



नक्षत्र

GREENS

2 & 3BHK REGAL LIVING

PROJECT BY



LUXURY THAT  
SHINE

NICTON TECH 88665 23634





area  
table

COMMERCIAL

NO.	AREA (in sq.ft.)	NO.	AREA (in sq.ft.)
01	876	25	472.15
02	430.48	26	469.20
03	413.76	27	466.40
04	405.70	28	463.15
05	405.70	29	460.35
06	405.70	30	457.40
07	405.70	31	454.45
08	405.70	32	448.56
09	405.70	33	445.61
10	405.70	34	442.66
11	405.70	35	439.71
12	405.70	36	436.76
13	405.70	37	433.81
14	650.29	38	430.86
15	620.02	39	427.91
16	603.30	40	424.96
17	586.58	41	695.21
18	569.85	42	868.94
19	553.13	43	466.13
20	536.41	44	463.18
21	519.69	45	460.23
22	486.36	46	457.28
23	478.05	47	454.32
24	475.10	48	2275.33





## Experience Richness

Elevate your lifestyle to new heights of richness. Our bungalows unveil a world where opulence meets sophistication, inviting you to ascend to unparalleled levels of luxury.

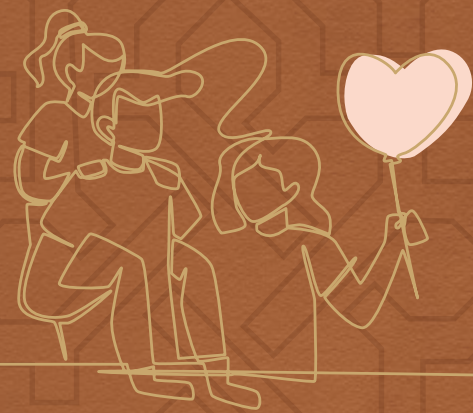
Experience the pinnacle of refined living with us.











# Prestige Redefined Here

Embark on a prestigious living experience of unparalleled standards. Our bungalows promises the epitome of luxury, where every detail contributes to your perfect life.

Welcome to a world where excellence defines every moment.







Relaxation  
Elevated





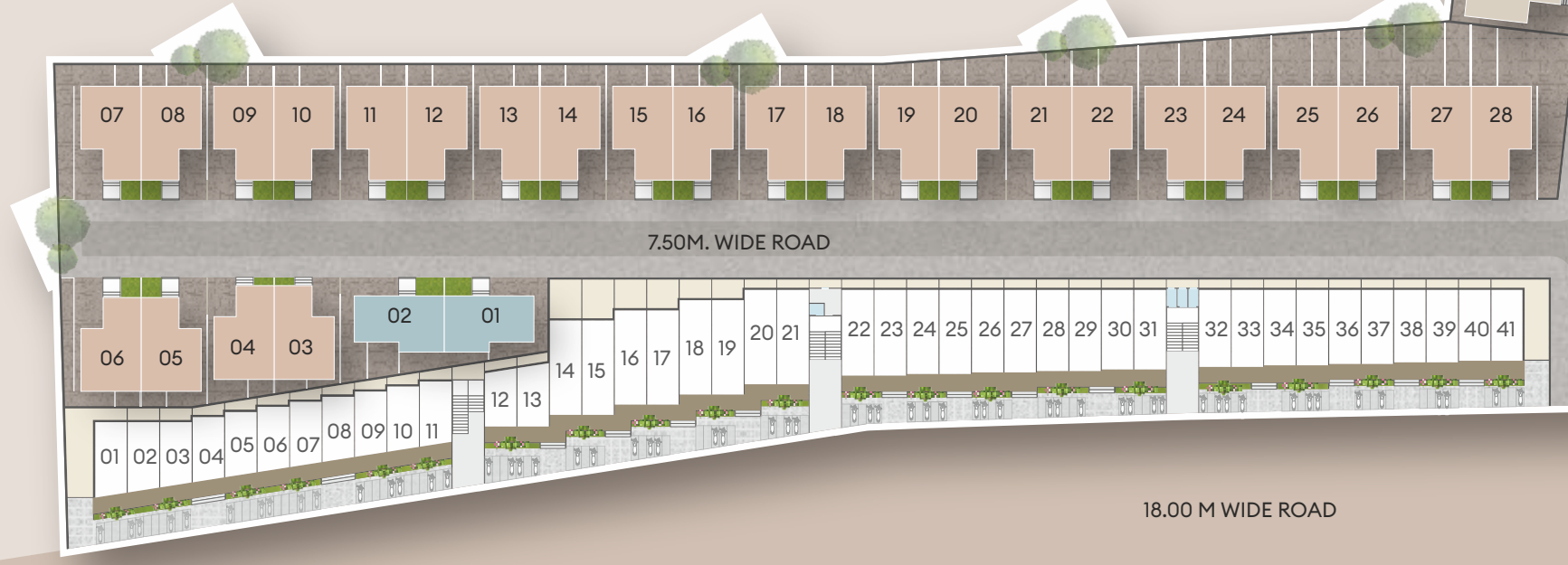
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## BUNGALOWS

NO.	AREA (in sq.ft.)	NO.	AREA (in sq.ft.)	NO.	AREA (in sq.ft.)	NO.	AREA (in sq.ft.)	NO.	AREA (in sq.ft.)
01	851	21	1003.24	41	1574.96	61	1058.36	81	1108.55
02	1020.9	22	1036.89	42	2463.17	62	828.66	82	999
03	745.7	23	1070.53	43	1192.84	63	867.83	83	999
04	815.9	24	1104.18	44	1377.47	64	867.83	84	783.16
05	865.82	25	1137.83	45	1650.92	65	867.83	85	783.16
06	1045.74	26	1171.47	46	899.58	66	867.83	86	1206.17
07	1196.44	27	1200.46	47	899.58	67	867.83	87	1288.86
08	924.38	28	1617.02	48	899.58	68	1237.38	88	1562.48
09	924.38	29	867.81	49	1007.67	69	1237.38		
10	924.38	30	867.88	50	1005.55	70	867.83		
11	924.38	31	867.88	51	867.83	71	867.83		
12	924.38	32	867.88	52	867.83	72	867.83		
13	924.38	33	867.88	53	867.83	73	867.83		
14	924.38	34	867.88	54	1381.19	74	867.83		
15	924.38	35	867.88	55	1048.89	75	828.66		
16	924.38	36	867.88	56	867.83	76	1346.16		
17	924.38	37	868.22	57	867.83	77	867.83		
18	924.38	38	902.79	58	867.83	78	867.83		
19	936.36	39	1071.34	59	1005.55	79	867.83		
20	969.60	40	1176.19	60	1058.36	80	1237.38		



# Layout Plan







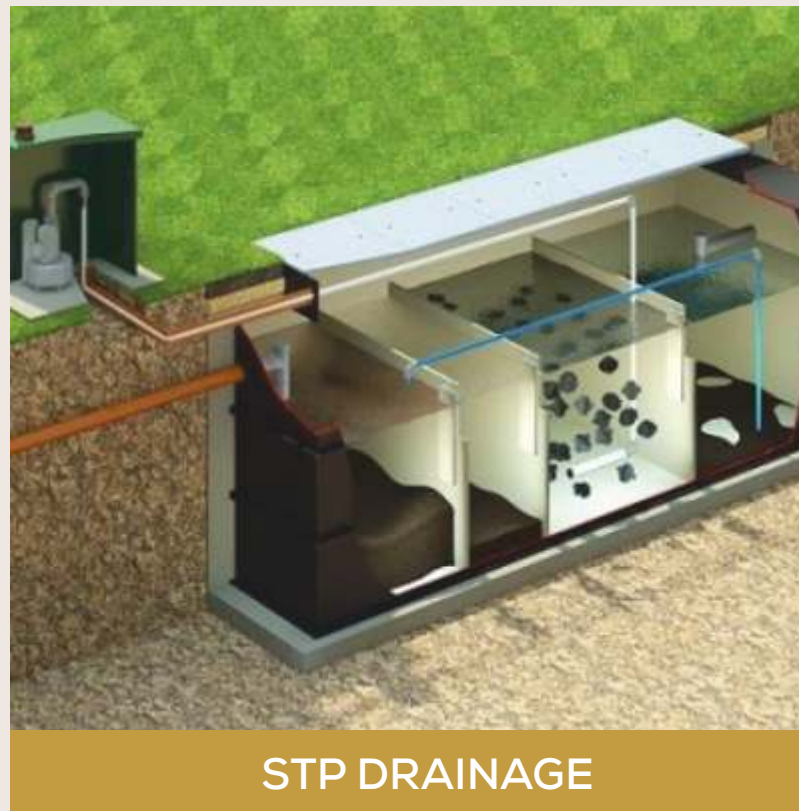
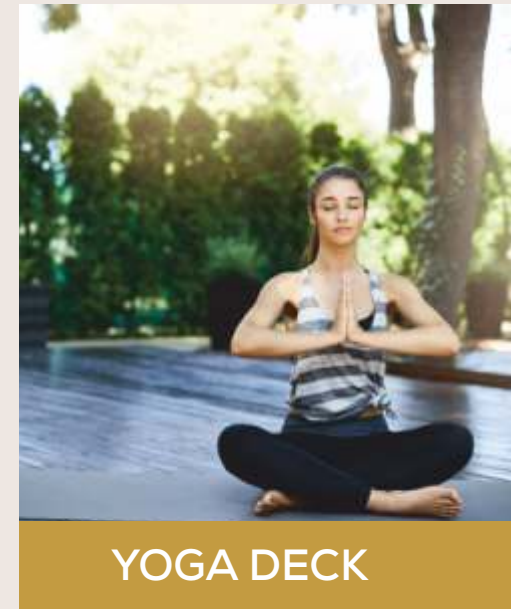
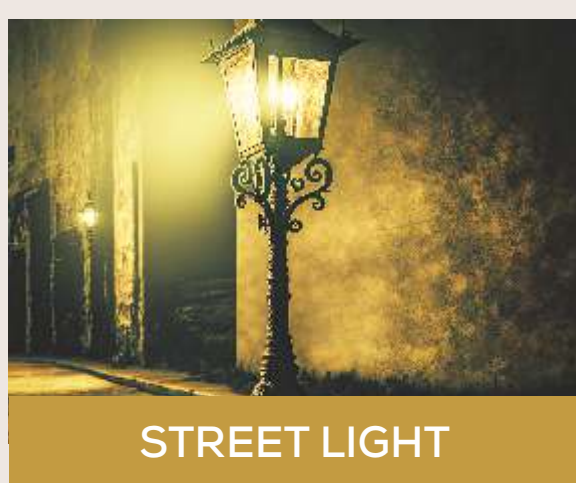


Opulence personified  
Living





# Amenities







## Club House

Embark on a prestigious living experience of unparalleled standards. Our bungalows promises the epitome of luxury, where every detail contributes to your perfect life.

Welcome to a world where excellence defines every moment.







# Perfection Awaits Here

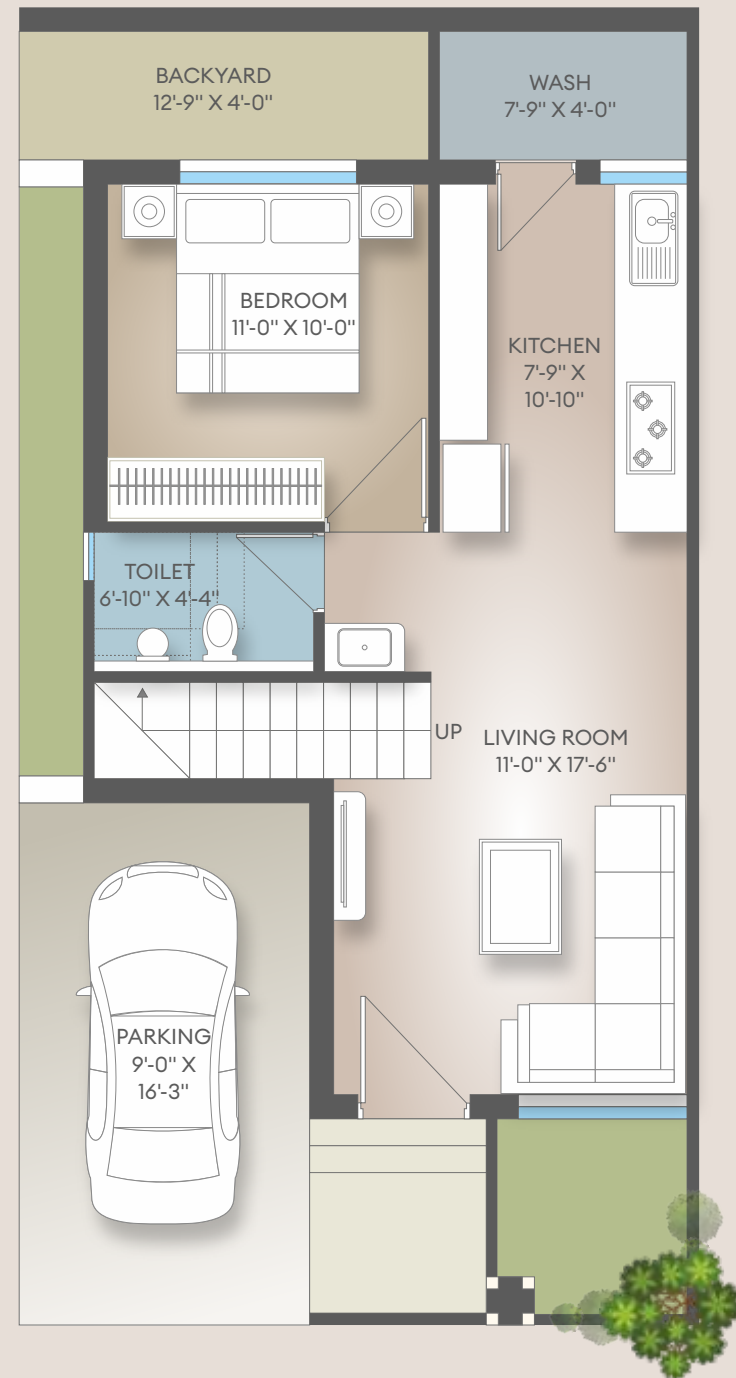
Welcome to the perfect destination for your dream home and perfect life. Our bungalows invites you to experience unparalleled luxury and comfort, where every detail is crafted to fulfil your vision of a perfect abode.



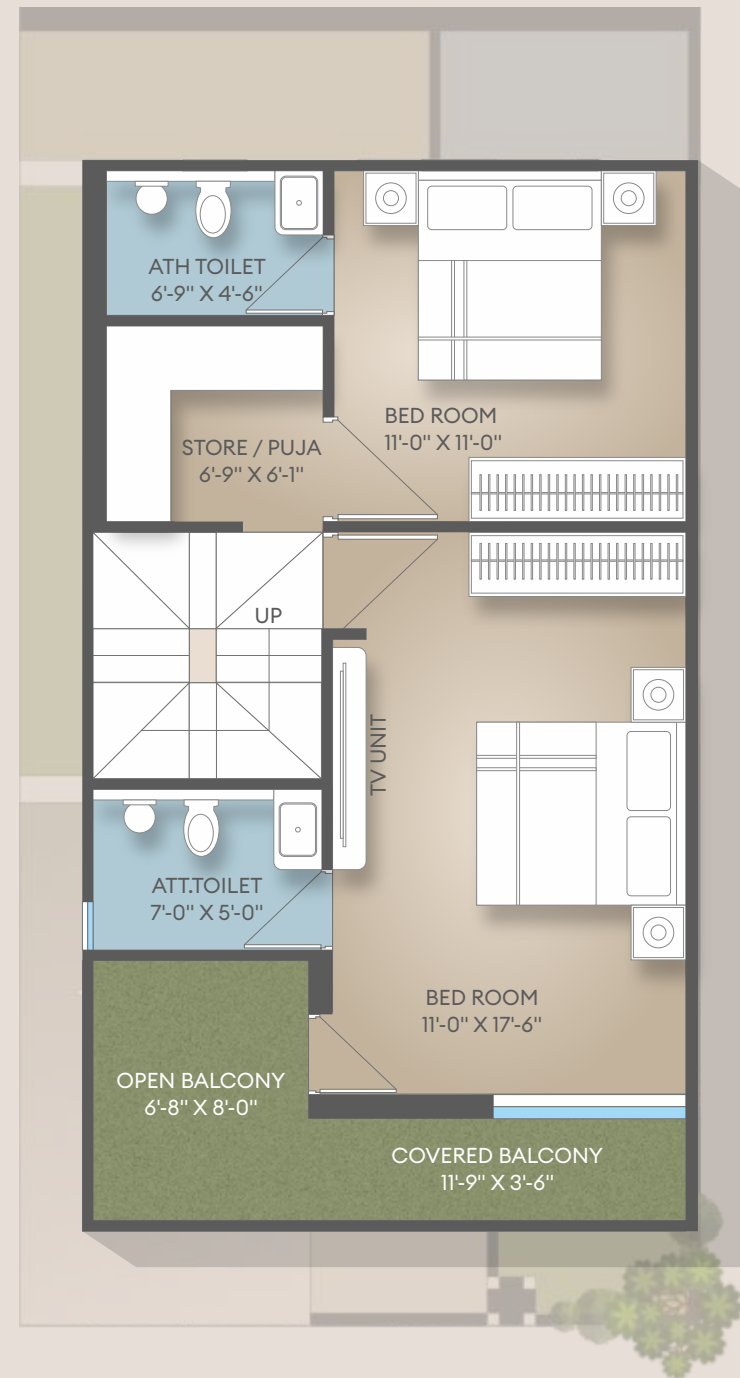


# TYPE A1

PLOT NO.: 3 TO 28 & 40 TO 44



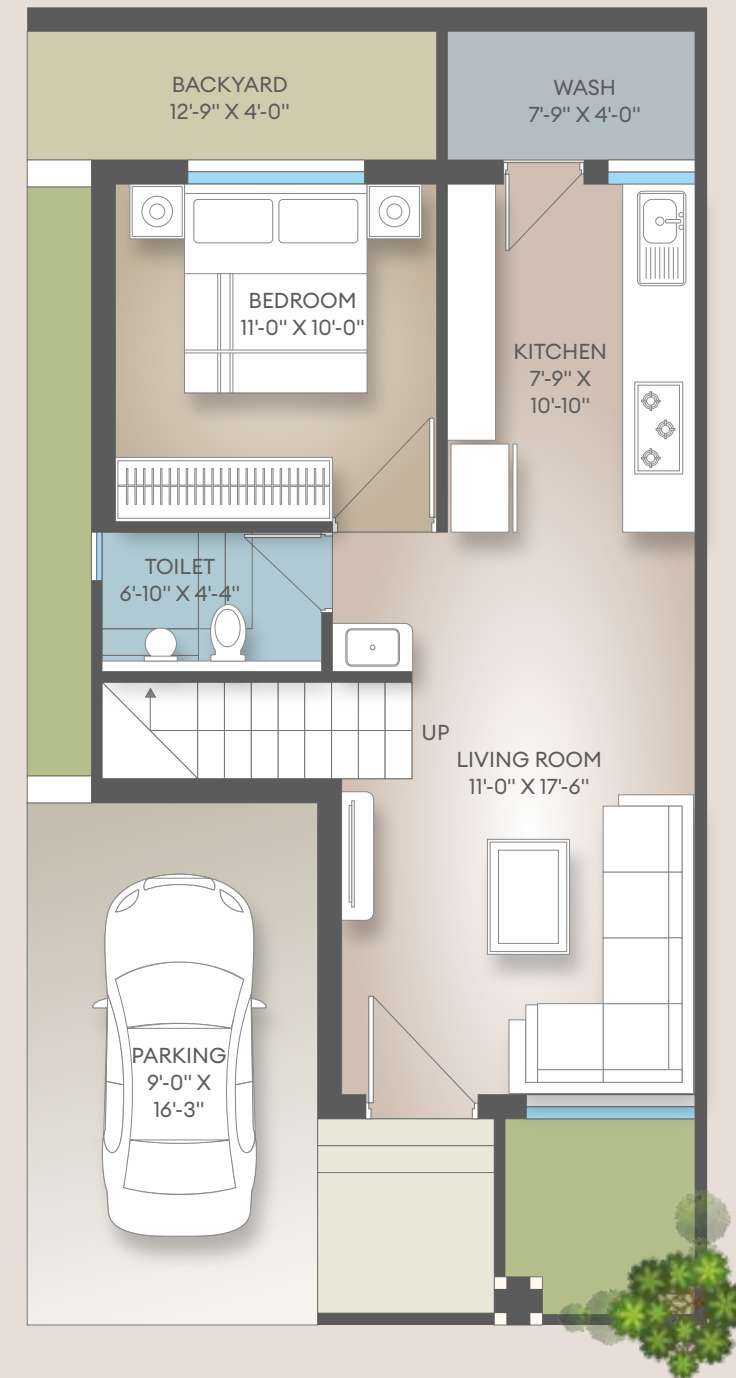
GROUND FLOOR



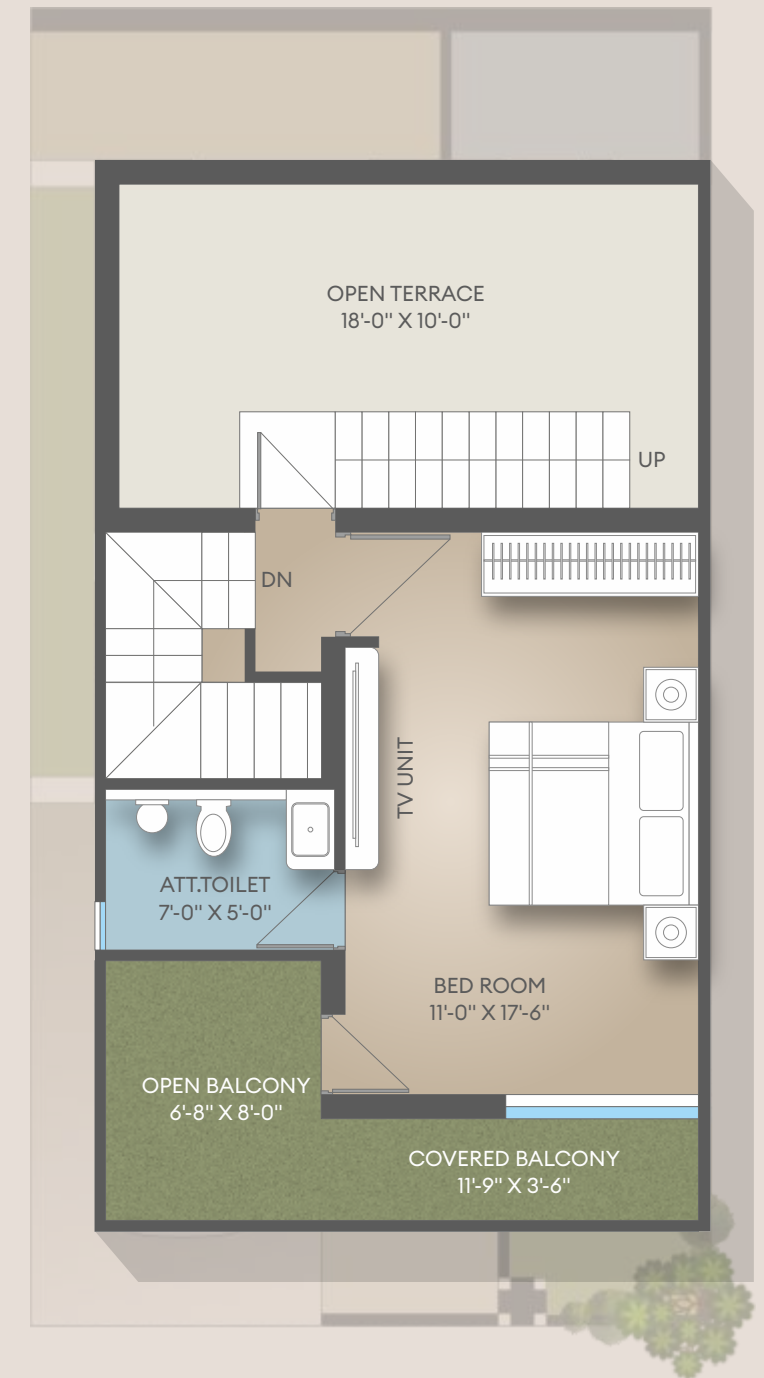
FIRST FLOOR

# TYPE B1

PLOT NO.: 3 TO 28 & 40 TO 44



GROUND FLOOR

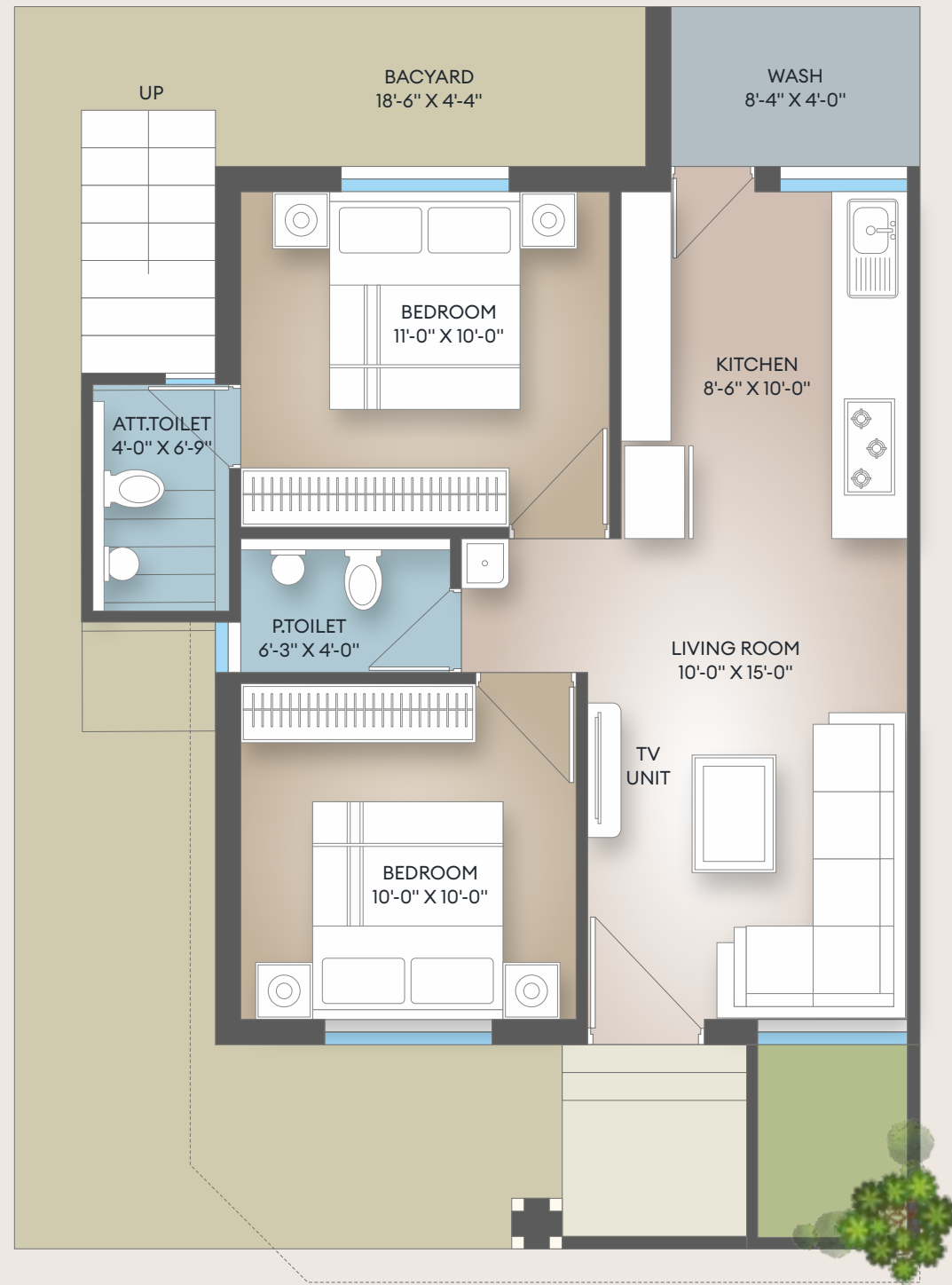


FIRST FLOOR



# TYPE B2

PLOT NO.:  
3 TO 28 & 40 TO 44



# TYPE B3

PLOT NO.: 3 TO 28 & 40 TO 44

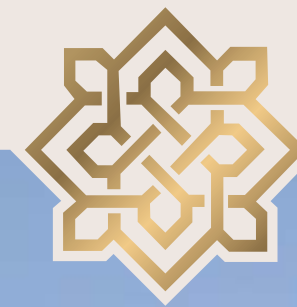
## GROUND FLOOR



## FIRST FLOOR



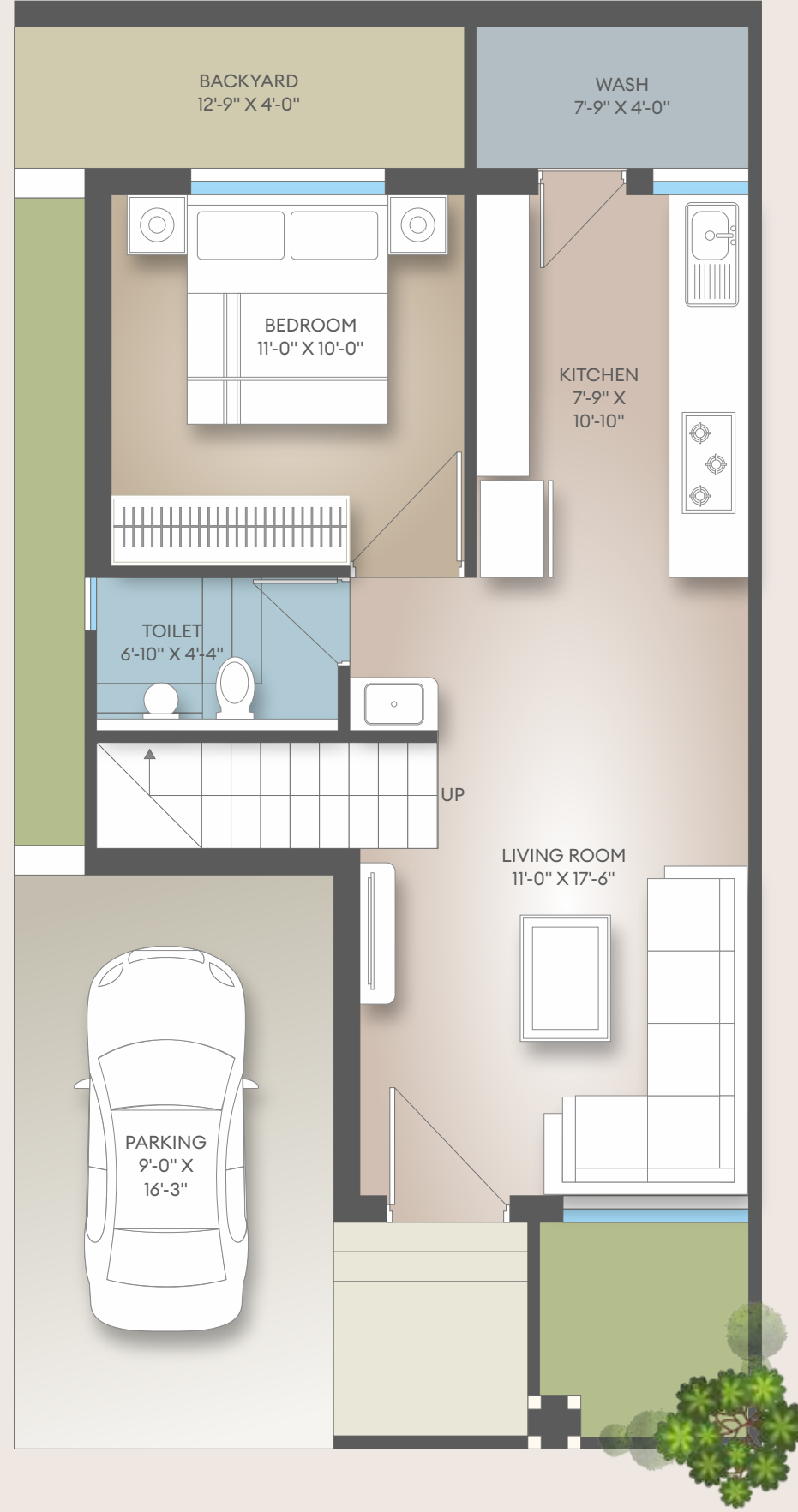




# Specification

## TYPE C1

PLOT NO.:  
3 TO 28 & 40 TO 44



### STRUCTURE

Earthquake Resistance.  
All RCC & Frame Structure.

High Quality Bricks Masanory Work with Mala Plaster as per Structure Engineer Design.

### PAINT & FINISH

Interiors: Mala Plaster with Wall Putty & Primer.

Exteriors: Double Coat Plaster with(as per Elevation Design) texture, waterproof and fungal resistant paint.

### BATHROOMS & TOILETS

Designer bathrooms with Premium Tiles upto Slab Level.

Branded Premium Bath fittings Premium Branded Plumbing Fixtures and Vessels.

### ELECTRIFICATION

Concealed Copper Wiring(ISI) and Branded Modular Switches.

### KITCHEN

Exclusive Quartz kitchen platform S.S. sink and designer tiles upto lintel level.

Wash area:  
Vitrified tiles dado and Natural stone flooring.

### TERRACE

Open terrace finished with chemical water proofing and china mosaic flooring / tiles.

### WATER SUPPLY

24 hours water supply through overhead & underground tank of sufficient size.  
Provision for Corporation Water Connectivity.

### FLOORING

Italian finish Vitrified tiles flooring.

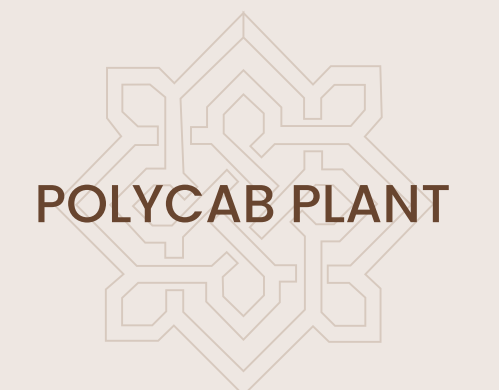
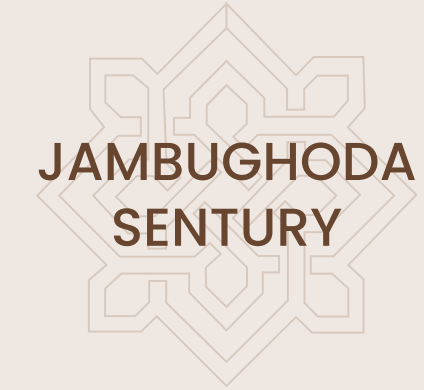
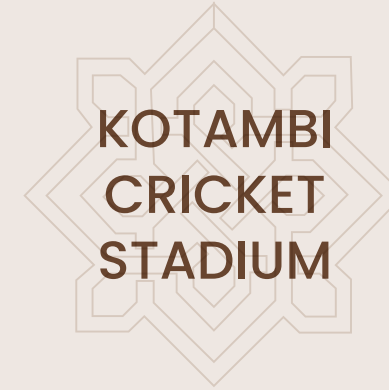
### DOORS & WINDOWS

Doors:  
Elegant Wooden Entrance Door, Internal Flush Doors, Granite frames in all doors.

Windows:  
Anodized Coated Aluminium Section with Mosquito Net.



# nearby location





# Location Map



## OUR PROJECT



**SITE ADDRESS : NAKSHTRA GREENS**  
Suncity Road, Jarod, Vadodara.

**CALL +91 98765 35138 | 99745 67370**  
E: [projects.vadodara@gmail.com](mailto:projects.vadodara@gmail.com)

### STRUCTURE



### MARKETED BY



### ARCHITECT



### CONSTRUCTION



### PAYMENT SCHEDULE:

- 10% At The Time Of Booking
- 10% After Signing AFSI
- 15% On Completion of Plinth
- 15% On Completion of GF Slab
- 10% On Completion of FF Slab

- On Completion of Massionary Work
- On Completion of Plaster Work
- On Finishing Level
- On After of Possession  
(60 Days Before intimated Possession Date)

Note : (1) The following will be charged extra in advance as per government norms: (A) Stamp duty and registration charges, (B) GST (as actual) or any such additional taxes if applicable in future, (C) Maintenance deposit, (D) MGVCIL infrastructure charges & deposit for new electrical connection. (2) If any new tax applicable by central or state government in future, it will be borne by the buyers. (3) Possession will be given only after one month of settlement of all accounts. (4) Continues default in payments leads to cancellation. 10% Administrative charges will be deducted for any cancelled unit. (5) The developer reserve all the right to change the plan, elevation, specification or any other details. Such changes will be binding to all members. (6) Changes in structural design & changes in any extrnal elevation will not be permitted under any circumstances. (7) Internal changes will only be permitted with prior permission of developing company. (8) Any balance FSI at present or in future shall be owned by the developer and no member would claim any right for the same. (9) This project shall be excuted in two or three phases hence all internal roads & common amenities will be common between two or three phases. (10) This brochure is for information purpose only. It is not a part of the agreement or any legal documents. The developer retains the right to alter the specifications without any consent of the members.