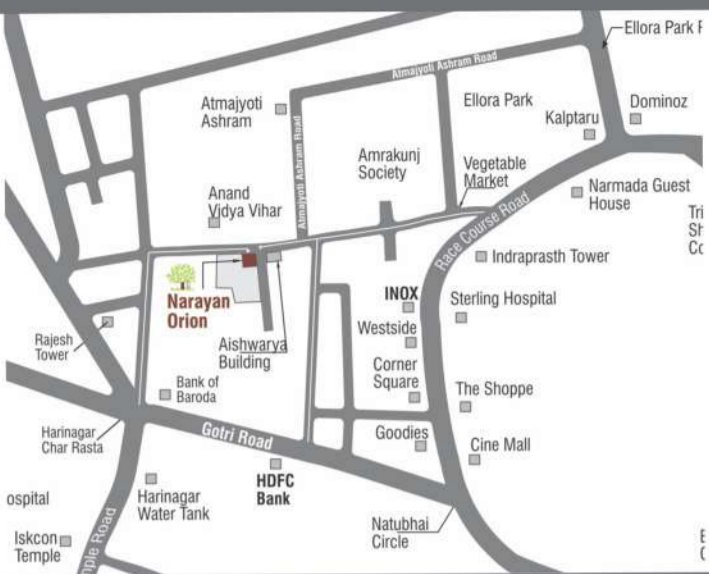


For a select few

2 & 3 BHK Premium Apartments



www.narayanrealty.com

Payment Plan

At the time of booking	10%
Within 30 days of booking	20%
On Completion of Ground Floor Roof Slab	15%
On Completion of First Floor Roof Slab	15%
On Completion of Second Floor Roof Slab	15%
On Completion of Third Floor Roof Slab	15%
On Completion of Flooring & Internal Plaster	8%
One Month before the intimated date of Possession	2%

Site Address :
Narayan Orion, Ashwarya Building Lane,
Opp. Anand Vidya Vihar School, Ellora Park,
Vadodra. Ph: 992 522 7825

Corporate Office :
Narayan Realty Ltd.
4A, Amrajyoti Soc.-2, B/h Spondan Apt., Nir Nehru Park Soc.,
Urmi- Vaccina Road, VADODARA - 390007.
Ph. : +91 265 231 0001/02/03, +91 99252 27880,
sales@narayanrealty.com

Notes : Developers reserve all rights to make any changes in the project including technical specifications, design, planning and layout. Any information contained in this brochure is subject to change without prior notice at the sole discretion of the developers and cannot form part of any legal agreement. Stamp duty, registration charges, legal documentation, corporation charges, GST, connection charges and any other such charges shall be borne by the purchaser. All the Municipal taxes applicable on the unit from the date of sale shall be done by the customer. Any additional charges or delays linked by the Government/ local authorities during/ after the completion 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 of 30% or as specified in agreement is realized in our bank account at Vadodra, Gujarat, India and the booking confirmation 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 given 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 might vary slightly. Refund shall be given in case of cancellation of the booking within 30 days. The payment shall be refunded only after same premise is re-booked and payment for the same is received from the other customer. We shall deduct actual expenses incurred. If any and a minimum administrative charge of Rs. 50000/- shall be applicable. Any cancellation after 30 days from date of booking shall result in additional cancellation administrative charges. Rs. 10000/- per month or part thereof from the date of booking. Interest @ 24% per annum shall be charged on the payment overdue till the date on which the cancellation information (daily signed by the applicant) is handed over to us, and shall be calculated from the payment intimation due date. Any additional charges, for example any optional work asked by customer, Stamp paper charges if already purchased etc., will be recovered in addition to minimum amount. In such case, stamp papers shall be handed over to you. The payment shall be refunded only after same premise is re-booked and payment for the same is received from the new customer. Payment for optional items shall not be refunded. The facilities and amenities mentioned here will be completed and handed over only after the entire project is constructed. The sample house shown is meant only to help you visualize the look of the unit once it is finished. Actual home delivered will not have all the accessories/ finishing items as shown in the sample house. Please note that the delivery schedule etc. will be maintained only if the work is to be done as per the standard home. Delivery date shall not be maintained for units where any optional work is requested. Developers, after due payment is received, is responsible only for transferring the property through executing sale deed. If desired, the purchasers 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 have to be accepted by the purchaser after all the formalities are completed, within a specified time after the intimation is given by the builder to that effect. If the purchaser fails to take the possession of the completed unit within 7 calendar days of the intimation date, the builder shall not.



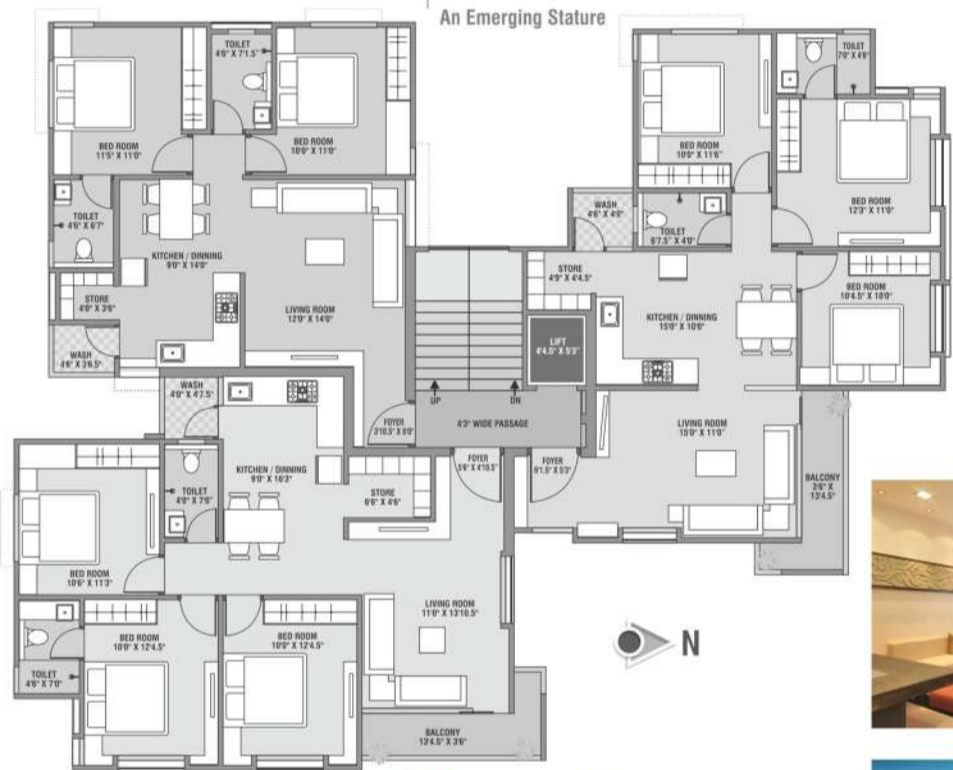
Narayan Orion
2-3 BHK Apartments

Amenities :

- Video Door Phone with Guard Panel
- Paved Car Parking
- Space with Beautiful landscaping
- 24 Hour Security
- R.O. water purifier in each apartment
- Standby generator for Common Amenities
- Provision for broadband and telephone connection
- Allotted Car Parking
- Elegant entrance foyer



Layout Plan :



Specifications :

- Construction :** Construction: Well designed load bearing structure as per Structural consultant's design.
- Wall Finish :** Internal Wall with good quality Plaster and External Wall with sand face plaster
- Upper Terrace :** Brick bats Waterproofing with I.P.S.
- Flooring :** Vitrified tiles flooring in all rooms.
- Toilets :** Designer Bathrooms with premium Quality fittings and vessels.
- Windows :** Fully Glazed aluminum windows with safety Grills.
- Doors :** Decorative main entrance door with premium hardware fittings and all Internal door flush shutters and cylindrical lock.
- Kitchen :** Granite Kitchen platform with SS sink. Designer wall tiles dado over kitchen platform.
- Electrification :** Three-phase concealed wiring with premium modular switches and MCB distribution panel Provision of Split A.C. plug point in Master Bed room and adequate light points and plug points in all rooms
- Paint :** Putty finish over internal wall and Semi Acrylic paint over external wall.
- Plumbing :** Concealed Center Point plumbing with premium Quality Bath fittings.



Narayan Orion
2-3 BHK Apartments

SPECIFICATION

- Construction:** Well designed R.C.C. frame structure as per Structural consultant's design
- Wall Finish:** Internal Wall with good quality Plaster and External Wall with sand face plaster.
- Upper Terrace:** Good Quality Waterproofing with I.P.S.
- Flooring:** Vitrified tiles flooring in all rooms
- Toilets:** Designer Bathrooms with premium Quality fittings and vessels.
- Doors:** Decorative main entrance door with premium hardware fittings and all Internal Laminated flush doors with cylindrical lock.
- Windows:** Fully Glazed aluminum windows with safety Grills.
- Kitchen:** Granite Kitchen platform with S.S. Kitchen sink with drain board. Designer wall tiles dado over kitchen platform
- Electrification:** Concealed Copper electrical wiring with premium quality Modular switches. Provision of A.C. plug point in all Bed rooms and adequate light points and plug points in all rooms.
- Paint:** Distemper paint over internal wall and weather proof Acrylic paint over external wall.
- Plumbing:** Concealed center point plumbing with premium quality materials



Narayan Orion

AMENITIES:

- Beautiful landscaping
- Paved Car Parking Space
- Efficient Communication through intercom EPABX
- 24 hour Security
- Stand-by generator for common amenities and elevator.
- R.O. Water purifier in each apartment.
- Provision for broadband and telephone connection
- Washroom at parking level for drivers and servants
- Vitrified flooring over stairs with S.S. railing

PAYMENT PLAN

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On Completion of Second Floor Roof Slab	15%
On Completion of Third Floor Roof Slab	15%
On Completion of Flooring & Internal Plaster	8%
One Month before the intimated date of possession	2%