

DEVELOPERS:



Site:
" AURUM "
B/h, Himalaya Party Plot,
Ankhol, Waghodia Road,
Vadodara

Call:
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LOCATION

AURUM
BY SWASTIK



GOLDEN GATEWAY

Nestled along the scenic Waghodia Rd, "AURUM" presents a luxurious heaven of opulence and sophistication. The grand entrance gate, adorned in golden hues, heralds a lifestyle of unparalleled grandeur. Discover the epitome of luxury living as you step into Aurum's Golden Gateway.



LUXURY VILLAS

"AURUM" Villas Set amidst picturesque landscapes, "AURUM" unveils a sanctuary of lavish indulgence and refined elegance. The meticulously crafted entrance beckons with a promise of opulent living, setting the stage for an unparalleled lifestyle experience. Immerse yourself in the epitome of luxury.

9 SERENE VILLAS



GILDED RESIDENCE

Radiating luxury and sophistication, this prestigious address epitomizes refined living. From its opulent entrance to its meticulously curated interiors, every corner exudes timeless elegance. Experience a lifestyle of unparalleled prestige at this Gilded Residence.

LAYOUT PLAN

AREA TABLE

PLOT NO.	PLOT SIZE	PLOT AREA
01	35'-11" X 43'-7.5"	1567.75
02	35'-11" X 43'-7.5"	1567.75
03	35'-11" X 43'-7.5"	1567.75
04	35'-11" X 43'-7.5"	1567.75
05	33'-8" X 41'-1.5"	1384.94
06	33'-8" X 41'-1.5"	1384.94
07	33'-8" X 41'-1.5"	1384.94
08	33'-8" X 41'-1.5"	1384.94
09	33'-8" X 41'-1.5"	1384.94

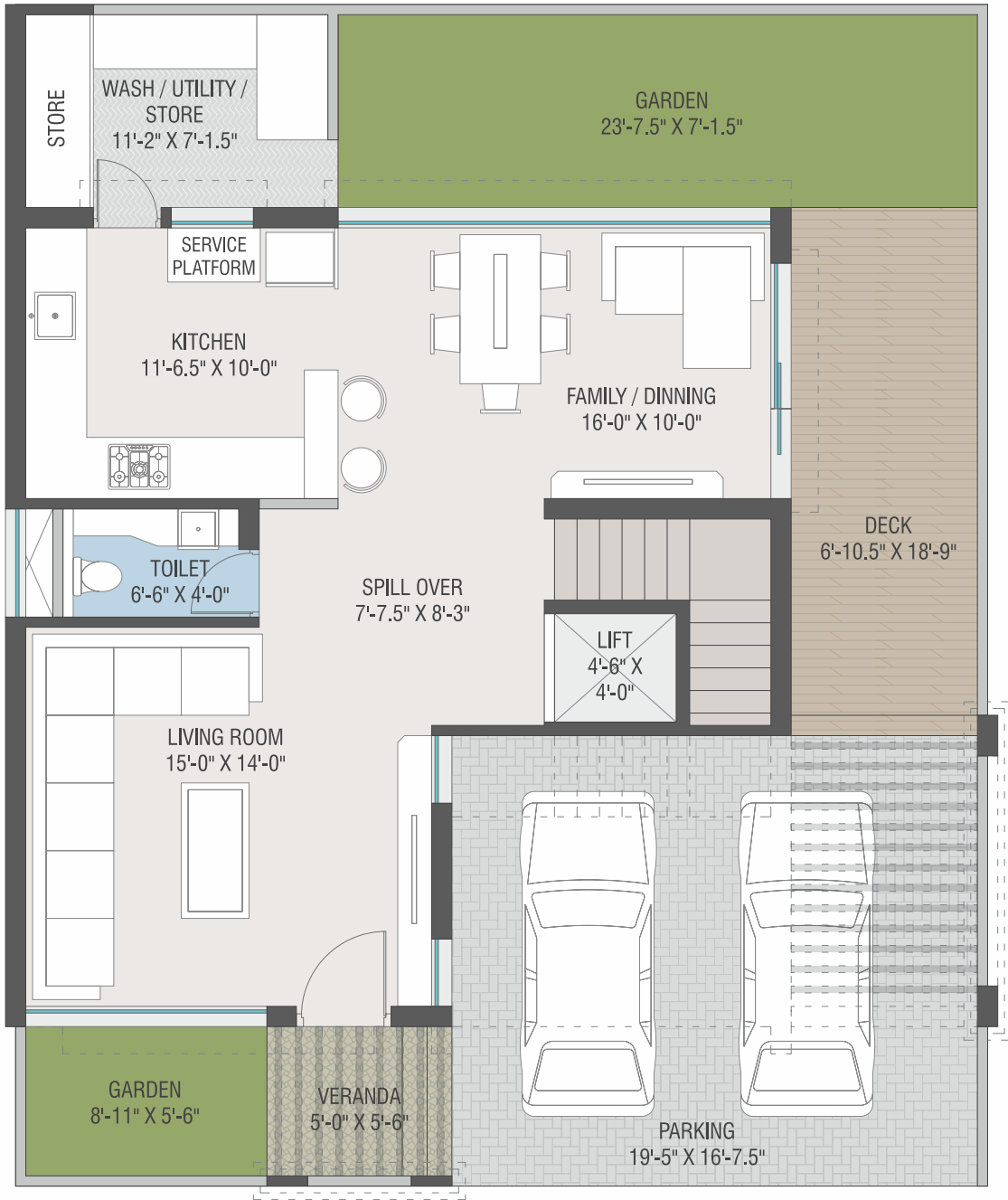
AREA IN SQ.FT.



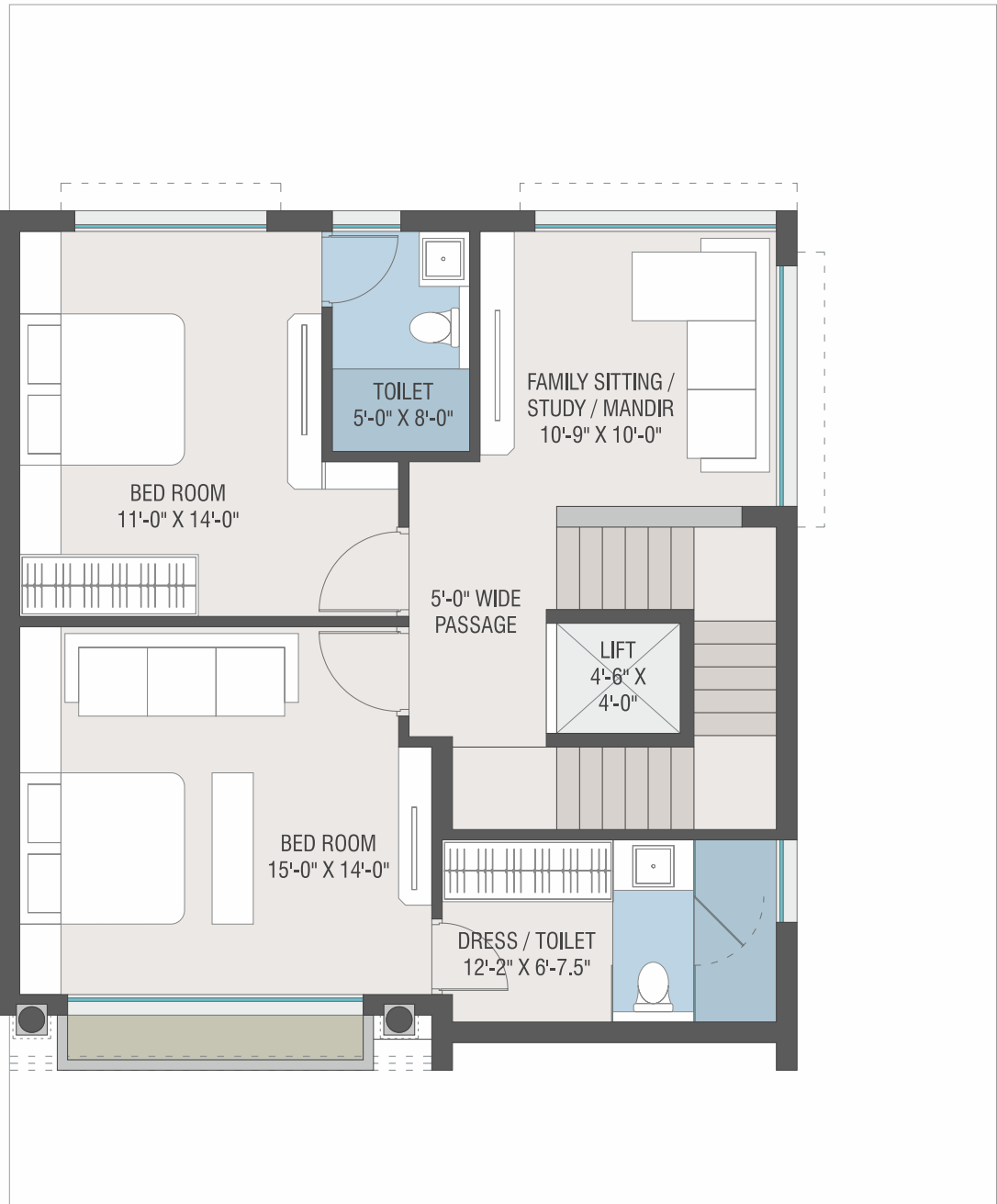
PLOT 1ST TO 4TH

PLOT SIZE: 35'-11" X 43'-7.5"
PLOT AREA: 1567.75 SQ.FT.

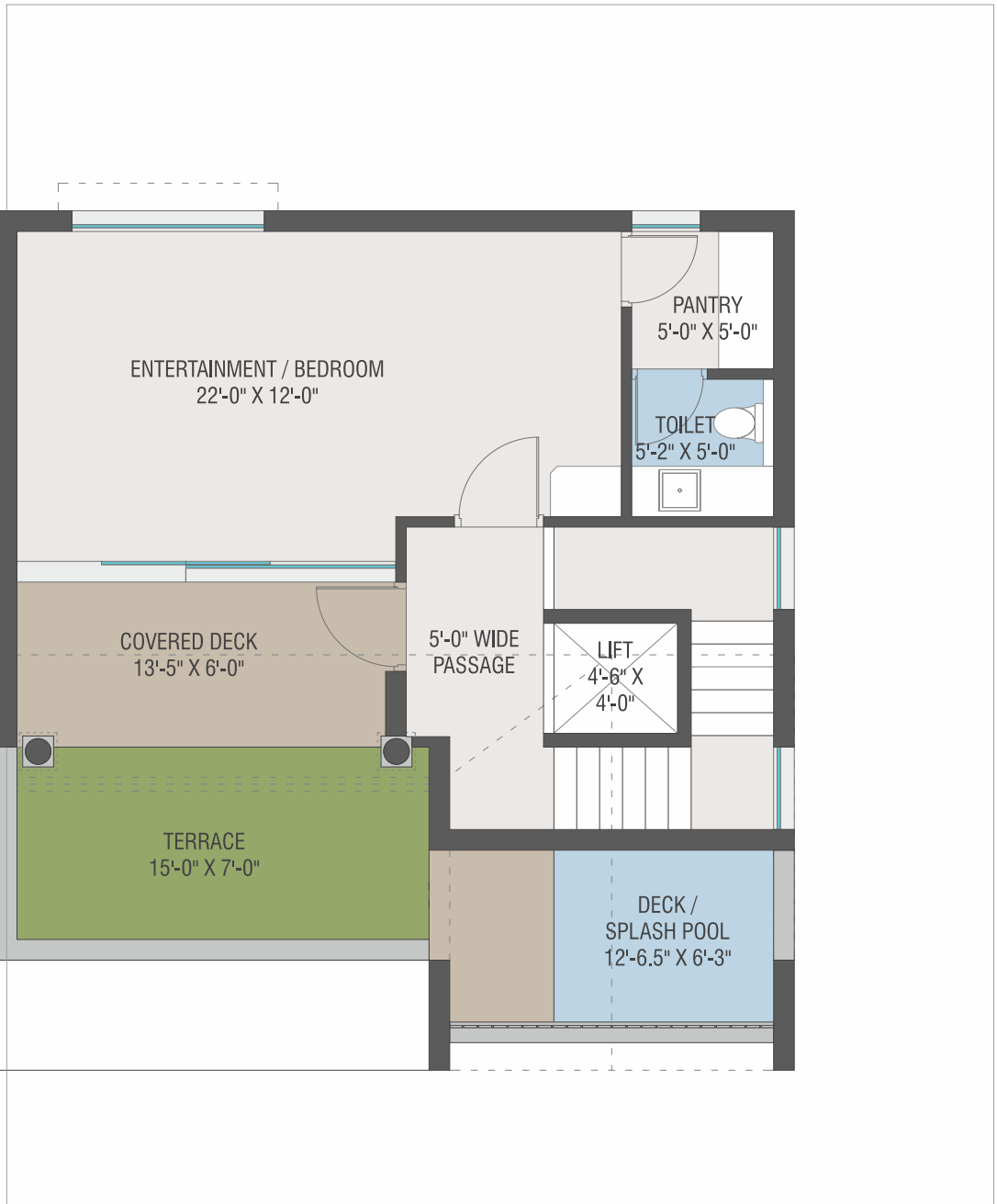
GROUND FLOOR PLAN



1ST FLOOR PLAN



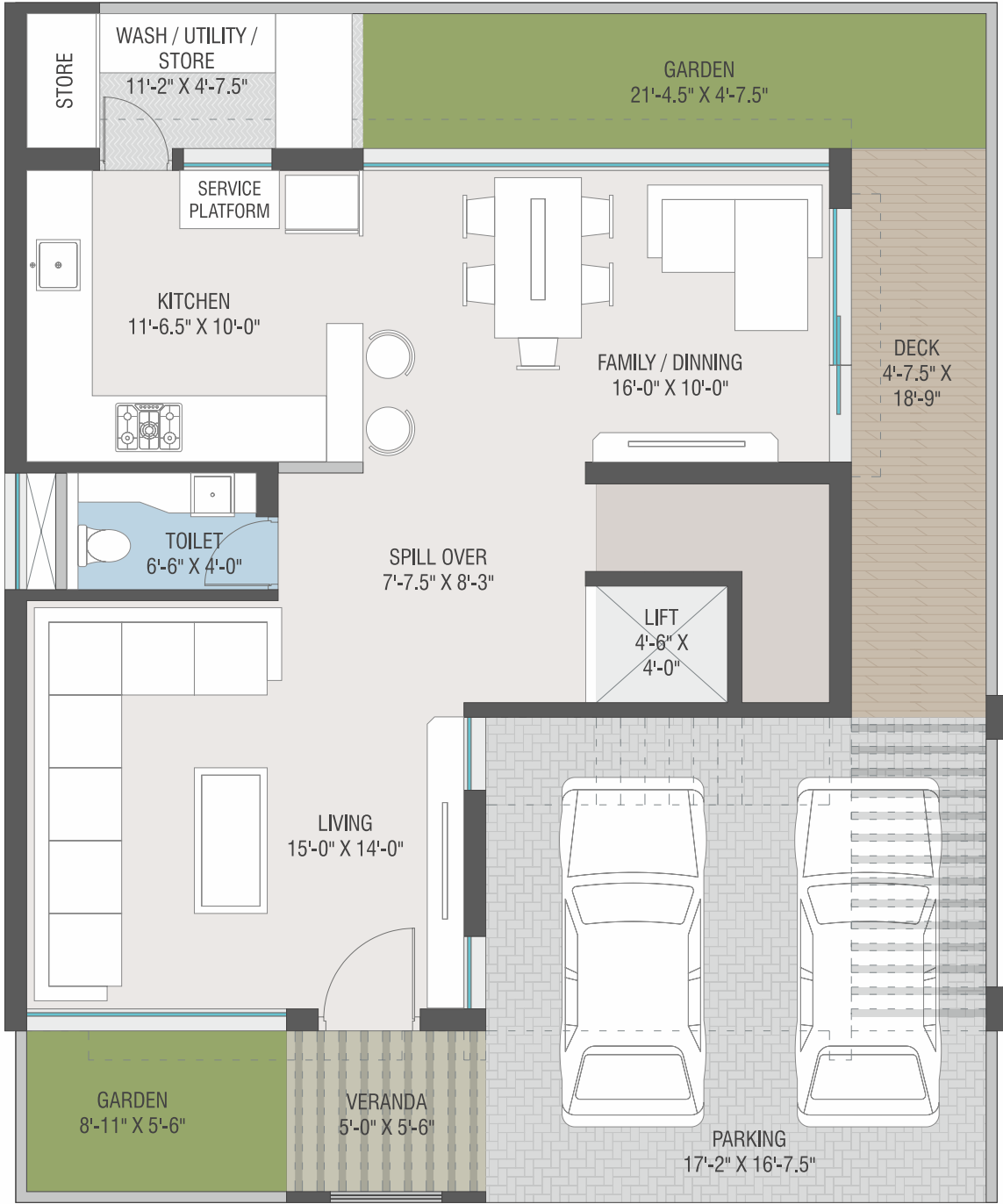
2ND FLOOR PLAN



PLOT 5TH TO 9TH

PLOT SIZE: 33'-8" X 41'-1.5"
PLOT AREA: 1384.94 SQ.FT.

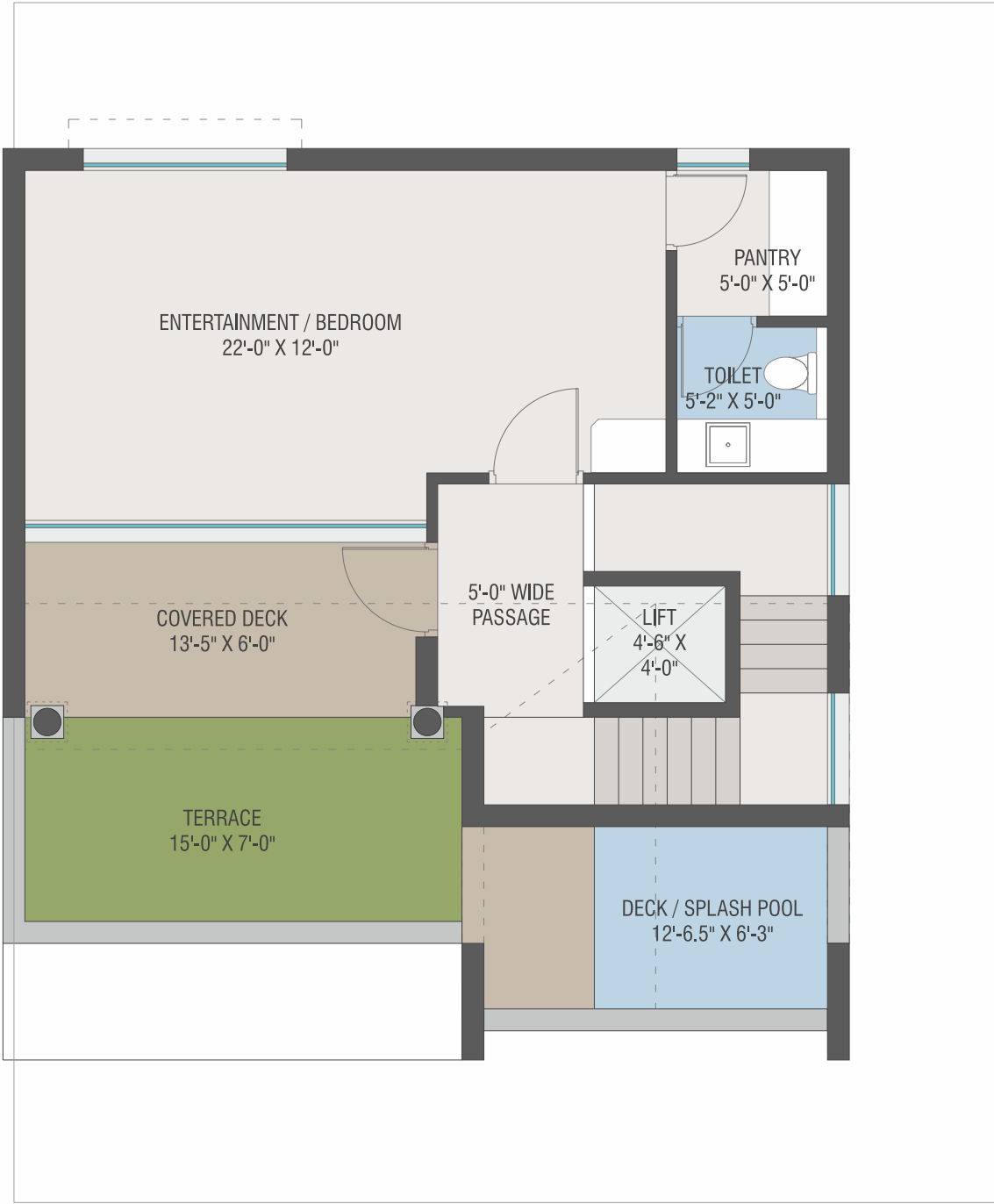
GROUND FLOOR PLAN



1ST FLOOR PLAN



2ND FLOOR PLAN





VALUE ADDITION

- HOME AUTOMATION
- SPLASH POOL IN EACH VILLA
- 2 CAR PARKING
- AUTOMATIC ELEVATOR IN EACH VILLA
- 24 HOURS WATER SUPPLY
- ELEGANT ENTRY FOYER
- VIDEO DOOR PHONE
- AN INVITING ENTRANCE GATE
- 24X7 SECURITY
- CCTV ENABLED CAMPUS
- POWER BACK-UP FOR COMMON AREAS
- UNDERGROUND CABLING
- WELL-VENTILATED & BREEZY INFRASTRUCTURE



LAVISH AMENITIES

- CLUB HOUSE
- GYMNASIUM
- CELEBRATION AREA WITH GARDEN
- CHILDREN'S PLAY AREA
- PARTY DECK
- GARDEN
- MULTIPURPOSE HALF COURT WITH TURF
- GAZEBO
- SWIMMING POOL



SPECIFICATION

STRUCTURE

- RCC earthquake resistance structure designed by approved Structural Engineer

FLOORING

- Vitrified tiles Flooring in All Rooms
- Anti-skid flooring in balcony & wash area

WALL FINISH

- Inside : 2 coat Putty with plastic paint
- Out side : Weather Resistant Paint

ELECTRICAL

- Concealed copper ISI wire with modular switches
- Sufficient electrical points, as per architect's planning
- MCB for each room

KITCHEN

- Granite kitchen platform & S.S. Kitchen sink. Wash area with ceramic tiles dado & natural stone / anti skid flooring

BATH

- Designer bathrooms with premium quality fittings & vessels.
- Glazed tile full height
- Good quality concealed PVC Plumbing

DOORS

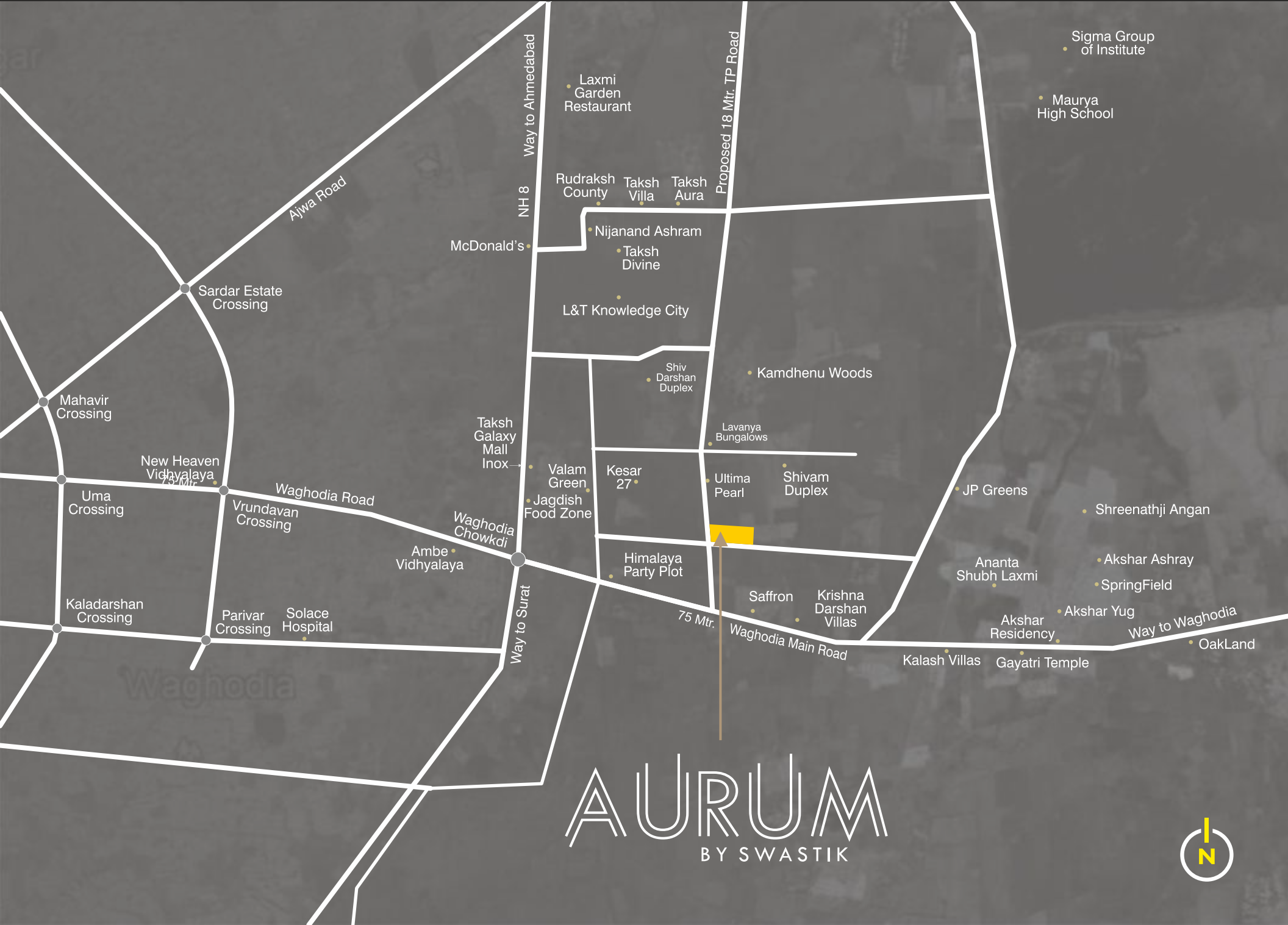
- Main Door: High quality wooden frame door with decorative door shutter
- Internal Doors: Good quality laminated flush doors
- All doors with Lock Fittings

WINDOWS

- Anodized Aluminium sliding windows

TERRACE

- Anti-skid tile flooring with Water Proofing Treatment



PAYMENT TERMS: _____

VILLA: 30% At the time of Booking | 20% Plinth level | 10% First Slab Level | 5% GF Masonry/Plaster | 10% Second Floor Slab Level | 5% Third Slab Level
5% First Floor Masonry/Plaster | 5% Third Floor Masonry/Plaster | 5% Flooring Level | 5% At the time of possession

TERMS & CONDITION/DISCLAIMER

(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, MGVCCL, 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, MGVCCL 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 cannot form legal part of an offer, contract or agreement. It is only depiction of the project. (12) All Images Shown are for Illustration Purpose only. (13) All disputes are subject to Vadodara jurisdiction.