

A Project By:  
  
**TAKSH GROUP**

DEVELOPERS  
**DIVINE ASSOCIATES**

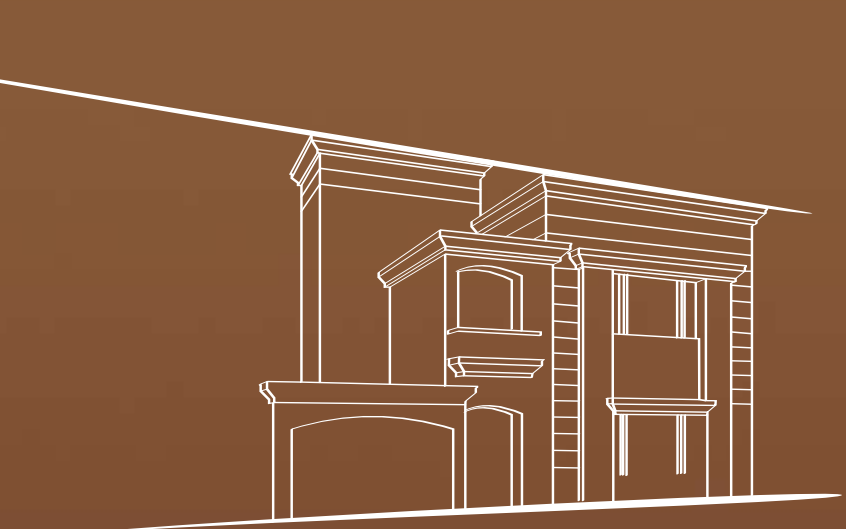
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Site: "Taksh Villa", Besides Nijanand Ashram, Adjoining L&T Knowledge City, N.H.8, Vadodara.

Architect: Paradigm Atelier, Darshan Bulsara | Structural Consultant: Associated Engineers

design: [sirnik&arav@9824092010](mailto:sirnik&arav@9824092010)



 **TAKSH** villa

Luxurious Bungalows





*A Home that defines your status!*

*Taksh Villa have been conceptualized and planned to offer its residents an elite and stately lifestyle. Plush Duplex Villa that are spacious, full of natural light and aeration and exuding a rare charm of elegance and luxury.*

*Drive into a secure and well designed campus full of green vegetation and myriad landscaped elements. A large landscaped garden allows you to be close to nature.*

*A fast developing location and easy proximity to most parts of the city makes living truly convenient, yet away from the hustle & bustle of the city.*

*The 4-BHK Duplex Bungalow offers an excellent planning together with a unique courtyard which opens up in the living & dining areas...adding a wonderful natural feel to the interiors. Excellent infrastructural development, a flawless finish and an overall commitment to quality and creation of a great living space ensures you have a comfortable life... Welcome Home!*





*Sheer Bliss!*





### Ground Floor Plan

Built-Up Area: 1155 sq. ft.



### First Floor Plan

Built-Up Area: 1140 sq. ft.







## Specifications

**Structure:** Fully RCC frame structure, as per seismic requirements.

**Flooring:** Vitrified Tiles in all rooms. Paving Tiles in compound (Basic Area).

**Kitchen:** Granite Platform with S.S Sink with designer tiles upto Door Height.

**Toilet:** Bathrooms with premium quality fittings & vessels. Glaze tile dedo upto Door Height.

**Doors:** Attractive Entrance Door with standard safety lock & Fittings. Internal Flush Doors - Laminated with Wooden Frame.

**Windows:** Anodized Aluminum Window with Safety Grill and Stone Cladding

**Electrification:** Concealed copper ISI wiring and branded modular switches with sufficient points.

**Paint & Finish:** Internal smooth finish plaster with Birla Putty and External Double Coat Plaster with Acrylic Paint.



## Layout Plan

Plot Area Table in sq. ft.

1	2123	8	3047	15	3002
2	2008	9	2527	16	1982
3	2004	10	3061	17	1983
4	2005	11	1987	18	3114
5	2007	12A	1987	19	3957
6	2007	12B	1884		
7	2968	14	3180		



## Lifestyle Amenities

Leisure Amenities include:

- Clubhouse Cum Multipurpose hall
- Landscaped Garden
- Children's play area
- Jogging Track
- Senior Citizen Seating

## Value Additions

- Designer Entrance Gate with Security Cabin
- Compound Wall surrounding the campus
- Video Door Phone for each villa
- RCC Internal Roads with Street Lights and Decorative Paving
- R.O. Water Purifier in kitchen
- Remote controlled electrical switches in living room
- Termite Resistance Treatment
- Number Plates & Letterbox for each unit





## Location Plan



**Please Note** • Actual possession of the Unit shall be handed over to the Member within 30 days of the settling of all the accounts and dues. Sale Deed, Documentation Charges, Stamp Duty Charges, Common Maintenance Charges, Service Tax Charges, Electric charges or deposit of MGCL, Water and drainage Deposit or any charges levied by VUDA or Corporation etc. will be extra to be borne by the Buyers • Payment Schedule must be followed strictly; any delay in payment shall incur Interest penalty at the rate of 15% P.A. on outstanding amount. Two Installment Continuous default in payment shall lead to total cancellation of the Unit. • Total Amount of the Extra Work must be deposited in full in advance then only work shall be executed. • Sale Deed (Dastavej) to be done after settlement of all accounts. • Maintenance Deposit per unit must be deposited before 1 month of possession of the unit • In case of cancellation of any Unit, an amount of Rs. 50,000/- + Amount of Extra Work, (if any) will be deducted towards Administrative Charges from the Refund Amount. • The Refund shall be paid only after the New Booking of the booked Unit. • Actual Dimensions may vary as per the site conditions • Developers/Architect reserves all the rights to change/alter/raise scheme related measurement, design, Drawings and price per unit etc and shall be binding to the Buyers unconditionally. • Buyer's are not allowed to do any external change in elevation of the Bungalow. • Water & Drainage to be provided by VUDA • This brochure is not a legal document, this is only for presentation of the project.

### Payment mode

• Token Amount	₹ 5 Lac
• Booking Amount within 20 days from booking date	25%
• At Plinth Level	15%
• At Ground Floor Slab Level	15%
• At First Floor Slab Level	15%
• At Plaster Level	15%
• At Flooring Level	10%
• Villa Ready for Possession	05%