



Site Location: 'NARAYAN LUXURIA'
Opp. Narayan Gardens, Off Dahej Bypass Road,
Bharuch - 392001
Phone: 02642-291-783

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Narayan Luxuria



2 - 3 BHK APARTMENTS

Unlock the doors
to your dream home!

Narayan Luxuria

2 - 3 BHK APARTMENTS

 <p>narayan residency 4 BHK VILLAS Off. Dahej By-Pass Road, Bharuch</p>	 <p>narayan Shruti DU PLEX 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 Sunpharma 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 W.E.S.T 5 BHK VILLAS Vasna-Bhayli Road, Vadodara M.: +91 99252 27808</p>	 <p>NARAYAN VILLAS 4 BHK VILLAS Sunpharma 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 Ellorapark, 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>Phase - II 3 BHK VILLAS New VIP Road, Vadodara</p>	<p>■ ONGOING ■ COMPLETED</p>

For information visit: www.narayanrealty.com





LAYOUT PLAN



Narayan Luxuria

2 - 3 BHK APARTMENTS

SUPERIOR AMENITIES



INTERCOM FACILITY WITH SECURITY DOOR



MULTIPURPOSE AC HALL & PARTY LAWN



SPACIOUS COVERED CAR PARKING



CHILDREN'S PLAY AREA



JOGGING TRACK



SENIOR CITIZENS PARK



LANDSCAPED GARDEN WITH WATER BODIES



DEDICATED LIBRARY & INDOOR GAMES ROOM



SCHOOL BUS PICKUP & DROP-OFF ZONE



FULLY EQUIPPED AC GYMNASIUM



POWER BACKUP FOR LIFT AND COMMON AREAS



MULTI COURT FACILITY



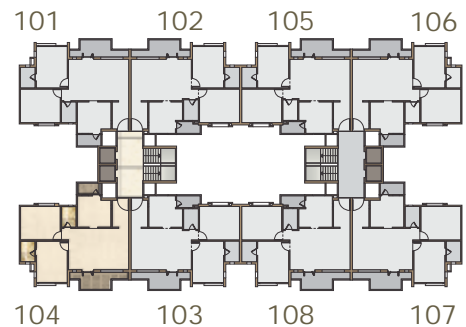
R. O. SYSTEM IN EACH APARTMENT



SWIMMING POOL & CHILDREN'S SPLASH POOL

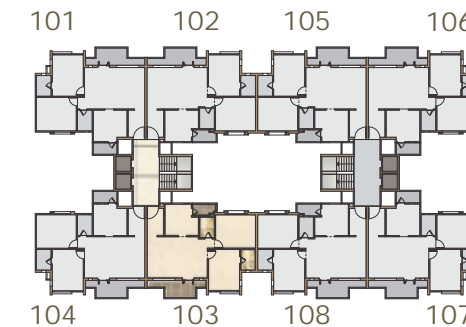
TYPICAL FLOOR
2BHK-A TOWER B, C

S.B.A. 1485 sq. ft.



TYPICAL FLOOR
2BHK-B TOWER B, C

S.B.A. 1471 sq. ft.





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

Toilets:
Designer Bathrooms with premium Quality fittings and vessels.

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

Flooring:
Vitrified tiles flooring in all rooms.

Windows:
Fully Glazed aluminum 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 A.C. plug point in Master Bed room 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.



Narayan Luxuria



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

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

Notes: + 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 from the date of sale-deed shall be done 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 bungalows 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 Vadodra, 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 customer wants to shift/relocate from his unit to a different unit in the same project after 30 days from the date of booking, developer 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 building, 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.