

Project by



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📍 Site: Vardan 40, B/h Zundal Village, Opp. GMC Garden, Zundal, Gandhinagar - 382421
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RULES & REGULATIONS: • Stamp Duty, Registration Charges, Legal Documentation Charges, GST, Maintenance Deposit, UGVCL Charges and other charges shall be borne by buyer separately. • Any Additional charges of duties levied by government / local authority during or after the completion of the project will be borne by the buyer. Internal changes shall be done with prior permission and shall be charged in advance. • Changes in external elevation shall not be permitted. • All rights reserved by the developer for alteration / modification / improvement in specification / changes in dimensions and planning shall be binding to all. • Business practices leading to pollution, causing material damage to the building or members are not allowed in the premises. • Irregular payments may attract interest or lead to cancellation of booking/s.
DISCLAIMER: • This brochure and model are not part of any legal documents. • All dimensions / measurement given are unfinished and approximates. • The photographs & artistic impressions are for references only. Actual building may vary from the representations mentioned in the brochure. • This is not an advertisement within the meaning of RERA. This is not an offer, invitation or commitment of any nature. Receipts are advised to appraise themselves of the necessary and relevant information of the project prior to making any purchase decisions. All the specifications of the flat shall be as per the final agreement between the parties. • Subject to Ahmedabad Jurisdiction. • * T&C Applicable.

VARDAN 40

3 BHK apartments & shops

Quality Living

Where value meets Luxury



We believe dream homes must exceed expectations. They must go beyond just four walls, extend beyond brick and mortar and expand your idea of a good life. It must surprise you with more than you anticipate and delight you with more than you ask.

It must be cosy yet spacious, as close to the city as away from it, must offer value for money and luxury, must foster fun and functionality. Simply put it should let you live life a little extra.





Luxurious Yet Affordable

“

with an array of lifestyle facilities
that cater to every age-group,

VARDAN 40

truly offers much more than
you hope for Relax, Socialize,
Get fit, Laze around, Read, Chat, Play and
Do what you love everyday.

”

Spacious

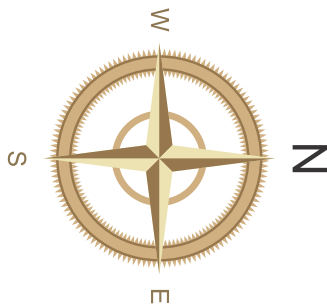


The excellent planning and
smart layouts ensure that
the 3 BHK apartment at

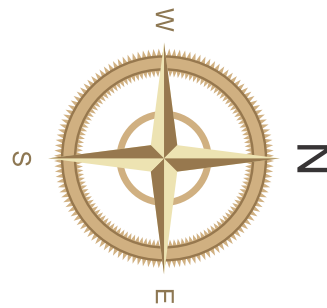
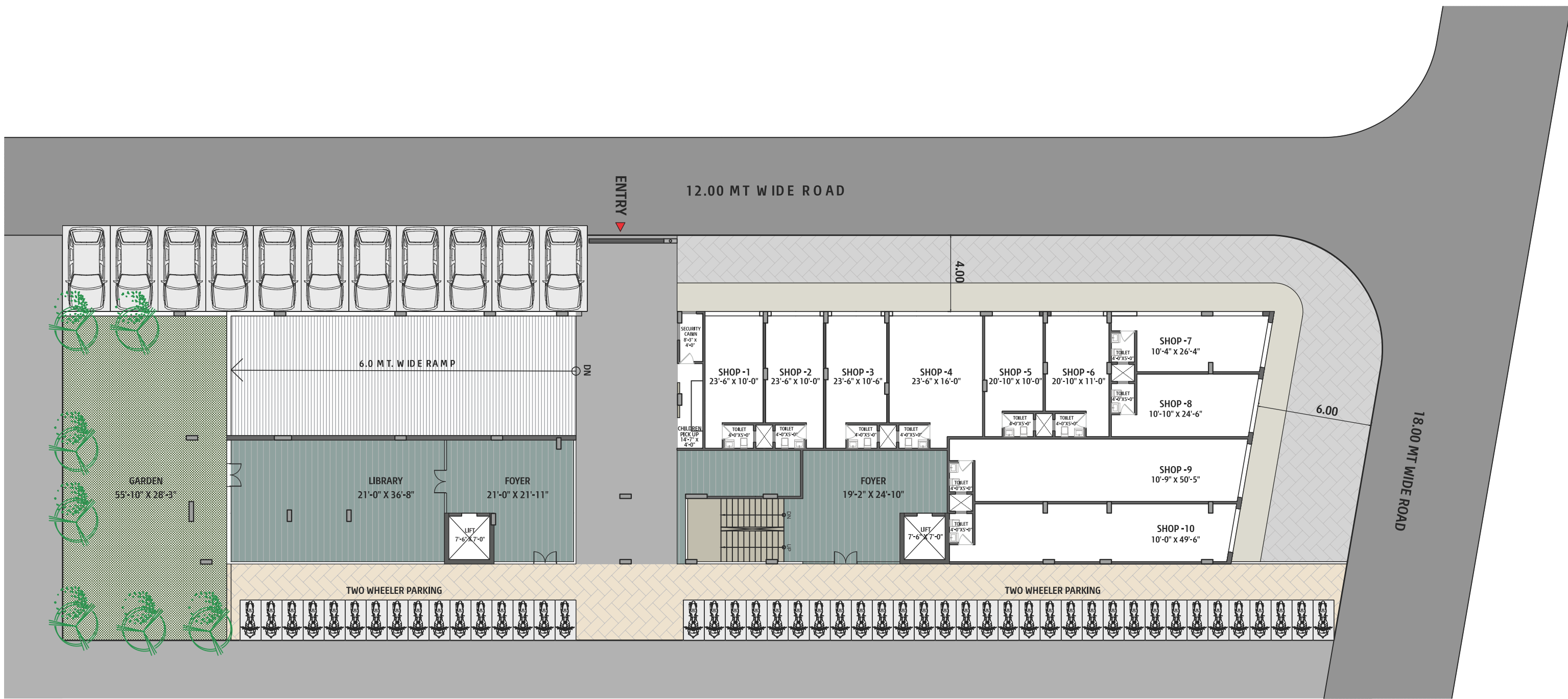
VARDAN 40

offer optimum space utilization
and more value for your money.
Premium finishes and branded fittings
further the beauty of
our elegant residences.

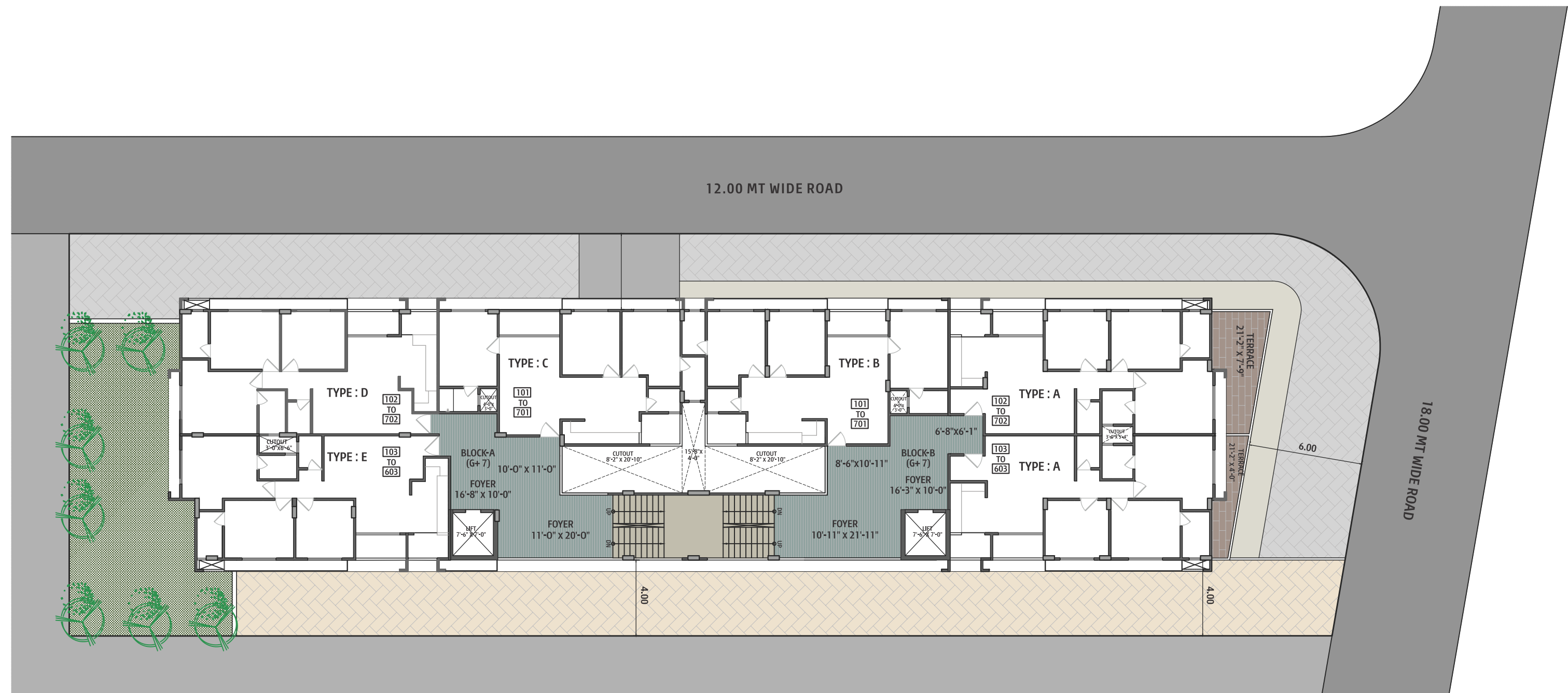




GROUND FLOOR LAYOUT

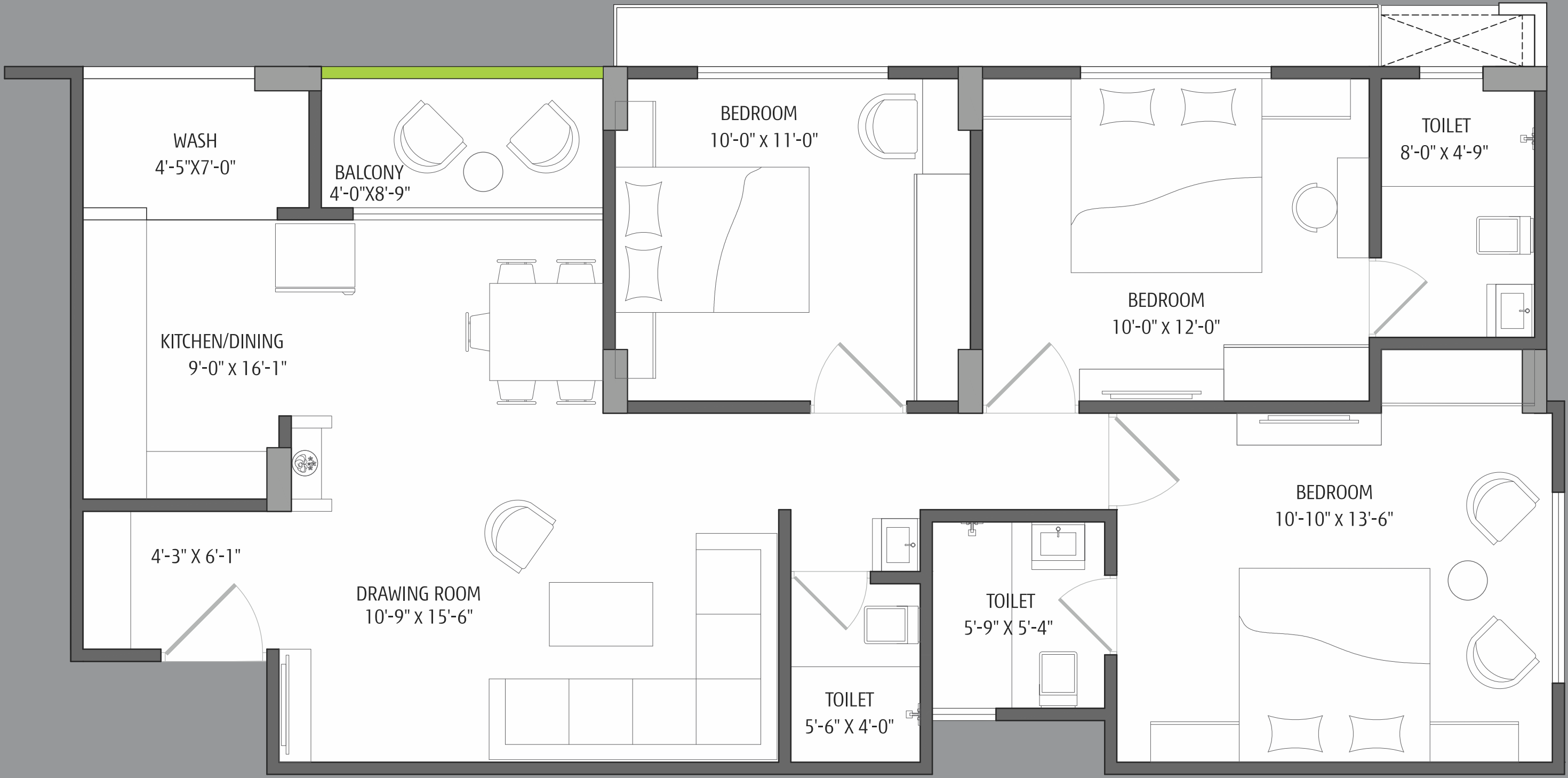


TYPICAL FLOOR LAYOUT



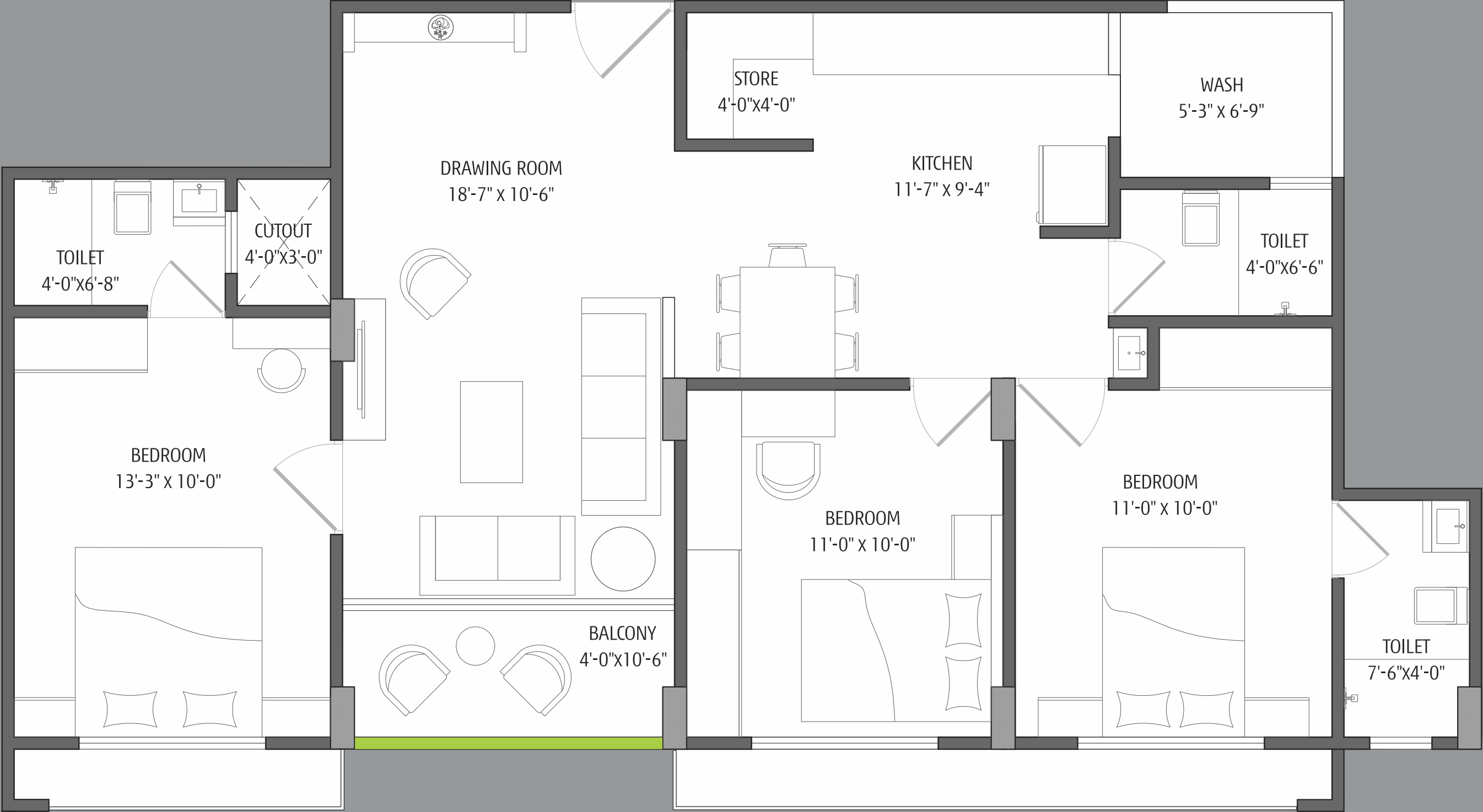


TYPE A UNIT PLAN



89.77 SQ.MT. 102 TO 702

TYPE B UNIT PLAN

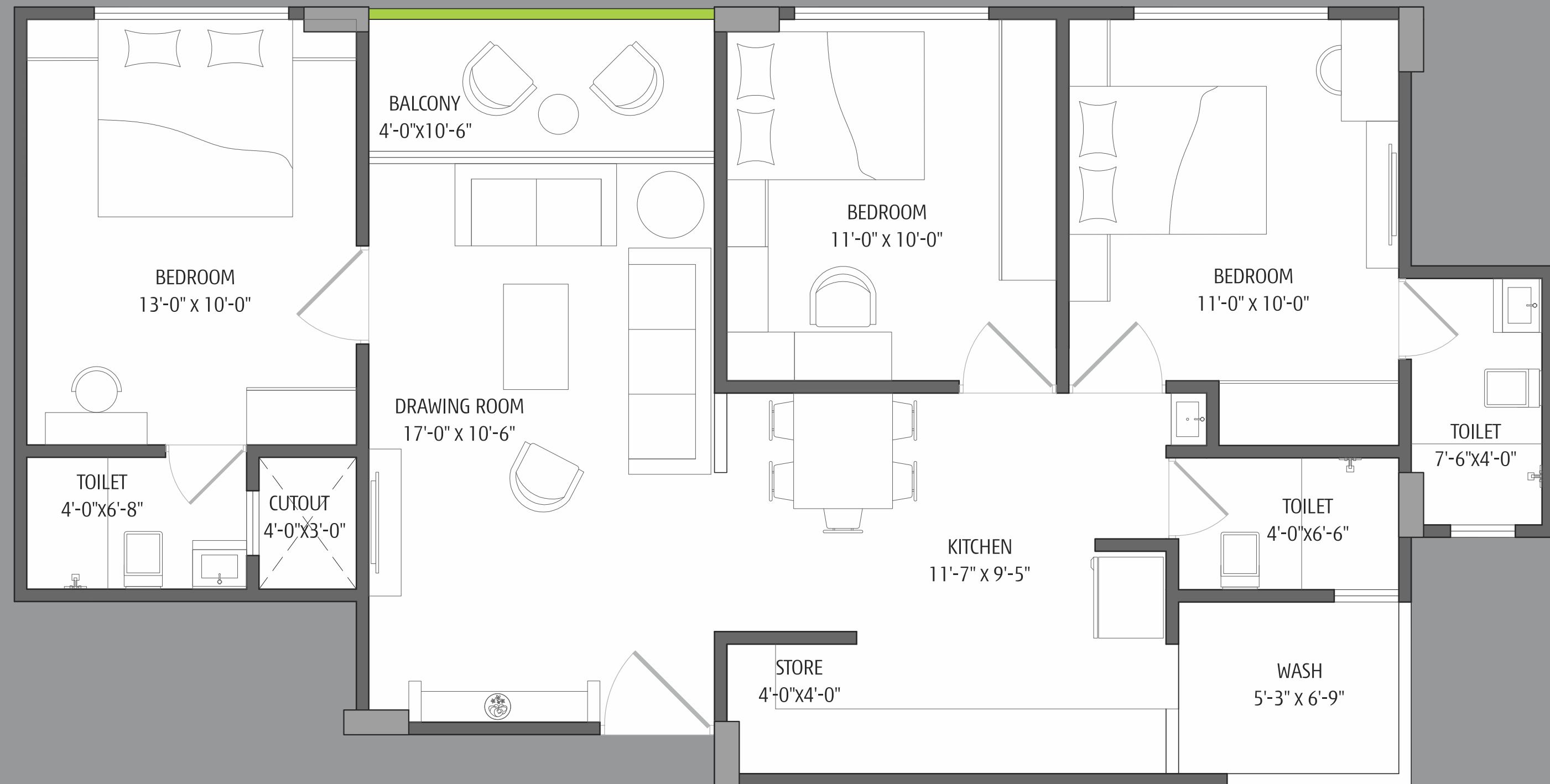


89.65 SQ.MT. 101 TO 701

TYPE B UNIT 3D VIEW



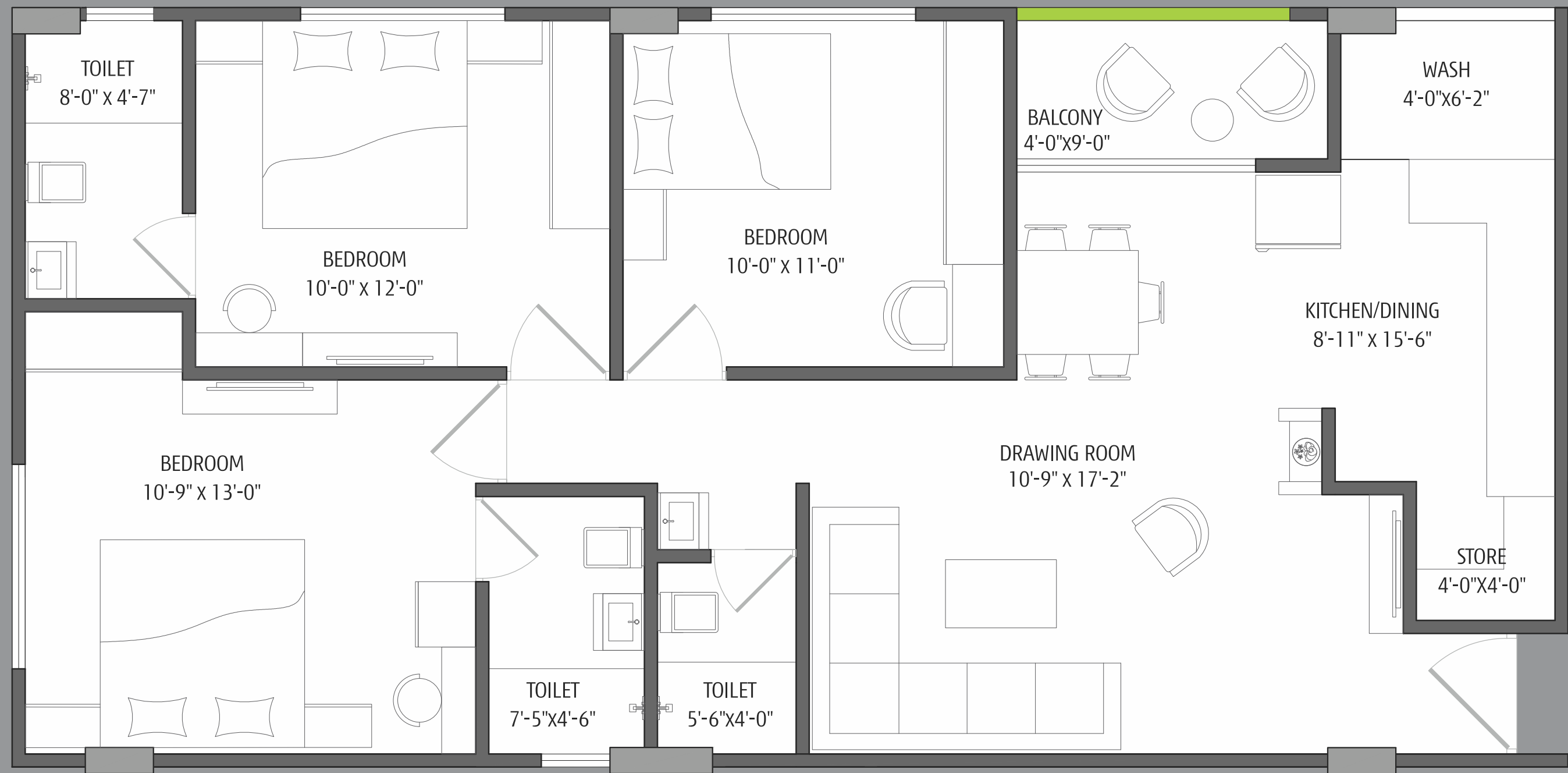
TYPE C UNIT PLAN



87.73 SQ.MT. 101 TO 701



TYPE D UNIT PLAN

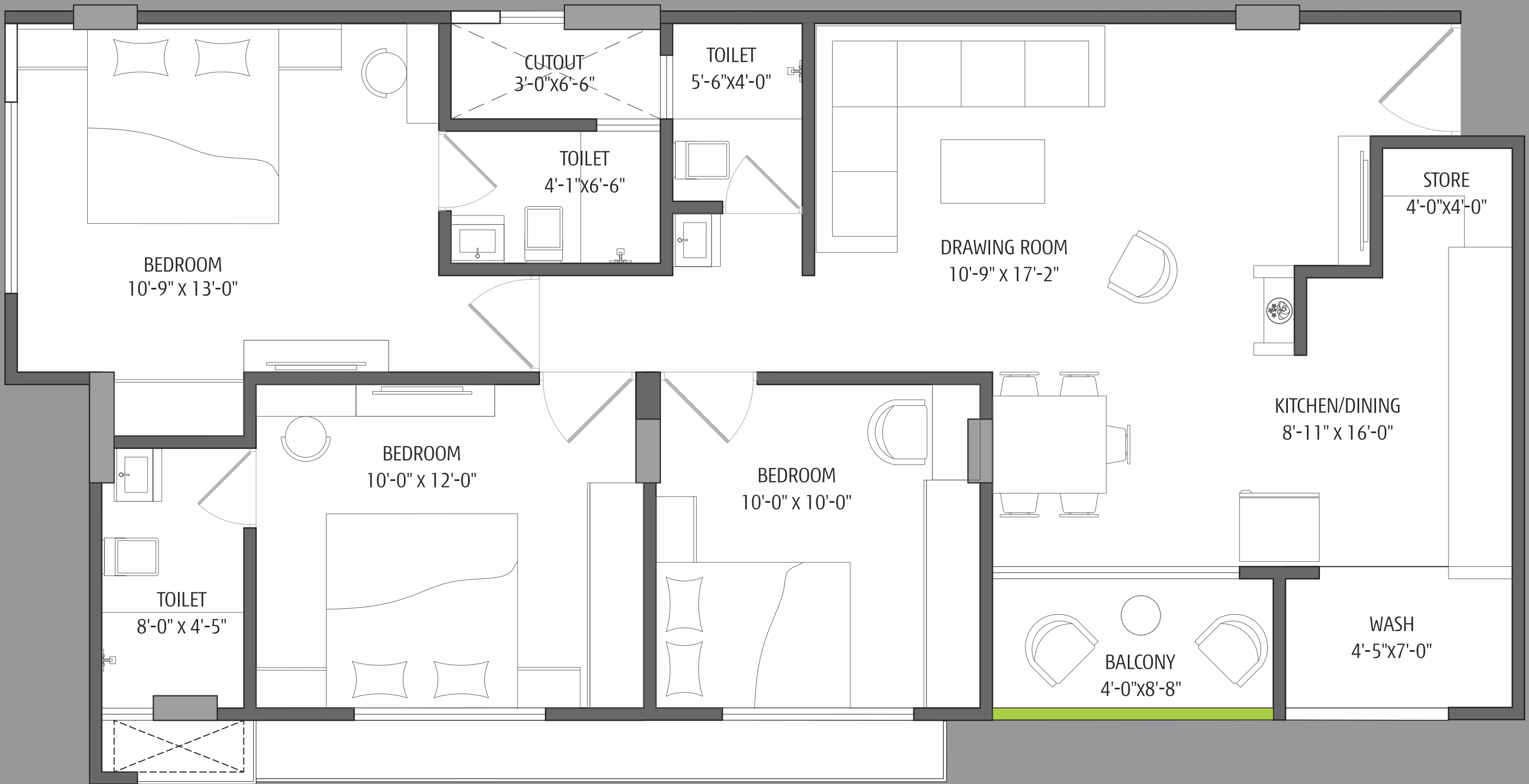


90.00 SQ.MT. 102 TO 702

TYPE D UNIT 3D VIEW

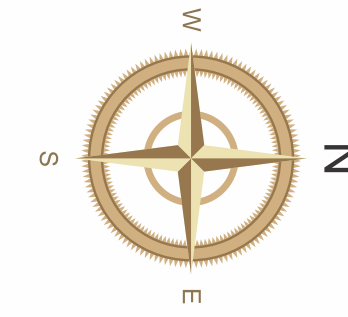


TYPE E UNIT PLAN

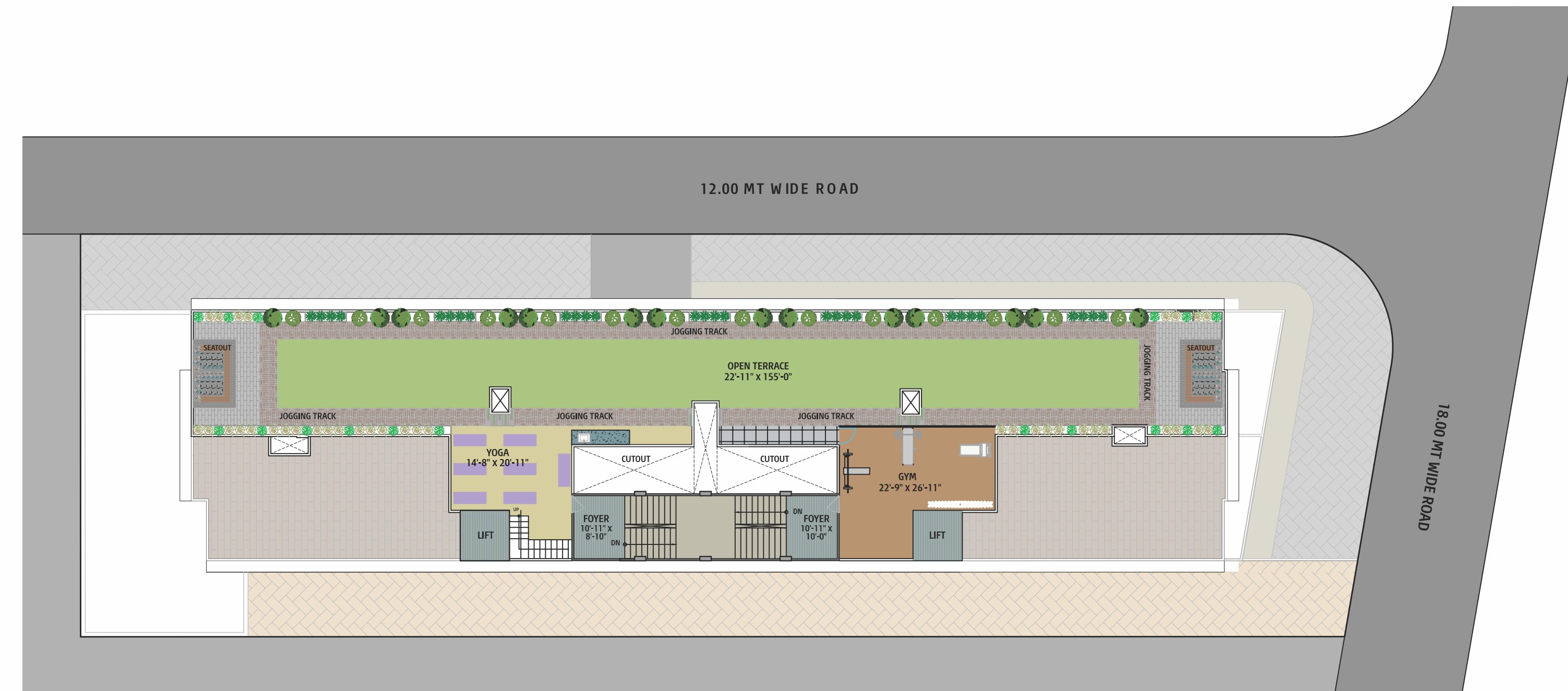


89.18 SQ.MT. 103 TO 603





TERRACE FLOOR LAYOUT



DESIGN TO IMPRESS YOU AT FIRST GLANCE



Vastu Compliant Design



Garden



GYM



Children Play Area



Yoga Desk



24hrs. Water



Security Guard



CCTV Camera



Power Backup



EV Charging



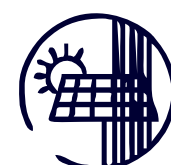
Informal Sit Out



Senior Citizen Area



Fire Safety



Solar Panel



Water Harvesting System

SPECIFICATIONS

STRUCTURE

Earthquake resistant RCC frame structure as per structural engineer's design.

FLOORING

Vitrified flooring in drawing, dining, kitchen and all bedrooms. Wooden finish tiles in balcony.

KITCHEN

Exclusive Granite platform with SS sink and designer tiles from platform to lintel level. Ceramic tiles dado and Kotastone / anti-skid flooring for wash area.

BATHROOMS

Designer wall tiles and anti-skid ceramic tiles flooring. Standard fittings (Jaguar or equi.) & vessels (Cera or equi.).

PLUMBING

Systematic wall concealed CPVC / UPVC plumbing as per plumbing consultant's design.

DOORS

Decorative main door with wooden frame, standard safety lock and fittings. All other internal doors are flush doors with wooden frames.

WINDOWS

Powder coated Aluminum Domal section windows.

ELECTRIFICATION

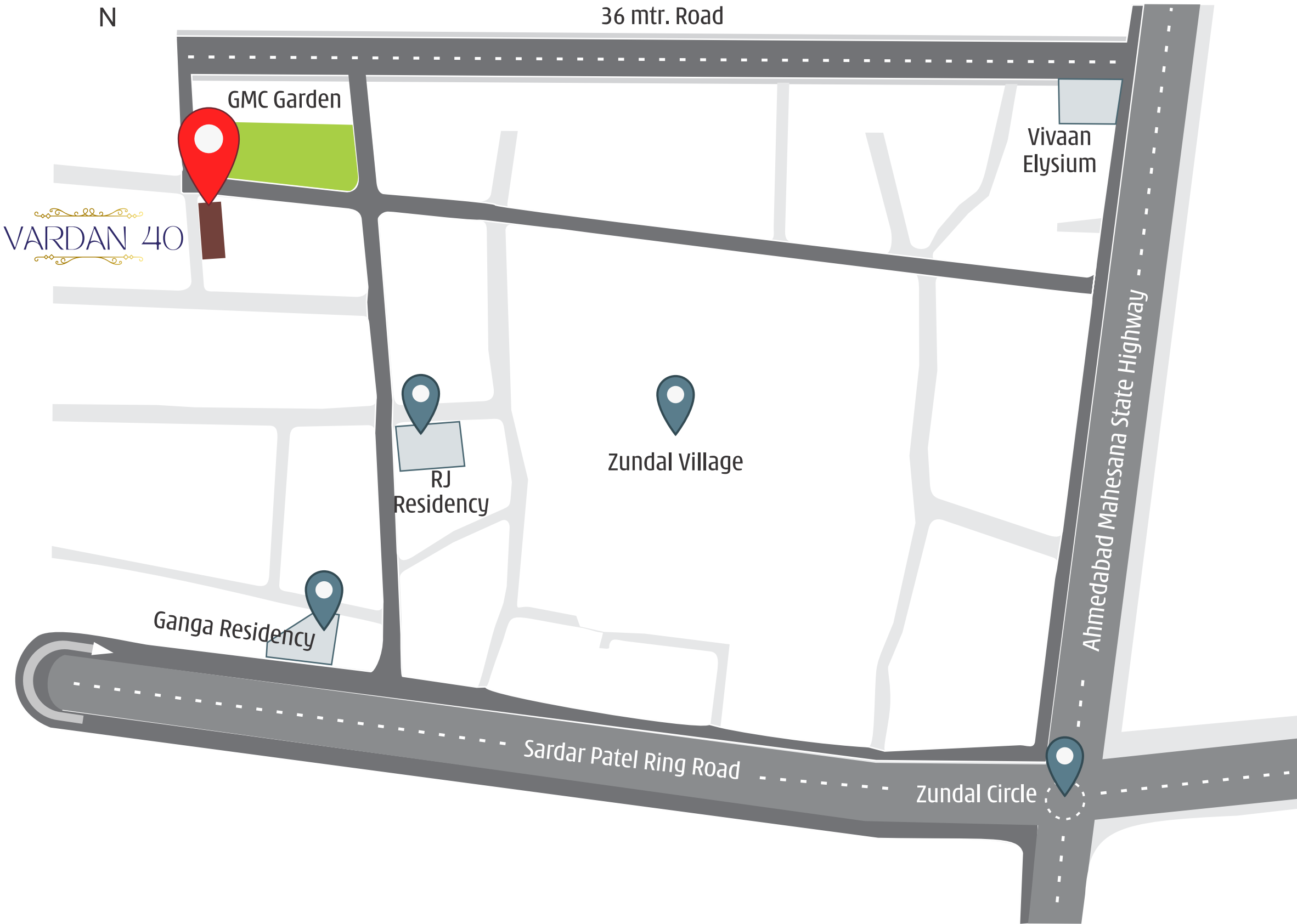
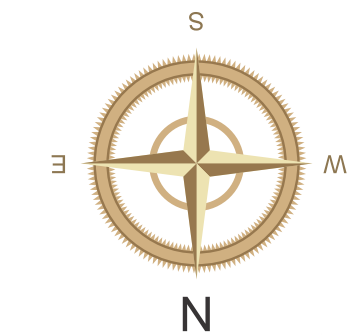
Concealed copper ISI wiring, MCB / ELCB & branded modular switches. Sufficient electrical points in all rooms as per architect's drawing.

AIR-CONDITIONING

AC Pipe holes with designated outer unit space & drain water piping ready for all bedrooms & drawing room.

FINISHING

Smooth plaster with double coat putty on internal walls, Texture finish on external walls.



CLOSE YET DISTANT

VARDAN 40

is located at Zundal.

Transportation like Airport, Metro Station & BRTS Bus Station, International Cricket Stadium & Narmada Canal. The emerging neighbourhood is residential destination owing to its proximity to prestigious

Educational institutions like

Nirma University, Hira Mani School, SGVP International School, Divine Child International School.

Hospitals like

KD, SGVP, Apollo & Satyam Hospital. **Temples like** Vaishnodevi, Umiya Dham & SGVP Swaminarayan Temple, Tapova Jain Temple.

Malls like The CBD, Osia, D-Mart, 4D Mall & Relience Mart.