



Developer:
AYAAN
ENTERPRISE

Site : Umar Skyz
Behind Al Emaan Complex,
Opp. Fatima Society,
Nr. Gorwa Bridge, Madhunagar,
Gorwa, Vadodara - 390016

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Architect :

ALTER ARCHITECTS

Structure :
DYNAMIC
STRUCTURE
CONSULTANT
(Ohruv Patel)

LOCATION



FLATS TERMS OF PAYMENT

10% Booking | 15% Basement Slab | 10% G.F. Slab | 10% F.F. Slab | 10% S.F. Slab | 10% T.F. Slab | 10% F.F. Slab | 5% F.F. Slab | 5% S.F. Slab | 5% Brick Masonary | 5% Plaster | 5% On Possession

SHOP TERMS OF PAYMENT

30% Booking | 10% Basement Slab | 20% G.F Slab | 20% Brick Masonary | 15% Plaster | 5% On Possession

Notes - Document charge, stamp duty, all government taxes, G.E.B. meter deposit, shall be separate. - Each member needs to pay maintenance shares separately. - GST will be charge as per Rera. - Customer has to pay hour tax from tha date of issue Raja Chitthi. - The developers reserve the full right make any changes. - In the case of booking cancellation 80% of the amount refund after booking of same flat. - Extra work at the cost of client with prior estimate to be give in advance. - Possession will be given after 30 days from the receipt of final payment. - This brochure does not form a part of agreement or any legal document, it is only a display of the project. - Subject to Vadodara jusisdiction.

design: CR March 25 @ 98248 86608



2 BHK LUXURIOUS
FLATS & SHOPS

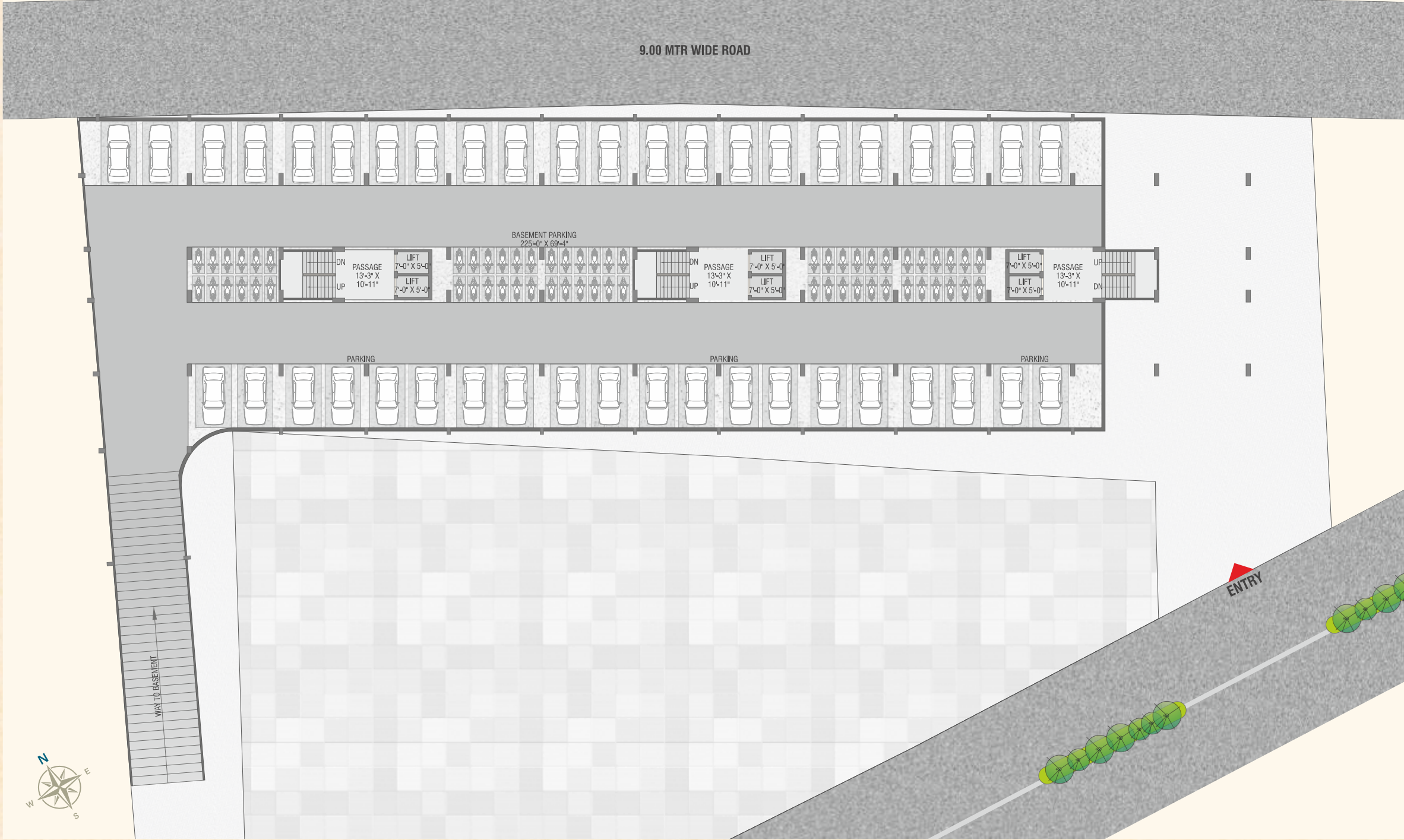


*elevate your
lifestyle*

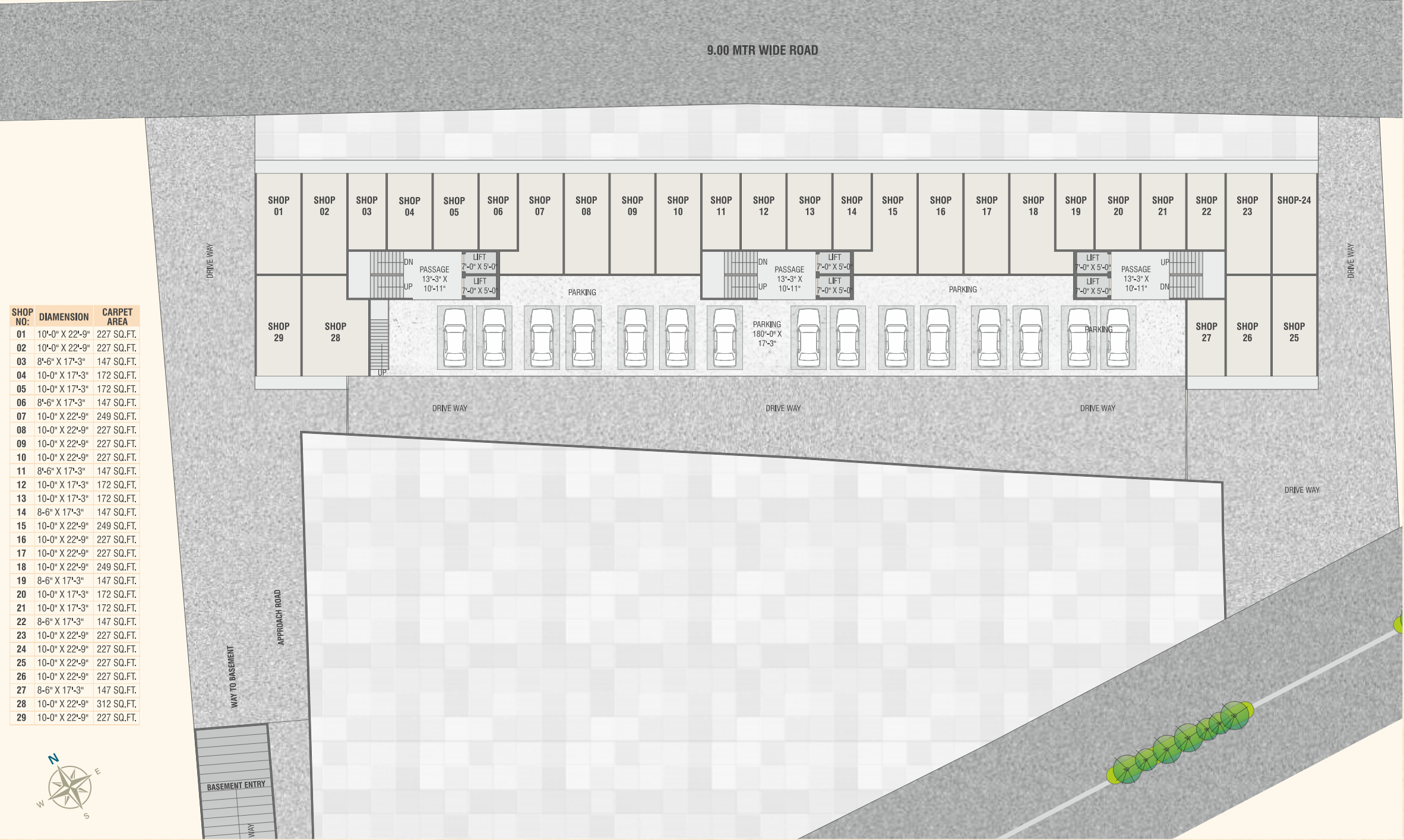
Discover a perfect blend of luxury and convenience at Umar Skys. Offering 2 BHK luxurious flats and premium shops, this thoughtfully designed space ensures modern comfort, elegance, and seamless connectivity. Experience elevated living with premium amenities and a vibrant retail experience, all in one prime destination.



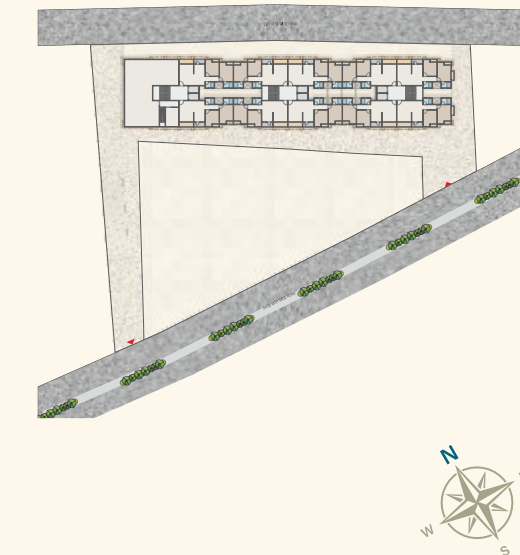
BASEMENT FLOOR
LAYOUT PLAN



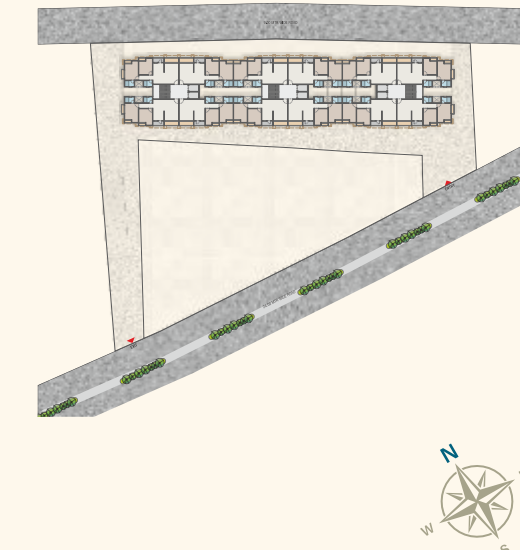
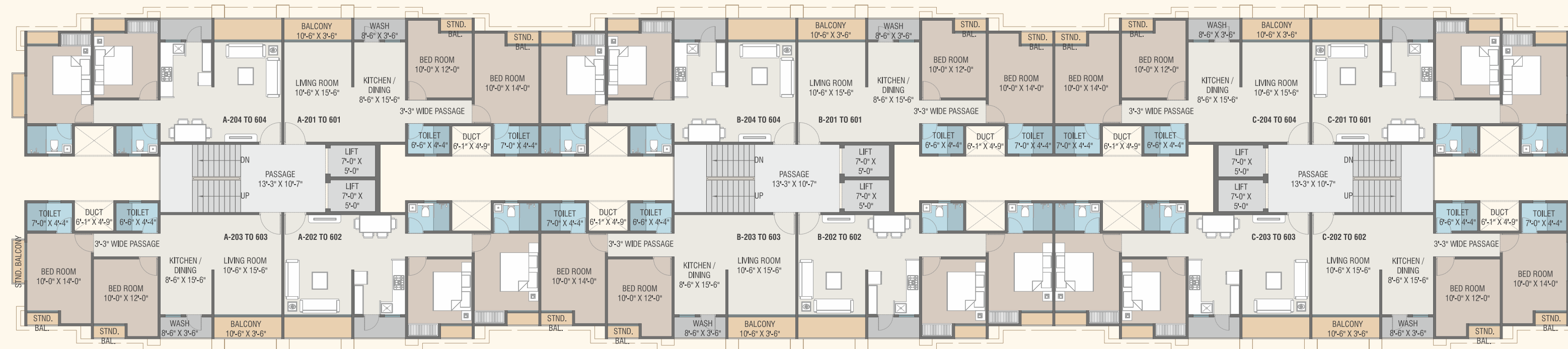
GROUND FLOOR
LAYOUT PLAN



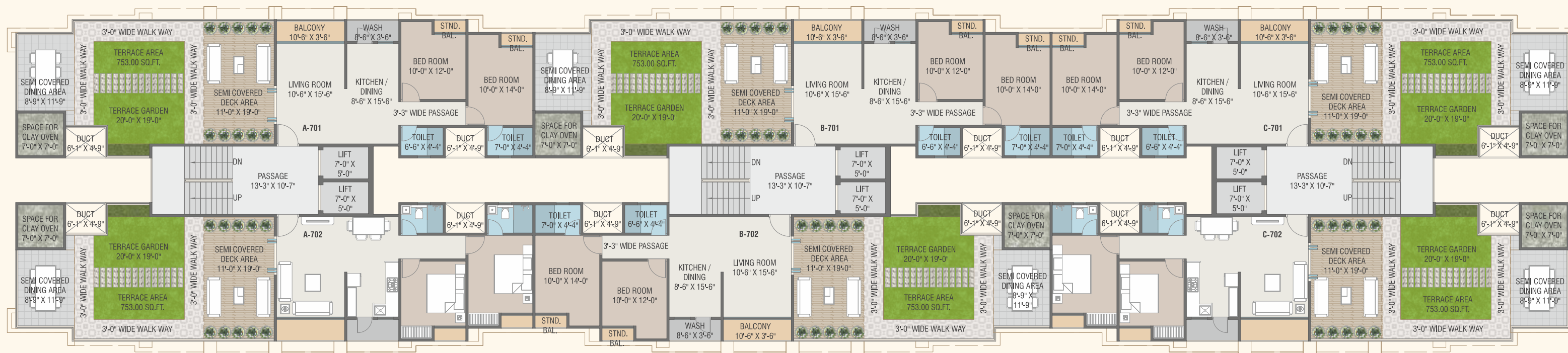
FIRST
FLOOR
LAYOUT PLAN



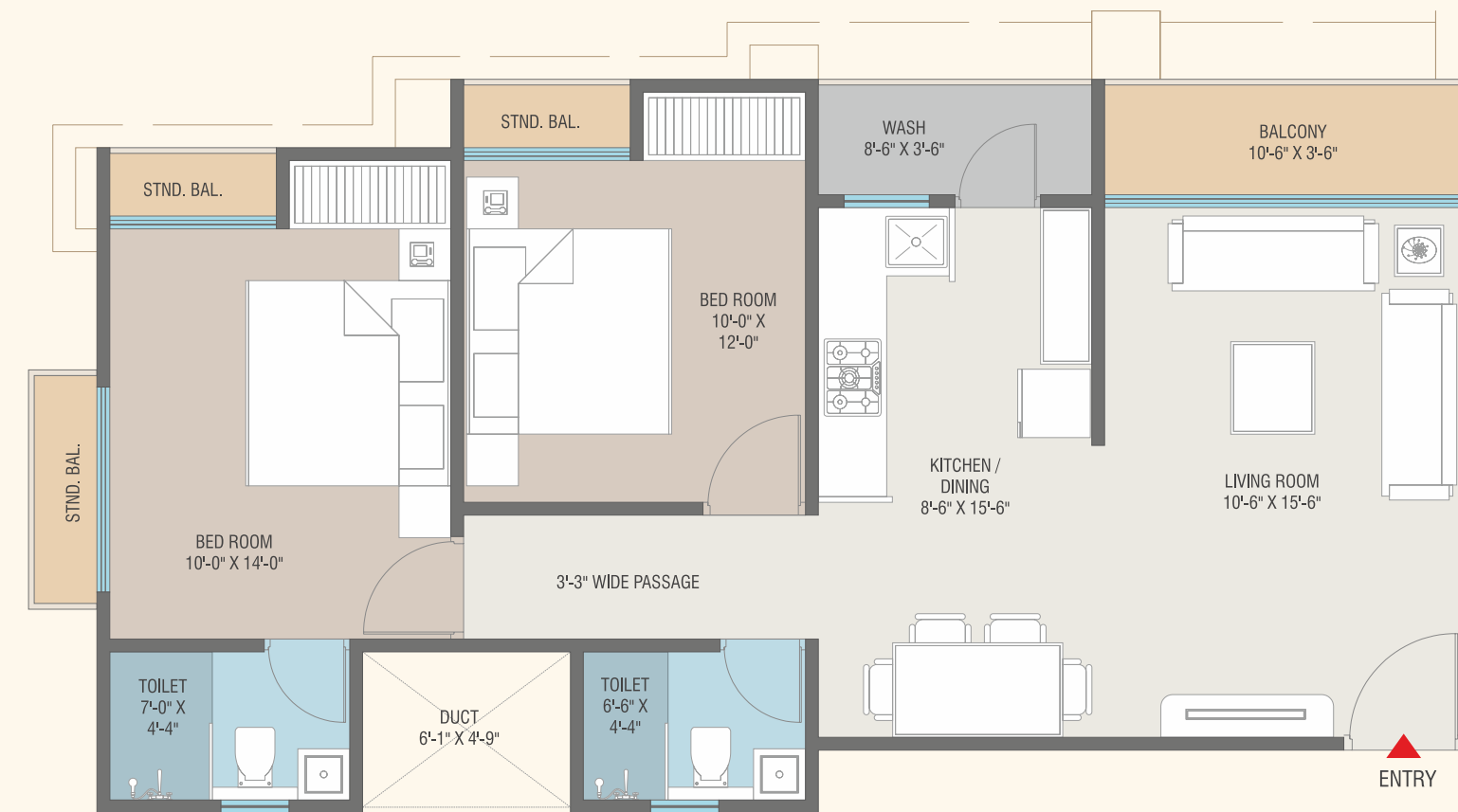
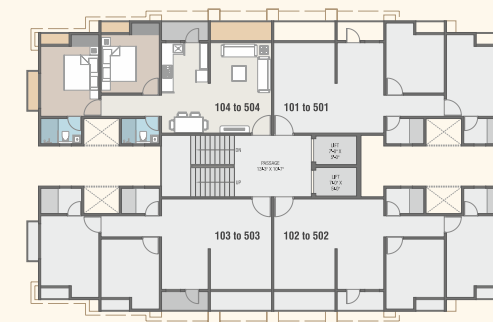
TYPICAL
FLOOR
LAYOUT PLAN
2ND TO 6TH



SEVENTH
FLOOR
LAYOUT
PLAN



TYPICAL
FLOOR PLAN
TOWER
A,B,C



SPECIFICATION

- Structure:
All RCC & brick masonry works as per architect & structural consultant design.

Doors:
Elegant main door & all internal good quality flush doors.

Windows:
Color anodized aluminium windows.

Flooring:
Virtified flooring in all rooms.

Kitchen:
Granite platform with S.S. Sink & wall tiles up to lintel level.
- Toilet:
Designer toilets with premium quality bathroom fittings, sanitaryware & glazed tiles up-to sealing.

Plumbing:
Concealed plumbing with good quality cpvc / upvc fitting.

Electrification :
Concealed copper wiring with ISI modular switches. MCB provision in main distribution board. AC point in all bed rooms.

Paint:
Internal wall finished with putty primer & external wall finished with weather proof paint.
- Entry Gate

24 Hours Water

Street light

Good Quality lift

Fire Safety System

Rain Water Harvesting

Ibadat Gaah



AMENITIES

