



An Ideal Location:
 Prime and serene residential locality of Kalali Area of Vadodara, just 5 minutes drive from Old Padra Road & Akshar Chawk. Very much within the walk able vicinity of the city's best school: Delhi Public School(DPS).



Matrix Homes

3 BHK Designer Duplex Bungalows

Developers:
SPACE REALTY
 Ph.: 94270 54766, 99740 66210
 Email: realtybrd@gmail.com
 www.mymatrixhomes.com

Site: **Matrix Homes**
 Across Matrix Bungalows,
 B/h Delhi Public School (DPS),
 Kalali Road (O P Road Extn.- in near future)
 Vadodara 390 012

Architect: **Era Architects**
 Visual Consultant: **Param Interactive**
 Liaison: **Disha Architect**
 Structural Consultant: **Nitin Sidhpura & Associates**
 Legal Advisor: Adv. **Dilipsinh N Chauhan**

Investment Schedule: 20% Down Payment @ Booking a Unit | 20% Payment @ Plinth Level | 15% Payment @ GF Slab Level | 15% Payment @ FF Slab Level | 15% Payment @ Plaster Level | 10% Payment @ Flooring | 05% Payments @ Time of Possession

IMPORTANT TERMS & CONDITIONS: Please note that actual Possession of the Unit shall be handed over to the Member within one month of the settling of all the accounts and dues. Documentation Charges, Stamp Duty Charges, Common Maintenance Charges, Service Tax Charges etc. will be Extra be borne by the Buyers. • Payment Schedule must be followed strictly; any delay in payment shall incur interest penalty at the rate of 12% P.A. on outstanding amount. Continuous default in payment shall lead to total cancellation of the Unit. • No Additions/Alteration shall be allowed. However some minor changes may be allowed with a prior approval from the Builder. Total Amount of the Extra Work must be deposited in full in advance then only work shall be executed. • Sale Deed (Dastavej) to be done after settlement of all accounts. • Amount of Service Tax must be paid at the end of every quarter at the rate of 12.36 or whatever is applicable as per Govt. Law. • Maintenance Deposit of ₹ 60,000.00 per unit must be deposited before possession of the unit • The Possession of the Unit shall be given only after one (1) Month of settlement of all accounts • In case of cancellation of any Unit, an amount of ₹ 25,000.00 + Amount of Extra Work, (if any) will be deducted towards Administrative Charges from the Refund Amount. The Refund shall be paid only after the New Booking of the booked Unit. • A c t u a l Dimensions may vary as per the site conditions & site conditions • Developers/Architect reserves the right to change/alter/raise scheme related measurement, design, Drawings and price per unit etc and shall be binding to the Buyers unconditionally.

design: strokedkarnav@94240-92010





Matrix
Homes

Home is where you'r loved ones are
home is where you'r heart is set at ease
home where the mind feels for
and where the soul is searching for
and where the heart aches for.

home is a place where you truly feel like you belong
where you feel no pain
where everything goes right
and where the hear and mind feel at ease

home is the beginning of life and the end
home is the thing that you never forget
home is the thing that you'll protect
and the thing you'll die for
and the thing you'll never regret
home is where life began and ends

- *Ryanne Askar*





We at Space Realty understand the utmost importance of what it feels like "our own home" and therefore we have created a perfect match to our own desire into a wonderful reality of life, i.e. MATRIX HOMES

We have persistently believed in the philosophy of raising life's standards by actually living the life in a perfect abode called "Homes". And that's why we never compromise on quality of life, meaning quality of "Homes", because the best synonym of Life is having a perfect "Home" first.

"Matrix Homes" is spread over 2.25,000 Sq. Ft. of lush green land with multiple gardens and multiple activity areas with an open to sky planning to give "HOME - LIFE" a clean and open breathing spaces everywhere. Elegantly designed individual HOMES with vociferously designed from wall-to-wall & corner-to-corner.

Needless to mention about articulately & meticulously designed "Community Center" where every families will not just feel an ambience of a Typical Club House but whole concept of belonging to a large family/community. This makes it ideal for LARGE community as well as individual activities with a serene touch.



VALUE ADDED Amenities

- Two Common Plots with Landscaped Garden and Senior Citizen Seating admeasuring @ 30,000 sq.ft.
- A Designer Club House
- Amphitheater
- Designer Entrance Gate with 24/7 Security
- Compound Wall surrounding the community
- RCC Internal Roads with Street Lights
- Children's Play Area
- Fully Functional Gymnasium
- Indoor Games
- Multi Court Facility for Outdoor Games with Jogger's Tract
- Extra Electrical Outlet for Air Conditioner in all the bedrooms
- Spacious Car Porch
- Instant Water Geyser (01 No) to all Units
- Pest Control with piping system for permanant solution of pest. (3 years warranty for all units)
- Water Proofing treatment for all units
- Number Plates on each Units to maintain uniformity
- Each Bungalow with individual Boundary Wall
- Underground Cabling for Electricity & Telephone Lines
- Rain Water Harvesting
- Separate Parking Space for Guests & Visitors
- Tree Plantation

Specifications... Best match !

RCC STRUCTURE: Earthquake resistant combine structure as per structural engineer's design

DOORS & WINDOWS: Full Granite Framing for all Doors & Windows

Decorative & Elegant entrance door with designer handle

Molded flushed internal doors with locks for all bedrooms & toilets

High quality color anodized aluminum windows with Safety Grills

FLOORING: 2 x 2 high grade vitrified; Anti skid tiles in balconies

PREMIUM PAINTS: Interiors: Birla white putty with acrylic washable distemper

Exteriors: Double coat plaster with acrylic weather coat paint

BATHROOMS & TOILETS: Moisture resistant plaster finish with emulsion paint. Branded Bath fittings, Good quality Plumbing fixtures and sanitary ware. Concealed Plumbing Fittings with separate HOT water Pipeline for geysers.

ELECTRICAL WIRING: Branded Premium quality modular switches

KITCHEN: Granite platform with SS sink with designer tiles up to lintel level over the platform

WATER SUPPLY: Water supply through U/G & O/H Tanks from VMC/VUDA Water Supply



Area Table

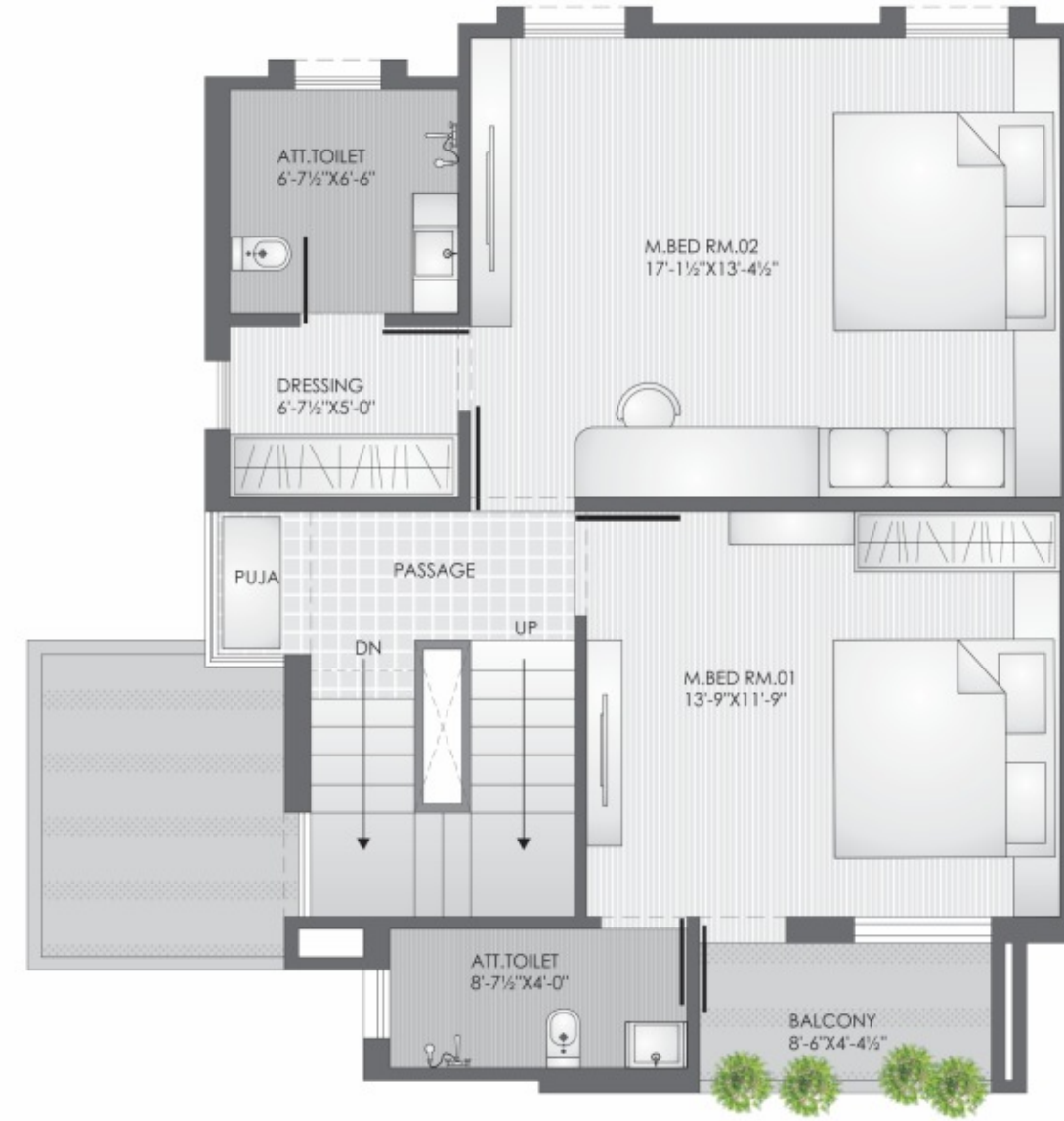
Unit No.	TYPE	PLOTAREA (in Sq. Ft.)	Unit No.	TYPE	PLOTAREA (in Sq. Ft.)	Unit No.	TYPE	PLOTAREA (in Sq. Ft.)	Unit No.	TYPE	PLOTAREA (in Sq. Ft.)	Unit No.	TYPE	PLOTAREA (in Sq. Ft.)	Unit No.	TYPE	PLOTAREA (in Sq. Ft.)	Unit No.	TYPE	PLOTAREA (in Sq. Ft.)			
1	A	2793.00	17	A	1131.00	33	B	1012.00	49	A	1043.00	65	C	937.00	81	B	1059.00	97	B	1089.00	113	C	1496.00
2	A	1205.00	18	A	1220.00	34	C	1398.00	50	A	1043.00	66	C	972.00	82	A	1038.00	98	B	1090.00	114	C	911.00
3	A	1205.00	19	A	1312.00	35	C	1373.00	51	A	1043.00	67	C	1000.00	83	A	1042.00	99	B	1090.00	115	C	945.00
4	A	1395.00	20	A	1472.00	36	B	961.00	52	A	1043.00	68	C	993.00	84	A	1042.00	100	B	1090.00	116	C	1510.00
5	B	1138.00	21	B	1498.00	37	B	975.00	53	A	1038.00	69	C	1171.00	85	A	1042.00	101	B	1090.00			
6	B	1013.00	22	B	1025.00	38	B	975.00	54	B	1015.00	70	C	1156.00	86	A	2280.00	102	B	1971.00			
7	B	1013.00	23	B	1023.00	39	B	975.00	55	B	1019.00	71	C	957.00	87	C	1756.00	103	B	1574.00			
8	B	1013.00	24	B	1022.00	40	B	975.00	56	B	1019.00	72	C	965.00	88	A	1044.00	104	B	1006.00			
9	B	1013.00	25	B	1020.00	41	B	944.00	57	B	1019.00	73	C	1035.00	89	A	1044.00	105	B	1006.00			
10	B	1013.00	26	B	2104.00	42	A	1103.00	58	B	1019.00	74	C	1453.00	90	A	1044.00	106	B	1006.00			
11	B	1542.00	27	C	1607.00	43	A	1109.00	59	B	1466.00	75	C	1706.00	91	A	987.00	107	B	1006.00			
12	A	1785.00	28	B	1013.00	44	A	1109.00	60	C	1463.00	76	B	2014.00	92	B	885.00	108	B	1001.00			
13	A	1131.00	29	B	1018.00	45	A	1109.00	61	C	951.00	77	B	1136.00	93	B	918.00	109	B	1682.00			
14	A	1131.00	30	B	1016.00	46	A	1109.00	62	C	951.00	78	B	1109.00	94	B	918.00	110	B	1290.00			
15	A	1131.00	31	B	1015.00	47	A	1512.00	63	C	951.00	79	B	1083.00	95	B	948.00	111	C	1231.00			
16	A	1131.00	32	B	1013.00	48	A	1513.00	64	C	951.00	80	B	1056.00	96	C	1678.00	112	C	1579.00			



Layout Plan



TYPE A GROUND FLOOR



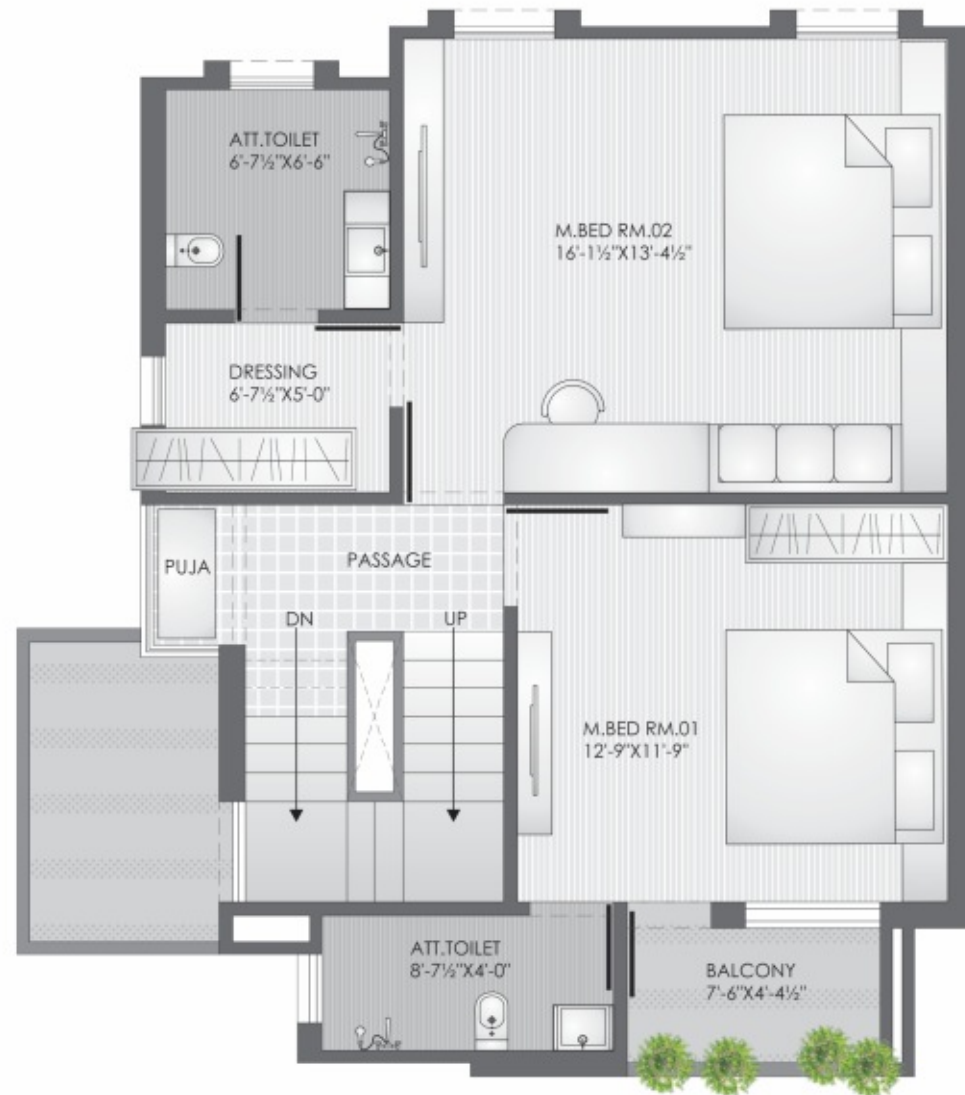
TYPE A FIRST FLOOR



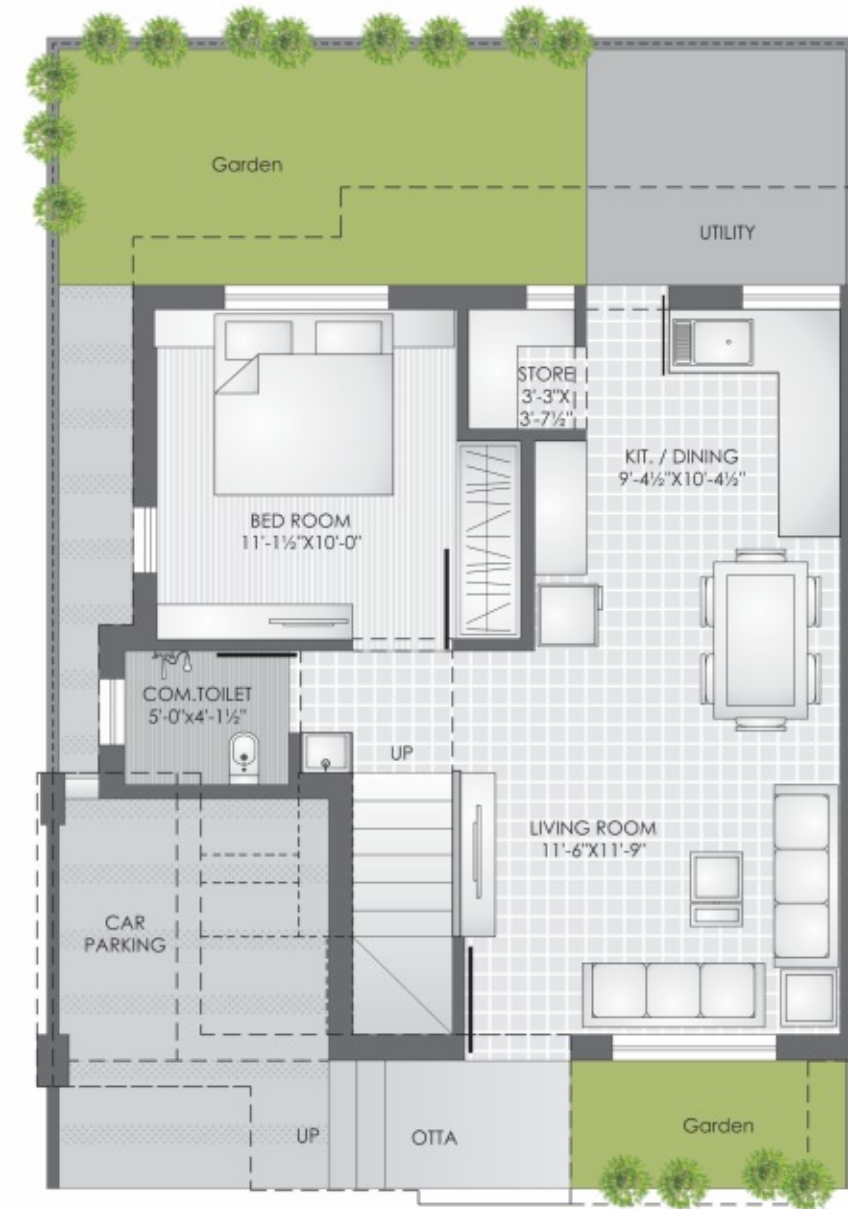
TYPE B GROUND FLOOR



TYPE B FIRST FLOOR



TYPE C GROUND FLOOR



TYPE C FIRST FLOOR

