



Developer:
SHIVAM INFRA

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Architect: **SPACE PLUS**
Kiran Patel
Architecture • Planning • Interiors

Structure:
Zarna Associates

Site: **AARYA EMPIRE**, Behind Narayan
Kathiwadi Restaurant, Atladra, Vadodara.

PAYMENT SCHEDULE FOR FLAT: 30% on Booking | 10% Plinth Level | 10% G.F. Slab | 10% 1st Floor Slab | 10% 2nd Floor Slab | 10% 3rd & 4th Floor Slab | 10% 5th Floor Slab | 05% on Plaster Level | 5% on Possession.

FOR DUPLEX: 30% on Booking | 10% Plinth Level | 15% Brick Work | 20% Slab Level | 20% on Plaster Level | 5% on Finishing

Terms & Conditions: 1. Internal changes shall be allowed only with prior permission and extra work will be executed after receipt of full payment in advance. 2. Additional documentation changes such as Stamp Duty, Registration Fees, MGVC, Service Tax, VAT, Insurance, Legal Documents (as per new bylaws/jantri/revenue department) and other relative expenditures are to be borne by the member. 3. Municipal taxes from the date of sale shall be borne by the member. 4. Any kind of taxes/duties implemented by the government or local authorities during or after completion of the project are to be borne by the member. 5. Member have to pay maintenance deposit extra. 6. Possession of the unit will be given only on receipt of full payment including maintenance deposit. 7. In case cancellation of booking, 20% of the total value of the shop/flat & payable service tax will be forfeited. 8. Member have no any right to make changes or alteration in the elevation of the building. 9. The developers reserve the rights to make any changes, alternations, specifications as may be required and can change without any prior notice. Such changes will be binding to all members. 10. Fixtures shown in brochure are for presentations only. 11. The brochure shall not be treated as legal document, it is purpose of information only. 12. In case of any dispute, it will be resolved by mutual discussion and understanding, filing which the matter will be Nadiad Jurisdiction only.

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2-3 BHK Affordable Flats
3 BHK Premium Duplex



AARYA
— EMPIRE —



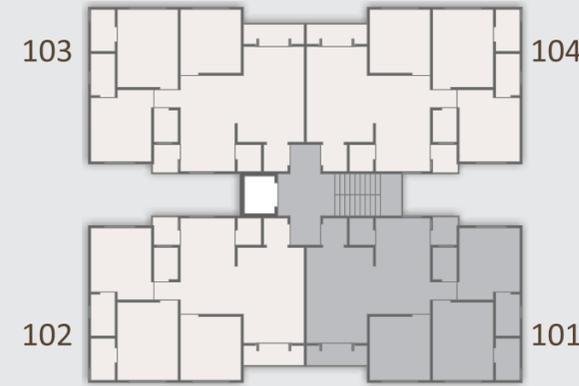
AFFORDABLE FLATS_

TOWER : A-B
3BHK





TOWER : C-D-H-I-J-K-L-M-N-O
2BHK



TOWER : E-F-G
3BHK



Leisure Amenities

- Banquet Hall / Community Hall
- Indoor Games Area
- Gym & Health Area
- Children's Play Area / Sand Pit
- Senior Citizens Area with Seating
- Jogging Track
- Gazebo (Covered Seating)
- Landscaping & Plantation all around the campus



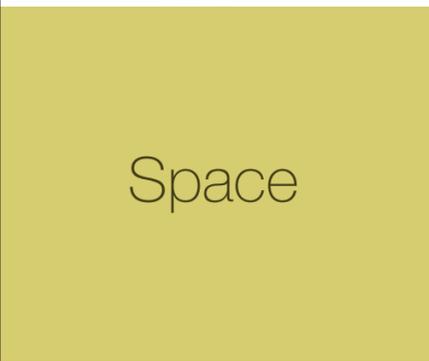
Occupation



Health



Residence



Space



Purity



Nature



Affordable



Safety



Luxury

FIRST FLOOR

GROUND FLOOR AREA TABLE

SHOP NO	DIMENSION
1 to 7	9'-9" x 23'-4"
8 to 22	9'-0" x 23'-4"
23	17'-5" x 23'-4"
24	7'-0" x 29'-4"
25 to 27	8'-9" x 29'-6"
28	13'-4" x 22'-6"
29-30	9'-0" x 22'-6"
31	8'-0" x 22'-6"
32	7'-0" x 10'-3"
33 to 38	9'-5" x 22'-6"
39	7'-0" x 10'-6"
40 to 42	9'-5" x 22'-6"
43	15'-5" x 20'-6"
44 to 47	9'-0" x 22'-6"
48	9'-6" x 10'-3"
49	9'-6" x 22'-6"
50 to 53	9'-6" x 22'-6"
54	10'-10" x 22'-6"
55	9'-6" x 9'-6"
56	9'-6" x 10'-6"
57	10'-2" x 22'-6"
58	9'-0" x 22'-6"
59-60	8'-6" x 22'-6"
61	7'-6" x 22'-6"
62	8'-6" x 22'-6"
63	9'-6" x 10'-6"
64 to 67	9'-6" x 22'-6"
68	10'-11" x 22'-6"
69	9'-6" x 9'-6"
70	9'-6" x 10'-6"
71-72	10'-2" x 22'-6"

FIRST FLOOR AREA TABLE

SHOP NO	DIMENSION
1 to 7	9'-9" x 22'-4"
8 to 22	9'-0" x 22'-4"
23	16'-6" x 22'-4"
24	7'-0" x 28'-4"
25 to 27	8'-9" x 28'-6"
28	13'-4" x 21'-6"
29 to 31	9'-0" x 21'-6"
32	7'-0" x 9'-3"
33 to 38	9'-5" x 21'-6"
39	7'-0" x 9'-6"
40 to 42	9'-5" x 21'-6"
43	14'-11" x 19'-5"
44 to 47	9'-0" x 21'-6"
48	9'-6" x 9'-6"
49	9'-6" x 21'-6"
50 to 53	9'-6" x 21'-6"
54	10'-10" x 21'-6"
55	9'-6" x 9'-6"
56	10'-2" x 21'-6"
57	9'-0" x 21'-6"
58	8'-9" x 21'-6"
59-60	7'-6" x 21'-6"
61	8'-6" x 21'-6"
62	9'-6" x 9'-6"
63	9'-6" x 21'-6"
64 to 67	9'-6" x 21'-6"
68	10'-11" x 22'-6"
69	9'-6" x 9'-6"
70	10'-2" x 21'-6"
71-72	9'-0" x 21'-6"



TYPICAL FLOOR





AARYA —EMPIRE—

PREMIUM
DUPLEX

Specification

Kitchen / Utility

- Contemporary kitchen with vitrified tile flooring. Black granite platform with stainless steel sink.

Bathroom

- All fixtures of & sanitaryware of Cera Ceramic tiles in floor and dedo.

Doors And Windows

- All Doors made of excellent quality solid core flush doors with laminates.
- Door frames made from stone.
- Powder Coated aluminum section with sun light reflected glass windows with Safety Grill.

Floor Finishes

- 24"x24" vitrified tiles flooring in entire flat. Designer flooring in car parking with wide driveway. Heat resistant flooring on terrace .

Terraces

- Water Proofing on terrace.

Wall finishes

- Internal - Smooth plaster with putty finish.
- External - As per architectural Elevation with weather resistant 100 % acrylic paint.

Electrical

- Single phase all electric connection with concealed copper wiring. Standard modular sockets and switches with sufficient number of 5 & 15 A points in entire flat. Proper earthing shall be provided with MCB. AC & TV points in M. Bedroom.,TV. & Telephone points in Living Room.

Water Supply

- 24 hours water supply.

Security

- 24 hours round the clock security.

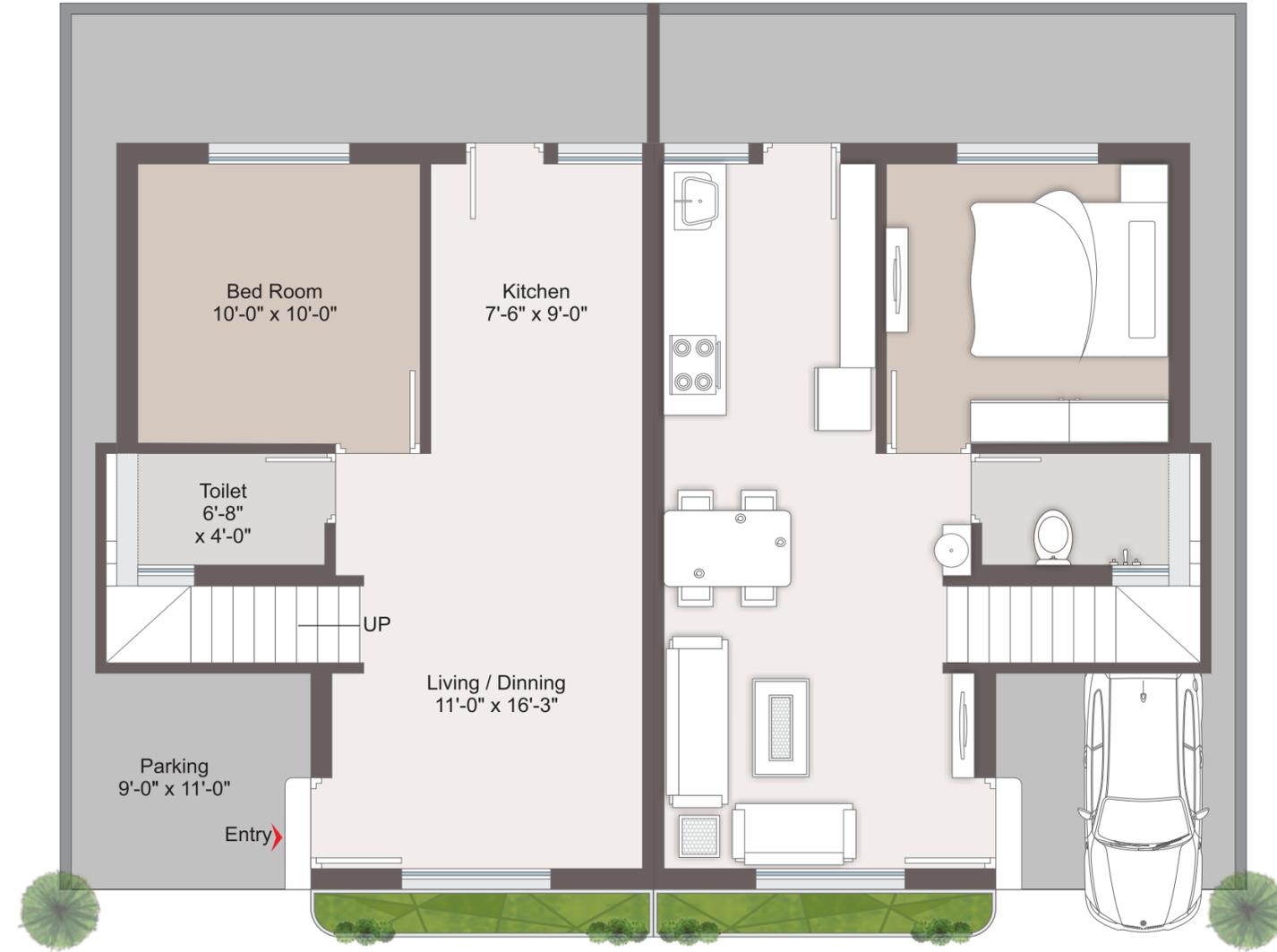
PREMIUM_



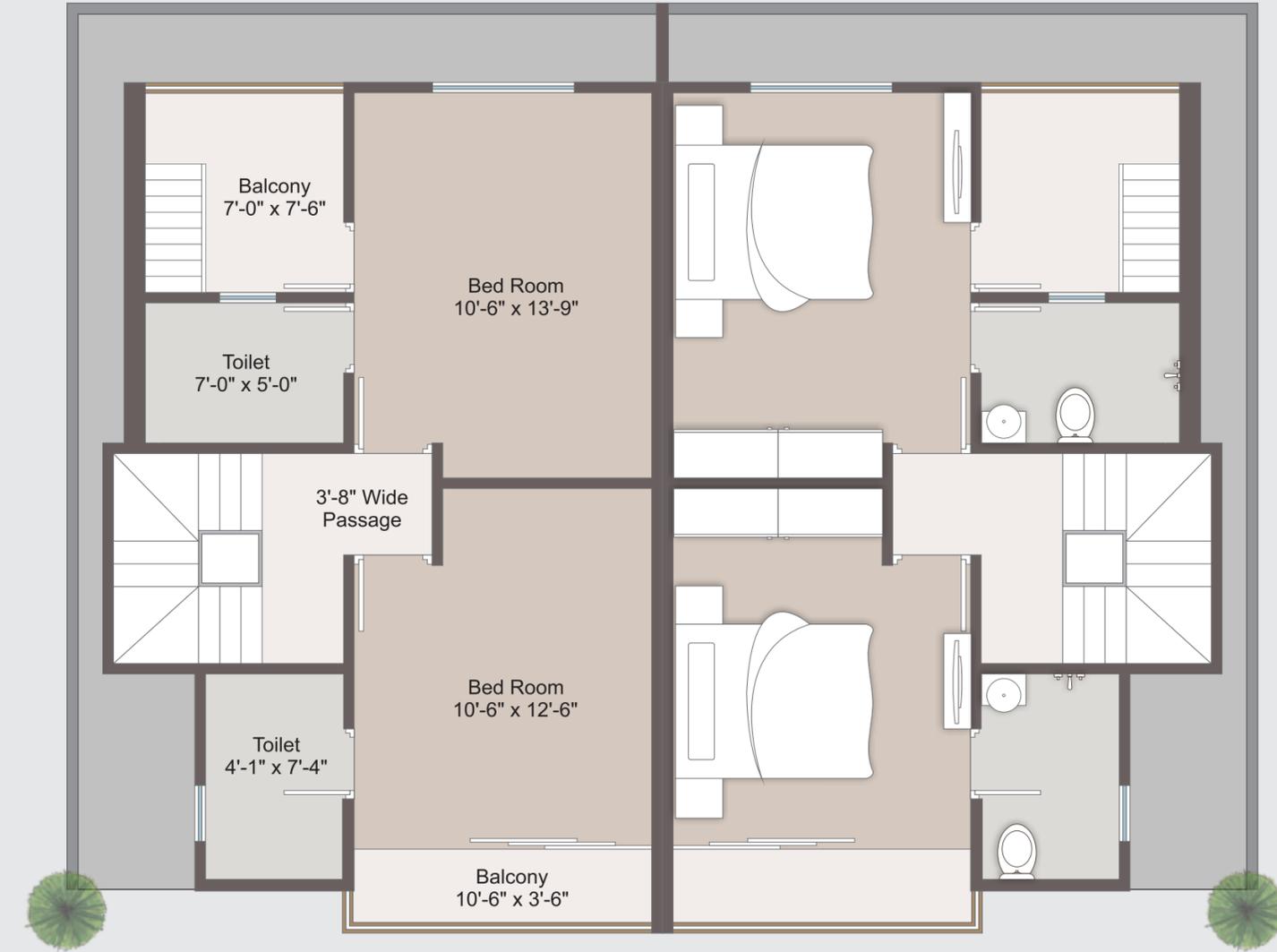
A Royal Residence to live in...

TYPE : B
3BHK DUPLEX

Ground Floor Plan



First Floor Plan



1	702
2	717
3	744
4	772
5	799
6	799
7	826
8	761
9	1075
10	667
11	667
12	667
13	667
14	667
15	667
16	667
17	667
18	810
19	866
20	667
21	667
22	667
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64	667