



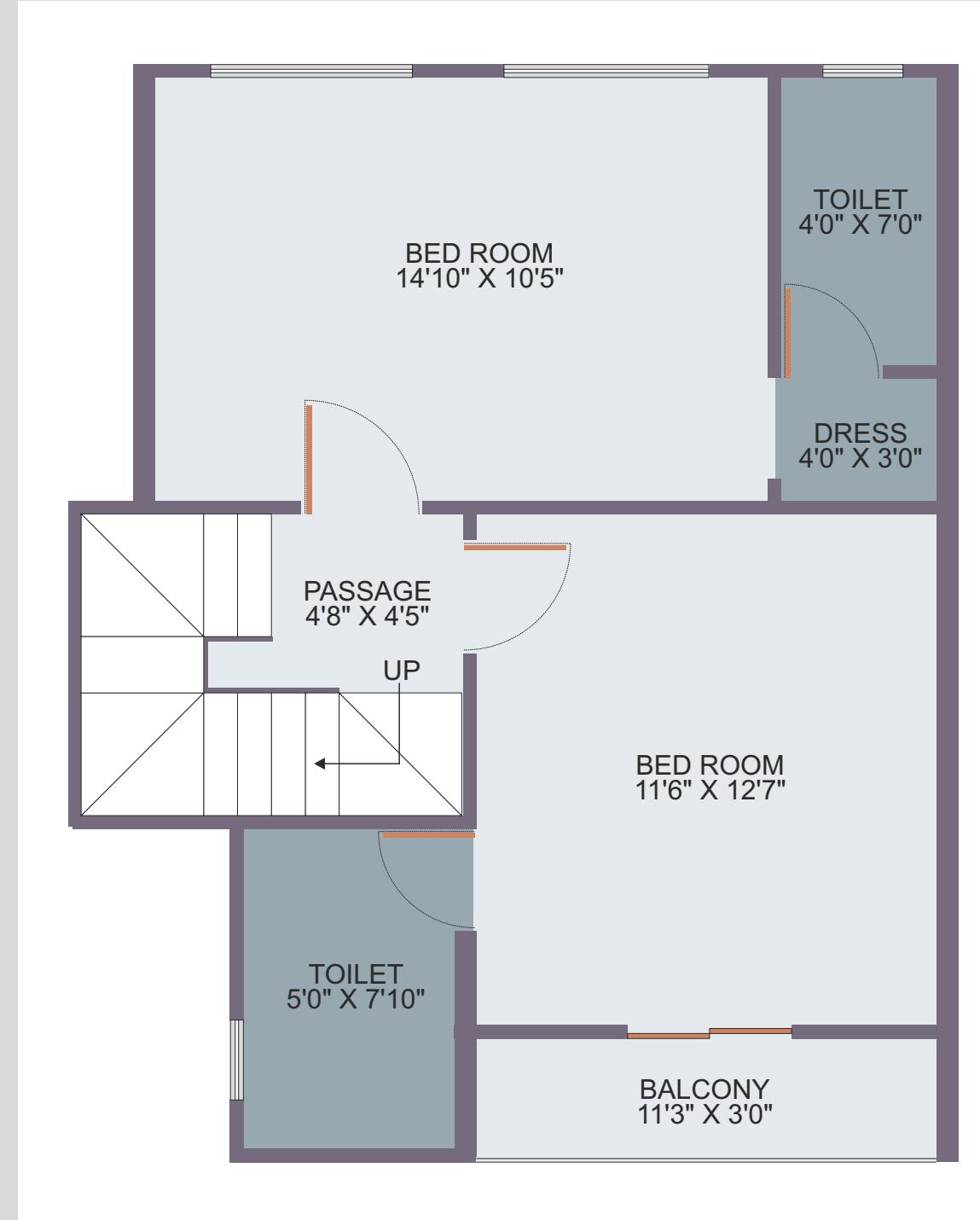
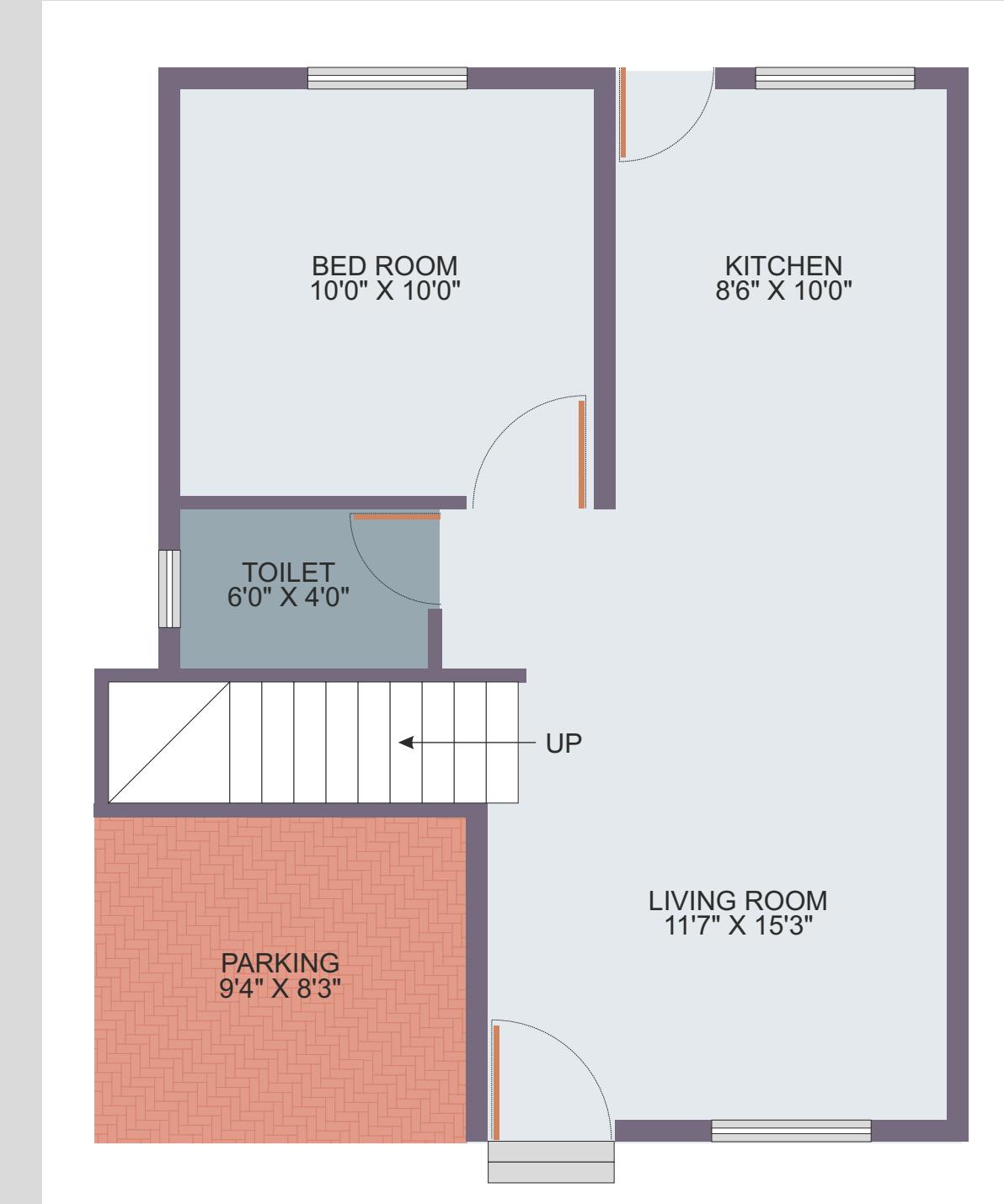
project by : tosif enterprise



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



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)



Mumbai - Delhi Highway (N. H. 8)

Tarsali Bypass Chokdi -

Dhanyavi R

Sate

 Chikhodra Village

ora Gamdi

Madina

A1 Milk Cent

Sundarpura - Vor

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 non-central or state government taxes, if applicable, will have to be borne by the clients. • Elevation alteration will not be 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 within 30 days from the date of booking new client only. • Administrative expense of 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

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Vadodara - 390 014.

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: Architect :
Anis Dheriwala, Vadodara.

: Structure :
Zarna Associates, Vadodara.

: Graphics Designer :
T Square Media, Vadodara.
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