



Al aswad

Developers:



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

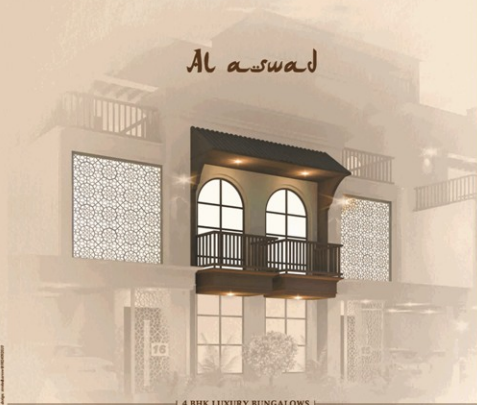
Site: Al Aswad, 24 metre High Tension Road, Bk. Shree Hari Residency, Sun Pharma Road, New Tandulja, Vadodra - 390012

Payment Schedule : 30% at the time of booking. | 20% 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 of plaster level. | 7.5% at the time of finishing level. | 05% before one month from the due date of possession.

Terms & Conditions: 1. Possession will be given after one month of settlement of all accounts. 2. Extra work will be executed after receipt of full advance payment. 3. Insurance charges, stamp duty, registration, development charge and common maintenance charges will be extra. 4. Any new contract or state government taxes, if applicable, will have to be borne by the clients. 5. Extension alterations without allowed in any circumstances. 6. Continuous default payments leads to cancellation. 7. Architect/developers shall have the right to charge or make any details, render and any change or revision will be binding to all. 8. In case of delay in water supply, light connection work, disturbed area permission by the respective authority, developers will not be responsible. 9. Refund in case of cancellation will be made within 30 days from the date of booking of new client only. 10. Administrative expenses of Rs. 25,000 and the amount of water work, if any will be deducted from the refund amount. 11. Any plans, specification or information in this brochure can not form a part of an offer, contract or agreement. It is only for information of client.

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.

Al Aswad - 24 metre High Tension Road



| 4 BHK LUXURY BUNGALOWS |



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



4BHK Luxury Bungalows for a truly international lifestyle!

Al Anwad 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 Anwad Bungalows are located in the well developed area of Tandalja, 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 Anwad 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 jaali 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



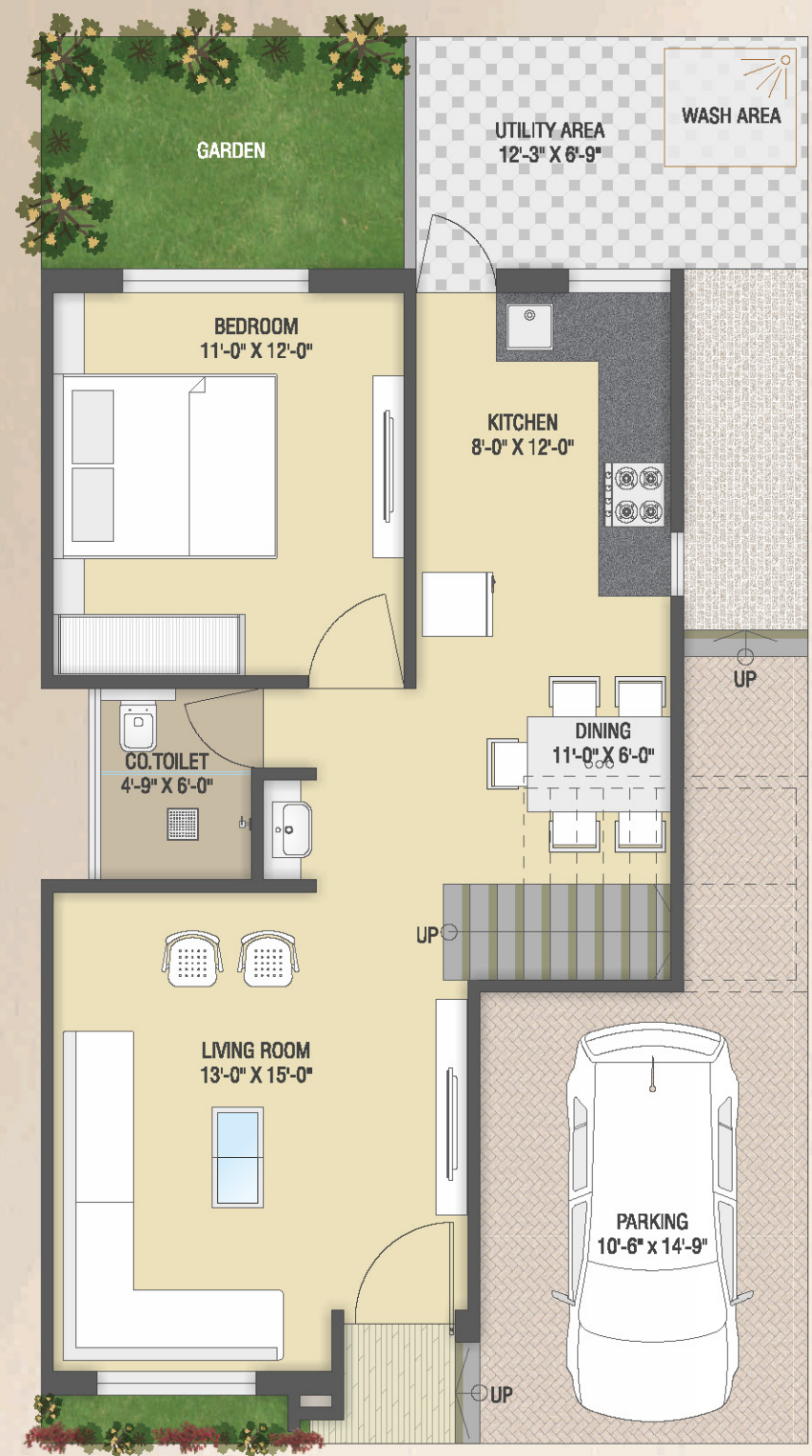
LAYOUT PLAN



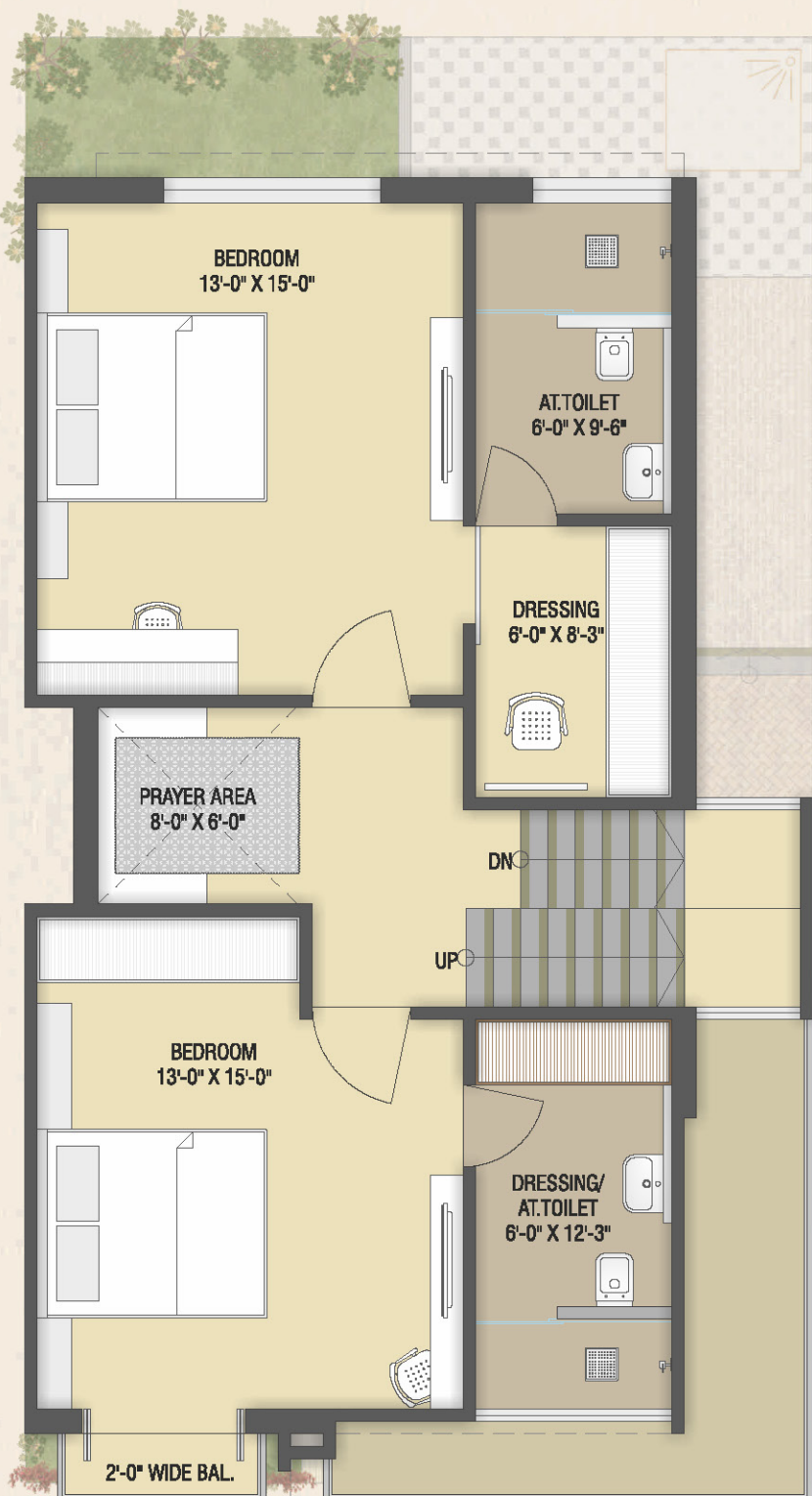
Plot No.	Area (sq. ft.)	Plot No.	Area (sq. ft.)
1	1560	26	1057
2	1116	27	1057
3	1116	28	1057
4	1116	29	1057
5	1116	30	1057
6	1116	31	1057
7	1117	32	1337
8	1117	33	1401
9	1117	34	1110
10	1414	35	1110
11	1837	36	1110
12	1057	37	1110
13	1057	38	1110
14	1057	39	1110
15	1057	40	1110
16	1057	41	1110
17	1057	42	1110
18	1057	43	1110
19	1057	44	1110
20	1057	45	2670
21	1057	46	3697
22	1057	47	
23	1057	48	1850
24	1057	49	1850
25	1057		



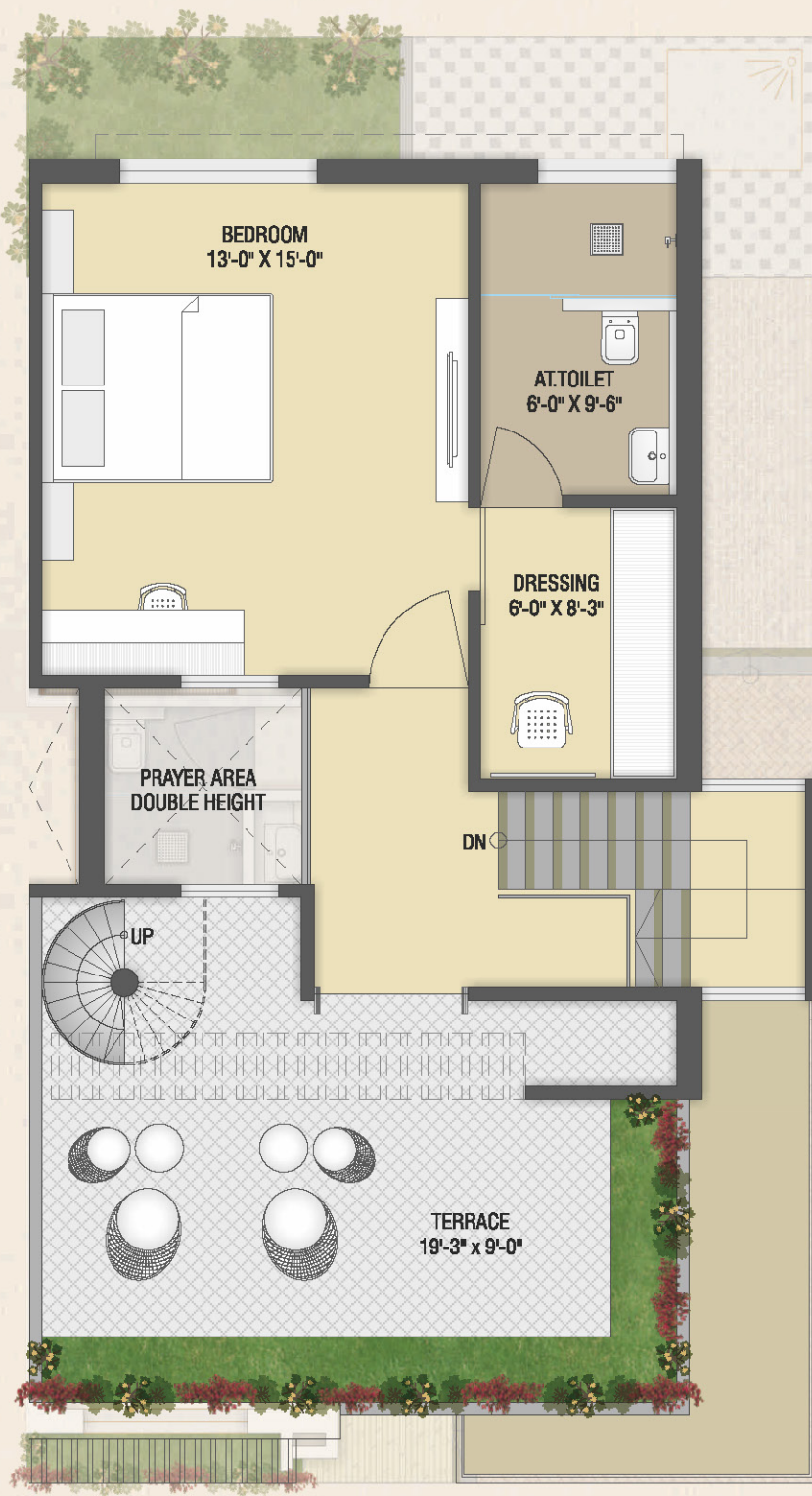
Ground Floor



First Floor



Second Floor



Specifications

- Structure:** All RCC & Brick Masonary 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

