



Developers :

Mahalaxmi Developers

"Milestone" Bh. New Brightday School,
Vasna-Bhayli Road, Vadodara.

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Architect :

Design Studio - **Ruchir Sheth**

Structure :

Geo-Tech Engineers

Land 98340913





Welcome to **MR ICON** now in Baroda at Vasna Bhayli Road you will find a residence that offer a more perfect blend of urban convenience and contemporary living.



Professionally designed **MR ICON** offer spectacular home of 3 & 2BHK with shop available on the ground floor. These residences and commercial property combine fanciful facades with spacious, bright interiors to make for a living experience that is nothing short of wonderful!!



FIRST FLOOR PLAN



TYPICAL FLOOR PLAN 2nd to 4th



Specifications

Structure : Earthquake resistance RCC frame structure as per structure design.

Flooring : Vitrified tiles flooring in all rooms.

Windows : Color Anodized Aluminum windows.

Doors : Elegant entrance door & Internal flush door with stone frame.

Kitchen : Granite platform with SS Sink & premium branded wall tiles dedo up to lintel level

Toilet : Designer tiles upto lintel level with standard quality C.P. Fittings.

Electrification : Concealed ISI mark cooper wiring, AC Point in master bedroom, Good quality modular switches.

Plumbing : Concealed Plumbing.

Water Supply : Under head and Overhead tanks.

Finishing : Internal smooth plaster with White Cement Putty Finish and External double coat plaster with 100% acrylic paint.

Amenities

- Designer entry gate
- 24x7 Security Cabin
- RO Purifier in all kitchens
- Standard quality elevators
- Tri-Mix RCC Internal roads with paved sides

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) Document charges, stamp duty, service tax & common maintenance charges 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 payments leads to cancellation. 7) Architect/Developers shall have the right to change or raise or any details here in 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. 10) Administrative expense of 20,000/- & the amount of extra work (if any) will be deducted from amount. 11) Maintenance charges will be 50Rs./Sq.ft. extra. 12) This brochure is a conceptual, not a legal offering. The Promoter reserves the right to change, alter, add or delete any of the specifications mentioned herein without prior permission or notice. The plan shown is only for the purpose of illustrating a possible layout and does not from a part of the offering.

Payment Modes

- 25% At the time of Booking
- 10% Plinth Level
- 10% First Floor Slab Level
- 10% Second Floor Slab Level
- 10% Third Floor Slab Level
- 10% Fourth Floor Slab Level
- 10% Fifth Floor Slab Level
- 05% Masonry Work
- 05% Plaster Level
- 05% before possession