



Opp. Pioneer Medical Collage,
Near American school of Baroda,
Vadodara - Ajwa Road,
Vadodara-390019

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Architect : **Ruchir Sheth**



2 & 3 BHK LUXURIOUS FLATS

Zurich: 9825677813

-----; Project by :-----



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NRS GROUP OF COMPANIES



NRS - NRS Group of Companies

NRS Group began its foray into real estate and infrastructure development in early 90s with the aim of participating in the creation of urban for a developing India. NRS specializes in real estate development. NRS with its group companies creates spaces in terms of Luxurious Flats, Infrastructure Ready Residential Plots, Commercial complex, Bungalows/Duplexes, Farm Houses for healthy living, focusing on quality and true value offering to customers.

NRS group is one of fastest growing infrastructure development company and develops residential and commercial projects in the state of Gujarat and Maharashtra. It is fully integrated and geared to design, build and operate within the required time frame with comprehensive solution as a single point provider. It aims to deliver world class construction services. It Continuing our legacy of innovation and achieve new NRS with every endeavor.

Vision and Mission Statement

To set international standards and create new benchmarks in developing state-of-art buildings and townships using the latest technologies and adhering to industry best practices, with a view to forging enduring relationships with our valuable customers.

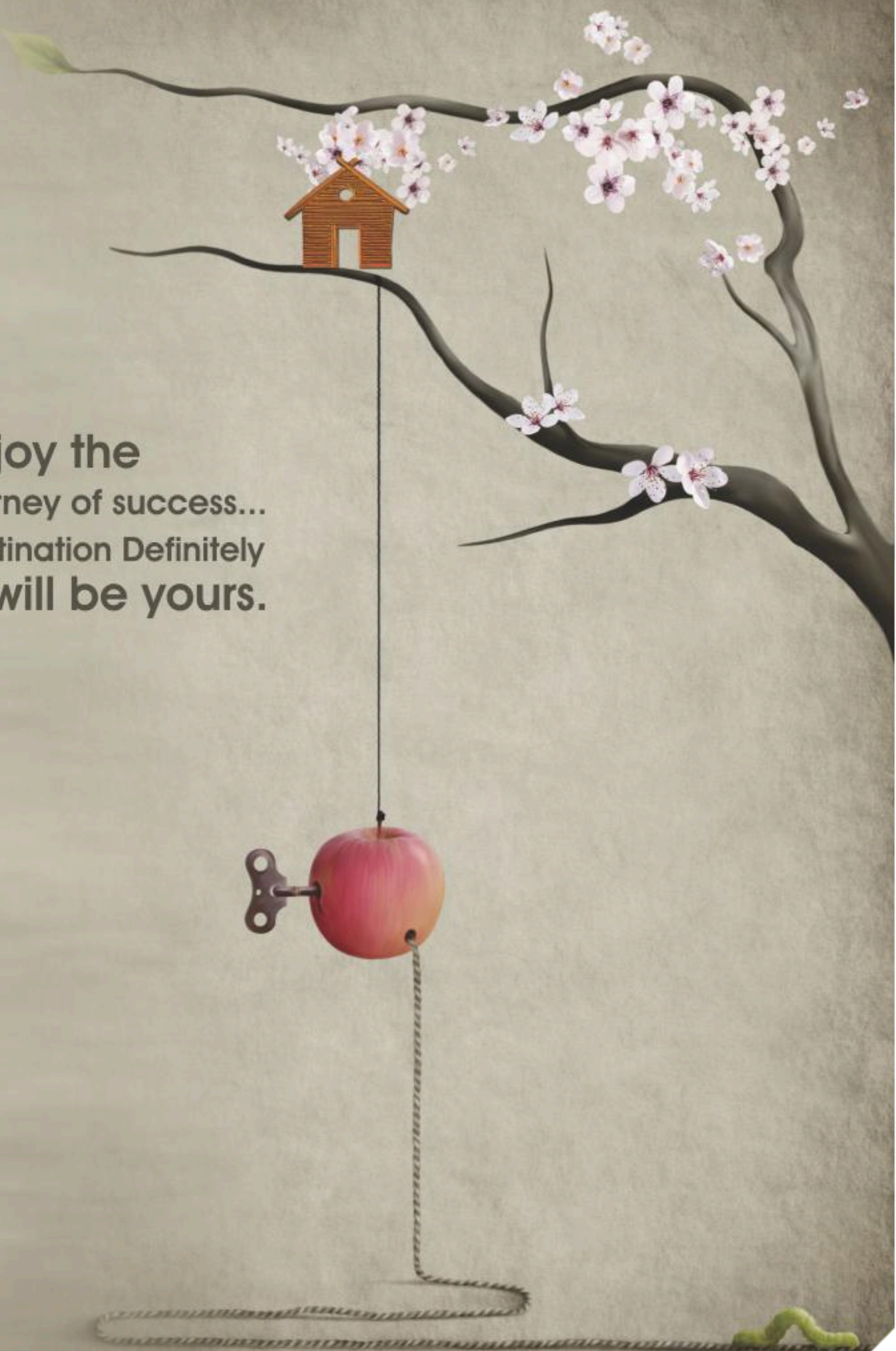
NRS strives to build quality construction by providing an honest fair working relationship with suppliers, contractors, customers and sales people in an atmosphere where families can experience the pride and satisfaction.

Management Team

"We perform better and work smarter when we make decisions as a team"

Management Team works on a strict professional basis when we deal with business issues. Each member of the management team brings a unique perspective and knowledge to the operation of NRS. Management team consist experts like engineers, pharmaceutical professionals, chartered accountant etc... having versatile experience in infrastructure development.

Enjoy the
journey of success...
Destination Definitely
will be yours.









S. B. Area 1135.00 Sq.ft.

The floor plan illustrates the 2nd and 3rd floors of a building, featuring a central corridor system with 'Up' and 'Dn' (down) stairs. The layout includes several apartment units, each with a unique arrangement of rooms and dimensions. Common areas such as passages, lifts, and washrooms are centrally located. The plan also shows various utility spaces like ducts, toilets, and stores. The overall design is symmetrical, with units mirrored across the central corridor.

2 BHK - S. B. Area 1240.00 Sq.ft.
3 BHK - S. B. Area 1550.00 Sq.ft.

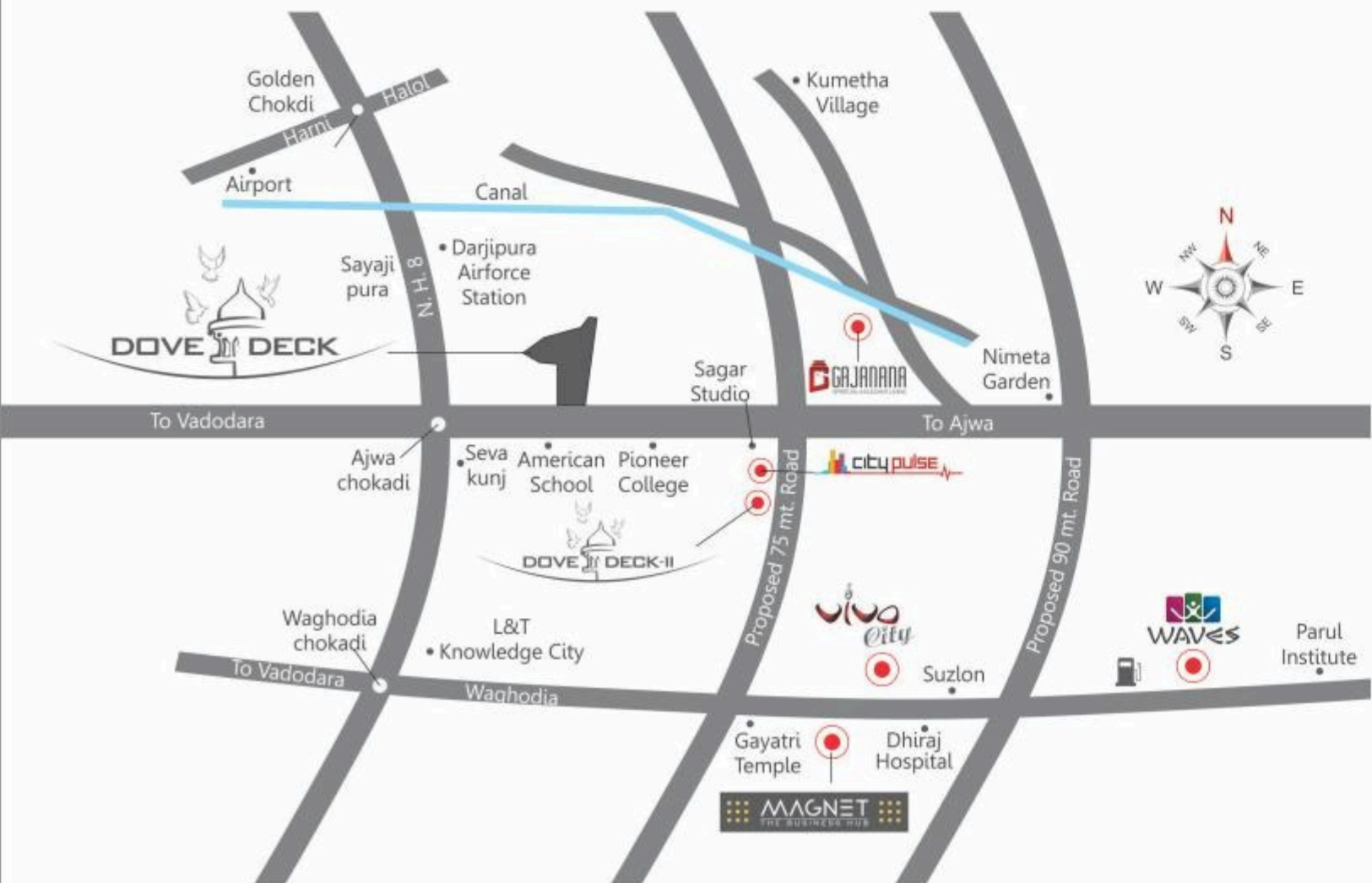
TYPICAL

2 BHK - S. B. Area 1240.00 Sq.ft.
3 BHK - S. B. Area 1550.00 Sq.ft.

TYPICAL

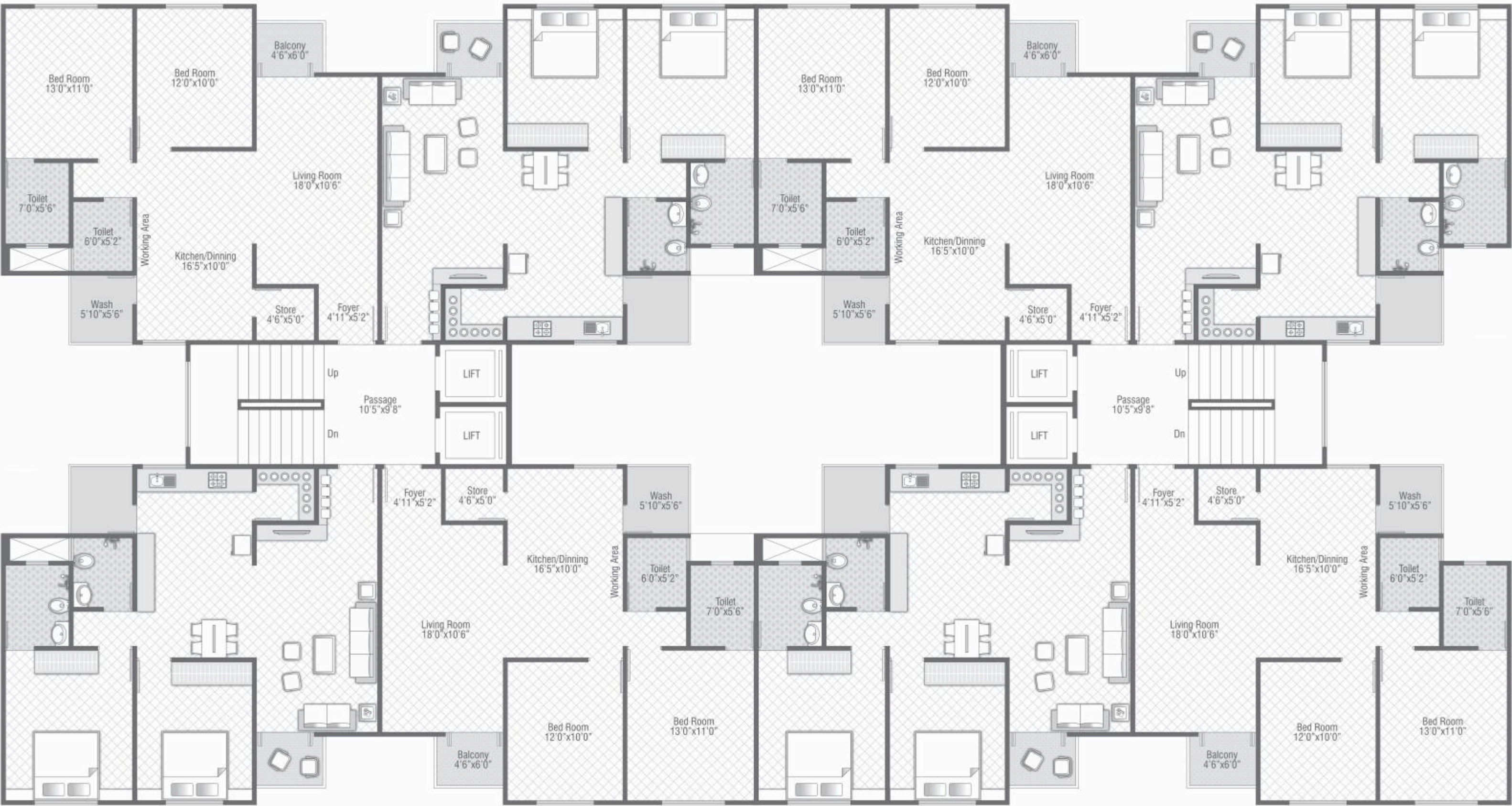
2 BHK - S. B. Area 1240.00 Sq.ft.
3 BHK - S. B. Area 1550.00 Sq.ft.

Typical Layout





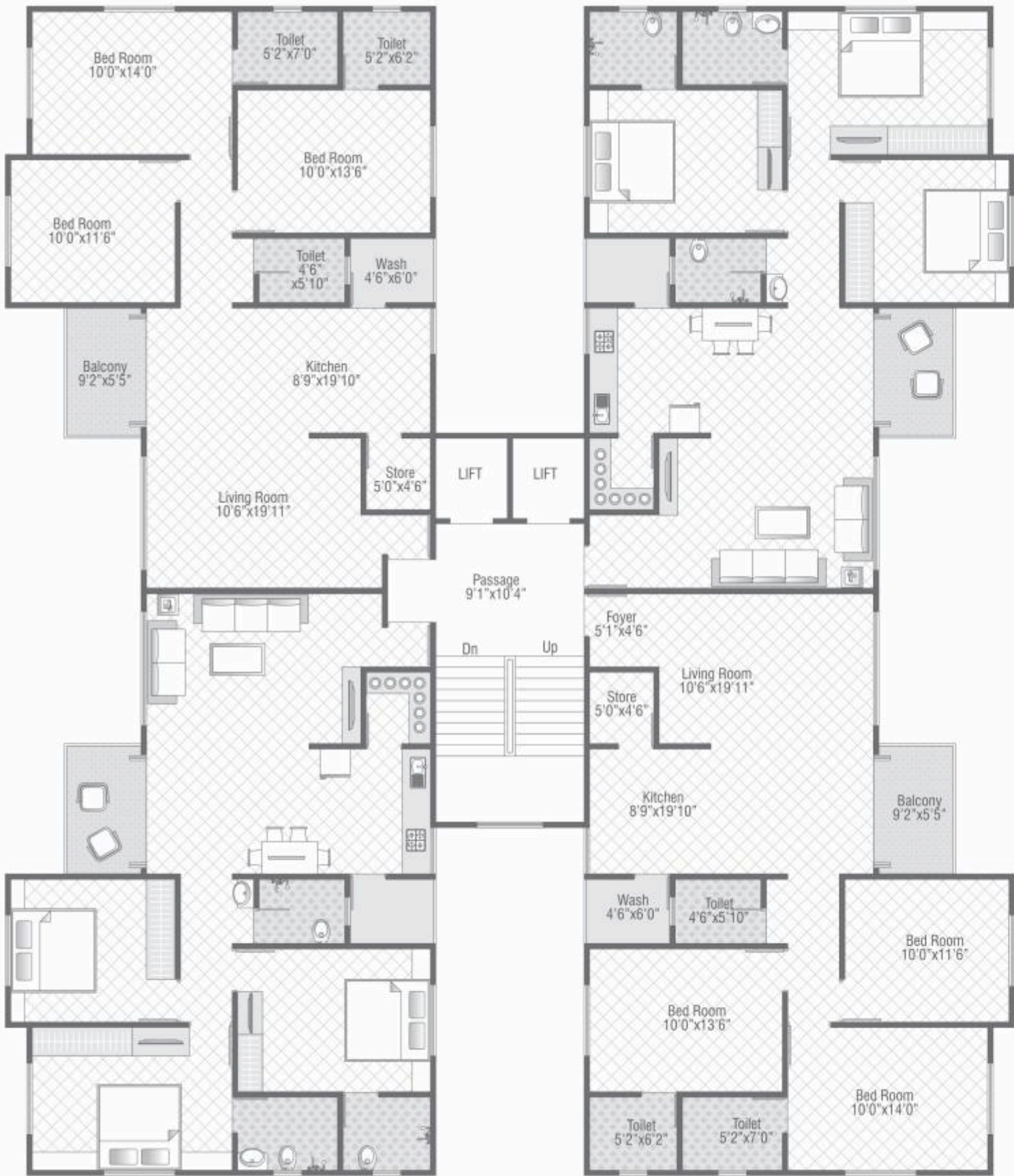
S. B. Area 1310.00 Sq.ft.



S. B. Area 1350.00 Sq.ft.

Tower - A, I, J

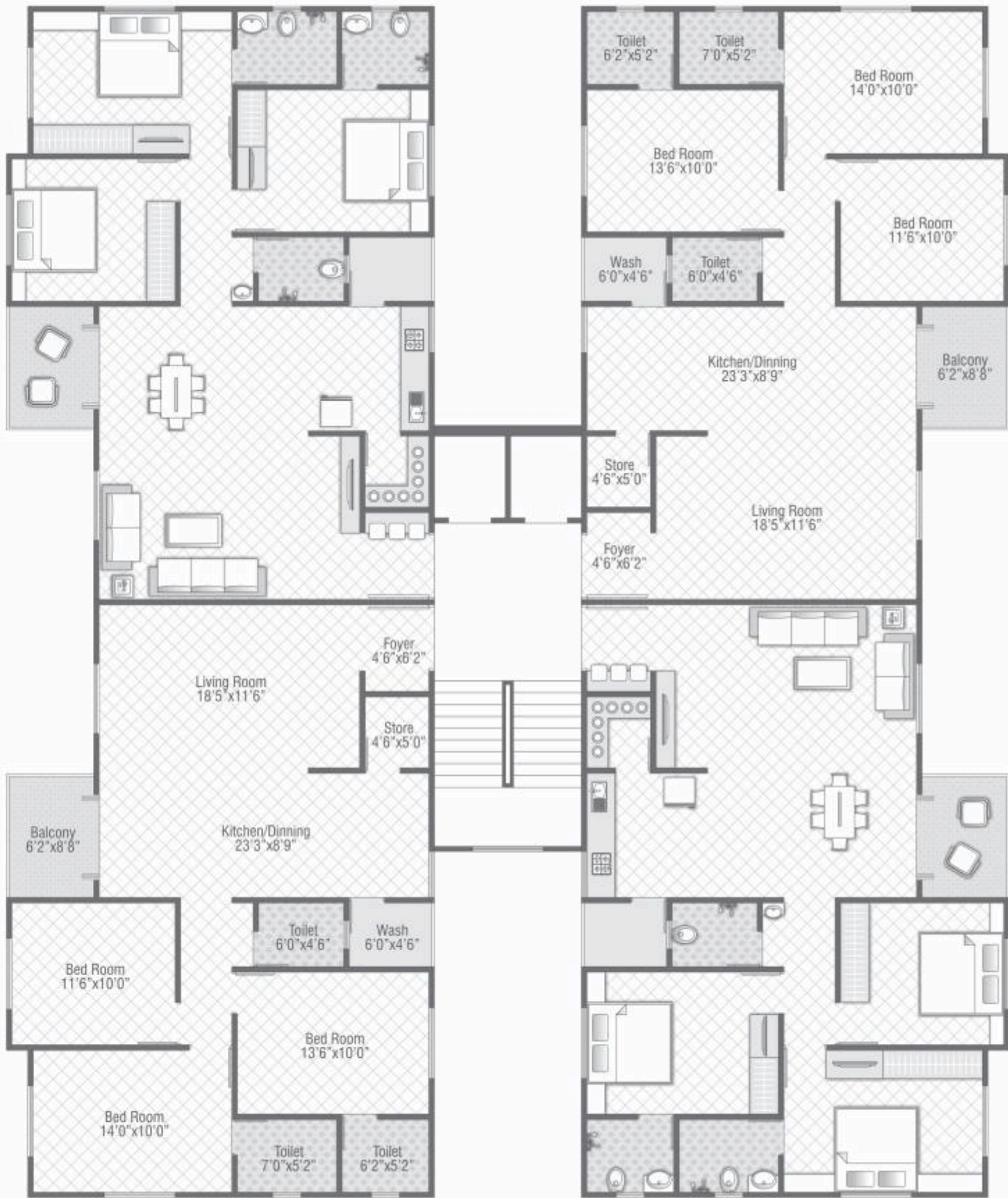
3BHK
TYPICAL



S. B. Area 1660.00 Sq.ft.

Tower - D, E, L, M, N

3BHK
TYPICAL



S. B. Area 1800.00 Sq.ft.







SPECIFICATIONS

Structure

Earthquake resistant RCC framed structure .

Walls

Interior : Smooth plaster with white putty finishing.
Exterior : Double coat plaster with weather proof exterior paint.

Flooring & Tiling

Vitrified tiles in all rooms & Anti skid tiles in Balcony.
Fully glazed designer tiles on bathroom walls.
Glazed tiles on kitchen dado up to slab level & below platform.
Granite platform in kitchen with stainless steel sink.
Natural stone in lounge / entrance lobby and passage.

Doors & Windows

Attractive entrance door with standard safety lock & other decorative fittings.
Internal doors are flush door.
Color powder coated Aluminum window with reflective glass .
Granite window sill.

Electrical

Concealed copper wiring as per ISI requirement.
Modular sockets & switches.
TV & Telephone points in living room & Master bedroom.
Luminaries in lounge / entrance lobby , lift lobbies & common areas.
Split A.C. point in two bedroom.

Plumbing & Sanitary

Contemporary sanitary ware & CP fittings (Marc, Plumber, Jaquar).
Provision for washing machine.

AMENITIES

- Standard quality two elevator to each tower.
- Uninterrupted power backup for common utility.
- Water softener plant for health and hygiene.
- Senior Citizen Seatings in Campus.
- Common Bore for 24 hour water supply to each Tower .
- Water Harvesting for ECO friendly environment.
- Paver block internal road with plantation & Streetlights.
- Gated Community with round the clock security.
- Badminton Court, Volleyball court, Basketball Court.
- Swimming Pool
- Multipurpose Hall
- Well equipped Gymnasium.
- Indoor Game Room.
- Jogging track.
- Landscape Garden.
- Children play area.

In the Neighbourhood



Stay in the heart of civilisation. Life demands that you be at the Core, at the hub of all activities on one hand. On the other hand, life wants you to rest in the lap of nature. Dove Deck makes this impossible duality possible. Plug into the urban network. Local transport is available near by, Vadodara Airport is just 4km, state transport & Railway station 9km away from the Dove Deck.



Schools:- American International School, Poddar International school, Ambe Vidyalaya & Sardar Vallabhbhai Vidyalaya



Colleges:- Sigma Institute of Engineering, Pioneer Medical Collage, Parul Institute

Hospitals:- Dhiraj Dental Hospital

Market Place : Grocery market, Medical stores, petrol pump & Vegetable Market life essentials available near by area of Ajwa road with in 1 km.

Industrial : Suzlon, L & T Technology Park, Waghodia GiDC is the famous industrial zone is near by our location which gives good developments potential the Area.

NOTES:

- Possession will be given after one month of settlement of all accounts.
- Extra work shall be executed after receipt of full payment in advance, as per developer's estimate.
- Documentation charges such as Stamp Duty, Registration, Electricity (GEB) common and individual unit, Legal, typing and relative expenditure, common maintenance charges will be extra and shall be paid once the said unit is finished.
- Service tax is payable along with each payment.
- Any new Central and State Government Taxes, if applicable shall be borne by the clients.
- Elevation alteration will not be allowed in any circumstances.
- Finishing means internal completion of the said unit.
- The developer reserve the right to make any addition, alteration and amendments as may be necessitated from time to time in layout and building plan.
- If customer has availed bank loan facility then it is the responsibility of the customer to disburse the amount from the bank to clear stage wise outstanding as per the payment schedule.
- This brochure shall not be treated as a legal document; it is only for the purpose of information and early display of the project.
- Warranty, guarantee and liabilities for things like Lifts, Switches, Lighting, Bath Accessories, steel etc... supplied by external companies will be of manufacturer and after finishing guarantee and warrantee will be pass-on to the buyer.

Cancellation Policy:

- In case of booking cancellation in any circumstances, refund will be processed and amount will be deducted as per company cancellation policy and refund amount will be paid only after 6 months from the cancellation intimation in writing.
- If buyer fails to pay 20% within one month from the date of booking will be considered cancel and amount paid will be forfeited by the developer.
- Penalty Clauses are as follows for amount due after 20% of the payment is made:

If payment is cleared within 30 days from the date of demand	No Penalty
From 31st day to 90th Day from the date of demand	Rs. 500 per day till the date of payment
If outstanding is not cleared within 90 days from the date of demand	Booking will be cancelled and 50% of the paid amount will be forfeited and balance will be paid after 6 months.

Mode of Payment

- 20% 1 Month of Booking • 10% Plinth Level • 10% 1st Slab Level • 10% 3rd Slab Level
- 10% 5th Slab Level •10% 7th Slab Level •10% 9th Slab Level •10% Masonry Work • 10% Finishing