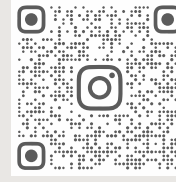




Aarna One Location



www.instagram.com/adyah_developers



www.adyahdevelopers.com



www.facebook.com/AdyahDevelopers



Trust • Commitment • Innovation

DEVELOPERS: ADYAH BUILDCON

Site: **AARNA ONE**
Beside Akshar Paradise, Tree House High School Lane,
Behind Narayanwadi Hotel, Padra Road,
Atladra, Vadodara - 390012.

Phone : +8160464937 • 9825111436 • 9925636545
Email : aarnaone2023@gmail.com

ARCHITECTS:
Talib Patel Associates

STRUCTURAL CONSULTANTS:
Vyom Consultants

ELECTRICAL CONSULTANTS:
Chirag Electricals

PLUMBING & SANITATION CONSULTANTS:
Vraj Sanitation

PROJECTS BY: ADYAH GRUOP

AGN DESIGNS 8155999121

Aarna ONE

3 BHK LIFESTYLE FLATS | SHOPS

AN INVITATION OF THE
LIFETIME

We extend a warm invitation for you to revel in the next echelon of opulence—exclusivity. Every detail at **Aarna One** is meticulously **crafted** to ensure an enchanting experience, complete with the serenity and sophistication you crave and expect.

SUPERB LOCATION

AMPLE PARKING

MODERN AMENITIES

CHILDREN'S PARK

GYMNASIUM

AN INVITATION
TO EXPERIENCE

EXCLUSIVITY





AN INVITATION
TO EMBRACE

TRANQUILITY

Why venture far from the urban hustle when serenity and nature await within the city? Aarna One Vandan stands as a concealed treasure, a sanctuary enveloped by verdant landscapes at the heart of the city in Atladra. Boasting modern conveniences, it serves as the ideal abode for a modern family with grand aspirations.





AREA TABLE

SHOP NO	C. A. SQ. FT.	S. A. SQ. FT.	S. B. A. SQ. FT.
SHOP-01	491	530	835
SHOP-02	613	624	1042
SHOP-03	337	352	573
SHOP-04	408	419	694
SHOP-05	316	351	537
SHOP-06	255	272	434
SHOP-07	352	373	598
SHOP-08	301	320	512
SHOP-09	490	531	833

Area Measurements in SQ. FT.



GROUND FLOOR PLAN

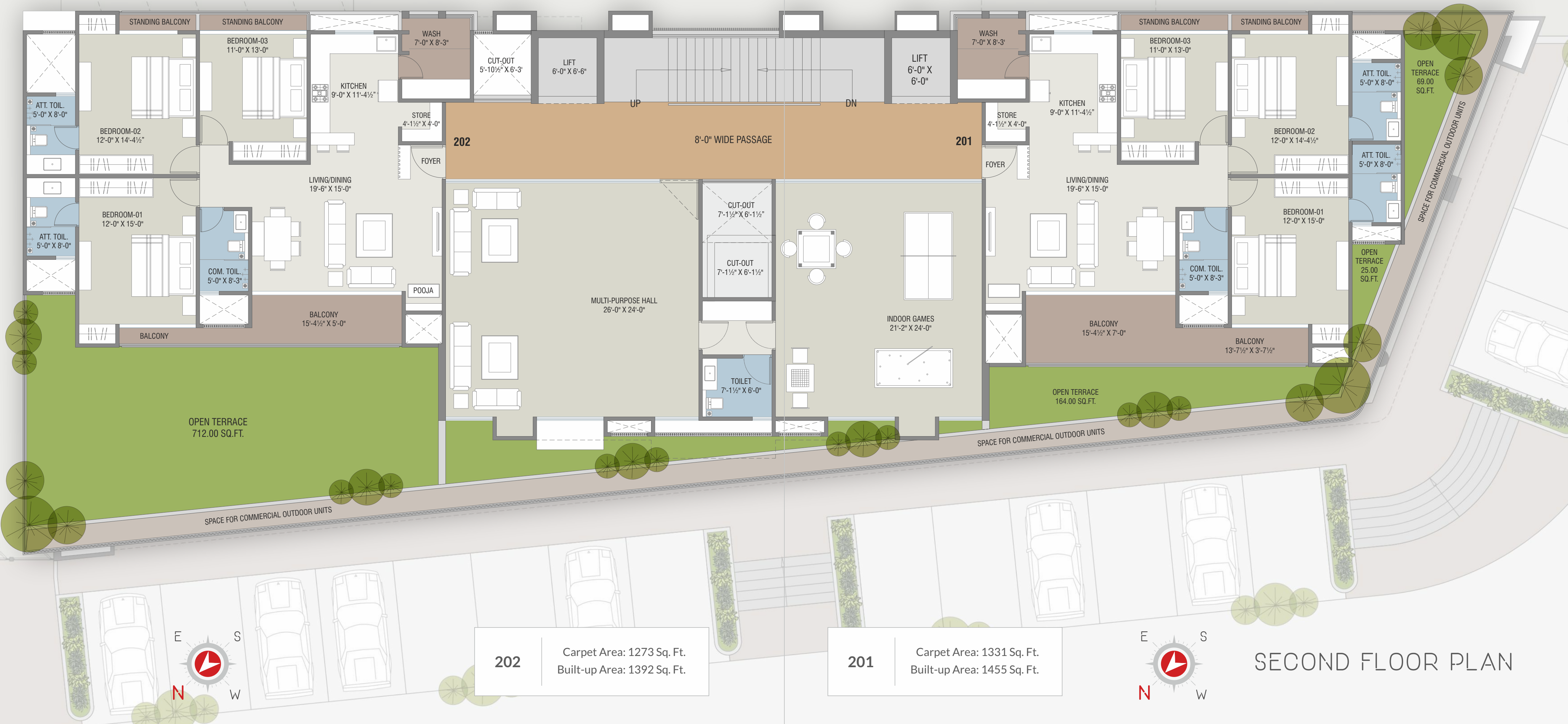


AREA TABLE

SHOP NO	C. A. SQ. FT.	B.A. SQ. FT.	S. B. A. SQ. FT.
SHOP-101	1095	1158	1862
SHOP-102	490	518	833
SHOP-103	306	332	520
SHOP-104	247	276	420
SHOP-105	187	202	318
SHOP-106	263	281	447
SHOP-107	229	245	389
SHOP-108	486	531	826

Area Measurements in SQ. FT.

FIRST FLOOR PLAN



202 Carpet Area: 1273 Sq. Ft.
Built-up Area: 1392 Sq. Ft.

201 Carpet Area: 1331 Sq. Ft.
Built-up Area: 1455 Sq. Ft.

SECOND FLOOR PLAN



3RD TO 13TH TYPICAL FLOOR PLAN

**303
to
1303**

Carpet Area: 1273 Sq. Ft.
Built-up Area: 1392 Sq. Ft.
Exclusive Balcony Area: 75 Sq. Ft.
+ Wash Area: 60 Sq. Ft.

**302
to
1302**

Carpet Area: 1315 Sq. Ft.
Built-up Area: 1440 Sq. Ft.
Exclusive Balcony Area: 60 Sq. Ft.
+ Wash Area: 60 Sq. Ft.

**301
to
1301**

Carpet Area: 1331 Sq. Ft.
Built-up Area: 1455 Sq. Ft.
Exclusive Balcony Area: 105 Sq. Ft.
+ Wash Area: 60 Sq. Ft.



18.00 M WIDE ROAD



30.00 M WIDE ROAD

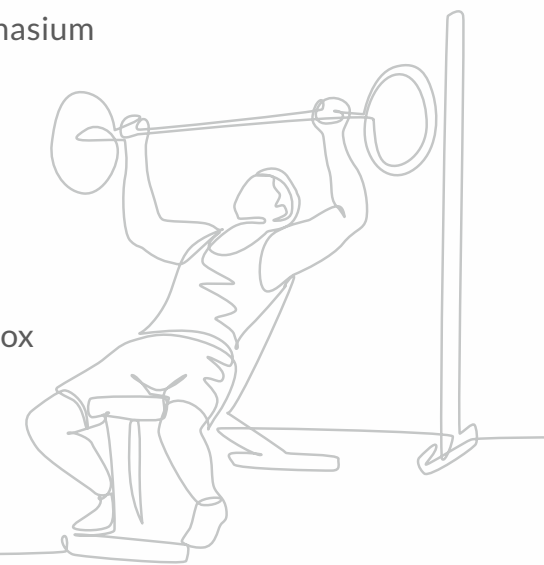


SPECIFICATIONS

STRUCTURE	<ul style="list-style-type: none"> ▪ Earthquake Resistant Structure.
WALL FINISH	<ul style="list-style-type: none"> ▪ Inside Wall Plaster with Double Coat Putty Finish. ▪ Double Coat Plaster with Texture and Acrylic Paint on Exterior Walls.
DOORS & WINDOWS	<ul style="list-style-type: none"> ▪ Main Door Designer Flush Door with Wooden Frame. ▪ Main Door Lock + Premium Lock. ▪ All Internal Door Locks, Stoppers & Hinges (Branded). ▪ Premium Quality Aluminum.
FLOORING	<ul style="list-style-type: none"> ▪ Premium Quality Vitrified Flooring.
KITCHEN	<ul style="list-style-type: none"> ▪ Mirror Polished Granite/ Premium Quality. ▪ Stain Proof SS Sink as per Architect's Selection. ▪ Decorative Tile Dado as per Architecture's Design.
BATHROOM & PLUMBINGS	<ul style="list-style-type: none"> ▪ Separate Wet & Dry Area. ▪ Premium Tiles in All Bathrooms. ▪ Suspended Plumbing Using Ultra Silent Pipes. ▪ CPVC-UPVC Pipes and Branded Plumbing Accessories with Company Warranty. ▪ Premium Quality CP Fitting as per Architect's Selection. ▪ Exhaust Fan Point Provision in Bathrooms.
WASH AREA	<ul style="list-style-type: none"> ▪ Anti Skid Flooring in Wash Area. ▪ Dado Glazed Tiles. ▪ Electric & Plumbing Points for Washing Machine.
ELECTRIFICATION	<ul style="list-style-type: none"> ▪ Three Phase Concealed Copper Wiring with Modular Switches. (Polycab / RR / Finolex / Schneider / Honywell or Equivalent Brand. ▪ ELCD / MCB with Internal Distribution Board. ▪ AC Points along with Concealed Copper Piping in all the Rooms.

LEISURE AMENITIES

Club House with Equipped Gymnasium
 Multipurpose Hall
 Indoor Games Room
 Landscaped Garden
 Senior Citizen's Seating
 Children's Play Area
 Attractive Name Plate & Letterbox
 Drop Off Zone

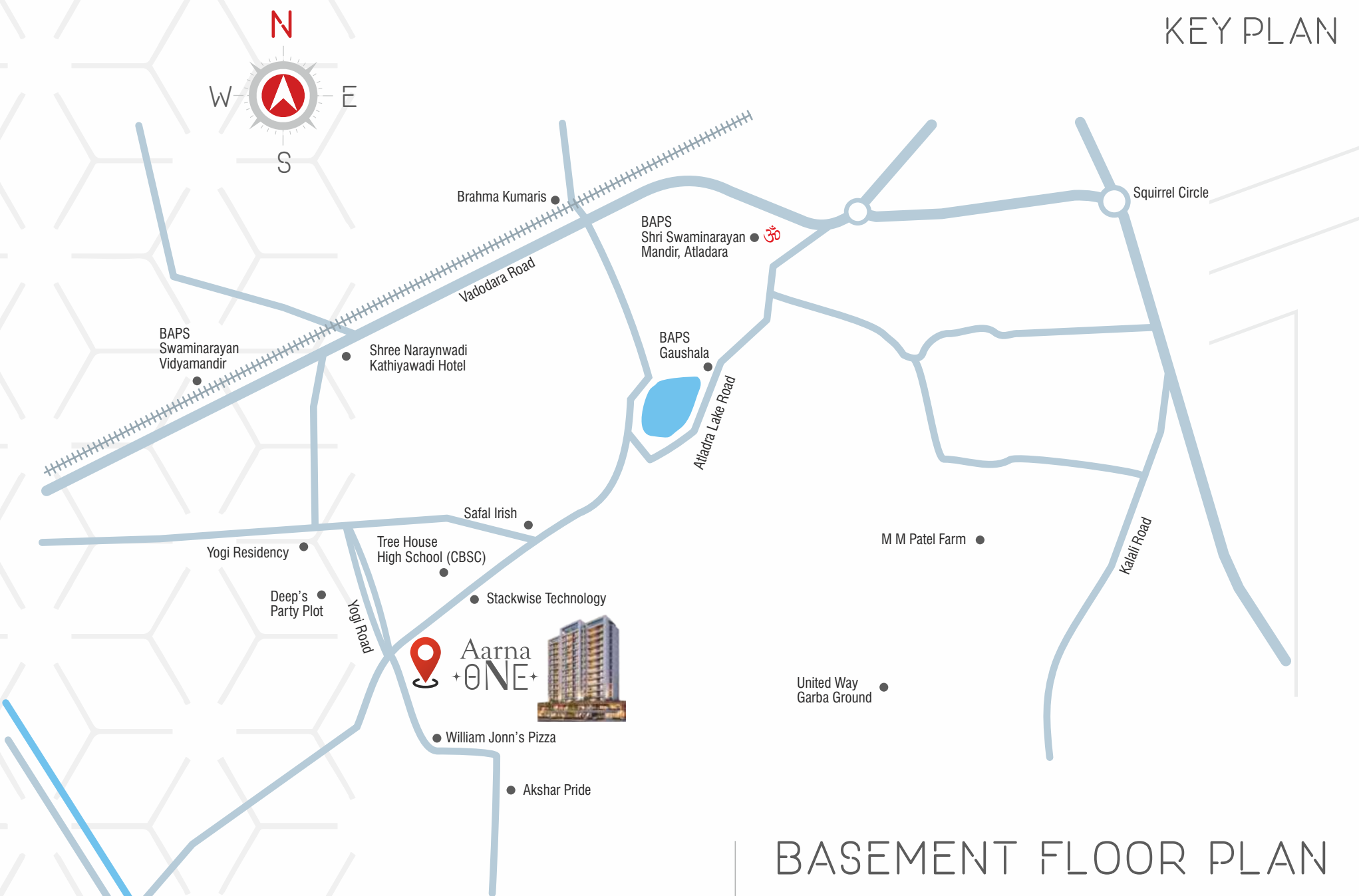


VALUE ADDED AMENITIES

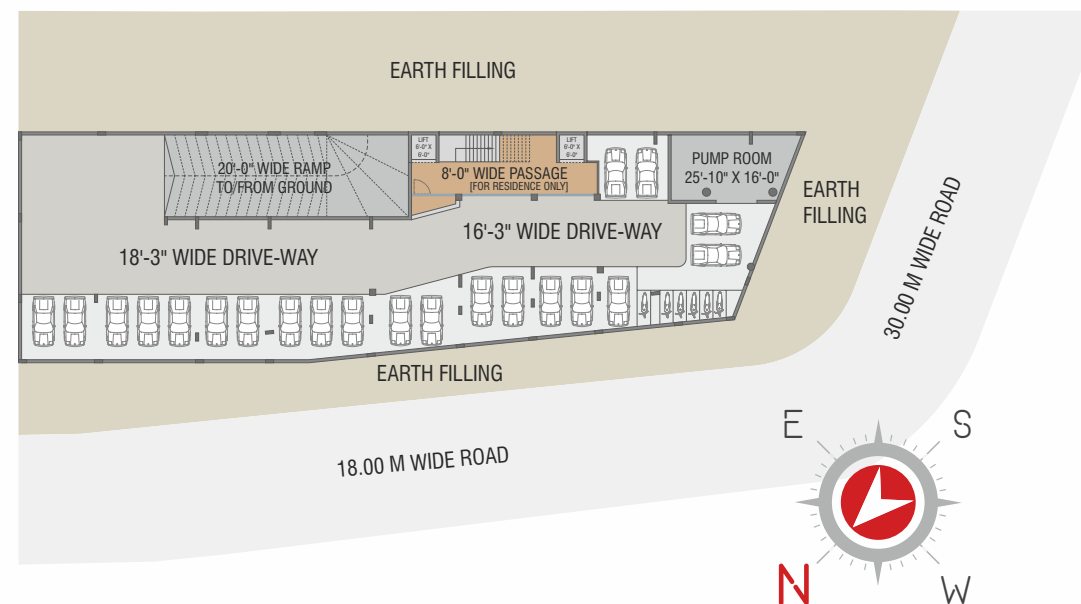
CCTV Surveillance campus
 Branded Lift
 24 x 7 Water Supply
 Power Backup for Common Areas
 Allotted Car Parking
 Rainwater Harvesting
 Garden Entrance with Security
 Fire Safety System



KEY PLAN



BASEMENT FLOOR PLAN



PAYMENT CONDITION 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%.

PAYMENT CONDITION FOR SHOPS

Booking Amount 25% • Plinth Level 20% • First Slab 10% • Second Slab 10%
Third Slab 10% • Forth Slab 10% • Fifth Slab 10% • Before Possession 5%.

RERA No.: PR/GJ/VADODARA/VADODARA/Others/MAA12512/211023 • RERA website: gujrerar1.gujarat.gov.in

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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.



673 AARNA @ Kalali Road



GREEN HOMES @ Manjalpur



401 AARNA @ Manjalpur



ONE 4 AARNA @ Bhayli

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