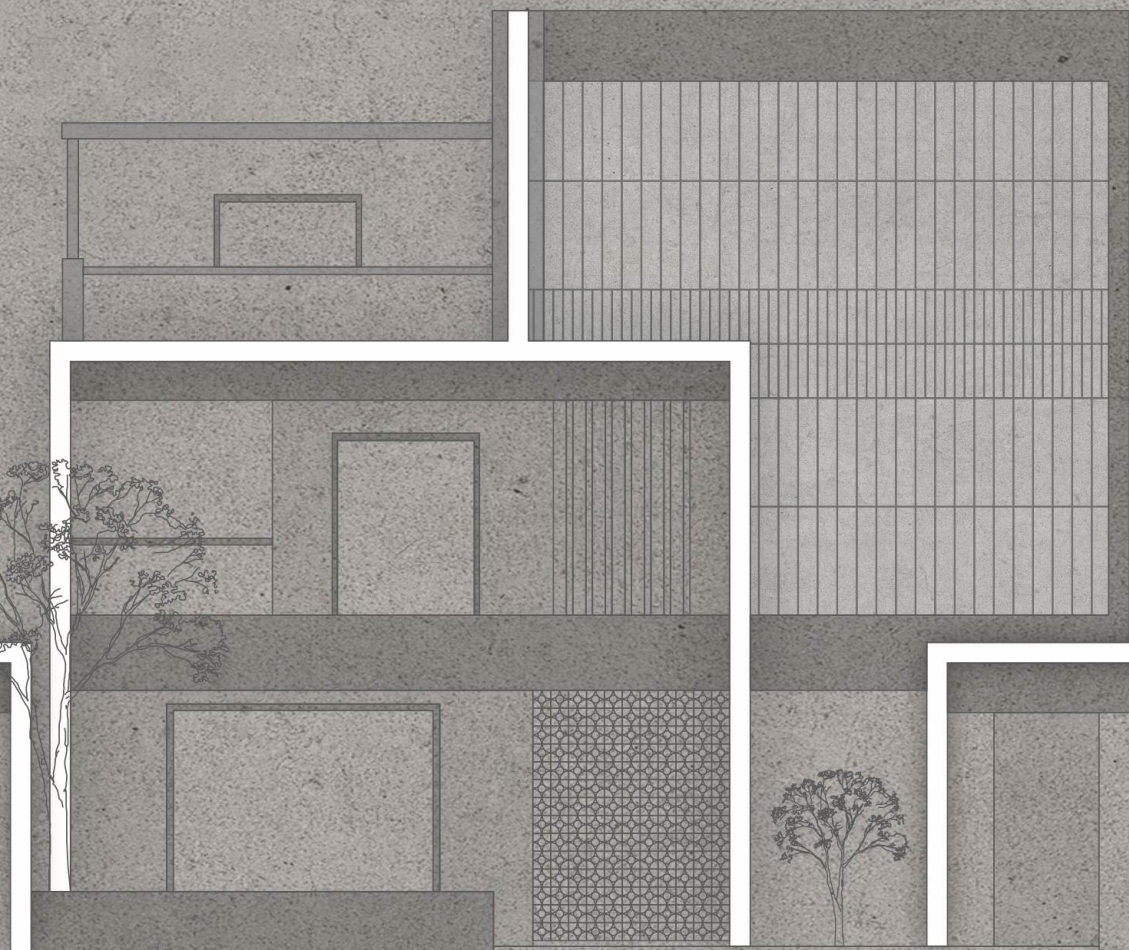


TAKSHI *Elanza*

9 Boutique Bungalows



Life...styled to your dreams...



Signature Homes...Exclusive Living...



Inspired by Perfection

We know you dream of a life that's abundant, full of beautiful moments and a luxurious lifestyle. A life that's perfect in every aspect. The 9 limited edition bungalows at Taksh Elanza is inspired by perfection to offer you all that you have wished for, maybe a little more...



Contemporary

Contemporary Style...Modern Aesthetics...

TAKSH
Elanza

Designed for Sophistication

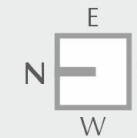
Grand living at Taksh Elanza starts right from the façade. The brilliant bungalows beautifully illustrate class, down to every detail. Life can look this good too...





A Life of Privilege for a Chosen Few

★ Owners Plot



9
LUXE VILLAS

2763 sq.ft.
MINIMUM PLOT SIZE



Sprawling Layouts...Endless Pleasures...

Planned For Indulgence

At Taksh Elanza, every residence is thoughtfully laid out to ensure optimal use and ultimate comfort. The expansive 4 bedroom homes will never run out of space for anything that you wish to accommodate. Add to it a delightful entertainment room on the second floor to enhance your lifestyle!



Happy Memories... Premium Leisure



Leisure Amenities

- ▲ Clubhouse
- ▲ Landscaped Garden
- ▲ Under Ground Cabling for Cleaner Look
- ▲ Provision of Indoor Game -Gym & Yoga
- ▲ Refreshing Swimming Pool

Value Additions

- ▲ Grand Entrance Gate with Security Cabin
- ▲ Common Area CCTV Surveillance
- ▲ Elegant Exposed Brick Elevation for a Timeless Look
- ▲ Best in Class Interior and Exterior Finish
- ▲ Elite Quality Materials and Brand
- ▲ RCC Internal Roads with Street Lights and Decorative Paving
- ▲ 4 Stage Termite Resistance Treatment
- ▲ Rain Water Harvesting





Unit: 2, 3, 4 & 7, 8



BUILT UP AREA: 3448.9 SQ. FT.
CARPET AREA: 2873.6 SQ. FT.

Ground Floor Plan



First Floor Plan



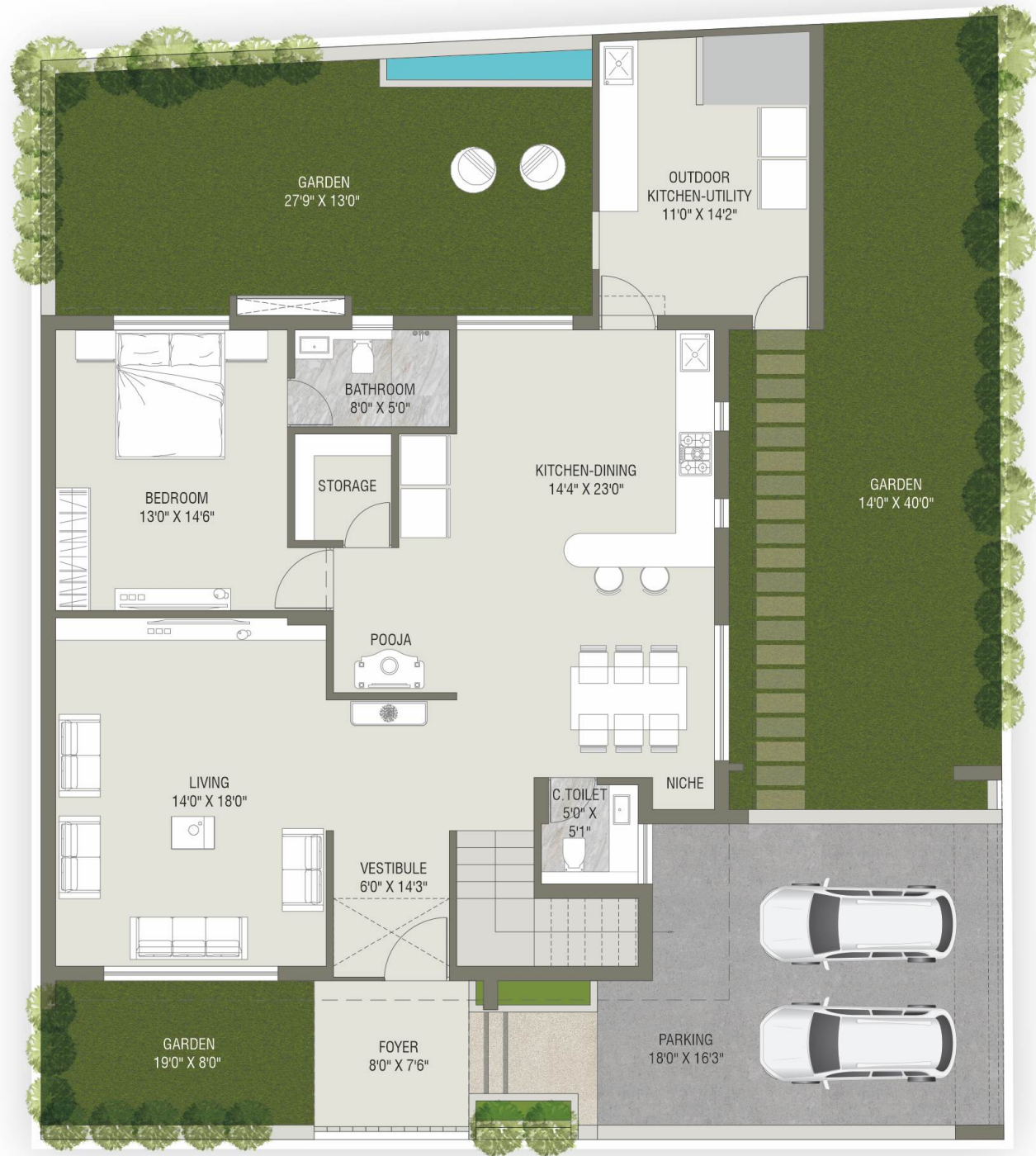
Second Floor Plan





Unit: 9

Ground Floor Plan



First Floor Plan



BUILT UP AREA: 3392.9 SQ. FT.
CARPET AREA: 2998.7 SQ. FT.

Second Floor Plan



Specifications

STRUCTURE:

- Earthquake resistant RCC frame structure with brick masonry wall as per structural engineer's design.

WALL FINISH:

- Inside rough plaster. External double coat plaster with acrylic paint/texture and exposed bricks.

FLOORING:

- Branded Vitrified tiles in living and dining spaces. China mosaic finish in terrace with water proofing treatment.

KITCHEN:

- Quartz stone/granite for kitchen platform with Stainless steel sink, vitrified tiles dado up to lintel level.

DOORS & WINDOWS

- Decorative main door as well as all internal flush doors with veneer finish. Premium anodised aluminium section windows with either double layer lamination glass or single glaze glass as per architect's design.

BATHROOM:

- Designer bathroom with premium branded fittings equivalent to Kohler/Jaquar. Plumbing provision for water heater system.

ELECTRIFICATION:

- Branded modular switches as per ISI quality. Concealed copper wiring with sufficient points for AC, TV and internet as per architect's drawings.
- Conventional earthing system with MCB panel and meter for each individual house.

OTHERS:

- Provision of concealed conduit copper piping for AC split unit system.
- 4 stage Anti-termite treatment.

PAYMENT STRUCTURE

- | | |
|-----|---|
| 10% | advance payment or application fees |
| 30% | after execution of agreement |
| 45% | completion of plinth |
| 70% | completion of the slabs including podiums and slits of the building or wing |
| 75% | completion of the walls, internal plaster, flooring, doors and windows |
| 80% | completion of sanitary fittings, staircases, lift wells, lobbies upto the floor level |

85% completion of external plumbing and external plaster, elevation, terrace with waterproofing

95% completion of lifts, water pumps, electrical fittings, electro mechanical and environment requirements, entrance lobby, plinth protection, paving of areas appertain and all other requirements as may be prescribed in the agreement of sale.

100% against and at the time of handing over of the possession of the said unit to the allottee on or after receipt of occupancy certificate or completion certificate

Great Location...Upscale Neighbourhood...



Disclaimer: • All plans are subject to amendments and approval by the relevant authorities. • All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. • The dimensions and areas shown are from block to block, without considering any plaster & finish. • The size, shape, and position of doors/windows, columns, design of railings and various other elements are subject to change. • The finishes - flooring, paint colour, door finish/colour, and any other finishes are only indicative and are subject to change. • While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. • Subject to Vadodara Jurisdiction.





Developers:

URBAN REALTY

Site: Taksh Elanza,
Behind Navrachna University,
Bhayli, Vadodara-391 410.

Ph.: 63550 62710

Architect:

Darshan Bulsara Architects

Structural Consultant:

Ami Counsulting Engineer

RERA Reg No.: PR/GJ/VADODARA/VADODARA/Others/RAA09539/241221

RERA Website: <https://gujrera.gujarat.gov.in>