

# velani *Exotica*

*Living is a  
Life Long Experience*





*Just enter your Heaven...*

About  
Sneh Buildcon  
Builders & Developers

velani  
*Exotica*

Developing Vadodara since more than 4 decades & successfully completion of first hirese building of Vadodara, we never looked back & proudly say "Construction is in our blood". Sneh buildcon is a well known name in Vadodara City. The company is engaged in diversified activities such as Property Development, Construction & acquired and promoted number of prime layouts in Vadodara. A number of construction projects followed and the company acquired an enviable reputation for the quality of work, timely completion, affordable prices and total customer satisfaction.

A new generation joined the business and gave further impetus to the activities of the company. Their drive led to completion of several large projects. Today the company has to its credit over 1 million sq.ft. of built up quality space, with such rich, novel comforts and conveniences.







A shopping lane to cater  
to your every daily need and necessity.

velani  
*Exotica*

### Specifications



**Structure :**  
Earthquake resistant  
RCC framed structure as per structure design.



**Finishing :**  
Internal smooth plaster with White Cement Putty finish and  
External double coat plaster with 100% acrylic paint.



**Flooring :**  
Vitrified tiles flooring in all rooms.



**Doors :**  
Elegant entrance door & internal flush door with stone frame.



**Windows :**  
Color Aluminium windows and natural stone sills.



**Kitchen :**  
Granite platform with SS sink &  
premium branded wall tiles upto lintel level.



**Bathroom :**  
Designer tiles up to lintel level  
with standard quality C.P. Fittings.



**Electrification :**  
Concealed ISI mark copper wiring  
AC point in master bedroom, Good quality modular switches.



**Plumbing :**  
Standard concealed U-PVC Plumbing.



**Water Supply :**  
Under Ground and Overhead tanks for 24 Hours water supply.

# velani Exotica

## ■ Amenities

- Standard Elevator to each tower
- 24 Hrs. water Supply
- Letterbox to maintain uniformity
- Anti Termite Treatment to all Buildings
- Ample Parking & Internal RCC Road
- Lush green Landscape Garden
- Designer Gate with Security Cabin
- Stand by D.G Set For All Common Amenities
- Children Play area
- Senior citizen Seating



An address you will  
be proud of ...



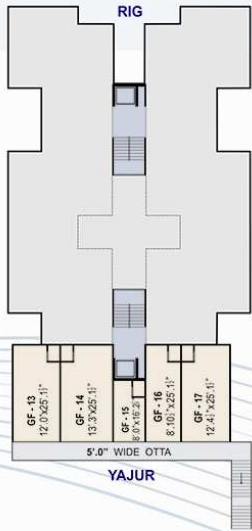


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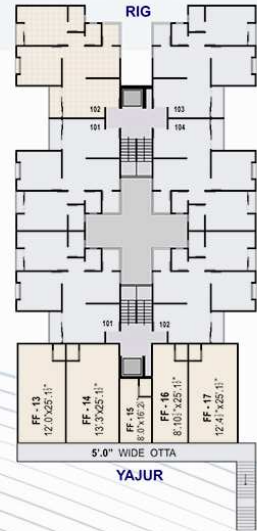
High Lifestyle  
2 BHK apartments & shops



**GROUND FLOOR SHOP**



**FIRST FLOOR SHOP**

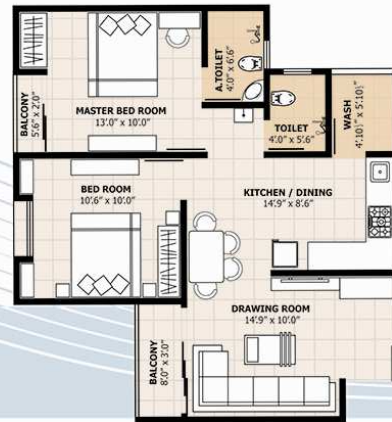
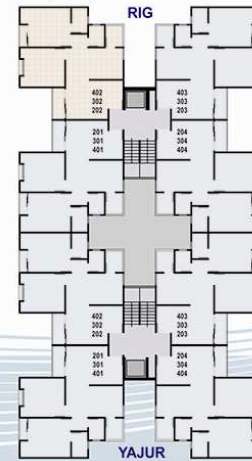


**RIG - YAJUR  
 2 BHK  
 LUXURIOUS  
 FLATS & SHOPS**

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**2nd, 3rd, 4th FLOOR**



**5th FLOOR**

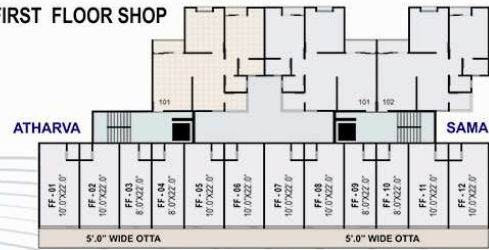




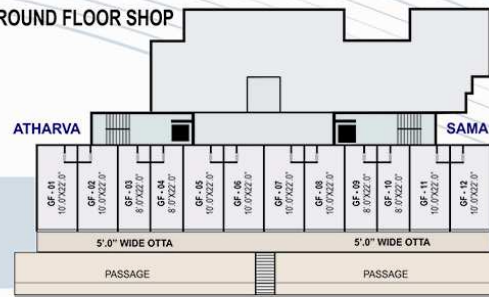
# ATHARVA - SAMA

## 2 BHK LUXURIOUS FLATS & SHOPS

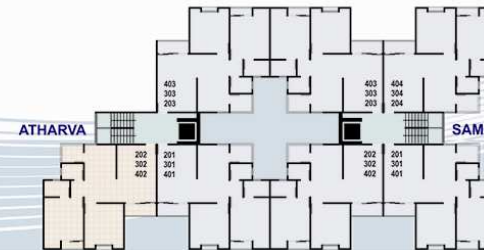
FIRST FLOOR SHOP



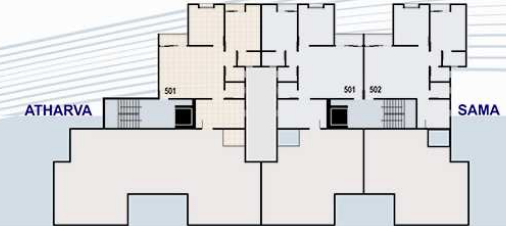
GROUND FLOOR SHOP



2nd, 3rd, 4th FLOOR



5th FLOOR





# velani *Exotica*

Free and relead LIFE STYLE  
with COMFORT and LUXURY....





Developer:



Site Address:

**velani Exotica**

Nr. Empyrean Courtyard,  
Behind Narayan Kathiyavadi Hotel,  
Atladara-Bill Road, Vadodara

**SPACE7**  
connect with solutions

☎ 76 23 8000 23  
76 23 9000 23

Architects:

**Forum Architect & Engineers**  
(M) 96382 99699

Structural Consultant :

**Zarna Associates**  
Ph. 0265-2341278



MANOJ PATEL 8238499687

**Payment Mode :**

At the time of Booking **30%**, Plinth Level **15%**, Every Floor (**5 x 10% = 50%**) Before Possession **5%**

**Notes:** Documentation charges, stamp duty, all municipal taxes, service tax, GEB meter deposit etc. shall be extra. The developers reserve the right to make any addition, alterations or amendments as may be necessitated from time to time in layout & building plan. Possession shall be given after one month of the settlement of all accounts. Extra work shall be carried out after making full payment in advance. All members shall have to essentially be the part of the society formed by the association of members & shall abide by the society by-laws. In case of cancellation of booking, 20% of the booking amount plus the extra expenditure will be deducted from the booking amount. Amount shall be refunded after the booking of the same premises. Terrace rights will be bound to developers only. This brochure shall not be treated as a legal document; it is only for the purpose of information.

- This Brochure is not Legal Document, it is for easy understanding the project.