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|--------------|---|---|-------------------------|--|-------------------------------|---------------------------------|
| DEVELOPERS : | SITE : SKY VILLAS, SHRIMAY CAMPUS, OPP. GUJARAT PUBLIC SCHOOL, NEW WAGHODIA ROAD, VADODARA-391760 | CALL +91 93277 50706 +91 97251 17471 +91 82004 04303 | ARCHITECT space plus | STRUCTURE ENG. ade Aashutosh A. Desai Consulting Structural Engineers | 3D DESIGNER IMAGINE studio | MEMBER OF CREDAI VADODARA |
|--------------|---|---|-------------------------|--|-------------------------------|---------------------------------|

MODE OF PAYMENT : 30% BOOKING | 15% PLINTH LEVEL | 20% GROUND FLOOR | 20% FIRST FLOOR LEVEL | 10% PLASTER LEVEL | 5% FINISHING

DISCLAIMER: The following will be charged extra in advance / as per Government norms - (a) Stamp duty and registration charges. (b) GST (actual) or any such additional taxes if applicable in future. If any new taxes applicable by Central or State Government in future it will be borne by the customer. Premium quality materials or equivalent branded products shall be used for all construction work. Right of any changes in dimensions, design & specifications will be reserved with the developer, which shall be binding for all members. External changes are strictly not allowed. MGVL meter deposit should be levied separately. Each member needs to pay maintenance deposits separately. In case of booking cancellation, amount will be Refunded from the booking of same premises and minimum of rupees 25,000/- will be deducted from the booking amount. Possession will be given after one month of all settlement of account. Extra work at the cost of client with prior estimate needs to be given in advance but no change in elevation and plan will be done. The developer reserve the full right to make any changes. - This brochure does not form a part of agreement or any legal document. It is easy display of project only. Right of any changes in dimensions, design and Layout, specifications, elevation will be reserved with the developers. In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible. Continuous default in payment lead to cancellation of property Development Charges Extra.

design: CK
Feb-25@98243 85608

॥ જય હારકાધીશ ॥

॥ શ્રી ગણેશાય નમઃ ॥

॥ શ્રી કષ્ટભંજન દેવ ॥


PROJECT BY :

SKYLAARK

RAMNATH GROUP

SKY VILLAS


3.5 BHK SUPERIOR VILLAS



**GATEWAY
TO ELEVATED
LIVING**

STEP INTO A WORLD WHERE ELEGANCE MEETS THE SKY. THE GRAND ENTRY GATE OF SKY VILLAS WELCOMES YOU TO A LIFE WHERE EVERY DETAIL IS DESIGNED FOR PERFECTION, OFFERING A SEAMLESS BLEND OF LUXURY AND SERENITY FROM THE VERY FIRST GLANCE.


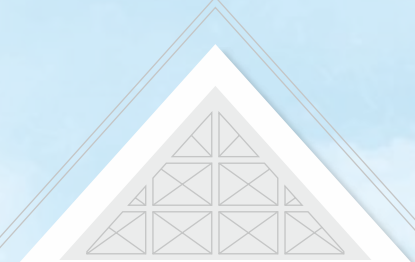
78 VILLAS



**ENDLESS
HORIZONS
AWAIT**

BASK IN BREATHTAKING VIEWS
FROM YOUR PRIVATE BALCONY
AT SKY VILLAS. A TRANQUIL
ESCAPE ABOVE THE CITY,
WHERE EVERY SUNRISE
INSPIRES AND EVERY SUNSET
SOOTHES, BRINGING YOU
CLOSER TO THE SKIES EACH
DAY.

78 VILLAS



A
PANORAMA
OF
PERFECTION

FROM THE TOP VIEW, SKY VILLAS UNFOLDS LIKE A MASTERPIECE AGAINST THE SKYLINE. EXPERIENCE A BIRD'S-EYE PERSPECTIVE OF A LUXURIOUS HAVEN DESIGNED TO ELEVATE YOUR LIFESTYLE TO NEW HEIGHTS.

78 VILLAS

LAYOUT PLAN

AREA TABLE

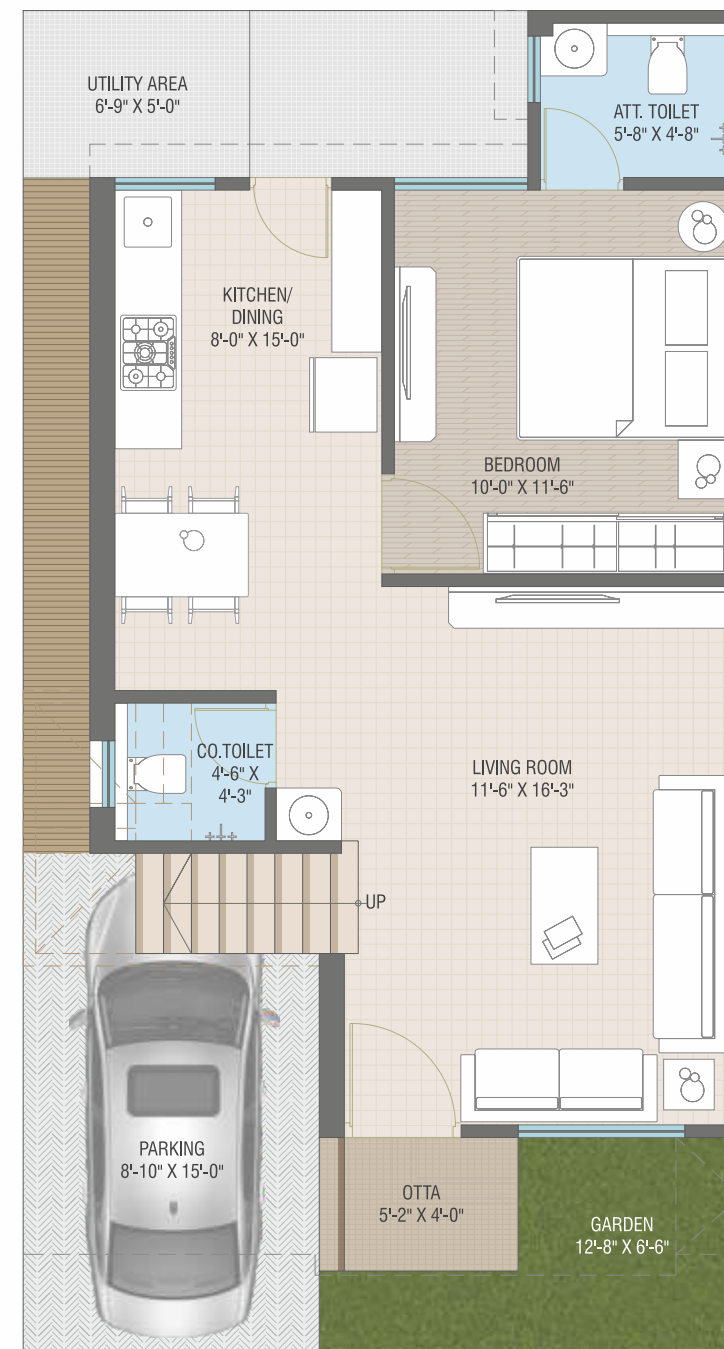
| No. | Plot Area |
|----------|-----------|
| 01 to 10 | 1150 |
| 11 to 19 | 865 |
| 20 | 1035 |
| 21 to 25 | 865 |
| 26 | 1021 |
| 27 | 1021 |
| 28 to 31 | 865 |
| 32 | 1028 |
| 33 | 1028 |
| 34 to 37 | 865 |
| 38 | 1333 |
| 39 | 1036 |
| 40 to 44 | 876 |
| 45 | 989 |
| 46 | 1023 |
| 47 | 1023 |
| 48 | 1021 |
| 49 to 54 | 865 |
| 55 | 1021 |
| 56 | 1008 |
| 57 to 64 | 865 |
| 65 | 1073 |
| 66 to 71 | 865 |
| 72 to 78 | 1150 |

AREA IN SQ. FT.



TYPE-A

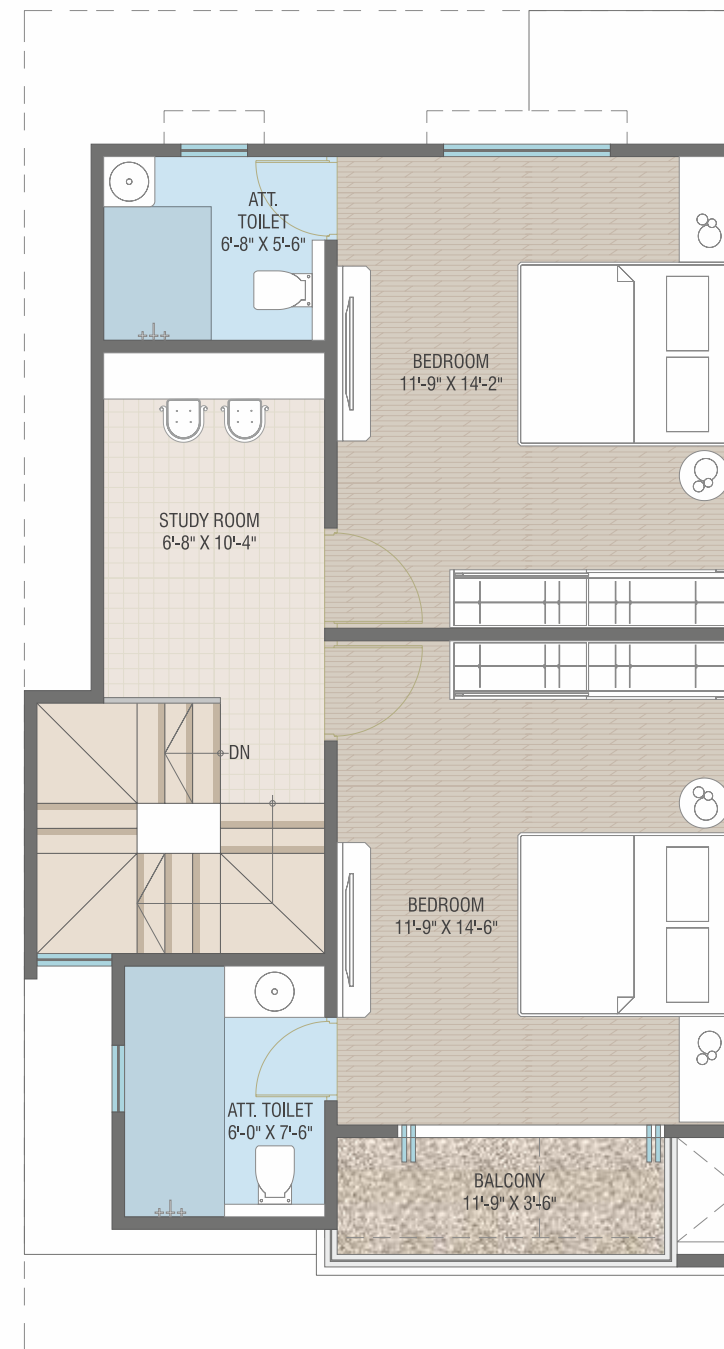
GROUND FLOOR PLAN



Built Up Area-575 SQ.FT

Cabin Built Up Area - 077 SQ. FT
Total - 1307 SQ. FT

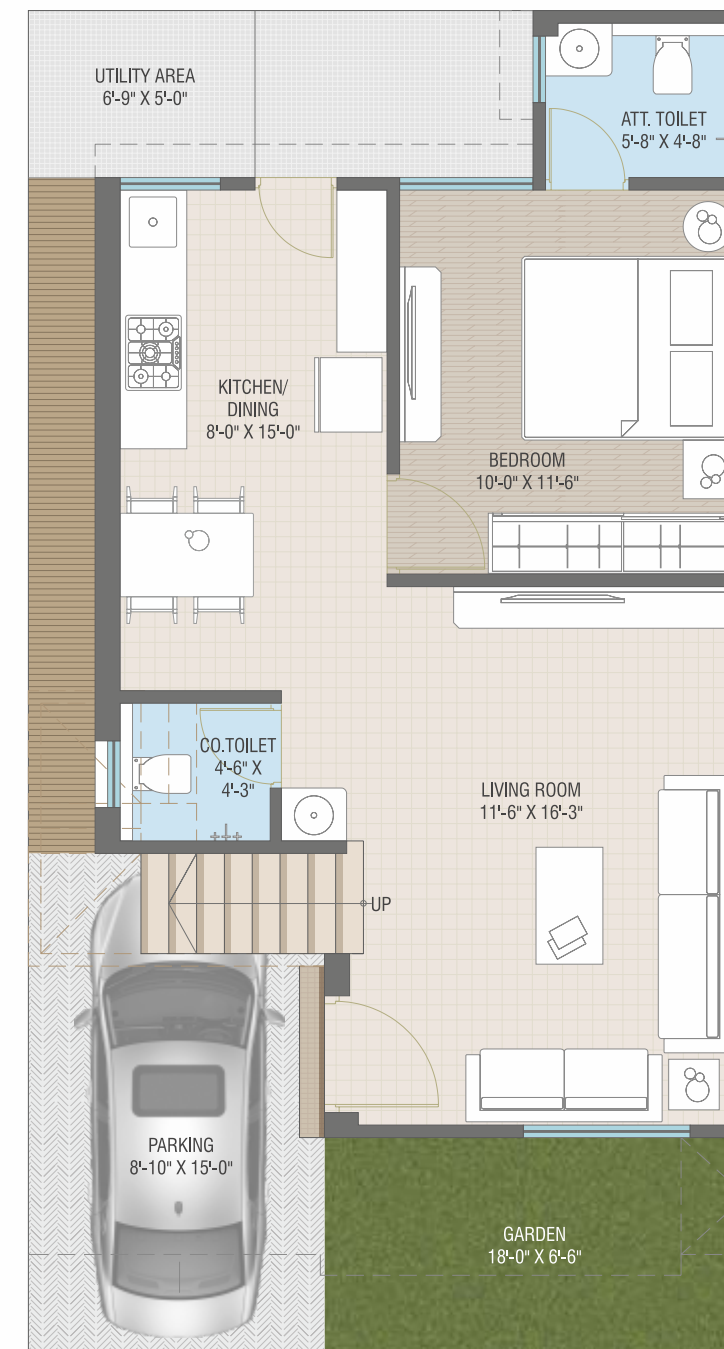
FIRST FLOOR PLAN



Built Up Area-655 SQ. FT

TYPE-A1

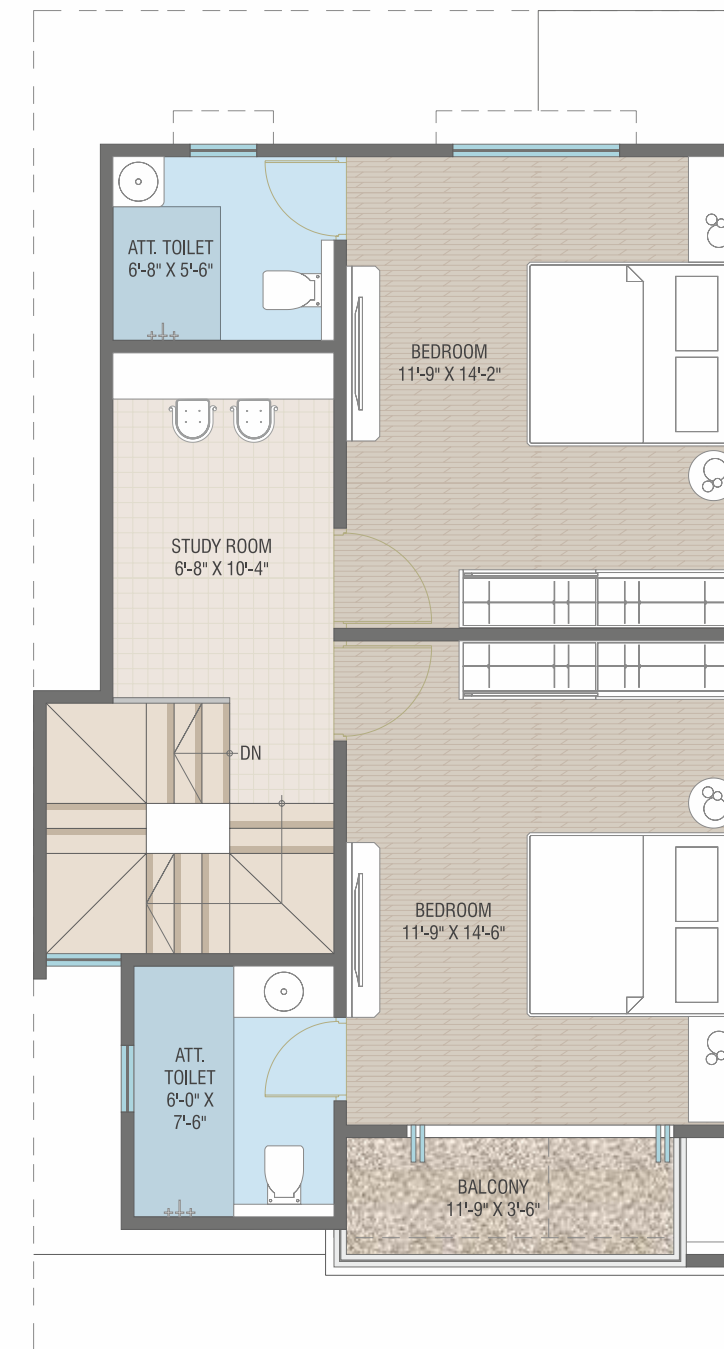
GROUND FLOOR PLAN



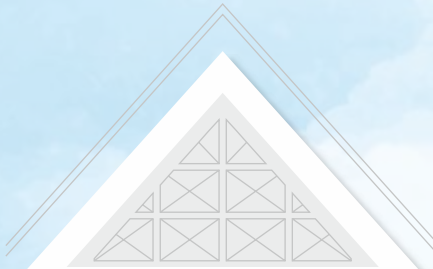
Built Up Area-573 SQ.FT

Cabin Built Up Area - 077 SQ. FT
Total - 1305 SQ. FT


FIRST FLOOR PLAN



Built Up Area-655 SQ. FT



WHERE
OPULENCE
TOUCHES
THE SKY

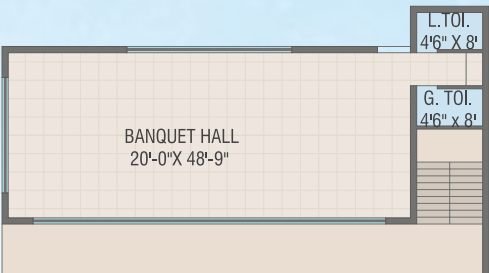
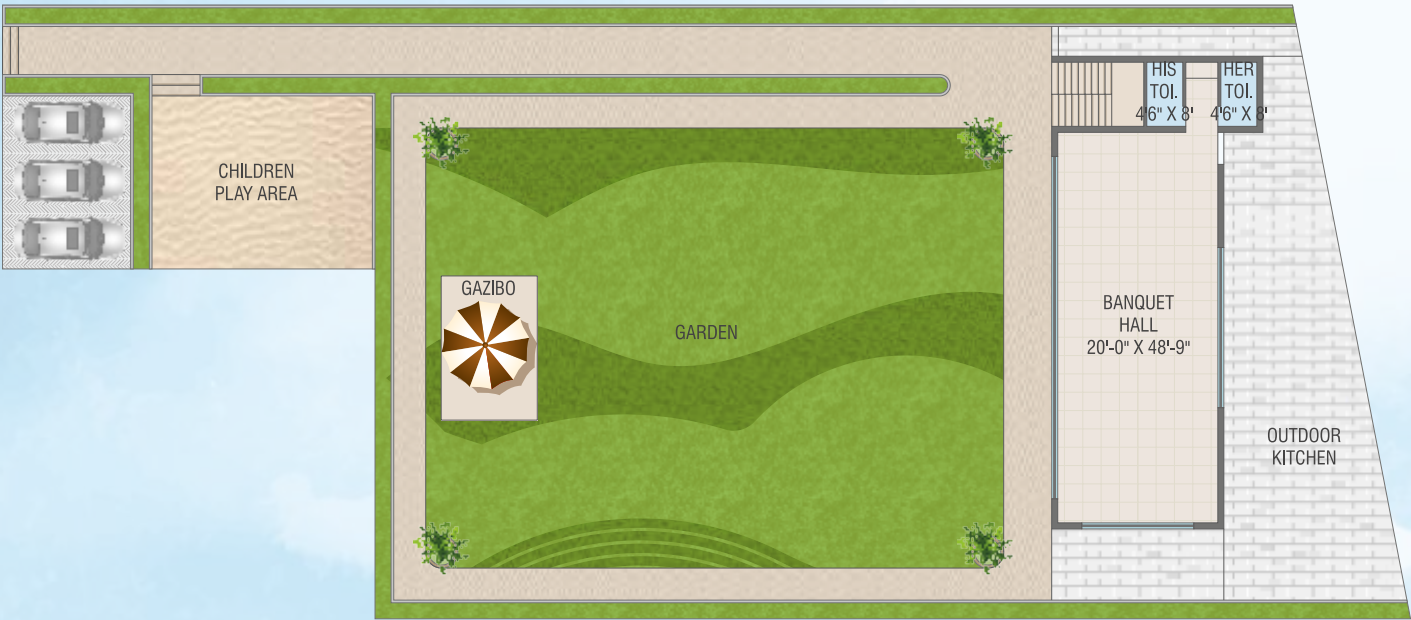


INDULGE IN THE SPLENDOR OF
SKY VILLAS, WHERE
ARCHITECTURAL BRILLIANCE
MEETS MODERN LUXURY. EACH
VILLA IS CRAFTED TO OFFER
AN UNMATCHED LIVING
EXPERIENCE, SOARING ABOVE
THE ORDINARY.

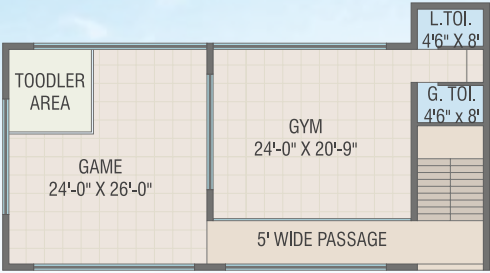
78 VILLAS



CLUB
HOUSE



GROUND FLOOR PLAN



FIRST FLOOR PLAN

AMENITIES

- A/C GYMNASIUM
- ROOFTOP SOLAR FOR COMMON AMENITIES
- A/C MULTIPURPOSE HALL
- CHILDREN'S PLAY AREA
- LUSH GARDEN
- JOGGING TRACK
- GAZEBO FOR SITOUT
- INDOOR GAMES
- SENIOR CITIZEN'S SITTING AREA



SPECIFICATIONS



STRUCTURE:

- ALL RCC & MASONRY WORK A PER STRUCTURAL ENGINEER'S DESIGN
- ELEVATION WORK AS PER ARCHITECT DESIGN.
- TRIMIX INTERNAL ROADS WITH DESIGNER STREET LIGHTS, DECORATIVE PAVING



DOORS & WINDOWS:

- MAIN & INTERNAL DOORS WITH STONE FRAME FINISHED WITH VANNER AND POLISH
- ALUMINIUM SLIDING WINDOWS



FLOORING:

- DURABLE & SCRATCH RESISTANCE TILE FLOORING
- CHINA MOSAIC WITH BRICK BAT WATER PROOFING ON TERRACE



KITCHEN:

- GRANITE PLATFORM WITH S.S SINK & DESIGNER TILES



BATHROOMS:

- DESIGNER ANTI-SKID TILES FITTING UP TO LINTEL LEVELS
- ULTRA-MODERN SANITARY FIXTURES



ELECTRIFICATION:

- CONCEALED WIRING OF STANDARD QUALITY WITH TV, FRIDGE & AC POINTS IN ALL BEDROOMS



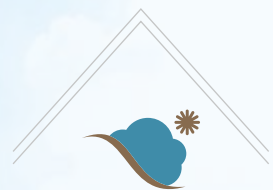
PAINT & FINISH:

- EXTERNAL WALLS FINISHED WITH WEATHER PROOF PAINT WITH RUSTIC TEXTURE
- INTERNAL WALLS WITH PUTTY & PRIMER



PLUMBING:

- CONCEALED INTERNAL PLUMBING WITH HOT WATER POINTS



ON GOING
PROJECTS

@ TARSALI

RAMNATH
HARMONY

SHOPS WITH FSI G+1
3 BHK LUXURIOUS DUPLEX

@ RATANPUR

RAMNATH
SOHUM

SHOPS WITH FSI
3BHK PREMIUM VILLA

@ TARSALI

RAMNATH
HARMONY 2

4 SIDE OPEN 3 BHK
LUXURY VILLA

@ NEW VIP RD

RAMNATH
LUXURIA

SHOPS WITH SHOWROOM
2 BHK LUXURIOUS FLATS

@ AJWA ROAD

RAMNATH 4

32 BHK MARVELLOUS
VILLAS

@ WAGHODIA MAIN RD

RAMNATH
ICON

SHOPS - HOSTEL