

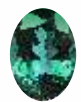


BERYL |  |



3 & 4 BHK LUXURIOUS FLATS

BERYL



Live a luxury life in the heart of where all the action is. Welcome to Beryl, a project of just 4 Apartments and 2 Duplex Apartments in 3BHK planning, and Super Spacious 4-BHK Penthouse.

An ode to good living, the elegant exterior elevation, coupled with an high quality interior finish and spacious planning create delightful living spaces.

Move over to your new abode, an investment that shall give you and your family a lifetime of happiness and opulent living!





An elevating experience, a rare combination for a living that spawns unparalleled lifestyle advantages.

SALIENT FEATURES

- Allotted parking
- Generator back up for all flats & common amenities
- Automatic high-speed lift- OTIS or equivalent
- Central Water Softening Plant
- Centralized Conduit Hot Water Piping
- Conduit AC Piping for the entire flat
- Planned Rain Water Harvesting
- Planning based on Vastu-shastra
- Pest Control Treatment
- Common terrace for residents use
- Corporation Potable Water Connection
- Corporation Sewage connectivity
- 24 hrs. security with centralized intercom & video door phone system
- Small community of only SEVEN ultra luxurious homes

1st & 3rd FLOOR PLAN



102 & 302 (LOWER LEVEL)

1	LIVING ROOM	24'-3" x 13'-0"
2	POOJA	6'-6" x 4'-0"
3	BALCONY	17'-9" x 4'-0"
4	DINING	11'-9" x 14'-9"
5	KITCHEN	10'-0" x 10'-0"
6	WASH	8'-6" x 4'-6"
7	BEDROOM 01	14'-6" x 11'-0"
8	COM. TOIL.	5'-0" x 7'-6"

101, 201, 301 & 401

1	LIVING ROOM	15'-6" x 19'-6"
2	POOJA	4'-0" x 4'-0"
3	BALCONY	11'-0" x 4'-0"
4	DINING	11'-3" x 13'-9"
5	KITCHEN	12'-0" x 9'-0"
6	WASH	6'-0" x 4'-6"
7	COM. TOIL.	6'-0" x 4'-6"
8	WARDROBE	5'-0" x 5'-9"

9	M. BEDROOM	12'-0" x 15'-0"
10	ATT. TOIL.	5'-0" x 9'-0"
11	BEDROOM 01	11'-0" x 14'-0"
12	BEDROOM 02	12'-0" x 14'-0"
13	ATT. TOIL.	5'-0" x 10'-9"

2nd & 4th FLOOR PLAN



102 & 302 (UPPER LEVEL)

9	M. BEDROOM	17'-9" x 12'-6"
10	BALCONY	17'-9" x 4'-0"
11	DRESS	4'-6" x 5'-0"
12	ATT. TOIL.	8'-0" x 5'-0"
13	FAMILY ROOM	19'-9" x 10'-0"
14	BEDROOM 02	14'-6" x 11'-0"
15	ATT. TOIL.	5'-0" x 7'-6"

5th FLOOR PLAN (PENTHOUSE)



501

1	LIVING / DINING	25'-6" x 16'-6"	9	WASH	5'-0" x 9'-0"
2	TERRACE	25'-6" x 7'-0"	10	STORE	5'-0" x 4'-9"
3	BEDROOM 01	14'-6" x 17'-0"	11	BEDROOM 02	12'-0" x 14'-0"
4	ATT. TOIL.	11'-0" x 6'-3"	12	COM. TOIL.	7'-6" x 5'-0"
5	M. BEDROOM	14'-6" x 19'-6"	13	BEDROOM 03	12'-0" x 17'-6"
6	DRESS	5'-0" x 10'-3"	14	ATT. TOIL.	5'-0" x 9'-0"
7	ATT. TOIL.	5'-0" x 9'-0"	15	DRESS	5'-0" x 5'-0"
8	KITCHEN	11'-0" x 14'-0"	16	POOJA	5'-0" x 3'-0"

SPECIFICATIONS

Kitchen/Utility

- Contemporary kitchen with vitrified tile flooring
- Jet black granite platform with stainless steel sink

Bathroom

- All fixtures and sanitaryware from standard brand
- Anti skid ceramic tiles in floor and dado

Doors and Windows

- All doors made from excellent quality solid core flush doors, with veneer finish
- Door frames made from solid teakwood
- UPVC openable windows

Floor Finishes

- 1m x 1m vitrified tiles / Italian marble flooring in entire flat
- Natural stone flooring in grand lobby and staircase
- Kota stone flooring in car parking with wide driveway
- Heat resistant flooring in terrace

Balconies and Terraces

- Railing made of wood or Stainless steel section with toughened glass section
- Water proofing on terrace

Staircase

- Designer staircase with decorative railing

Wall finishes

- Internal - Smooth plaster with putty finish
- External - Stone-crete plaster with weather resistant paint

Electrical

- 3 phase connection with concealed copper wiring
- Standard modular sockets and switches with sufficient number of 15 A & 5 A points in entire flat
- Proper earthing shall be provided with MCB
- Individual electrical meters
- Telephone points & TV points in living room & all bedrooms

Water Supply

- 24 hrs bore- water supply by huge storage capacity of U/G & O/H tanks
- Corporation water line connection

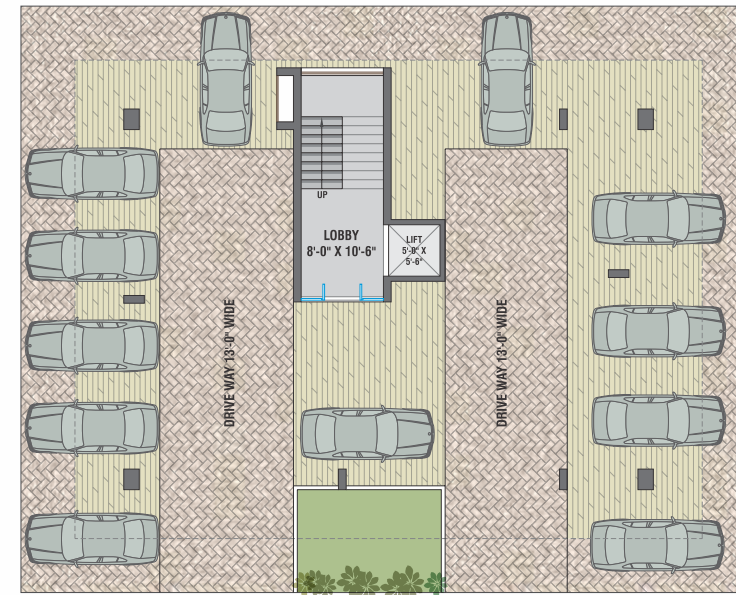


Graphic representation of the Lounge - Penthouse

TERRACE PLAN



PARKING PLAN



Graphic representation of the Living Room - Duplex

Terms and Conditions:

1. Life time Maintenance Deposit, Stamp Duty, Registration Charges, Property Development Charges, Electricity Connection Charges, Service Tax, etc. will be charged extra.
2. The Developers reserve the right to make any addition, alterations and amendments, as may be necessitated from time to time in layout & building plan.
3. Changes or alteration to the elevation of the building by the purchaser / customer will not be allowed under any circumstances.
4. Extra work(s) shall be carried out after receipt of full payment in advance. (Conditional)
5. All flat owners shall have to essentially be the member of association to be formed & shall abide by rules & regulations of the association so formed.
6. Payment and Possession terms will be different on case to case basis.
7. Delayed Payment will attract interest @ 24% p.a.
8. Possession* will be given 24 months from the date of commencement of construction; and subject to receipt of complete payment.
9. Any Additional Tax / Stamp Duty / Registration Charges / Levies resulting from any change in the Laws / Policies of Government / Semi-Government bodies shall be borne by the purchaser / customer.
10. This brochure shall not be treated as a legal document; it is only for the purpose of information, which does not create any legal liability to Vaibhav Corporation Pvt. Ltd.

*Subject to receipt of statutory permissions, certifications and water / electricity / drainage connection from respective authority.

Towards Excellence and Beyond



Vaibhav Corporation Pvt Ltd

"Real Estate Developers & Building Construction"

An ISO 9001:2008 & ISO 14001:2008 Certified Company

CERTIFICATION FROM
VADODARA MAHANAGAR
SEVA SADAN



For Inquiries please contact:

+91-9427301519

+91-9429408635

For more information:



<http://www.vaibhavcorp.com/beryl-overview.html>

Regd. Office: 401, Emerald, Opposite Haveli,
Productivity Road, Alkapuri, Vadodara - 07.
Tel: +91-265-2322111. Fax: +91-265-2336846

Email: info@vaibhavcorp.com

sales@vaibhavcorp.com

Web: www.vaibhavcorp.com

Architect: Talib Patel & Associates
Structural Engineer: CBM Engineers India