

# LOTUS *Aura-2*

AURA WITH IMPRINTS OF SUCCESS III

Developers:  
**AAKAR Enterprise**  
 "LOTUS AURA-2"  
 Sama Savli Main Road, Opp. Lilleria Party Plot, Vadodara.

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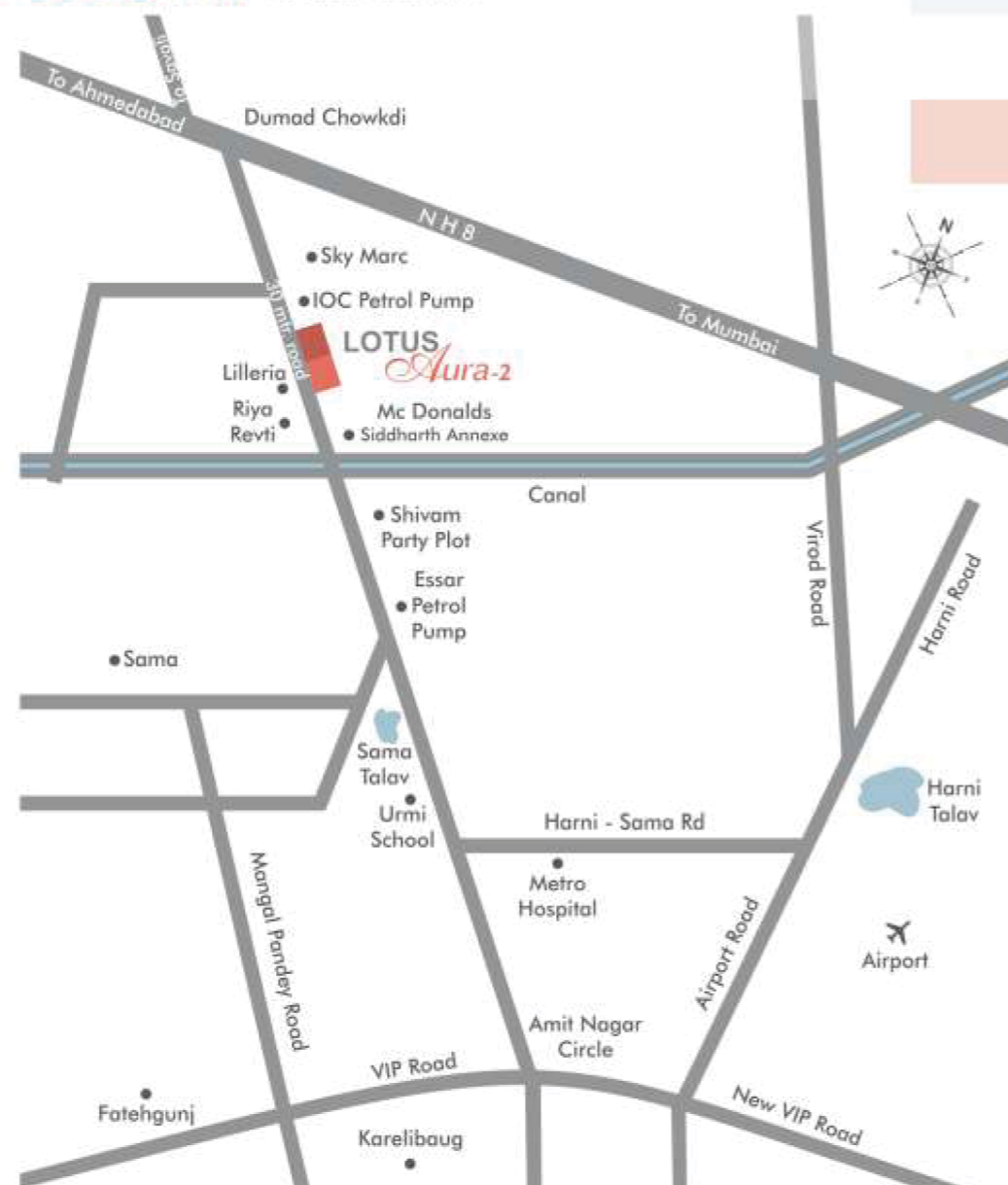
Architect :  DESIGN STUDIO  
 architects & interiors  
**RUCHIR SHETH**

Structure : B R Patel Associates  
 B A Desai Associates  
 +91 99250 28642

**We request....**

Possession will be given after 30 days from settlement of all accounts. • Maintenance Charge, Stamp duty, registration charges, service tax, municipal taxes, electricity connection charges & legal cost will be extra. • Central or State Government Taxes, if applicable shall have to be borne by the clients. • Continuous default payments lead to cancellation. • Refund in case of cancellation will be made within 30 days from the date of booking of new client only. Administrative expense of Rs. 25,000/- will be charged on cancellation of Booking • Architect / 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. • Developer reserve the right to amend the layout, plans, no of units, elevation, colour scheme, specifications & other amenities. • Project completion expected time may vary as it is highly dependent on external factors like labour, material availability and approvals from various authorities. • The Contents of this brochure are purely conceptual and have no legal binding on us.

## Location For your dreams...



# LOTUS *Aura-2*

AURA WITH IMPRINTS OF SUCCESS III





LOTUS *Aura-2*

Creating a World of unlimited *Success...*



Lotus Aura-2 offers a beautiful layout of a food court and entertainment avenues. An aesthetically designed promenade with a convenient access to all the retail outlet creates a fascinating high street shopping experience. It leaves no stone unturned in visualizing the needs of corporate and executives to delve into a leisure equipped way of life in their spare time. A venture that changes the scope and face of a busy work filled life.





## Ground Floor Plan

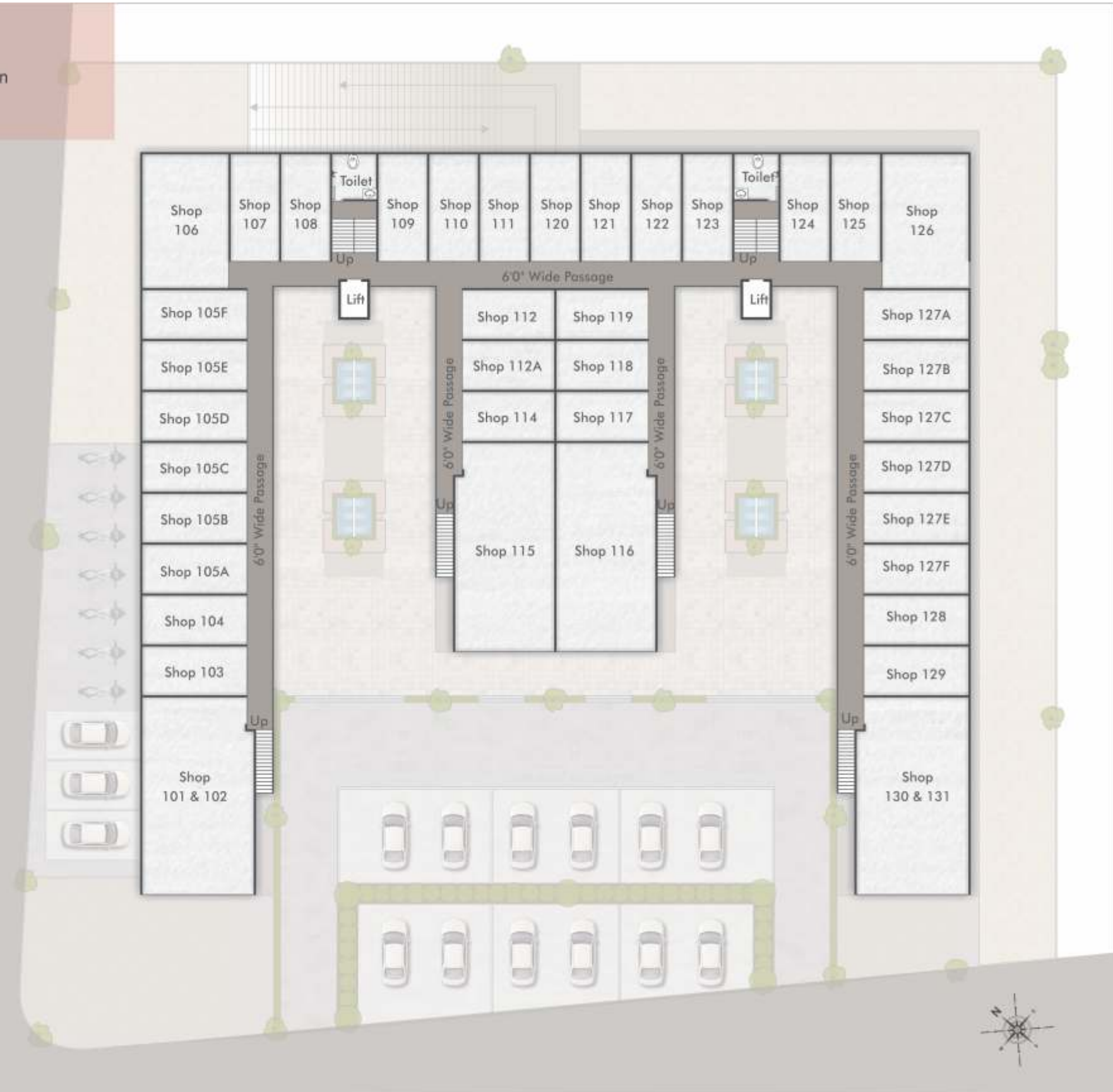
Shop No.	Size	S.B.A.
01 & 02	22'2"x40'2"	1480
03	22'6"x11'0"	410
04	22'6"x11'0"	410
05	22'6"x11'0"	410
06	22'6"x11'0"	410
07	22'6"x11'0"	410
08	22'6"x11'0"	410
09	22'6"x11'0"	410
10	22'6"x11'0"	410
11	16'5"x24'0"	655
12	11'0"x24'0"	440
12A	11'0"x24'0"	440
14	11'0"x24'0"	440
15	11'0"x24'0"	440
16	11'0"x24'0"	440
17	22'8"x11'0"	415
18	22'8"x11'0"	415
19	22'8"x11'0"	415
20	22'4"x42'9"	1585
21	22'4"x42'9"	1585
22	22'8"x11'0"	415
23	22'8"x11'0"	415
24	22'8"x11'0"	415
25	11'0"x24'0"	440
26	11'0"x24'0"	440
27	11'0"x24'0"	440
28	11'0"x24'0"	440
29	11'0"x24'0"	440
30	11'0"x24'0"	440
31	16'5"x24'0"	655
32	22'6"x11'0"	410
33	22'6"x11'0"	410
34	22'6"x11'0"	410
35	22'6"x11'0"	410
36	22'6"x11'0"	410
37	22'6"x11'0"	410
38	22'6"x11'0"	410
39	22'6"x11'0"	410
40 & 41	22'2"x40'2"	1480





*First* Floor Plan

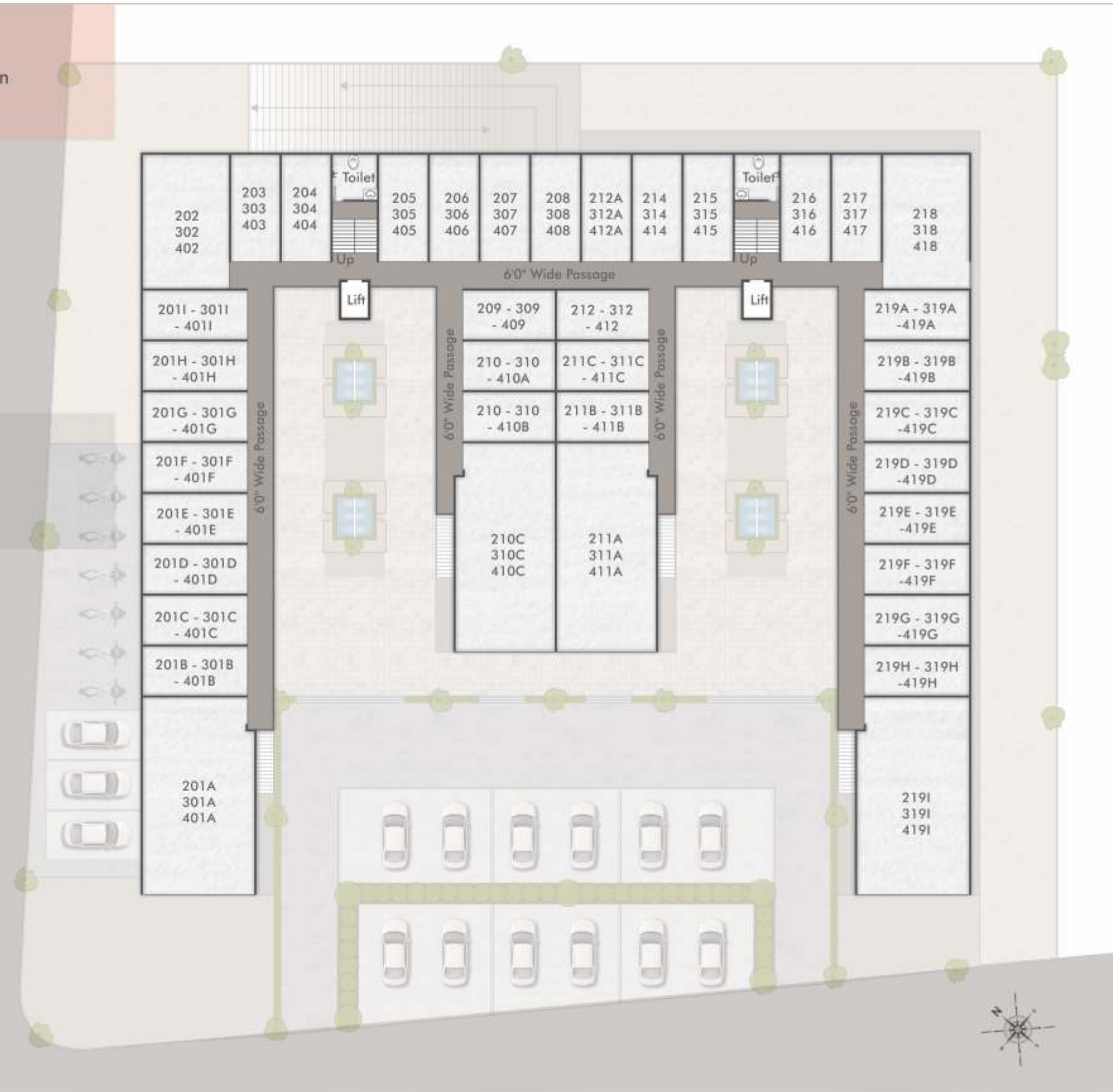
Shop No.	Size	S.B.A.
101 & 102	25'2"x44'2"	1820
103	23'6"x11'0"	430
104	23'6"x11'0"	430
105A	23'6"x11'0"	430
105B	23'6"x11'0"	430
105C	23'6"x11'0"	430
105D	23'6"x11'0"	430
105E	23'6"x11'0"	430
105F	23'6"x11'0"	430
106	19'5"x30'0"	970
107	11'0"x24'0"	440
108	11'0"x24'0"	440
109	11'0"x24'0"	440
110	11'0"x24'0"	440
111	11'0"x24'0"	440
112	20'8"x11'0"	380
112A	20'8"x11'0"	380
114	20'8"x11'0"	380
115	22'4"x46'9"	1710
116	22'4"x46'9"	1710
117	20'8"x11'0"	380
118	20'8"x11'0"	380
119	20'8"x11'0"	380
120	11'0"x24'0"	440
121	11'0"x24'0"	440
122	11'0"x24'0"	440
123	11'0"x24'0"	440
124	11'0"x24'0"	440
125	11'0"x24'0"	440
126	19'5"x30'0"	970
127A	23'6"x11'0"	430
127B	23'6"x11'0"	430
127C	23'6"x11'0"	430
127D	23'6"x11'0"	430
127E	23'6"x11'0"	430
127F	23'6"x11'0"	430
128	23'6"x11'0"	430
129	23'6"x11'0"	430
130 & 131	25'2"x44'2"	1820





*Typical* Floor Plan  
(2nd, 3rd & 4th)

Office No.	Size	S.B.A.
201,301,401A	25'2"x44'2"	1820
201,301,401B	23'6"x11'0"	430
201,301,401C	23'6"x11'0"	430
201,301,401D	23'6"x11'0"	430
201,301,401E	23'6"x11'0"	430
201,301,401F	23'6"x11'0"	430
201,301,401G	23'6"x11'0"	430
201,301,401H	23'6"x11'0"	430
201,301,401I	23'6"x11'0"	430
202,302,402	19'5"x30'0"	970
203,303,403	11'0"x24'0"	440
204,304,404	11'0"x24'0"	440
205,305,405	11'0"x24'0"	440
206,306,406	11'0"x24'0"	440
207,307,407	11'0"x24'0"	440
208,308,408	20'8"x11'0"	440
209,309,409	20'8"x11'0"	380
210,310,410A	20'8"x11'0"	380
210,310,410B	22'4"x46'9"	380
210,310,410C	22'4"x46'9"	1710
211,311,411A	20'8"x11'0"	1710
211,311,411B	20'8"x11'0"	380
211,311,411C	20'8"x11'0"	380
212,312,412	11'0"x24'0"	380
212,312,412A	11'0"x24'0"	440
214,314,414	11'0"x24'0"	440
215,315,415	11'0"x24'0"	440
216,316,416	11'0"x24'0"	440
217,317,417	11'0"x24'0"	440
218,318,418	19'5"x30'0"	970
219,319,419A	23'6"x11'0"	430
219,319,419B	23'6"x11'0"	430
219,319,419C	23'6"x11'0"	430
219,319,419D	23'6"x11'0"	430
219,319,419E	23'6"x11'0"	430
219,319,419F	23'6"x11'0"	430
219,319,419G	23'6"x11'0"	430
219,319,419H	23'6"x11'0"	430
219,319,419I	25'2"x44'2"	1820





#### PROJECT HIGHLIGHT

- Aesthetically designed building.
- Located @ 30mt wide ring road.
- Well Designed common washrooms on each floor.
- Excellent frontage with magnificent visibility.
- Ample basement & ground level parking.
- Earthquake resistant structure design.
- D.G. back up for common utilities.
- Standard two visible elevators.
- Easy accessible and visible higher ground shopping floor from main road

#### SPECIFICATIONS

- Adequate and standard concealed electrification with adequate points.
- Provision for water supply & waste water discharge in each unit
- Fix outdoor AC unit location\* Vitrified flooring.
- CCTV security in common entrance.