





DESIGN STUDIO architects & interiors

Ar. RUCHIR SHETH

It is not often that an architect gets complete freedom to conceive something unique. I got this rare opportunity while working on this luxury project named Green Leaf Regalia. Promoted by Vraj Group, an enthusiastic and young team of technocrats who are indeed one of the finest & most promising real estate developers in Vadodara.

A T-shaped building plan, probably the first in Vadodara helped create distinct living spaces offering heightened privacy and unique vantage views of almost 270 degrees to most rooms. I am happy to present this private paradise where 29 stately 4-5 bed residences await your arrival. It is a privileged community nestled in nature and embellished with royal pleasures for the true connoisseurs of all things classy. Welcome to the good life!



ROYAL REMARKABLE RARE

They say it gets lonely at the top.

Well, not if you have 29 peers to keep you company...

Then it becomes a coveted address where only the elite few reside.

Presenting



29 palatial 4 and 5 Bed residences that are befitting your majesty. A precious few limited-edition homes that can fit in your stature and flaunt it to the world. A grand paradise in New Alkapuri that brings together luxury, nature and privacy to offer a rare living experience for the select few like you.







DISTINCT DESIGNER DELIGHTFUL

At Green Leaf Regalia, we understand that royalty means different things to different people and that every royal residence has a character of the people who inhabit it. To help you create a home that suits your unique preferences, our three apartments on each floor come in **three distinct 4 BHK layouts**. The terrace apartments come with an added bedroom and a private terrace too. Go on, build your own palace.

MULTIPLE LAYOUT OPTIONS

to suit your distinct needs

29 HOMES	LAYOUT
RUBY	9 Spacious 4 BHK
SAPPHIRE	9 Super Spacious 4 BHK
EMERALD	9 Spacious 4 BHK with Entertainment Room
DIAMOND	2 Expansive 5 BHK with Private Terrace



SMART SUBTLE SPLENDID

Clutter is for the ordinary. For the extraordinary everything is exclusive much like the Green Leaf Regalia campus. Enter your own private kingdom of luxury through a limited access entryway leading to the single statement tower that houses just 29 ultra-premium residences. The elegantly laid out landscapes, thoughtfully planned community spaces and carefully curated value additions all await to comfort you for a lifetime.



ELITE LOCATION AT NEW ALKAPURI

For your proximity to premium residential projects

MAGNIFICENT ELEVATION

For an impressive residence that suits your status

70% OPEN AREA

For majestic 270° open views of the green & spacious society campus outside your window at all times

29 + AMENITIES FOR 29 ELITE FAMILIES

Get spoilt with choices, because you deserve the best





ELEGANT ELITE EXTRAORDINARY

We know that only distinction grabs your attention and it has to be love at first sight. Just 29 in number the expansive abodes at Green Leaf Regalia are already elusive. What makes them even more unique is their impeccable craftsmanship. Spacious beyond imagination these homes are themselves a work of art, grand enough to showcase all your expensive art pieces. Mansions in the sky dare we say!



ONLY 3 HOMES PER FLOOR

After all, royalty is never a crowd, right?

ONLY 1 TOWER

That Stands Out in the Sky

UNOBSTRUCTIVE LAYOUTS

So, you can design your palace the way you want

VASTU ELEMENTS INCORPORATED

To enhance the prosperity that already exists

HOME AUTOMATION

We know you are busy running an empire, so we've made your homes run on their own





OPEN OPULENT OUTSTANDING

With sweeping 180° views, breath-taking green panoramas and abundant fresh air and light through the year, your homes at Green Leaf Regalia are truly one of a kind. The interior spaces flow seamlessly into the exteriors through generous balconies and large format windows to bring in the rare bounties of nature. All this comes with 100% privacy, your private parties remain truly private.

3-SIDE OPEN FLATS

For gold-soaked sunny days and glitter-filled starry nights

BALCONY IN EACH BEDROOM, LIVING ROOM AND KITCHEN

Fresh natural breeze will dance through your homes all day

MESMERIZING PARK VIEWS FROM EVERY HOME

Picturesque exteriors to match the classy interiors





LAVISH LIVELY LUXURIOUS

Of all the privileges of living in Green Leaf Regalia, the finest is living a larger-than-life lifestyle with our exhaustive list of amenities. Set across the ground floor and terrace these 29+ leisure amenities have been handpicked to indulge our 29 elite member families. The community spaces include two beautifully landscaped gardens among other premium facilities to ensure memorable experience that will enrich every moment of your life.





POSH PRIVATE PRIVILEGED

An elitist's paradise with limited access away from the daily humdrums, did you say? Your wish is our command at Green Leaf Regalia. Here, the premium ground floor & terrace amenities double up to create magic. The banquet hall, library, swimming pool, etc. at the Ground Floor adds the fun quotient for the whole family. While the Terrace offers a perfect space for the adults. The gentlemen's club is ideal to unwind after a hard day at work. A soiree under the

stars or a relaxed evening with friends and some music at the rooftop garden and gazebo or an adrenaline packed gym session, you choose how yourdayends.

Also, who says work needs to take you away from home? Our co-working spaces help you manage work professionally without being away from your loved ones.



TERRACE AMENITIES



ROOF TOP WORK SPACE WITH WI-FI



GAZEBO



ROOF TOP OPEN GARDEN SPACE



OPEN TERRACE BAR AREA



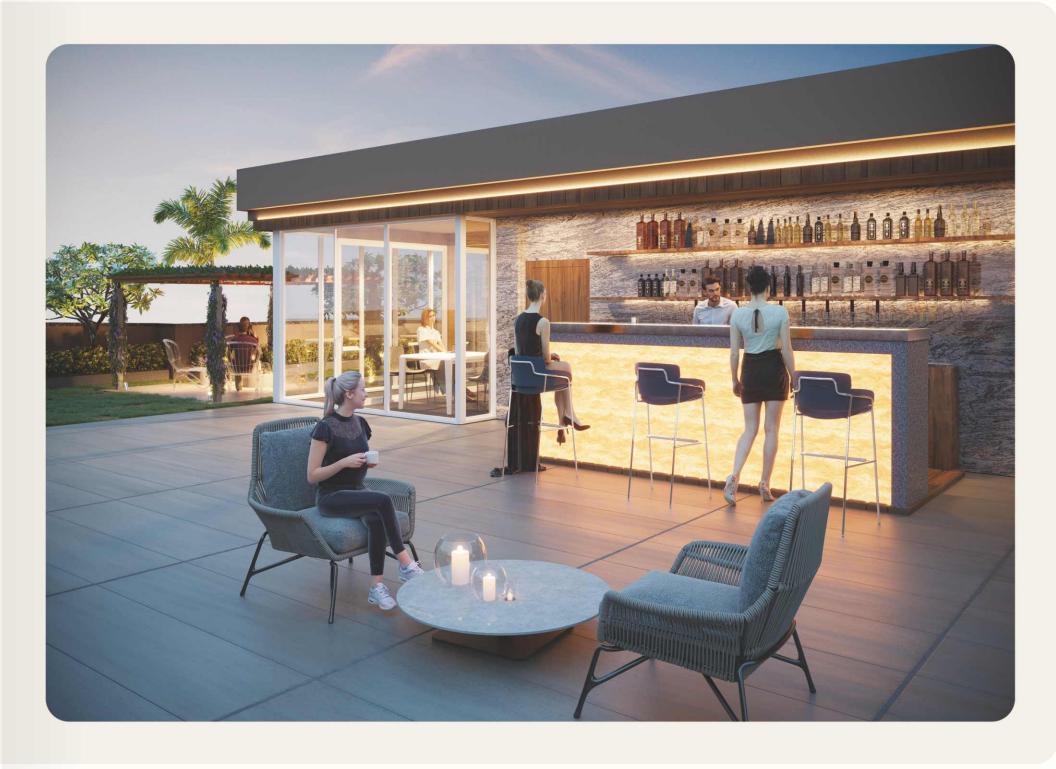
OPEN TO SKY YOGA ZONE



SOLAR PANEL FOR COMMON AMENITIES



GYMNASIUM



GROUND FLOOR AMENITIES



DECORATIVE ENTRY GATE WITH WATER FOUNTAIN



MULTIPURPOSE HALL WITH PARTY GARDEN



OPEN LIBRARY WITH CAFÉ SIT-OUTS



SENIOR CITIZEN
SEATING



KID'S PLAY AREA WITH SANDPIT



INDOOR GAMES HALL

Morning walks by serene water bodies, weekend picnics on the rooftop garden, refreshing dip in the pool, dedicated play area for the kids, elegant party venues, indoor games room, a well-stocked library - all at your disposal within the campus.







GUEST LOUNGE CUM WAITING AREA WITH FOYER



HEIGHTENED SECURITY SYSTEM



Water Harvesting system



COMMON WATER CONDITIONING PLANT WITH WATER BORE



POWER BACKUP FOR COMMON SERVICES

Greet your guest in style in your plush reception lounge that houses a library where some good books will keep them company while they wait for you. Did we mention it's WIFI enabled too!







With a host of services at your command, your life here will be extravagant in every sense. Thanks to thoughtful value additions, you will have very little to worry about except reclining by the pool and enjoying the royal life.

VALUE ADDITIONS

- TWO LIFTS AUTOMATED LIFTS WITH POWER BACKUP
- TWO ALLOTTED CAR PARKING PER RESIDENCE
- THREE ALLOTTED CAR PARKING FOR TERRACE FLATS
- PLANTATION ON GROUND AND TERRACE
- FOUR COMMON ELECTRIC CAR CHARGING STATIONS
- VIDEO DOOR PHONE ON MAIN DOOR
- HOME AUTOMATION ENABLED HOMES
- WI-FI IN OPEN LIBRARY AND WORKING SPACE
- POWER BACKUP / INVERTOR FOR COMMON AMENITIES
- COMMON WATER CONDITIONING PLANT WITH WATER BORE
- SECURITY CABIN
- 3 PHASE ELECTRICITY SUPPLY
- FIRE & SAFETY AS PER GOVT NORMS
- CCTV CAMERA AT BASEMENT, GROUND LEVEL AND ENTRY LOBBIES FOR SECURITY











Ideal for a medium sized family or a family with elder kids who desire a dedicated entertainment room. Offers 3 master bedrooms with attached bath, a guest room without bath & an entertainment room!

2 bedrooms & Living: **S** facing. | 2 bedrooms & Kitchen: **N** facing.

BUILT-UPAREA : 2103.00 SQ. FT.

USABLEAREA : 2116.00 SQ. FT.

RERACARPET : 1856.00 SQ. FT.

BALCONY : 108.00 SQ. FT.

WASHAREA : 38.00 SQ. FT.









Ideal for a large family where all bedrooms are Master Beds with attached bath. The most spacious amongst the three unit types, it has excellent aeration, natural light and is more vastu suitable.

Living & 2 Bedrooms: **E** facing. | Kitchen & 2 Bedrooms: **W** facing.

BUILT-UPAREA : 2088.00 SQ. FT.

USABLEAREA : 2115.00 SQ. FT.

RERACARPET : 1897.00 SQ. FT.

BALCONY : 77.00 SQ. FT.

WASHAREA : 32.00 SQ. FT.







Ideal for a smaller family who do not require an entertainment room, but who do not wish to compromise on spacious room sizes!

Living Room: **SW** facing. | Master Bedroom: **SW** facing.

BUILT-UPAREA: 1895.00 SQ. FT.

USABLEAREA: 1908.00 SQ. FT.

RERACARPET: 1690.00 SQ. FT.

BALCONY: 89.00 SQ. FT.

WASHAREA: 35.00 SQ. FT.









STRUCTURE

 Earthquake Resistant RCC Frame Structure. High Quality Brick & Blocks Masonry with Plaster (Except Ceiling).

FLOORING

- Common Area: Lift Lobby Wall & Floor using Vitrified tiles as per architect's selection.
- Car Park Area: Exterior grade paving tiles with designated allocation.
- Staircases: Granite flooring.
- Apartment Area: Flooring to be of 800x1600 mm/600x 1200 mm / 800x800 mm Vitrified Tiles as per Architect's selection.
- **Bathroom:** Ceramic tile concepts 600x1200 mm or 800x1600 mm full up to Lintel Level and 60x60 cm Vitrified / Anti-skid tiles for flooring.
- Kitchen: Natural / Artificial Premium Stone Platform with Quartz / S.S Sink. Designer Wall Tiles above Kitchen Platform up to 4ft with 600x1200 or 800x1600 Vitrified Tiles based on skirting size.
- Wash Area: Ceramic Tiles up to 4 Ft. & Natural Stone Floor.

DOORS

- Main Door: High Quality Wooden Frame Door with Veneer Panelling & Video Door Bell.
- Internal Doors: Stone Frame / Wooden Frame with Laminated Flush Doors.

WINDOWS

UPVC sliding window with fully glazed glass shutters.
 Granite/Artificial Stone frame for window.

FINISH

- Internal: Gypsum & Mala with Cement / Primer Finish.
- Exterior: Double Coat Plaster & Paints with Texture Finish on Exterior Walls as per Architect's Selection.

PLUMBING

 All water supply lines shall be ISI marked CPVC pipes.
 Drainage lines and storm water drain pipes shall be in PVC or PP Material.

SANITARY & CP FITTINGS

- Water Closets in all Bathrooms
- Concealed in Wall Cisterns in all Bathrooms
- Health Faucets in all bathrooms.
- Wash Basins: Porcelain wash basins shall be provided in all bathrooms with base of Granite / Artificial marble
- Kitchen Sink: Stainless Steel Sink
- Cockroach Trap: A detachable Stainless Steel Cockroach trap lid shall be provided in all bathrooms.
- Overhead Showers: Overhead Shower shall be provided in all bathrooms (Except Powder Toilet).
- · Faucets: Hot water connection for all Bathrooms.
- Washing Machine: One cold water inlet and drainage outlet with Point for a washing machine shall be provided in the Utility

AIR CONDITIONING / WATER HEATER

- Copper piping from indoor unit to outdoor unit for each AC point in Living Room and in all Bedrooms.
- Centralised Water Heater Point / Provision.

ELECTRIFICATION

- 3 Phase Concealed Copper Wiring as per ISI Standard.
- Modular switches: Adequate electric points in each room as per architect's planning.
- T.V. point in Living Room and in Master Bedrooms.
- Separate MCB for each room.
- Smart Home Automation in Living Room and One Master Bedroom.

TERRACE

Elegant China Mosaic finish with Three layer water proofing treatment

LIFT

 High Speed lift with ARD with Automatic Doors and Intercom shall be provided as per the Government norms.

UTILITIES & SERVICES

 Generators to be provided with 100% Power backup for Common Areas of Apartments.









































Disclaimer: The developers reserve the right to change / alter the brands specified above, subject to its availability to an equivalent and competitive product.



CENTRAL CONNECTED CONVENIENT

We wouldn't want you to waste your precious time in commute, would we?

Located in the prime locality of New Alkapuri, Green Leaf Regalia has easy access to all urban essentials, lifestyle hotspots, business hubs and major parts of the city. Finally homes that are as connected as you are.

NEAR BY LOCATIONS / ATTRACTIONS



- · Benjamin World School
- Shaishav School
- Podar Jumbo Kids
- Navrachna University
- Navrachna International
- Bright School
- · Nalanda International



MALLS / SHOPPING CENTRE

- Osia Mart
- Bansal Mall
- Raama Esquire
- The Brand Factory

MULTIPLEX

- PVR Multiplex
- Bansal Mutliplex
- Inox Multiplex

SPORT COMPLEX

- · Vadodara Cricket Academy
- Pushpak Tennis Academy
- Decathlon



HOSPITALS

- GMERS TB Hospital
- Om Multispeciality
- Sterling Cancer Hospital

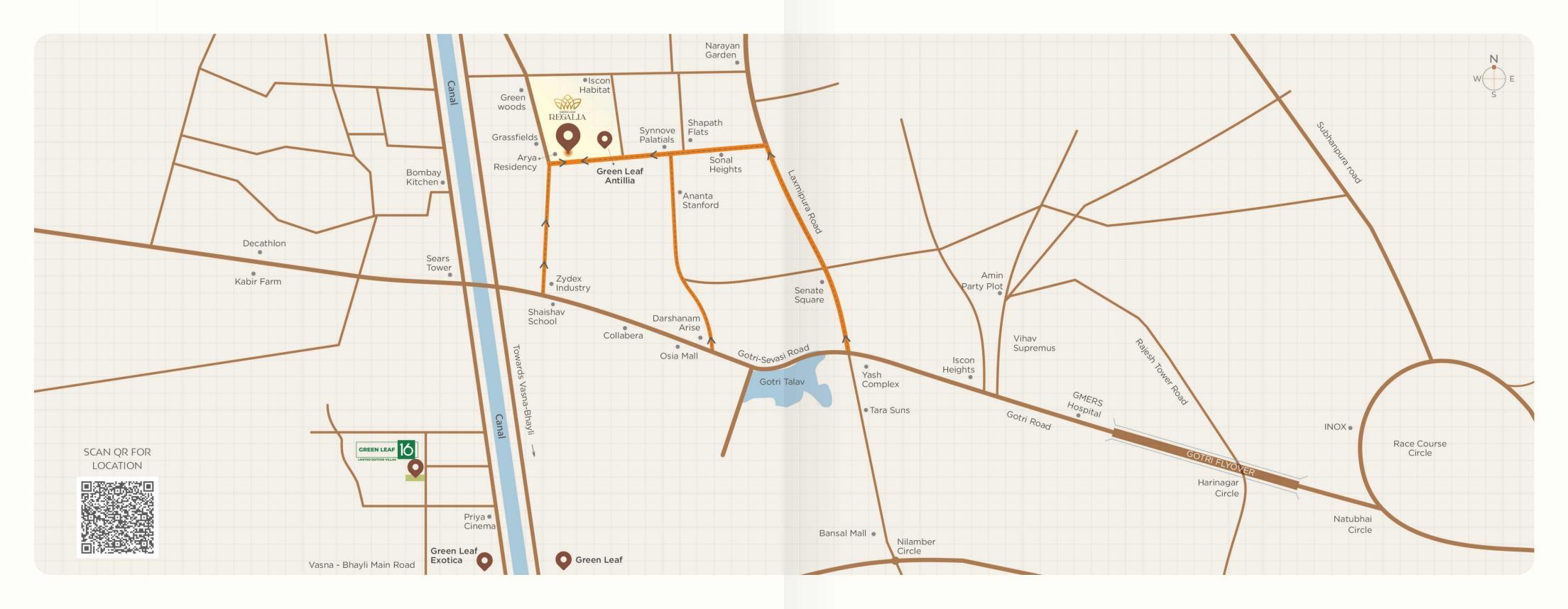


- Subway
- Girganga Dining Hall
- Elysian The Indo Continental
- Tara Suns
- The Grant Hyatt
- Bombay Kitchen



ATTRACTIONS

- · Gotri Garden
- Adventuraa





PAYMENT SCHEDULE

10% At the time of Booking30% At the time of Agreement to Sale45% Plinth of Building / Tower70% Completion Slab

75% Completion Wall, Plaster, Elevation, Terrace with Water Proofing95% Completion of Lift, Water Pumps, Electric Fittings100% On Sale Deed or Before Possession Time

Notes:

(01) The Booking of the unit is confirmed only after receiving 30% of total cost, till then it will be treated as advance for allotted unit. (02) Possession will be given after one month of settlement of all account. Also vastupuja, furniture work will be permitted only after possession. (03) Development Charge, Stamp Duty, GST, Common Maintenance Charges, Legal Charges, MGVCL, VMSS / VUDA Charges will be paid by the purchaser. (04) Any new Central or State Gov. Taxes, if applicable shall have to borne by purchaser. (05) Payment dues are to be paid within 7 days from the date of completion of each stage of work or as per commitment. (06) For delay in payment as per the above schedule, interest as per RERA will be charged extra. If the due/committed payment is delayed continuously for more than 90 days, the developer reserves all rights to cancel that booking by giving simple notice and booking amount will be returned within 30 days after deduction of 10% plus extra work cost (if done) from booking amount. (07) Developers shall have the right to change the plan, elevation, specification or extend the scheme or any details herein will be binding to all. (08) In case of delay in the procedure or any activity of corporation/VUDA, MGVCL or any authority shall be faced united. (09) Extra work shall be executed only after receiving full payment in advance - subject to approval. (10) Any kind of alteration or change is strictly not allowed inside or outside of unit which affect the elevation or outer look or strength of the unit or project. (11) Any plans, specifications or information in this brochure can not form legal part of an offer, contract or agreement. It is only depiction of the project. (12) All disputes are subject to Vadodara jurisdiction.

Disclaimer: All plans are subject to amendments and approval by the relevant authorities. All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. Subject to Vadodara Jurisdiction.

Architect: Ruchir Sheth

DESIGN STUDIO architects & interiors

Structural Consultant:



Electrical Consultant:

Oxertal Electricals
Engineers & Consultants

Plumbing Consultant:







Project by:

VRAJ BUILDCON

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