

Developers Om Sai Developers

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MANI WOOD
Beside "Oran" Flats,
Opp. Nilesh Park Soc.,
Undera-Koyli Road,
Undera, Vadodra-391330



Payment Module: At The Time Of Booking - 20% • At Plinth Level - 10% • First Slab - 20% • Second Slab - 20% • Plaster Level- 20% • Finishing - 10%

Note: • Documentation charges, Service Tax, Municipal House Tax, Common maintenance charges and Development Charges will be extra. • Any new Central or State Government Taxes, if applicable shall have to be borne by the clients. • Extra work shall be executed after making full payment. • Possession will be given after settlement of all account. • Continuous default payments leads to cancellation. • Architect/Developers shall have the right to change or revise the scheme or any details herein and any change or revision will be binding to all. • Refund in case of cancellation will be made within 45 days from the date of booking of new client only. Administrative expense of Rs. 30,000 (if any) will be deducted from refund amount. • In case of delay of corporation/MOVC activity, it shall be unduly faced. • While every reasonable care has been taken in preparing this brochure, the organizers are not responsible for any inaccuracy in the contents. All plans, information and specifications are subject to change. This brochure is not a part of a legal document.

Designed by ALPNA REDINE - 8620000000



4BHK Duplex Villas
3BHK Duplex Bungalows

Being at Home, will be a Pleasure!



A-Type 4BHK Duplex Villa

Mani Wood Villa is a Roman themed Villas that will change the way you live. And the way you look at living spaces. It is the epitome of luxurious and international style living.

We understand that a home is a place where memories are created, cherished & treasured for generations. And every memory you treasure shall last long enough for your grandchildren to weave tales around.



B Type - Club House



Gazebo
Club House
Jogging Track
Children Play Area
Landscape Garden
Senior Citizen Meeting Point

Swimming
24 Hrs Security
24 Hrs Water (Bore-well)
Individual R.O. System
Individual Solar System
Individual Video Camera Door



Indoor Games



Gymnasium



Common Hall

Amenities



B-Type 3BHK Duplex Bungalow

The desire to own a home, it is one of the mankind's sincere longings which he looks forward to fulfil during his lifetime. At Mani Wood Bungalows, we give wings to this dream of yours through our housing project.

Mani Wood Bungalows is created with deep thoughtfulness and ultra-modern design sense. Therefore it takes care of not only the staple needs of the inmates but also provides for emerging lifestyle needs.



Drawing Room:	10' 6" x 14' 0"
Bed Room:	10' 0" x 10' 0"
Kitchen:	8' 0" x 10' 6"
Parking:	10' 0" x 13' 0"
Utility Area:	8' 9" x 7' 4 1/2"
Toilet:	5' 6" x 4' 0"



Bed Room 1:	12' 10 1/2" x 13' 4 1/2"
Toilet:	5' 6" x 7' 6"
Dress:	5' 6" x 5' 6"
Bed Room 2:	10' 0" x 15' 16"
Balcony:	7' 0" x 4' 3"
Toilet:	7' 0" x 4' 0"



- Specifications**
- **Structure:** All RCC & Brick Masonry works as per Structural Engineer's Design
 - **Wall Finish:** Inside smooth plaster with Acrylic Emulsion Paint & outside surface to be painted with Weather-Resistant Paint
 - **Flooring:** Vitrified Tiles Flooring on all Floors
 - **Doors:** Decorative main door with Brass Fittings & all internal doors of Quality Water-Proof Flush Doors
 - **Windows:** Aluminium section Windows
 - **Terrace:** Open Terrace Finished with Water Proofing
 - **Kitchen:** Granite Kitchen Platform with SS Sink, Glazed Tiles Dado up to Lintel Level
 - **Toilets:** Designer Bathrooms with Premium Fittings & Vessels, Glazed Tiles Dado up to Lintel Level
 - **Electrification:** Concealed Copper Wiring Of Approved Quality, Sufficient Electrical Points as per Architects Plan







B Type - Plot Area Table

Plot No.	Area in Sq. Ft.	Area in Sq. Mt.	Plot No.	Area in Sq. Ft.	Area in Sq. Mt.	Plot No.	Area in Sq. Ft.	Area in Sq. Mt.	Plot No.	Area in Sq. Ft.	Area in Sq. Mt.
1	1641.20	152.47	60	746.50	69.35	119	928.00	86.21	119	928.00	86.21
2	800.18	74.34	61	746.50	69.35	120	928.00	86.21	120	928.00	86.21
3	800.18	74.34	62	746.50	69.35	121	928.00	86.21	121	928.00	86.21
4	800.18	74.34	63	746.50	69.35	122	928.00	86.21	122	928.00	86.21
5	800.18	74.34	64	746.50	69.35	123	928.00	86.21	123	928.00	86.21
6	800.18	74.34	65	746.50	69.35	124	928.00	86.21	124	928.00	86.21
7	800.18	74.34	66	746.50	69.35	125	928.00	86.21	125	928.00	86.21
8	800.18	74.34	67	1073.83	99.76	126	928.00	86.21	126	928.00	86.21
9	800.18	74.34	68	1417.50	131.69	127	928.00	86.21	127	928.00	86.21
10	800.18	74.34	69	1050.35	97.58	128	855.60	79.49	128	855.60	79.49
11	800.18	74.34	70	747.13	69.41	129	747.13	69.41	129	747.13	69.41
12	800.18	74.34	71	747.13	69.41	130	747.13	69.41	130	747.13	69.41
13	800.18	74.34	72	747.13	69.41	131	747.13	69.41	131	747.13	69.41
14	800.18	74.34	73	747.13	69.41	132	747.13	69.41	132	747.13	69.41
15	800.18	74.34	74	747.13	69.41	133	747.13	69.41	133	747.13	69.41
16	800.18	74.34	75	747.13	69.41	134	747.13	69.41	134	747.13	69.41
17	800.18	74.34	76	747.13	69.41	135	747.13	69.41	135	747.13	69.41
18	800.18	74.34	77	747.13	69.41	136	747.13	69.41	136	747.13	69.41
19	2171.29	201.72	78	747.13	69.41	137	747.13	69.41	137	747.13	69.41
20	1854.90	172.32	79	747.13	69.41	138	747.13	69.41	138	747.13	69.41
21	747.76	69.47	80	747.13	69.41	139	1240.15	115.21	139	1240.15	115.21
22	747.76	69.47	81	747.13	69.41	140	1260.50	117.10	140	1260.50	117.10
23	747.76	69.47	82	747.13	69.41	141	747.13	69.41	141	747.13	69.41
24	747.76	69.47	83	747.13	69.41	142	747.13	69.41	142	747.13	69.41
25	747.76	69.47	84	747.13	69.41	143	747.13	69.41	143	747.13	69.41
26	747.76	69.47	85	747.13	69.41	144	747.13	69.41	144	747.13	69.41
27	747.76	69.47	86	747.13	69.41	145	747.13	69.41	145	747.13	69.41
28	747.76	69.47	87	747.13	69.41	146	747.13	69.41	146	747.13	69.41
29	747.76	69.47	88	747.13	69.41	147	747.13	69.41	147	747.13	69.41
30	747.76	69.47	89	747.13	69.41	148	747.13	69.41	148	747.13	69.41
31	747.76	69.47	90	747.13	69.41	149	1053.44	97.87	149	1053.44	97.87
32	747.76	69.47	91	747.13	69.41	150	1086.16	100.91	150	1086.16	100.91
33	747.76	69.47	92	747.13	69.41	151	747.13	69.41	151	747.13	69.41
34	747.76	69.47	93	1014.43	94.24	152	747.13	69.41	152	747.13	69.41
35	747.76	69.47	94	1033.72	96.03	153	747.13	69.41	153	747.13	69.41
36	747.76	69.47	95	747.13	69.41	154	747.13	69.41	154	747.13	69.41
37	747.76	69.47	96	747.13	69.41	155	747.13	69.41	155	747.13	69.41
38	747.76	69.47	97	747.13	69.41	156	747.13	69.41	156	747.13	69.41
39	747.76	69.47	98	747.13	69.41	157	1465.90	136.19	157	1465.90	136.19
40	747.76	69.47	99	747.13	69.41	158	1485.17	137.98	158	1485.17	137.98
41	747.76	69.47	100	747.13	69.41	159	747.13	69.41	159	747.13	69.41
42	1772.31	164.65	101	747.13	69.41	160	747.13	69.41	160	747.13	69.41
43	1906.70	177.14	102	747.13	69.41	161	747.13	69.41	161	747.13	69.41
44	746.50	69.35	103	747.13	69.41	162	747.13	69.41	162	747.13	69.41
45	746.50	69.35	104	747.13	69.41	163	747.13	69.41	163	747.13	69.41
46	746.50	69.35	105	747.13	69.41	164	1105.32	102.69	164	1105.32	102.69
47	746.50	69.35	106	747.13	69.41	165	1067.60	99.18	165	1067.60	99.18
48	746.50	69.35	107	747.13	69.41	166	746.62	69.36	166	746.62	69.36
49	746.50	69.35	108	747.13	69.41	167	746.62	69.36	167	746.62	69.36
50	746.50	69.35	109	747.13	69.41	168	746.62	69.36	168	746.62	69.36
51	746.50	69.35	110	747.13	69.41	169	746.62	69.36	169	746.62	69.36
52	746.50	69.35	111	747.13	69.41	170	1013.81	94.19	170	1013.81	94.19
53	746.50	69.35	112	747.13	69.41	171	1033.33	96.00	171	1033.33	96.00
54	746.50	69.35	113	747.13	69.41	172	746.75	69.37	172	746.75	69.37
55	746.50	69.35	114	747.13	69.41	173	746.75	69.37	173	746.75	69.37
56	746.50	69.35	115	747.13	69.41	174	746.75	69.37	174	746.75	69.37
57	746.50	69.35	116	747.13	69.41	175	1086.77	100.96	175	1086.77	100.96
58	746.50	69.35	117	1124.16	104.44						
59	746.50	69.35	118	1288.37	119.69						
						Total	146448.38	13605.01			



Typical Layout Plan

B-Type
3BHK Duplex Bungalows

Plot No.	Area in Sq. Ft.	Area in Sq. Mt.	Plot No.	Area in Sq. Ft.	Area in Sq. Mt.	Plot No.	Area in Sq. Ft.	Area in Sq. Mt.
1	2188.00	203.28	54	1005.89	93.45	107	1005.89	93.45
2	1073.89	99.77	55	1005.89	93.45	108	1005.89	93.45
3	1073.89	99.77	56	1005.89	93.45	109	1101.20	102.30
4	1073.89	99.77	57	1005.89	93.45	110	1101.20	102.30
5	1073.89	99.77	58	1005.89	93.45	111	1005.89	93.45
6	1073.89	99.77	59	1101.20	102.30	112	1005.89	93.45
7	1073.89	99.77	60	1101.20	102.30	113	1005.89	93.45
8	1073.89	99.77	61	1005.89	93.45	114	1005.89	93.45
9	1073.89	99.77	62	1005.89	93.45	115	1005.89	93.45
10	1073.89	99.77	63	1005.89	93.45	116	1005.89	93.45
11	1073.89	99.77	64	1005.89	93.45	117	2162.97	200.94
12	1073.89	99.77	65	1005.89	93.45	118	1751.81	162.75
13	1073.89	99.77	66	1575.36	146.35	119	1005.89	93.45
14	1073.89	99.77	67	1394.53	129.55	120	1005.89	93.45
15	1073.89	99.77	68	1005.89	93.45	121	1005.89	93.45
16	1073.89	99.77	69	1005.89	93.45	122	1005.89	93.45
17	1073.89	99.77	70	1005.89	93.45	123	1005.89	93.45
18	1073.89	99.77	71	1101.20	102.30	124	1005.89	93.45
19	1509.24	140.21	72	1101.20	102.30	125	1005.89	93.45
20	1424.29	132.32	73	1005.89	93.45	126	1101.20	102.30
21	1005.81	93.44	74	1005.89	93.45	127	1101.20	102.30
22	1005.81	93.44	75	1394.75	129.58	128	1005.89	93.45
23	1005.81	93.44	76	1770.32	164.47	129	1005.89	93.45
24	1005.81	93.44	77	1005.89	93.45	130	1005.89	93.45
25	1005.81	93.44	78	1005.89	93.45	131	1005.89	93.45
26	1005.81	93.44	79	1005.89	93.45	132	1005.89	93.45
27	1005.81	93.44	80	1005.89	93.45	133	1005.89	93.45
28	1005.97	93.46	81	1101.29	102.31	134	1005.89	93.45
29	1005.97	93.46	82	1101.12	102.30	135	2224.12	206.63
30	1005.97	93.46	83	1005.89	93.45	Total	151028.70	14030.91
31	1005.97	93.46	84	1005.89	93.45			
32	1005.97	93.46	85	1005.89	93.45			
33	1005.97	93.46	86	1005.89	93.45			
34	1005.97	93.46	87	2242.62	208.34			
35	1491.94	138.60	88	1687.68	156.79			
36	1424.76	132.36	89	1005.89	93.45			
37	1005.89	93.45	90	1005.89	93.45			
38	1005.89	93.45	91	1005.89	93.45			
39	1005.89	93.45	92	1005.89	93.45			
40	1005.89	93.45	93	1005.89	93.45			
41	1005.89	93.45	94	1102.20	102.40			
42	1005.89	93.45	95	1101.20	102.30			
43	1005.89	93.45	96	1005.89	93.45			
44	1005.89	93.45	97	1005.89	93.45			
45	1005.89	93.45	98	1005.89	93.45			
46	1005.89	93.45	99	1005.89	93.45			
47	1005.89	93.45	100	1005.89	93.45			
48	1005.89	93.45	101	2160.29	200.70			
49	1005.89	93.45	102	1690.36	157.04			
50	1005.89	93.45	103	1005.89	93.45			
51	1495.23	138.91	104	1005.89	93.45			
52	1450.51	134.76	105	1005.89	93.45			
53	1005.89	93.45	106	1005.89	93.45			

A Type - Plot Area Table

