

Developer: J D Buildcon

Site: Behind LB Avenue, Kishan Samosa Lane,  
College Road, Nadiad-387 001

Contact No: +91 94094 85577  
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Architect:  
Karan Patel



Structure:  
Aakar Consultant

#### Payments Terms:

At the time of Booking	30%
Plinth Level	20%
G.F. Slab	15%
F.F. Slab	15%
Plaster	10%
Finishing	05%
Before Possession	05%

Disclaimer: All plans are subject to amendments and approval by the relevant authorities. All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. In case of cancellation of booking, an administrative charge of Rs. 51000/- and the amount for the extra work done (if any) would be deducted from the refund amount. Subject to Vadodara Jurisdiction.

QR Code for Location



**NEXUS**  
*Elegance*  
3 & 4 BHK PREMIUM  
BUNGALOWS

RERA Reg. No.:

RERA Website: [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)



## Welcome to an elegant abode!

The well-planned and beautifully constructed 3&4 BHK Premium Bungalows with numerous planning possibilities are just exceptional. The sophisticated exposed brick front, the beautifully designed and environmentally friendly campus, the top-notch recreational facilities and the assurance of a joyful and safe community of opulent homes.

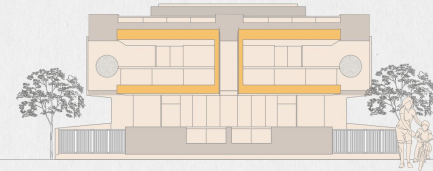






## Value-Added Amenities

-  Elegant Society Entrance Gate
-  Underground Cabling for Electricity
-  CCTV Cameras in Common Areas
-  Water & Drainage Facility
-  Tremix Concrete / Heavy Paver Block
-  Internal Road with Designer Street Lights
-  Termite Resistance Treatment







## Club House Amenities



Multipurpose Hall



Garden



Temple



Game Room



Jogging Track



Designer Senior Citizen Seating



# Layout Plan



TYPE: A 3.5 BHK  
TYPE: B 4 BHK

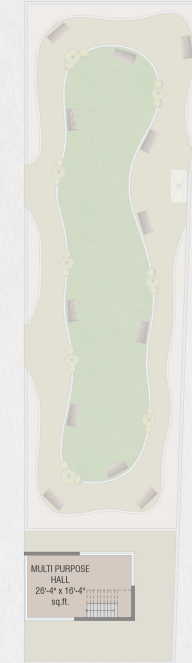
## Club House Plan



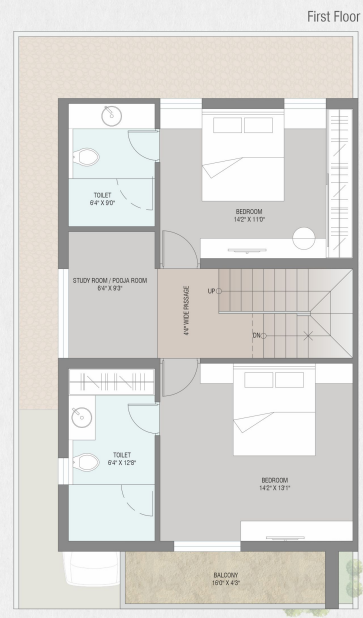
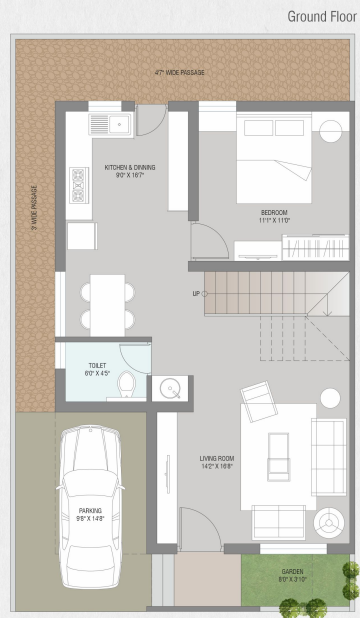
### Ground Floor



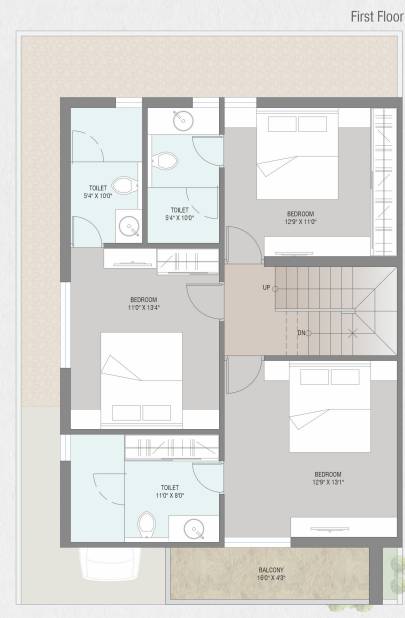
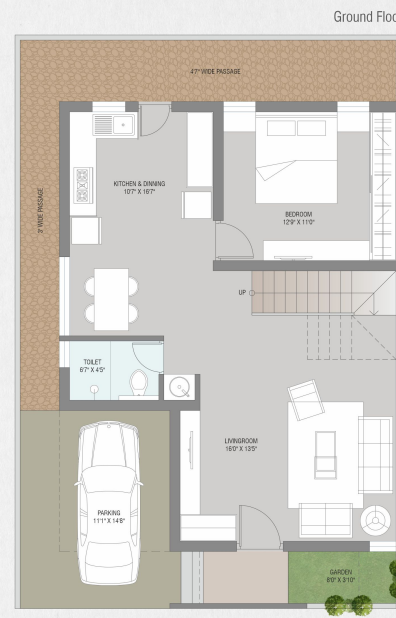
### First Floor



### 3.5 BHK Floor plan Type - A



### 4 BHK Floor plan Type - B







## Specifications

### STRUCTURE

- Earthquake resistant composite structure
- Elegant elevation and facade

### PLASTER

- Exterior Double Coat Plaster & Internal wall with Mala Plaster

### PAINTS

- Internal wall finished with 2 coat putty & one coat of Primer
- Weather proof Exterior Texture paint (Apex Ultima or Equivalent)

### FLOORING

- Premium GVT floor tiles in all areas

### TOILET / BATHROOM

- Ceramic and sanitary fixtures of Designer brand (Jaquar or equivalent).
- Designer Wall Tiles dado upto lintel level
- Facility for cold as well as hot water in all bathrooms.

### KITCHEN / UTILITY

- Premium granite platform with stainless steel sink.
- Designer GVT tiles upto lintel level.

### DOORS

- Designer main door with veneer finish.
- Laminate finish internal door.
- All flush doors are water proof.

### PEST CONTROL

- Anti-termite treatment using Tubular Drip Method

### WINDOWS

- UPVC 2 track windows
- Safety bright bars in windows

### PLUMBING

- Concealed type UPVC/CPVC plumbing
- PVC Pipe of Astral or equivalent for drainage

### ELECTRICAL

- Adequate electrical points as per interior layout with ISI wires, switches and MCB etc. (Anchor or equivalent)

### WATER SUPPLY

- Provision for overhead water tank triple layer water tank
- Hot water supply line for all bathrooms
- Provision for outdoor gas/solar geyser

### TERRACE & WATER PROOFING

- Tiles with epoxy and water proofing.

### PARKING

- Decorative Paver Blocks in parking area.