



Developers:
Shreeji Realty

Site: 'Auro Heights II',
Nr. Architecture College,
Bill TP-1, Atladra-Padra
Main Road, Bill, Vadodara.
E.: auroheights2@gmail.com

M.: 99245 28457
95744 46815
98988 77734
99046 11170

Payment Schedule:

Residential:
25% Booking | 10% First Slab | 10% Second Slab
10% Third Slab | 10% Forth Slab | 10% Fifth Slab
10% Masonry | 5% Plaster | 5% Finishing | 5% Before Possession

Commercial:
30% Booking | 15% Plinth Level
15% Ground Slab Level | 15% First Slab Level
10% Masonry | 10% Plaster | 5% Before Possession

IN THE NEIGHBORHOODS:

School: Delhi Public, Vibjyor School, BAPS, Gujarat Public School, Tree House.
Hospital: Many in 1.5 to 2.5 KM area.
Market place: Reliance Mega Mall
Main Road: GIDC, Vadodara Station, Vishwamitri Railway Station, Atladara Swaminarayan Mandir & Akshar Chowk near by our location.

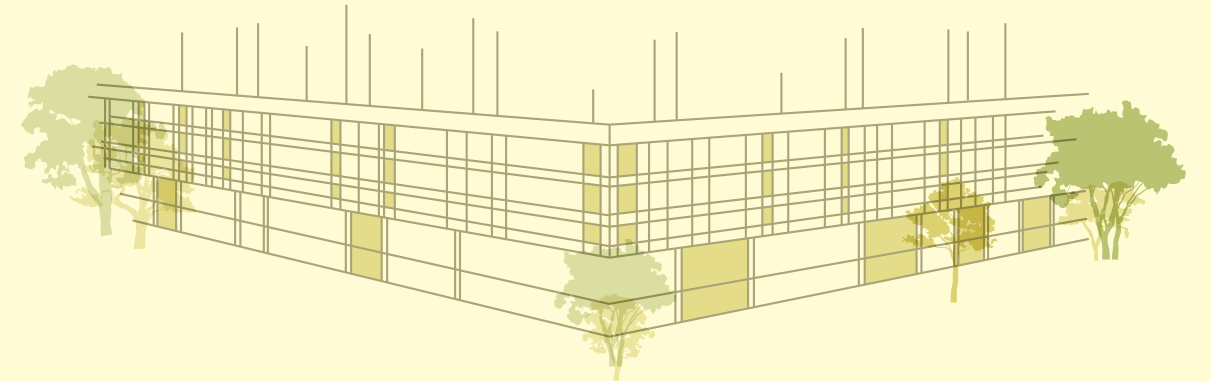
Terms & Conditions: 1. The following will be charged extra in advance/ as per government norms: (a) Stamp Duty & Registration Charges. (b) Service Tax (as actual). VAT or any such additional government taxes if applicable in future. (c) Maintenance Deposit, (d) Electrical infrastructure charge and Deposit for New Electric Connection. 2. If any new tax applicable by Central or State Government in future, it will be borne by the buyers/ members. 3. Possession will be given only after one month of settlement of all accounts. 4. Continuous default in payments leads to cancellation. 5. Refund in case of cancellation will be made within 30 days from the date of booking of new client only. Administrative expense of Rs. 20,000 & the amount of extra work (if any) will be deducted from refund amount. 6. The developers reserve all the rights to change the plan, elevation, specification or any details will be binding to all. 7. In case of delay in water supply, light connection, drainage work by the concerned authority, developers will not to be responsible. 8. Changes in any structural design & changes in any external facade will not be permitted under any circumstances. 9. Internal changes will only be permitted with prior permission. 10. Outdoor AC units will be fitted as per provision provided in the designated place by the architect. 11. Terrace rights will be exclusively lies with the developer & balance FSI at present or in future shall be solely lies with the developers. 12. This brochure is for information purpose only. It does not form a part of the agreement or any legal document. The developer retains the right to alter the specification without any consent of the member.

Architect: **Ruchir Sheth**
DESIGN STUDIO
architects & interiors

Structural Consultant:
Zarna Associates

design: sruveksharow@98240 92110

AURO Heights II



2 / 3 BHK FLATS & SHOPS



“Auro Heights-II” brings a refreshing lifestyle for the residents of Vadodara. Offering 2 & 3 BHK Spacious Flats, apart from commercial spaces in the convenient residential locality of Atladra-Bill. A spacious, green campus, together with a delightful Clubhouse helps create a blissful life for the residents.

Offering a mix of residential & commercial development, Auro Heights-II helps create a complimentary advantage to both-offering more convenience to the residents and a ready market for the commercial spaces.

Thoughtful planning, premium quality fittings and fixtures, an excellent interior and exterior finish and a transparent policy of the team of committed developers shall ensure a perfect home for you and your family. Truly the best investment!

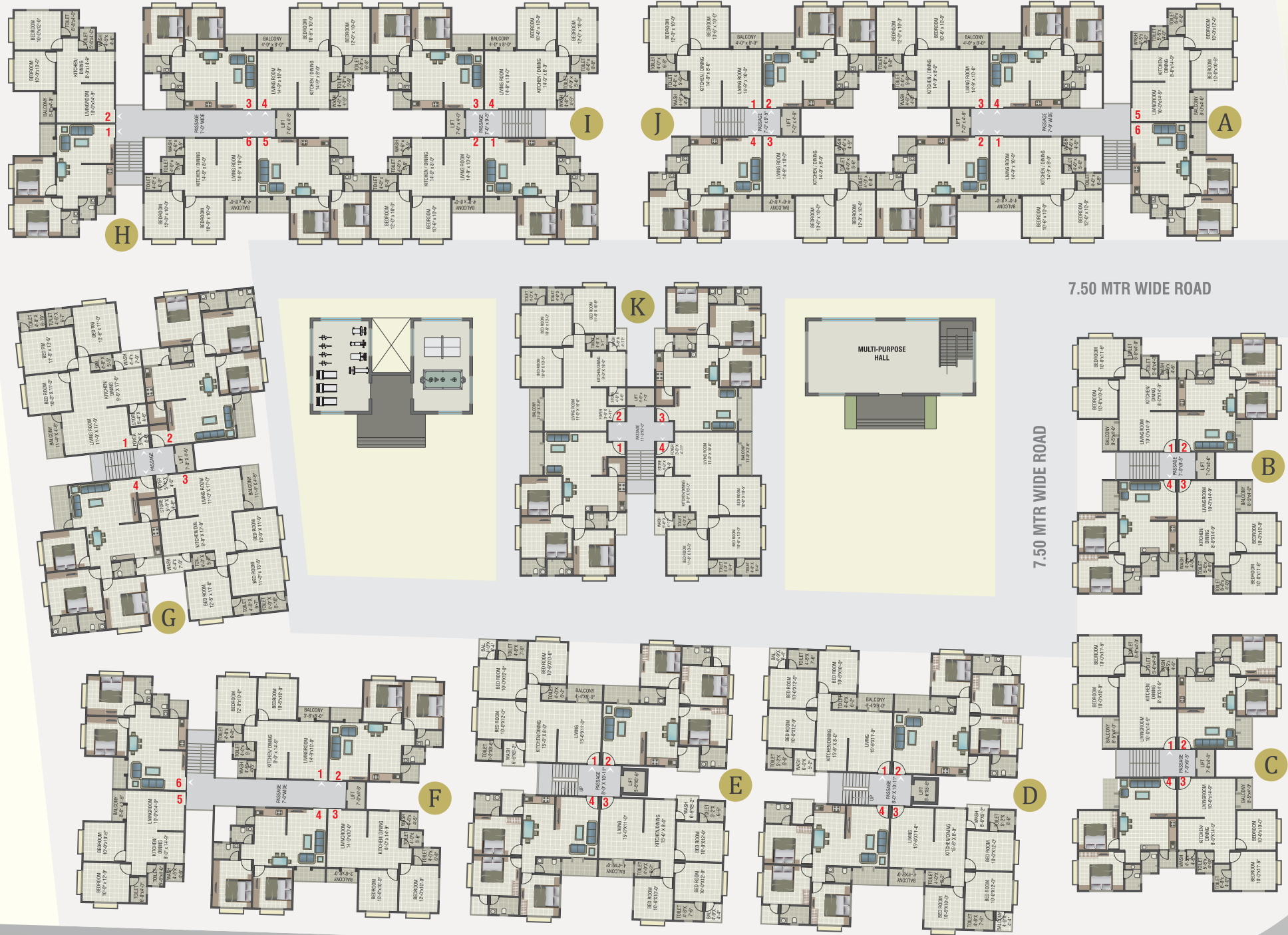
GROUND FLOOR PLAN



FIRST FLOOR PLAN



TYPICAL FLOOR PLAN



7.50 MTR WIDE ROAD

7.50 MTR WIDE ROAD

18 MTR. WIDE ROAD

12 MTR. WIDE ROAD

FIFTH FLOOR PLAN



7.50 MTR WIDE ROAD

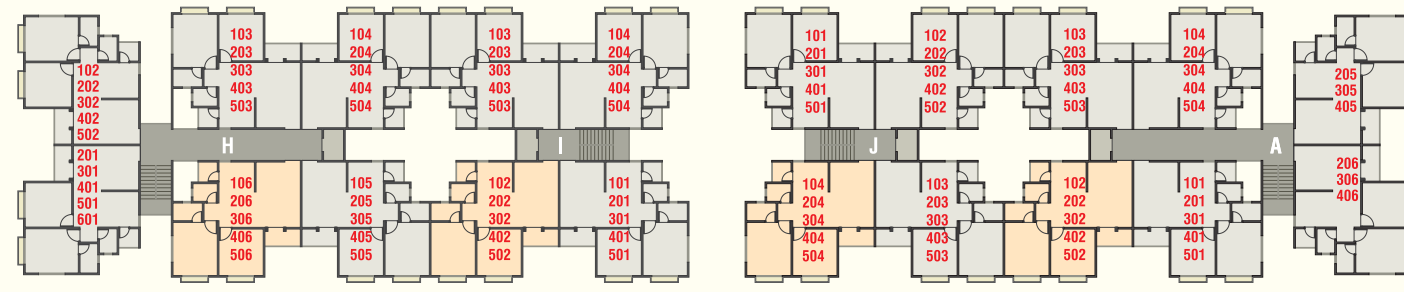
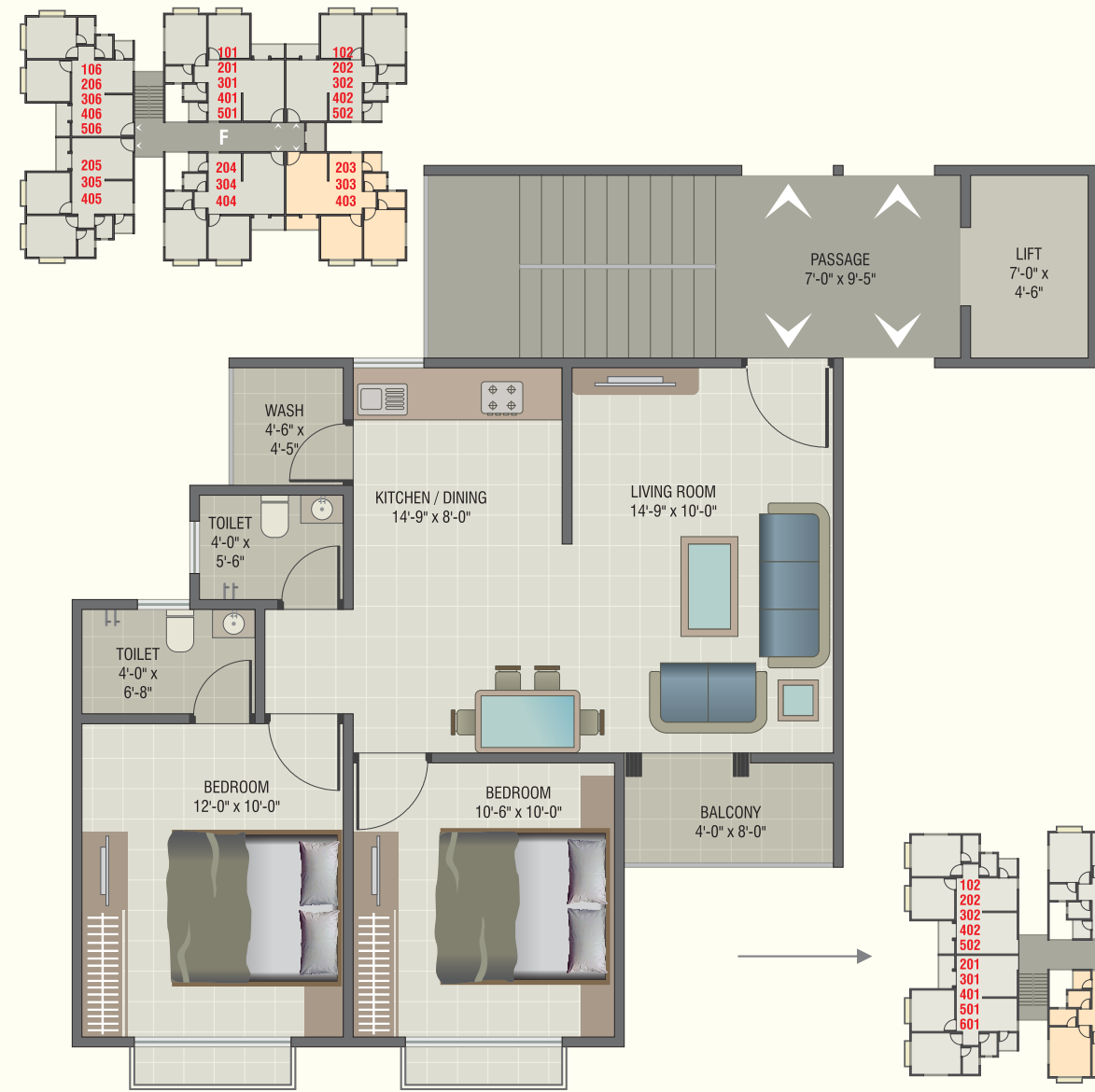
7.50 MTR WIDE ROAD

18 MTR. WIDE ROAD

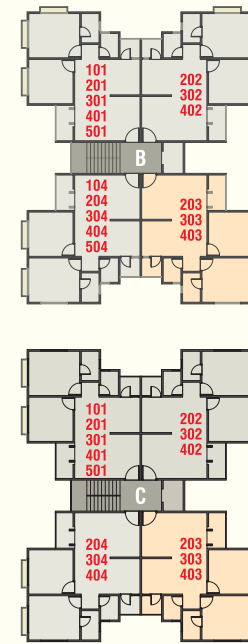
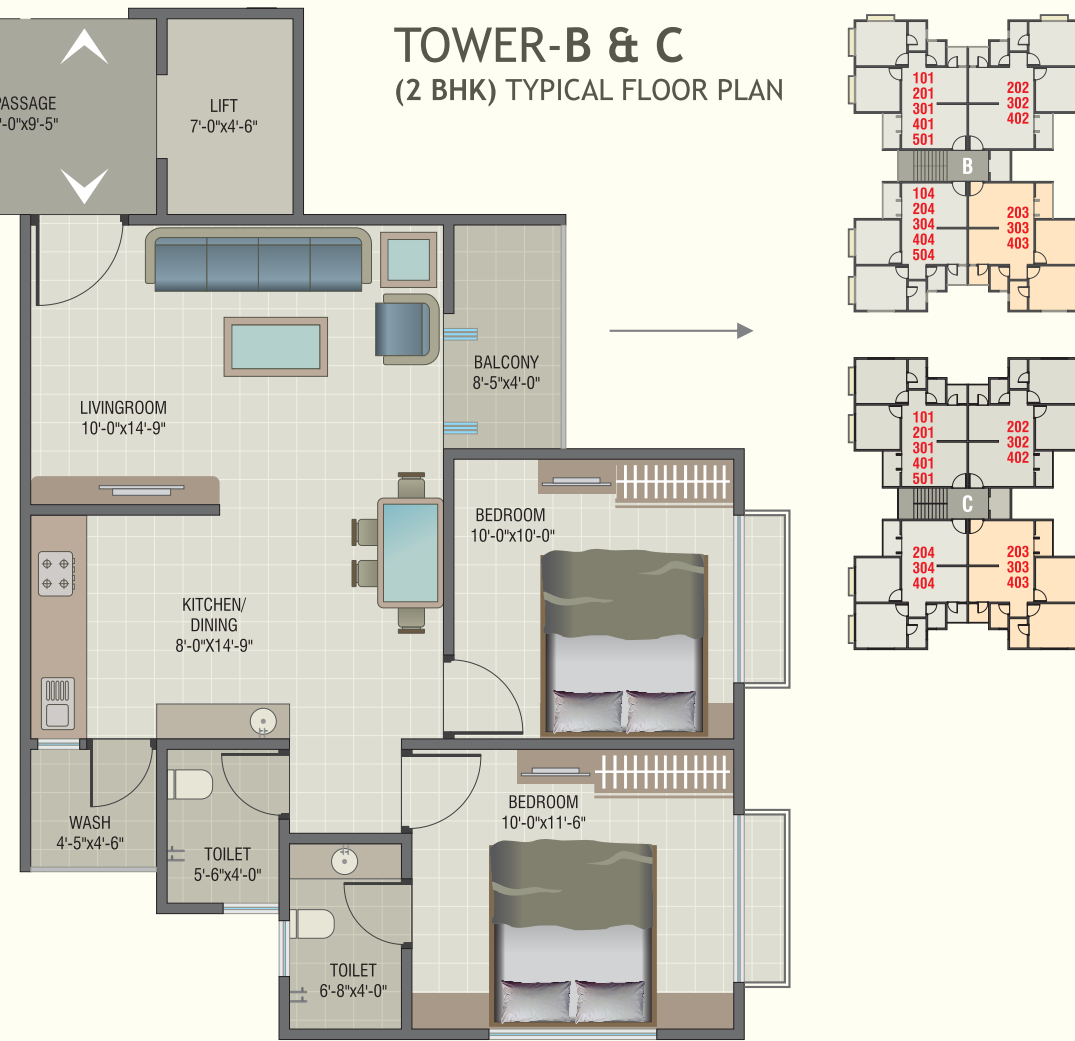
12 MTR. WIDE ROAD



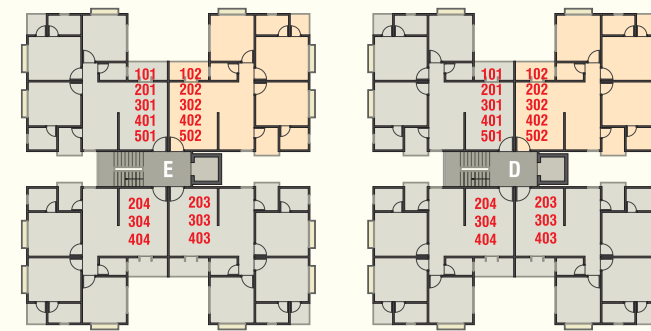
TOWER-A, H, I, J & F
(2 BHK) TYPICAL FLOOR PLAN



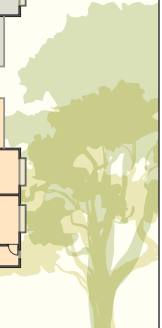
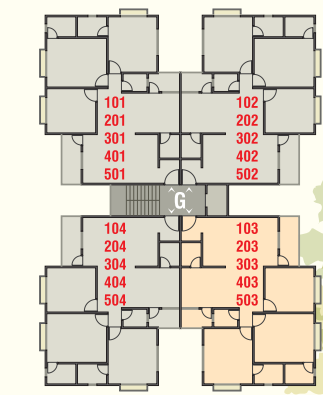
TOWER-B & C
(2 BHK) TYPICAL FLOOR PLAN



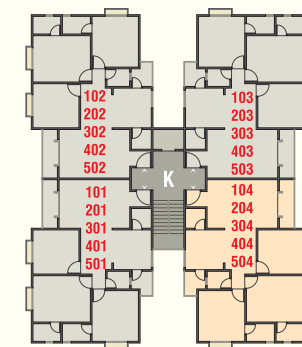
TOWER-D & E
(3 BHK) TYPICAL FLOOR PLAN



TOWER-G
(3 BHK) TYPICAL FLOOR PLAN



TOWER-K
(3 BHK) TYPICAL FLOOR PLAN



Specifications:

Structure:
Earthquake resistant R.C.C. frame structure building with block wall.

Wall Finish:
Internal smooth plaster finished with distemper & external double coat plaster with weather proof quality paint.

Kitchen:
Black granite platform with SS Sink, Colour Glazed Tiles dado upto the lintel level.

Flooring & Tiling:
24"x24" vitrified tiles in all rooms and anti skid tiles in balcony. Fully Glazed designer Tiles on bathroom walls upto the lintel level. Glazed Tiles on Kitchen dado upto the lintel level.

Doors & Windows:
Attractive entrance doors with standard safety lock & other decorative fittings. Internal doors are flush door. Aluminum windows.

Electrical:
Concealed copper wiring as per ISI requirements. Modular sockets & switches. TV & Telephone points in living room and master bedroom only. Luminaries in lounge/ entrance lobby, lift lobbies & common areas. Split A.C. point in Master bedroom.

Plumbing & Sanitary:
Contemporary sanitary ware and standard C.P. Fittings.

Water Facility:
Underground & overhead water tank to be provided.

Parking:
Well planned adequate car parking.

Lift:
Lifts of approved quality.



Common Amenities

- Elevators of reputed brand
- Ample Parking Space with decorative paving
- Gated community with round the clock security
- Under Ground & Overhead Water Tanks with sensor for 24 hours water supply
- Anti-termites treatment
- Attractive name plate & letterbox

Leisure Amenities:

- Clubhouse with
 - Indoor Game Room
 - A.C. Gym
 - Multi-purpose Banquet Hall
- Party Lawn with Pantry
- Landscaped Garden Outdoor & Covered Seating
- Children's Play area
- Senior Citizen's Sit-out