



Developers



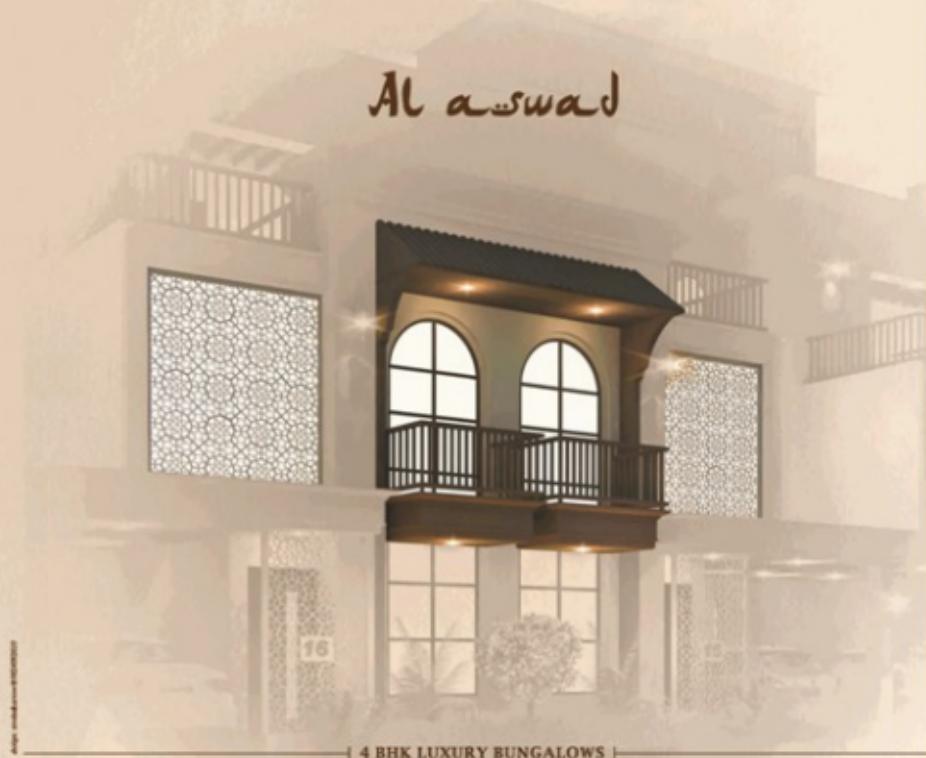
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Architect: Design Associates
Structural Consultant: A.A. Desai

Site: Al Aswadi, 24 metre High Tension Road, Bb. Shree Hari Residency, Sun Pharma Road, New Tandolja, Vadodara - 390012

Payment Schedule : 30% at the time of booking, 10% at the time of plot level, 10% at the time of first slab level, 10% at the time of second slab level, 10% at the time of third slab level, 7.5% at the time of plaster level, 7.5% at the time of finishing level, 05% before one month from the due date of possession.

Please note : Disturbed area permission work is not in developer's scope, any expenses related to such permission shall solely be borne by the client.



4 BHK LUXURY BUNGALOWS



Drive into a world of Sheer Luxury
where a rich lifestyle and enhanced comforts await your arrival...



Intricate craftsmanship, artistic elevation, a perfect finish!

4BHK Luxury Bungalows for a truly international lifestyle!

Al Aswad with its plush campus, premium quality construction and 4-BHK. Spacious Bungalow planning offers the perfect lifestyle abode for you to shift over to.

Drive into a green landscaped campus through a designer entrance gate. You shall be welcomed to elegantly crafted Bungalows with a rich elevation, recreational amenities, excellent infra structural facilities, a serene prayer hall and a luxurious finish. With just 50 stately bungalows, you are assured of a cohesive community of like-minded neighbours, which shall further enhance the quality of life.

Designed thoughtfully with great care, these bungalows shall truly fulfill the desires of its elite residents for a home which is complete



A home where you would like
your family to bloom!

Al Aswad Bungalows are located in the well developed area of Tandaji, close to most urban utilities like Mosques, Schools, Hospitals, Shopping Areas, and entertainment facilities. Thus a shift to this campus would mean a comfortable and rich life for you and your family.

The project comes from a team of real estate developers who have numerous successful projects in Vadodara & Mumbai, and can be vouched for their quality construction, excellent craftsmanship, customer friendly approach and fair trade practices.

A home at Al Aswad Bungalows shall truly be an investment for a





Amenities

- RCC Internal Road with street light
- Tree plantation around the boundary walls and on internal roads
- Elegant society entrance gate with security cabin
- Name plate to maintain the uniformity of the project
- Anti-termite treatment
- Electric Underground Cabling for a wire-free look
- Security System with 24 hours CCTV Surveillance
- Designated Guest Parking
- Aesthetically design elevation with designer jali in GRC
- Individual bore for each bungalow

Value Added Amenities

- Prayer Hall / Multi-purpose Common Hall
- Landscaped Garden
- Open Garden Seating
- Children's Play Area with Sandpit



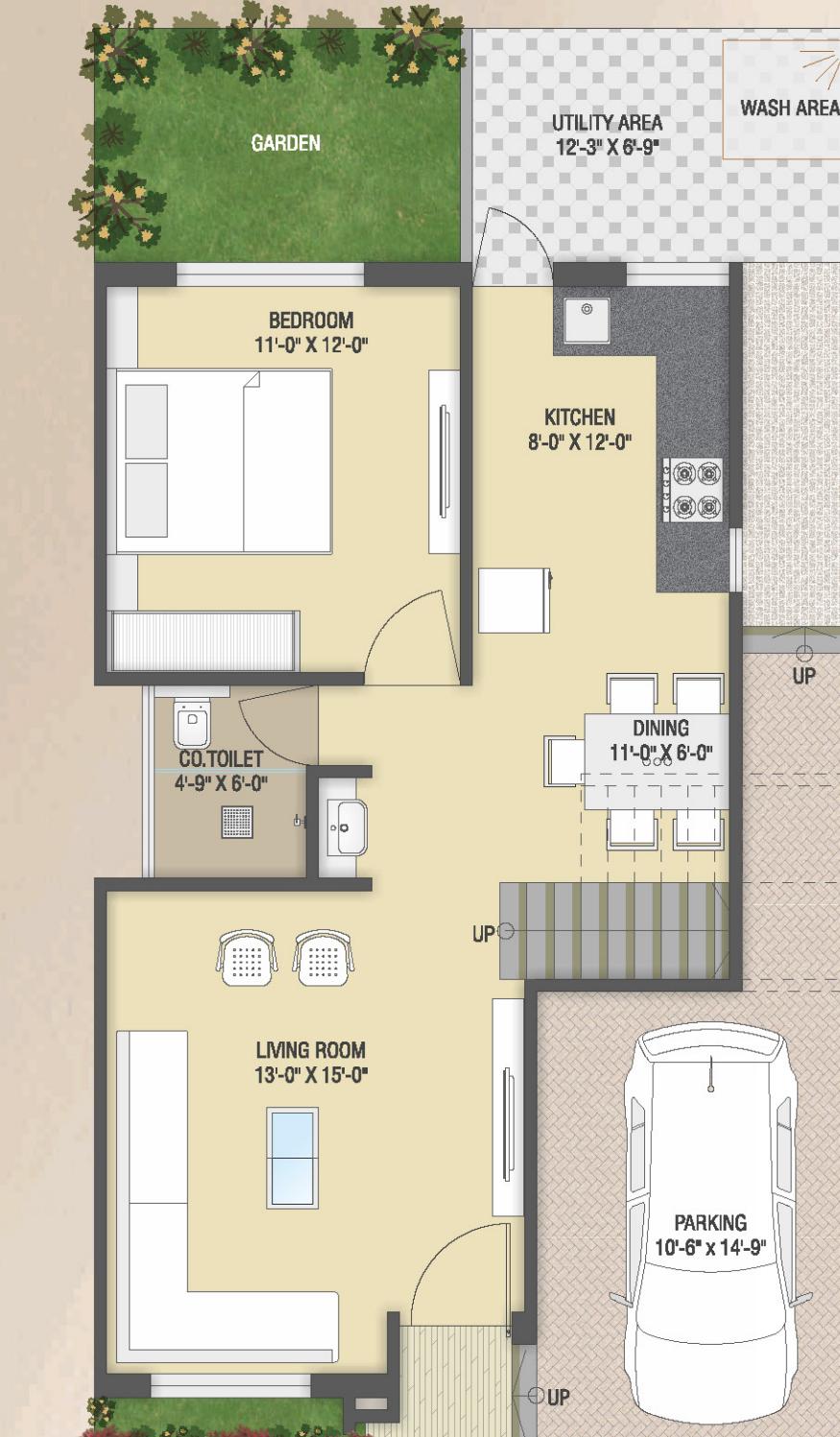
LAYOUT PLAN



Plot No.	Area (sq. ft.)	Plot No.	Area (sq. ft.)
1	1580	26	1057
2	1116	27	1057
3	1116	28	1057
4	1116	29	1057
5	1116	30	1057
6	1116	31	1057
7	1117	32	1337
8	1117	33	1401
9	1117	34	1110
10	1414	35	1110
11	1537	36	1110
12	1057	37	1110
13	1057	38	1110
14	1057	39	1110
15	1057	40	1110
16	1057	41	1110
17	1057	42	1110
18	1057	43	1110
19	1057	44	1110
20	1057	45	2070
21	1057	46	3667
22	1057	47	1850
23	1057	48	1850
24	1057	49	1850
25	1057		

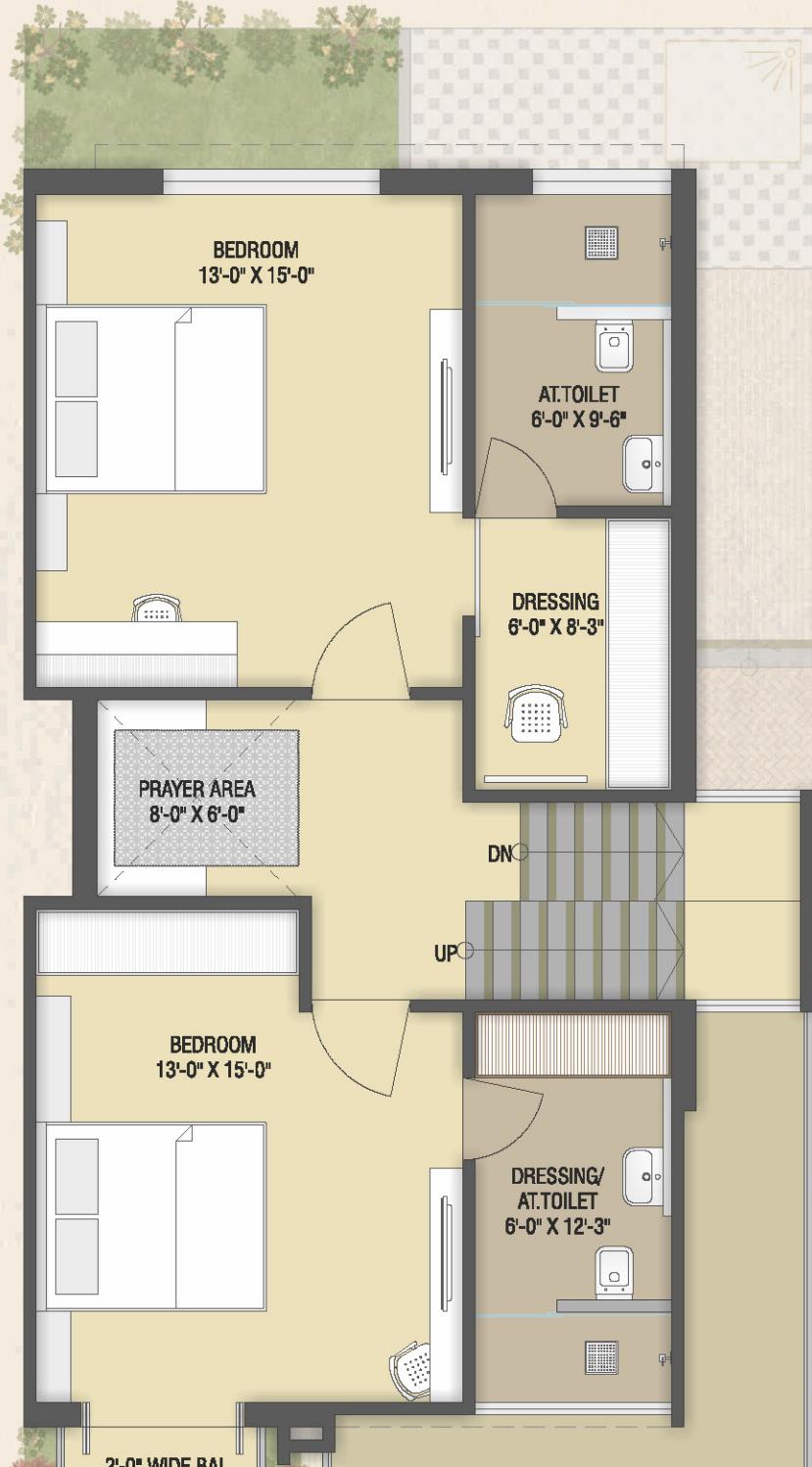


Ground Floor



This floor plan includes a garden area at the top. Inside, there is a bedroom (11'-0" x 12'-0"), a living room (13'-0" x 15'-0"), a dining room (11'-0" x 6'-0"), a kitchen (8'-0" x 12'-0"), a utility area (12'-3" x 6'-9"), a wash area, a parking space (10'-6" x 14'-9"), a 2'-0" wide balcony, and two toilets (one attached to the kitchen and one to the bedrooms).

First Floor



This floor plan features two bedrooms (each 13'-0" x 15'-0"), a central prayer area (8'-0" x 6'-0"), a dining room (11'-0" x 6'-0"), a kitchen, a utility area (12'-3" x 6'-9"), a wash area, a dressing room (6'-0" x 8'-3"), and two attached toilets (one to each bedroom).

Second Floor



This floor plan includes two bedrooms (each 13'-0" x 15'-0"), a central prayer area (8'-0" x 6'-0" with double height), a dressing room (6'-0" x 8'-3"), and two attached toilets (one to each bedroom). It also features a terrace (19'-3" x 9'-0") at the top.

Specifications

Structure: All RCC & Brick Masonry works as per structural engineer's design

Wall Finish: Inside mala plaster with Birla Putty & outside surface to be painted with weather-resistant paint

Flooring: Premium Vitrified Tiles Flooring

Doors: Decorative main door with branded fittings & all internal doors of quality water-proof flush doors

Windows: Anodized Aluminium Section Windows with Granite frame and safety grills as per architect's design

Terrace: Open terrace finished with water proofing

Kitchen: Granite kitchen platform with SS Sink, glazed tiles dado from platform up to lintel level

Toilets: Designer Bathrooms with premium fittings & vessels, glazed tiles dado up to lintel level

Electrification: Modular switches with Concealed copper wiring of approved quality, sufficient electrical points as per architect's plan



A photograph of the three-story house. The exterior is light beige with dark brown trim around the windows and doors. The ground floor has a large garage with two cars parked inside. The first floor features a balcony with a decorative railing. The second floor has a smaller balcony. The house is surrounded by greenery and a paved driveway.