

Developers: Shivam Developers

Site: Aarya Euphoria, Nr. Kesar 45, In lane of Hotel Krishna (N.H.8),
Kapurai Crossing to Dabhoi, Besides Canel, Vadodara.

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AARYA
Euphoria

3 BHK LUXURY BUNGALOWS & SHOPS



WELCOME TO GOOD LIVING

Aarya Euphoria true to its name brings forth a sense of rare pleasure the moment you shall enter its exclusive gates. A luxury project by the Aarya Group who have completed many successful projects. Offering spacious 3-BHK Duplex Bungalows apart from road facing ground floor shops. Tryly an enchanting planning made for luxury living.





DREAMS DO COME TRUE!

A luxurious enclave of 3-BHK stately bungalows designed aesthetically to create an abode full bliss. Set near Kapurai Crossing, off the fast developing Vadodara-Dabhoi Road these homes are truly a dream come true with their majestic design & premium material specifications.





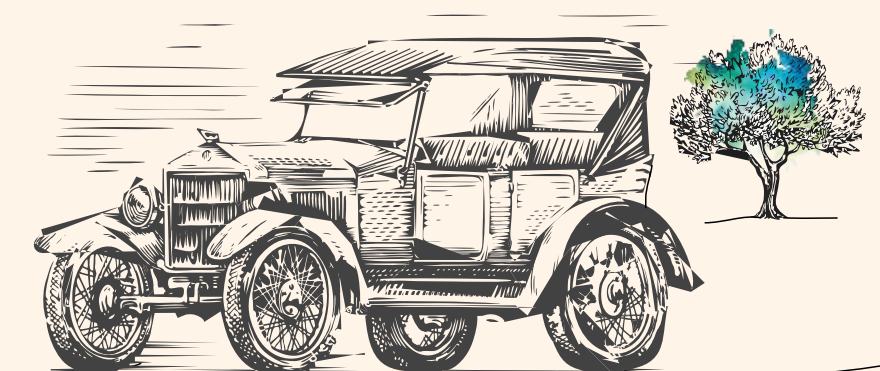
WHERE EVERY DAY IS A LUXURIOUS HOLIDAY

3 side open spacious planning

Well planned for abundant natural light and air

Wrapped in lush greenery on all sides

Royal elevation with premium specifications





AREA TABLE

DUPLEX NO	PLOT AREA
1	1508 SQ FT
2	1136 SQ FT
3	1109 SQ FT
4	1082 SQ FT
5	1055 SQ FT
6	1028 SQ FT
7	1001 SQ FT
8	974 SQ FT
9	1116 SQ FT
10	1102 SQ FT
11	933 SQ FT
12	933 SQ FT
13	933 SQ FT
14	933 SQ FT
15	933 SQ FT
16	933 SQ FT
17	933 SQ FT
18	1205 SQ FT
19	1205 SQ FT
20	933 SQ FT
21	933 SQ FT
22	933 SQ FT
23	933 SQ FT
24	933 SQ FT
25	933 SQ FT
26	933 SQ FT
27	1102 SQ FT
28	1102 SQ FT
29	933 SQ FT
30	933 SQ FT
31	933 SQ FT
32	933 SQ FT
33	933 SQ FT
34	933 SQ FT
35	933 SQ FT
36	1205 SQ FT



SPECIFICATIONS



STRUCTURE:

- Load Bearing plus RCC Frame Structure with piles as per Seismic Requirements



FLOOR:

- Vitrified tiles in one Master Bedroom / Study Room at First Floor
- High Grade Vitrified Tiles in Rest of the Floor Area



DOORS:

- Main Door: High Quality Wooden Frame Door with Veneer Panelling with Polish
- Other Internal Door: Granite frame imported Marble Frame with Laminated Flush Door



WINDOWS:

- High Quality Anodize/ Powder Coated Aluminum Windows



PAINT & FINISH:

- Putty and Primer Finish on Internal Walls and Double Coat Plaster with Acrylic Paint/Texture on Exterior Wall



KITCHEN:

- Granite/Quartz Kitchen Platform with SS/Quartz Sink and Designer wall tiles over platform as per Architect's Design



BATHROOMS:

- Designer Wall Tiles as per Architect's Design and Specification
- CP Fittings of plumber/ jaguar/Cera and equivalent make with Vessels of high quality premium brand



ELECTRICAL:

- Elegant Branded Modular Switches with ISI Brand Concealed Copper Wiring
- A.C. , T.V. points at Convenient Locations



SHOP SPECIFICATIONS



Structure & Wall Construction

- Earthquake resistant RCC framed structure design
- Internal wall with putty & distemper and external wall with weather resistant paint
- Paver block in common areas



Flooring & wall cladding

- Vitrified tile flooring with skirting in all units.
- Natural stone / Vitrified tile flooring in common area.



Electrification

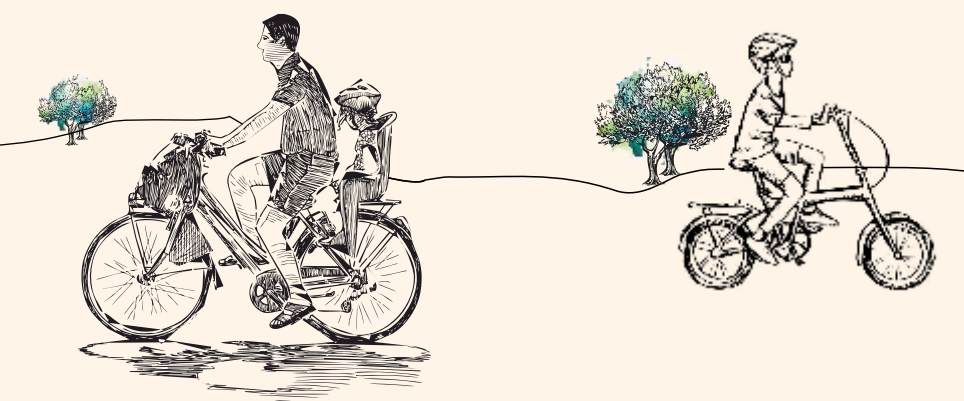
- Sufficient electric point with concealed wiring along with modular switches with one AC Point in each unit.





VALUE ADDITIONS

-  *Grand Entrance Gate with Security Cabin*
-  *Royal & Rich Elevation for a Timeless Look*
-  *Best in Class Interior and Exterior Finish*
-  *Premium Materials Specifications & Brands*
-  *Termite Resistance Treatment*
-  *Rain Water Harvesting*
-  *Under Ground Cabling for Cleaner Look*
-  *RCC Internal Roads with Street Lights & Decorative Paving*
-  *CCTV Surveillance*



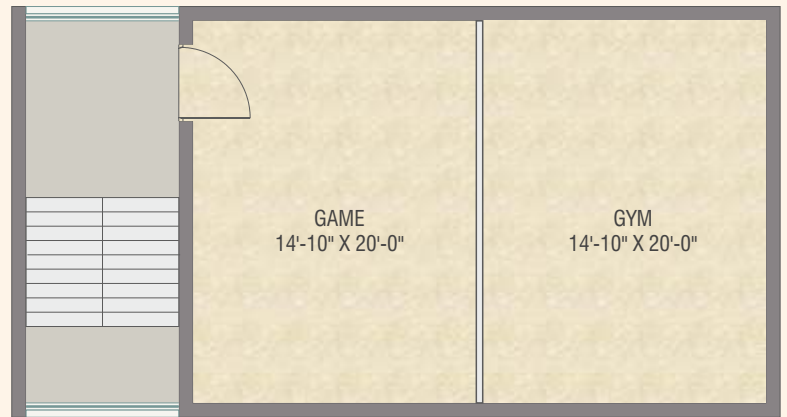


CLUB HOUSE

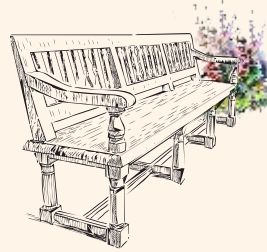
GROUND FLOOR PLAN










FIRST FLOOR PLAN

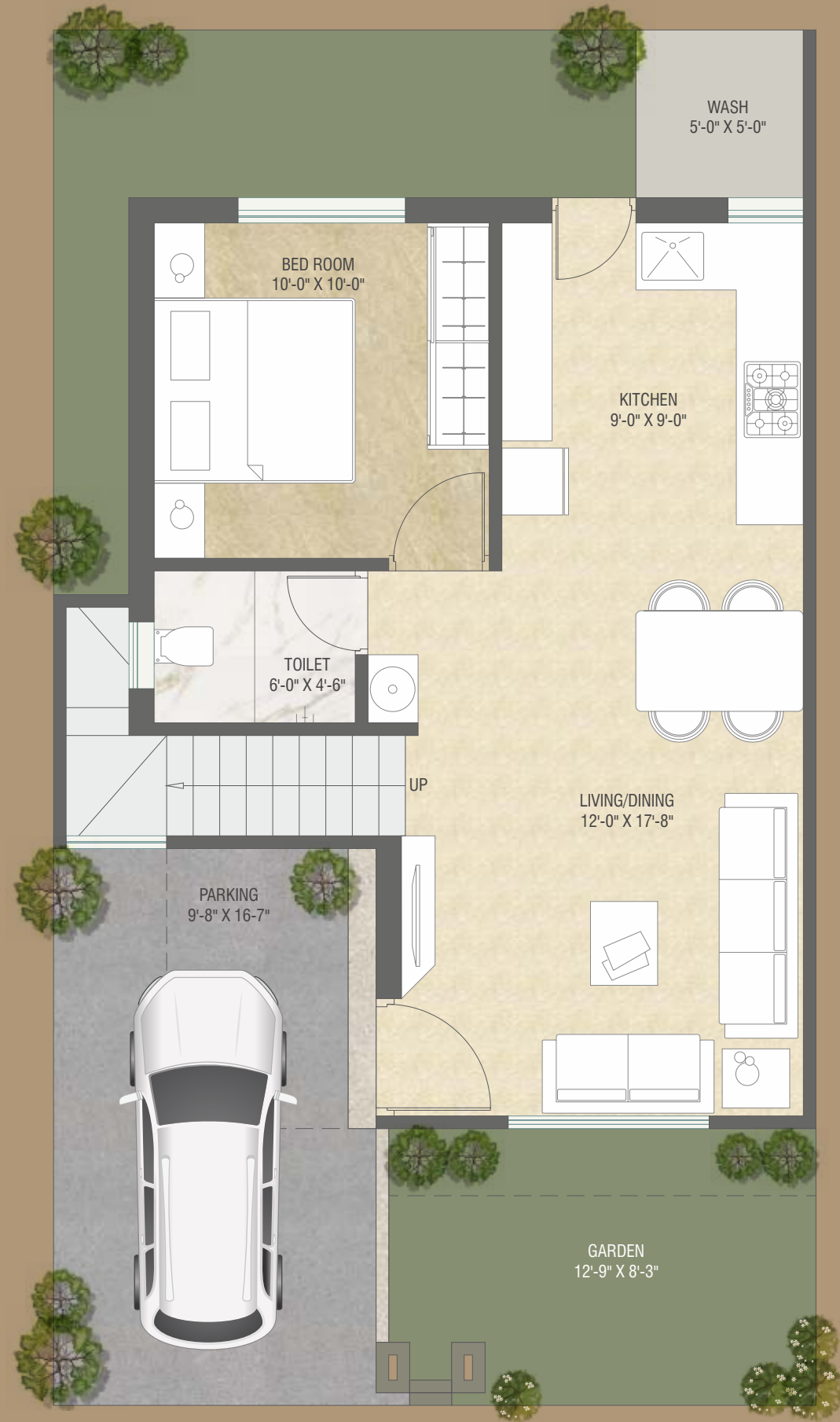


LEISURE AMENITIES



-  Landscaped Garden
-  Children's Play Area
-  Designer Senior Citizen Seating
-  Indoor Games Room
-  Gym/ Health Club
-  Banquet Hall with Party Lawn
-  Outdoor Yoga & Meditation Area

UNIT FLOOR PLAN



GROUND FLOOR PLAN

FIRST FLOOR PLAN





PAST PROJECT



AARYA ELEGANCE



AARYA ELLIS 1



AARYA EMPIRE



AARYA EMPIRE



AARYA ENCLAVE



AARYA ESSENZAA



AARYA ESTATE



AARYA EXOTICA



AARYA ELITE-2



AARYA ELITE 1

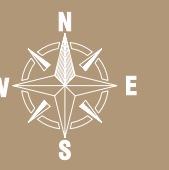
SCAN FOR BROCHURE



SCAN FOR LOCATION



AARYA Euphoria
3 BHK LUXURY BUNGALOWS



PAYMENT MODE

Advance/ On Booking	- 10%	Completion of internal plaster	- 75%
Execution of Agreement to Sale	- 30%	Completion of internal plumbing work	- 80%
Plinth Completion	- 45%	External plumbing & External plaster	- 85%
Completion of Gr. Floor RCC Slab	- 60%	Electrical fittings & pavings	- 95%
Completion of second Floor RCC Slab	- 70%	Occupation/completion certificate/ Possession (whichever is earlier) of said unit	- 100%

Developers:
Shivam Developers

Architect:
space plus

Structural Consultant:
Zarna Associates

Please Note • Actual possession of the Unit shall be handed over to the Member within 30 days of the settling of all the accounts and dues. Sale Deed, Documentation Charges, Stamp Duty Charges, Common Maintenance Charges, GST, Electric charges or deposit of GEB, Water and drainage Deposit or any charges lawed by VUDA, Corporation or any other government authority. will be Extra be borne by the Buyers • Payment Schedule must be followed strictly; any delay in payment shall incur Interest penalty at the rate of 15% P.A. on outstanding amount. Two Installment Continuous default in payment shall lead to total cancellation of the Unit. • Total Amount of the Extra Work must be deposited in full in advance then only work shall be executed. • Sale Deed (Dastavej) to be done after settlement of all accounts. • Maintenance Deposit per unit must be deposited before 1 month of possession of the unit • In case of cancellation of any Unit, an amount of Rs. 50,000/- + Amount of Extra Work, (if any) will be deducted towards Administrative Charges from the Refund Amount. • The Refund shall be paid only after the New Booking of the booked Unit. • Actual Dimensions may vary as per the site conditions • Developers/Architect reserves all the right to change/alter/raise scheme related measurement, design, Drawings and price per unit etc and shall be binding to the Buyers unconditionally. • Buyer's are not allowed to do any external change in elevation of the Bungalow. • Water & Drainage to be provided by VUDA, Corporation or any other government authority. • This brochure is not a legal document, this is only for presentation of the project.