



Narayan
ESSENZA

2 & 3 BHK
Apartments

~ & ~
Penthouses

Near Bright School,
Off Vasna-Bhayli Road, Vadodara
Email: sales.team@narayanrealty.com
Web: www.narayanrealty.com
Phone: +91 99252 27939



Unbelievable!



Narayan
ESSENZA

2 & 3 BHK
Apartments
& Penthouses



UNBELIEVABLE

Get ready to get surprised. Narayan Essenza brings you super-loaded homes at super-value prices. Equipped with a host of amenities and modern facilities, the homes offer intelligent designs and expansive spaces to ensure good living. In other words, spaces that not only complement your lifestyle, but also agree with your budget. Step into a world of surprises, only at Narayan Essenza.



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2 & 3 BHK Apartments & Penthouses
Vasna-Bhayli Road
+91 99252 27939
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AMENITIES



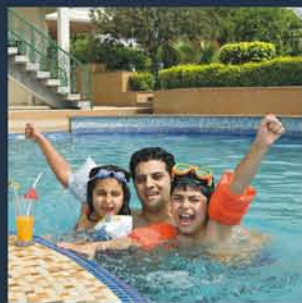
Jogging Track to set the pace for the day.



Well-equipped AC Gymnasium for a fit and healthy lifestyle.



Indoor Games Room to add zest to your weekend evenings.



Swimming Pool to rejuvenate while your kids play at the Children Splash Pool.

Essenza is where luxury meets affordability, and style meets practicality. Where life is a laidback retreat, as well as an exciting adventure. Where you nurture your future, while indulging in your present.

AMENITIES



Lush Landscaped Garden with water bodies to experience nature in its full glory.



Multi-Purpose AC Hall and Party Lawn to make every occasion and celebration memorable.



Multi Court Facility to satisfy your passion for sports.



Dedicated Library & Indoor Games Room for recreational activities.

- Intercom Facility with Security Door
- Spacious Car Parking with Shade
- Power Backup For Lift & Common Areas
- Multipurpose AC Hall & Party Lawn
- Swimming Pool & Children's Splash Pool
- Landscaped Garden with Water Bodies
- Fully Equipped AC Gymnasium
- School Bus Pickup & Drop-off Zone
- RO System In each Apartment
- Children's Play Area
- Jogging Track & Senior Citizens Park
- Dedicated Library
- Indoor Games Room with Pool Table & TT Table
- Multi Court Facility
- Convenience Store
- Special Visitors' Parking

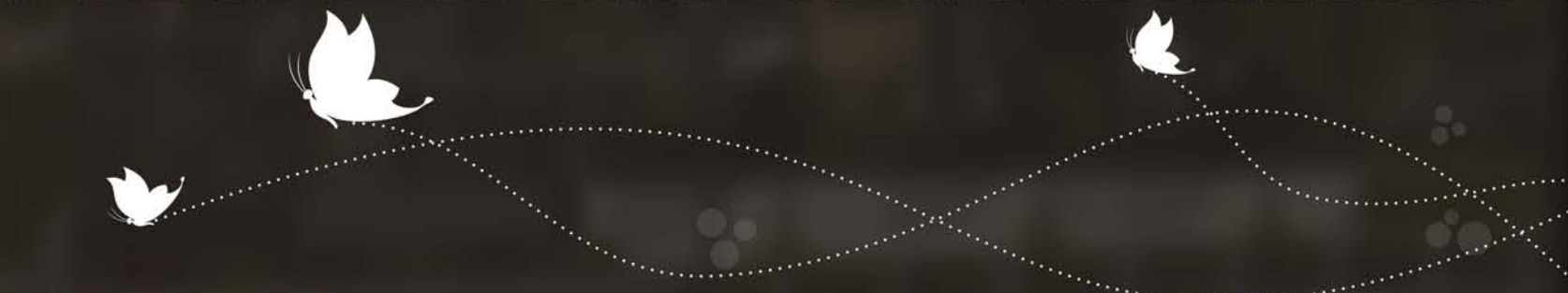


2BHK

3BHK

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2 & 3 BHK Apartments & Penthouses



2BHK

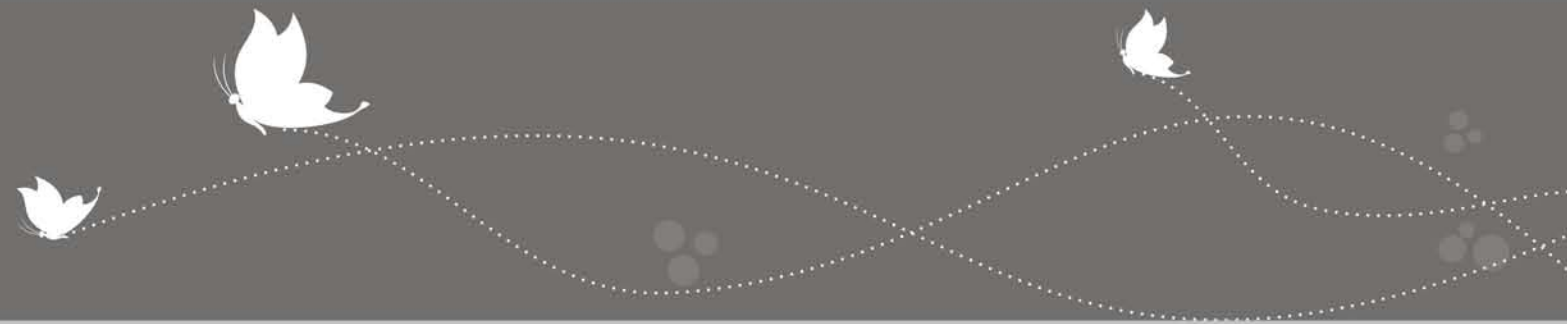
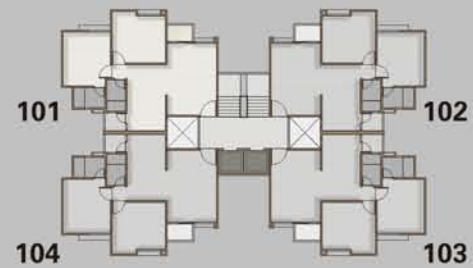
Tower B, C
SBA: 1057 Sq. Ft.

3BHK

Tower A, D, E, F
SBA: 1331 Sq. Ft.



2 & 3 BHK Apartments & Penthouses





Technical specifications

Construction:

Well-designed composite structure as per Structural consultant's design.

Wall Finish:

Internal Wall with good quality plaster and External Wall finish as per architect's design.

Upper Terrace:

Good quality waterproofing with China Mosaic finish

Flooring:

Vitrified tiles flooring in all rooms.

Toilets:

Designer Bathrooms with premium Quality fittings and vessels.

Doors:

Decorative main entrance door with premium hardware fittings and all internal laminated Flush doors.

Windows:

Fully Glazed aluminium windows.

Kitchen:

Granite Kitchen platform with S.S. Kitchen sink. Designer wall tiles dado over kitchen platform.

Electrification:

Concealed Copper electrical wiring with premium quality Modular switches. Provision of AC plug point in Master Bedroom and TV and Phone point in Living Room. Adequate light points and plug points in all rooms.

Paint:

Birla Putty finish over internal wall and Semi Acrylic paint over external wall.

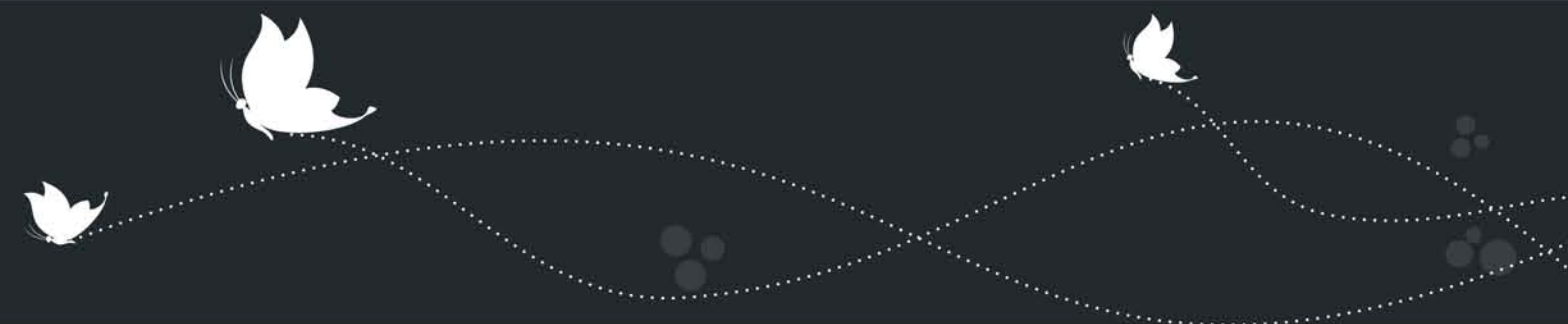
PAYMENT PLAN

Sr. No	Level	Percentage
1	Token Amount on Booking	10.00%
2	Booking Amount within 30 days	15.00%
3	On Commencement of Foundation	12.50%
4	On Comencement of 1st Roof Slab	12.50%
5	On Commencement of 3rd Roof Slab	10.00%
6	On Commencement of 5th Roof Slab	10.00%
7	On Commencement of 7th Roof Slab	10.00%
8	On Commencement of 9th Roof Slab	10.00%
9	On commencement of Internal Plaster and Flooring	5.00%
10	On offer of possession (60 days before intimated possession date)	5.00%

Note: Possession will be given after 30 days from the date of receipt of all payments (including taxes, maintenance and documentation charges)



Set amid the lush environs of Vasna-Bhayli Road, Essenza transports you far from the monotony of the city, yet keeps you closely connected to it. Where your living space inspires you to lead a vibrant lifestyle and infuses your each day with joy, enthusiasm, peace, and tranquility.



Our Projects



Narayan Realty Limited is a real estate developer based in Gujarat and has developed several commercial & residential projects in the cities of Vadodara, Bharuch & Surat. We take immense pride in our impeccable record of delivering on our promises, and bring over 40 years of trust – having developed 10,000 plus homes across Gujarat – that has enabled us to build a formidable repertoire in:

- Large Scale Residential Development
- Land & Property Services
- Luxurious Bungalows & Apartments
- Commercial Buildings & Industrial Construction Projects
- General Contracting
- Architectural Services

TERMS & CONDITIONS

• Developers reserve all rights to make any changes in the project including technical specifications, design, planning and layout • Any information contained in this brochure is subject to change without prior notice at the sole discretion of the developers and cannot form part of any legal agreement • Stamp duty, registration charges, legal documentation, corporation charges, GEB connection charges and any other such charges shall be borne by the purchaser. • All the Municipal taxes applicable on the unit shall be borne by the customer • Any additional charges or duties levied by the Government / local authorities during / after the completion of the scheme will be borne by the purchaser • Changes / alteration of any nature including the elevations, exterior color scheme of the units or any other change affecting the overall design concept & outlook of the scheme are strictly not permitted during / after the completion of the scheme • The brochure is intended only to convey the essential design and technical features of the scheme and does not form part of legal document • A unit is said to be booked or the booking is said to be confirmed only after the booking payment as specified in agreement is realized in our bank account at Vadodara, Gujarat, India and the booking confirmation document is signed. Only the signing of booking acceptance form would not mean the final booking • 2 weeks of total grace period shall be considered for any payment delays. Interest at 24% per annum shall be applicable on delayed payment after that. • Possession will be given after 30 days from the date of receipt of complete payment (including maintenance & documentation charges) or the scheduled possession date, whichever is later • All dimensions are indicative and actual dimensions in each room may vary slightly • Refund shall be given in case of cancellation of the booking within 30 days. We shall deduct actual expenses incurred, if any and a minimum administrative charge of Rs. 50000/- shall be applicable. Any cancellation after 30 days from date of booking shall result to additional cancellation administrative charges Rs. 10000/- per month or part thereof from the date of booking. Interest @ 24% per annum shall be charged on the payment overdue till the date on which the cancellation intimation (duly signed by the applicant) is handed over to us, and shall be calculated from the payment installment due date. Any additional charges, for example any optional work asked by customer, Stamp paper charges if already purchased etc. will be recovered in addition to minimum amount. In such case, stamp papers shall be handed over to you. • If a unit is booked through broker / brokerage firm, the brokerage paid by the developers shall not be refunded in such cases. The payment shall be refunded only after same premise is re-booked and payment for the same is received from the new customer. • Payment for optional items shall not be refunded. If a customer wants to shift / relocate his unit to a different unit in the same project after 30 days from the date of booking, developers shall charge Rs. 30,000 as transfer charges • The facilities and amenities mentioned here will be completed and handed over only after the entire project is constructed. • The sample house, if shown in brochure, is meant only to help you visualize the look of the unit once it is furnished. Actual home delivered will not have all the accessories / finishing items as shown in the sample house. • Please note that the delivery schedule etc. will be maintained only if the work is to be done as per the standard specifications. Delivery date shall not be maintained for units where any optional work is requested. In case of apartment buildings, the schedule shall not be maintained if more than 10% of customers opt to make internal changes • Developer, after due payment is received, is responsible only for transferring the property through executing sale-deed. If desired, the purchaser/s shall carry out all processes of transferring their names in all other relevant government records on their own and at their cost and risk. • Possession of the unit shall have to be accepted by the purchaser after all the formalities are completed, within a specified time after the intimation is given by the builder to that effect. If the purchaser fails to take the possession of the completed unit within 14 calendar days of the intimation date, the builder shall not be responsible to maintain the unit viz. keep it in good, clean and intact conditions etc beyond specified period of 14 days

<p>narayan residency 4 BHK VILLAS ■ Off. Dahej By-Pass Road, Bharuch</p>	<p>narayan Shrusti DUPLIX 4 BHK VILLAS ■ Off. Dahej By-Pass Road, Bharuch</p>	<p>keshav narayan 2&3 BHK APARTMENTS ■ Nr. Bhatar Char Rasta, Surat</p>
<p>NARAYAN AURA 3 BHK APARTMENTS ■ Sun Pharma Road, Vadodara Ph.: 0265 3264090, M.: +91 99099 24888</p>	<p>Narayan ESSENZA 2-3 BHK APARTMENTS ■ Vasna-Bhayli Road, Vadodara M.: +91 99252 27939</p>	<p>NARAYAN WEST 5 BHK VILLAS ■ Vasna-Bhayli Road, Vadodara M.: +91 99252 27808</p>
<p>NARAYAN VILLAS 4 BHK VILLAS ■ Sun Pharma Road, Vadodara Ph.: 0265 3264090, M.: +91 99099 24888</p>	<p>NARAYAN HIGHLIFE 2-3 BHK APARTMENTS ■ Waghodia-Dabhoi Ring Road, Vadodara M.: +91 99252 27812</p>	<p>NARAYAN HIGHLIFE 4 BHK VILLAS ■ Waghodia-Dabhoi Ring Road, Vadodara M.: +91 99252 27812</p>
<p>Narayan Orion 2&3 BHK LUXURIOUS APARTMENTS ■ Ellora Park, Vadodara M.: +91 99252 27825</p>	<p>Narayan Greenscapes 3 BHK OPULENCE APARTMENTS ■ Sama-Savli Road, Vadodara Ph.: 0265 3262090, M.: +91 99252 27874</p>	<p>Narayan Greens 4 BHK VILLAS ■ Sama-Savli Road, Vadodara Ph.: 0265 326 2090, M.: +91 99252 27874</p>
<p>Narayan GARDENS 4 BHK VILLAS ■ Gotri, Vadodara</p>	<p>विष्णु-२ Phase - II 3 BHK VILLAS ■ New VIP Road, Vadodara</p>	<p>■ ONGOING ■ COMPLETED</p>

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