



Developer:
Sudhapati Developers Private Limited

Site:
Aarya Elzaro 1 & 2, Beside Radhika Society,
Nr.Akshardham, Vasna Road, Khodiyar Dairy Lane,
Vadodara, Gujarat 390007

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Email: sudhapatidevelopers@gmail.com

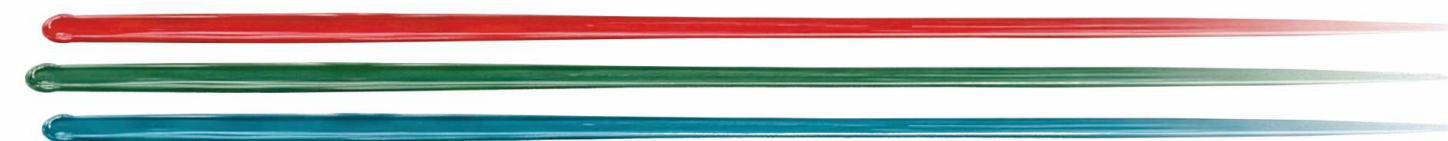
www.aaryagroupvadodara.com



Structure Consultant:



AARYA
ELZARO 1-2
2 & 3 BHK LIFESTYLE APARTMENTS



Joy of
Living



An Upscale 3 BHK Residential Haven, Nestled In Serene Surroundings Yet
Seamlessly Connected To The City. Where Everyday Essentials,

Striking **6** Towers,

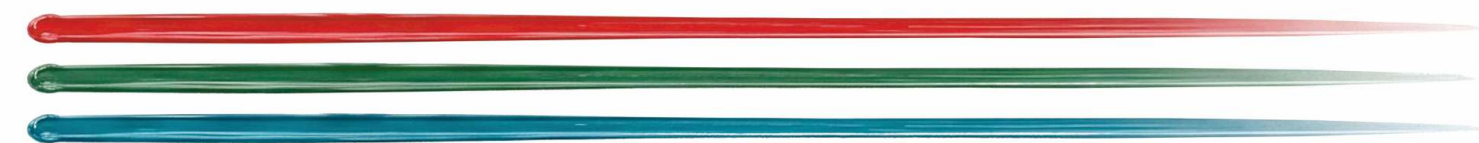
Generously Spaced **80ft** Apart,

A Life Crafted For **240 Families**

Where **Privacy,**

Where Calm, Open Skies & Quiet **Luxury** Belong To You .

A Life **Upgraded**



Discover
Grandeur,
At Every Arrival



Your first step through the gates tells you everything. This is not just an entrance. It's a statement.

Discover
Beauty
In Every Detail

Classic design. Contemporary style. An elevation so considered,
you'll find something new to admire every single day.





Discover
Exclusivity,
In Every Moment

240 families. One stunning campus. A lifestyle so refined, it quietly sets you apart without trying to.



Value Additions



Gated community with round-the-clock security



Branded passenger high-speed lifts for each tower



Gated premises with CCTV surveillance



Fire hydrant system with fire extinguishers



Spacious walking path



Pre-construction anti-termite treatment



Heat protection paint treatment on all terraces



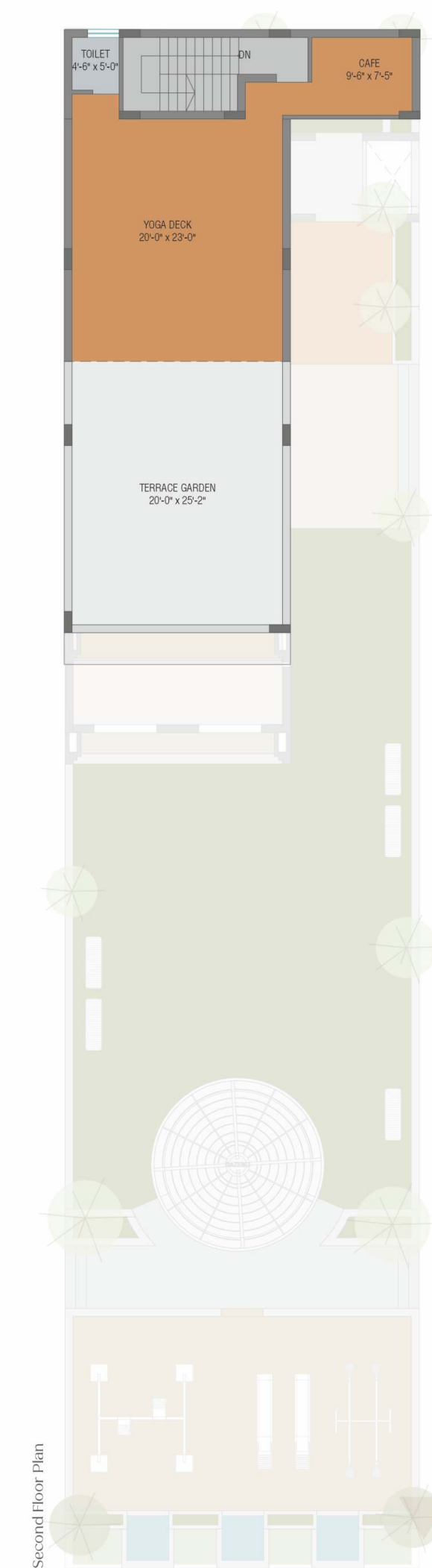
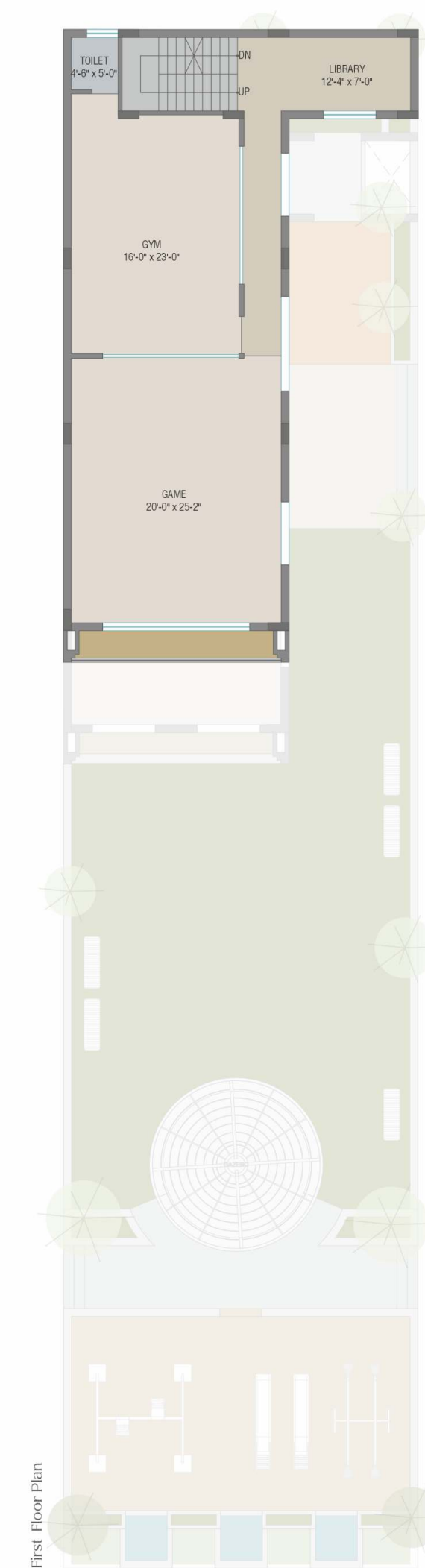
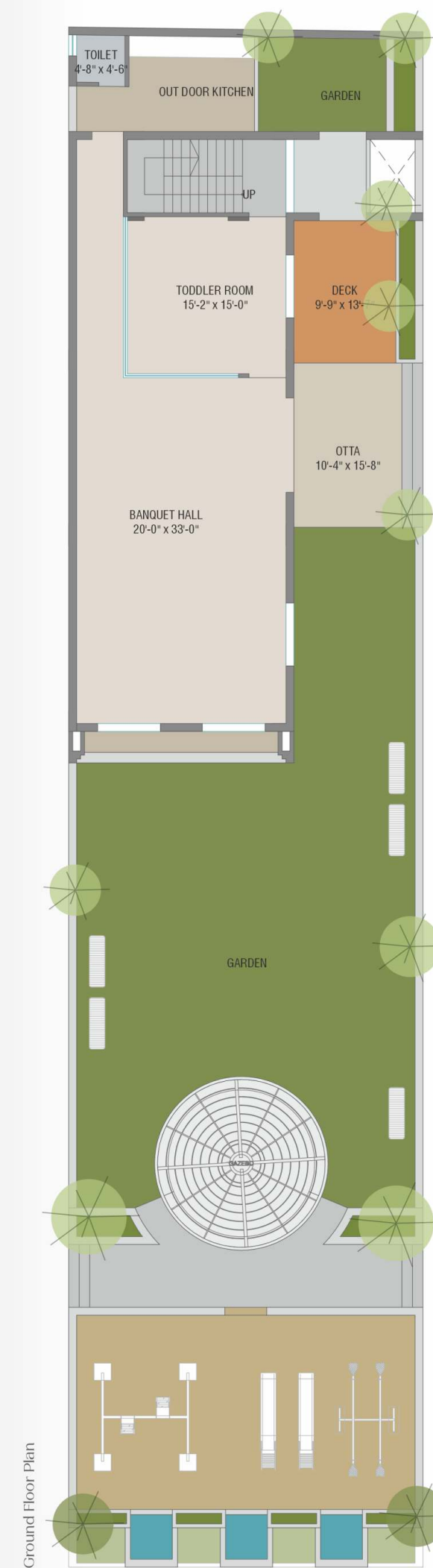
Elegant entrance with 24×7 security

Every feature at Aarya Elzaro 1-2, from structure to security, is chosen to make life effortless.

Discover
Leisure,
In Every Corner

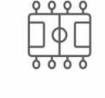


Clubhouse Plan





Amenities

-  GYMNASIUM
-  INDOOR GAMES
-  YOGA AND ZUMBA STUDIO
-  KIDS PLAY AREA
-  TERRACE GARDENS
-  BANQUET HALL
-  LIBRARY
-  GAZIBO
-  ALLOTTED CAR PARKING S
-  SITTING AREA

Basement Floor Plan



12.00 MT WIDE ROAD

7.50 MT WIDE ROAD

Ground Floor Plan



12.00 MT WIDE ROAD

7.50 MT WIDE ROAD

1st, 3rd, 5th, 7th & 9th Floor Plan



12.00 MT WIDE ROAD

7.50 MT WIDE ROAD

2nd, 4th, 6th, 8th & 10th Floor Plan



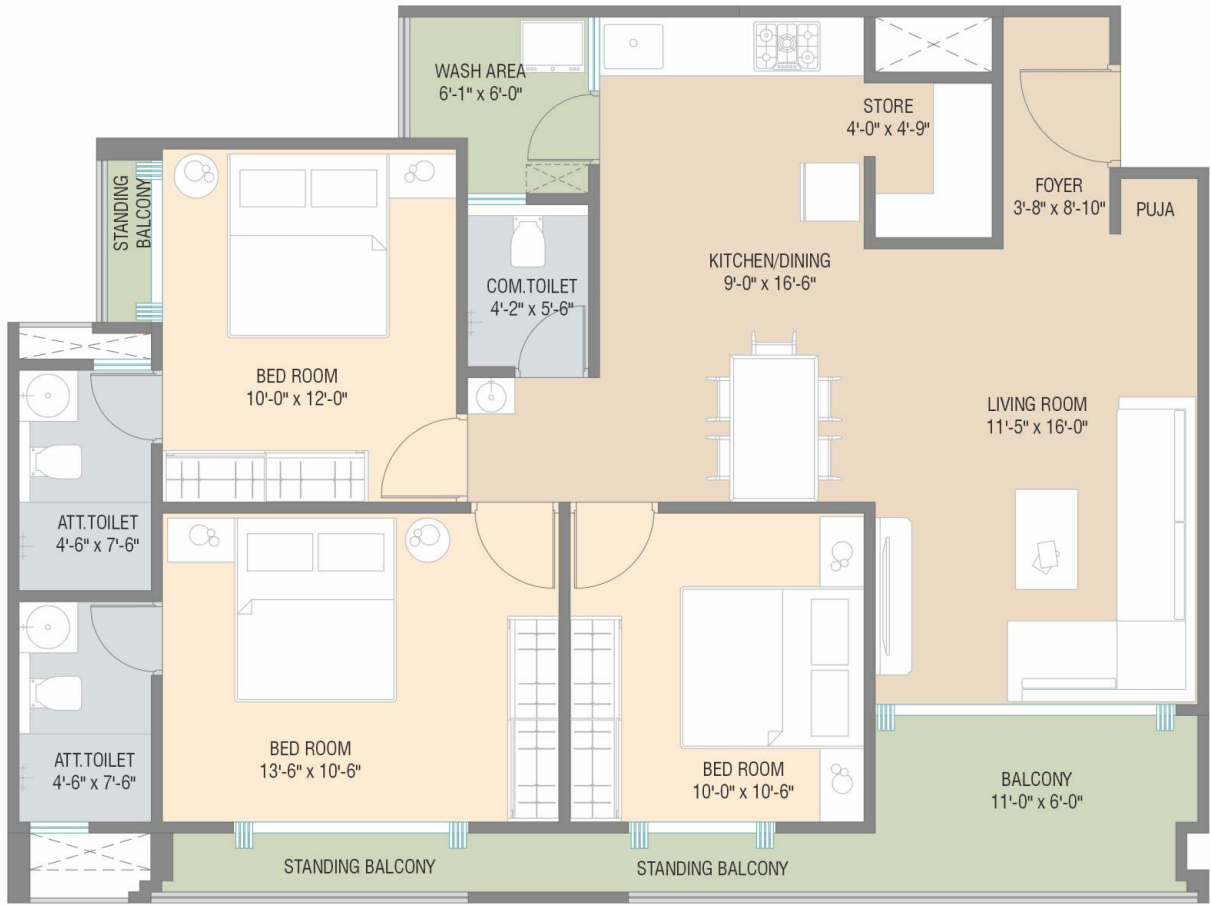
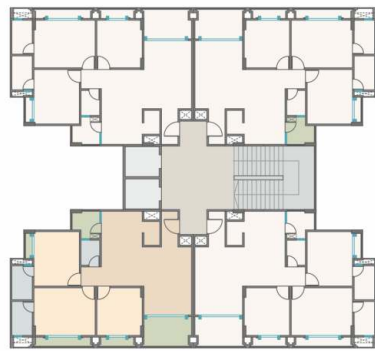
12.00 MT WIDE ROAD

7.50 MT WIDE ROAD

TOWER A

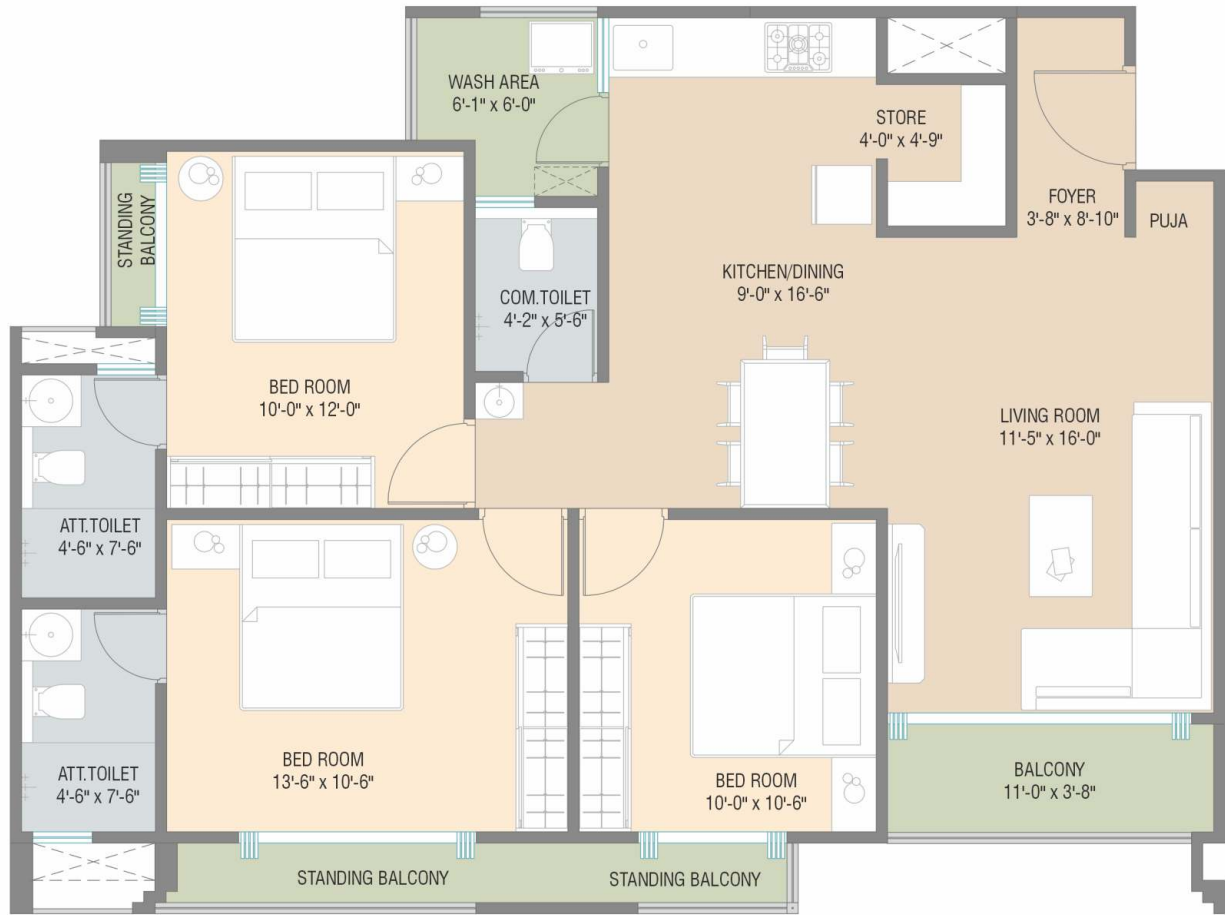
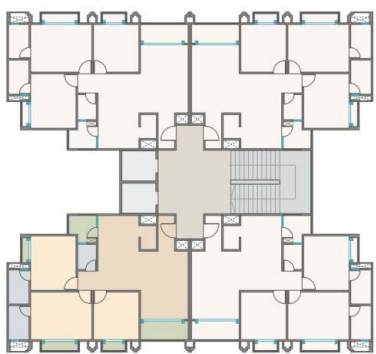
1st, 3rd, 5th, 7th & 9th FLOOR PLAN

B.U AREA - 1134.00 SQ.FT | CARPET AREA - 1017.00 SQ.FT



2nd, 4th, 6th, 8th & 10th FLOOR PLAN

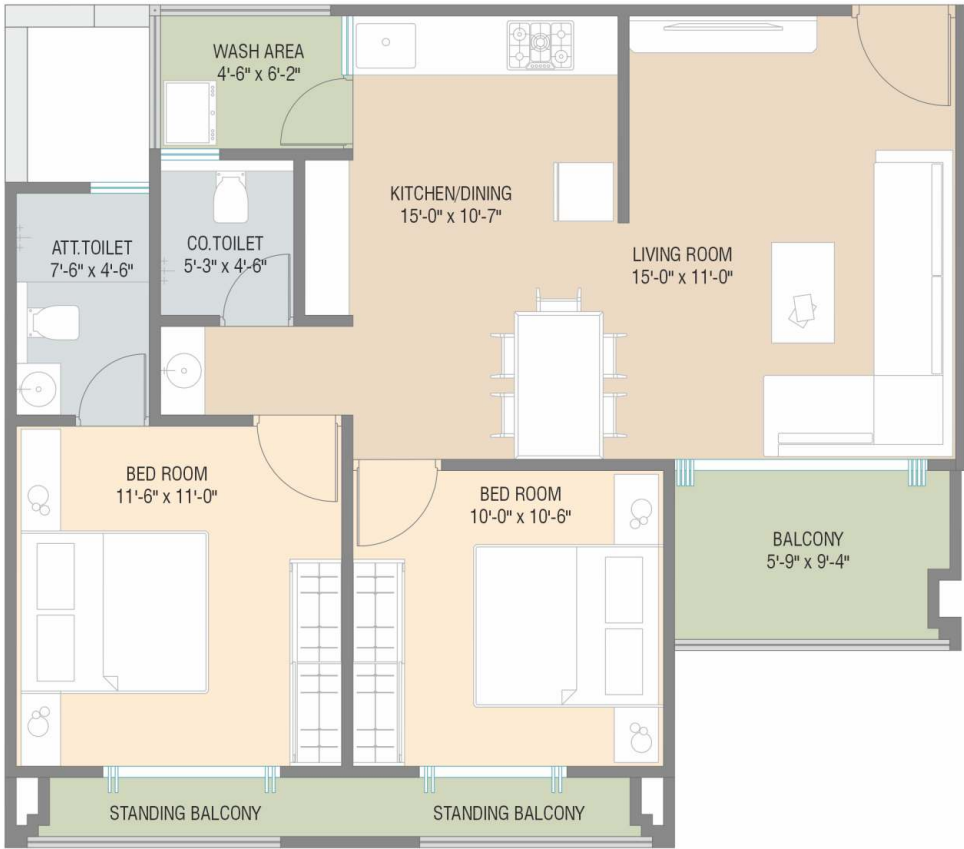
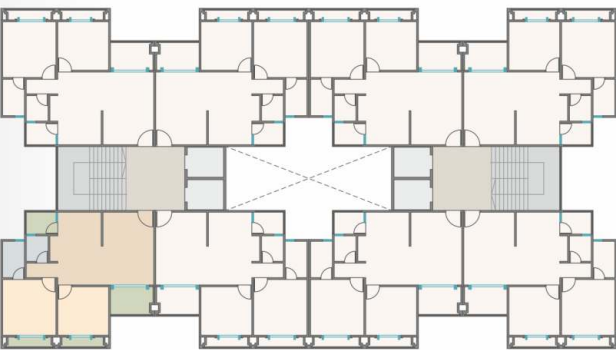
B.U AREA - 1094.00 SQ.FT | CARPET AREA - 981.00 SQ.FT



Tower B to E

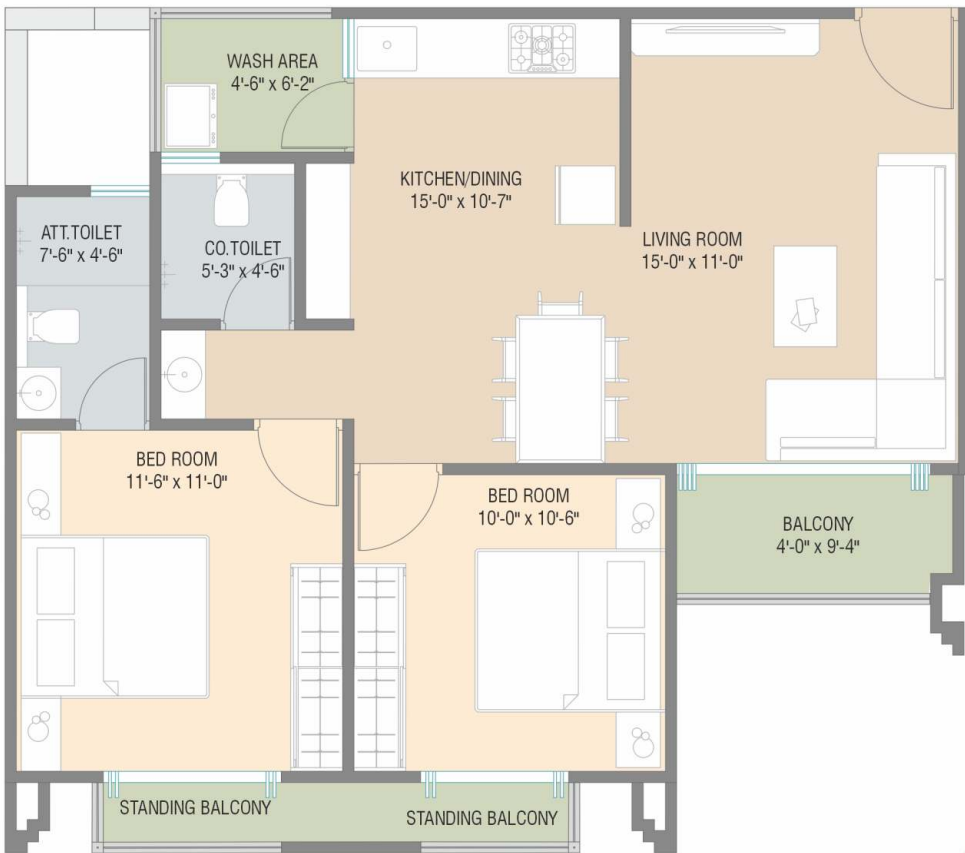
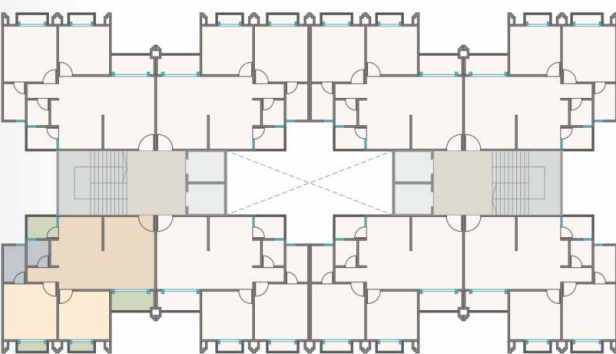
1st, 3rd, 5th, 7th & 9th FLOOR PLAN

B.U AREA - 825.00 SQ.FT | CARPET AREA - 746.00 SQ.FT



2nd, 4th, 6th, 8th & 10th FLOOR PLAN

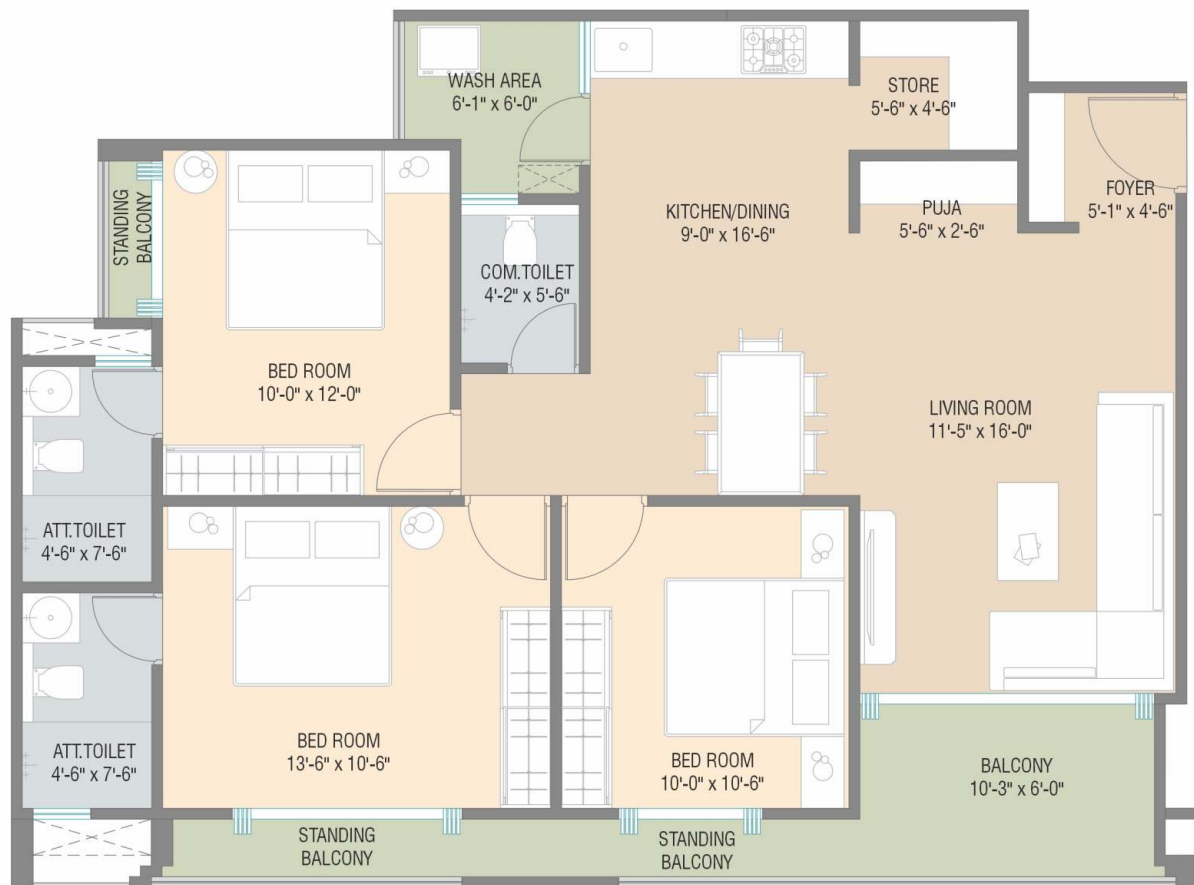
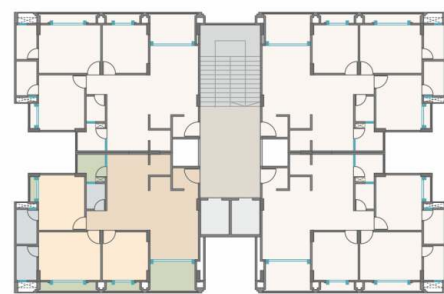
CARPET AREA - 798.00 SQ.FT | B.U AREA - 719.00 SQ.FT



Tower F

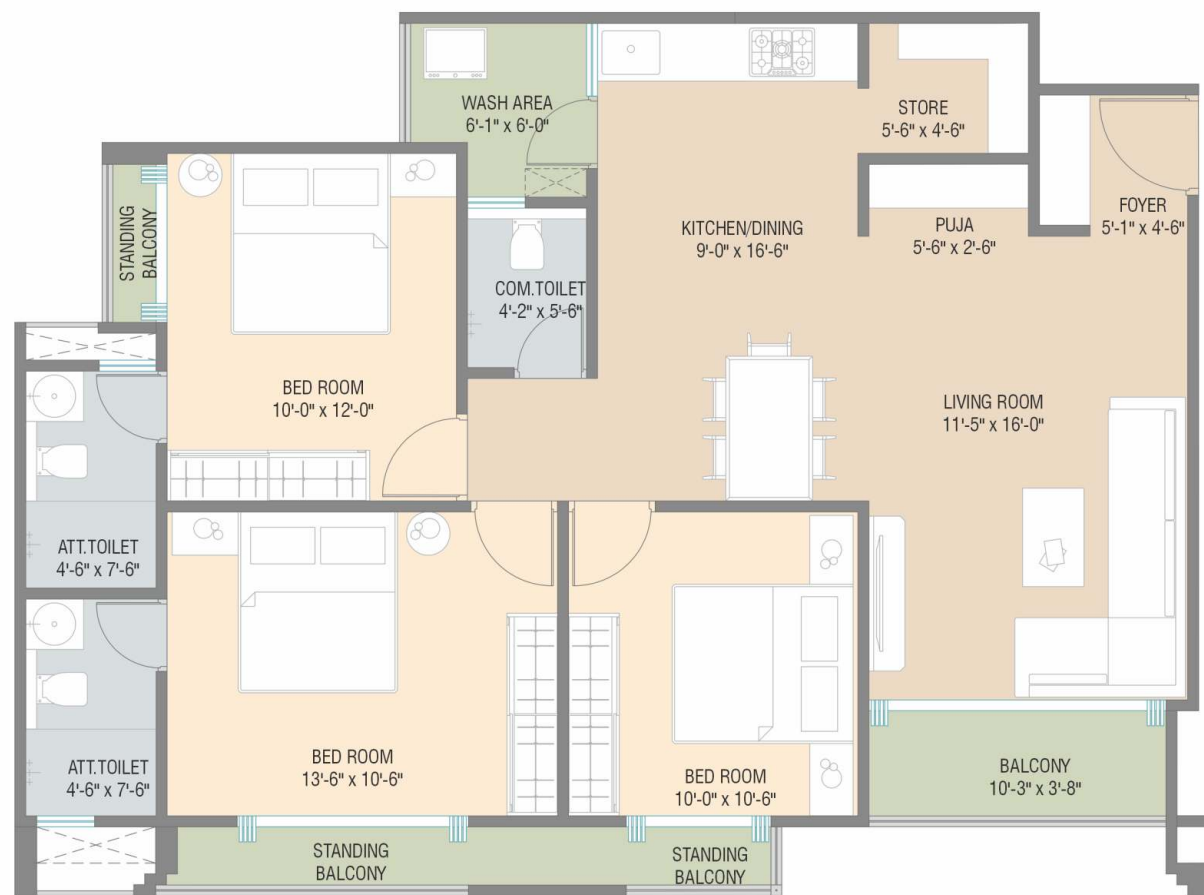
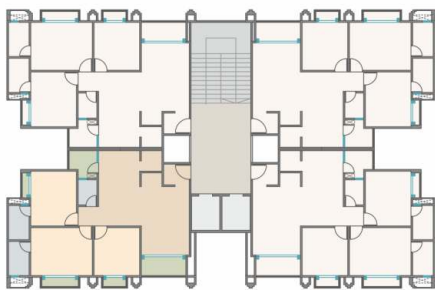
1st, 3rd, 5th, 7th & 9th FLOOR PLAN

B.U AREA - 1131.00 SQ.FT | ARPET AREA - 1026.00 SQ.FT



2nd, 4th, 6th, 8th & 10th FLOOR PLAN

B.U AREA - 1094.00 SQ.FT | CARPET AREA - 989.00 SQ.FT



Specifications



STRUCTURE

Earthquake Resistant RCC Frame
Structure with AAC Block Masonry
Partitions with Plaster (Except Ceiling)



TOILETS

Designer Ceramic Tiles in All Bathrooms
Natural / Artificial Premium Stone
Counter for Basins



EXTERNAL & INTERNAL WALL FINISHES

External Double Coat Mala plaster with
Texture and Exterior Weather-proof paints

Internal Single Coat Mala Plaster with
Wall Putty and Primer



FLOORING

Premium Big size Tiles
Flooring in Drawing, Living, Dining,
Kitchen, All Bedrooms and Store Area



KITCHEN

Premium mirror polished Granite or full body
Porcelain Slab (Artificial) with sandwiched platform

Sink - SS or Quartz

Premium quality Ceramic Tile dado on
walls above platform



DOORS

Main Entrance door - Flush door with
Premium decorative veneer with door lock

Internal doors - Flush door with both
side laminates with premium fixtures

All Door Frames teakwood or
Handmade Stone



WINDOWS

Windows Section - Premium Quality
Aluminium Sections

Window sills of Granite stone or equivalent



PLUMBING

CPVC / UPVC Water Supply Pipes &
PVC pipes for soil, waste & drainage
systems-Ashirvad/Astral or Equivalent



ELECTRIFICATION

ISI grade concealed copper wiring
with adequate number of points in all
rooms- Anchor / RR / APAR or Equivalent

ISI Branded Modular Switches -
Schneider / legrand / RR or Equivalent

Provision for DTH Points



BATHROOMS

Bathroom Fitting and Sanitary ware
Hindware / Cera or Equivalent

Premium quality Vitrified / Ceramic Tiles

Granite / Composite Marble Basin Counter



WASH AREA

Kota Stone / Anti Skid Tiles with dado of
ceramic/glazed tiles up to sill level

Provision for washing machine with electric
and plumbing points

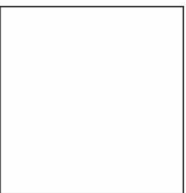
LOCATION MAP



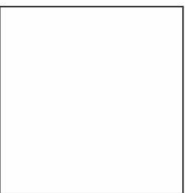
Payment schedule

On Booking.	10%	6th floor slab	5%
At time Banakhath	25%	7th floor slab	6%
Plinth level.	6%	8th floor slab	6%
1st floor slab	5%	9th floor slab	6%
2nd floor slab	5%	10th floor slab	6%
3rd floor slab.	5%	Before sale deed	5%
4th floor slab	5%	Total	100%
5th floor slab	5%		

QR CODE FOR
RERA CERTIFICATE



FOR BROCHURE



Disclaimer: (1) All plans are subject to amendments and approval by the relevant authorities. All photography and computer imagery 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. Subject to Vadodra Jurisdiction. (2) Premium quality materials or equivalent branded products shall be used for all construction work as per architect design. (3) External changes are strictly prohibited. (4) Maintenance charges, development charges, stamp duty charges, documentation charges, G.S.T., M.G.V.C.L. deposit and all other government or local municipal taxes will be extra. (5) Possession will be given after one month of full payment. (6) Extra work will be done at additional cost with prior estimate approval.

RERA No.: PR/GJ/VADODARA/VADODARA/Vadodara Municipal Corporation/XIOXIOXO/XIOXIOX/XIOXIO
RERA Website.: gujrera.gujarat.gov.in