



Site Address: Paradise of Verdure, Nr. Sherkhi Water Treatment Plant, Khanpur, Sherkhi, Sevasi.

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Email: info.amadius@gmail.com

Architects: Shreya & Kalpesh Dalwadi (HARMONY Planning Services Pvt. Ltd.)

Structural Consultants: Dhrumesh Shah (Adstruct Consulting Engineering)

Disclaimer:

•The information contained in this brochure is subject to change as may be approved by the competent authorities and cannot form part of any form or contract. •All plans are subject to any amendments approved by the competent authorities. •This brochure shall not be treated as a legal document; it is only for the purpose of information. •The areas are indicative only. The measurements indicated in the plan may vary at the time of construction. •All landscaping is conceptual and shall be as per architect's design. Illustration in the brochure are artist impressions and serve only to give an approximate idea of the project. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. •The developers reserve all the rights to make any changes as may be necessitated from time to time in the layout building plan and specifications without any prior notice, such changes would be binding to all members.

DBS#9998 98 47 44

THE BLESSING
OF A PERFECT LIFESTYLE!





Bird Eye View

Vadodara's only Platinum Green Rated Project

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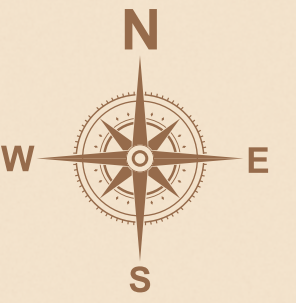


Paradise of Verdure brings an elegant lifestyle well within the reach of the citizen's of Vadodara. Planned such that it offers an ideal living space to its residents, the spacious 4 BHK Luxurious Villas allow you to choose a home as per your lifestyle needs.

A well experienced and committed team of Amadius Realtors ensure that your home has a good quality finish, branded fittings and fixtures, spacious interiors and timely completion.

It is truly a blessing for a perfect life for you and your family!

Site Layout



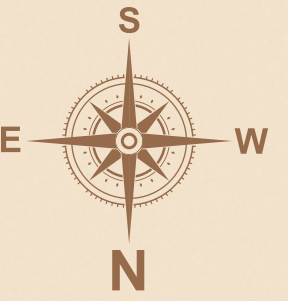
THE SERENITY
OF NATURE,
THE COMFORT
OF ULTRA-LUXURY



Ground Floor Plan



First Floor Plan



Second Floor Plan





ENJOY A
PRIVILEGED
LIFESTYLE
AT WELL
EQUIPPED CLUB
AMENITIES



MODERN AMENITIES

- Olympic Size Lawn Tennis Court (Single Player)
- Fully Equipped Multi-Purpose Court
- Gymnasium
- Gazebo
- Water Body
- Butterfly Garden
- Jogging Track
- Amphitheatre
- Club House with dedicated Cafeteria,
Mocktail & Barbeque Area
- Wifi Hotspot

Specifications

Structure:

RCC framed earthquake resistant structural design as per Structural Consultant/Engineers design.

Walls:

All internal walls will be finished with putty over mala plaster. All external walls will be finished with double-coat sand face plaster.

Doors and Windows:

Door: Decorative wooden laminated with double side lamination & all doors will be provided with wooden frames. Main door with High quality veneer.

Window: Aluminum powdered coated sliding windows.

Flooring:

Italian marble in Foyer, Living & Kitchen area. Wooden flooring in Master Bedroom, vitrified in rest of the areas.

Electrical:

Cooper flexible wiring with adequate number of electrical points and branded modular switches in all rooms.

TV and Telephone points in drawing room.

Centralized distribution boards with MCBS for safety and protection.

Light automation in staircase, provision for Air Conditions & video phone on Main door.

Kitchen:

Granite finished Platform with SS sink, Designer Glazed tiles dado upto Slab level.

Toilet:

Elegantly designed toilets with designer tiles upto slab level and branded sanitary ware in all toilets.

Shower facility and Geyser points in every toilet.

ROCCA Kohler or Equivalent Brand.

Plumbing:

Concealed plumbing with high standard pipe fitting and with center points premium quality CP fittings for continuous water supply.

Common bore and overhead water tank also provided.

Servant Quarter with Separate Bathroom.



Gazebo

Features

1. 100% Vastu Compliance with open Brahmsthan.
2. Each Villa is having High Speed Elevator with Hi-Tech Security System.
3. Security Wall protected in Infra Rays & CCTV Surveillance.
4. Each Villa has Open Garden, Terrace Garden, Entertainment Area and Personal Jacuzzi.

Terms & Conditions

1. The Following will be charged extra in advance/as per government norms: (a) Stamp Duty & Registration Charges, (b) Service Tax (as actual), VAT or any such additional government taxes if applicable in future, (c) Maintenance Deposit, (d) MGVCL Charges & Development Charges.
2. If any new tax applicable by Central or State Government in future, it will be borne by the buyers/members.
3. Possession will be given only after one month of settlement of all accounts.
4. Continuous default in payments leads to cancellation. The developers reserve all the rights to change the plan, elevation, specification or any details will be binding to all.
5. In case of delay in water supply, light connection, drainage work by the concerned authority, developers will not be responsible.
6. Changes in any structural design & changes in any external facade will NOT be permitted under any circumstances.
7. Internal changes will only be permitted with prior permission.
8. Outdoor AC units will be fitted as per provision provided in the designated place by the architect.
9. Terrace rights, Any balance FSI at present or in future shall be availed by the developer and no member would claim any right for the same.

Payment Modes

25% - At the time of Booking	10% - Brickwork
15% - Plinth Level	05% - Plaster
20% - First Floor Slab	05% - Possession
20% - Second Floor Slab	

