



A project by Mayur Group

Welcome to the new
LIFESTYLE

Experience the premier High-end living

The luxurious, ultra-spacious 3 & 4 bhk apartments are designed to provide maximum flexibility for internal space planning to suit individual tastes. Your entire world is built on detail. A world designed and meticulously built with innovative ideas that are key to your happiness. **"Mayur 44"** towers are designed combining a distinctive look, immaculate planning and stunning landscapes.

We offer the best of contemporary amenities that ensures a warm and luxurious lifestyle in the finest address. The unique combination of vibrant surroundings, extremely high quality construction standards and a professional approach sets apart for high-end living.

Experience tranquility in the midst of stunning scenic greens, your very own private garden or expansive terraces on first floor. With wide open spaces as far as the eye can see with no high rise buildings to block your view, **"Mayur 44"** has created living environments that feel secluded, yet welcoming. Poised to become Bhayali's premier residential address, **"Mayur 44"** is unbeatable in terms of accessibility and picture perfect lifestyle.





A wonderful place to
live, relax and enjoy LIFE



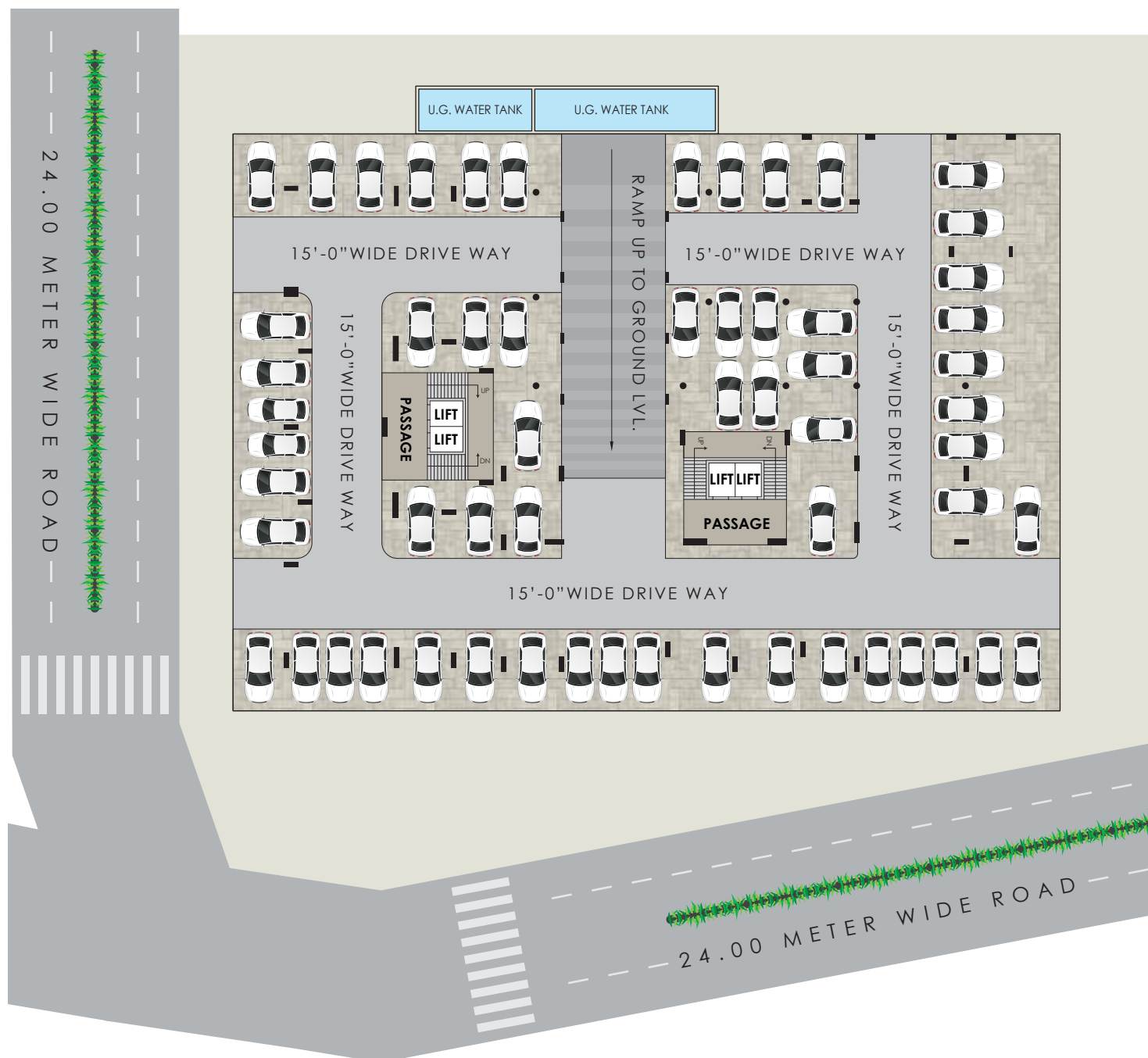


LAYOUT PLAN





BASEMENT PLAN





GROUND FLOOR PLAN



Shop No.	C. Area (Sq. Ft.)	S. B. Area
1	237.03	414.80
2	231.25	404.69
3	251.48	440.09
4	323.75	566.56
5	323.75	566.56
6	289.06	505.86
7	254.72	445.76
8	213.55	373.71
9	309.00	540.75
10	263.94	461.90
11	309.00	540.75
12	254.28	444.99
13	283.25	495.69
14	360.50	630.88
15	360.50	630.88
16	283.25	495.69
17	254.28	444.99
18	309.00	540.75

3 BHK

TYPICAL FLOOR PLAN

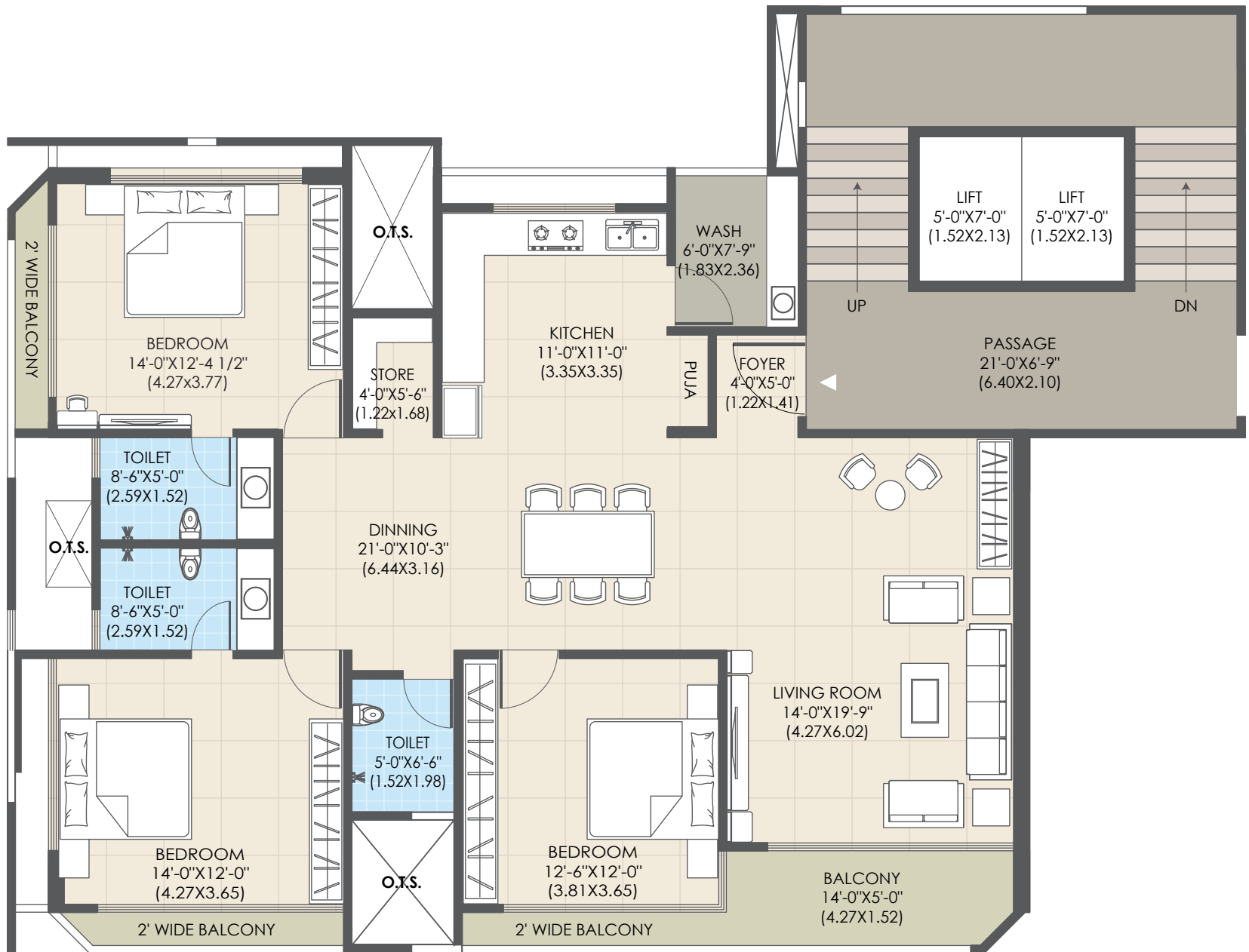


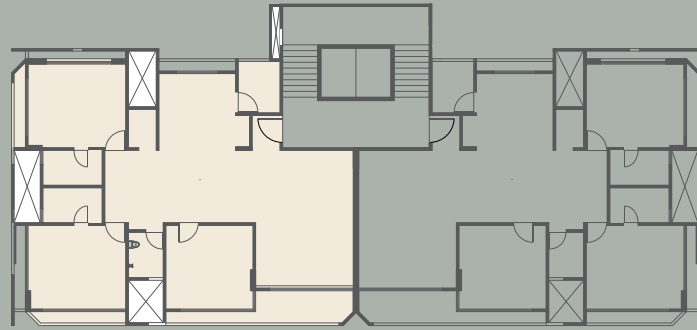
UNIT CARPET AREA

S. B. AREA

1410 SQ. FT.

2398 SQ. FT.







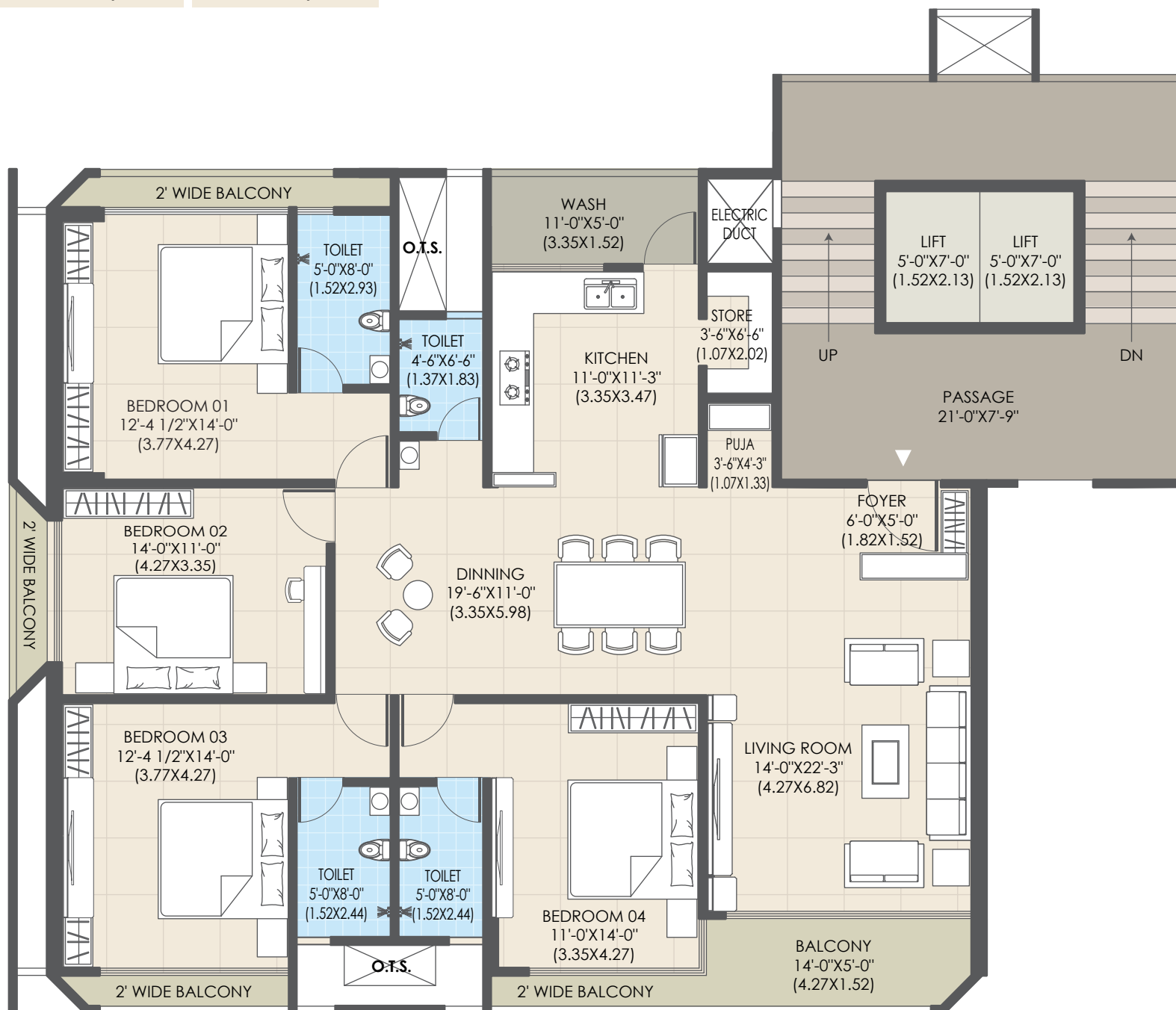
4 BHK TYPICAL FLOOR PLAN

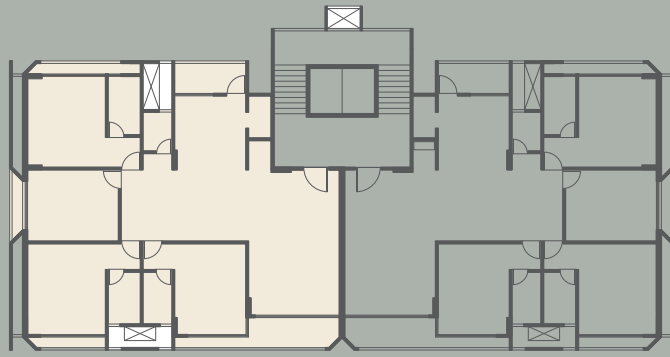
UNIT CARPET AREA

S. B. AREA

1722 SQ. FT.

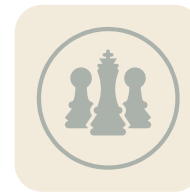
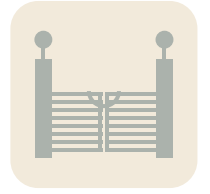
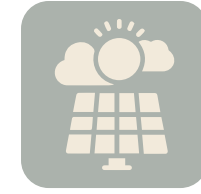
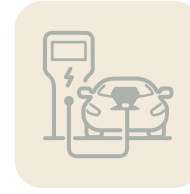
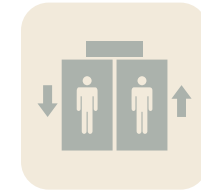
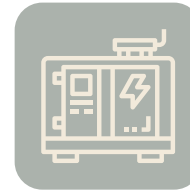
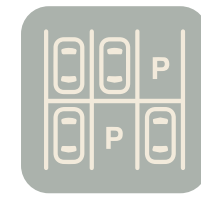
2927 SQ. FT.





VALUE ADDITIONS

- Security : 24 x 7 Gated Security
- Parking : Allotted Parking with R.C.C. and blocks (2 cars for 4BHK / 1 car for 3BHK)
- Water : 24 hours water supply
- 24x7 Generator Power Backup for common areas
- 2 Auto door branded Elevators in each tower
- CCTV Surveillance
- Provision for Electric Car Charging
- Solar electricity for common areas
- Elegant Entrance with security cabin
- Magnificent A.C. Club House
- Gymnasium
- Children Play Area / Sand Pit
- Indoor Game & Recreational Activities
- Senior Citizen Seating Area
- Fire Fighting System
- Party Lawn
- Floor – Ceiling height 11 Feet
- Gracefully sophisticated entrance foyer
- Wide corridors & passages for easy manoeuvrability



CLUB HOUSE



SPECIFICATIONS

STRUCTURE

- All RCC & Brick work as per structural engineer's design

FLOORING

- Premium Vitrified Tile Flooring
- Marble / Kota mirror polish in common area

WINDOWS

- Good Quality Aluminium (anodised) sliding windows with Mosquito Nets

PAINT & FINISH

- Internal Walls : Finished with Smooth plaster & Double Coat Putty & Primer
- External Walls : Finished with Double Coat, Plaster & Exterior weather shield paint

KITCHEN

- Exclusive Granite Platform with S. S. Sink & designer Tiles Dado over Platform
- Wash Area with Ceramic Tiles Dado & Kota Stone Flooring

BATH

- Designer Tiles Dado upto slab level
- Granite/Stone Counter with Ceramic Wash Basin
- C. P. Fittings / Vessels of Kohler / Jaguar or equivalent make
- Premium Designer Anti-skid Tiles in Bathroom & Balcony

DOORS

- Main Door : High Quality Wooden Frame Door with Veneer Panelling & Polish
- Internal Doors : Granite Frames with Good Quality Laminated Flush Doors

ELECTRIFICATION

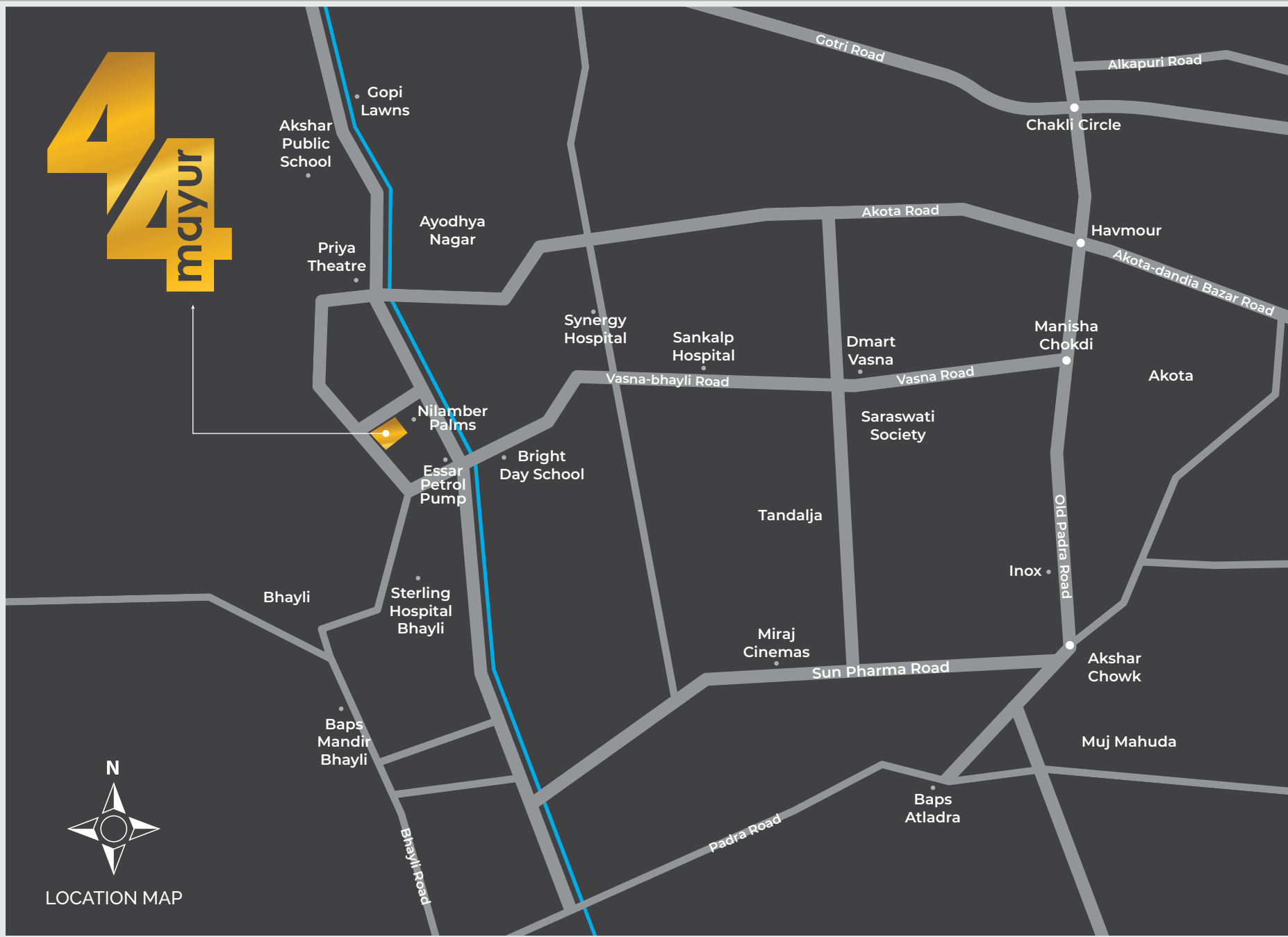
- Concealed Copper ISI Wiring & Branded Modular Switches with Sufficient Points
- A.C. Copper piping in all bedrooms and living room

PAYMENT TERMS

1	30%	Booking
2	15%	Plinth Level
3	10%	Ground Floor
4	10%	5 th Floor
5	5%	11 th Floor
6	5%	Masonry Work
7	5%	Internal Plaster
8	5%	External Plaster
9	5%	Flooring & Plumbing
10	5%	Infrastructure Completion
11	5%	Possession

NOTE

- Possession will be give after one month if settlement of all accounts.
- Documentation charges, Stamp Duty, Service Tax, MGVCL Deposit & common maintenace charges will be extra.
- Any new Central or State Government Taxes, if applicable shall have to be borne by the clients.
- Extra work shall be executed after making full payments.
- Continuous default payments leads to cancellation.
- Arhitects/Developers shall have the right to change or raise the scheme or any details herein and any change or revision will be binding to all.
- No changes will be done in elevation and colors.
- In case of booking cancellation the amount will be refunded from the same premise of booking after deducting 10% of the booking amount.
- Any plans, specifications or information in this brohchure can not form part of an offer, contract or agreement.
- Payments should be paid by cheque only.



Airport
12.5 Km



Railway Station
8.8 Km



Bus Terminal
8.8 Km



N. H. No.8
14 Km



Express Highway
17 Km




A project by Mayur Group

DEVELOPER

Shree Gajan Developers

STRUCTURAL CONSULTANT

Zarna Associates

 SITE

Mayur - 44

B/h Essar Petrol Pump,
Nr. Bright Day School,
TP-2, Vasna-Bhayli Road,
Bhayli, Vadodara- 391410

ARCHITECT

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RERA No.: PR/GJ/VADODARA/VADODARA/Others/MAA08075/180221

Disclaimer: All information and contents as contained herein, including but not limited to all designs, layouts, specifications, plans, services, facilities and infrastructure are illustrative and subject to change, without notice, as per prevailing government norms. the fixtures and furnishing shown are representative and do not form part of the apartment. This brochure is purely conceptual and not a legal offering.

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mayur