



GREEN LEAF EXOTICA

Developer:
VRAJ Developers

Site Address:
Opposite Essar Petrol Pump,
After Waves Club, Behind Green Field 3,
Vasna - Bhayli Road, Bhayli TP 4,
Vadodara - 391410

Contact:
+91 98250 00954

Website:
www.greenleafexotica.com

Email ID:
greenleafexotica@gmail.com

Architect:
Ruchir Sheth (Design Studio)

Structure:
Zarna Associates



Payment Terms:
Booking - 25% | Plinth level - 15% | 1st Floor Slab - 10% | 2nd Floor Slab - 10% 3rd Floor Slab - 10% | 4th Floor Slab - 5% | 5th Floor Slab - 5% | 6th Floor Slab - 5% 7th Floor Slab - 5% | Plaster Level - 5% | Flooring & Finishing - 5%

Terms & Conditions:
• Possession will be given after one month of full payment and complete settlement of accounts. • Documentation charges, stamp duty charges, registration charges, applicable tax, new electric connection charges, common maintenance and development charges are extra. • If in future, any new tax or duties is levied by central or state government, it will be borne by buyer. • Extra work will be executed after buyer make the full payment in advance. • Continuous default in payment leads to cancellation. • In case of cancellation, administrative charges + extra work amount, will be deducted from refund amount. • Refund in case of cancellation under any circumstances will be made after complete payment received from new client. • External changes affecting the elevation of the building are not allowed.

Disclaimer:
The developer reserves the right to make additions, alterations or amendments to the plans, specifications, image, design, locations, dimensions and other details as may be deemed appropriate in the interest of development without any notice or obligation. Information in this document are for representative purpose only and this printed material does not constitute an offer or contract between the developer and the recipient.

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PROJECT BY:



GREEN LEAF EXOTICA



3 bhk flats live the high of
contemporary



LET`S FLY IN THE epitome of elegance

PROJECT BY:



Welcome to Green Leaf Exotica :

Bustling with vigor and energy, these apartments are meant for life on-the-go !

Standing 7 storeys high, these apartments offer a choice of 3 bedroom homes, each one carefully designed to allow superior ventilation and sunlight and liberal views of the abundant landscaping all around.

With undiluted spaces, careful detailing and plentiful amenities, homes at **GREEN LEAF EXOTICA** are a thoughtful demonstration of contemporary design and architecture.

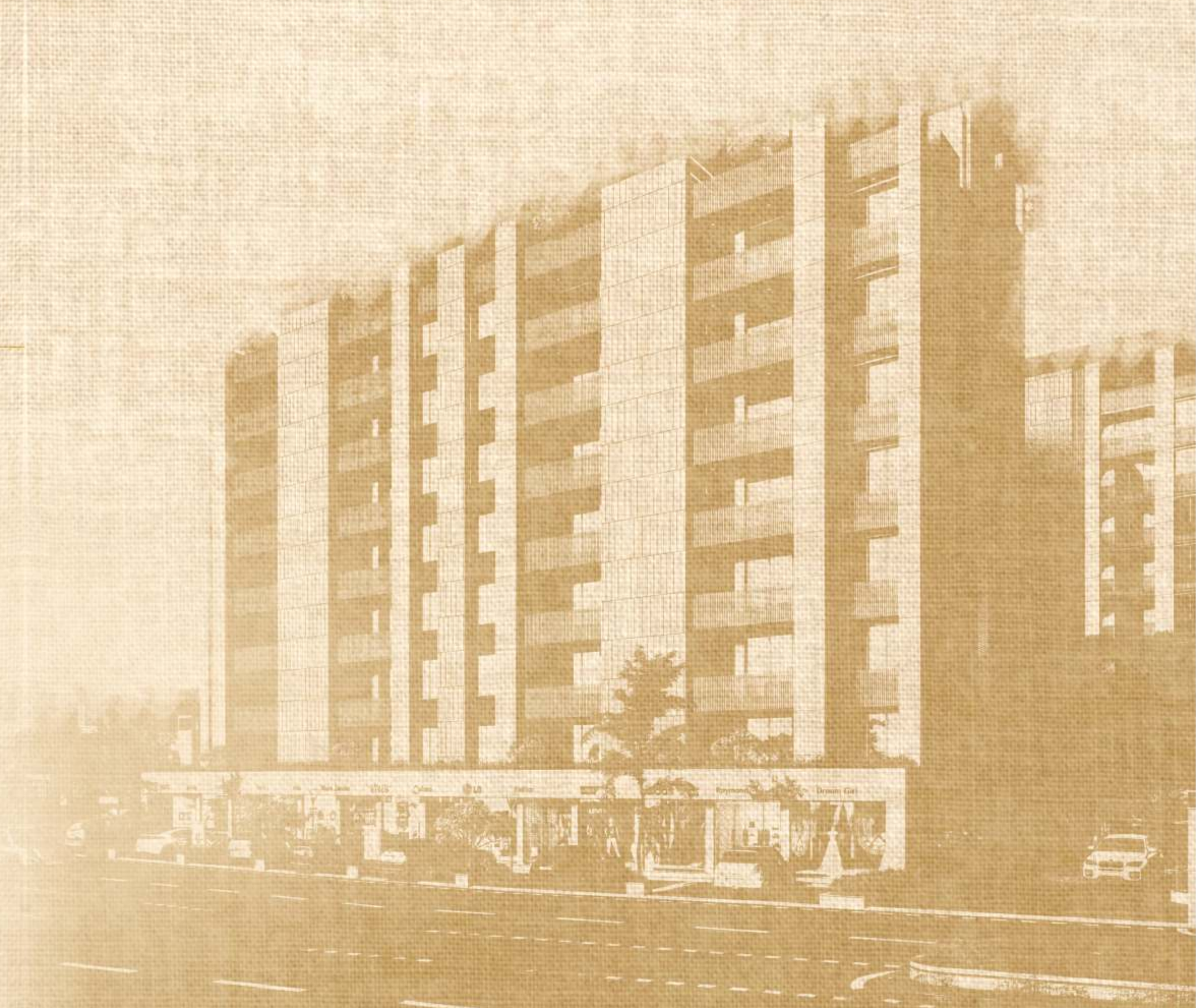
Stimulating, Enchanting, Full of Convenience...

Walk-in the Refreshing Living Spaces in the heart of Vadodara !

Prime Location :

It is near to Bright school, Navrachana International School, Akshar Public school & IIRA International School. Right Next to Sterling Cancer hospital, Brodway Mall, The Rotlo, Havmor, Mc Donalds, Dmart, Bansal, Reliance Supermarket, PVR, INOX Multiplexes, HCG Hospitals & Many more Restaurant Chains.

Come, discover what makes GREEN LEAF EXOTICA so special.



SURROUND YOURSELF
in a happiness that's green

The environment - friendly residential units for enviro-conscious people. apart from being located in city's most prime area, layout, landscaping, architectural and interior design fully loaded with the state-of-the art amenities create a perfect match for joyous living.



FLOOR LAYOUT



FLOOR LAYOUT
(Terrace Only First Floor)





SPECIFICATION

STRUCTURE:

- Earthquake resistant RCC structure as per structure engineer design.

FLOORING:

- Vitrified tiles flooring in all rooms with skirting.

WINDOWS:

- Unique designed sliding windows.
- Granite frame provided for all window & Doors.

KITCHEN

- Granite platform with stainless steel sink and premium wall tiles.

DOORS:

- Elegant entrance door with designer handle and **GODREJ** safety lock.
- Internal flush door with laminate. Granite frame provided for all doors.

BATHROOM:

- Designer bathroom with glazed tiles. **HINDWARE** CP fittings, **HINDWARE** sanitary ware and plumbing fixtures.

ELECTRIFICATION:

- Concealed copper wiring for electrical points. Premium modular switches. Geyser point in bathroom. Provision of power socket outlet at convenient location.
- Two way switches of fame & light in all Bed rooms.
- T.V & A.C points in all room

FINISHING:

- Internal smooth plaster with wall putty and primer. External plaster with weather resistant paint.



AMENITIES



Swimming Pool
with changing rooms



Gymnasium



24x7 CCTV Surveillance
with Security cabin



Senior citizen
sit out



Multi purpose hall
Yoga zone



Landscaped garden
with childrens play area



Gazebo



Indoor Games



Automated elevators
with power back up
& emergency lighting



Alloted
car parking



Fire Safety



FERN

Rera Carpet : 953 sq.ft.
Balcony Area : 76 sq.ft.
Wash Area : 28 sq.ft.
Total Area : 1057 sq.ft.
SBA : 1758 sq.ft.
BA : 1134 sq.ft.



BLOSSOM

Rera Carpet : 953 sq.ft.
Balcony Area : 76 sq.ft.
Wash Area : 28 sq.ft.
Total Area : 1057 sq.ft.
SBA : 1758 sq.ft.
BA : 1134 sq.ft.



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HAZEL

Rera Carpet : 968 sq.ft.
Balcony Area : 60 sq.ft.
Wash Area : 33 sq.ft.
Total Area : 1061 sq.ft.
SBA : 1786 sq.ft.
BA : 1152 sq.ft.



MAPPLE

Rera Carpet : 883sq.ft.
Balcony Area : 47 sq.ft.
Wash Area : 28 sq.ft.
Total Area : 958 sq.ft.
SBA : 1612 sq.ft.
BA : 1040 sq.ft.





- Unique design with two apartment per floor.
- 3 Side open flats
- Wide central corridor between apartments at each floor.
- Alloted car parking in basement area or ground floor.
- Automated controlled street light system.
- Video door system in each flat.
- Decorative entrance gate.
- Gated premises with security cabin.
- Elegant name plate and notice board for each tower.
- Internal RCC road with paver block.

