


THE
ULTIMA
LUXURIOUS 3 BHK BUNGALOWS



Welcome to THE ULTIMA,
an exquisite 3 BHK bungalows
at Kalali- Talsat Road, Vadodara.

The place that spells
Ultimate Luxury.

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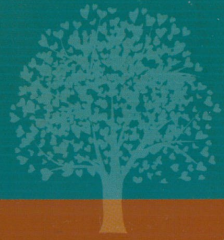
THE
ULTIMA





Here, You and your family
will love the magic of nature
and ultimate luxury
in every way. So come and
relive the life at its best.

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AREA TABLE
AND
LAY OUT PLAN

THE
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PLOT NO.	AREA(Sq. Ft.)	PLOT NO.	AREA(Sq. Ft.)
1	1879.00	26	972.31
2	1028.71	27	972.31
3	1028.71	28	972.31
4	1028.71	29	972.31
5	1028.71	30	972.31
6	1028.71	31	972.31
7	1028.71	32	972.31
8	1028.71	33	972.31
9	1028.71	34	972.31
10	1028.71	35	972.31
11	1028.71	36	2027.00
12	1551.84	37	2871.61
13	1905.00	38	1410.00
14	972.31	39	1313.00
15	972.31	40	1216.00
16	972.31	41	1160.00
17	972.31	42	1205.00
18	972.31	43	1255.00
19	972.31	44	1307.00
20	972.31	45	1393.00
21	972.31	46	1426.33
22	972.31	47	1398.00
23	972.31	48	1370.00
24	1250.00	49	1713.00
25	1265.00		



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GROUND FLOOR PLAN



FIRST FLOOR PLAN

GROUND FLOOR
AND
FIRST FLOOR
PLAN



AMENITIES

- Impressive entrance Gate
- Tree plantation around boundary wall and internal roads
- Landscaped Garden with elegant Club House
- Tremix roads with decorative street lights
- Underground Electric Cabling for a wire-free look
- Anti-termite treatment with piping system.
- Rain Water Harvesting.
- Compound Wall Surrounding the Community.
- Gymnasium and Indoor Games
- Number Plates on each units to maintain uniformity.



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Land
Sub House
ights
wire-free look
tem.
community.
tain



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SPECIFICATIONS

- Structure as per Structural Engineer's Design.
- Designer main doors & internal water proof flush doors.
- Anodized aluminum Sliding Windows.
- Vitrified Flooring in all rooms.
- Black Granite platform in Kitchen.
- Premium Quality Tiles in all Bathrooms.
- Premium Quality Plumbing & Sanitary Fixtures.
- Electrification concealed copper wiring and switches of approved (ISI) Quality, Sufficient electrical points as per architect's plan.
- Overhead & Underground water tank will be provided.
- External walls with good quality exterior Emulsion Paint.

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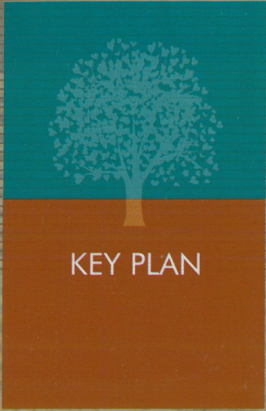


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10

11

3F 8880



KEY PLAN

THE ULTIMA

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Key Features

- Will connected to proposed 30MT wide road.
- 3 Kilometers from Delhi Public School.
- Vadsar, Makarpura-G.I.D.C. - 10 minutes drive.
- Akshar Chowk, Old Padra Road, Akota, Alkapuri- 10 -15 minutes drive.







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SITE:

Opp. Planet Green, Near Kamalanjali Gateway, Kalali-Talsat Road, Vadodara.

INQUIRY: 98250 97280

Architect: Tejas Patel

Structural Engineer: Narendra Patel

Corporate Office: 3/4, Vaidik, Opp. P.F. Office, Near Corporation Ward No.6 Office, Akota, Vadodara-20. Tel:0265- 2342945 Email: kamleshgandhiprojects@gmail.com
Web: www.kamleshgandhiprojects.com

TERMS AND CONDITIONS

- Architect/Developer shall have the right to change or revise the scheme or any details herein without prior notice and any changes or revision will be binding to all.
- The Dimensions shown in brochure are approximate.
- Possession will be given after one month of settlement of all accounts.
- No external elevation changes would be permitted.
- Extra work shall be executed after making full payment in advance.
- Continuous default payment leads to cancellation.
- In case of delay in water supply, Light connection, Drainage connection by Authority, Developer will not be responsible.
- The Delivery schedule etc will be maintained only if the work is to be done as per standard plans.
- Documentation charges, Stamp Duty, Vat, Service Tax will have to be borne by the clients.
- Any New Central or State Government Taxes, if applicable will have to be borne by the clients.
- No unit will be considered as allotted unless full booking amount is paid. (15% of Booking)
- Balance of 20% amount within 30 days from date of booking. Refund in case of cancellation will be made within 30 days from the date of booking of new client only. All refunds made without interest by local Cheque only. Administrative expenses of Rs. 100000/- and the amount of extra work (if any) and Documentation charges (if any) will be deducted from refund amount.
- The Brochure is only for the advertisement and shall not be considered as part of legal document.

KAMLESH GANDHI

PROJECTS

Payment Schedule

Sr. No.	Stage of Work	Due Payment Ratio Percentage
1	Booking Amount Including Token	15%
2	On Plinth Level	25%
3	On Ground Floor Slab Level	20%
4	On First Floor Slab Level	20%
5	On Plaster Level	10%
6	On Flooring Level	10%