

DEVELOPER



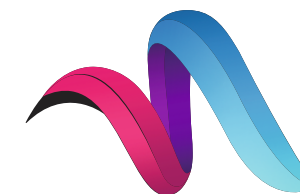
Narayan Land Estate
Narayan Chambers, Station Road, Bharuch-392001
Ph. No: 243611,240625
Email: info.bhr@narayanrealty.com
www.narayanrealty.com



Near Narayan Luxuria, Behind Narayan Residency
Off Dahej By Pass Road, Shravan Chokdi, Bharuch-392001
Phone: 02642 291783

ARCHITECT : Kartik J. Panchal, Baroda

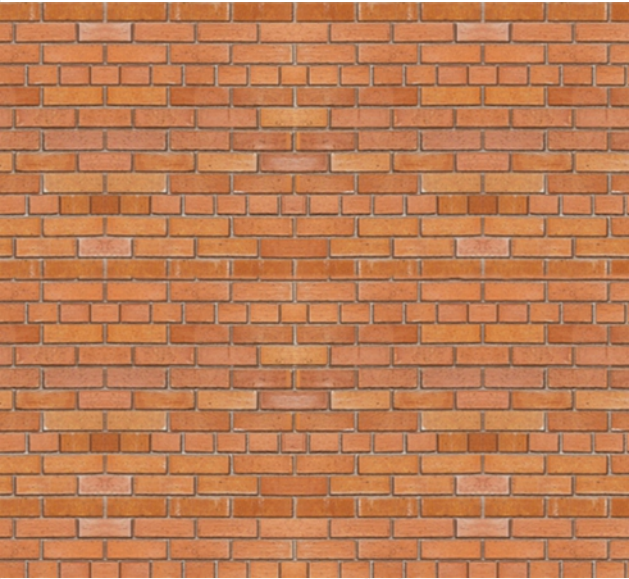
STRUCTURE ENGINEER : A.A.Desai, Baroda



NARAYAN ARENA

BUNGALOWS & APARTMENTS

AVENUES OF HAPPINESS



A NOVEL WAY OF HAPPIER LIVING

The real charm of life lies in its diversity. The more choices we have, the more fulfilling and happier life would be. Narayan Arena, an interesting mix of cozy bungalows and luxurious apartments, offers you such happier life, you have always dreamt for your family.

Convenient location, an array of amenities, thoughtful planning and meticulous execution makes it one of the most interesting and promising project in Bharuch.



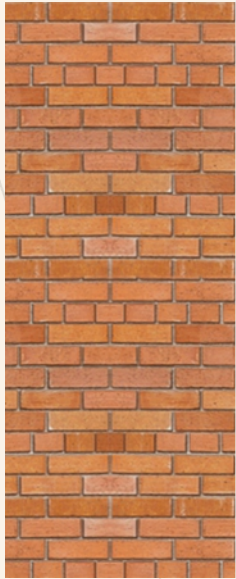
NARAYAN ARENA



BUNGALOWS



APARTMENTS





YOUR OWN WORLD OF HAPPINESS

OVERHEAD
WATER TANK
WITH BORE WELL



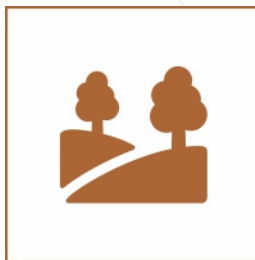
RCC INTERNAL &
EXTERNAL ROAD
WITH
STREET LIGHT

Here is your chance to develop your lifestyle the way you want. Nurture it realising your own dreams.





GREENER, CHEERFUL LIFE



LANDSCAPE
GARDEN

CHILDREN PLAY
AREA



With lush green trees and landscaped garden all around, here is own home where your kids would have ample opportunities to grow.



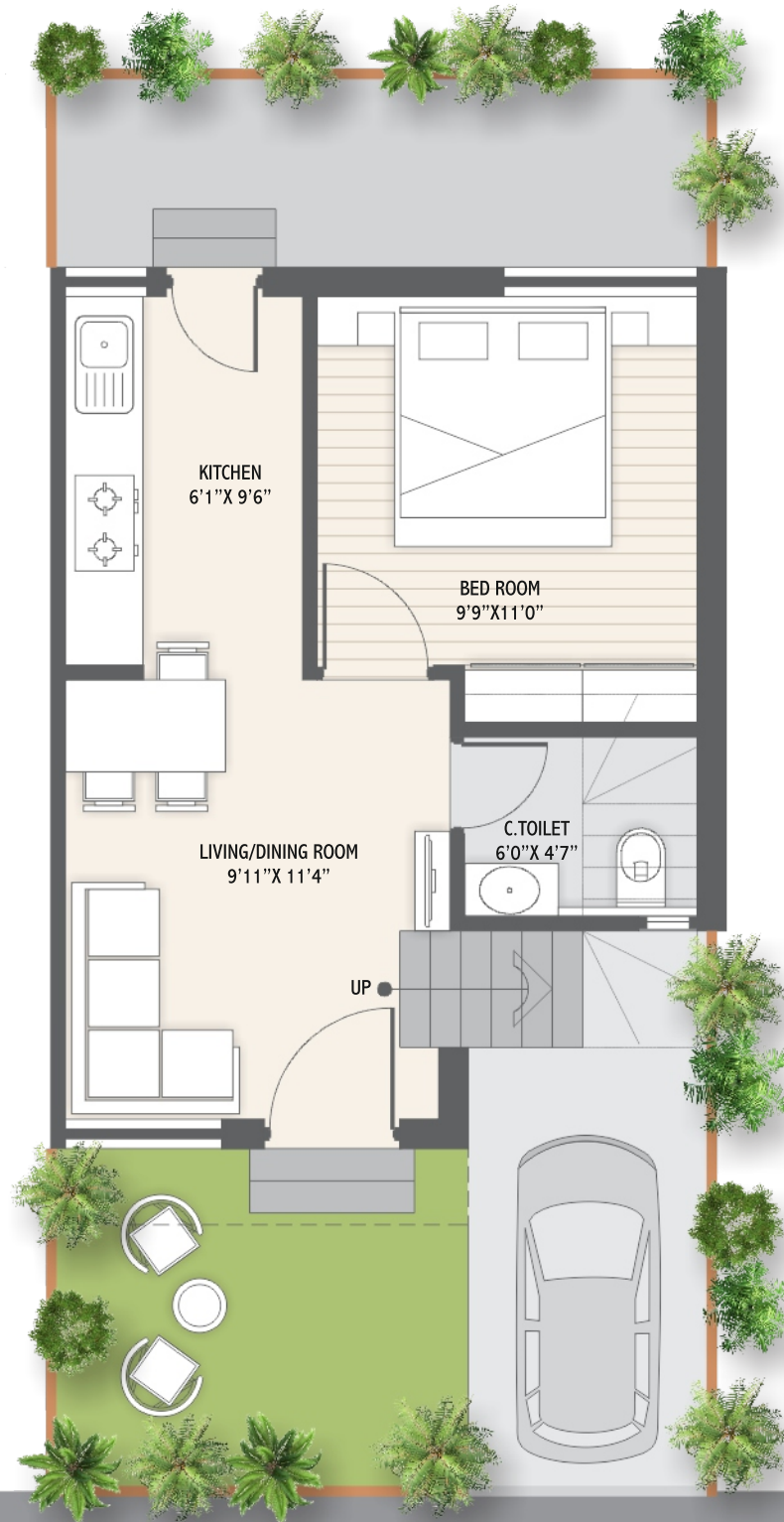


LAYOUT PLAN



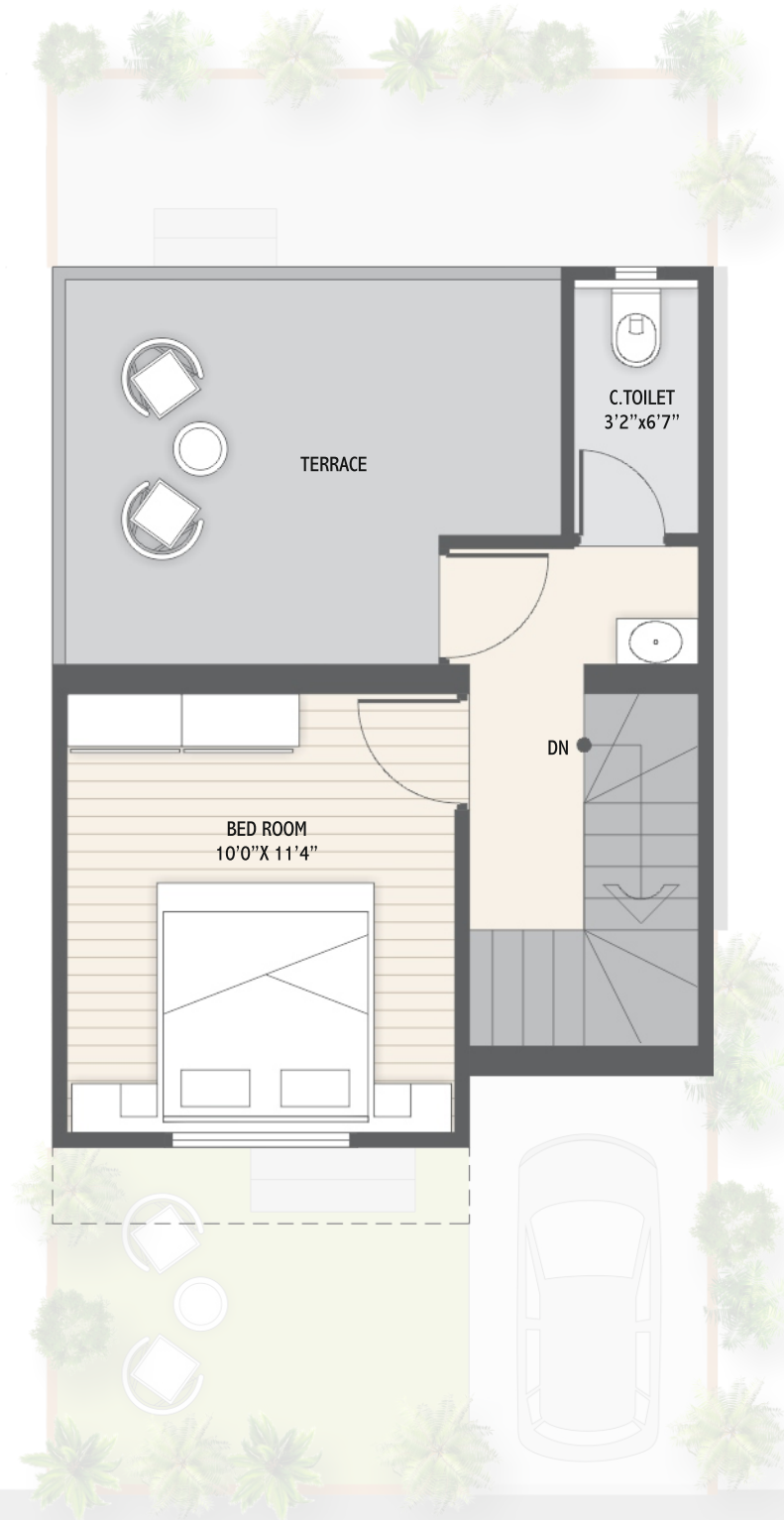
GROUND FLOOR

Built up area
375 sq.ft



FIRST FLOOR

Built up area
252 sq.ft



GIFT YOUR FAMILY, A TRULY SOCIAL LIFE



LANDSCAPE
GARDEN

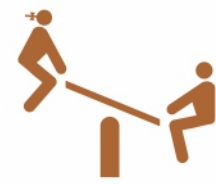


CHILDREN
PLAY AREA

ENTRANCE GATE
WITH
SECURITY CABIN



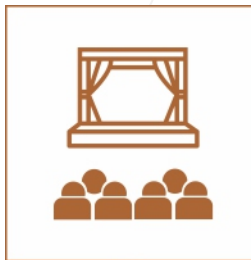
RCC INTERNAL &
EXTERNAL ROAD
WITH
STREET LIGHT



Apartment living has its own virtues. You get to live with like-minded families and lead a socially very fulfilling life.



AMENITIES FOR MODERN, SAFE LIVING



MULTIPURPOSE
HALL

INTERCOM
FACILITY



BACKUP
GENERATOR FOR
LIFT

Your apartment at Narayan Arena will be blessed with all the amenities that you need for a convenient and cozy lifestyle.





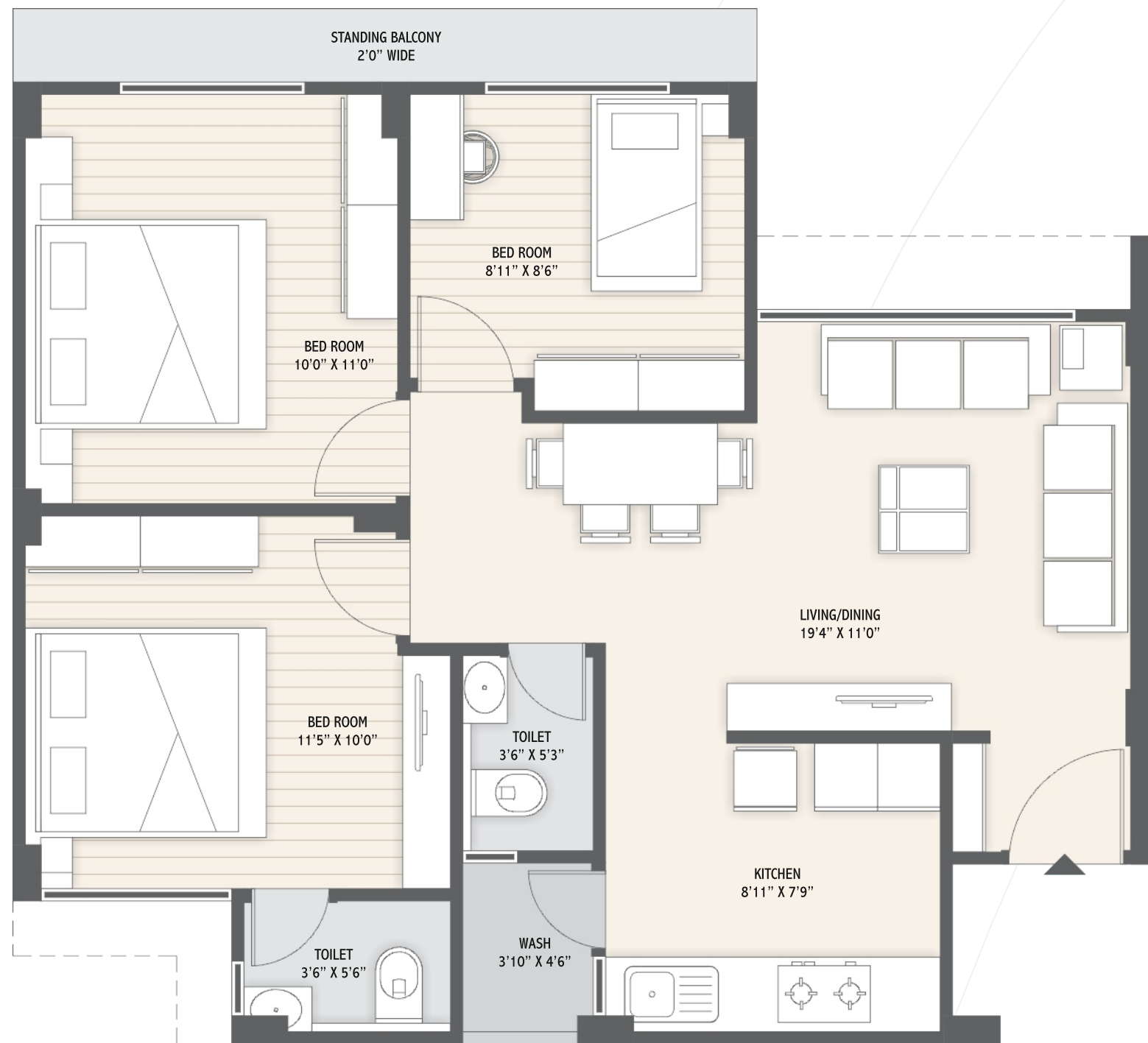
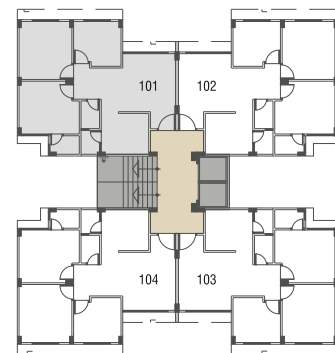
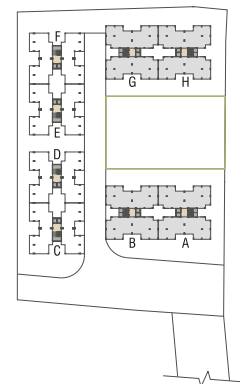
LAYOUT
PLAN





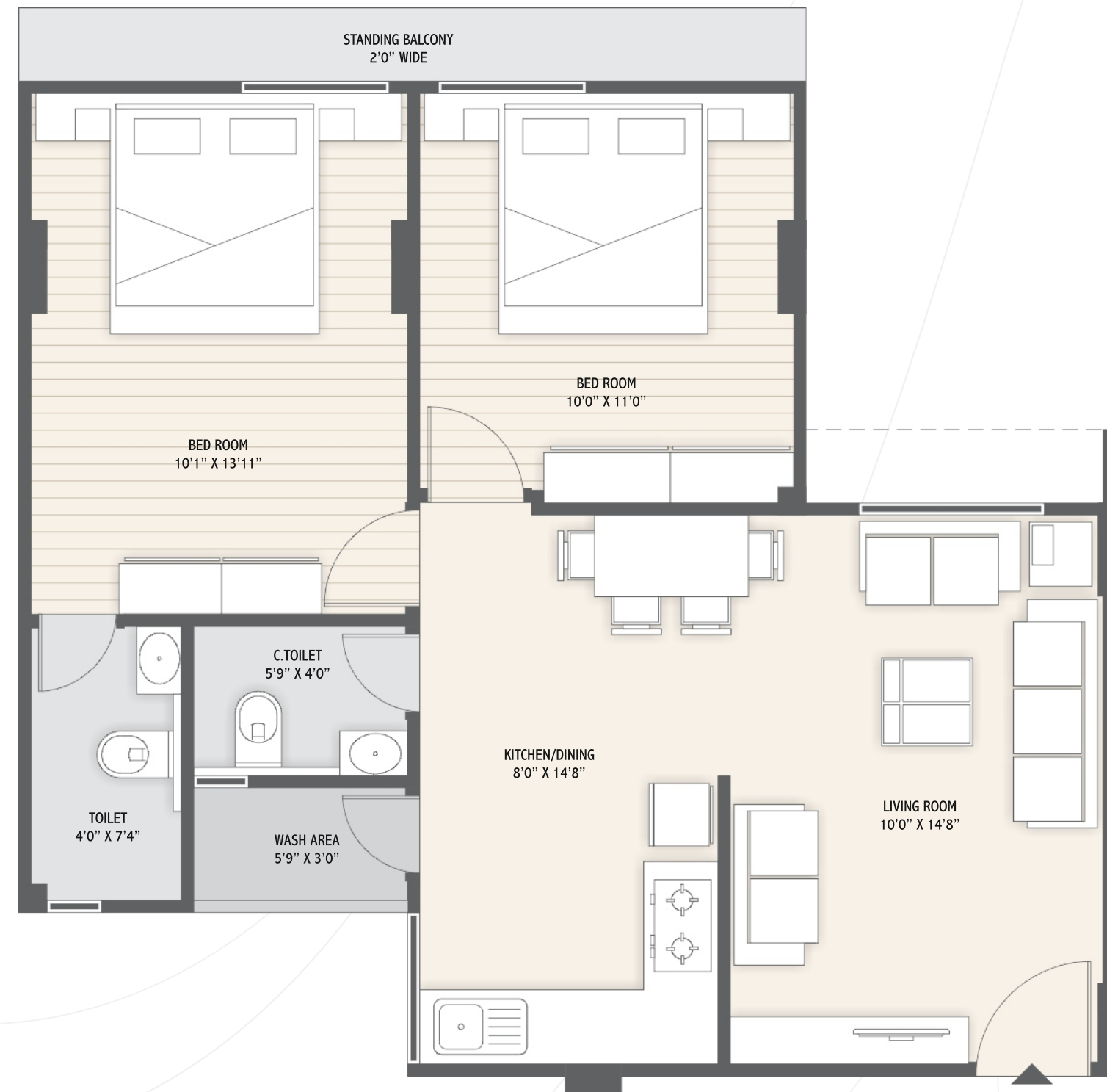
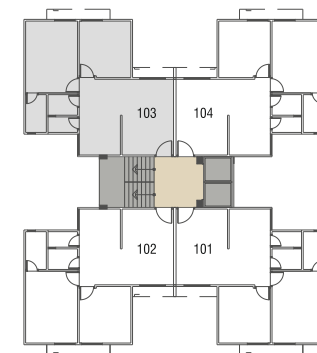
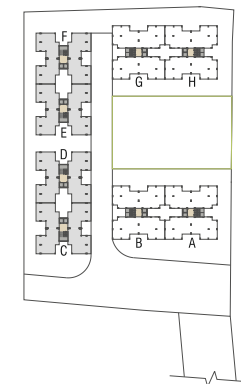
TOWER A,B & G,H
2.5 BHK

Built up area
672 sq.ft



TOWER C,D & E,F
2 BHK

Built up area
645 sq.ft



SPECIFICATION

LIVING/DINNING /BED ROOM

Vitrified tiles. Walls and ceiling mala plaster with wall putty. Main entrance and all other doors flush door with both side laminate.

KITCHEN

Granite kitchen platform with S.S. Sink, Ceramic tiles dado on kitchen counter up to lintel level.

TOILET

Ceramics tiles on floor and dado up to Lintel level and Standard Quality C P bathroom fittings.

WINDOWS

Anodized Aluminum sliding windows with stone sills.

PLUMBING WORK

UPVC water supply pipes and PVC pipes for soil, waste and drainage systems.

ELECTRICAL WORK

Standard Quality modular switches. Single phase concealed copper wiring with adequate number of points in all rooms. Drawing room will have TV/cable points.

PASSAGE & STAIRCASE

Vitrified tiles flooring in passage. and stone flooring in staircase

ROOF

Open terrace finished with Indian (brickbat) water proofing.

PAYMENT TERMS

BUNGALOWS

1	10.00%	on Booking
2	20.00%	one month from booking
3	20.00%	plinth level
4	10.00%	GF slab level
5	10.00%	FF slab level
6	15.00%	plaster level
7	10.00%	flooring
8	05.00%	possession

APARTMENTS

1	10.00%	on Booking
2	15.00%	one month from booking
3	12.50%	on foundation
4	12.50%	1st floor slab
5	10.00%	3rd floor slab
6	10.00%	5th floor slab
7	10.00%	7th floor slab
8	15.00%	plaster & flooring
9	05.00%	possession



NOTES:

- Developers reserve all rights to make any change in the project including technical specifications , design, planning and layout.
- Any information contained in this brochure is subject to change without prior notice all the sole discretion of the developers and cannot form part of any legal agreement
- Samp duty registration charges, legal documentation charges, DGVCL connection charge and any other such charges shall be borne by the purchaser
- All the municipal ,Gram Panchyat taxes applicable on the unit from the date of sale-deed shall be done by the customer
- Any additional charges or duties levied by the Government /local authorities during /after the completion of the scheme will be borne by the purchasers
- Change /alteration of any nature including the elevations. exterior color scheme of the bungalows /apartment or any others change affecting the overall design concept & outlook of the scheme are strictly not permitted during /after the completion of the scheme.
- The brochure is intended only to convey the essential design and technical features of the scheme and does not form part of legal document
- A unit is said to be booked or the booking is said to be confirmed only after the booking payment as specified in agreement is realized in our bank account at Bharuch, Gujarat, India and the booking confirmed document is signed. Only the signing of booking acceptance form would not mean the final booking
- 2 weeks of total grace period shall be considered for any payment delays .interest at 24% per annum shall be applicable on delayed payment after that.
- Possession will be giver after 30 days from the date of receipt of complete payment (including maintenance & documentation charges) or the scheduled possession date whichever is later
- All dimensions are indicative and actual dimensions in each room may vary slightly.
- Refund shall be given in case of cancellation of the booking within 30 days. we shall deduct actual expenses incurred, if any and a minimum administrative charge of Rs 50000/- shall be applicable. Any cancellation after 30days from date of booking shall result to additional cancellation administrative charge Rs 1000/- per month or part thereof from the date of booking.
- The facilities and amenities mentioned here will be completed and handed over only after the entire project is constructed.
- The sample house if shown in brochure is meant only to help you visualize the look of the unit once it is furnished. Actual home delivered will not have all the accessories /finishing items as shown in the sample house.
- Developers after due payment is received is responsible only for transferring the property through executing sale deed is desired the purchaser's shall carry out all processes of transferring their names in all other relevant government records on their own and at their cost and risk.
- Possession of the unit shall to be accepted by the purchaser after all the formalities are completed within after the intimation is given by the building to that effect if the purchaser fails to take the possession of of the completed unit within 14 calendar days of the intimation date the builder shall not be responsible to maintain the unit viz keep it in good clean and intact conditions etc beyond specified period of 14 days.