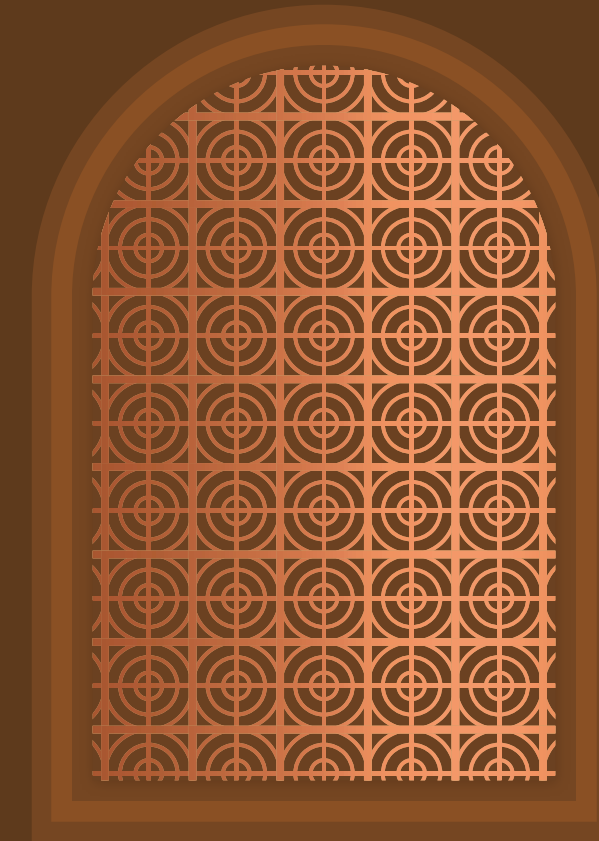


#PROJECTBY



GREENLEAF



Disclaimer: All plans are subject to amendments and approval by the relevant authorities. All photography and computer images are artist's impression and are provided for illustrative and indicative purpose only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. Subject to Vadodra Jurisdiction.

GREENLEAF
HERITAGE
5B3HK Palatial Triplex Villas
#ADOPTKHAASZINDAGI



#LIVEKHAASZINDAGI

#BOYCOTT आम जिन्दगी

#ABOUTTHEDEVELOPER

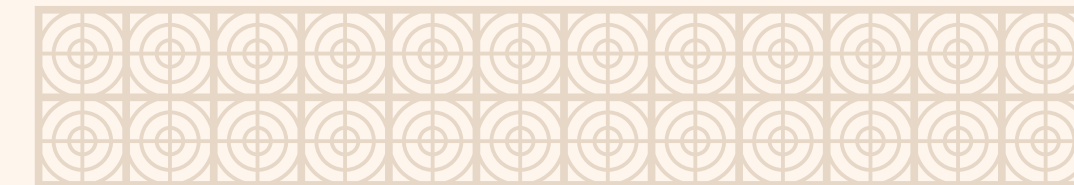
They say, you can go out of Vadodara to hustle but you'll always come back to 'live again' in Vadodara. For those who want to lead a peaceful life in unsurpassable Luxury, **Greenleaf Group** brings to you places that fulfill that purpose.

Greenleaf Group is known for its 'going beyond' philosophy to create luxury lifestyle Homes. With a vision to always go beyond and create benchmarks, an enthusiastic and young team of technocrats at **Greenleaf Group** is always on it's

quest, looking for ways to offer never-before living standards to people in and out of Vadodara.

After **Greenleaf Regalia, Greenleaf Antilia, and Greenleaf 16**, all 3 being splendid real estate projects of Vadodara, **Greenleaf Group** has once again 'gone beyond' their own benchmarks and has now come up with something even more Khaas.

Welcome to **Greenleaf Heritage**.





#KHAASELEMENTSFROM
KHAASCORNERSOFTHEWORLD



ABOUT THE ARCHITECT

When we sat down with **Greenleaf Group** enthusiastic team of developers, the idea was crystal clear to build something supremely khaas for a specific class. Khaas in terms of lifestyle, look, and vibe.

To promise a khaas Living, we had to bring some khaas elements from across the world and imbibe them in this project. And when we talk about Architecture, Roman Architecture holds the crown. Picking Elements from Roman Architecture and Blending them with thoughtful functionalities, we have built this Roman-styled Palatial Triplex Villas for the true connoisseurs of khaas Living.

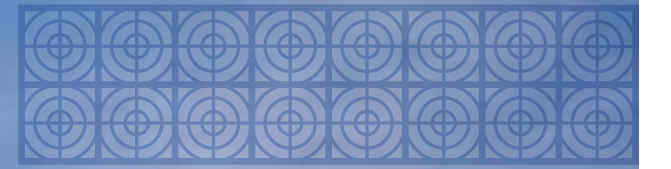
Welcome to the khaas zindagi.



DESIGN STUDIO
architects & interiors
Ar. RUCHIR SHETH



#LIVELIFE
ROMESTYLE





Private heaven
for elite 11 families
Because heaven is
for the limited ones.



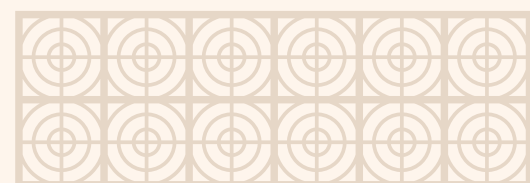
7.5 Meter
Internal Road
After all, There's no
traffic in heaven, right?



Exclusive
Parking Spaces
Because your collection
deserves its own Space.



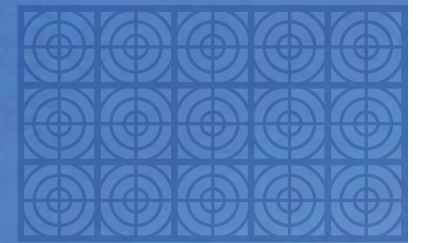
4-Side Open Plot
Without any common walls
between the plots, get maximum
openness and no sounds from
Neighbours.



Why just own air and live a flat life
when you can live in a villa and own
the land, too.



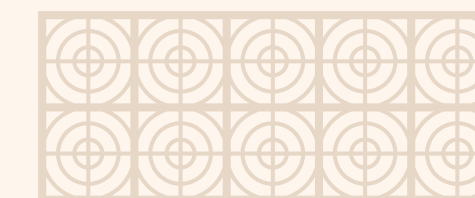
#EACH
ONE EQUALLY
SPECIAL





#GREATER THAN GRAND

The Grandeur is not limited to just how vast it is. Grandeur is something that's Ornamented by Amenities that elevate the living experience by and large.



- Generous Open Spaces
- Private Splash Pool*
- 12 Ft. Ceiling Height (top to top)
- Up-To Second Floor Elevator*

* Provisional

#SPECIALFEATURES

- Lift (Provisional)
- Splash Pool (Provisional)
- Individual Water Borewell
- Individual EV Charging Point
- Double Height in Living Area
- 3 Phase Electricity Connection
- 12 Ft. Ceiling Height (top to top)
- Video Door Phone on Main Door
- Electrical Invertor Wiring Provision
- Concealed Anti Termite Treatment on Ground Floor
- Drainage and Water Connection (Provision for Corporation)
- Smart Home Automation in Living Room & One Master Bedroom



#LIVEITLIKEA
ROMAN



#PICK YOUR STYLE

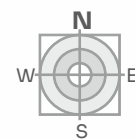
Each villa is made for you to create your own elitist Paradise. But what is luxury if it doesn't come with the privilege to choose? Hence, we present to you these limited 11 villas, for you to decide which fits your demands the best.

#AREATABLE

Plot No.	Plot Area in sq.ft.	Built-up Area in sq.ft.
01	2769	4008
02	2024	4008
03	2024	4008
04	2016	4008
05	2011	3855
06	2009	3896
07	2040	3863
08	2614	3343
09	2130	3343
10	2445	3343
11	2249	4348



#LAYOUTPLAN





#PLOT

1 | 2 | 3 | 4

Plot No	Plot Area in sq.ft.	Built-up Area in sq.ft.	Garden Area in sq.ft.
01	2769	4008	858
02	2024	4008	179
03	2024	4008	179
04	2016	4008	179

#GROUND FLOOR PLAN

01	Parking	10'6"x20'0"	07	F. Sitting/Dining	24'9"x11'7"	13	Wash	16'7"x5'9"
02	Porch	9'4"x6'6"	08	Bedroom	14'0"x11'6"	14	Garden	14'9"x5'9"
03	Otta	5'5"x5'6"	09	Toilet	5'0"x7'0"	15	Splash Pool (P)	9'0"x8'7"
04	Drawing Room	18'0"x13'0"	10	Kitchen	10'1"x15'2"	16	Deck	-
05	Puja	5'0"x6'0"	11	Store	4'0"x4'3"	17	Garden*	-
06	Lift (P)	4'6"x4'0"	12	Toilet	5'0"x4'2"			

#FIRST FLOOR PLAN

18	Lift (P)	4'6"x4'0"	23	Balcony	8'7"x6'0"
19	Family Sitting	14'4"x11'7"	24	Bedroom	22'0"x12'0"
20	Bedroom	23'3"x13'1"	25	Dress Room	12'3"x5'9"
21	Dress Room	11'0"x6'4"	26	Toilet	12'3"x5'9"
22	Toilet	11'0"x6'4"	27	Double Height	10'7"x11'7"

#SECOND FLOOR PLAN

28	Lift (P)	4'6"x4'0"	33	Lounge Room	20'0"x16'0"
29	Passage	4'9" Wide	34	Toilet	4'6"x5'9"
30	Bedroom	22'0"x12'0"	35	Balcony	17'4"x9'0"
31	Dress Room	7'5"x5-9"	36	Open Terrace	15'0"x9'10"
32	Toilet	12'3"x5'9"			



#GROUND FLOOR PLAN

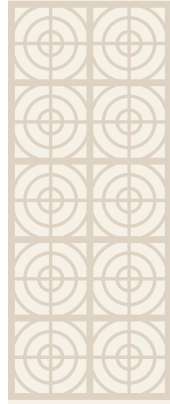


#FIRST FLOOR PLAN



#SECOND FLOOR PLAN

(P) - PROVISIONAL



#PLOT 5

Plot No	Plot Area in sq.ft.	Built-up Area in sq.ft.	Garden Area in sq.ft.
05	2011	3855	157

#GROUND FLOOR PLAN

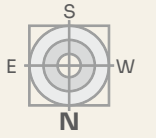
01	Parking	11'0"x19'8"	07	Bedroom	14'0"x11'0"
02	Otta	9'0"x5'8"	08	Toilet	6'0"x6'8"
03	Foyer	4'5"x8'0"	09	Kitchen	10'3"x11'0"
04	Drawing Room	18'10"x13'0"	10	Store	4'0"x5'1"
05	Lift (P)	4'6"x4'0"	11	Toilet	6'0"x4'0"
06	F. Sitting/Dining	23'6"x9'6"	12	Wash	15'10"x7'3"
13	Garden	16'7"x6'2"			
14	Splash Pool (P)	9'6"x10'1"			
15	Deck	-			
16	Garden*	-			

#FIRST FLOOR PLAN

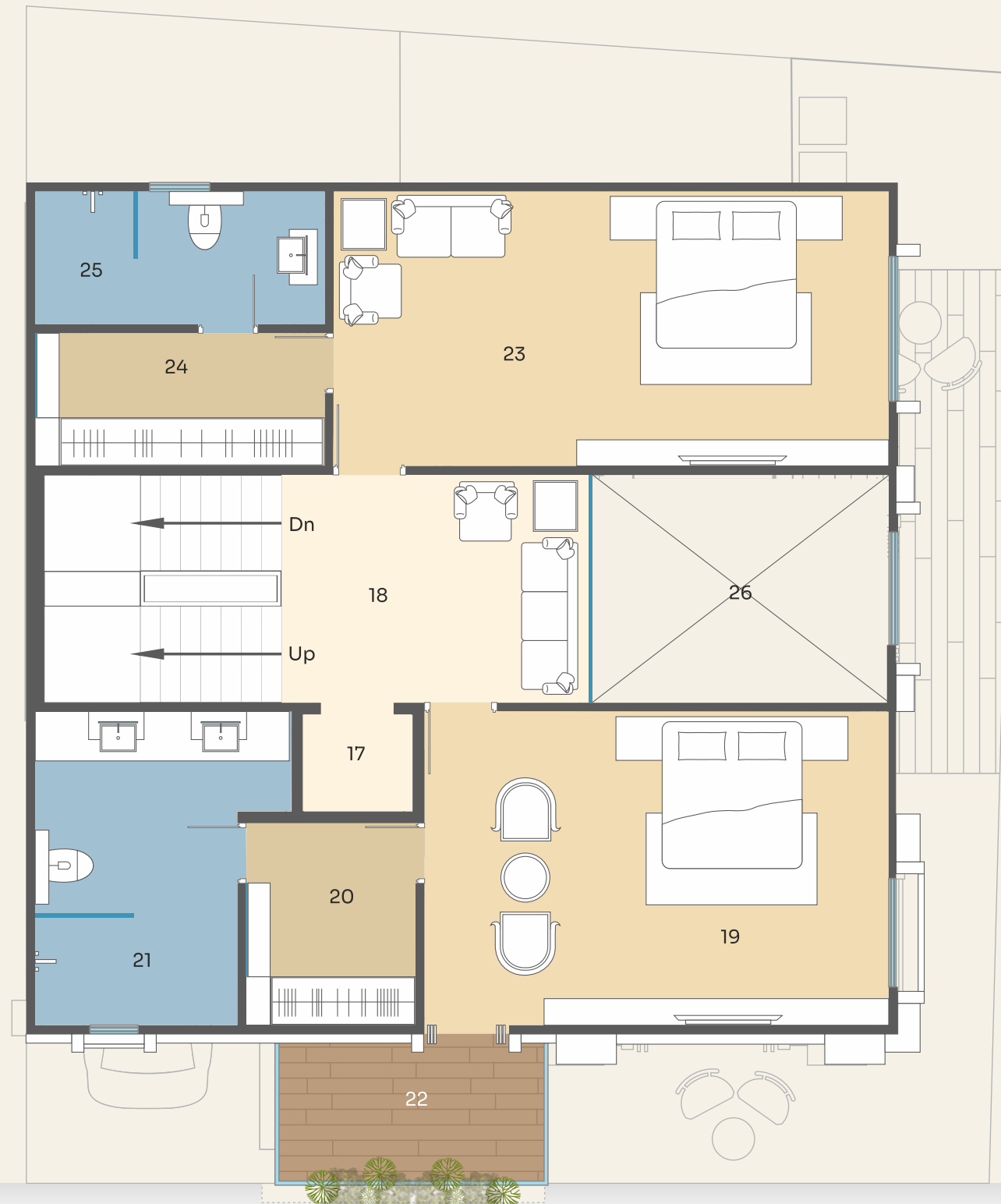
17	Lift (P)	4'6"x4'0"	22	Balcony	11'4"x6'0"
18	Passage / F. Sitting	13'4"x9'6"	23	Bedroom	23'0"x11'6"
19	Bedroom	19'3"x13'0"	24	Dress Room	12'0"x5'6"
20	Dress Room	7'0"x8'4"	25	Toilet	12'0"x5'6"
21	Toilet	10'8"x13'0"	26	Double Height	12'3"x9'6"

#SECOND FLOOR PLAN

27	Lift (P)	4'6"x4'0"	32	Lounge Room	19'3"x14'1"
28	Passage	8'11" Wide	33	Toilet	6'6"x4'3"
29	Bedroom	23'0"x11'6"	34	Balcony	15'7"x8'9"
30	Dress Room	12'0"x5'6"	35	Open Terrace	17'0"x4'9"
31	Toilet	12'0"x5'6"			



#GROUND FLOOR PLAN



#FIRST FLOOR PLAN



#SECOND FLOOR PLAN

(P) - PROVISIONAL



#PLOT 6 | 7

Plot No	Plot Area in sq.ft.	Built-up Area in sq.ft.	Garden Area in sq.ft.
06	2009	3896	167
07	2040	3863	178

#GROUND FLOOR PLAN

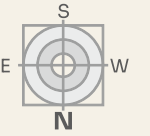
	#plot6	#plot7		#plot6	#plot7
01	10'6"x19'10"	10'6"x20'6"	07	F. Sitting/Dining	23'3"x11'7"
02	5'6"x5'8"	5'0"x5'8"	08	Bedroom	13'6"x11'7"
03	4'6"x7'0"	4'6"x7'0"	09	Toilet	4'6"x7'3"
04	17'6"x13'2"	16'8"x13'0"	10	Kitchen	10'1"x15'3"
05	4'6"x6'0"	4'6"x6'0"	11	Store	4'0"x4'3"
06	4'6"x4'0"	4'6"x4'0"	12	Toilet	4'6"x4'0"

#FIRST FLOOR PLAN

	#plot6	#plot7		#plot6	#plot7
13	Wash	16'1"x8'2"	16'1"x7'4"	18	Lift (P)
14	Garden	14'3"x6'7"	13'9"x7'4"	19	Passage / F. Sitting
15	Splash Pool (P)	8'10"x8'9"	8'8"x10'3"	20	Bedroom
16	Deck	-	-	21	Dress Room
17	Garden*	-	-	22	Toilet

#SECOND FLOOR PLAN

	#plot6	#plot7		#plot6	#plot7
23	Balcony	9'9"x6'0"	10'0"x7'0"	28	Lift (P)
24	Bedroom	21'0"x12'0"	21'0"x12'6"	29	Passage
25	Dress Room	12'2"x5'10"	11'6"x6'1"	30	Bedroom
26	Toilet	12'2"x5'10"	11'6"x6'1"	31	Dress Room
27	Double Height	10'6"x11'7"	9'8"x11'7"	32	Toilet
33	Lounge Room	18'8"x16'0"	17'6"x16'0"	34	Toilet
35	Balcony	16'0"x9'0"	15'0"x9'0"	36	Open Terrace

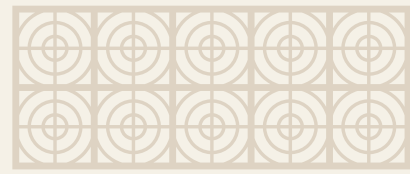


(P) - PROVISIONAL

#GROUND FLOOR PLAN

#FIRST FLOOR PLAN

#SECOND FLOOR PLAN



PLOT 8 | 9 | 10

Plot No	Plot Area in sq.ft.	Built-up Area in sq.ft.	Garden Area in sq.ft.
08	2614	3343	351
09	2130	3343	351
10	2445	3343	482

#GROUND FLOOR PLAN

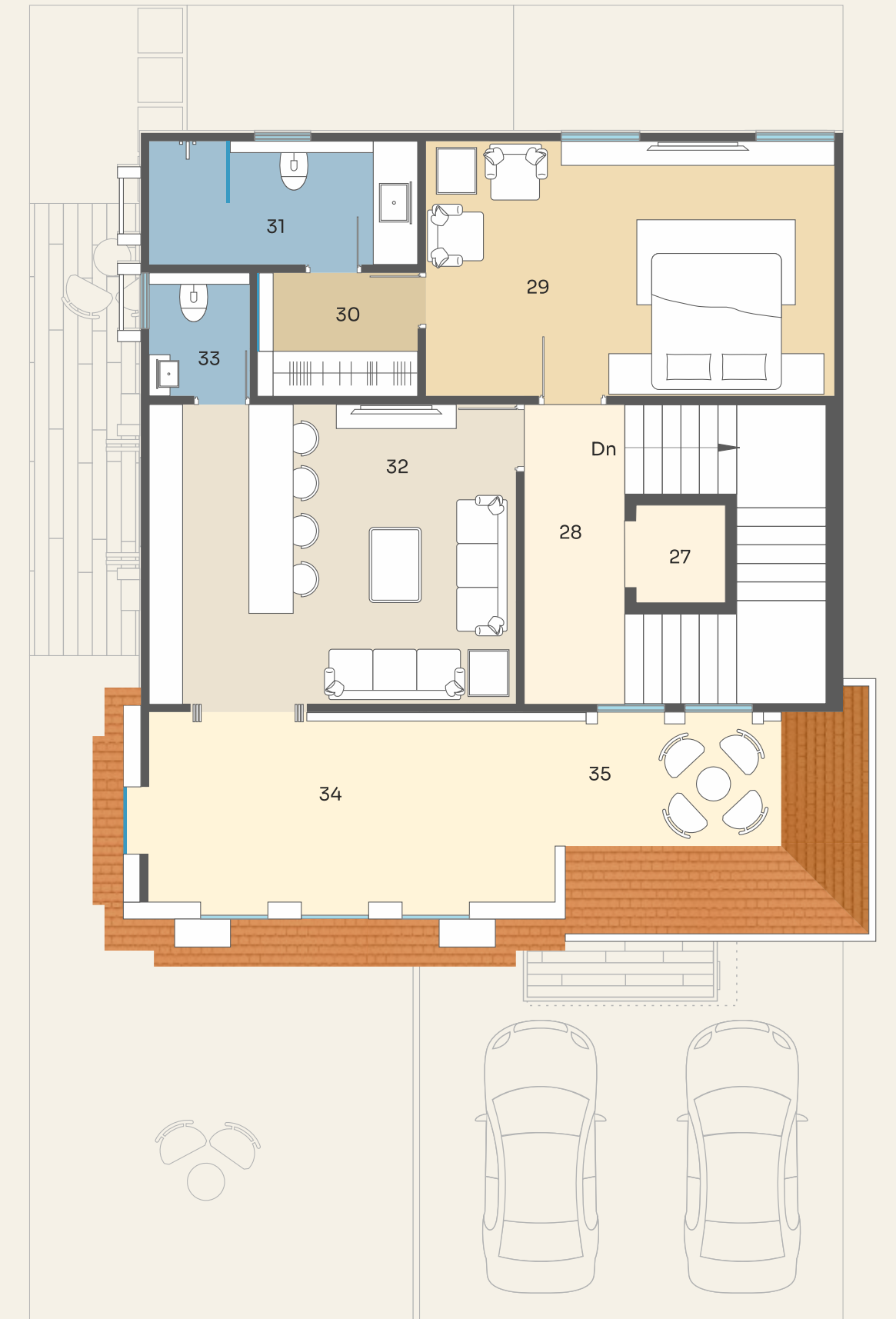
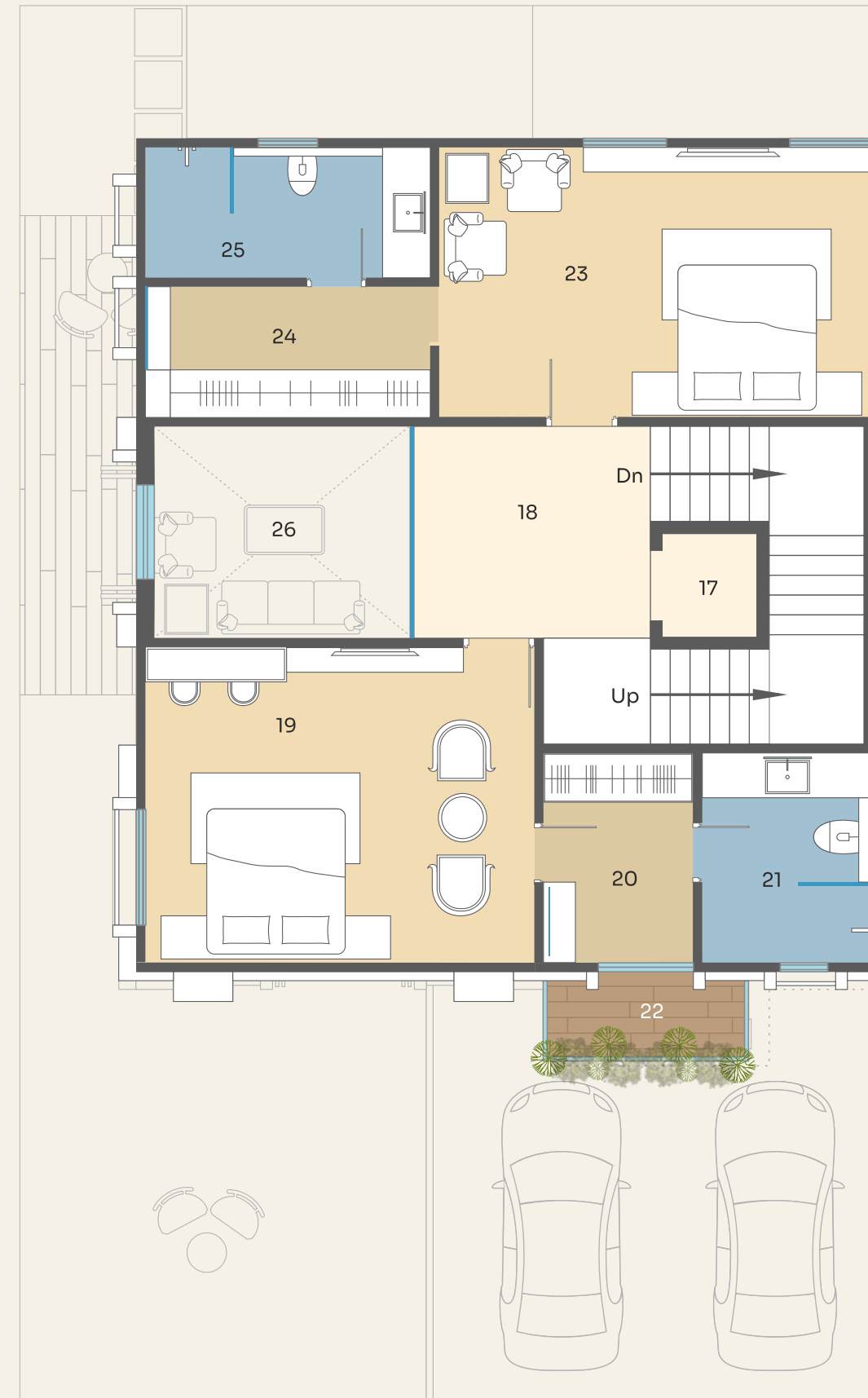
01	Parking	19'2"x17'6"	09	Kitchen	10'1"x15'5"
02	Otta	5'6"x6'8"	10	Store	4'0"x4'7"
03	Foyer	6'0"x8'6"	11	Toilet	4'6"x4'0"
04	Drawing Room	18'6"x13'0"	12	Wash	14'9"x5'7"
05	Lift (P)	4'0"x4'5"	13	Garden	14'7"x5'7"
06	F. Sitting/Dining	21'0"x9'0"	14	Splash Pool (P)	7'0"x8'10"
07	Bedroom	12'6"x11'0"	15	Deck	-
08	Toilet	4'6"x6'8"	16	Garden*	-

#FIRST FLOOR PLAN

17	Lift (P)	4'0"x4'5"	22	Balcony	8'8"x3'6"
18	Passage / F. Sitting	10'0"x9'0"	23	Bedroom	18'3"x11'6"
19	Bedroom	16'6"x13'4"	24	Dress Room	12'0"x5'6"
20	Dress Room	6'4"x8'10"	25	Toilet	12'0"x5'6"
21	Toilet	7'2"x8'10"	26	Double Height	11'0"x9'10"

#SECOND FLOOR PLAN

27	Lift (P)	4'0"x4'5"	32	Lounge Room	16'6"x13'6"
28	Passage	4'6" Wide	33	Toilet	4'6"x5'6"
29	Bedroom	18'3"x11'6"	34	Balcony	18'2"x8'10"
30	Dress Room	7'2"x5'6"	35	Open Terrace	10'0"x5'6"
31	Toilet	12'0"x5'6"			

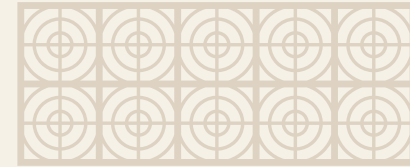


(P) - PROVISIONAL

#GROUND FLOOR PLAN

#FIRST FLOOR PLAN

#SECOND FLOOR PLAN



PLOT 11

Plot No	Plot Area in sq.ft.	Built-up Area in sq.ft.	Garden Area in sq.ft.
11	2249	4348	256

#GROUND FLOOR PLAN

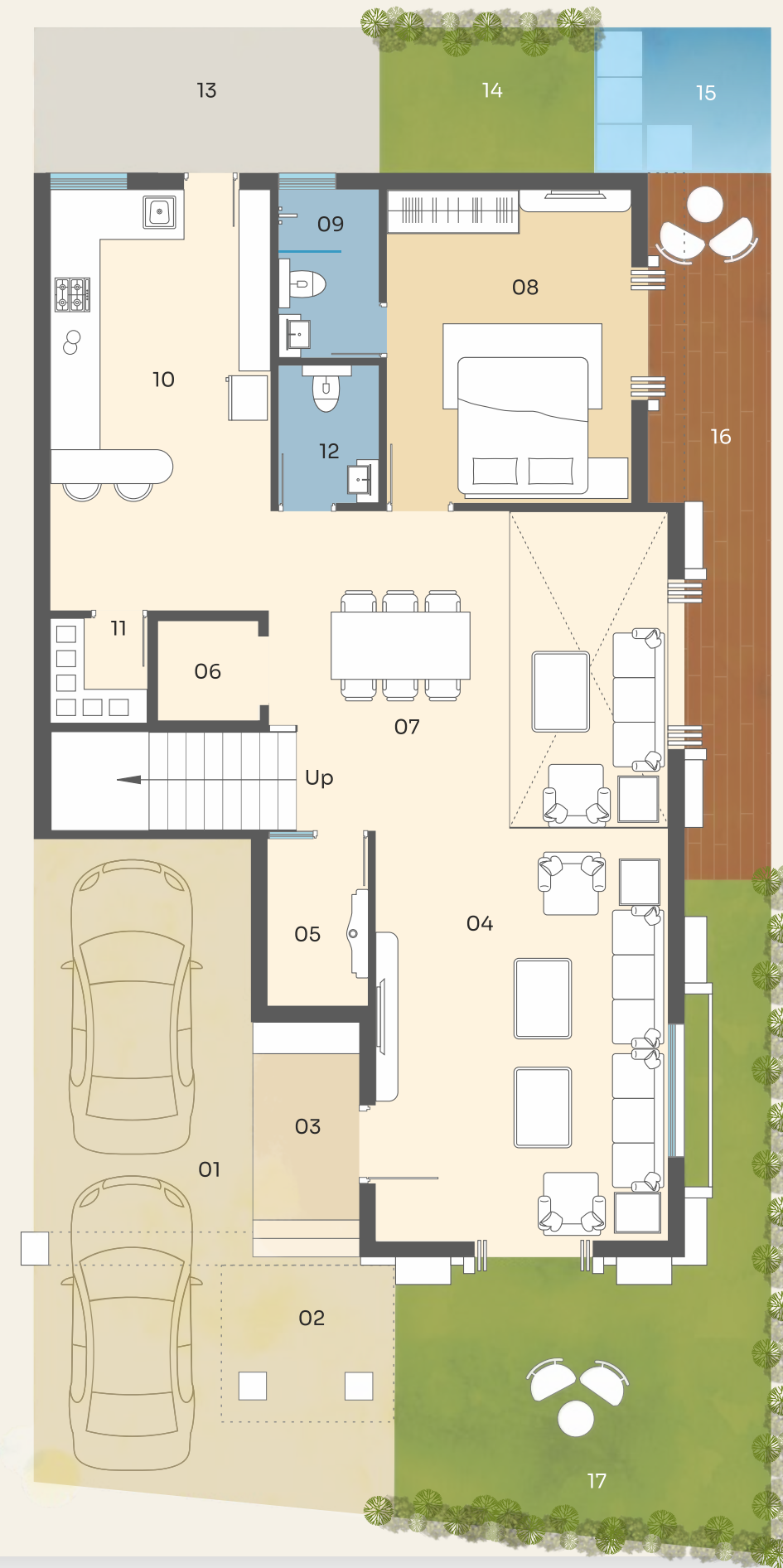
01	Parking	10'0"x29'8"	09	Toilet	4'6"x7'7"
02	Porch	7'10"x7'0"	10	Kitchen	10'0"x19'0"
03	Otta	5'0"x9'1"	11	Store	4'6"x4'9"
04	Drawing Room	13'2"x18'6"	12	Toilet	4'6"x6'2"
05	Puja	4'6"x7'6"	13	Wash	15'8"x6'7"
06	Lift (P)	4'6"x4'6"	14	Garden	9'8"x6'7"
07	F. Sitting/Dining	18'0"x14'6"	15	Splash Pool (P)	8'0"x6'7"
08	Bedroom	11'0"x14'1"	16	Deck	-
			17	Garden*	-

#FIRST FLOOR PLAN

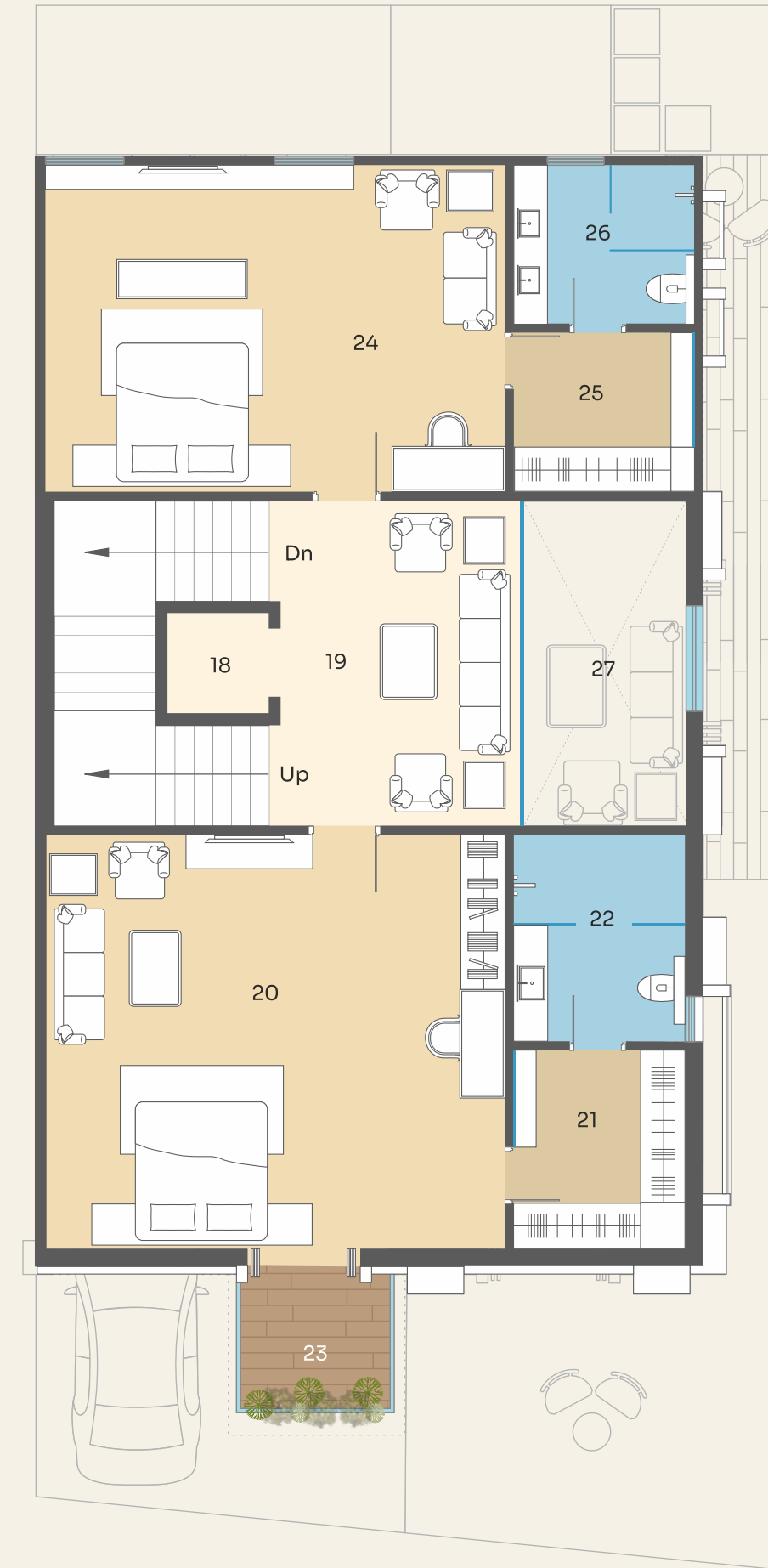
18	Lift (P)	4'6"x4'6"	23	Balcony	7'0"x6'6"
19	Passage / F. Sitting	10'10"x14'6"	24	Bedroom	20'4"x14'6"
20	Bedroom	20'4"x18'3"	25	Dress Room	8'0"x7'1"
21	Dress Room	7'8"x8'9"	26	Toilet	8'0"x7'1"
22	Toilet	7'8"x9'2"	27	Double Height	7'2"x14'6"

#SECOND FLOOR PLAN

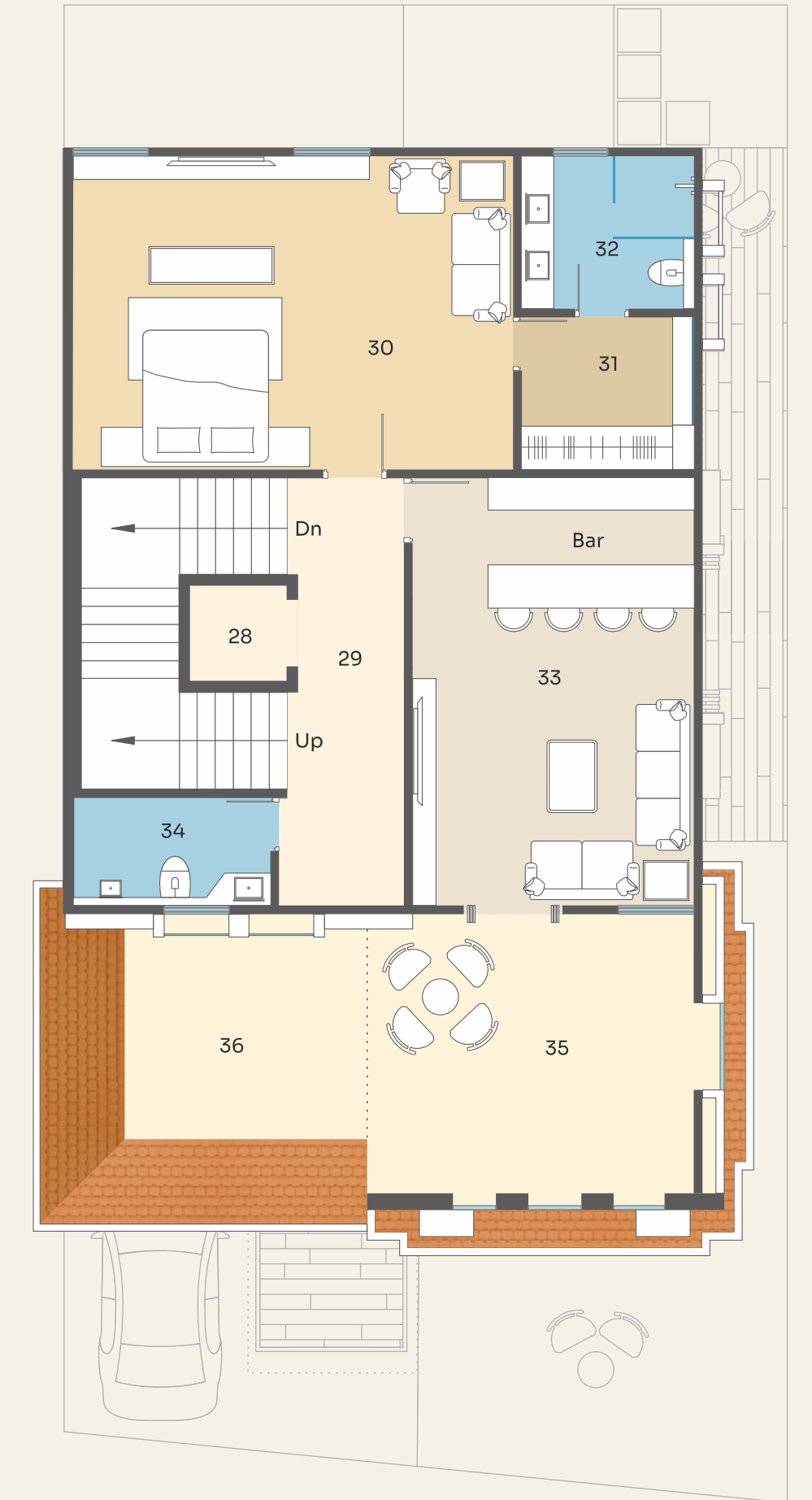
28	Lift (P)	4'6"x4'6"	33	Lounge Room	13'0"x19'9"
29	Passage	5'10"x19'9"	34	Toilet	9'2"x5'0"
30	Bedroom	20'4"x14'6"	35	Balcony	14'8"x13'0"
31	Dress Room	8'0"x7'1"	36	Open Terrace	11'8"x9'8"
32	Toilet	8'0"x7'1"			



#GROUND FLOOR PLAN

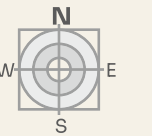


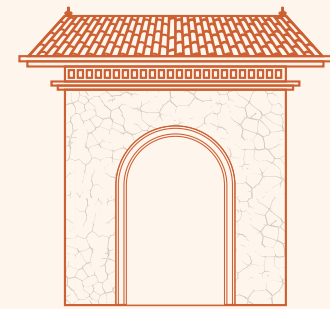
#FIRST FLOOR PLAN



#SECOND FLOOR PLAN

(P) - PROVISIONAL





#KHAASLEVEL REJUVENATION

We wouldn't want you to waste your time travelling to a club, would we? Instead, we have built you a resort-style Clubhouse on the premise only.



 Elegant
Roman Style
Clubhouse



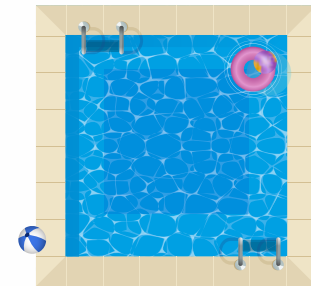
#KHAAS CLUBHOUSE AMENITIES



#IndoorGamesHall



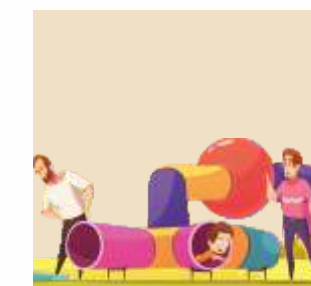
#MultipurposeHall



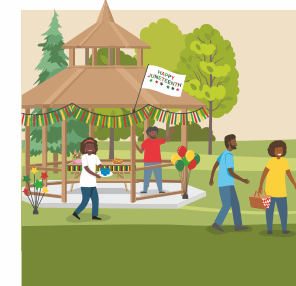
#SwimmingPool



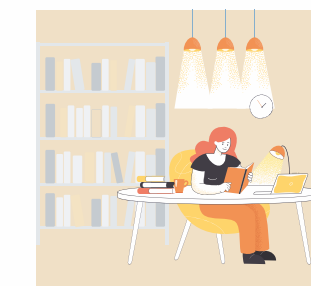
#Deck/SitOutFacing ThePool



#ChildrenPlayArea



#Gazebo



#LargeLounge&Library



#LandscapedGarden



#Gymnasium/HealthClub



#MiniTheatre(25Seaters)



#SeniorCitizenSeating



#OpenToSkyYoga



#COMMON AMENITIES & INFRA



24 Hours Water Supply



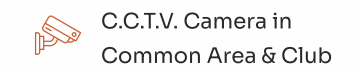
Power Back Up in Common Area & Club



Security Cabin



Designer Main Entrance Gate



C.C.T.V. Camera in Common Area & Club



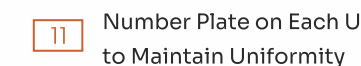
Solar System for Common Area & Club



Compound Wall Surrounding the Community



Anti-Termite Treatment



Number Plate on Each Unit to Maintain Uniformity



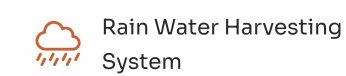
Wi-fi Connectivity in Common Area



Under Ground Cabling

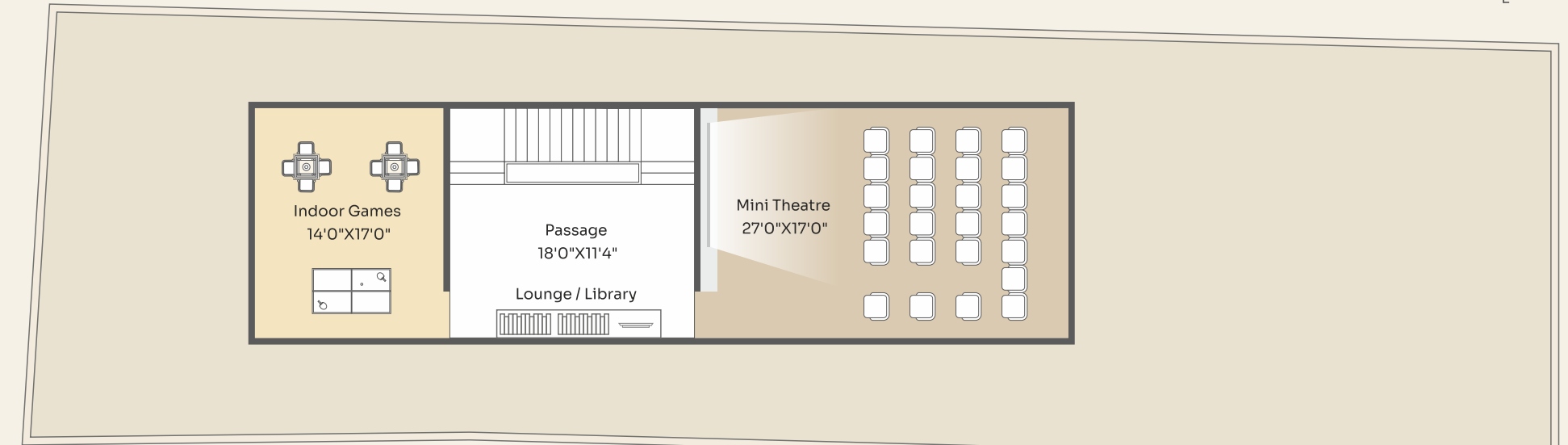


Street Light

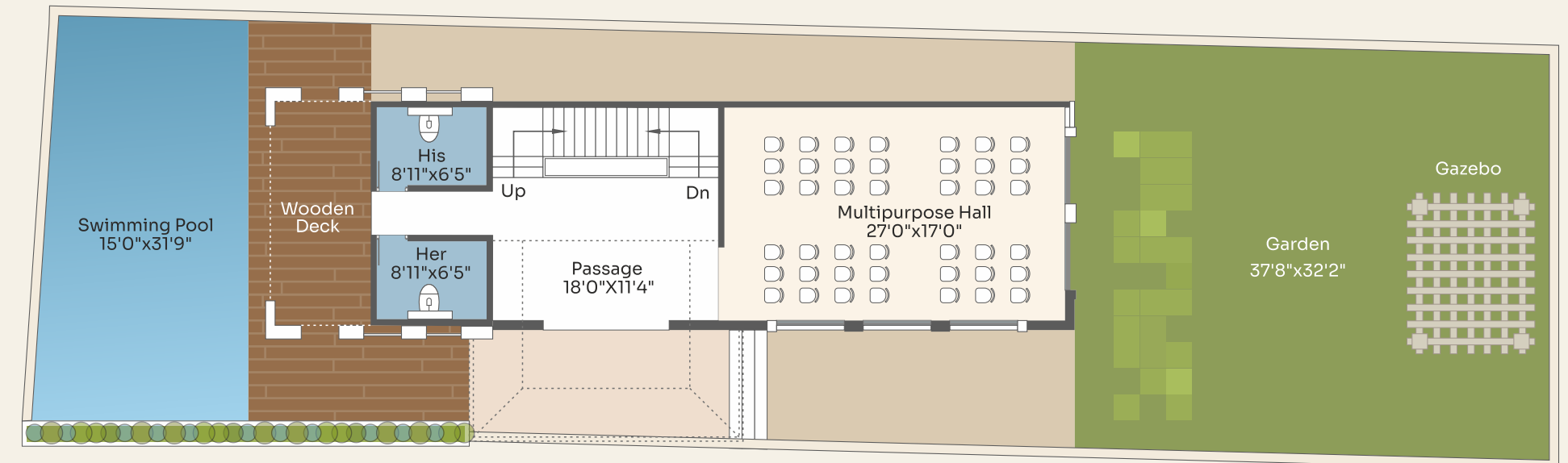


Rain Water Harvesting System

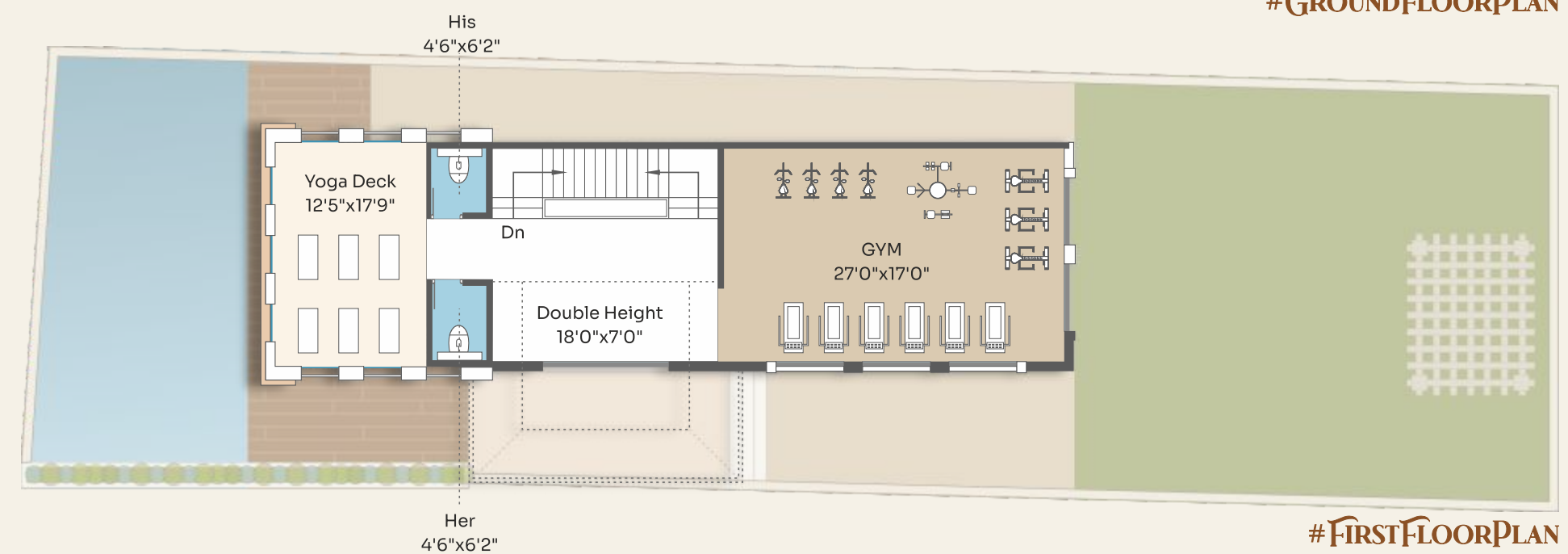
#CLUBHOUSE PLAN



#BASEMENT PLAN



#GROUND FLOOR PLAN

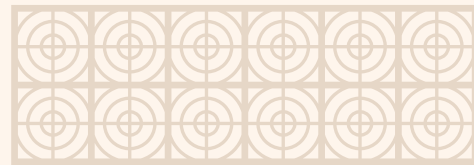


#FIRST FLOOR PLAN

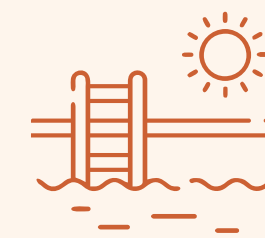


What is Heaven without the Generosity of nature? With abundant green spaces, your life here will be fulfilled in every sense. With greens to soothe your eyes and a list of services at your command, Greenleaf Heritage is Heaven in itself.

#ADOPT REJUVENATING ZINDAGI



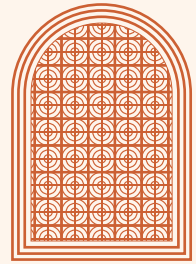
 Landscape
Public Spaces



On a hot sunny day, take a break and make a dive in the 15'0"x31'9" big Swimming Pool at the Clubhouse. As they say, Swimming is simply moving meditation, some time here will give you the space to Replenish. Once you're done Swimming, continue your break for a little longer as you soak in some sun on the wooden deck.

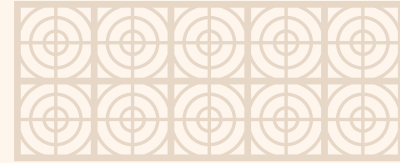
**#KHAAS
WAYSOF
REJUVENATION**





#PARK AND CHARGE

We Wouldn't want you to Worry about your Parking Space or even stand in line to charge your EV, Would We? We Have Ample Parking facilities for each villa so that you can park your car with ease. In fact, for those with older kids or large families, some villas even offer 2 Car Parking spaces.



#SPECIFICATION

- #structure**
- Earthquake Resistant RCC Frame Structure, High Quality Bricks Masonry with Mala Plaster as per Structure Engineer Design

- #floor**
- Italian Finished Vitrified Flooring Tiles 1200 X 1800.

- #electrification**
- Concealed Copper Wiring(ISI) and Branded Modular Switches.
 - Concealed Copper Piping with Drain Water Pipe for Split Air Conditioning.

- #windows**
- Artificial / Granite Frames.
 - UPVC / Aluminium Section with Mosquito Net.

- #doors**
- Main Door : Wooden Door Frame ,8ft Height Veneer Polish Door.
 - Internal Doors : Artificial Stone Frame (8ft.height) Flush Doors Without Laminate with Branded Lock.

- #kitchen**
- Quartz Kitchen Platform with Sink.
 - GVT / Ceramic Tiles Upto Lintel Level/Dado Ceramic Tiles Below Platform.
 - Outdoor Kitchen Platform with Natural Stone.

- #bath**
- Designer Ceramic Wall Tiles with Full Height.
 - Premium Designer Anti-skid Tiles on Floor.
 - CP Fitting with Designer Basin of Standard Quality.
 - Hot Water Centralized System on Terrace (Provisional).

- #terracefinish**
- China Mosaic with Waterproofing Treatment.

- #finish**
- Outside : Double Coat Plaster with Ultima Paint (as per Elevation Design) texture.
 - Interior : Mala Plaster, Wall Putty Finish with Primer.

- #plumbing**
- All Water Supply Lines Shall be ISI Marked CPVC / UPVC Pipes.

- #water**
- Individual Underground Water Tank & Overhead Water Tank with Pumping System.
 - Provision for Corporation Water Connectivity

#LOADED WITH REPUTED BRANDS OR EQUIVALENT

TOTO GROHE GEBERIT hansgrohe

FinOlex PIPES ashirvad PIPES ASTRAL PIPES

asianpaints Berger Bird White

India's No. 1 NIRALI BG FRANKE

Schneider Electric RR KABEL

Godrej VEKA SAINT-GOBAIN

Disclaimer : The Developers Reserve the Right to Change / Alter the Brands Specified above, Subject to its Availability to an Equivalent and Competitive Product.



#Payment Details

01. At the time of Booking - **10%** | **02.** Upon Registration of Agreement to Sale - **20%** | **03.** Completion of Plinth - **15%** | **04.** On Completion of Slabs - **25%** | **05.** On Completion of Walls, Internal Plaster, Flooring Doors and Windows - **05%** | **06.** On completion of Water Supply and Plumbing Work - **05%** | **07.** External Plumbing External Plaster, Elevation, Terrace, etc. - **05%** | **08.** On Completion of electrification Work - **10%** | **09.** On sale deed or Before Possession - **05%**

Terms & Conditions:

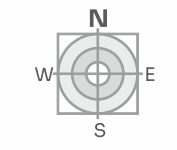
The booking of unit is confirmed only after receiving 30% of total cost, till then it will be treated as advance for allocated unit. | Documentation, GST, Municipal House Tax, Stamp Duty, Registration Charges, Common Maintenance charges, Development Charges, MGVCL, Property Tax Charges will be borne by the client. | Any new central or State Government taxes, if Applicable shall have to be Borne by the client. | Extra work shall be Executed after making full Payment in Advance- Subject to Approval. | Architect/Developers shall have the Rights to Change or Raise the Scheme or any Details Herein and any Changes or Revision will be binding to all. | In case of Delay of Corporation Authority/ MGVCL Activity is shall be unitedly faced. | While Every Reasonable Care has been taken in Preparing Presentation and Brochure Details. | All plans, Information and Specification are Subject to Change. Brochure or Presentation cannot form a part of legal Document or Final Details; it is just for Easy Display. Subject to Vadodara Jurisdictions. | I/We are well aware of that payment to be made within 7 days from the Date of Completion of Each Stage of work as Specified and any delay of payment shall attract @ 18% interest per annum or as per RERA. | If the due/committed payment is Delayed Continuously for more than 90 days, the Developer Reserves all Rights to cancel that Booking by giving simple Notice and Booking Amount will be Refunded only after Rebooking and the Receipt of the Payment of said Premises after Deduction of 10% Plus Extra Work Cost (if done) from Booking Amount (if GST Paid will not be Refunded) | Any kind of alteration or change is strictly not allowed inside or outside of unit which affect the elevation or outer look or strength of the unit or project. | I/We hereby Agree to take Possession only after One Month from the Date of completing whole payable amount and receipt of possession letter from the developers. Also, I/We are well aware of that the house warming ceremony, furniture work will be possible only after possession. | I/We Request you to Execute the sale Documents on my/our above Name and Address. | I/We have Fully Read, Understood the Terms & Conditions and Agree to Abide by the same without any Reservations.





#CONNECTIVITY

A-List Location
For the ones who never Settle for Anything Less



#Developer
VRAJ HOMES

#Site Address
Greenleaf Heritage, Near Shantiniketan Society,
TP 24 A, Bhayli-Sevasi Road, Vadodara - 391101,
Gujarat.

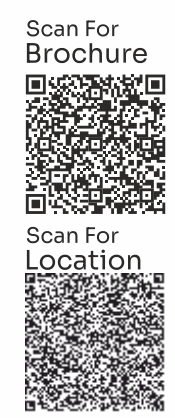
#Call #Email
9737989899 vrajhomes.sevasi@gmail.com

#Website
www.greenleafheritage.com

#Architect
DESIGN STUDIO
ARCHITECTS & INTERIORS
Dr. RUCHIR SHETH

#Structure
ZARNA ASSOCIATES

#Plumbing and Electrical Consultant
Technobrain
MEP Consultants



Rera Reg. No.: PR/GJ/VADODARA/VADODARA/Others/RAA10703/280922
W: www.gujrerar1.gujarat.gov.in