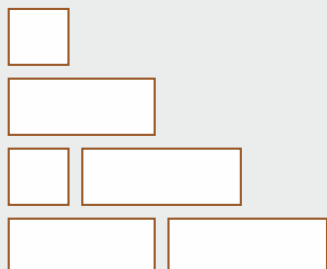


# Alif City

3 BHK LUXURIOUS DUPLEX  
& OPEN PLOTS

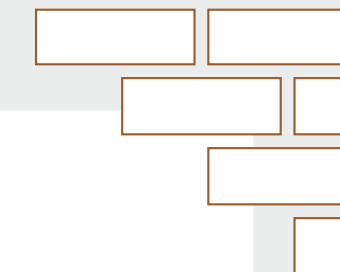




## Enter Into The World Of Better Lifestyle!



With gracefully combining designs to your dream home, Alif City is ready to open the gate for healthier, better and happier life. Richly decorated with love and concern of your safety, we have added the best features to build in reliable and safe homes.





## Best Place

Best Features

**AMENITIES**  
FOR OPEN PLOTS & DUPLEX



Multi purpose hall



Masjid



Foundation And Beam  
Of Plot Boundary



Entrance gate



Trimix RCC Road



Children Play Area



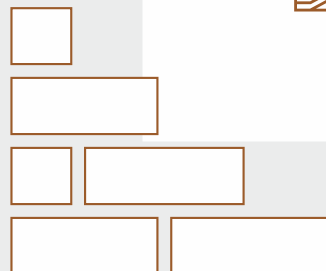
Landscape garden  
with Gazebo

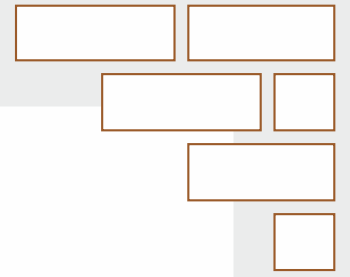


Jogging Track



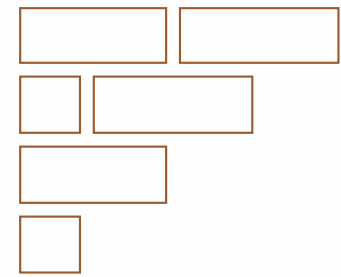
24x7 WATER SUPPLY





## Putting Life on a Toss?

When it comes to decide homes, one cannot simply pick any site location, The homes are the mixture of variety of ingredients of life, better environment, safety, common garden, kid's play area, proper planning and deliverables. Choose better!



## Why Change?

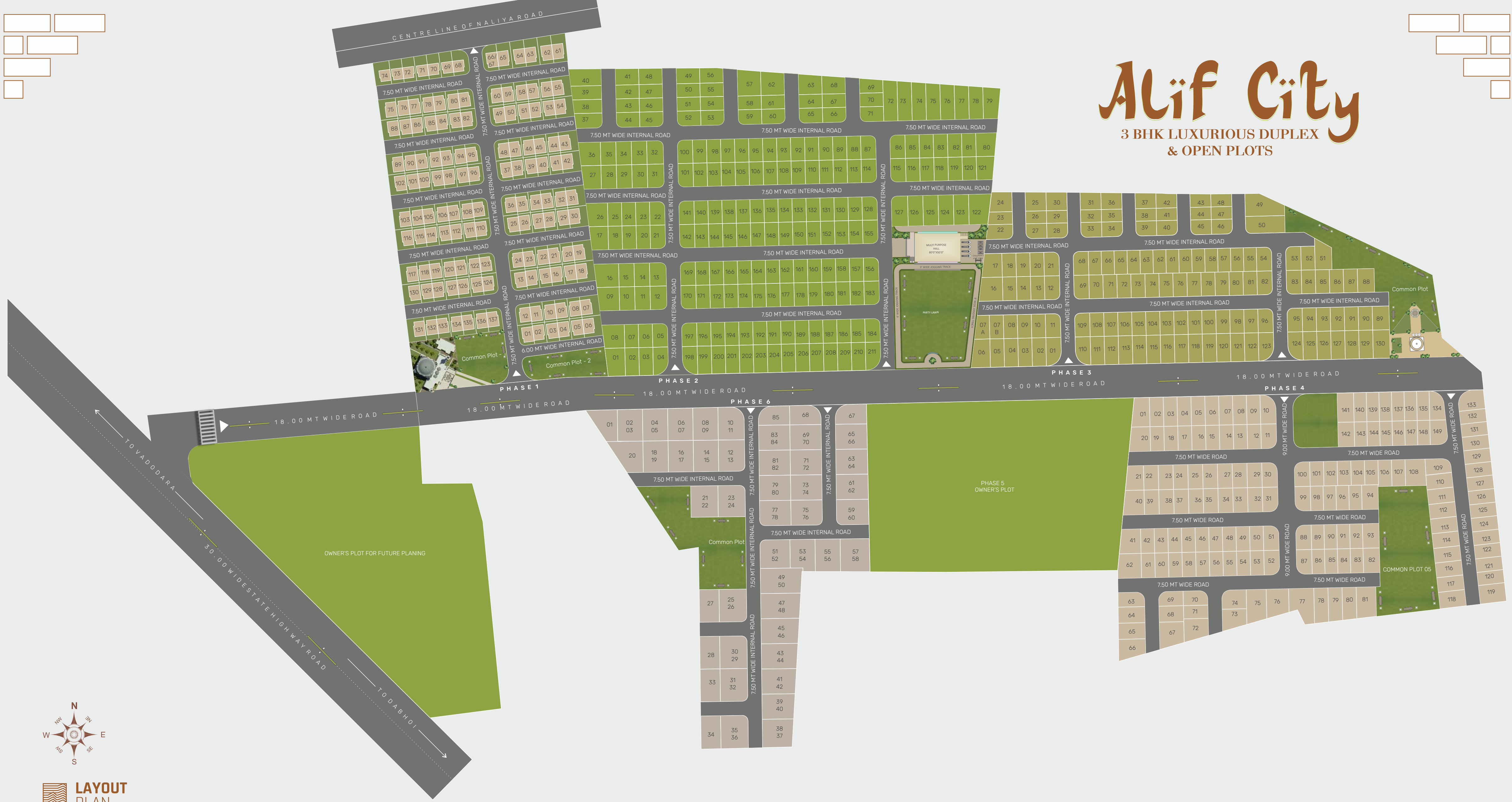
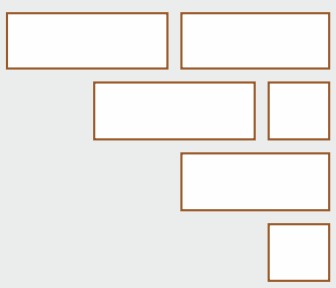
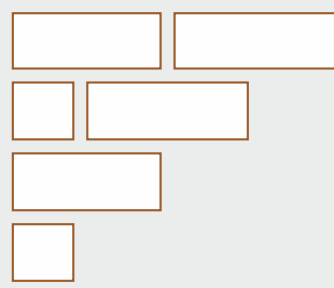


An outstanding design to enhance the life. The Place with better neighbours & where socializing can bring in a better change over your emotional bonding. Inspired by the celebrated building traditions, best known for its building materials, colours selection, rich patterns, and symmetrical designs, which is distinctive since 7th century.



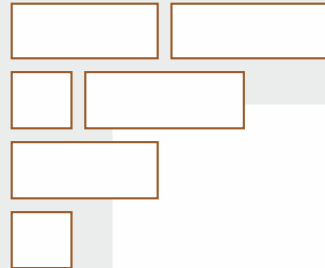
# Alif City

3 BHK LUXURIOUS DUPLEX  
& OPEN PLOTS

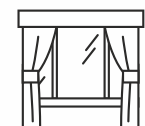


**LAYOUT PLAN**

PHASE 1								PHASE 2								PHASE 3								PHASE 4								PHASE 6																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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## Choice Or Challenge?



Selecting your home cannot be a challenge, it is the most precious moment that you spend together and decide your dream place. Alif City, is the place that is built to reform and design the lifestyle you have awaited.



Min Plot Area: 791.90 Sq. ft.  
S.B.A : 1148 Sq. ft.



 **GROUND**  
FLOOR PLAN

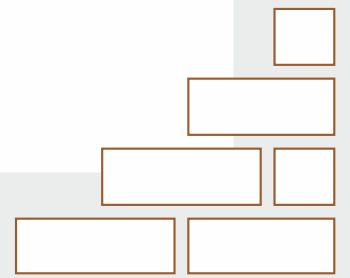


 **FIRST**  
FLOOR PLAN

## Alif City

- Your City Your Way!

It's time to imagine your homes surrounded with greenery and cultural authenticity. Customise it, Enjoy it and Live it.







## SPECIFICATION FOR DUPLEX

### Structural:

Well designed rcc frame structure using superior quality materials, as per structural engineer's design.

### Flooring:

Vitrified flooring in all rooms and natural stone on staircase.

### Water supply:

Over head tank for 24 hours water supply.

### Kitchen:

Black granite kitchen platform with ss sink good quality glaze tiles up to slab level.

### Toilet:

Designer toilets with quality bathroom fittings, sanitary ware & glazed tiles.

### Window:

Standard colour anodized aluminium windows with safety grill and natural stone frame.

### Door:

Elegant main door and all internal good quality flush doors.

### Plumbing:

Internal plumbing concealed with good quality cp/upvc fittings. Provision for washing machine inlet.

### Electrification:

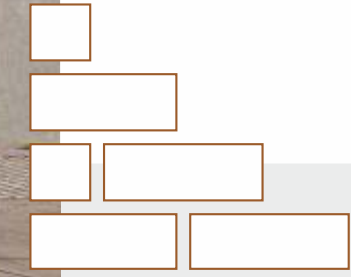
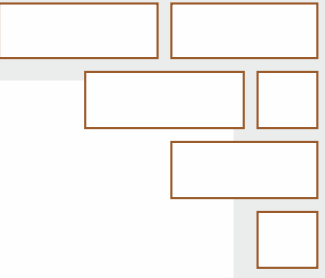
Concealed isi mark copper wiring with good quality modular switches with sufficient electric point. Ac point in all bedrooms and tv point in living room.

### Paint:

Interior wall finished with acrylic washable distemper, exteriors finished with acrylic paint for water repellence.

### General:

Heat and water proofing treatment on terrace on china mosaic.



# Alif City

3 BHK LUXURIOUS DUPLEX  
& OPEN PLOTS



## Site Address :

Alif City, Mahmadpura,  
Near Kundhela Chokdi,  
Vadodara-Dabhoi Highway,  
Vadodara-391760.

## Email :

alifcityvadodara@gmail.com

## Mobile No :

+91 70415 15515 | +91 70410 58888

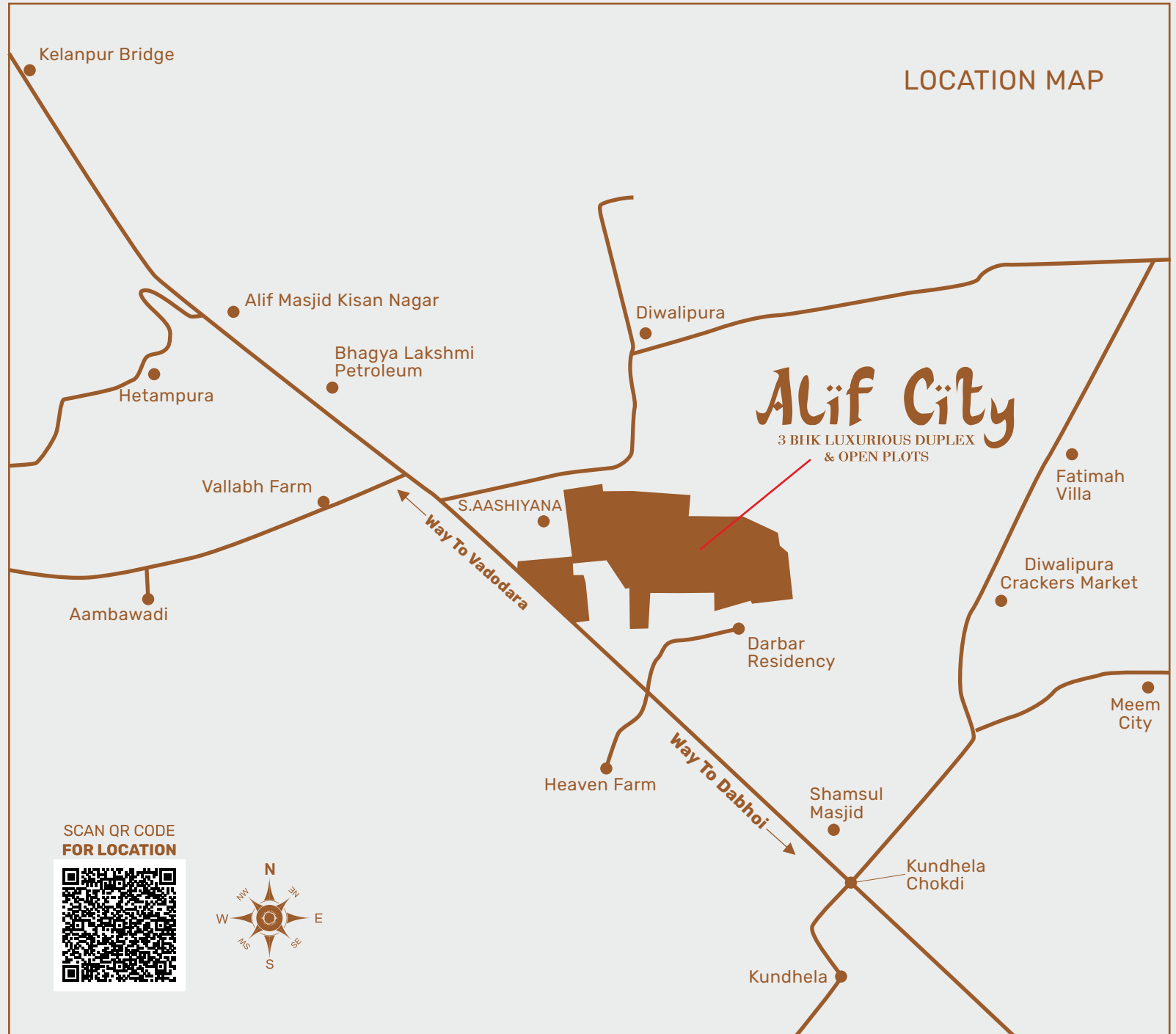
## Architect :



## Structure :



Notes : 1) Possession will be given after one month of settlement of all accounts. 2) Documentation charges, Development Charges, Stamp duty, MGVCL & VMSS charges, GST, Legal Charges & common maintenance charges will be paid by the purchaser. 3) Any new Central or State Government Taxes, if applicable shall have to be borne by the purchaser. 4) Extra work shall be executed after making full payment. 5) Continuous default payments leads to cancellation. 6) Developers shall have the right to change the plan, elevation, specification or rise the scheme or any details here in will be binding to all. 7) In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible. 8) Refund in case of cancellation will be made within 30 days from the date of booking of same unit by a new client. In case of cancellation of booking 10% of the booking amount plus extra work (if done) will be deducted from the booking amount, Additional ₹20,000/-Administrative Expenses. 9) Any plans, specifications or information in this brochure can not form part of an offer, contract or agreement. 10) All Photograph and computer imagery are artist's impression and are provided for illustrative and indicative purposes only while every reasonable care has been taken providing this information, the developers can not be held responsible for any inaccuracy. 11) Subject to vadodara jurisdiction. 12) This Brochure does not contain any legal part as per rera.



## Payment Modes: (For Duplex)

**Booking Amount Rs. 1 Lac | Down Payment Within 1 Month Of Booking 25% | At Plinth Level 15% | At Ground Floor Slab 15% | At First Floor Slab 15% | At Plaster Level 15% | At Flooring Level 10% 1 Month Before Taking Possession 05%**