



VISHAKHA[®]
EXOTICA

3 BHK EXCLUSIVE APARTMENTS

COMFORTABLE
LIVING SPACES WITH
SPACIOUS ROOM SIZES
THE HOME BECOMES
YOUR LIFE ENHANCING
ELEMENT



ELEVATING
YOUR LIVING
TO NEWER HIGHS
COMFORT
QUALITY & STYLE

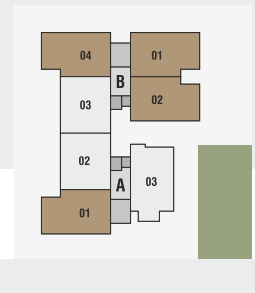




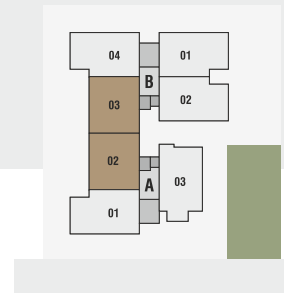
FLOOR PLAN



18.00 MT. WIDE T.P.S. ROAD



TYPE-A | BLOCK A - 101
BLOCK B - 101, 102, 104

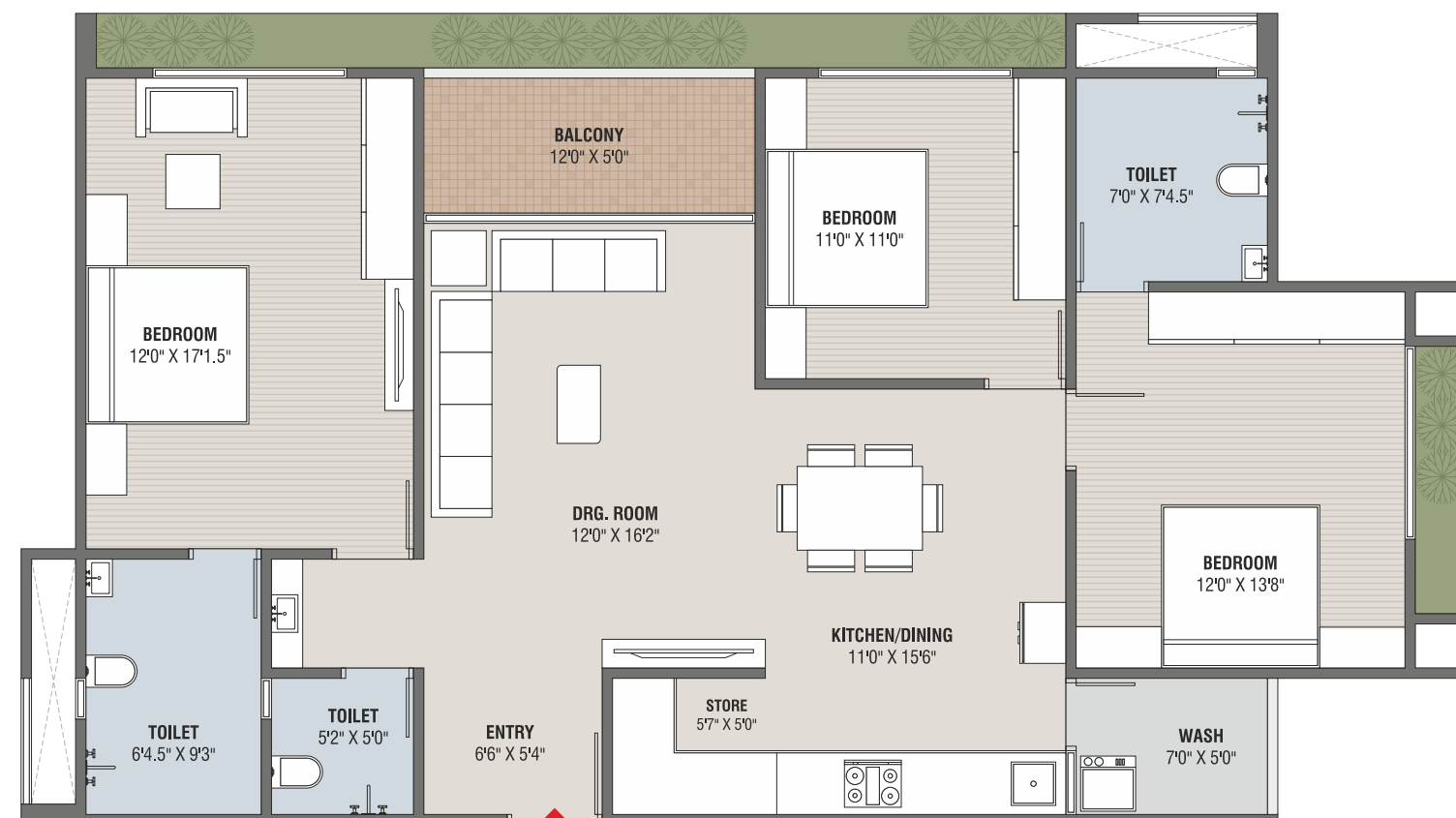
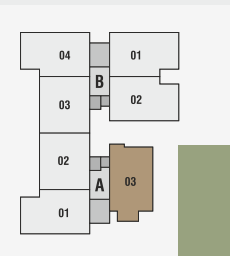


TYPE-B | BLOCK A - 102
BLOCK B - 103





TYPE-C | BLOCK A - 103



GROUND FLOOR PLAN

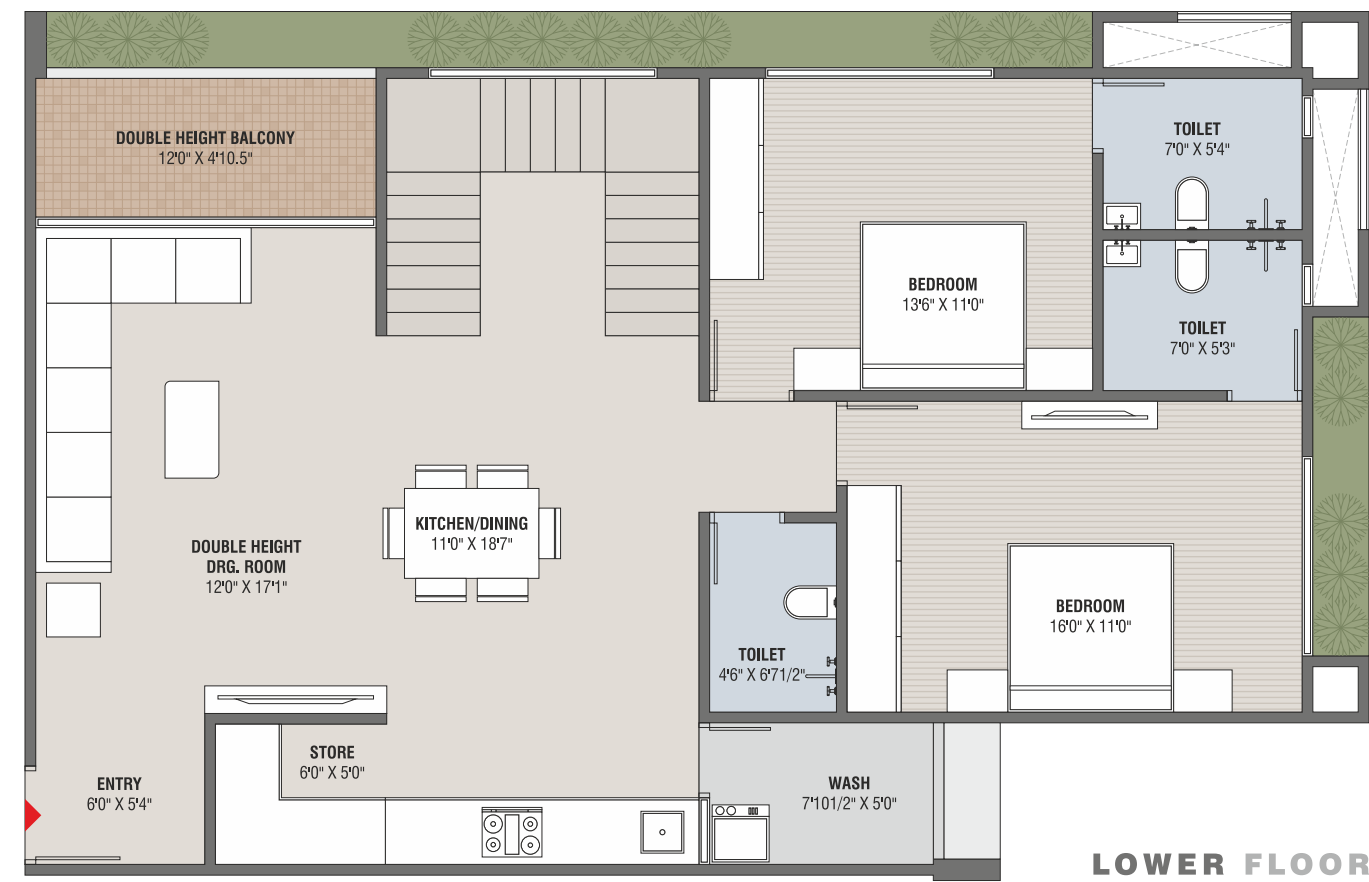
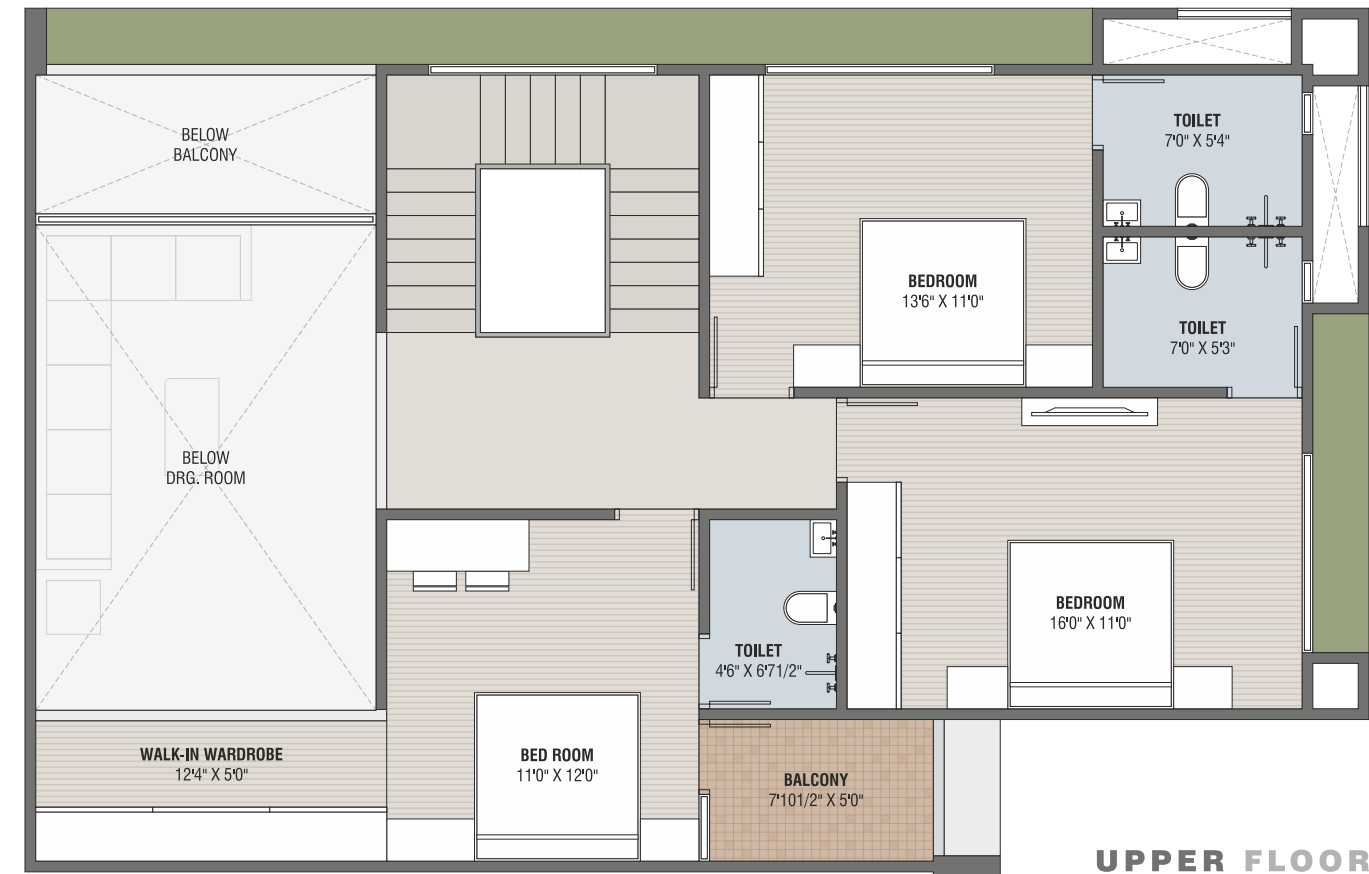




A1
12TH FLOOR



DUPLEX PENTHOUSE

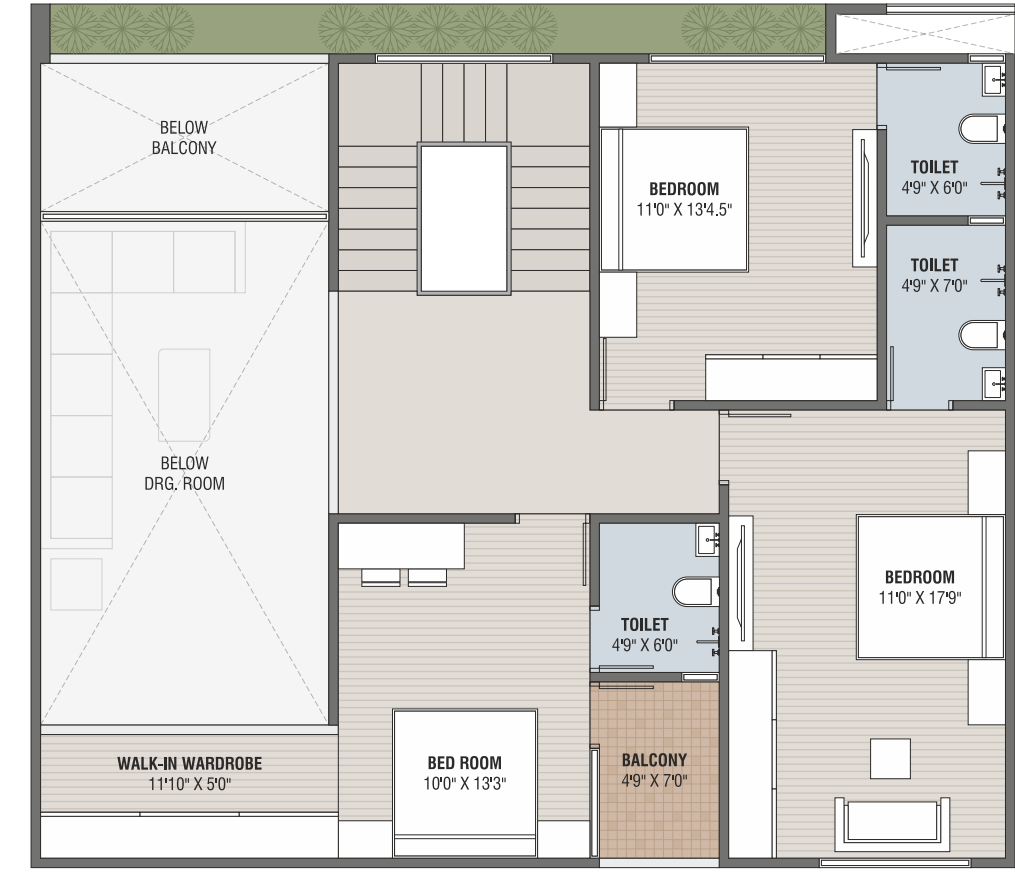


B1
12TH FLOOR

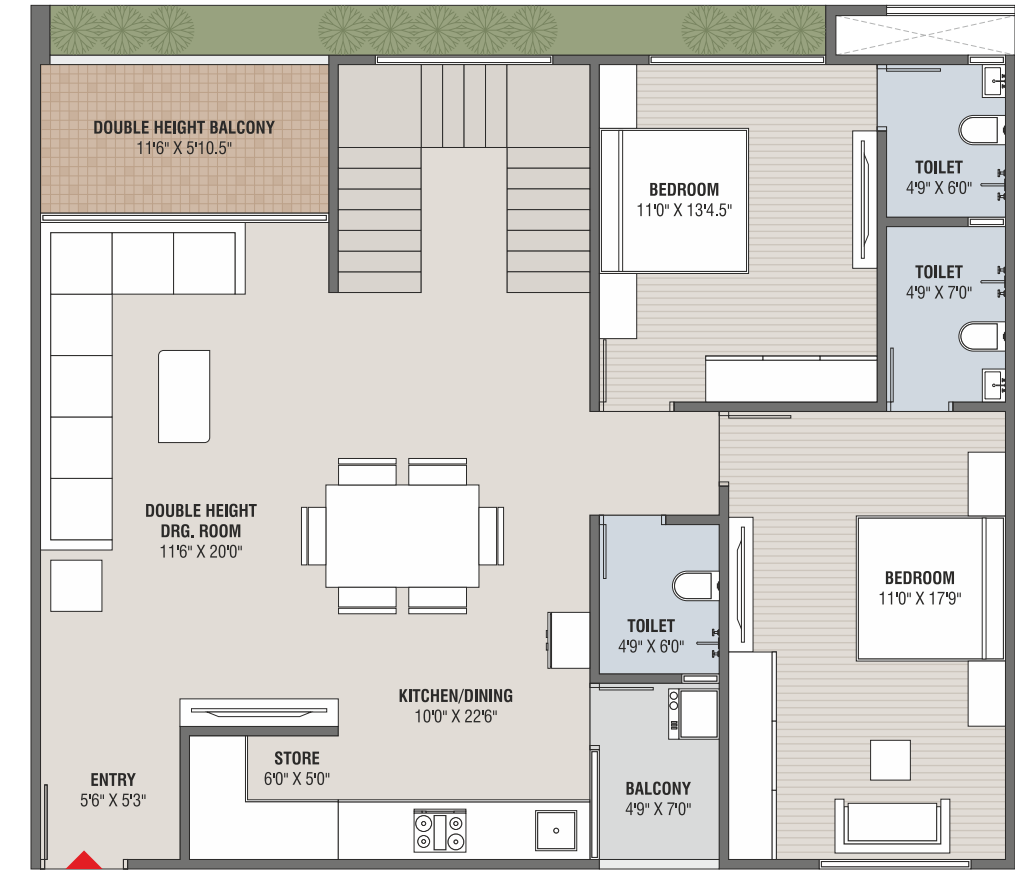


**DUPLEX
PENTHOUSE**

UPPER FLOOR



LOWER FLOOR





AMENITIES

- | | | | |
|---|--|---|--|
| 
LANDSCAPE GARDEN | 
CHILDREN PLAY AREA | 
INDOOR GAMES | 
FULLY AUTOMATIC ELEVATOR |
| 
GREEN SPACE FOR YOGA | 
GYMNASIUM | 
24X7 C.C. T.V. SURVEILLANCE | 
SOLAR PANELS FOR COMMON USE |
| 
ATTRACTIVE GATE | 
GAZEBO IN GARDEN | 
FIRE SAFETY AS PER AMC NORMS | 
BIG SIZE FOYER WITH CROSS VENTILATION |
| 
SUFFICIENT PARKING | 
DG BACK-UP FOR COMMON USE | 
JOGGING TRACK | 
SENIOR CITIZEN SITTINGS |

GATED COMMUNITY

OFFERING MODERN ONSITE AMENITIES

A FRESH, GREEN, STYLISHLY

LANDSCAPED ENVIRONMENT





Specification

STRUCTURE

Earthquake resistant R.C.C. frame structure with **Red brick** masonry wall.

WALL FINISH

All internal walls finished with putty over plaster. All external walls finished with double coat sand faced plaster with premium quality acrylic paint.

KITCHEN / STORE

Designer granite kitchen platform with designer tiles dado up to lintel level with elegant sink.

DOORS & WINDOWS

Decorative main doors & all other doors are plain flush door. Sliding aluminium section windows with glass & stone sill.

FLOORING

Branded vitrified tiles in entire flat.

SECURITY SYSTEM

Provision for CCTV surveillance for common area covered Foyer, Amenities & Lift entrance

BATHROOMS

Elegantly designed bathrooms with designer tiles dado up to lintel level. Branded sanitary ware & C.P fittings in all bathrooms.

ELEVATORS

2 branded digitalized Highspeed elevators with ARD (Auto Rescue Device) system in each block.

ELECTRIFICATION

3 phase ISI concealed copper flexible wiring with modular switches & MCB with adequate number of electric points.

ROADS

Internal roads paved with as per Architect's design.

POWER BACK-UP

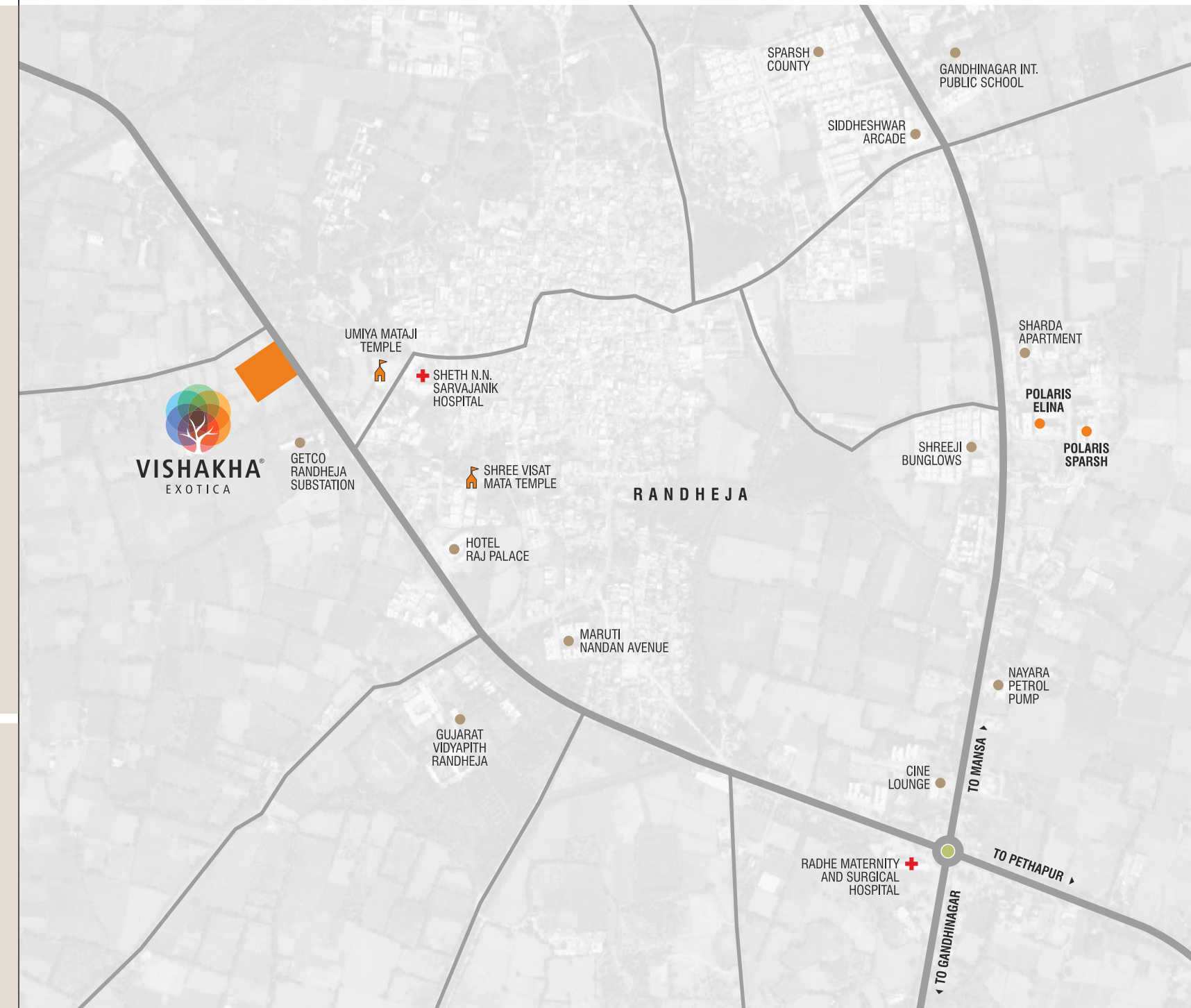
Power generator for electricity back-up for common services / basic light of common area.

FOYER

Well designed Entrance foyer.

PARKING

Sufficient basement & hollow plinth parking space.



CONNECTIVITY



- SHETH N.N. SARVAJANIK HOSPITAL - **2 MIN.**
- D-MART - **10 MIN.**
- RAILWAY STATION - **15 MIN.**
- PATHIKA ASHRAM - **20 MIN.**
- GIFT CITY - **30 MIN.**

EDUCATION



- G'NAGAR INT. SCHOOL - **5 MIN.**
- SHANKARSINH VAGHELA BAPU INSTITUTE - **8 MIN.**
- GOVT. POLYTECHNIC - **8 MIN.**

HOTEL / MULTIPLEX



- THE LEELA HOTEL - **15 MIN.**
- I-NOX - **20 MIN.**
- PVR CINEMA - **20 MIN.**

OUR OTHER PROJECTS



Notes : ■ All rights are reserved to developers for any changes in plan & specification & dimensions. ■ GEB electric expenses, Legal charges, Document charges, Service charges & maintenance charges shall be borne separately by all members. ■ Irregular payment shall cause cancellation of booking. ■ Any additional charges or duties levied by the GOVT / Local authorities during or after the completion of the scheme will be borne by the member. ■ Internal changes shall be done with prior permission & shall be charged in advance. ■ Changes in external elevation shall not be permitted. ■ In case of cancellation, 10% of the amount will be deducted & the rest amount shall be paid only after the next booking available. ■ This brochure is not to be treated as a part of any legal documents. ■ All dimensions / measurements given are unfinished & approximates. ■ The photographs & artistic impressions are for references only. Actual building may vary from the representation mentioned in the brochure. ■ This is not an advertisement within the meaning of RERA. This not an offer, invitations or commitment of any nature. ■ Recipients are advised to appraise themselves of the necessary & relevant information of the project prior to making any purchase decisions. ■ All the specifications of the flat shall be as per the final agreement between the parties. ■ Subject to Gandhinagar Jurisdiction ony. ■ Terms & Condition Applicable.



DEVELOPER

AAYUSH
BUILD CON

BOOKING CONTACT

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ARCHITECT

APEX ENGINEERS
& CONSULTANTS

SITE ADDRESS :

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Randheja, Gandhinagar - 382620.



SCAN FOR LOCATON



RERA - PROJECT REGISTRATION NUMBER
PR / GJ / **GANDHINAGAR / GANDHINAGAR / Others / RAA11995 / 210623**
WEBSITE : www.gujrera.gujarat.gov.in

