

Developers: **TAKSH INFRA**
Ph.: +91 99252 30931, 99980 02457

Site: 'PUSHP VILLA', Near Shreekunj Bungalows, Behind Shivam Bungalows,
Near Sai Chowkdi, Manjalpur, Vadodra.

Architect: Dharam Patel | Structural Consultant:
Art & Architecture Asso. | Zarna Associates

Payment Terms: 25% Booking Amount | 15% Plinth Level | 15% Ground Floor Slab Level | 15% First Floor Slab Level | 10% Second Floor Slab Level | 7.5% Outer Plaster Level
7.5% Inside Plaster Level | 5% Finishing Level

Please Note: • Actual possession of the Unit shall be handed over to the Member within 45 days of the settling of all the accounts and dues. Sale Deed, Documentation Charges, Stamp Duty Charges, Common Maintenance Charges, Service Tax Charges etc. will be Extra be borne by the Buyers • Payment Schedule must be followed strictly; any delay in payment shall incur interest penalty at the rate of 18% P.A. on outstanding amount. Two Installment continuous default in payment shall lead to total cancellation of the Unit. • Any increase in Govt./Local/Govt. Body Taxes/Duties etc. & any new Taxes/Levies will bourn by the customer • Total Amount of the Extra Work must be deposited in full in advance, then only work shall be executed. • Sale Deed (Dastavej) to be done after settlement of all accounts. • Maintenance Deposit per unit must be deposited before 45 days of possession of the unit • In case of cancellation of any Unit, Government Taxes will be deducted towards Administrative Charges from the Refund Amount. • The Refund shall be paid only after the New Booking of the booked Unit. • Payments terms will be valid at each stage on start of that stage. • Actual Dimensions may vary as per the site conditions • 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. • Buyer's are not allowed to do any external change in elevation of the Bungalow. • This brochure is not a legal document, this is only for presentation of the project. • Subject to Vadodra Jurisdiction.



design: stroke&arrow@9824092010



4 BHK TRIPLEX VILLAS



Specifications

Structure:

All RCC & Brick work as per structural Engineer's design

Flooring:

High Grade Vitrified Tiles in all rooms.
Tiles in compound (Basic Area).

Kitchen:

Exclusive Granite Platform with S.S Sink with designer tiles upto lintel level over the platform.

Bathrooms:

Branded bath fitting, good quality plumbing fixtures and sanitary ware.
Concealed C.P.V.C plumbing fittings.

Water:

Underground & Overhead Water Tank

Doors:

Attractive Entrance Door with standard safety lock
Internal Good Quality Flush Doors.

Electrification:

Concealed copper ISI wiring and branded premium quality modular switches with sufficient points.

Paint & Finish:

Internal smooth finish plaster with Putty & distemper.
External Double Coat Plaster with weather resistant Paint.

Terrace:

Open terrace finished with "Ceramic Tiles".





Amenities

- » An inviting Entrance Gate
- » 24 x 7 Security with Security Cabin
- » Compound Wall surrounding the community
- » RCC Internal Roads with Street Lights, Decorative Paving & architectural plantation
- » Termite Resistance Treatment
- » Underground Cabling for a wire-free look
- » Number Plates on each unit to maintain uniformity

Leisure Amenities

- » Multi-purpose Hall
- » Landscaped Garden / Party Lawn
- » Outdoor Seating
- » Children's Playarea
- » Senior Citizen's Sit-out
- » Indoor Games





Designer Clubhouse & Landscaped Garden



Delightful Luxury Villas, that transform your Lifestyle!

Pushp Villa brings the old world charm with its intricately designed villas. A project of limited edition 4 BHK Triplex homes that offer the best in aesthetics, infrastructure, spaciousness and a green neighborhood. Making your dream of residing at a plush campus come true.

Thoughtfully designed planning ensures optimum space utilization, besides ample natural light and aeration. Multiple villas layouts allow you to choose a home that suits your lifestyle requirements.

Enjoy the serene environment at Pushp Villa, amidst beautifully landscaped gardens and beautifully designed recreational amenities. It also offers great locational convenience, with easy access from most parts of the city. It has close proximity to Manjalpur, Old Padra Road & Makarpura, apart from being close to most prominent schools.

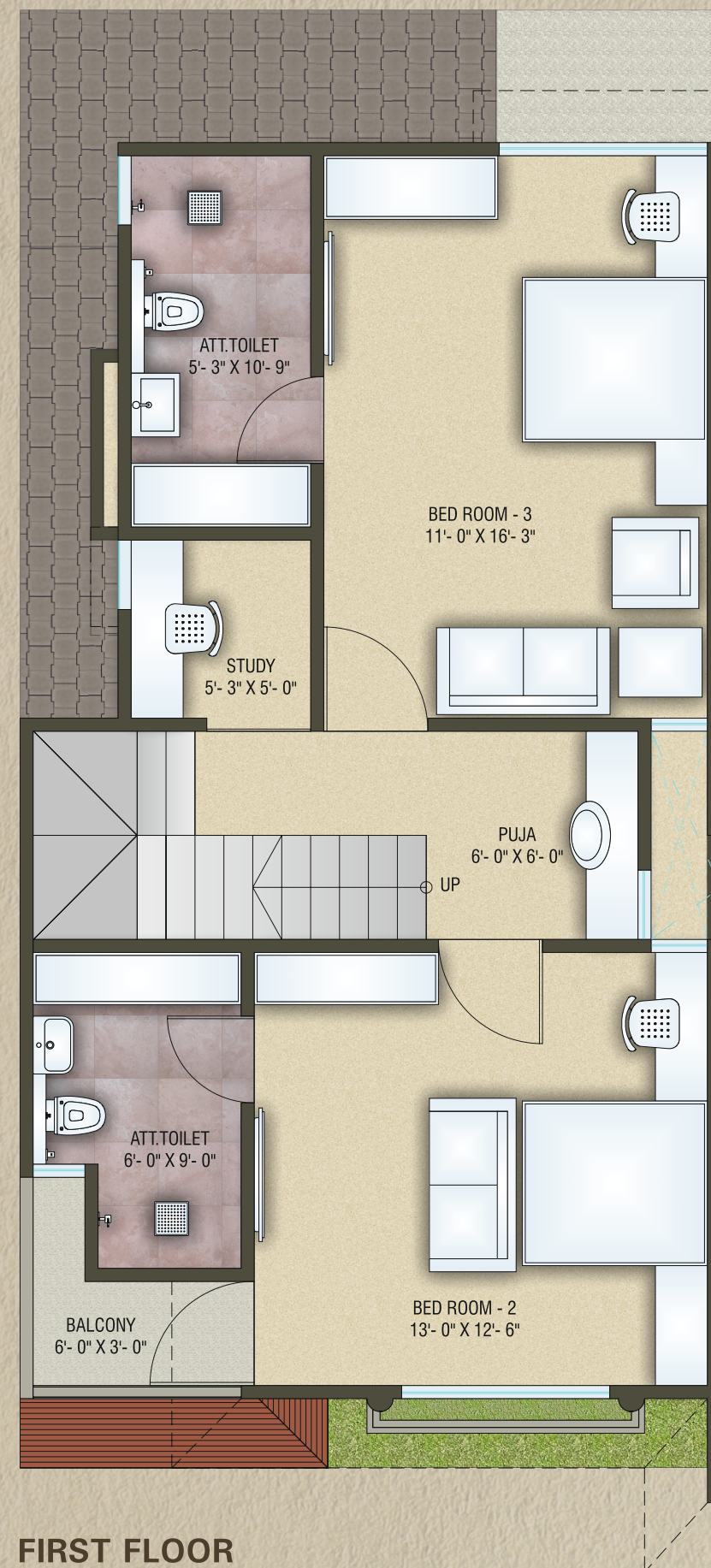
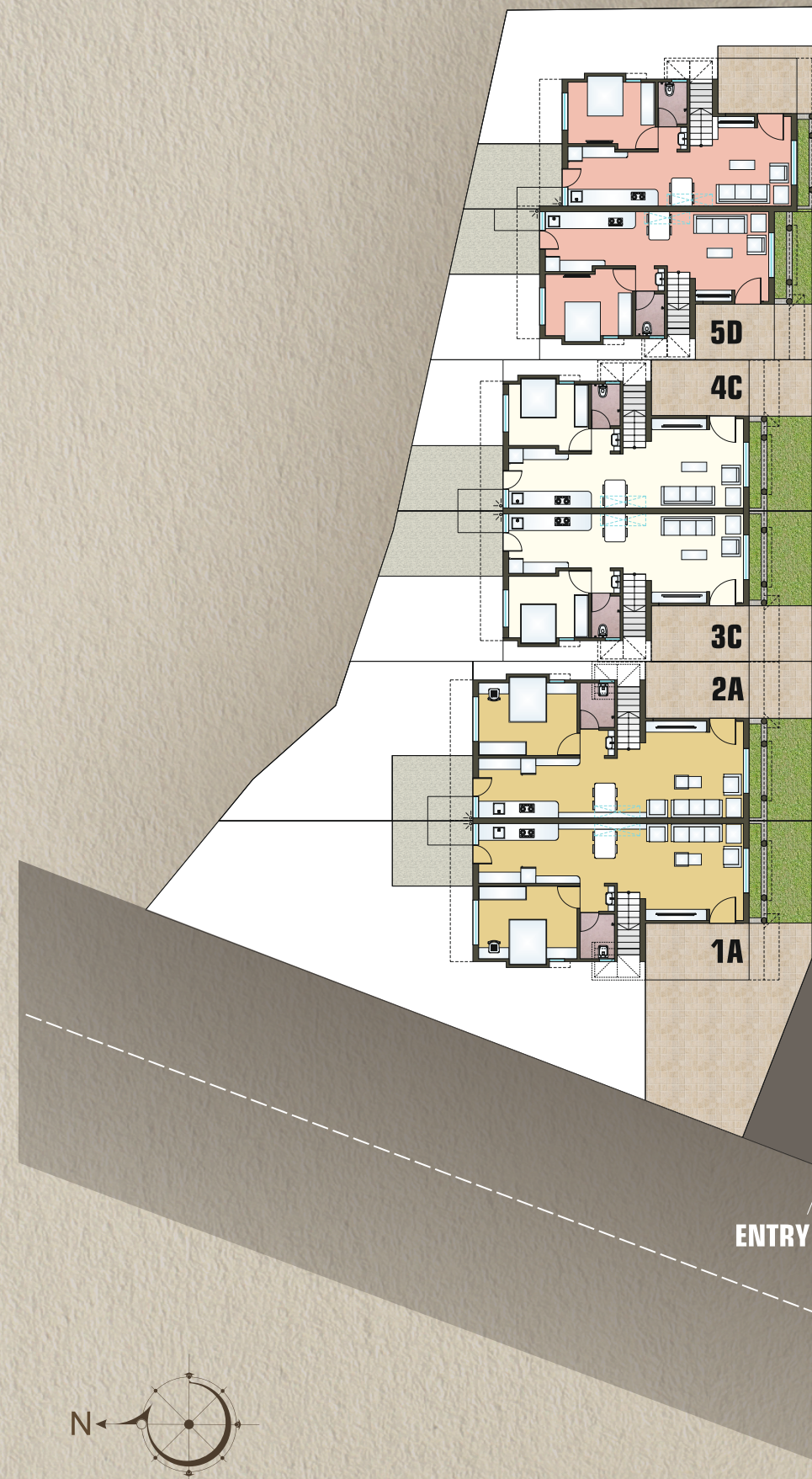


Layout Plan

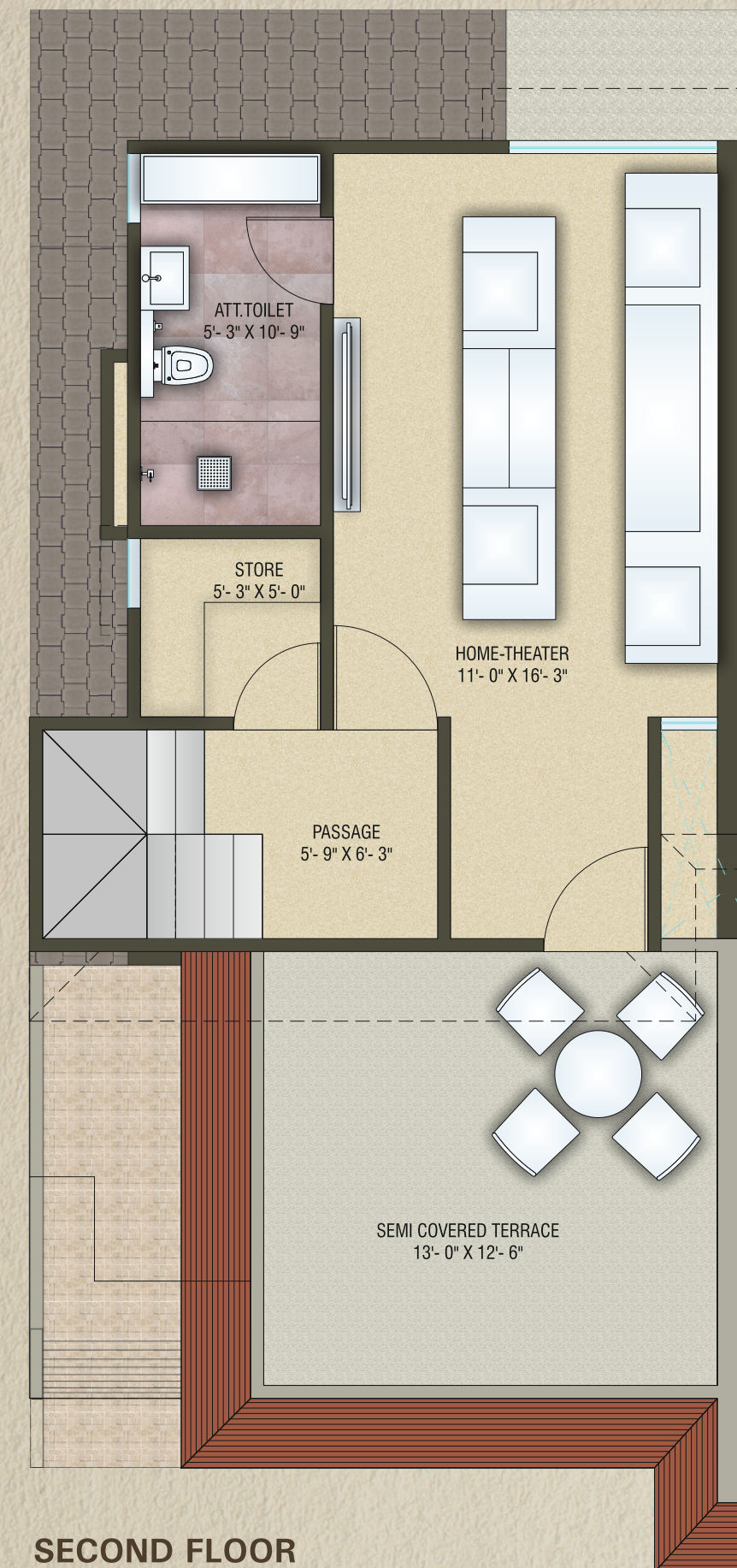


AREA TABLE

PLOT NO.	PLOT AREA IN SQ.FT.	PLOT NO.	PLOT AREA IN SQ.FT.
1A	2376.16	15C	901.20
2A	1473.65	16C	902.16
3C	1169.22	17C	901.06
4C	1069.85	18C	1581.04
5D	978.53	19D	1518.22
6D	1490.83	20D	906.69
7C	1543.24	21C	942.41
8C	901.24	22C	978.83
9C	902.19	23C	1013.56
10C	901.24	24C	1049.93
11C	902.19	25C	1085.80
12C	995.84	26C	1121.58
13C	995.80	27B	1772.36
14C	902.16		



FIRST FLOOR



SECOND FLOOR



Type D

SLAB AREA - 1850 sq. ft



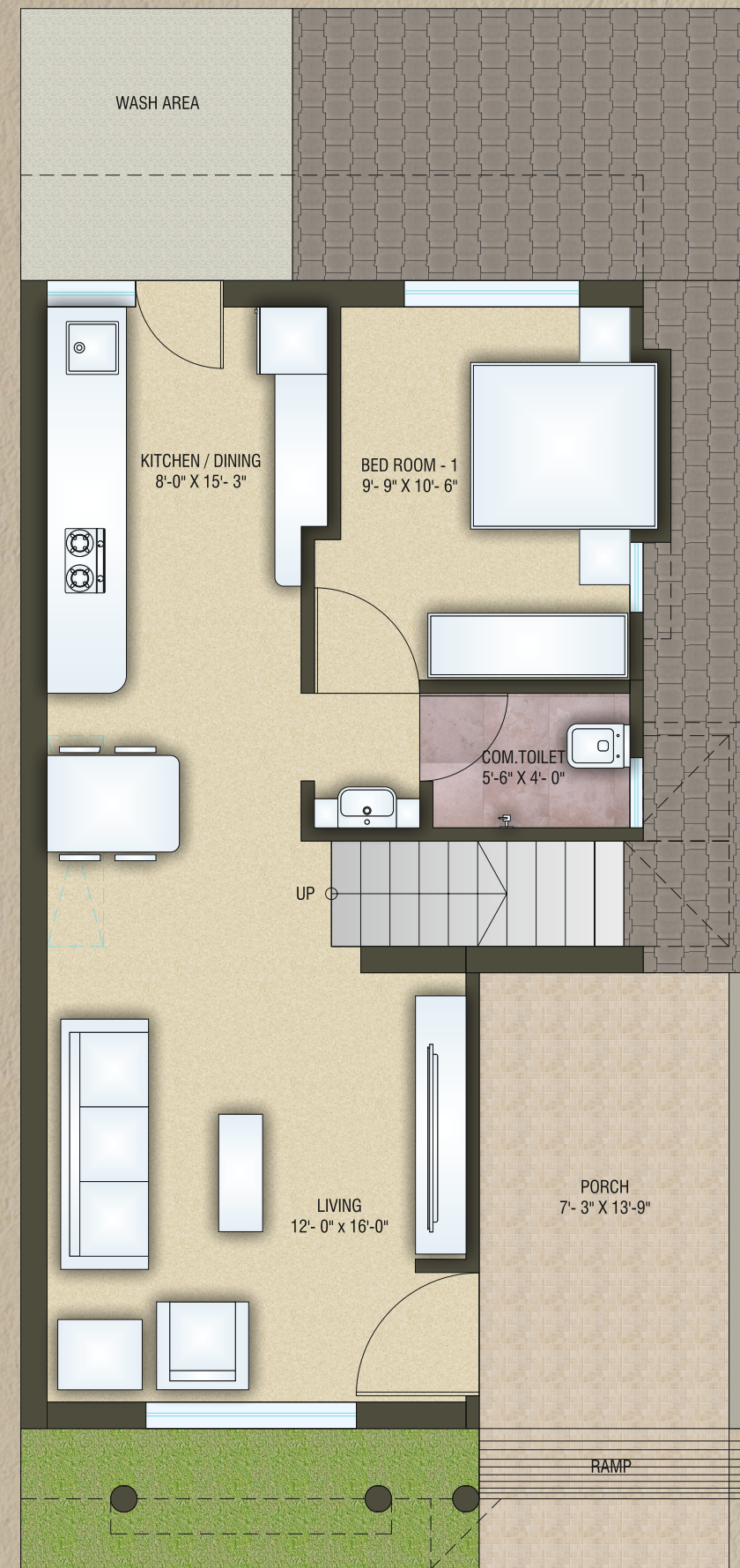
GROUND FLOOR



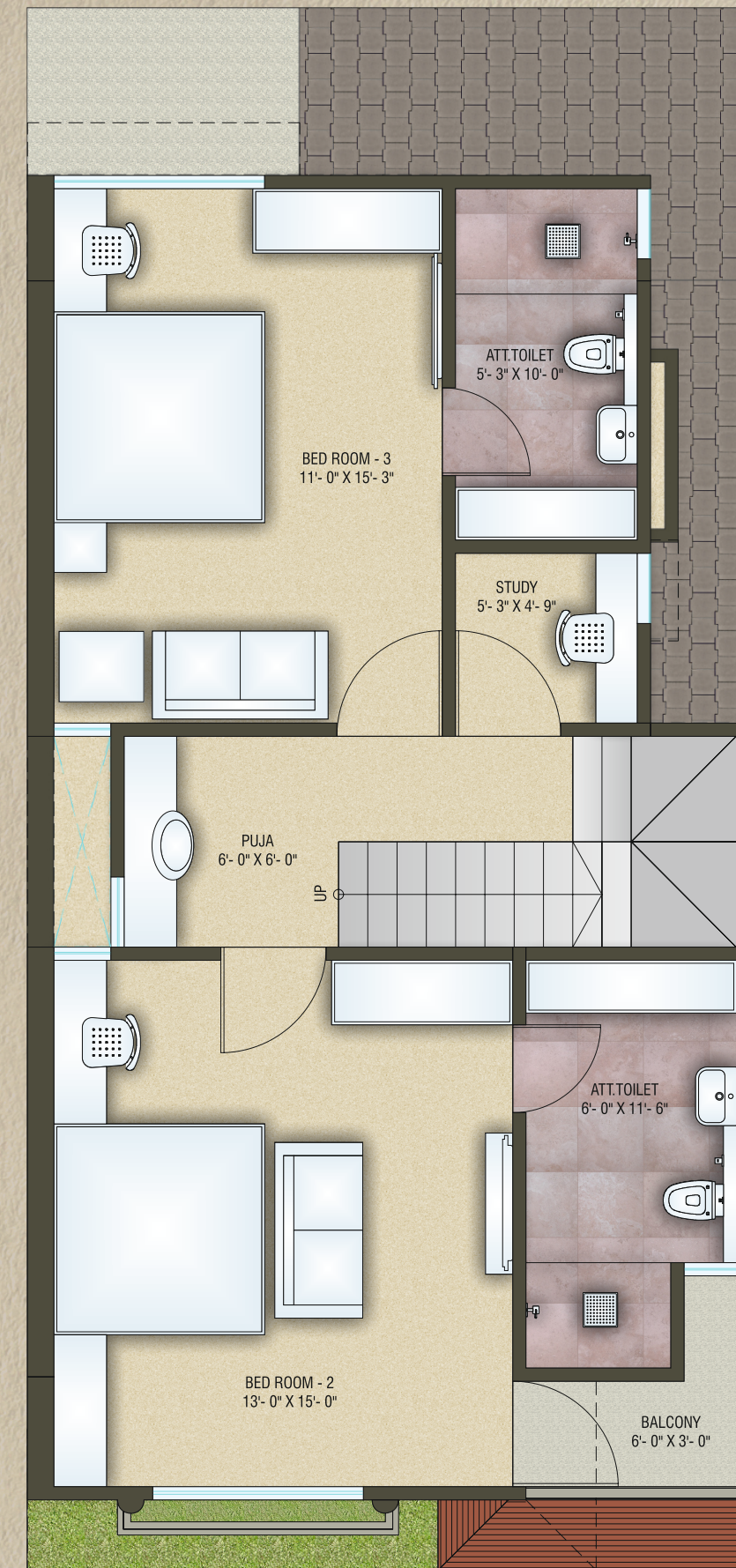


Type C

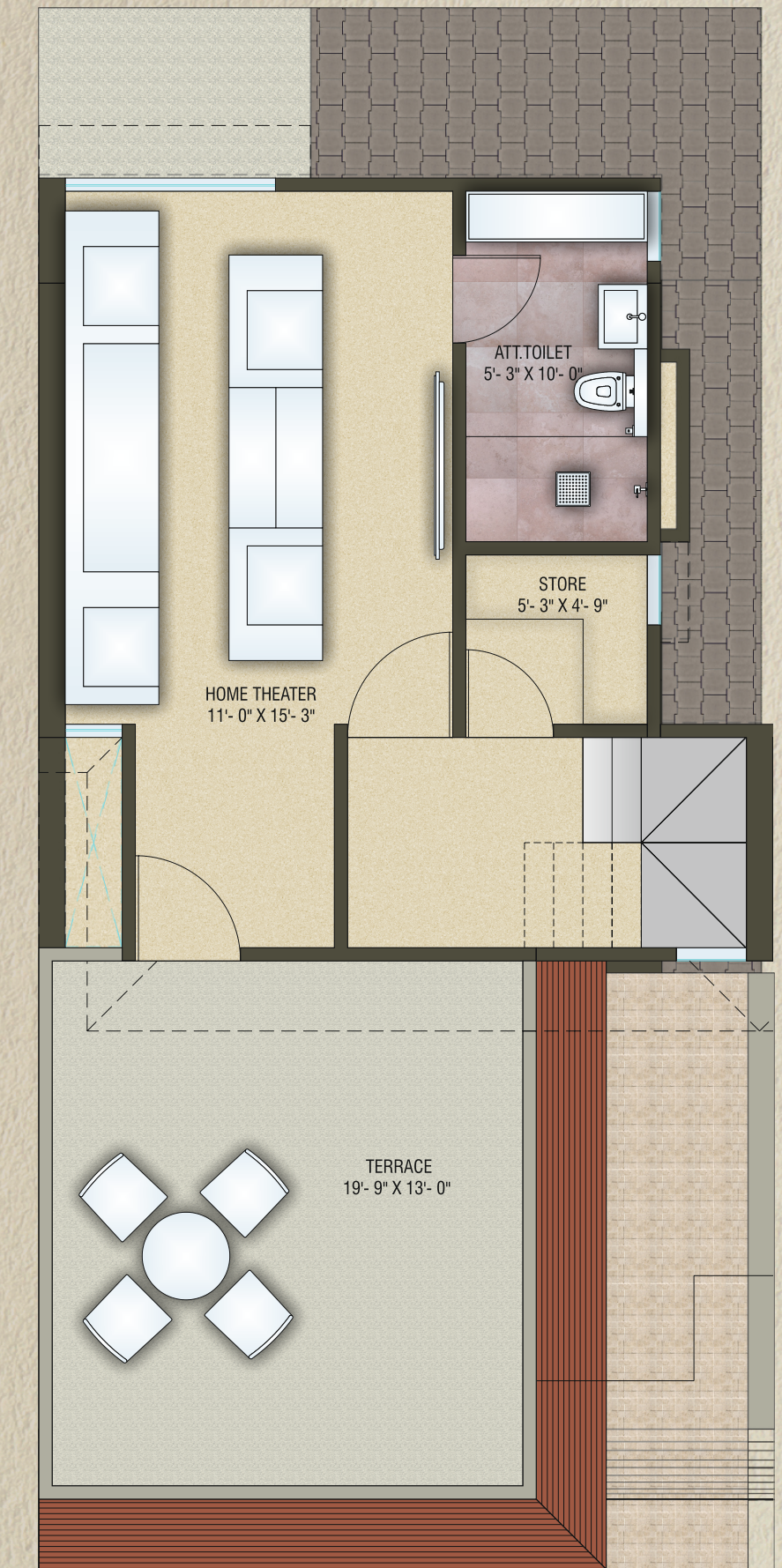
SLAB AREA - 1900 sq. ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

