

Developers

## GURU REALTY

Site : Lavanya Bungalows,  
Bh. Himalaya Party Plot, Near Kesar-27,  
Beside L&T knowledge city,  
Ankhol Village, New Waghodia Road,  
Vadodara.

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Architect



Structure  
Zarna Associates

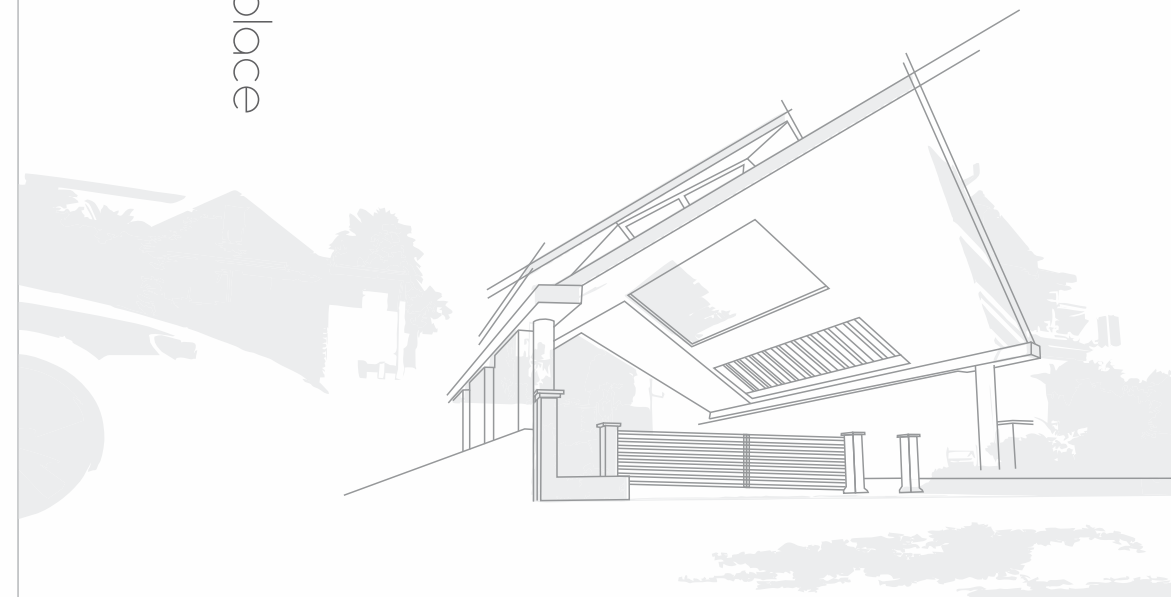
### Payment Mode

Token Amount	1 lac
Booking Amount within 20 days after booking date	25%
At plinth level	15%
At Ground floor slab level	15%
At First Floor slab level	15%
At Plaster level	15%
At flooring level	10%
1 month before taking possession	05%

**Please Note :** 1) Actual possession of the unit shall be handed over to the member within 30 days of the settling of all the accounts and dues. 2) Sale deed, documentation charges, stamp duty charges, common maintenance charges, service tax charges, electric charges or deposit of GEB, Water and drainage deposit or any charges lawed by VUDA or corporation etc. will be extra be borne by the buyers. 3) Payment schedule must be followed strictly; any delay in payment shall incur interest penalty at the rate of 15% P.A. on outstanding amount. Two installment continuous default in payment shall lead to total cancellation of the unit. 4) Total amount of the extra work must be deposited in full in advance then only work shall be executed. 5) Sale deed (Dastave) to be done after settlement of all accounts. 6) Maintenance deposit per unit must be deposited before 1 month of possession of the unit. 7) In case of cancellation of any unit, an amount of Rs. 50,000 /- + amount of extra work, (if any) will be deducted towards administrative charges from the refund amount. 8) The refund shall be paid only after the new booking of the booked unit. 9) Actual Dimension may vary as per the site conditions. 10) Developers / architect reserves all the right to change / alter / raise scheme related measurement, design, drawings and price per unit etc and shall be binding to the buyers unconditionally. 11) Buyer's are not allowed to do any external change in elevation of the bungalow. 12) Water & drainage to be provided by VUDA. in case of short supply of water member shall manage at their own cost. 13) Any change in rules by VUDA or municipal corporation, town planning bound to each member. 14) This brochure is not a legal document, this is only for presentation of the project. 15) Subject to Vadodara Jurisdiction.

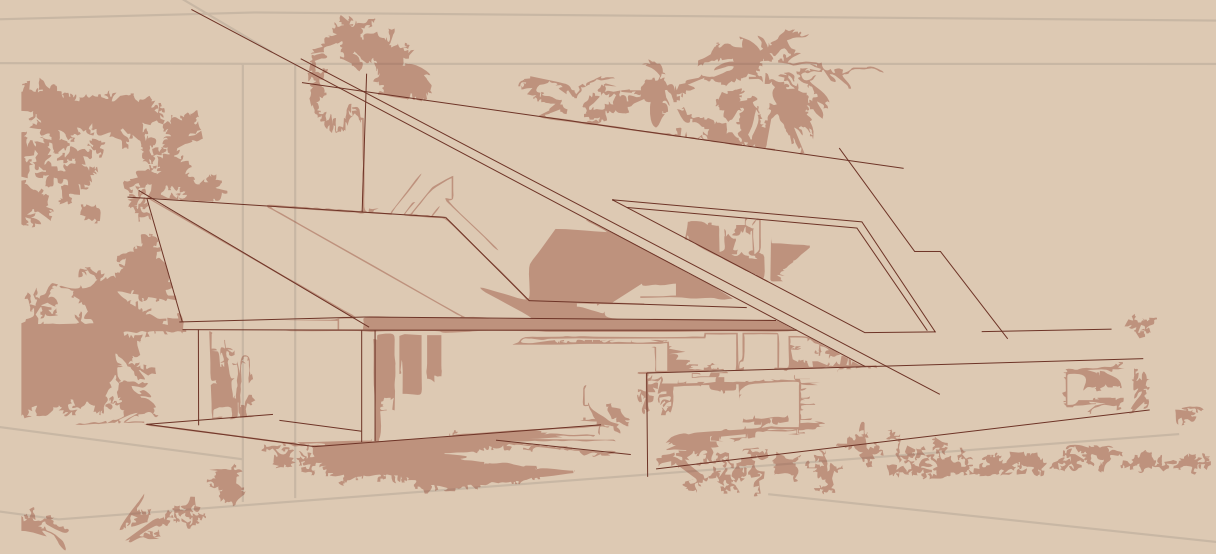


some people look for a beautiful place



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BEAUTIFUL



we make a place beautiful

tune in the world of happiness, comfort and style. presenting LAVANYA BUNGALOWS where joy will hum in the air. made to make your life an eternally enchanting journey, it will evoke a sense of belonging you longed for.

awe.....  
welcome





divine....  
abode

## Unique amenities of Bungalows

- Hot & Cold water line in all three bathrooms of bungalows.
- RO system to each unit.
- China mosaic tiles on Terrace.
- Termite resistance treatment.
- Name Plates on each unit.
- Provision for solar System in each unit.





## Specifications

### **Structure**

Fully RCC Frame structure as per structural engineer's design

### **Wall Finish**

External : Smooth plaster with acrylic paint.

Internal : Smooth plaster with putty.

### **Flooring**

Double charge vitrified tiles flooring in all rooms with skirting.

### **Doors**

Decorative main door with good quality fittings & internal doors with good quality laminated flush door with standard fittings.

### **Windows**

Fully glazed aluminum anodized window with safety grill.

### **Kitchen**

Exclusive granite platform with S.S. sink with designer tiles up to door height

### **Bathroom**

Ceramic tiles flooring & Decorative glazed tiles up to door top level.

### **Plumbing**

Concealed plumbing with good quality C.P. fittings & contemporary sanitary wares.

### **Electrification**

Concealed wiring of ISI quality with branded modular switches with sufficient point.

### **Water Tank**

Underground 1500 litre & overhead 1000 litre water tank.

### **Staircase**

Thread granite finish Stair case with SS design railing.

### **Parking**

Covered car parking with checkered tiles flooring in basic plot area.

Ground floor plan



First floor plan



# site map

## plot area table



01	2288	57	1248	112	1236
02	1689	58	1248	113	1236
03	1681	59	1248	114	1236
04	1673	60	1248	115	1236
05	1665	61	1671	116	1236
06	1975	62	1670	117	1236
07	1954	63	1248	118	1236
08	1634	64	1248	119	1236
09	1629	65	1248	120	1591
10	1624	66	1248	121	1577
11	1619	67	1248	122	1248
12	1614	68	1248	123	1248
13	3060	69	1248	124	1248
14/15	2831	70	1248	125	1248
16	1432	71	1248	126	1248
17	1518	72	1248	127	1248
18	1602	73	1669	128	1248
19	1685	74	1726	129	1248
20	1769	75	1236	130	1248
21	1852	76	1236	131	1248
22	1936	77	1236	132	1248
23	1248	78	1236	133	1248
24	1248	79	1236	134	1248
25	1248	80	1236	135	1248
26	1248	81	1236	136	1706
27	1248	82	1236	137	1849
28	1248	83	1236	138	1248
29	1248	84	1236	139	1248
30	1248	85	1236	140	1248
31	1672	86	1251	141	1248
32	1672	87	1571	142	1248
33	1248	88	1580	143	1248
34	1248	89	1239	144	1248
35	1248	90	1240	145	1248
36	1248	91	1242	146	1248
37	1248	92	1247	147	1248
38	1248	93	1256	148	1248
39	1248	94	1264	149	1248
40	1248	95	1273	150	1248
41	1248	96	1283	151	1248
42	1248	97	1298	152	1875
43	1248	98	1310	153	1667
44	1248	99	1323	154	1236
45	1248	100	1336	155	1236
46	1248	101	1349	156	1236
47	1248	102	1361	157	1236
48	1248	103	1374	158	1236
49	1488	104	1875	159	2125
50	1488	105	1685	160	1547
51	1248	106	1236	161	1551
52	1248	107	1236	162	1554
53	1248	108	1236	163	1551
54	1248	109	1236	164	1562
55	1248	110	1236	165	2461
56	1248	111	1236	166	3173





pleasure....  
island

Ground floor plan



Carpet Area : G.F. 600 sq.ft. + F.F. 730 sq.ft. + Cabin 75 sq.ft. = Total 1405 sq.ft.

First floor plan

Plinth Area : 690 sq.ft. | S.B.A. : 1875 sq.ft.



Built Up Area : G.F. 712 sq.ft. + F.F. 890 sq.ft. + Cabin 98 sq.ft. = Total 1700 sq.ft.



beautiful.....  
surroundings

# marvellous.... amenities

## Leisure Amenities

- Attractive main gate with CCTV Camera
- Club House with multipurpose hall
- Security Cabin
- Lord Shiva Temple
- Eco Friendly environment
- RCC Internal Road with street light & decorative paving.
- Underground cabling for wire free look of campus.

## Indoor & Outdoor Amenities

- Club house with Indoor games
- Home Theatre
- Gymnasium
- Children play area with equipments
- Huge green landscaped garden
- Long Jogging track
- Designer senior citizen seating.





paradise...  
on earth