



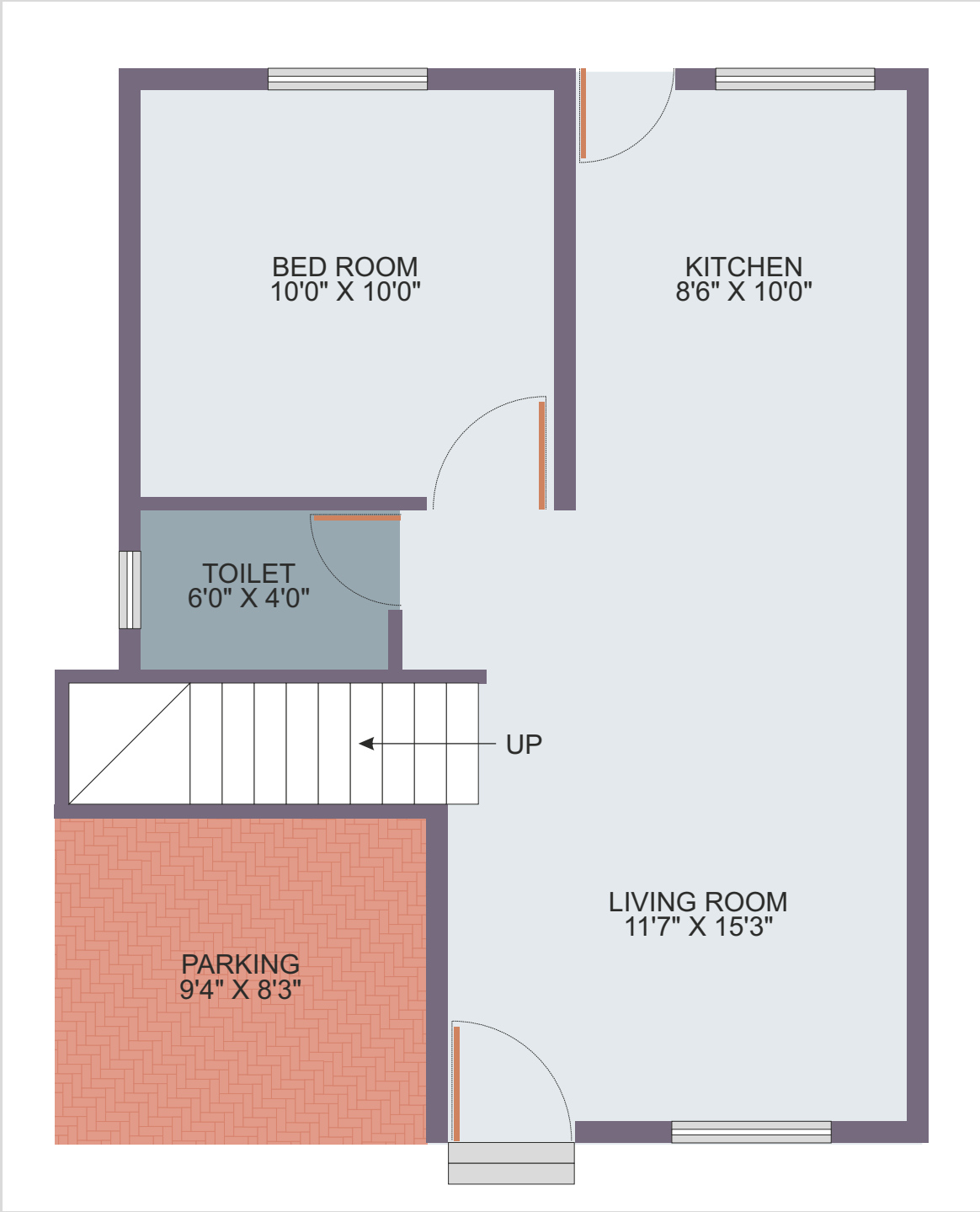
project by : tosif enterprise



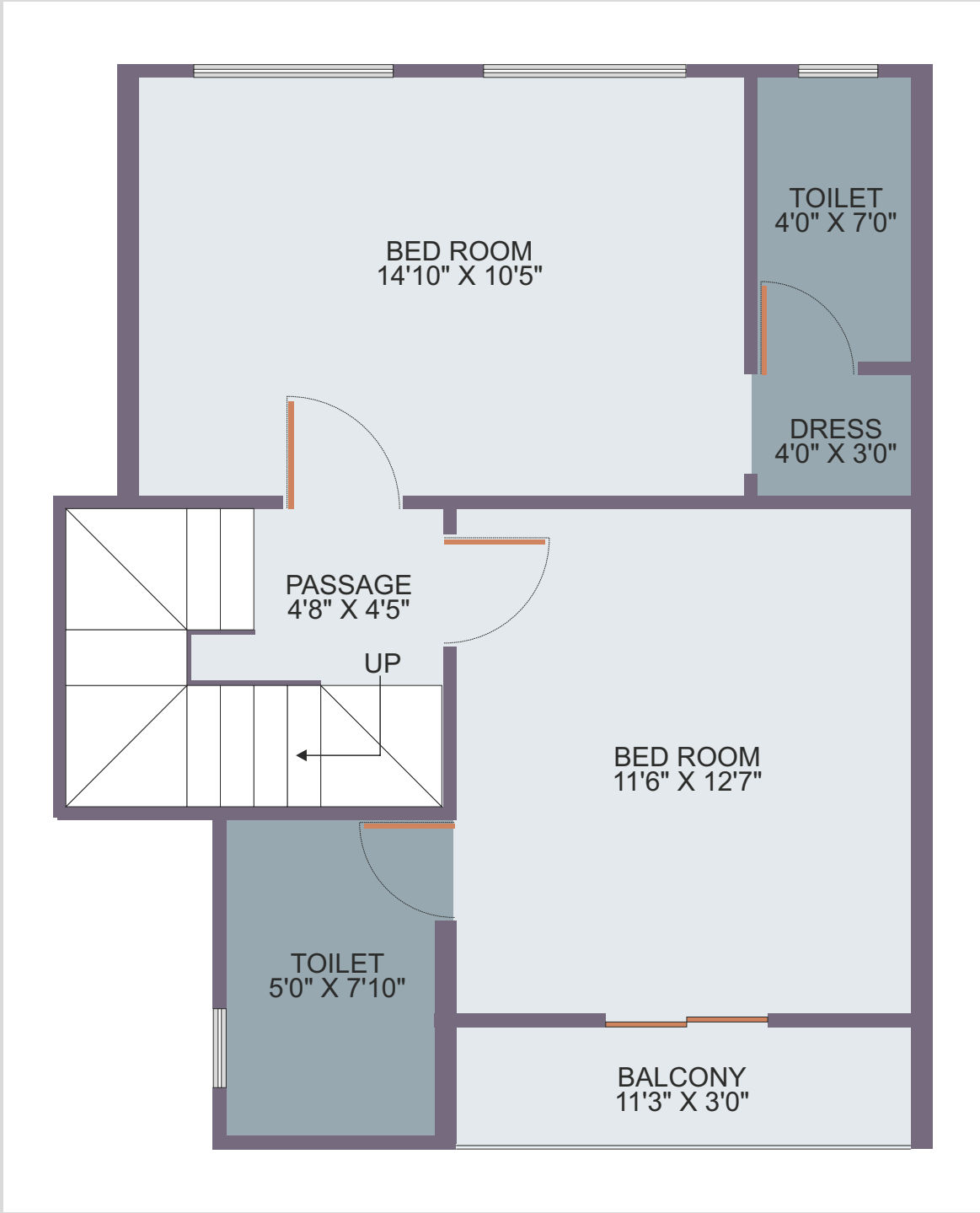
The Articulate premised built with marvellous amenities and complemented with qualitative construction on the foundation of trust, sincere integrity and togetherness.

It offers you opulent lifestyle in a secure environment to dwell amidst thriving community. It provides you well planned designs and recreational spaces.

3 BHK DUPLEX



GROUND FLOOR PLAN



FIRST FLOOR PLAN

LAYOUT PLAN

NO.	AREA	NO.	AREA
01	1248'.05"	26	736.84'
02	790.10'	27	987.98'
03	790.10'	28	1750.11'
04	790.10'	29	1779.27'
05	790.10'	30	987.98'
06	1246.54'	31	736.84'
07	1076.53'	32	736.84'
08	736.84'	33	736.84'
09	736.84'	34	736.84'
10	736.84'	35	736.84'
11	736.84'	36	736.84'
12	736.84'	37	736.84'
13	736.84'	38	736.84'
14	736.84'	39	1073.41'
15	736.84'	40	1072.23'
16	987.98'	41	736.84'
17	2598.21'	42	736.84'
18	1075.35'	43	736.84'
19	736.84'	44	736.84'
20	736.84'	45	736.84'
21	736.84'	46	736.84'
22	736.84'	47	736.84'
23	736.84'	48	736.84'
24	736.84'	49	987.98'
25	736.84'	50	2381.72'





PRECIOUS AMENITIES

Elegant entrance gate

Covered compound wall with fencing

Concrete internal road with ample street lights

Feel fresh air surrounding all bungalows

Children play area with equipments

Multipurpose clubhouse / Prayer hall

Jogging track / Garden

Strategic plantation

Individual Parking space for each bungalow

Elegant name plate & letter box for each bungalow

Water supply and Drainage

Anti termite treatment

Security Camera

Senior Citizen Area

Security



SPECIFICATIONS

Elegant Elevation

Structure - As per architect and structural engineers design.

Wall finished - internal single coat smooth plaster & external double coat sand face plaster.

Colour - Birla putty on internal walls and weather proof exterior paint on external walls.

Electric - Concealed wiring & Good quality of switches.

Doors & Windows Main entrance door with premium hardware fitting and internal laminated flush doors, Fully glazed aluminium windows.

Flooring - Vitrified tiles flooring in all rooms.

Toilets - Concealed centre point plumbing with adequate points with standard fittings.

Kitchen - Granite platform with stainless steel sink, vitrified tile flooring, ceramic tiles up to lintel level height over both the platform.





PAYMENT SCHEDULE

- 10% at the time of booking
- 20% at the time of sale to agreement
- 15% at the time of plinth level
- 25% at the time of first slab level
- 05% at the time of internal wall plaster
- 05% at the time of external plaster level & flooring
- 05% at the time of sanitary fittings
- 10% at the time of electric fittings and water supply
- 05% Before one month of possession

KEY PLAN (LOCATION)

Tarsali Bypass Chokdi

Mumbai - Delhi Highway (N. H. 8)

Dhanyavi Road

Satelite Green

Vadodara - Voragandi Road

Madina Masjid

Vora Gamdi

A1 Milk Center

Sundarpura - Voragandi Road

Chikhodra Village

Dhanyavi Village



- Possession will be given after one month of settlement of all accounts.
- Extra work will be executed after receipt of full advance payment.
- Document charges, stamp duty, GST, development charge and common maintenance charges will be extra.
- Any new central or state government taxes, if applicable, will have to be borne by the clients.
- Elevation alteration will not allowed in any circumstances.
- Continuous default payments leads to cancellation. Architect / developers shall have the right to change or raise any details herein and any change or revision will be binding to all.
- In case of delay in water supply, light connection work by the respective authority developers will not be responsible.
- Refund in case of cancellation will be made withing 30 days from the date of booking of new client only.
- Administrative expense fo Rs. 25000/- and the amount of extra work, if any will be deducted from the refund amount.
- Any plans, specification or information in this brochure can not form legal part of an offer, contract or agreement. It is only depiction of project.

: a project by :
TOSIF ENTERPRISE
Royal Bungalows,
Next to Voragamdi Village, Tarsali by Pass,
National Highway Number 8,
Vadodara - 390 014.

: Contact Number :
+91 98256 50116 / +91 87807 87158
+91 91067 62867 / +91 79905 09614

: Architect :
Anis Dheriwala, Vadodara.

: Structure :
Zarna Associates, Vadodara.

: Graphics Designer :
T Square Media, Vadodara.
98982 66193