

Developers:
UPRISE REALITY



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



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Architect:



Structure:



Aurika Palms

4 & 5 BHK LUXURIOUS VILLAS

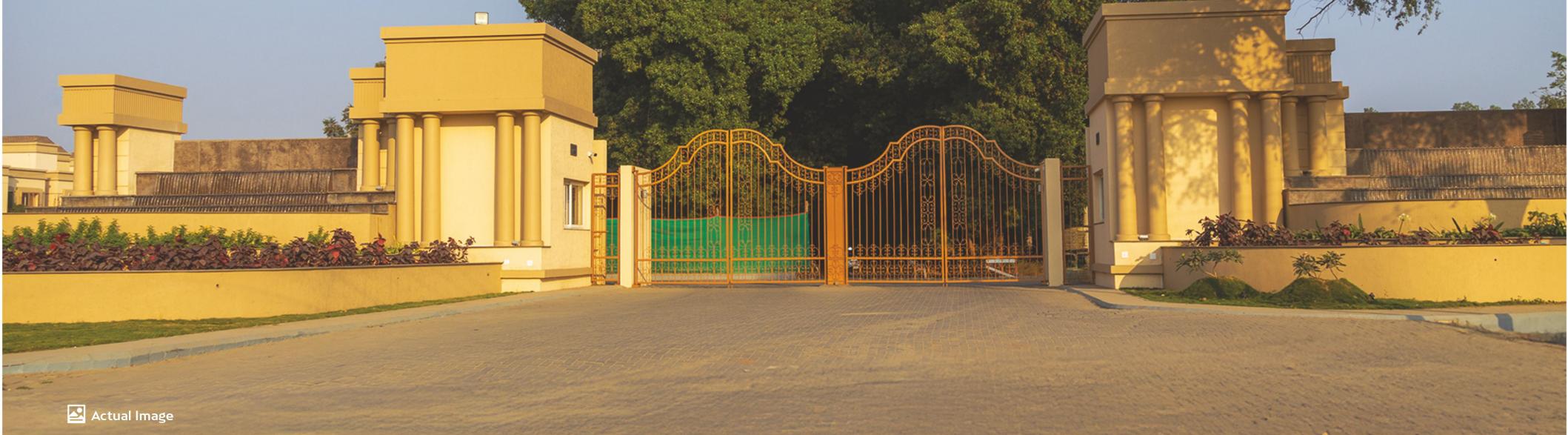


Enter your Grand Paradise

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!



 Actual Image





Value Additions

KEY FEATURES



COVERED CAR PARKING



UNDERGROUND & OVERHEAD TANK



LANDSCAPED GARDEN



EV CHARGING POINT



ANTI-TERMITE SYSTEM

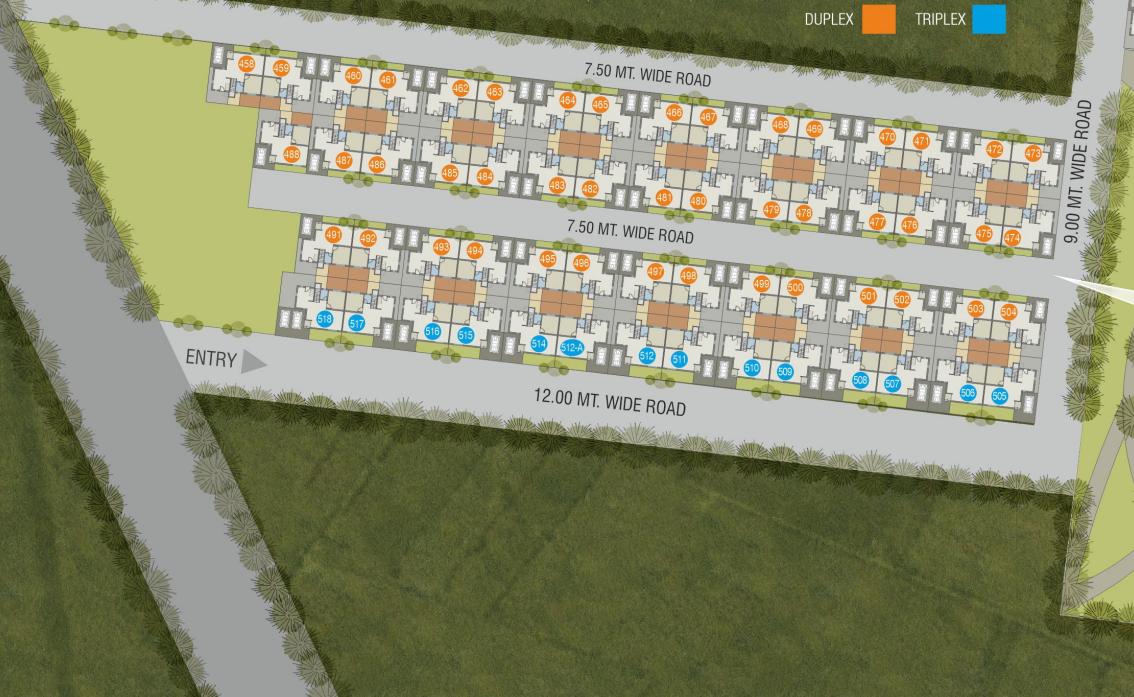


Layout Plan

Area Table (Area in Sq.Mtr.)							Type - A	Type - B	Type - C
427	1304	461	1214	476	1214	491	1214	505	1214
428	1304	462	1214	477	1214	492	1214	506	1313
429	1304	463	1214	478	1214	493	1214	507	1313
430	1304	464	1214	479	1214	494	1214	508	1313
431	1304	465	1214	480	1214	495	1214	509	1313
432	1304	466	1214	481	1214	496	1214	510	1313
433	1304	467	1214	482	1214	497	1214	511	1313
434	1304	468	1214	483	1214	498	1214	512	1313
435	1304	469	1214	484	1214	499	1214	513	1313
436	1304	470	1214	485	1214	500	1214	514	1313
437	1304	471	1214	486	1214	501	1214	515	1313
438	1888	472	1214	487	1214	502	1214	516	1313
458	1214	473	1214	488	1214	503	1214	517	1313
459	1214	474	1214			504	1214	518	1890
460	1214	475	1214						

DUPLEX TRIPLEX

ENTRY



Perfectly Planned Spaces, Where Every Corner Shines



Duplex

Unit Plan

**4 BHK
DUPLEX**

Type-A

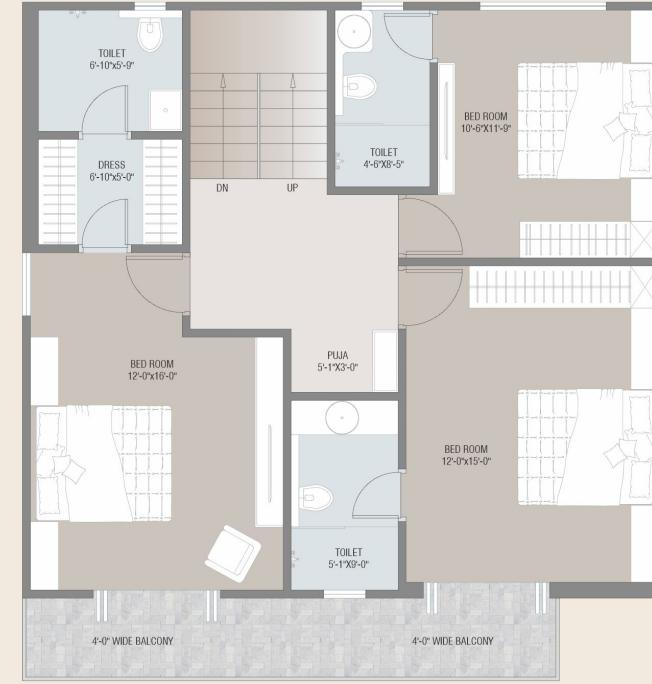
427 to 438
458 to 488
491 to 504



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

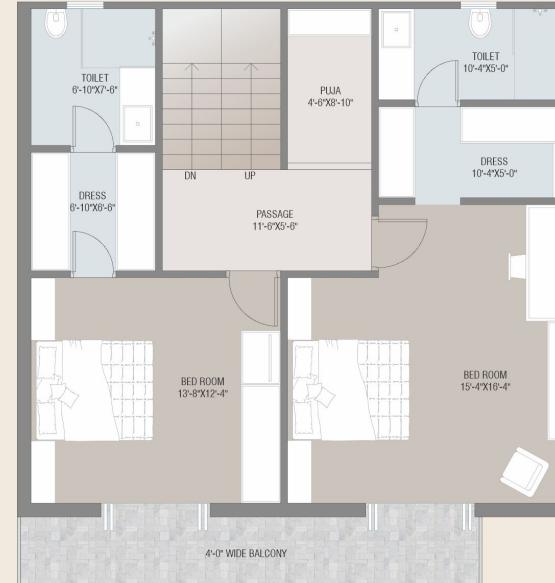
Type-B
505 to 518



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

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, Designertiles.

BATHROOMS & TOILETS:

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

PLUMBING:

Concealed Plumbing work with CPVC & UPVC pipes for hot and coldwater 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.

WALLFINISH:

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 watertank for each villa.
- Overhead PVC watertank 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. Kabil 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, MGVCL 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 change 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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