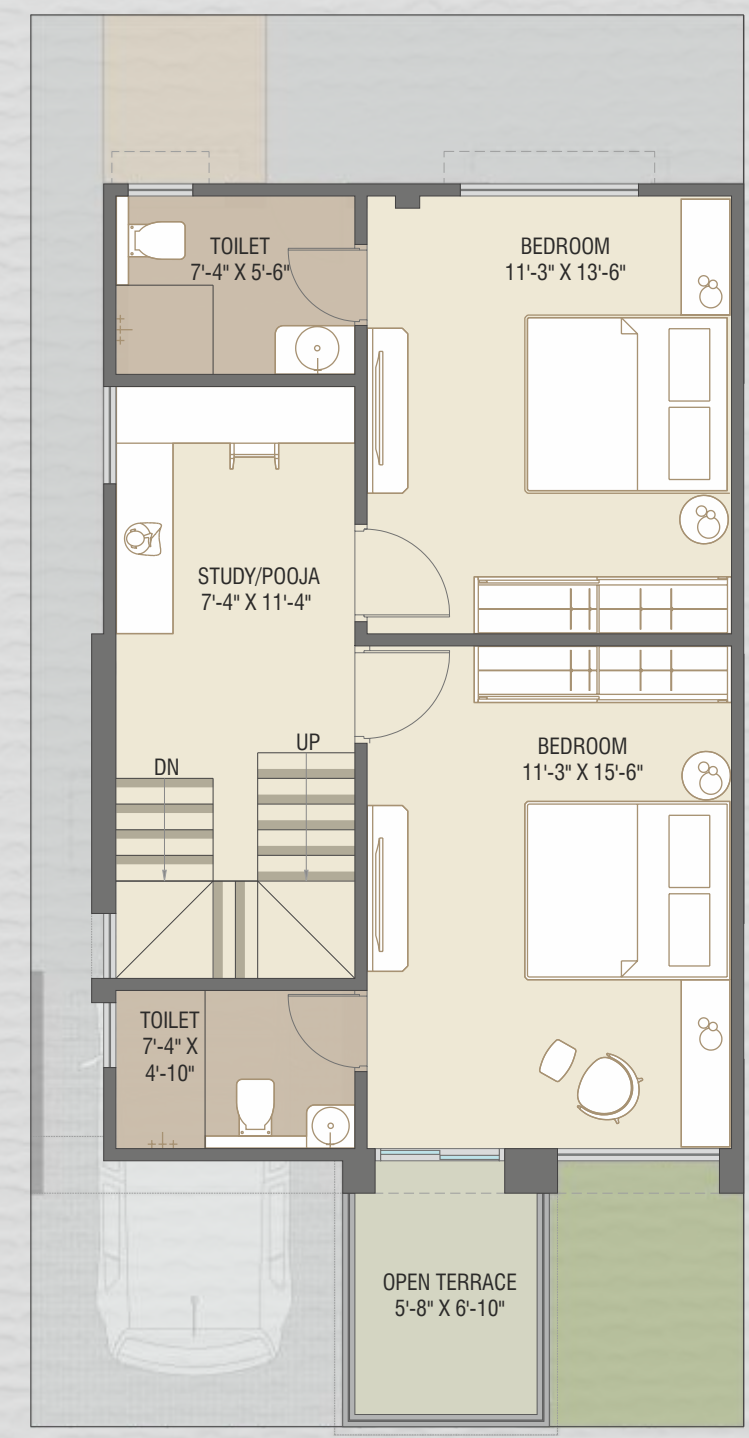
### UNIT PLAN TYPE-A

MIN. PLOT AREA : 958 SQ.FT.  
TOTAL CONST. AREA : 1660 SQ.FT.

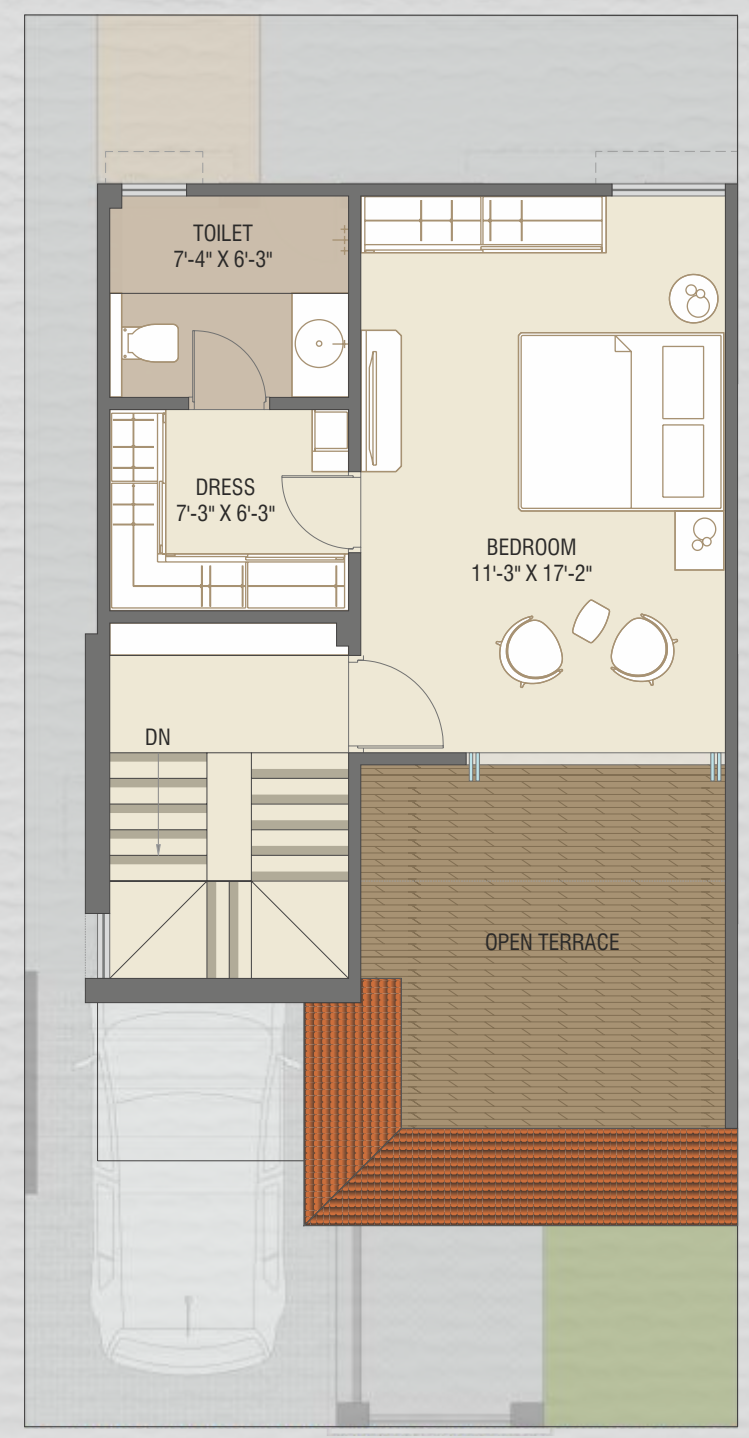
#### GROUND FLOOR



#### FIRST FLOOR



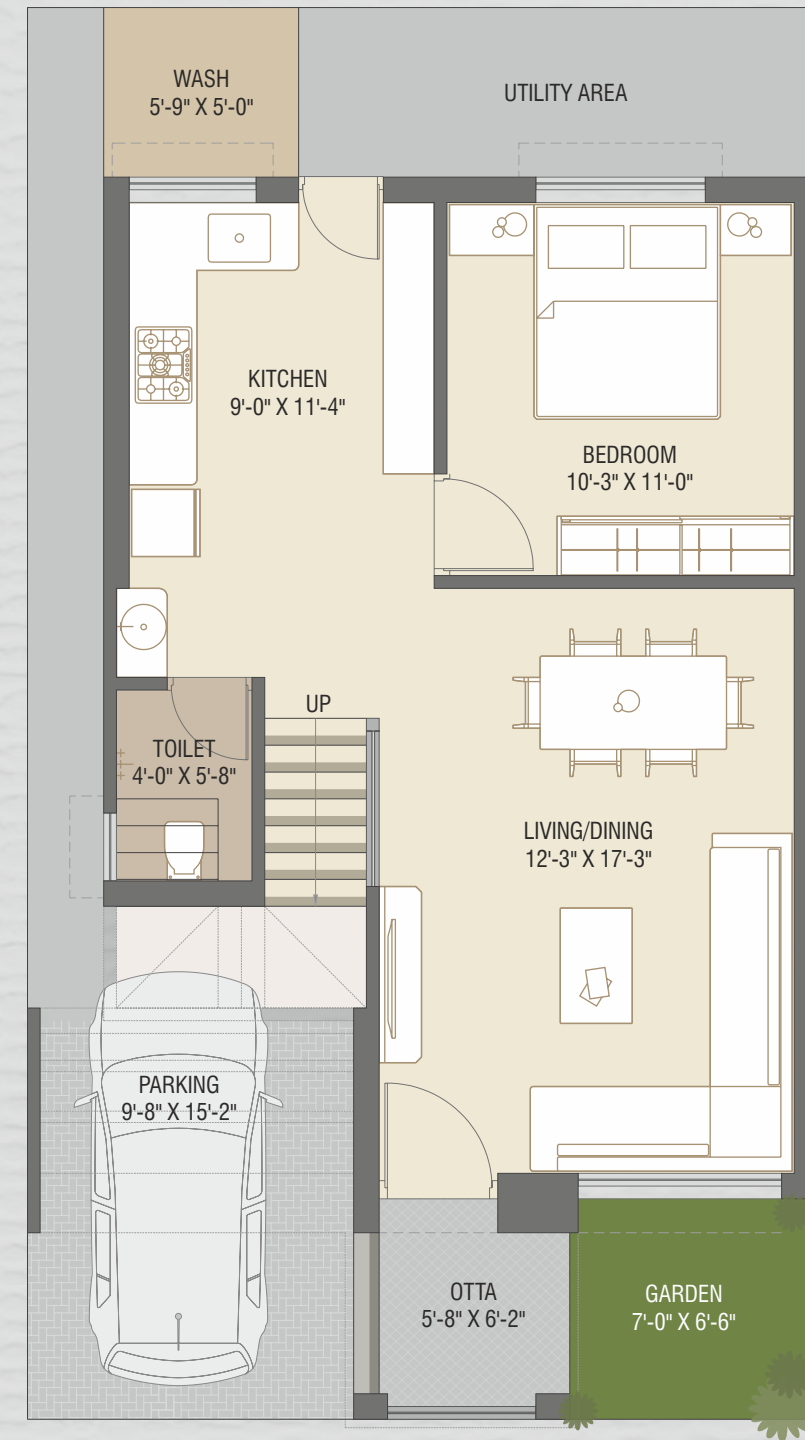
#### SECOND FLOOR



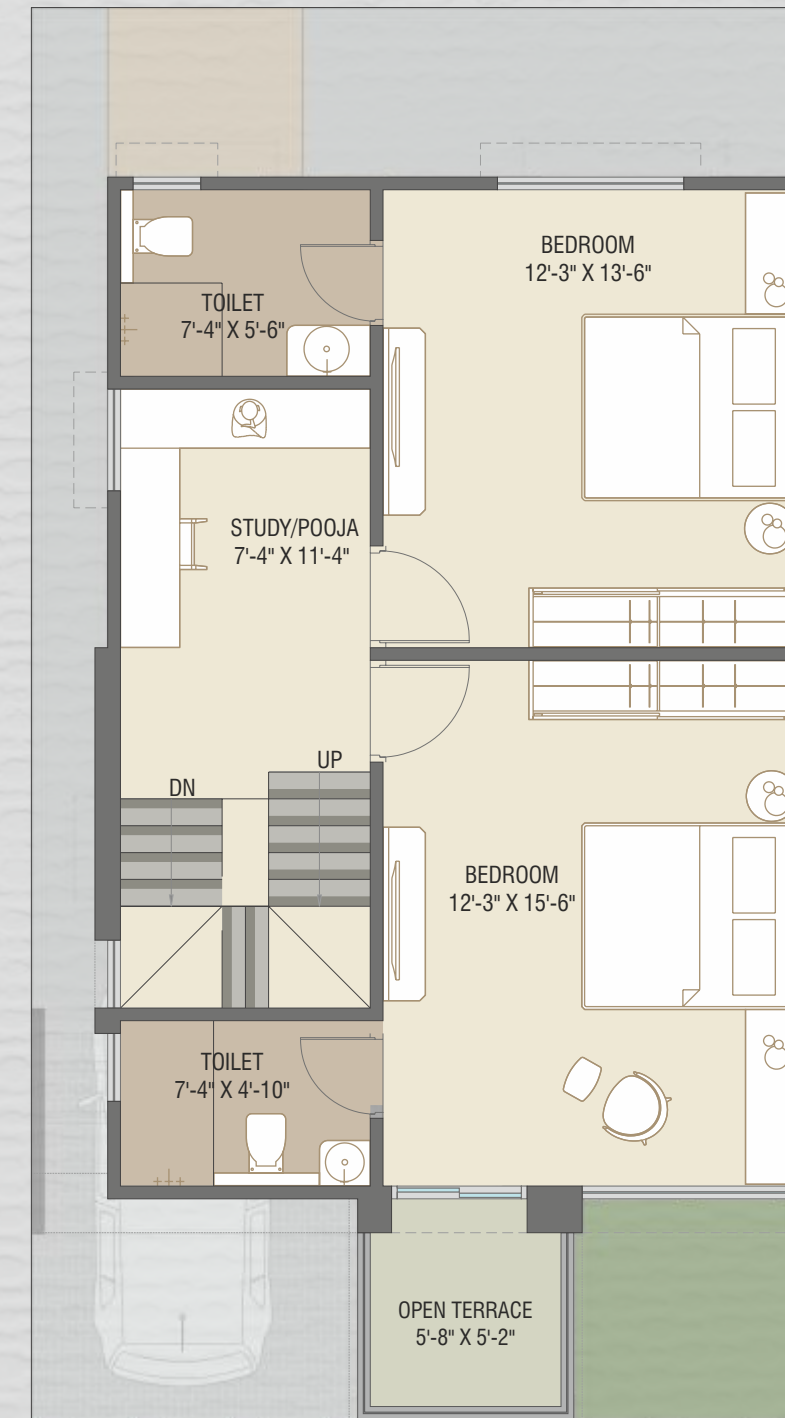
**UNIT PLAN**  
**TYPE-B**

MIN. PLOT AREA : 957 SQ.FT.  
TOTAL CONST. AREA : 1740 SQ.FT.

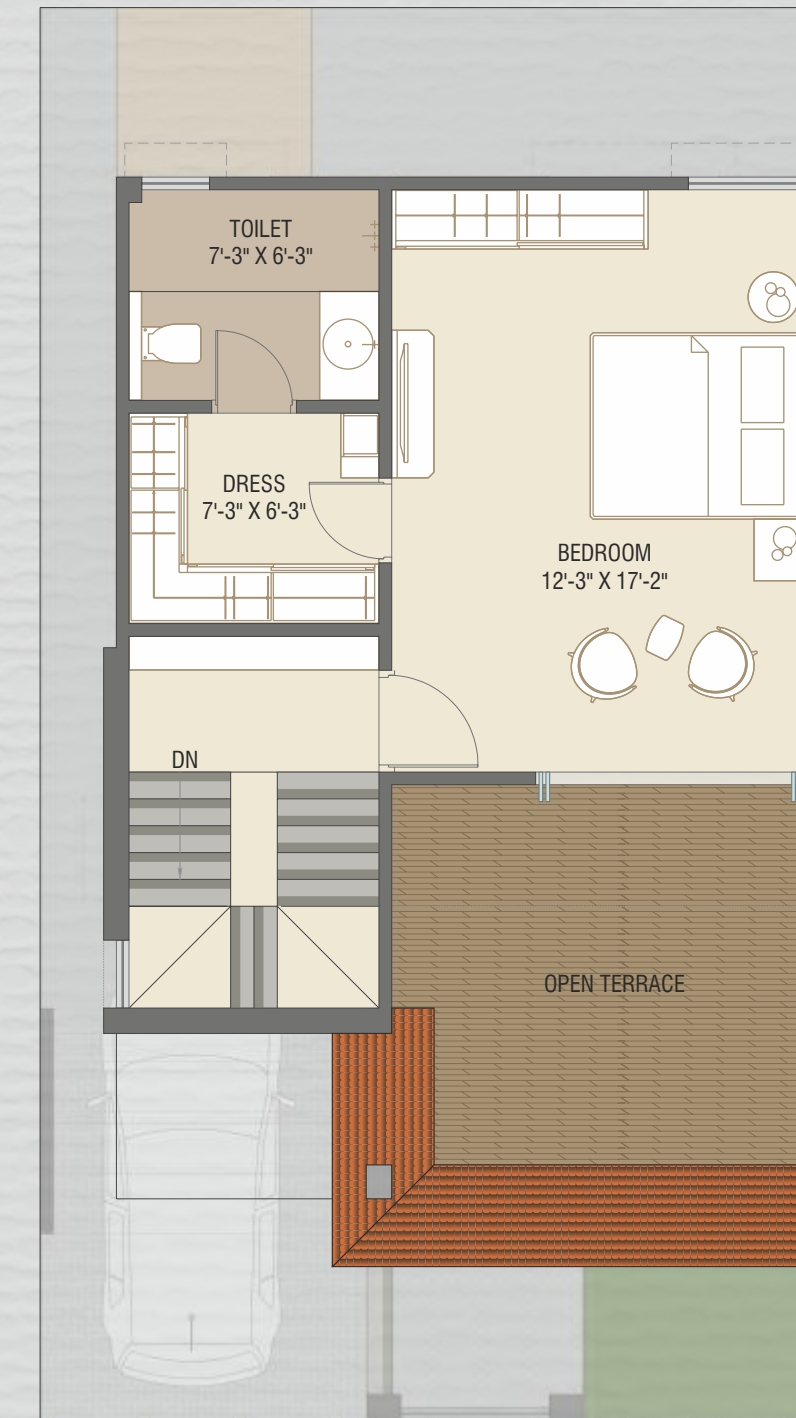
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





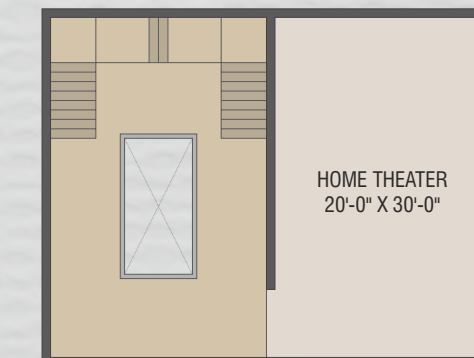


## CLUB HOUSE

### GROUND FLOOR



### BASEMENT FLOOR



### FIRST FLOOR





## AMENITIES

- Landscaped Garden
- Swimming Pool
- Senior citizen sitting
- A/c. Gymnasium
- Children play area
- Multipurpose Hall
- Indoor Game
- Home Theater
- Impressive main entrance gate
- Security Cabin
- CCTV system in entrance gate with recording
- RCC road with side paving
- 24 hours water from common Borewell
- China mosaic flooring in terrace
- Anti-termite treatment in all unit

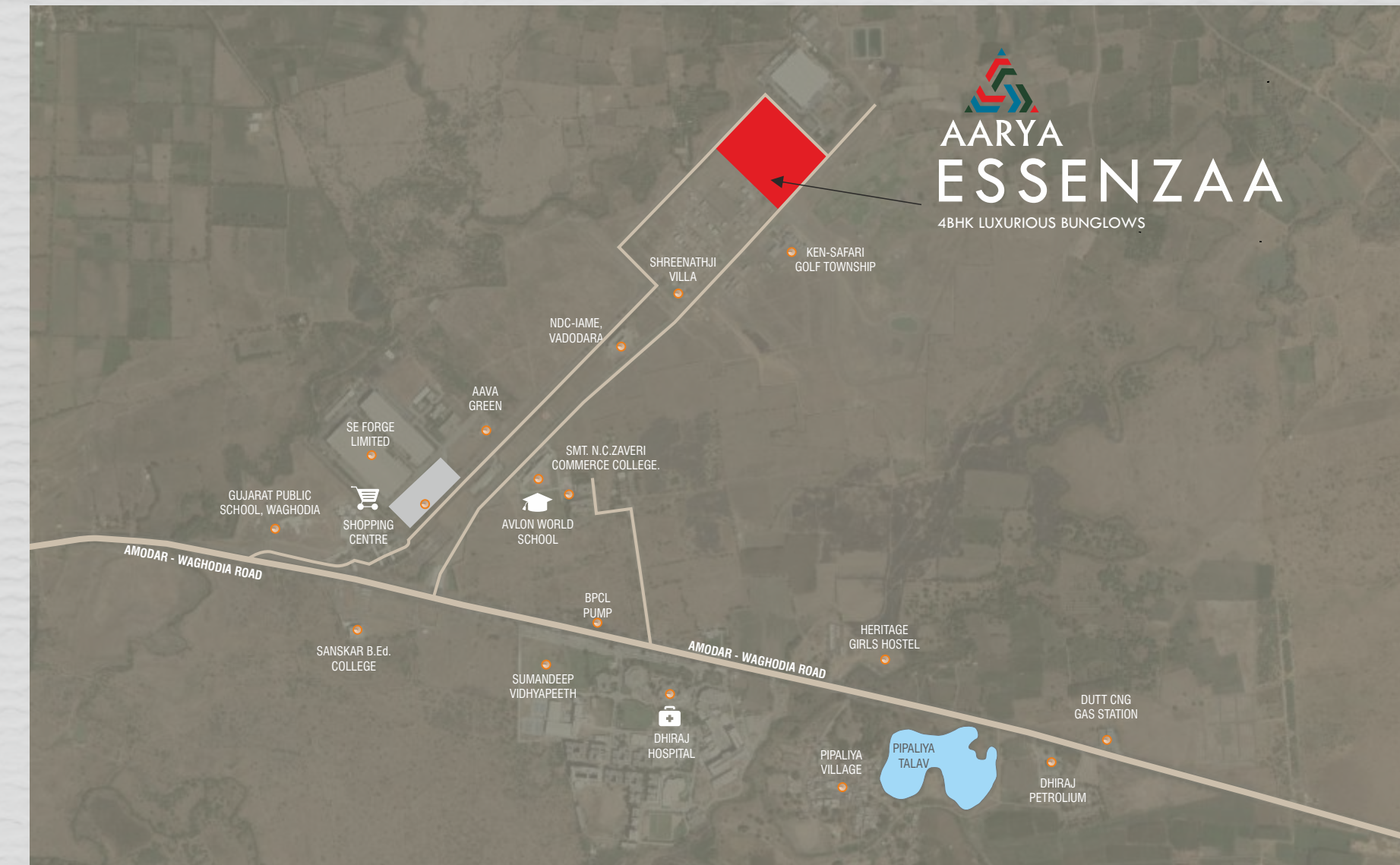


## SPECIFICATIONS

<b>Structure :</b>	R.C.C. & brick masonry work as per architect structural engineer's design
<b>Wall Finish :</b>	External smooth plaster with acrylic paint, Internal smooth plaster with Putty
<b>Flooring :</b>	Vitrified tiles flooring in all rooms with skirting
<b>Doors :</b>	Decorative main door with fittings and Internal doors will be good quality laminated flush door
<b>Windows :</b>	Aluminum Powder Coated window
<b>Kitchen :</b>	Granite platform with S.S sink, glazed tiles upto lintel level
<b>Bath :</b>	Ceramic tiles flooring & Decorative glazed tiles
<b>Plumbing :</b>	Concealed plumbing CPVC - UPVC with good quality S.S. fittings
<b>Electrification :</b>	Concealed wiring of ISI quality Modular switchies with sufficient points, TV point in living room
<b>Water :</b>	Underground & Overhead tank



## KEYPLAN



**Payment Terms :**  
 Booking Amount 25% | Plinth Level 15% | Ground Floor Slab Level 15% | First Floor Slab Level 15% | Plaster Level 15% | Flooring Level 10% | Before Possession 5%

### NOTES:

• Documentation, stamp duty, Development, Registration charges, GST, M.G.V.C.L. all municipal taxes will be extra. • Any additional charges or duties levied by the government / Local authorities during or after the completion of the scheme will be born by purchaser/allotee. • Possession will be given with one month of settlement accounts. • Advance payment is required for any extra or modification work. • Developers will not be responsible for any delay in water supply, Drainage, Light connections • Refund shall be given in case of cancellation after receiving the final payment of the same premises booked by the another client and receipt for the payment from him, after deducting extra expenses if any and a minimum amount of 25% on all types of conditions. • Developers reserve all rights to make any changes in the scheme including technical specification design planning & layout. • This brochure does not assure a part of any legal agreement/document. It is for easy display of the project.

