

A Project By:



**PURUSHARTH**  
**GROUP**  
Making Realty Dreams A Reality

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Site Address: Nr. New Laxmipura Police Chowki,  
Behind Pujabhai Parknew Alkapuri, Gotri, Vadodara

Structural Consultant:  
**Zarna Associates**

Architects:  
**Rishi Architects**

RERA NO.: PR/G/VADODARA/VADODARA/Others/RAA10910/121122 | Rera Website: gujera.gujarat.gov.in

DESIGN BY  
**KAMITECH**



Y A J A T  
**aura**

3BHK ELITE RESIDENCES





## PROJECT HIGHLIGHTS

Entrance From 2 Roads ●

Walking Distance From Major Attraction On Gotri-Sevasi Road ●

Standalone Building Only For 10 Families ●

Two Units On Each Floor ●

Corporation Garden In Close Proximity ●



## SPECIFICATIONS



### STRUCTURE

Earthquake Resistant Framed Structure.



### FLOORING

6ft. x 4ft. vitrified floor in hall and kitchen  
4ft.x2ft. vitrified floor tile in bedrooms



### WALL FINISH

interior smooth finish plaster with 2 coat putty and primer  
exterior double coat plaster



### KITCHEN

quartz platform with standard quality ceramic sink, tiles at dado UPTO  
lintel level, RO system plumbing point and electric point.



### DOOR & WINDOWS

Decorative main door with veneer finish  
internal door will be flush door with laminated finish.  
\*Anodized sliding with aluminum windows.  
\*Digital door lock on main door.



### BATHROOMS

\*Designer tiles UPTO lintel level as per architecture Selection  
\*Branded C.P. fittings  
\*Geyser point in all bathrooms



### ELECTRICAL

Branded modular switches  
\*Standard ISI cooper wiring  
\*TV points in living room & bedroom  
\*AC points in all bedrooms & living room



### CAR CHARGING

Individual Electrical car charging point for each flat in parking



### FIRE SAFETY

Fire Safety piping with separate underground water tank for fire safety



### POWER BACKUP

For Life & Common Lighting



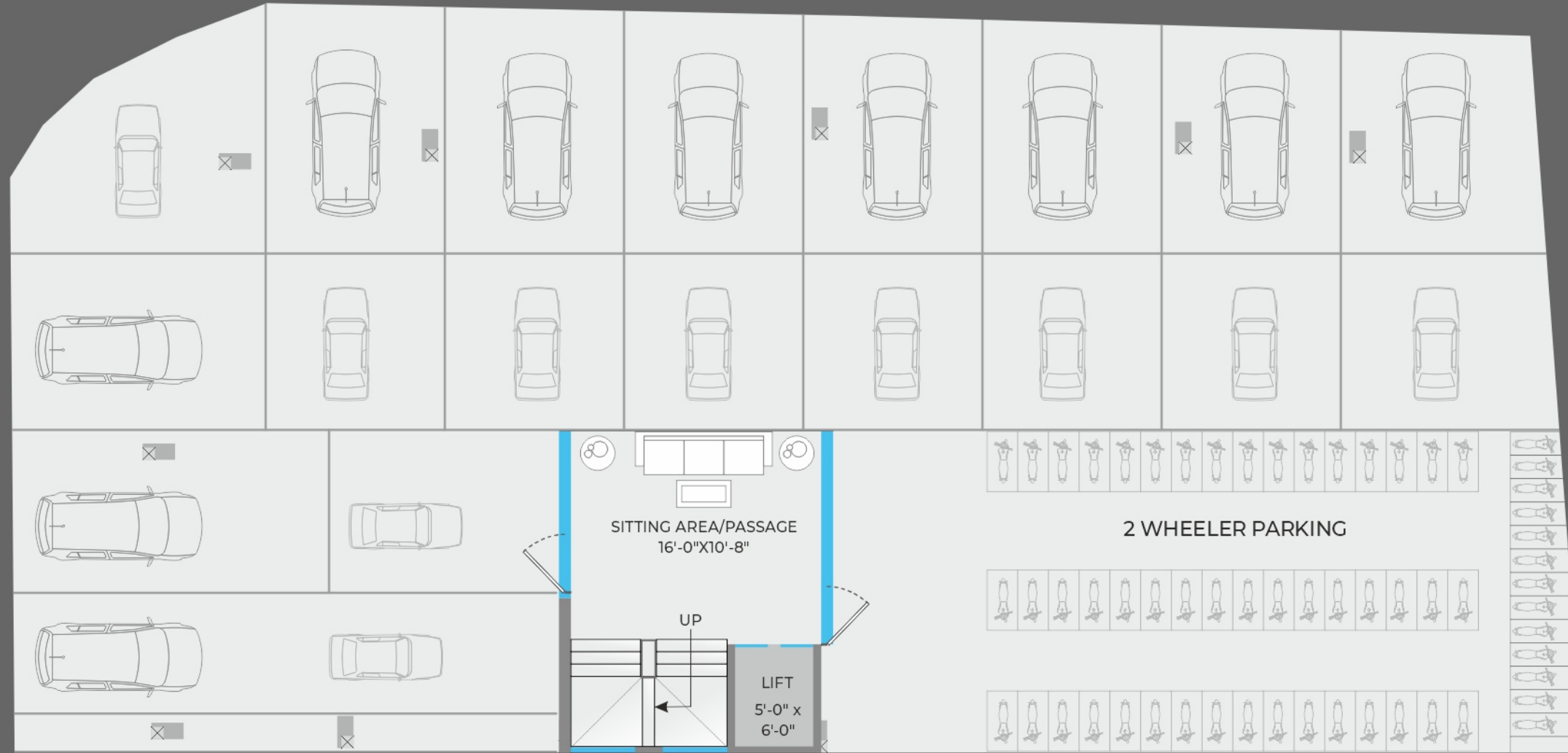
### CCTV SURVEILLANCE

For Common Areas



9.00 MTR. T.P. ROAD

9.00 MTR. ROAD

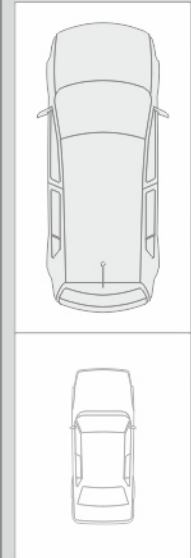


PATHWAY

SITTING AREA/PASSAGE  
16'-0" X 10'-8"

2 WHEELER PARKING

LIFT  
5'-0" x  
6'-0"



# GROUND FLOOR PLAN PARKING

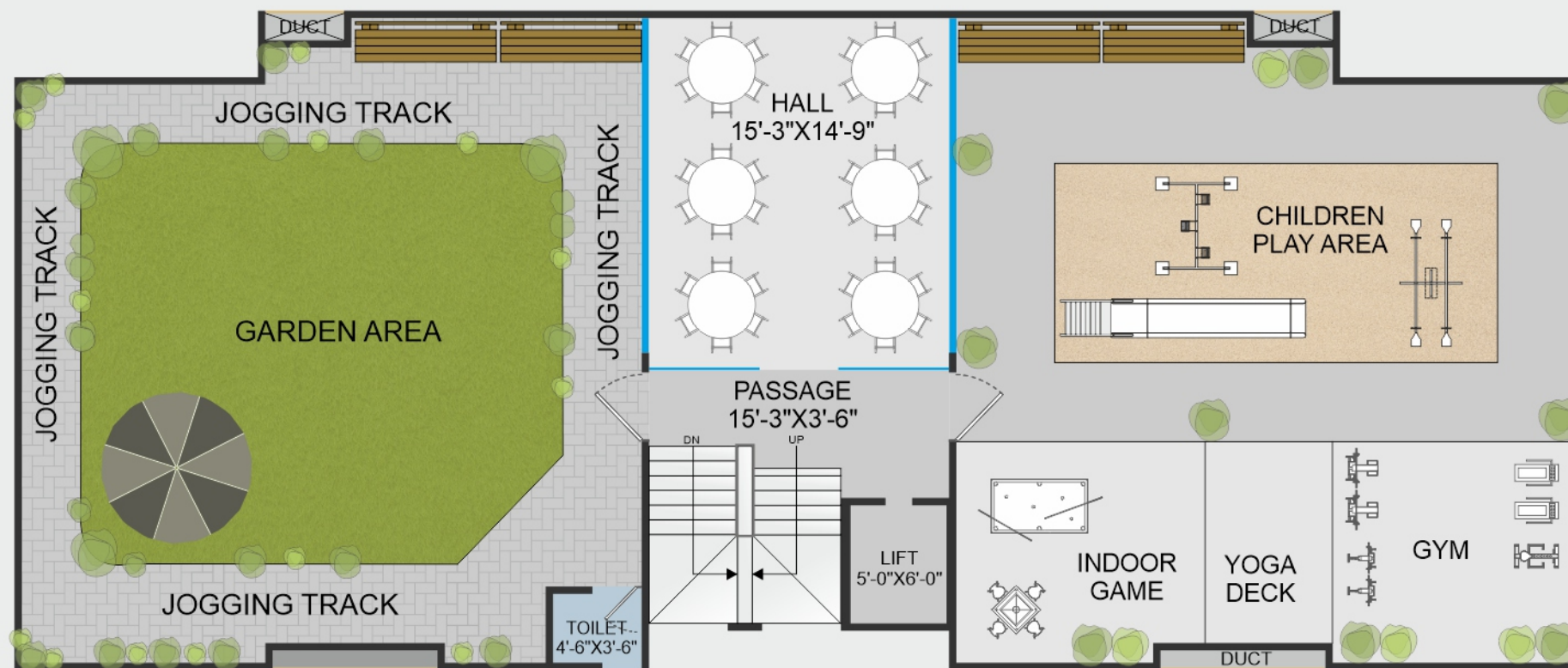




9.00 MTR. T.P. ROAD



9.00 MTR. ROAD



# TERRACE PLAN



Enriched amenities to make your life more comfortable and filled with easiness in all walks of life. Cultivated charm using extravagant luxury and cosiness.



Feel like living the beauty at the Yajat Aura with all the sacred designs created with accuracy and precision. Elevating life standards for many using world-class luxuries and peaceful living experience.





**TERRACE AMENITIES**



CHILDREN PLAY AREA



OPEN GYM



YOGA DECK



AC MULTIPURPOSE HALL



GARDEN WITH GAZEBO



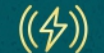
WAITING LOUNGE



AMPLE 2 CAR PARKING ON GROUND FLOOR



INTERCOM FACILITY FOR EACH FLAT



POWER BACKUP FOR LIFT



CCTV SURVEILLANCE



WIFI CONNECTIVITY

Payment Modes: • 10% At the time of Booking • 20% At the time of Banakhat • 15% Plinth Level • 05% 1st Floor • 05% 3rd Floor • 05% 5th Floor • 05% 7th Floor • 05% 9th Floor • 05% 11th Floor • 05% 13th Floor • 10% Brick Masonry, Flooring, Plaster Work, Sanitary Fitting, Common Area Finishing and Plumbing • 05% Finishing Work • 05% At the time of Saledeed and before Possession.

Notes : (01) The Booking of the unit is confirmed only after receiving 30% of total cost, till then it will be treated as advance for allotted unit. (02) Possession will be given after one month of settlement of all account. Also vastupuja, furniture work will be permitted only after possession. (03) Development Charge, Stamp Duty, GST, Common Maintenance Charges, Legal Charges, MGVCL, VMSS / VUDA Charges will be paid by the purchaser. (04) Any new Central or State Gov. Taxes, if applicable shall have to borne by purchaser. (05) Payment dues are to be paid within 7 days from the date of completion of each stage of work or as per commitment. (06) For delay in payment as per the above schedule, interest as per RERA will be charged extra. If the due/committed payment is delayed continuously for more than 90 days, the developer reserves all rights to cancel that booking by giving simple notice and booking amount will be returned within 30 days after deduction of 10% plus extra work cost (if done) from booking amount. (07) Developers shall have the right to change the plan, elevation, specification or extend the scheme or any details herein will be binding to all. (08) In case of delay in the procedure or any activity of corporation/VUDA, MGVCL or any authority shall be faced united. (09) Extra work shall be executed only after receiving full payment in advance - subject to approval. (10) Any kind of alteration or change is strictly not allowed inside or outside of unit which affect the elevation or outer look or strength of the unit or project. (11) Any plans, specifications or information in this brochure can not form legal part of an offer, contract or agreement. It is only depiction of the project. (12) All disputes are subject to Vadodara jurisdiction.