

A PROJECT BY



AADHYA
REALTY



AADHYA
REALTY

The Signature
OF ELITE LIVING.

MARUTI 
NANDAN
BUNGALOW

2 & 3 BHK LIFESTYLE HOME

DEVELOPER



DEFINING TOMORROW WITH STRATEGIC CLARITY

Our approach blends foresight, innovation, and planning to develop visions that guide meaningful action. We help identify core opportunities, refine strategic direction, and create a powerful foundation that supports sustainable growth and transformation.

ARCHITECT



DESIGNING THE FUTURE WITH CLARITY AND PURPOSE

As a Vision Architect, we shape ideas into powerful, actionable strategies. We analyze possibilities, define direction, and construct a clear roadmap that transforms concepts into meaningful outcomes. Our approach combines insight, creativity, and strategic design—ensuring every vision becomes a structured, achievable reality.



ELEVATING LIVING WITH HERITAGE AND HARMONY

Step into a home where tradition meets tranquility. **Marutinandan Bungalow** is not just a structure it's a lifestyle. With thoughtful design and spiritual essence, it offers a warm embrace of culture, comfort, and connection for the entire family.

MARUTI
NANDAN
BUNGALOW



SURROUNDING LOCATION



NEAR BY CONNECTIVITY

 5 Minutes Shopping Mall	 20 Minutes Railway Station
 5 Minutes Hospital	 10 Minutes Temple
 15 Minutes Vadodara Mumbai Exp	 10 Minutes School Collage

WELCOME TO
MARUTINANDAN BUNGALOW

A HOME OF PEACE,
TRADITION AND TIMELESS LIVING

Step into a space where warmth meets wisdom, and every corner reflects a deep-rooted sense of tradition. **Marutinandan Bungalow** is more than just a home—it's a sanctuary of love, faith, and togetherness. Built with care and inspired by cultural values, it offers a life of serenity, comfort, and cherished memories for generations to come.







**BREATHE NATURE IN
YOUR BALCONY**

at Marutinandan Bungalow is a private sanctuary to unwind and refresh. Experience open-air living that connects you with nature's calm embrace.





**WHERE NATURE
MEETS LUXURY LIVING**

Experience the perfect environment at **Marutinandan Bungalow**, where spacious bungalows are surrounded by lush greenery, ensuring tranquility and natural beauty at your doorstep.



AMENITIES



PERFECTLY PAIRED ACTIVITIES
AND PREMIUM FACILITIES

FOLDING
PASTING
PAGE

Crafting Better Spaces
One Layout at a time.

MARUTI
NANDAN
BUNGALOW

2 & 3 BHK LIFESTYLE HOME



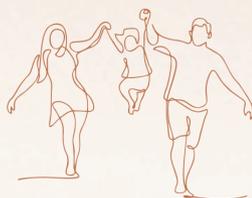
Plot No.	Size	Sq. Feet
01 TO 36	14' X 70'	980.00
37	24'-8 1/2" X 70' (AVG)	1729.45
38	32'-9" X 41' (AVG)	1342.53
39 TO 51	18'-1 1/2" X 41'	743.13
52-53	26'-4" X 41' (AVG)	1079.34
54 TO 66	18'-1 1/2" X 41'	743.13
67	29'-5 1/2" X 41' (AVG)	1207.27
68	24'-2" X 41' (AVG)	990.89
69 TO 81	18'-1 1/2" X 41'	743.13
82-83	26'-4" X 41'	1079.34
84 TO 95	18'-1 1/2" X 41'	743.13
96	39' X 41' (AVG)	1598.72
97	53'-6 1/2" X 41' (AVG)	2194.82
98 TO 109	18'-1 1/2" X 41'	743.13
110-111	26'-4" X 41'	1079.34
112 TO 142	18'-1 1/2" X 41'	743.13
143-144	26'-4" X 41'	1079.34
145 TO 175	18'-1 1/2" X 41'	743.13
176-177	26'-4" X 41'	1079.34
178 TO 208	18'-1 1/2" X 41'	743.13
209-210	26'-4" X 41'	1079.34
211 TO 241	18'-1 1/2" X 41'	743.13
242-243	26'-4" X 41'	1079.34
244 TO 274	18'-1 1/2" X 41'	743.13
275-276	26'-4" X 41'	1079.34
277 TO 307	18'-1 1/2" X 41'	743.13
308-309	26'-4" X 41'	1079.34
310 TO 340	18'-1 1/2" X 41'	743.13
341-342	26'-4" X 41'	1079.34
343 TO 357	18'-1 1/2" X 41'	743.13



MARUTI
NANDAN
BUNGALOW

2 & 3 BHK LIFESTYLE HOME

MODERN ARCHITECTURE | LAVISH AESTHETICS



LAYOUT
PLAN







SITTING
AREA

OPEN
GYM

MULTI PURPOSE
COURT

LAWN AREA

BADMINTON
COURT

CRICKET

GAZEBO

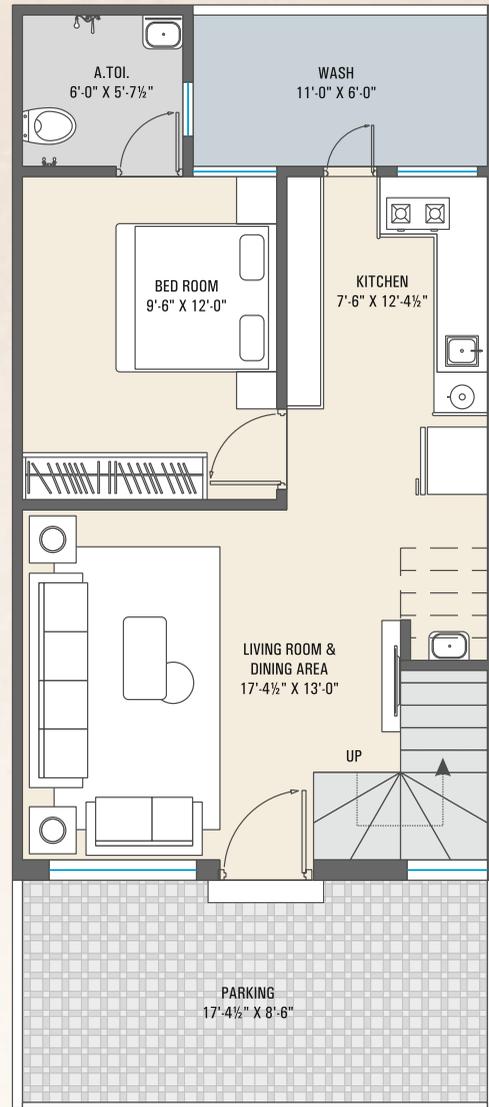
LEISURE
AREA

CHILDREN
PLAY AREA

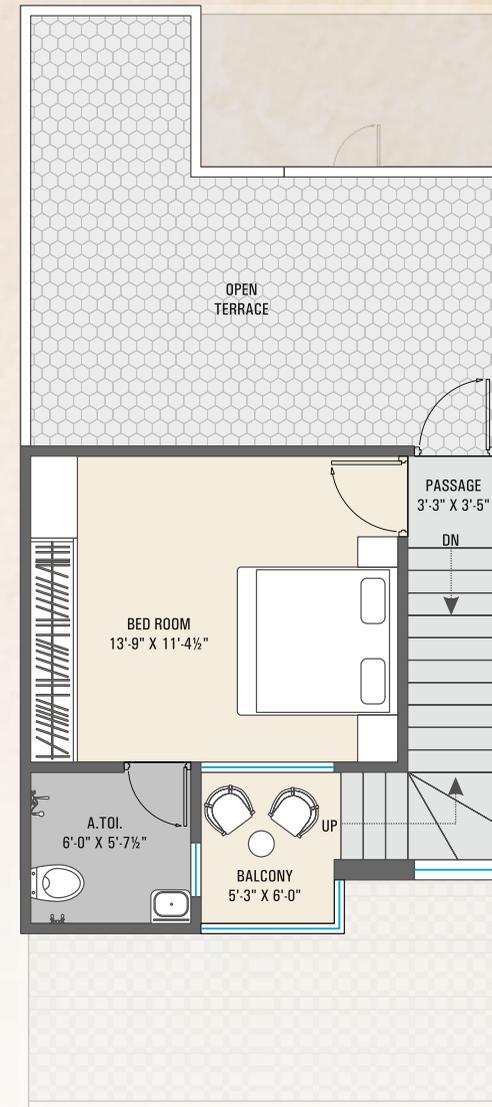
CHILDREN
PLAY AREA

18'-1½ X 41'

UNIT
FLOOR PLAN



GROUND
FLOOR PLAN

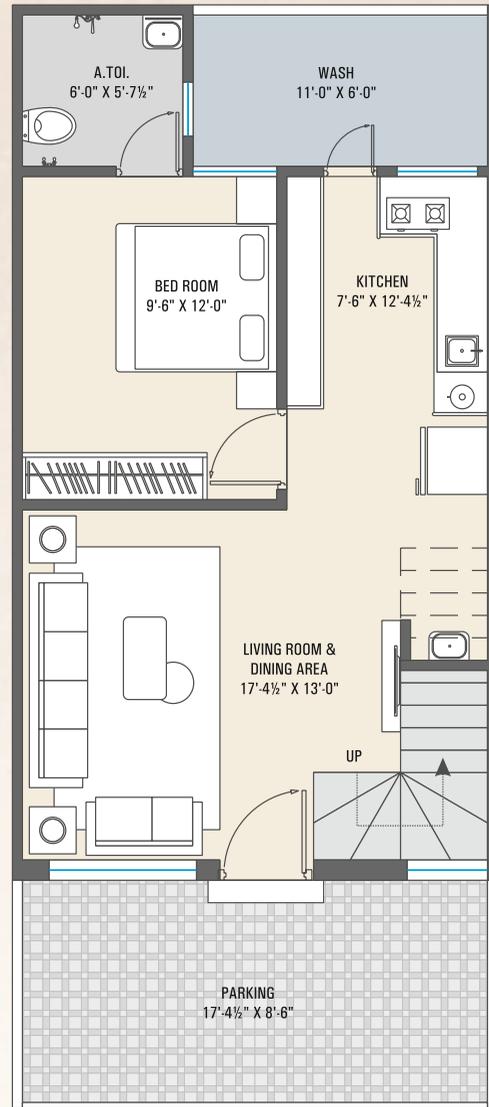


1ST
FLOOR PLAN

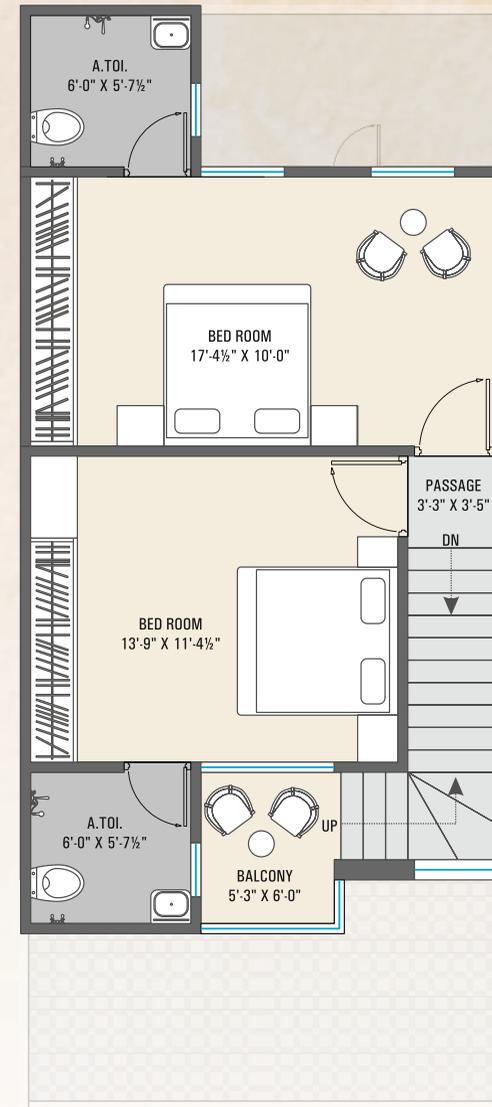


18'-1½" X 41'

UNIT
FLOOR PLAN



GROUND
FLOOR PLAN



1ST
FLOOR PLAN

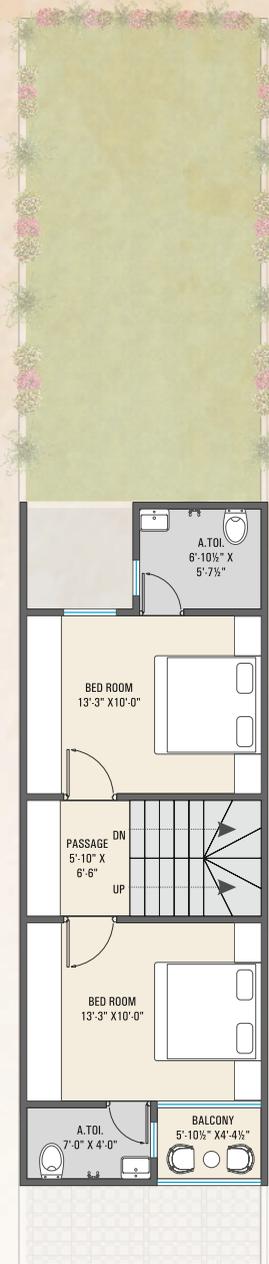


14' X 70'

UNIT
FLOOR PLAN



GROUND
FLOOR PLAN



1 ST
FLOOR PLAN



ELEGANT & WARM

Discover **MARUTI NANDAN BUNGALOW**
a serene retreat where fresh, clean surroundings
blend seamlessly with modern conveniences,
offering the ideal setting for a harmonious and
happy life.





MOMENTS MADE
AT HOME,
MEMORIES FOR LIFE



**BOX
CRICKET**



**MULTI-PURPOSE
COURT**



**BADMINTON
COURT**



**GAZEBO
SITTING**



SITTING ARE



OPEN GYM



CHILDREN
PLAY AREA



SITTING ARE

SPECIFICATION



ELECTRICAL

- Single Phase Concealed Copper Wiring.
- Distribution Board With MCB & ELCB To ENSURE Maximum Safety.
- Premium Quality Modular Switches.
- Sufficient Electric Points In All Rooms.



FLOORING & TILING

- Vitrified Tiles In All Rooms.
- Premium Quality Tiles Lintel Heights All Bathroom.



KITCHEN

- Premium Quality Granite Platform.
- Premium Quality Quartz Kitchen Sink.
- Designer Tiles Dado up to Lintel Height.



STRUCTURE

- Quality Controlled, Earthquake Resistant, RCC Framework Structure with red Bricks masonry wall.



COLOUR

- Damp-proof Chemical outside.
- Two-Coat Putty Finish on Interior Walls.
- Two-coat Apex paint on outside wall.



DOORS & WINDOWS

- Decorative & Alternative flush door with laminate finish Main Entrance Door With Hi-quality Locking Arrangement.
- Fully Laminated Internal Flush Doors with Granite Frames & Premium SS Hardware.
- High Quality Powder Coated Aluminium Window with Granite Jambs For All Windows.



TERRACE

- Roda Water Proofing In Terrace.



PLUMBING & SANITATION

- Pressurized Water-supply In Each Flat.
- Premium Quality Sanitary Ware & Fittings In All Toilets (Jaguar, Plumber, CERA, Or Equivalent)
- Hi-quality Concealed CPVC Plumbing Lines.



PLASTER WORK

- Apply two-coats of plaster on the outside walls.
- Apply mala plaster on the inside walls.



WATER

- Common Underground Water Tank With Motor System And Individual Approx 1000 Ltr Overhead white Pvc Tank .

Developer



Architect



Site Address :-

Survey No : 177 , **Marutinandan Bungalow,**
Near Aadhya Exotica , Opp. Kasad - Umraj Canal Road,
Shrvan Chowkdi, Kasad , Bharuch-392012



Contact No :-
99797 58557

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Aadhya Realty

DISCLAIMER

• Any amendments in rule & regulations by authorities will be bound to all members. • All expenses of legal documents like stamp duty, registration fees, GST, advocate fees, 2pinched charges, city survey charges, society maintenance, safety grill, incidental charges (drainage, water supply, IC, etc.) gas connection, electrical connection charges (GEB charges, cabling etc.) including material & labour cost are to be borne by members. • External & internal changes shall not be allowed. • Before possession, execution of sale deed is compulsory. • Members are bound to pay installments regularly & irregularity in payment may cause cancellation of booking. • Developers reserves right of making any changes in the scheme & it shall be bound to all members. • This booklet is only for private circulation and for general information to all the members & shall not form a part of any agreement. It can be changed without prior notice. • The interior design/furniture work/lighting/ plantation/ architectural presentation /taglines & literature/ measurements etc. shown in this brochure is just for the purpose of presentation/ explanation to the members. It is not part of the standard specification of the project, as unit is sold without furniture.