



Developers:
MISTRY INFRASTRUCTURE

Site: Mistry Town, Opp. Patrakar Society,
Nr. Free Looters Club, Fatehgunj,
Vadodara- 390002 (Guj.).

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98259 78609

Email: mistrytown@gmail.com

Office: Mistry Avenue, 201 Second Floor,
Opp. Free Looters Club, Fatehgunj,
Vadodara- 390002.

Architect: Rishi Architect



Structural Consultant: A.A. Desai



Key Distances (approx.):

Airport	3.0 Kms.	Ahmedabad Express Highway	5.0 Kms.
Railway Station	1.5 Kms.	Sayaji Baug (Kamati Garden)	0.5 Kms.
Central Bus Station	1.5 Kms.	M.S. University	0.5 Kms.

Note: (1) Possession will be given after one month of settlement of accounts. (2) Extra work will be executed after receipt of full advance payment. (3) Stamp Duty, Registration Charge, Service Tax or any new Central Govt., State Govt., VUDA Taxes, if applicable shall have to be borne by the client. (4) Continuous Default payments leads to cancellation. (5) Architect / Developers shall have the rights to change or revise the scheme or any details herein and any change or revision will be binding to all. (6) Incase of delay in Light connection by authority, developers will not be responsible. (7) All dimensions are indicative and actual dimensions in each room might vary (8) Refund (exclude tax) shall be given in case of cancellation of the booking within 30 days. The payment shall be refunded only after same premises is re-booked and payment for the same is received from the other customer. We shall deduct a minimum administrative charge of Rs. 50,000. (9) Any Plans, specifications or information in this brochure cannot form part of an offer, contract or agreement. (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 bylaws. (11) After virtual completion of the work all the repair and the maintenance like drainage, watchman salary, electricity bill etc. shall be borne by society members. (12) Members of society are not allowed to change elevation in any circumstances. This brochure shall not be treated as a legal document, it is for the purpose of easy display of the Project.

design: stroke&arrow@9824092010



2 & 3 BHK LUXURIOUS FLATS
3 BHK PENTHOUSE





Premium Riverfront Location
Quality Construction
Valuable Amenities
A Trusted Realtor
Affordable Luxury

Mistry Infrastructure has, over the years, built a formidable reputation with their satisfied customer base. It is a long and successful history in construction industry, with a number of quality residential buildings as testimonials.

Our upcoming project 'MISTRY TOWN' is yet another step in our journey to offer remarkable real estate projects. Located at Fathegunj- one of Vadodara's most prominent residential localities, it offers great convenience due to its close proximity to all urban utilities enabling easy connectivity.

Designed to high standards and planned thoughtfully to ensure functional efficiency the homes at Mistry Town enables a modern lifestyle with elegant premium amenities...yet with very competitive pricing- thus offering the best value for your investment.

Truly a once in a lifetime opportunity to own an abode at such a stellar location and with a host of advantages!



We Take Care

At Mistry Infrastructure take care at every aspect of development- be it choosing the location, to the selection of building materials, to designing the exteriors & interiors, to providing a perfect lifestyle to the residents.

A highly motivated and dedicated team ensures the most satisfying purchase experience, building a relationship for a lifetime.





Value Added Amenities

- Elegant Entrance Lobby
- Well designed compound wall with MS Gate and Security Cabin
- Standard quality elevators
- Water proofing treatment to the terrace
- Ample car parking with decorative paving
- Paved/Tremix internal roads with decorative lighting
- Water supply from bore with underground and overhead water tank with sensor
- Anti-termite treatment to the building
- Individual name plates & letterbox

Leisure Amenities

- Landscaped Garden with seating
- Children's Play Area





Specifications

Structure:

Well designed RCC frame structure as per structural engineer's design.

Flooring:

Vitrified Tile flooring.

Plaster:

Internal Smooth Plaster / Outside sand face plaster

Colour:

Internal Walls with Putty finish. Outside Walls with Cement / Acrylic Paint

Kitchen:

Granite platform with SS kitchen sink and designer tiles up to lintel level over the platform

Bathrooms:

Designer tiles up to full height with standard quality bath fittings and sanitary ware.

Plumbing:

Systematic well concealed CPVC/UPVC plumbing fitting

Doors :

Decorative main door with standard safety lock and fittings. All other internal doors are flush doors with laminates on both sides.

Windows :

Anodized Aluminum section windows with reflective glass & Granite framing.

Electrification:

Concealed copper ISI wiring and good quality modular switches with sufficient points. Geyser point in bathrooms. MCB in main distribution board.



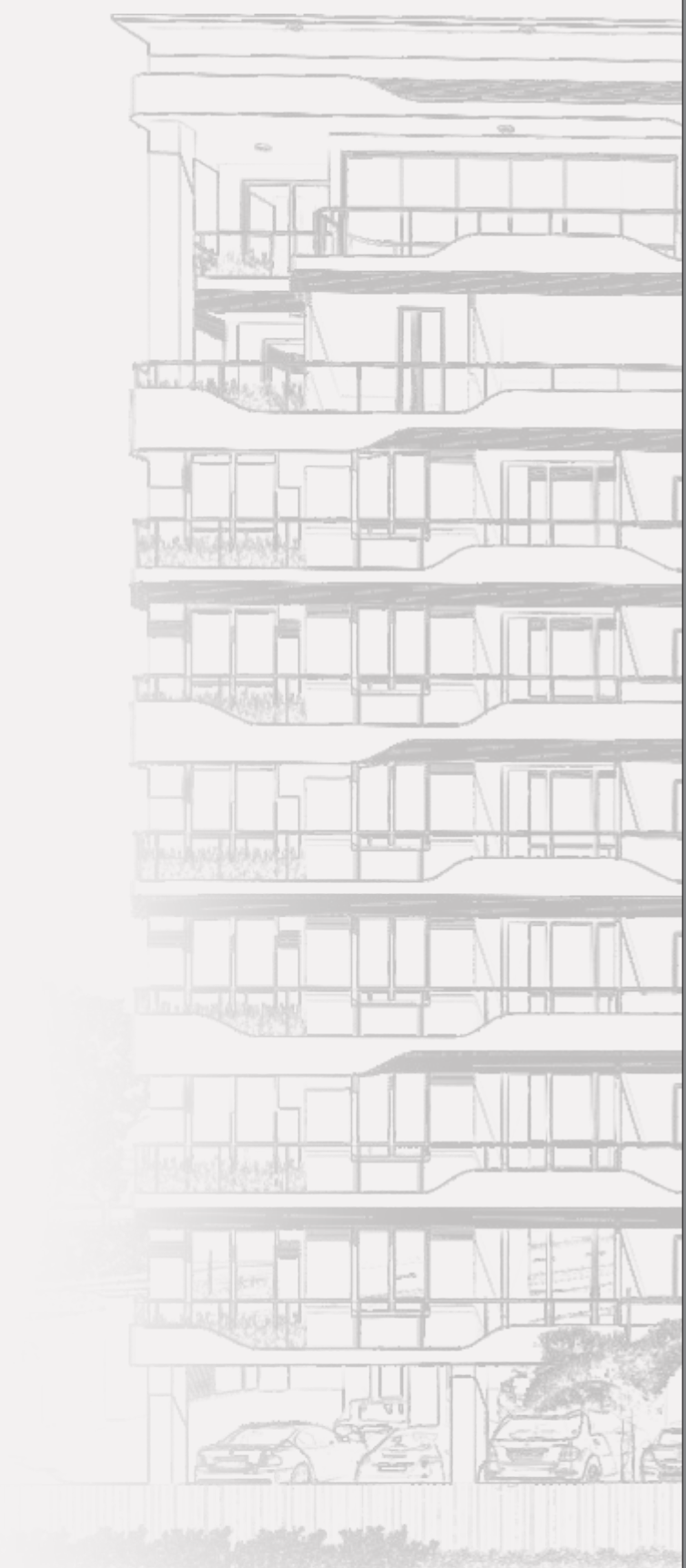
Layout Plan



Tower - A, B

3 BHK

Typical Floor Plan
1st TO 4th Floor



Tower - A, B

3 BHK
Lower Penthouse
7th Floor



Tower - A, B

3 BHK
Upper Penthouse
8th Floor



Tower - A, B

2 & 3 BHK
Typical Floor Plan
1st TO 4th Floor

