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401

✦ aarna ✦



3 BHK APARTMENTS | 5 BHK PENTHOUSES | SHOWROOMS



THE ART OF FINE LIVING

The Science of Wellbeing

What makes a perfect dream home? We believe it's a delicate blend of creativity and careful planning, an intelligent integration of aesthetics and functionality, a rare union of art and science.

Much like **401 Aarna**, exquisite 3 BHK apartments and 5 BHK penthouses, designed for the connoisseurs of fine living like you. Right from the orientation to the architecture, the design to the planning, the campus to the homes, the amenities to the value additions, every small detail has been carefully created to ensure an unmatched lifestyle. An east-facing entrance to the edifice ensures prosperity and happiness for all. The East-west orientation will bring abundant sun into your homes while an open south and south-west is sure to invite cool winds.



Vastu value:

An open-to-sky central part, known as the Brahmasthaan, is set in the residential floors will help attract and spread positive energy in all directions.

The living spaces and the bedrooms are all laid out in ideal directions to foster good sleep and peaceful living. The vastu-compliant positioning ensures that every space has access to mild sunlight and fresh air and remains protected from harsh heat through the year.



Most Desirable Location of **Manjalpur**

Luxurious **3 Bedroom Residences** and **5 Bedroom Penthouses**

Expansive Layouts to Suit Your Need

Roomy Top Floor Penthouses for **Breath-taking Views**

Seamless Layouts for **Sense of Openness**

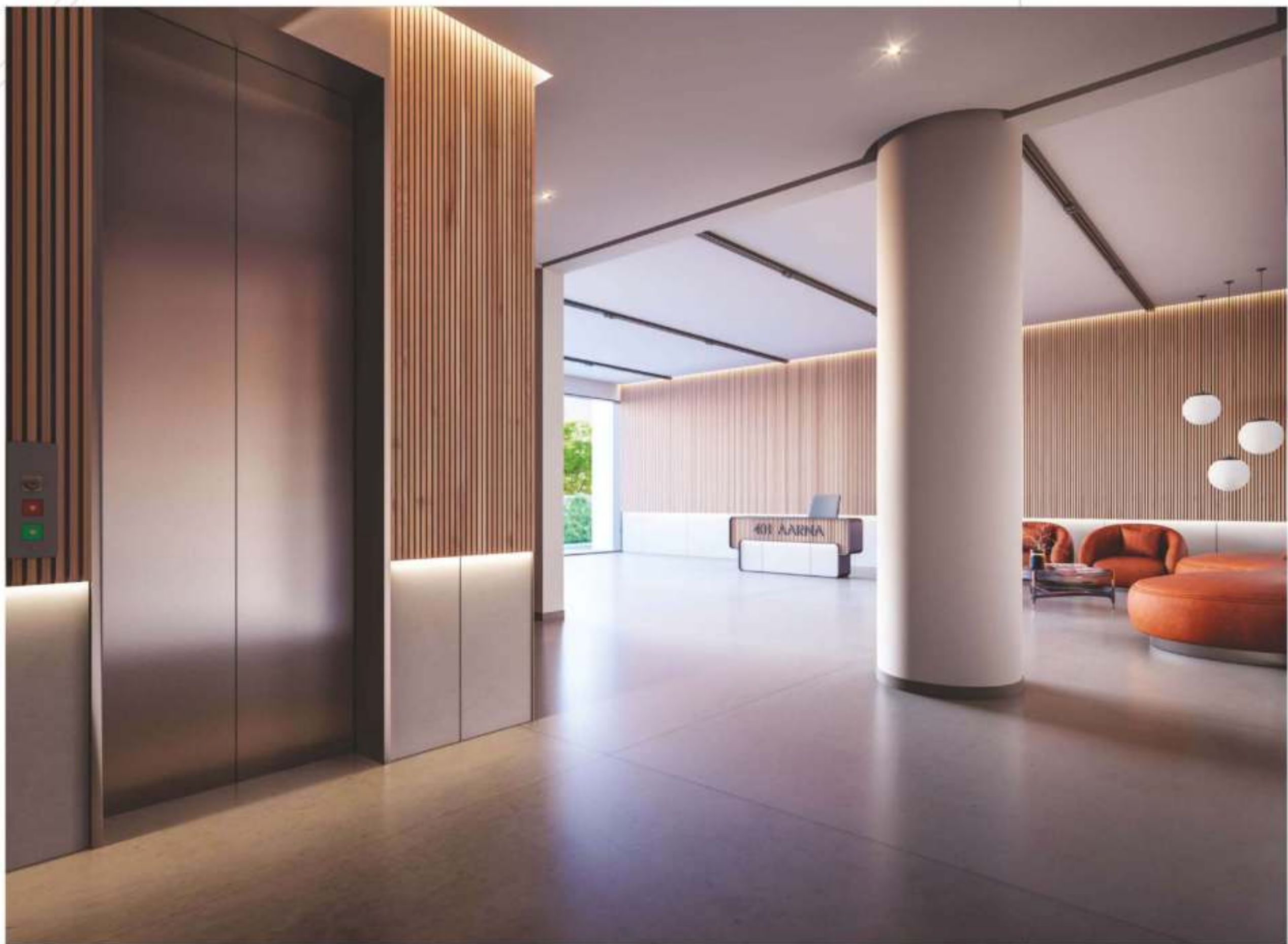
Balcony in Living Room and Bed Rooms

THE BEAUTY OF CLASSIC

The Charm of Contemporary

Everyone desires a life that's perfect. A living experience that's almost flawless. And more often than not it all starts with the looks. Get ready to be stunned every time you look at your home at **401 Aarna**. A deliberate harmony of classic styles and modern textures, the simple yet stylish façade will be a treat to your eyes for life.

The large format glass windows ensure that your homes remain filled with sunlight and fresh natural air all year round. The open balconies in every home offers you a private window to the skies and the elevation that enviable touch of greens.



THE WELCOMES THAT ENCHANT

The greetings that endear

When we say your homes at **401 Aarna** are exclusive, we mean it. The secured and stately entranceway ensure limited access to both the stunning campus and the residential area of the building.

The private and premium reception lounge welcomes you into your own world of luxury. Tastefully designed with the best-in-class materials the cosy lounge cum waiting area also doubles up as the elevator lobby to whisk you off to your abode on the higher floors. It will also be a perfect place for you to greet your guests or maybe have a quick chat with neighbours.



13.50M WIDE ROAD

MULTIPURPOSE HALL
38'-4 1/2" X 34'-4 1/2"

HOME THEATRE
30'-0" X 25'-8"

INDOOR GAMES
27'-0" X 39'-4 1/2"

GYM
28'-4 1/2" X 34'-4 1/2"

6'-0" WIDE PASSAGE

S01 SHOP
28'-4 1/2" X 45'-8"
CARPET AREA
1204.00 SQ. FT.

S02 SHOP
28'-0" X 45'-8"
CARPET AREA
975.00 SQ. FT.

S03 SHOP
28'-0" X 45'-8"
CARPET AREA
975.00 SQ. FT.

S04 SHOP
28'-0" X 45'-8"
CARPET AREA
975.00 SQ. FT.

S05 SHOP
28'-4 1/2" X 45'-8"
CARPET AREA
1204.00 SQ. FT.

10'-0" WIDE PASSAGE

18.00M WIDE ROAD



DIVE

Into Pure Bliss

Wash away all your blues in the cool blue waters of our pool. Complete with a deck and an adjacent kids pool, this is the perfect space to spend fun times with your family. Dive in, splash around or swim a few laps everyday to stay in shape.

LEISURE AMENITIES

- Landscaped Garden with seating
- Swimming Pool
- Children's Play Area
- Multi-purpose Hall
- Home Theater
- Indoor Games
- Health Club



RELAX

Even On Weekdays

Who says weekends begin at Friday? At **401 Aarna** they beckon you every day and offer you an array of recreational amenities to indulge in. Set across the ground and second floor, these leisure spaces will make even weekdays seem like weekends.

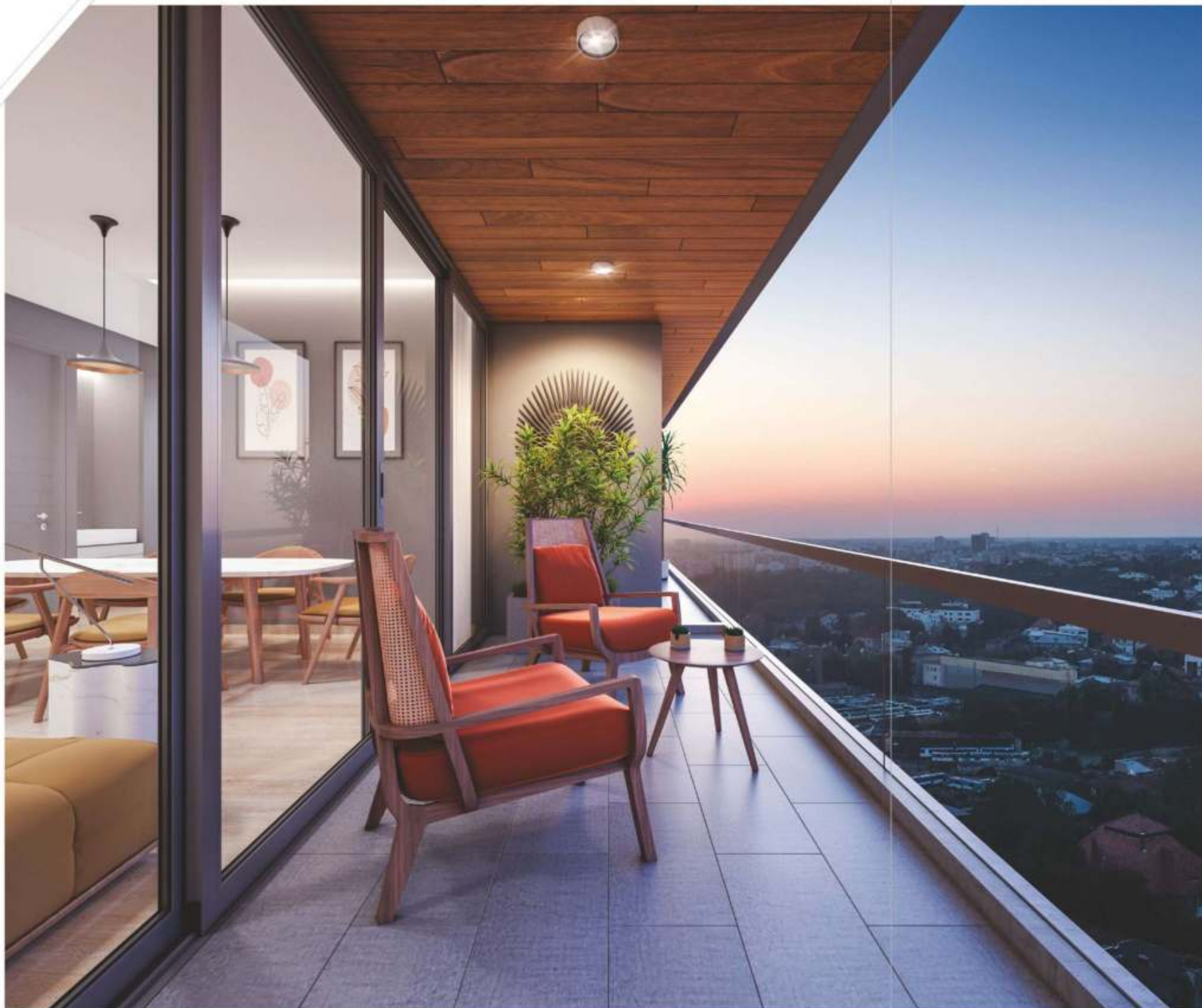
VALUE ADDED AMENITIES

- CCTV surveillance campus
- Digital main door lock
- Premium branded lift
- Spacious lobby in each Tower
- 24/7 water supply
- Solar Panel
- Power backup for common areas
- Allotted car parking
- Rain water harvesting
- RO System
- A/C piping in all rooms

4th To 11th
TYPICAL FLOOR PLAN

Carpet Area: 1423 sq.ft.
Built-up Area: 1554 sq.ft.
Exclusive Balcony Area: 164 sq.ft.





Soak in

SOME NATURE

When your homes are so close to the skies, all you need to do is reach out and touch the clouds. At **401 Aarna**, we have ensured that every home comes with ample avenues of bringing nature indoors. The living spaces elegantly extend out into balconies and decks that offer green views. Enjoy your morning brew with the sun, settle in with your favourite book in the afternoon or marvel at golden sunsets, the possibilities are endless.

SPECIFICATIONS

FLOORING TILES	Vitrified Flooring (large size)
TOILET TILES	Premium quality ceramic tiles as per Architect's design
CP FITTING	Roca / Crohe / Hansgrohe / Vitra / Kohler / Toto / Bravat / Equivalent
SANITARY FITTING	Roca / Duravit / Vitra / Kohler / Toto / Bravat / Equivalent
BALCONY AREA	Anti Skid Ceramic tiles as per Architect's design
KITCHEN SINK	S.S. Sink : Nirali / Franke / Equivalent as per Architect's design
WORK AREA SINK	S.S. Sink as per Architect's design
MAIN DOOR	Veneer finish main door with Digital Lock
INTERNAL DOOR	Premium quality laminates as per Architect's design
DOOR LOCK WITH STOPPER AND HINGIS	Hafle / Hettich / Equivalent
WINDOWS & BALCONY	Dumal / Finesta / Equivalent with Mosquito Net
SWITCHES	Legrand / Schneider / Equivalent
CABLE	Polycab / RR / Finolex / Equivalent
INSIDE PAINT	Premium quality Putty & Primer
OUTSIDE PAINT	Asian / Joutan / Dulux / Equivalent

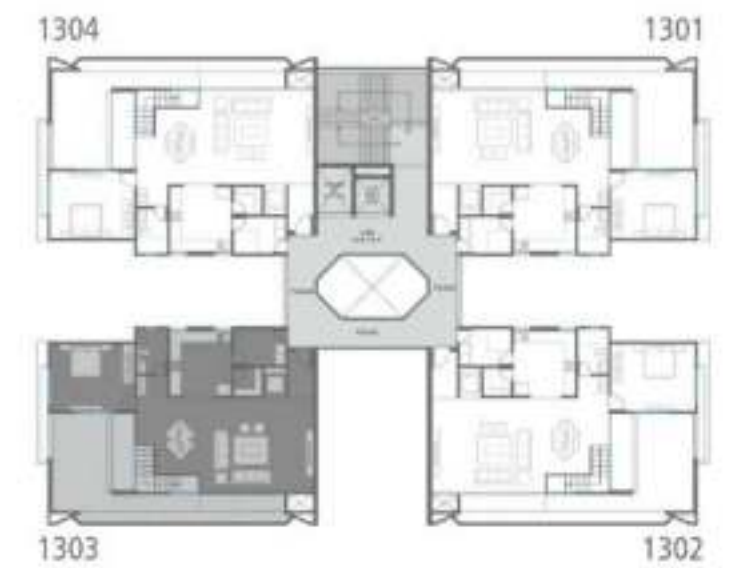
12th PENTHOUSE LOWER LEVEL

Carpet Area: 1449 sq.ft.
Built-up Area: 1566 sq.ft.
Exclusive Balcony Area: 164 sq.ft.



13th PENTHOUSE UPPER LEVEL

Carpet Area: 1003 sq.ft.
Built-up Area: 1144 sq.ft.
Exclusive Balcony Area: 474 sq.ft.



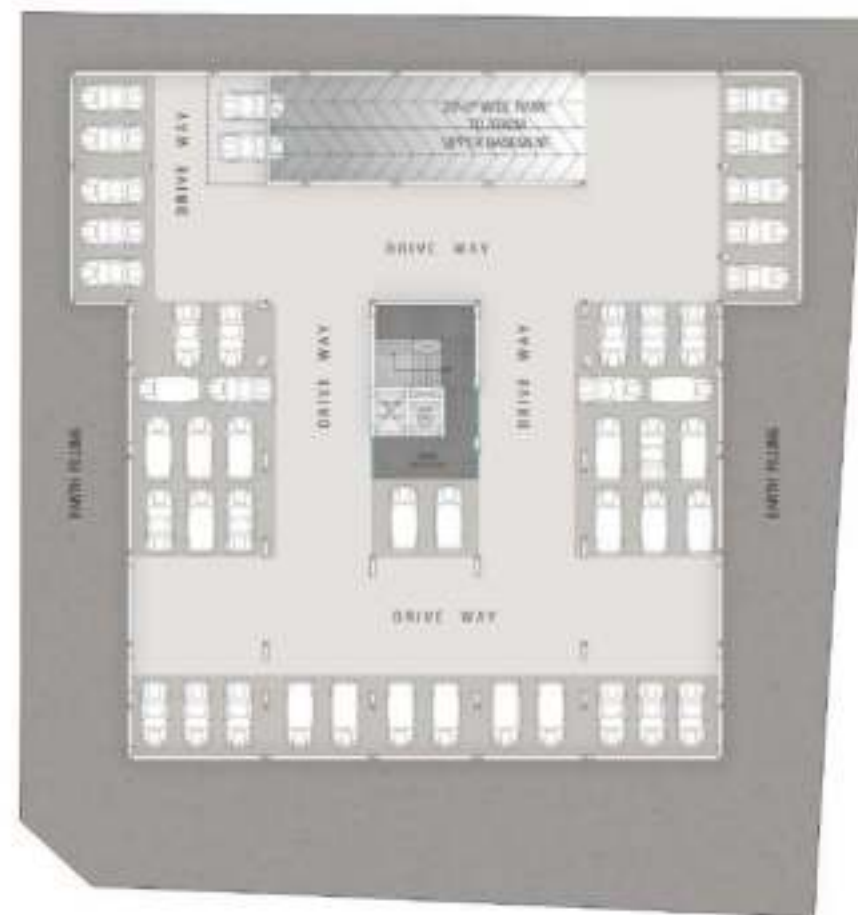


Indulge in

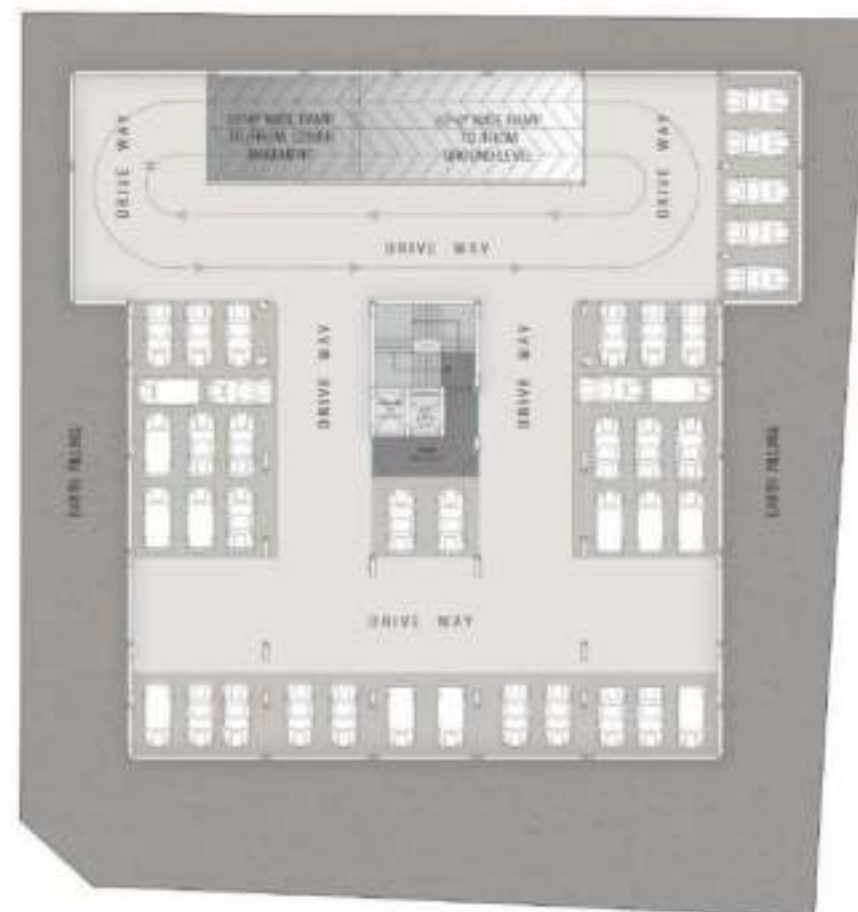
LAVISH PLEASURES

Sprawling balconies and a large private terrace are just two among the many luxuries that await you in our spacious 4 BHK penthouses. After all you'll need space for that Sunday brunches and the Saturday night parties right? You can even create your own little jungle up there or is organic farming your thing. You'll have space for it all both inside and outside your lavish duplex penthouses.

LOWER BASEMENT



UPPER BASEMENT





PAYMENT SCHEDULE FOR SHOPS

Booking Amount **25%** | Plinth Level **15%** | Ground Floor Slab **15%** | First Floor Slab **15%**
Second Floor Slab **15%** | Plaster Level **7%** | Flooring Level **6%** | Before Possession **2%**

PAYMENT SCHEDULE FOR FLATS

Booking Amount **10%** | Before Make Banakhat Agreement **15%** | Plinth level **10%**
1st to 12th Each floor slab Level **5% x 12 = 60%** | Flooring finish **3%** | Before Possession **2%**

RERA No.: PR/GJ/VADODARA/VADODARA/Others/MAA10542/060822 | RERA website: gujrerar1.gujarat.gov.in

FOR LOCATION



ONE 4 AARNA, BHAYLI



30 AARNA, ATLAJARA



673 AARNA, KALALI ROAD



GREEN HOMES, MANJALPUR

Over 2 decades of EXCELLENCE

Rudrani Group have built its reputation on delivering remarkable real estate and industrial projects since 1999. Focusing on its core business of construction, since 1999, Rudrani Group has today evolved into a preferred and a reputed brand in industrial, commercial and residential real estate in Gujarat.

Apart from developing real estate projects it has also executed vivid exterior and interior projects for private clients and consultants, with utmost care and professional approach to their entire satisfaction.

With a track record of positive performance for its customers and associates, the group is set to conquer new heights in the future.



Developers:
AMISUKH DEVELOPERS

Site: 401 Aarna, Plot No. 401, RS No. 408,
Near Sai Chowkdi, Manjalpur, Vadodara - 390011.

Email: 401aarna@gmail.com
Contact: +91 77780 05738, 99256 36545, 99250 33227

Architects: Talib Patel Associates	Structural Consultants: Vyom Consultants	Electrical Consultants: Chirag Electricals	Plumbing & Sanitation Consultants: Vraj Sanitation
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