

Developers:
UPRISE REALTY



Site: Aurika Palms, Besides Casa Lakeside, Bil-Chapad Road,
Bil, Vadodara - 391410



+91 - 97277 75217, 97277 76217



upriserealty77@gmail.com

Architect:



Structure:



Aurika Palms

4 & 5 BHK LUXURIOUS VILLAS



Enter your Grand Paradise

Set inside a well developed campus with ready infrastructure like street lights, RCC roads & a sprawling Clubhouse, Aurika Palms delights you the moment you reach your home.

Step into a world where every entrance feels like a grand welcome. Imagine winding paths, lush greenery, and the kind of serenity that immediately makes you forget the outside world. The plush 4-5 BHK Luxury Bungalows exude old world charm and offer best-in-class material specifications & finish.

Let the good life begin!







Value Additions

KEY FEATURES



COVERED CAR PARKING



UNDERGROUND & OVERHEAD TANK



LANDSCAPED GARDEN



EV CHARGING POINT



ANTI-TERMITE SYSTEM



Layout Plan

AREA TABLE Area in Sq.Mtr.

Type - A

427	1304	461	1214
428	1304	462	1214
429	1304	463	1214
430	1304	464	1214
431	1304	465	1214
432	1304	466	1214
433	1304	467	1214
434	1304	468	1214
435	1304	469	1214
436	1304	470	1214
437	1304	471	1214
438	1888	472	1214
458	1214	473	1214
459	1214	474	1214
460	1214	475	1214

Type - B

491	1214
492	1214
493	1214
494	1214
495	1214
496	1214
497	1214
498	1214
499	1214
500	1214
501	1214
502	1214
503	1214
504	1214

Type - C

355	3182
356	2020

DUPLEX



TRIPLEX



ENTRY

12.00 MT. WIDE ROAD

7.50 MT. WIDE ROAD

7.50 MT. WIDE ROAD

9.00 MT. WIDE ROAD

7.50 MT. WIDE ROAD

COMMON PLOT

LAWN

SWIMMING POOL

CONVULSION 40' x 20' AREA

RECEPTION

LAWN

LAWN

LAWN

LAWN

LAWN

LAWN

LAWN

LAWN

LAWN

Perfectly Planned Spaces, Where Every Corner Shines



Duplex

Unit Plan

4 BHK
DUPLEX

Type-A

427 to 438

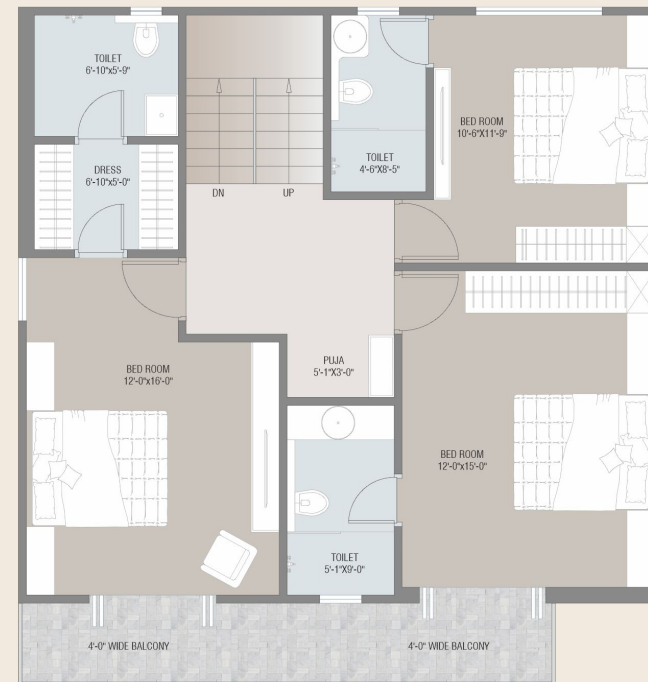
458 to 488

491 to 504

Ground Floor



First Floor





Perks of Planning

INFRASTRUCTURE



7.50 MT. INTERNAL ROAD (RCC/PAVED)



CCTV CAMERAS ALL AROUND THE CAMPUS



MAIN GATE HI-TECH SECURITY SYSTEM



RAIN WATER HARVESTING



24 HOURS WATER SUPPLY



UNDERGROUND CABLING OF WIRES

Unit Plan

4 BHK
TRIPLEX

Type-B
505 to 518

Ground Floor



First Floor



Second Floor



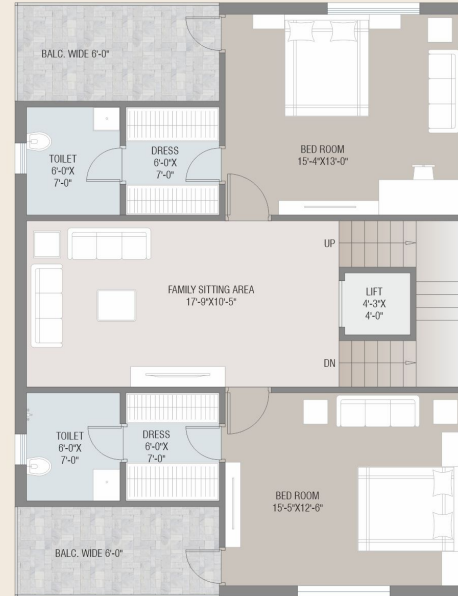
Unit Plan

4 BHK
TRIPLEX

Type-C
355 to 356

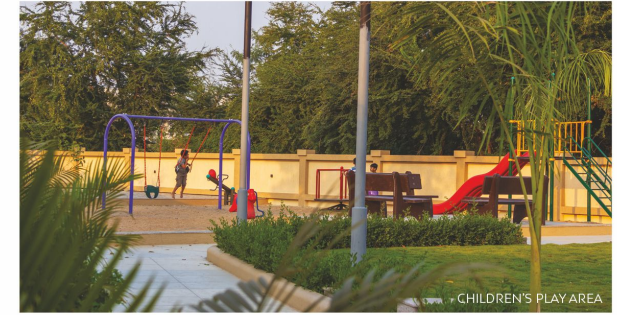


First Floor



Second Floor





Leisure Amenities



CHILDREN'S PLAY AREA



SENIOR CITIZEN SEATING AREA



GAME ROOM



AC GYMNASIUM



SWIMMING POOL



ENTRANCE GATE WITH SECURITY CABIN



MULTI-PURPOSE HALL



LIBRARY



WALKING TRACK



Actual Images

Specifications

STRUCTURE:

ALL RCC & Brick Masonry work as per Structural Engineer's & Architect's design.

FLOORING:

Large size Vitrified tile flooring.

KITCHEN:

Granite or equivalent material Kitchen Platform with SS Sink, Designer tiles.

BATHROOMS & TOILETS:

Designer bathrooms with Premium Quality fitting & Vessels of Jaquar, Kohler or equivalent make. Designertiles up to lintel Level.

PLUMBING:

Concealed Plumbing work with CPVC & UPVC pipes for hot and cold water supply & SWR Pipe for drainage.

ELECTRIFICATION:

Concealed Copper ISI wiring & branded Modular Switches with sufficient points, AC Copper piping in Living room & All Bedrooms.

TERRACE FINISH:

Elegant China Mosaic finish with water proofing treatment.

STAIRCASE:

Furnished with granite & decorative railing.

DOORS:

Main doors:- Wooden box frame & flush door with both side decorative veneer.

Internal Doors:- All bedrooms with Teakwood frame & Bathrooms with Stone frame, All doors are flush doors with both side laminates.

WINDOWS:

Good Quality powder coated aluminium windows.

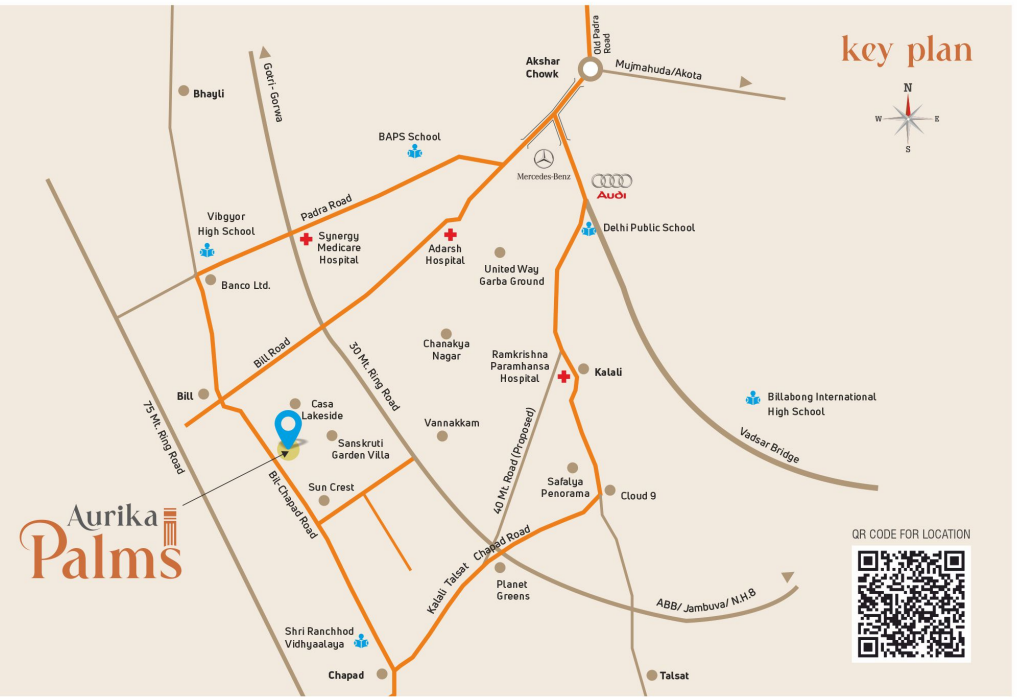
WALL FINISH:

Internal single coat plaster with wall putty & outside double coat plaster with texture and acrylic paint, exterior cladding work as per Architect's design.

ANTI -TERMITE TREATMENT:

Termite Resistance Treatment.

- Underground water tank for each villa.
- Overhead PVC water tank with approx. 1000 litres capacity.
- Rain water harvesting system.
- Exposed brick used for elevation.



A Location of Convenience - Project within VMC Limits.

HOSPITALS

- BAPS Shastriji Maharaj Hospital : 3.3 kms
- Zydus Multi-speciality Hospital : 4.0 kms
- Welcare Multi-speciality Hospital : 4.3 kms

SCHOOLS

- VIBGYOR High School : 2.8 kms
- St. Kabir International School : 3.1 kms
- Delhi Public School : 3.2 kms
- Billabong High International School : 3.7 kms

RELIGIOUS PLACES

- Jain Parswanath Derasar : 3.0 kms
- BAPS Swaminarayan Mandir : 4.0 kms
- Chansad Swaminarayan Mandir : 6.0 kms

BANKS & ATMS

- SBI : 1.6 kms
- Axis Bank : 3.0 kms
- Indusind Bank : 3.7 kms
- Bank of Baroda : 4.3 kms

PETROL PUMP

- Nayara Petrol Pump : 3.0 kms
- HP Petrol Pump : 4.6 kms
- Indian Oil Petrol Pump : 5.0 kms
- Shell Petrol Pump : 5.3 kms

TRANSPORTATION CONNECTIVITY

- 75 mtr Vadodara Ring-road : 500 mtr
- Mumbai-Delhi Expressway Junction : 5.0 kms

Payment Terms: (Duplex)

At the time of Booking **10%** | Plinth Level **25%** | G.F. Slab **20%** | F.F. Slab **20%** | Plaster Level **10%** | Flooring Level **10%** | Before Possession **05%**

Payment Terms: (Triplex)

At the time of Booking **10%** | Plinth Level **25%** | G.F. Slab **15%** | F.F. Slab **15%** | S.F. Slab **10%** | Plaster Level **10%** | Flooring Level **10%** | Before Possession **05%**

Notes: (1) Possession will be given after one month of settlement of all accounts. (2) Extra work will be executed after receipt of full advance payment. (3) Documentation charges, stamp duty, GST & common maintenance charge, MGVCCL charge will be extra. (4) Any new central or State Government Taxes, if applicable shall have to be borne by the clients. (5) Extra work shall be executed after making full payment. (6) Continuous default payment leads to cancellation. (7) Architect/Developers shall have the right to charge or raise the scheme or any details herein and any change or revision will be binding to all. (8) In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible. (9) Refund in case of cancellation will be made within 30 days from the date of booking of new client only & administrative expense of 50,000/- & the amount of extra work (if any) will be deducted from that paid amount. (10) The delivery schedule etc. will be maintained only if the work is to be done as per the sample. (11) Any plans, specification or information in this brochure can not form part of an offer, contract or agreement.

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