



2 & 3 BHK LUXURIOUS BUNGLOW



WELCOME *To* AVSAR BUNGLOW-2

where refined architecture meets warm hospitality. The entrance gate stands as a symbol of elegance and timeless design, inviting you into a space crafted with care, comfort, and a touch of luxury. Step inside to experience a home that truly celebrates serenity and style.



Entrance Gate



Security Cabin



CCTV Camera



MUMBAI VADODARA EXPY

Mahudhala

CLP India Private limited

Kasad

60 MT RING ROAD

AHMEDABAD - MUMBAI HWY

Marutinandan Bungalow

Aqua Industrial Services

Aadhya Exotica

60 MT RING ROAD

GAIL Township

GIDC

Umraj Village

DAHEJ BYPASS RD

BAPS Shri Swaminarayan Mandir

Avsar Bungalows-1

ABC CHOWKDI

SARDAR BRIDGE

SHRAVAN CHOWKDI

MATARIYA TALAV

RAILWAY STATION

Narmada River

SHAKTINATH CHOWKDI

GOLDEN BRIDGE

BHRUCH BYPASS RD

LINK RD



NEAR BY CONNECTIVITY



3 Minutes Shopping Mall



3 Minutes Hospital



5 Minutes Temple



5 Minutes School Collage



10 Minutes Railway Station



10 Minutes Vadodara Mumbai Exp

AVSAR 2
BUNGLOW - 2
CRAFTED FOR SPACIOUS LIVING.

2 & 3 BHK LUXURIOUS BUNGLOW



EXPLORING *The* ART OF ARCHITECTURAL CREATIVITY

Architecture is more than structure—it is imagination shaped into space. Through innovative forms, thoughtful details, and expressive design, we explore creativity that transforms everyday living into an elevated experience. Each line, texture, and volume tells a story, turning ideas into inspiring, livable art.





WHERE *Design* MEETS INNOVATION

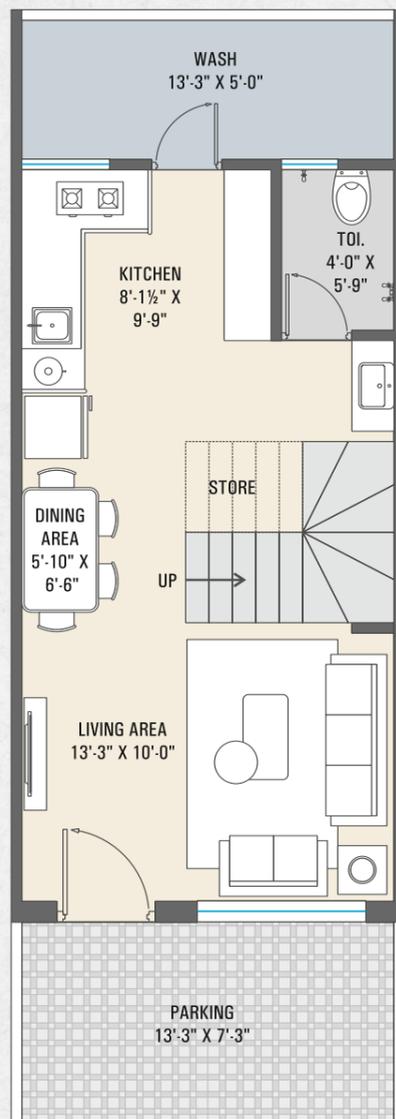
Thoughtful geometry and modern materials come together seamlessly. These elevations celebrate originality while maintaining functional beauty.



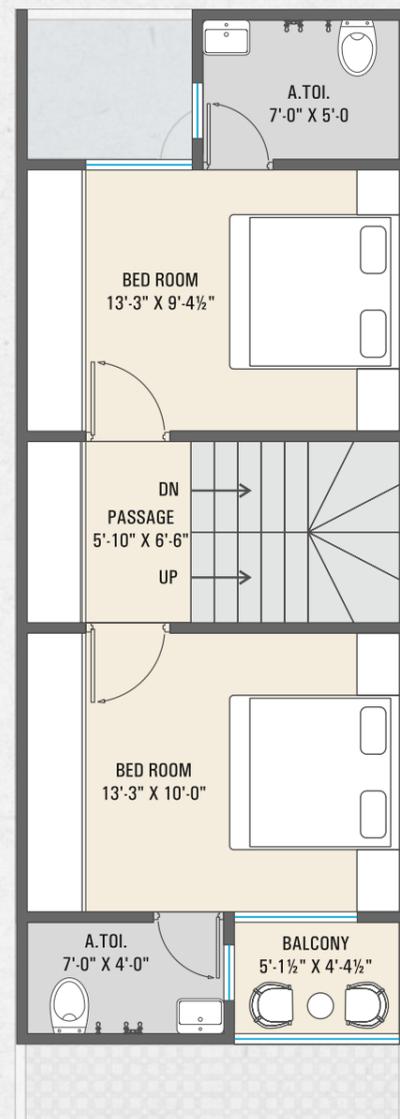
2-BHK

14' X 40'

UNIT
FLOOR PLAN



GROUND FLOOR

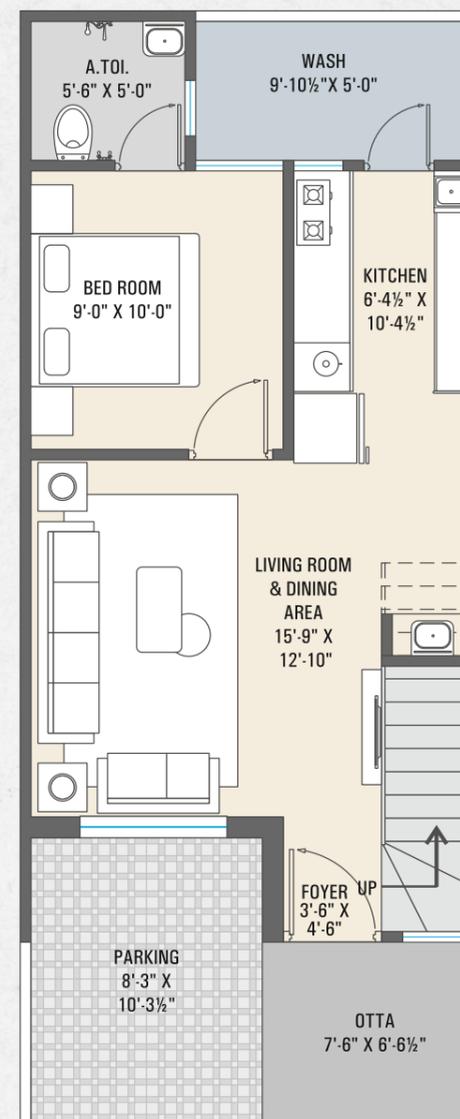


1 ST FLOOR

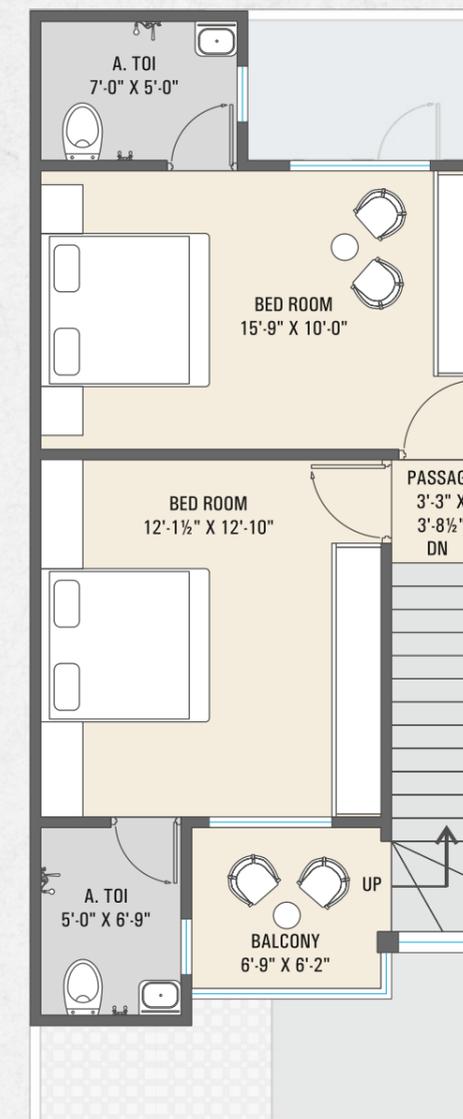
3-BHK

16'-6" X 40'

UNIT
FLOOR PLAN

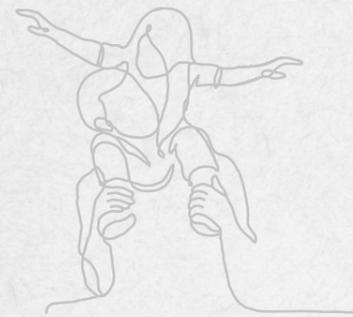


GROUND FLOOR



1 ST FLOOR





**AN EXAMPLE *Of*
LUXURIOUS MODESTY**

A refined balance of elegance and simplicity, an example of luxurious modesty that speaks quietly yet leaves a lasting impression.



SPECIFICATION



Electrical

- Single Phase Concealed Copper Wiring.
- Distribution Board With MCB & ELCB To ENSUR 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 & Alterative 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 - 339, **Avsar Bunglow -2**
Behind UPL Colony, Umraj Village Road, 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.