

Developer



AADHYA
REALTY

Architect



ISHWAR GEHI ARCHITECTS
INDIA.



AADHYA
REALTY

Live a life
that shine with *Luxury*

AADHYA 
EXOTICA

Escape The Ordinary, Live Exotic



A
PEACEFUL
LIFE,
PERFECTLY
DESIGNED.

AADHYA 
EXOTICA
Escape The Ordinary, Live Exotic

Premium Bungalows

crafted for elegant, peaceful living in a lush green environment. Where luxury meets serenity, and every detail reflects refined design.



Welcome to Aadhya Exotica

An exclusive bungalow project that blends comfort, privacy, and sophistication crafted for those who live life in style.

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EXOTICA
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WELCOME
FOUNTAIN



FLORAL
GARDEN



SENIOR
CITIZEN AREA



VARIETY OF
SIT-OUT

Your Sanctuary in the Perfect Environment

Aadhya Exotica presents a peaceful, pollution-free environment combined with modern comforts – creating the perfect atmosphere for a balanced and joyful life.

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EXOTICA
Escape The Ordinary, Live Exotic





Modern Facilities

From lush green surroundings, to spacious rooms and splendid amenities, **Aadhya Exotica** is the ideal place to live your dream life.



Wellness Meets Leisure

At Aadhya Exotica, your evenings are filled with play, relaxation, and connection – because life is best lived in balance.





Swim, Relax, Feel at Home

At Aadhya Exotica, enjoy calm evenings by the pool and peaceful moments in a beautiful, green setting – made for everyday comfort.

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SWIMMING
POOL



DECK SIDE
SITTING



CAFÉ



GYMNASIUM



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Open Spaces. Peaceful Living.

At Aadhya Exotica, enjoy a healthy lifestyle with spacious bungalows, fresh air, and room to live the way you've always wanted.

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EXOTICA

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Stick
Page

UNIT - 1, 50, 90,
130, 169



LEGENDS

- | | |
|-----------------------------------|------------------------------|
| 1. VERANDAH
9'-3" x 7'-9" | 7. STORE
3'-9" x 4'-3" |
| 2. LIVING ROOM
13'-3" x 14'-0" | 8. WASH
6'-9" x 4'-6" |
| 3. BEDROOM - 01
9'-6" x 9'-6" | 9. DECK
4'-0" X 6'-9" |
| 4. TOILET
5'-0" x 4'-9" | 10. DECK
4'-0" X 5'-6" |
| 5. DINING
6'-6" x 7'-6" | 11. GARDEN
8'-6" WIDE |
| 6. KITCHEN
6'-6" x 9'-9" | 12. PARKING
7'-9" x 9'-6" |



GROUND
FLOOR PLAN



West Facing

LEGENDS

- | | |
|------------------------------------|---------------------------|
| 1. BEDROOM - 02
11'-3" x 11'-6" | 5. FOYER
3'-0" x 5'-0" |
| 2. BEDROOM - 03
10'-0" x 14'-0" | 6. PORCH
9'-3" x 3'-0" |
| 3. TOILET
4'-6" x 7'-3" | 7. PORCH
9'-9" x 2'-3" |
| 4. TOILET
4'-6" x 7'-0" | |



1ST
FLOOR PLAN



West Facing

UNIT - 49, 89,
129, 168



LEGENDS

- | | |
|-----------------------------------|------------------------------|
| 1. VERANDAH
9'-3" x 7'-9" | 7. STORE
3'-9" x 4'-3" |
| 2. LIVING ROOM
13'-3" x 14'-0" | 8. WASH
6'-9" x 4'-6" |
| 3. BEDROOM - 01
9'-6" x 9'-6" | 9. DECK
4'-0" X 6'-9" |
| 4. TOILET
5'-0" x 4'-9" | 10. DECK
4'-0" X 5'-6" |
| 5. DINING
6'-6" x 7'-6" | 11. GARDEN
8'-6" WIDE |
| 6. KITCHEN
6'-6" x 9'-9" | 12. PARKING
7'-9" x 9'-6" |



GROUND
FLOOR PLAN



East Facing

LEGENDS

- | | |
|------------------------------------|---------------------------|
| 1. BEDROOM - 02
11'-3" x 11'-6" | 5. FOYER
3'-0" x 5'-0" |
| 2. BEDROOM - 03
10'-0" x 14'-0" | 6. PORCH
9'-3" x 3'-0" |
| 3. TOILET
4'-6" x 7'-3" | 7. PORCH
9'-9" x 2'-3" |
| 4. TOILET
4'-6" x 7'-0" | |



1ST
FLOOR PLAN



East Facing

TYPICAL UNIT



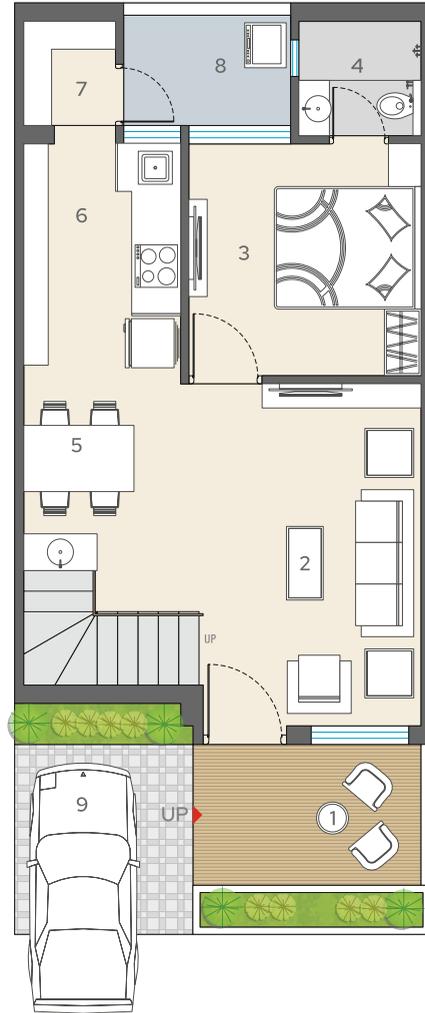
LEGENDS

- | | |
|-----------------------------------|-----------------------------|
| 1. VERANDAH
9'-3" x 7'-9" | 6. KITCHEN
6'-6" x 9'-9" |
| 2. LIVING ROOM
13'-3" x 14'-0" | 7. STORE
3'-9" x 4'-3" |
| 3. BEDROOM - 01
9'-6" x 9'-6" | 8. WASH
6'-9" x 4'-6" |
| 4. TOILET
5'-0" x 4'-9" | 9. PARKING
7'-3" x 9'-6" |
| 5. DINING
6'-6" x 7'-6" | |



GROUND
FLOOR PLAN

West Facing



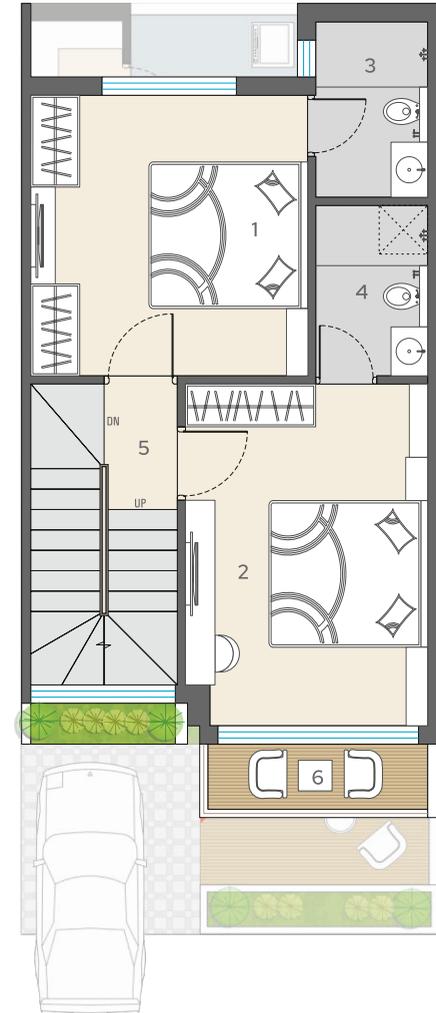
LEGENDS

- | | |
|------------------------------------|----------------------------|
| 1. BEDROOM - 02
11'-3" x 11'-6" | 4. TOILET
4'-6" x 7'-0" |
| 2. BEDROOM - 03
10'-0" x 14'-0" | 5. FOYER
3'-0" x 5'-0" |
| 3. TOILET
4'-6" x 7'-3" | 6. PORCH
9'-3" x 3'-0" |



1ST
FLOOR PLAN

West Facing



—  —
TYPICAL UNIT



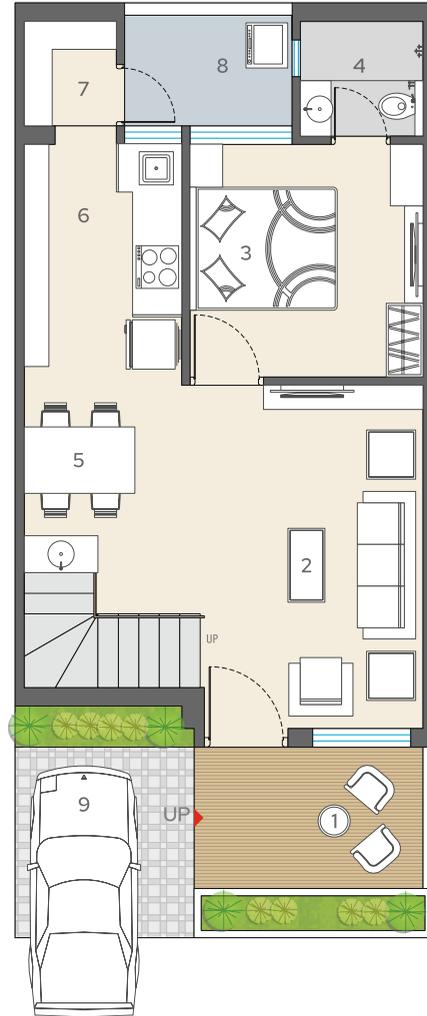
LEGENDS

1. VERANDAH 9'-3" x 7'-9"	6. KITCHEN 6'-6" x 9'-9"
2. LIVING ROOM 13'-3" x 14'-0"	7. STORE 3'-9" x 4'-3"
3. BEDROOM - 01 9'-6" x 9'-6"	8. WASH 6'-9" x 4'-6"
4. TOILET 5'-0" x 4'-9"	9. PARKING 7'-3" x 9'-6"
5. DINING 6'-6" x 7'-6"	



**GROUND
FLOOR PLAN**

East Facing



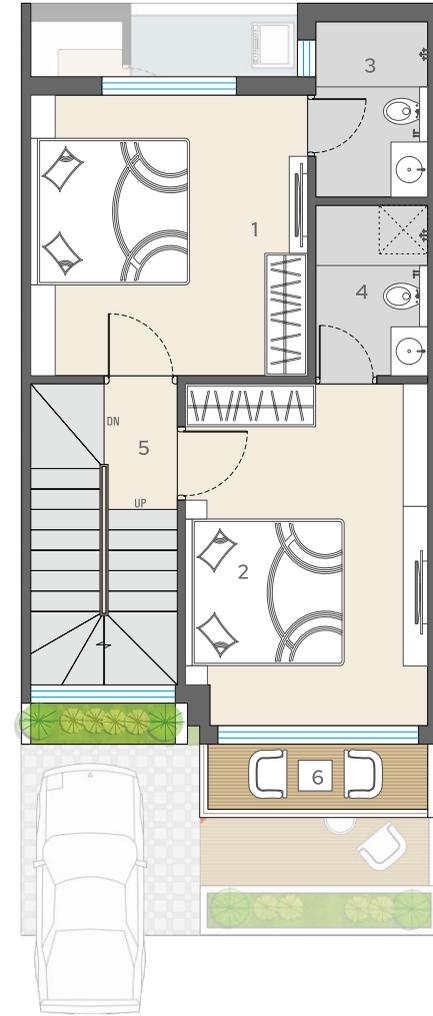
LEGENDS

1. BEDROOM - 02 11'-3" x 11'-6"	4. TOILET 4'-6" x 7'-0"
2. BEDROOM - 03 10'-0" x 14'-0"	5. FOYER 3'-0" x 5'-0"
3. TOILET 4'-6" x 7'-3"	6. PORCH 9'-3" x 3'-0"



**1ST
FLOOR PLAN**

East Facing



UNIT-10, 20, 29

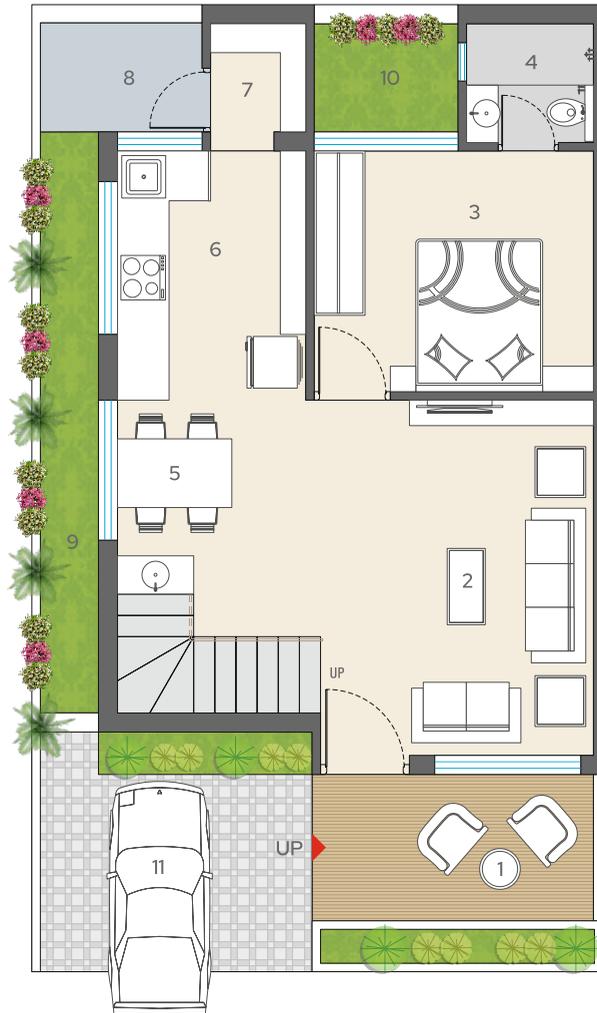


LEGENDS

- | | |
|-----------------------------------|-------------------------------|
| 1. VERANDAH
11'-0" x 7'-9" | 7. STORE
3'-9" x 4'-3" |
| 2. LIVING ROOM
15'-9" x 14'-0" | 8. WASH
6'-3" x 4'-3" |
| 3. BED ROOM
11'-0" x 9'-6" | 9. OPEN
2'-6" WIDE |
| 4. TOILET
5'-0" x 4'-9" | 10. GARDEN
5'-9" x 4'-3" |
| 5. DINING
7'-6" x 7'-6" | 11. PARKING
10'-9" x 9'-6" |
| 6. KITCHEN
7'-6" x 9'-9" | |



GROUND
FLOOR PLAN

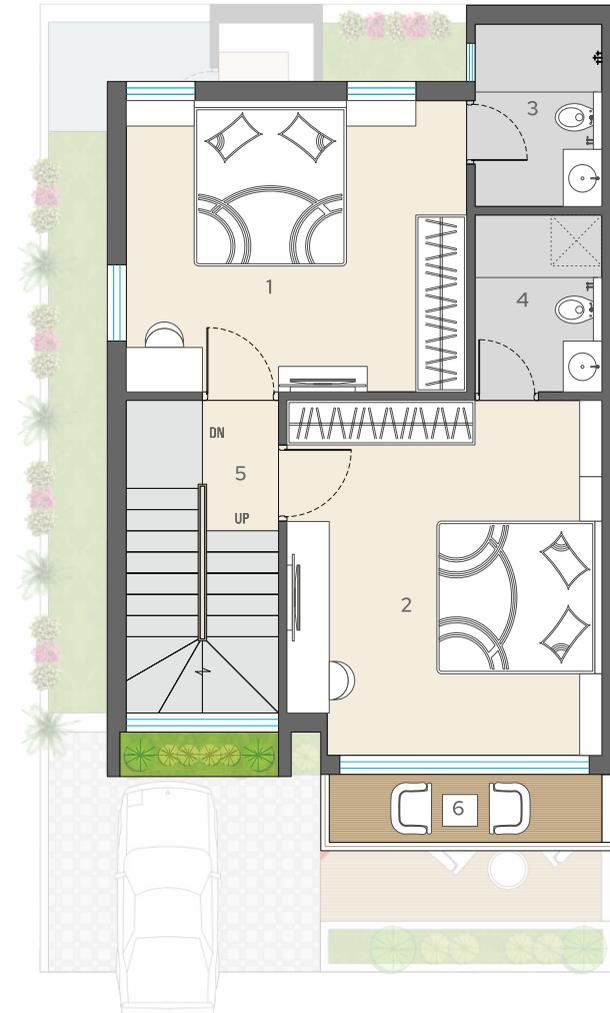


LEGENDS

- | | |
|------------------------------------|----------------------------|
| 1. BEDROOM - 02
13'-6" x 11'-6" | 4. TOILET
5'-0" x 7'-0" |
| 2. BEDROOM - 03
12'-6" x 14'-0" | 5. FOYER
3'-0" x 5'-0" |
| 3. TOILET
5'-0" x 7'-3" | 6. PORCH
11'-6" x 3'-0" |



1ST
FLOOR PLAN



UNIT - 188, 195, 203,
215, 223



LEGENDS

1. VERANDAH 9'-0" X 8'-0"	7. STORE 3'-6" X 4'-6"
2. LIVING ROOM 13'-3" X 14'-0"	8. WASH 7'-9" x 5'-0"
3. BED ROOM 11'-0" X 9'-9"	9. VERANDAH 11'-0" X 5'-0"
4. TOILET 7'-9" X 4'-6"	10. GARDEN 22'-6" WIDE
5. DINING 6'-6" X 7'-6"	11. GARDEN 5'-3" WIDE
6. KITCHEN 7'-6" X 9'-6"	12. PARKING 13'-3" X 9'-6"



GROUND
FLOOR PLAN



LEGENDS

1. BED ROOM 13'-6" X 12'-6"	5. FOYER 3'-0" X 5'-0"
2. BED ROOM 10'-0" X 14'-0"	6. 3' WIDE PORCH
3. TOILET 5'-0" X 7'-6"	7. PORCH 13'-6" X 4'-0"
4. TOILET 5'-0" X 7'-0"	



1ST
FLOOR PLAN





UNIT- 189 TO 194 | 196 TO 202
 209 TO 214 | 216 TO 222
 224 TO 232



LEGENDS

1. VERANDAH 9'-0" X 8'-9"	6. KITCHEN 6'-6" X 9'-9"	11. PARKING 7'-3" X 9'-6"
2. LIVING ROOM 13'-3" X 14'-0"	7. STORE 3'-6" X 4'-6"	
3. BED ROOM 9'-6" X 9'-9"	8. WASH 6'-6" X 5'-0"	
4. TOILET 6'-3" X 4'-6"	9. VERANDAH 9'-6" X 5'-3"	
5. DINING 6'-6" X 7'-6"	10. GARDEN 16'-3" WIDE	



**GROUND
 FLOOR PLAN**



LEGENDS

1. BED ROOM 11'-0" X 11'-6"	5. FOYER 3'-0" X 5'-0"
2. BED ROOM 10'-0" X 14'-0"	6. 3' WIDE PORCH
3. TOILET 5'-0" X 7'-6"	7. PORCH 11'-0" X 4'-0"
4. TOILET 5'-0" X 7'-0"	



**1ST
 FLOOR PLAN**



UNIT - 204, 205, 206



LEGENDS

1. VERANDAH 13'-0" X 8'-0"	6. KITCHEN 7'-0" X 9'-9"	11. PARKING 8'-0" X 9'-6"
2. LIVING ROOM 13'-3" X 14'-0"	7. STORE 4'-3" X 3'-0"	
3. BED ROOM 9'-6" X 9'-6"	8. WASH AREA 7'-3" X 5'-0"	
4. TOILET 4'-3" X 6'-0"	9. VERANDAH 8'-9" X 5'-0"	
5. DINING 8'-0" X 9'-3"	10. GARDEN 21'-3" WIDE	



GROUND
FLOOR PLAN

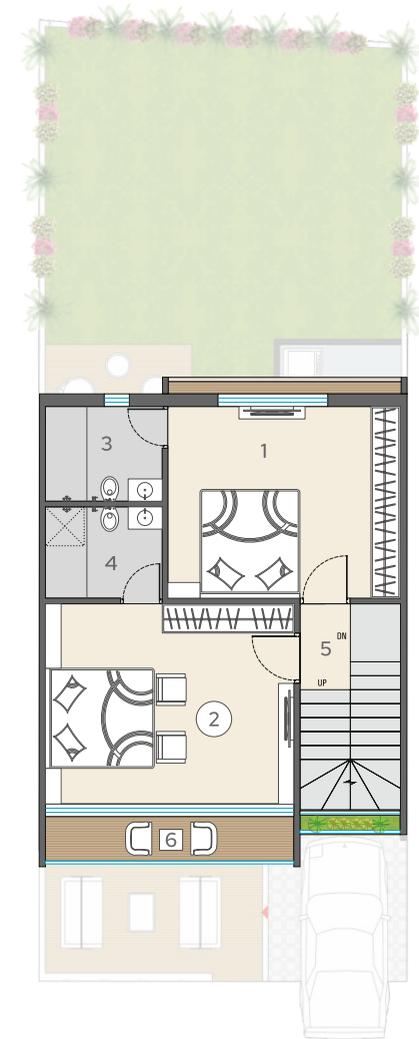


LEGENDS

1. BED ROOM 14'-0" X 11'-6"	4. TOILET 7'-0" X 5'-6"
2. BED ROOM 14'-9" X 12'-0"	5. FOYER 3'-0" X 5'-0"
3. TOILET 7'-0" X 5'-6"	6. 3' WIDE PORCH



1ST
FLOOR PLAN



UNIT - 207



LEGENDS

- | | | |
|-----------------------------------|-------------------------------|-------------------------------|
| 1. VERANDAH
13'-0" X 8'-0" | 7. STORE
4'-3" X 3'-0" | 13. PARKING
11'-3" X 9'-6" |
| 2. LIVING ROOM
13'-3" X 14'-0" | 8. WASH AREA
7'-9" X 5'-9" | |
| 3. BED ROOM
9'-6" X 9'-6" | 9. VERANDAH
8'-9" X 5'-0" | |
| 4. TOILET
4'-3" X 5'-9" | 10. DECK
2'-6" X 5'-6" | |
| 5. DINING
8'-0" X 9'-3" | 11. DECK
2'-6" X 6'-9" | |
| 6. KITCHEN
7'-0" X 9'-6" | 12. GARDEN
21'-9" WIDE | |



GROUND
FLOOR PLAN

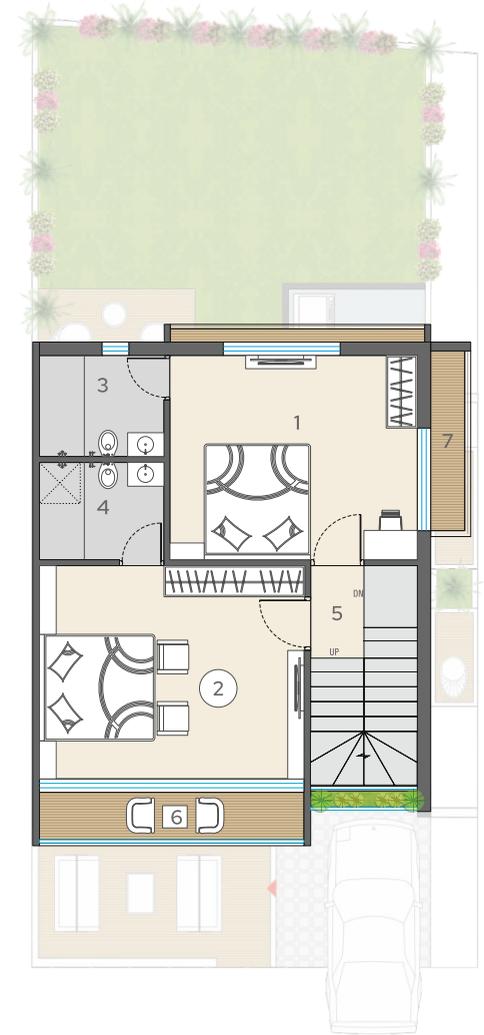


LEGENDS

- | | |
|--------------------------------|----------------------------|
| 1. BED ROOM
14'-0" X 11'-6" | 5. FOYER
3'-0" x 5'-0" |
| 2. BED ROOM
14'-9" X 12'-0" | 6. 3' WIDE
PORCH |
| 3. TOILET
7'-0" X 5'-6" | 7. PORCH
10'-3" x 2'-3" |
| 4. TOILET
7'-0" X 5'-6" | |



1ST
FLOOR PLAN



 UNIT - 208



LEGENDS

- | | |
|-------------------------------------|--------------------------------------|
| 1. VERANDAH
12'-0" X 8'-3" | 8. OPEN DINING
13'-9" X 7'-9" |
| 2. DINING/LIVING
12'-3" X 18'-0" | 9. DECK AREA
11'-6" X 6'-0" |
| 3. BEDROOM
10'-3" X 10'-6" | 10. DECK AREA
6'-0" X 18'-9" |
| 4. TOILET
7'-0" X 4'-0" | 11. SWIMMING POOL
18'-0" X 10'-0" |
| 5. KITCHEN
6'-9" X 9'-3" | 12. GAZEBO
8'-0" X 7'-0" |
| 6. STORE
5'-0" X 4'-0" | 13. GARDEN
13'-6" WIDE |
| 7. WASH
6'-3" X 4'-9" | 14. PARKING
11'-3" X 10'-0" |



GROUND
FLOOR PLAN



LEGENDS

- | | |
|-------------------------------|----------------------------|
| 1. BEDROOM
12'-0" X 11'-3" | 5. FOYER
3'-6" X 4'-3" |
| 2. BEDROOM
12'-3" X 14'-0" | 6. PORCH
12'-0" X 3'-0" |
| 3. TOILET
4'-9" X 7'-9" | 7. PORCH
8'-3" X 2'-3" |
| 4. TOILET
7'-3" X 6'-9" | 8. PORCH
12'-3" X 4'-0" |



1ST
FLOOR PLAN



UNIT - 233

LEGENDS

1. VERANDAH 9'-3" x 8'-3"	8. WASH 6'-6" x 5'-0"	15. PARKING 7'-9" x 10'-0"
2. LIVING ROOM 13'-3" x 14'-0"	9. VERANDAH 9'-9" x 5'-3"	
3. BEDROOM - 01 9'-6" x 9'-6"	10. DECK 4'-0" x 6'-9"	
4. TOILET 6'-3" x 4'-6"	11. DECK 4'-0" x 5'-6"	
5. DINING 6'-6" x 7'-3"	12. GARDEN 16'-6" x 13'-6"	
6. KITCHEN 6'-6" x 9'-9"	13. GARDEN 8'-3" WIDE	
7. STORE 3'-6" x 4'-9"	14. GARDEN 8'-3" WIDE	



GROUND
FLOOR PLAN



LEGENDS

1. BEDROOM - 02 11'-3" x 11'-6"	5. FOYER 3'-0" x 5'-0"
2. BEDROOM - 03 10'-0" x 14'-0"	6. PORCH 9'-3" x 3'-0"
3. TOILET 4'-6" x 7'-6"	7. PORCH 10'-0" x 2'-3"
4. TOILET 4'-6" x 7'-0"	8. PORCH 11'-9" x 4'-0"



1ST
FLOOR PLAN



LEGENDS

1. RECEPTION 16'-6" X 21'-0"	8. DECK AREA 21'-6" X 7'-6"	15. MALE TOILET 12'-9" X 8'-9"
2. 5'-0" WIDE PASSAGE	9. CAFÉ 20'-9" X 24'-9"	16. FEMALE TOILET 12'-9" X 8'-9"
3. OFFICE 12'-0" X 15'-3"	10. KITCHEN 12'-9" X 12'-3"	17. PLANTATION
4. LIBRARY 12'-0" X 15'-3"	11. UTILITY 8'-9" X 8'-3"	18. PARTY LAWN 31'-6" X 43'-9"
5. SOFT KID'S PLAY AREA 35'-6" X 21'-0"	12. SWIMMING POOL 45'-0" X 21'-6"	
6. PARTY HALL 24'-6" X 44'-0"	13. KIDS SWIMMING POOL 15'0" X 15'0"	
7. DECK AREA 7'-0" WIDE	14. POOL SIDE DECK SITTING	



**GROUND
FLOOR PLAN**



LEGENDS

1. FOYER 15'-3" X 19'-3"	8. TERRACE 14'-3" X 26'-6"
2. 6'-0" WIDE PASSAGE	9. GAMES 21'-0" X 30'-3"
3. BEDROOM - 01 12'-3" X 14'-3"	10. TERRACE 30'-0" X 13'-9"
4. BEDROOM - 02 11'-0" X 14'-3"	11. GAZEBO 16'-3" X 16'-3"
5. TOILET 8'-9" X 6'-6"	12. PASSAGE
6. TOILET 8'-9" X 7'-0"	
7. GYM 32'-6" X 21'-0"	



1ST

FLOOR PLAN





Happy
Families
Begin at
Home

Breathe Nature In

Your balcony at **Aadhya Exotica** is a private sanctuary to unwind and refresh. Experience open air living that connects you with nature's calm embrace.



AADHYA 
EXOTICA
Escape The Ordinary, Live Exotic

A perfect blend of activities
and facilities...



Outdoor Garden
Children Play Area



Indoor Garden
Children Play Area



Garden
Gazebo Sitting



Walking Track



Outdoor Gym



Box Cricket



Pickle Ball Court



Badminton Court



Indoor Game
Zone



Party Lawn



Swimming Pool



Kids Pool





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



Scan Location



Your Private Haven

At Aadhya Exotica, corner residences provide exclusive access and privacy with their separate entries. Relax on your open terrace and immerse yourself in the tranquil, green environment for a truly luxurious lifestyle.

Developer



Architect



Site Address

Block No : 32, Near Kasad - Umraj Canal Road,
Gail Township Road,
Shravan Chowkdi , Umraj, Bharuch-392012

Contact No

+91 81419 36000

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, panchayat 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.