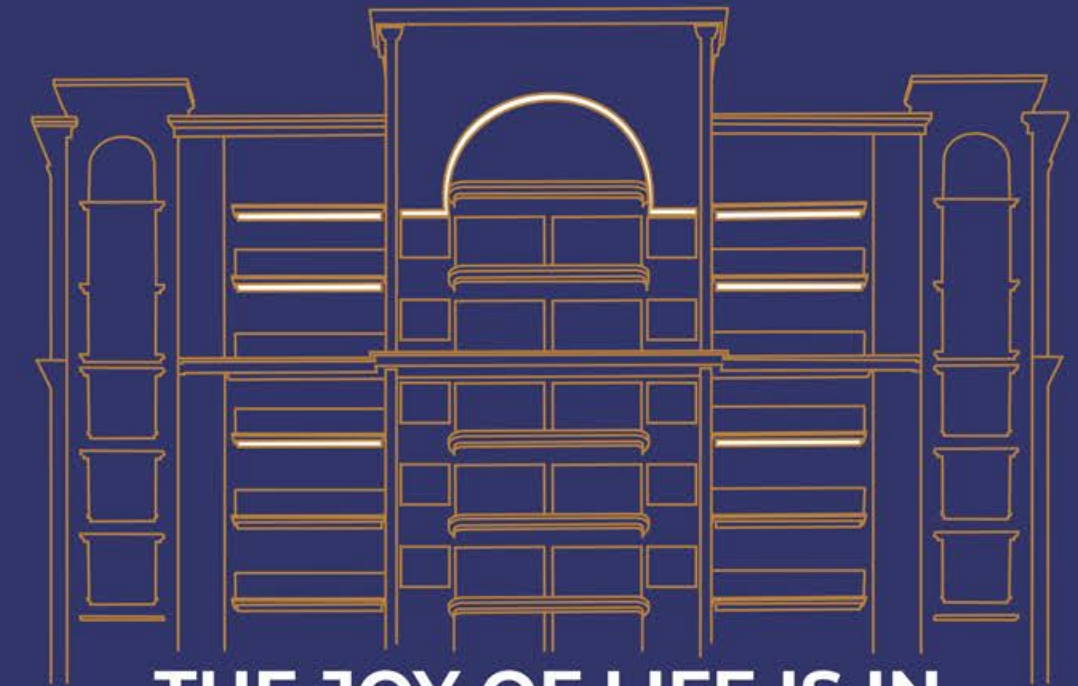


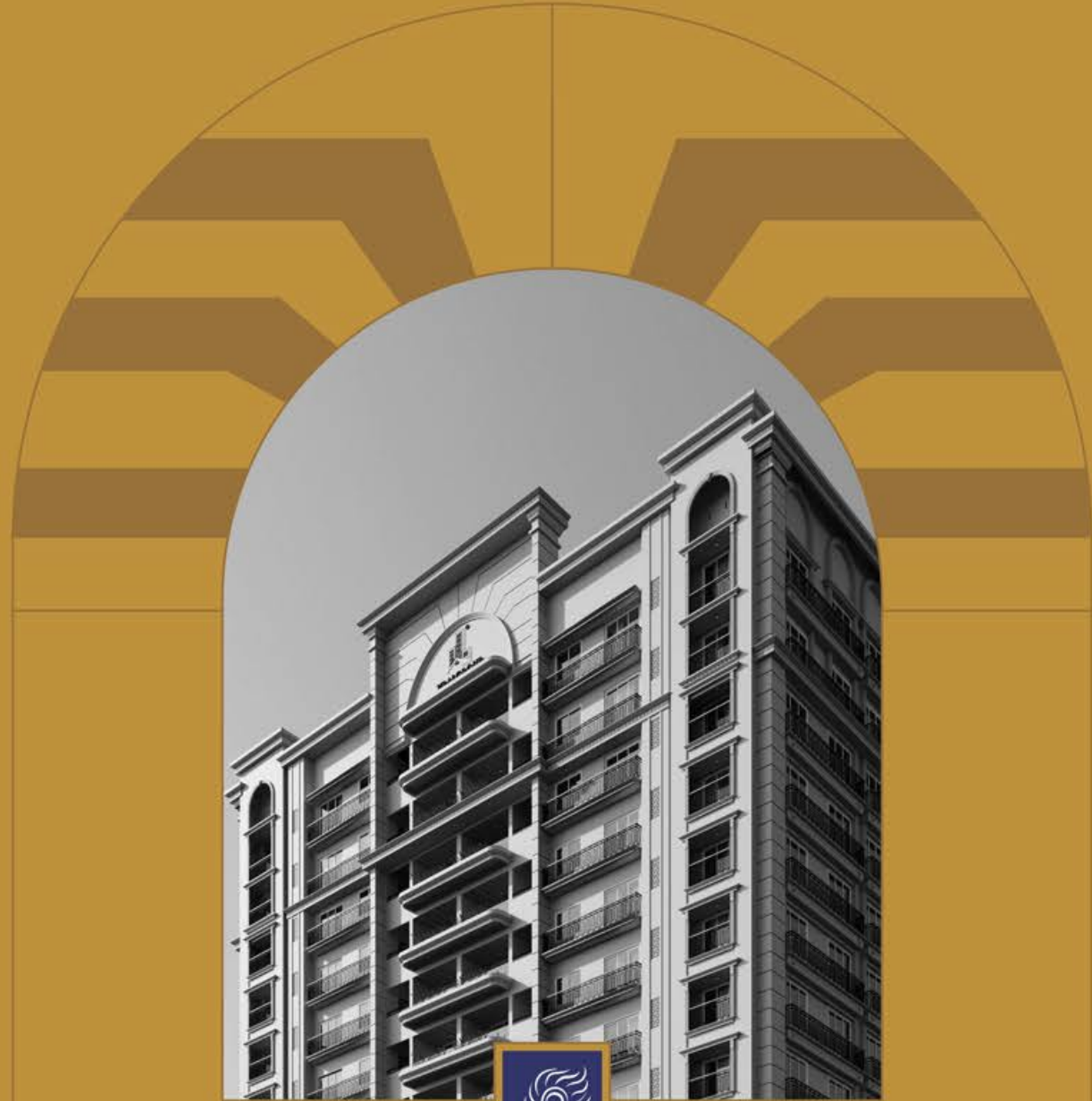
PROJECT BY



PROJECT BY



**THE JOY OF LIFE IS IN
LIVING TOGETHER...**



3 BHK OPULENT LIFESTYLE

With a magnificent elevation and superlative style, this is an abode of your dreams



**WHERE MODERN LIVING
EMBRACES THE GRACE OF HERITAGE.**

14 - STOREY

Superlative style, this is an abode of your dreams



THE ENTITY BEHIND RESIDENTIAL REVOLUTIONS



VRAJ GROUP

...A step towards better living

VRAJ SHREEJI REALITIES PVT. LTD.

VISION

At Vraj Group, every initiative is guided by our core belief: "A step towards better living." We are dedicated to creating environments and opportunities that uplift lifestyles, inspire communities, and foster meaningful progress in every venture.

MISSION

Our mission is to convert ideas into impactful actions that drive collective growth. We aim to deliver innovative, sustainable, and high-quality solutions across Real Estate, Finance, Hospitality, Energy, and other sectors, contributing to the overall betterment of society.



INVITE YOUR GOOD FORTUNE
COME, RESIDE AND PROSPER

Vraj Kailash reflects charm & sophistication in equal measure as it stands tall touching the horizons and embraces the perfect blend of elegance in your life style.



ICONIC LANDMARKS OF **VRAJ GROUP**

VRAJ ACACIA 40

NAVRANGPURA, AHMEDABAD

VRAJ ANKO DARSHAN

KANDIVALI (W), MUMBAI

VRAJ PRARAMBH

COREGAON (E), MUMBAI

VRAJ GAUTAM CHS

BORIVALI (W), MUMBAI

VRAJ EMERALD 60

GHATKOPAR (E), MUMBAI

VRAJ SHAKTI SADAN

BORIVALI (W), MUMBAI

VRAJ GATEWAY

BORIVALI (W), MUMBAI

VRAJ ONE

ANDHERI (W), MUMBAI

VRAJ MANGAL

JAMNAGAR

VRAJ RESIDENCY

JAMNAGAR

VRAJ RESIDENCY - 2

DWARKA

VRAJ HEIGHTS

JAMNAGAR

AND MANY MORE...

VRAJ GROUP HELMS IN VARIOUS INDUSTRIES

REAL ESTATE



BSE LISTED NBFC



VALENZA DIGITAL



PETROL PUMP



OIL REFINERY



FMCG - PRODUCTS



HOSPITALITY





**GRANDEUR OF THE PAST,
LUXURY OF THE PRESENT.**

Modern living inspired by heritage grace, with vast balconies and well-ventilated, elegant rooms.



MODERN ART DECO THEME RESIDENCE



GROUND FLOOR PLAN



PARTY LAWN

BANQUET
BUSINESS CENTER
INDOOR GAMES

PLAY
AREA

GYMNASIUM

DRIVE WAY

2 WHEELER
PARKING

2 WHEELER
PARKING

2 WHEELER
PARKING

2 WHEELER
PARKING

2 WHEELER
PARKING

LIFT

FOYER

LIFT

DRIVE WAY

DRIVE WAY

DRIVE WAY

MAIN ROAD

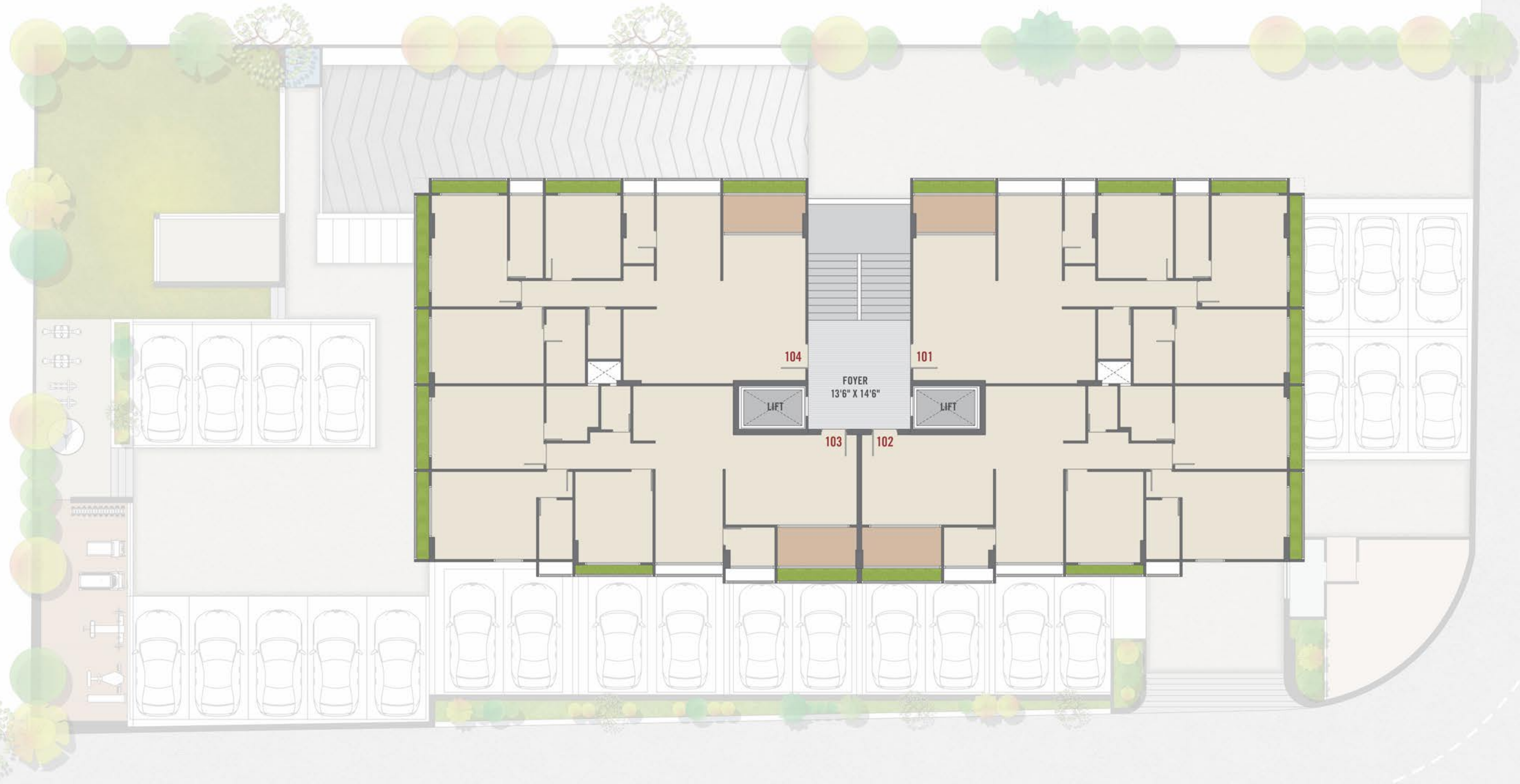
SIDE ROAD

SEC.

CCTV AREA
&
MEETING SPACE



3 BHK
UNIT PLAN





TYPE - 101





TYPE - 102





Crafted to blend heritage beauty with modern living and terrace indulgence beyond imagination at Vraj Kailash.



**A MODERN HAVEN FRAMED IN
TIMELESS HERITAGE BEAUTY.**

Vraj Kailash Where modern architecture blends with heritage elegance, offering airy rooms and expansive balconies.

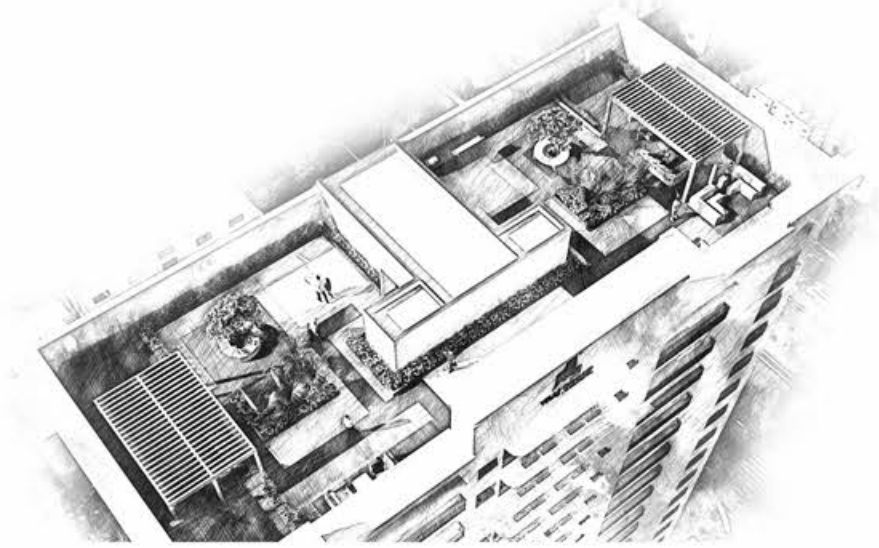




- GROUND FLOOR AMENITIES**
- BANQUET HALL
 - YOGA DECK
 - GYMNASIUM
 - CO-WORKING LOUNGE
 - CHILDREN PLAY AREA
 - SENIOR CITIZEN PARK
 - INDOOR GAMES

- TERRACE AMENITIES**
- OPEN AIR THEATER
 - GAZEBO WITH SITTING
 - REFLEXOLOGY PATH
 - WALKING TRACK
 - BARBEQUE & PARTY COUNTER

- COMMON AMENITIES**
- FIRE SAFETY
 - CCTV CAMERAS
 - THEMED ELEVATION
 - DESIGNER DECKS



 **SPACIOUS, STYLISH, AND**
STEEPED IN HERITAGE CHARM.

Experience timeless heritage charm with modern
comfort, open terraces, and generously spaced interiors.



SPECIFICATION



STRUCTURE
 • R.C.C. frame structure.
 • Earthquake resistant design



WALL FINISH
 • **Internal** : Finished mala plaster with putty finish
 • **External** : Double coat sand face plaster with Texture paint



FLOORING & WALL TILING
 • Premium Vitrified tiles in drawing, living, dining, Bedrooms
 • Granite platform in kitchen with S.S. sink
 • Designer tiles up-to lintel level above kitchen platform & toilets
 • China mosaic in all terrace



DOORS & WINDOWS
 • Main door with wooden frame & safety locks
 • Internal doors with wooden frame, flush shutter & safety locks
 • Superior quality hardware fittings
 • Aluminum sliding window with granite stones



WALL PAINT
 • Long lasting & weather resistant acrylic paint on all external walls
 • All internal walls with water resistant smooth cement base putty finish



ELECTRICAL WORK
 • 3-phases concealed ISI copper wire
 • Distribution board with separate MCB & ELCB
 • ISI marked standard modular switches
 • Sufficient electrical points in all areas
 • T.V. wiring conduit



PLUMBING & SANITATION
 • Premium quality sanitary ware & plumbing fixtures



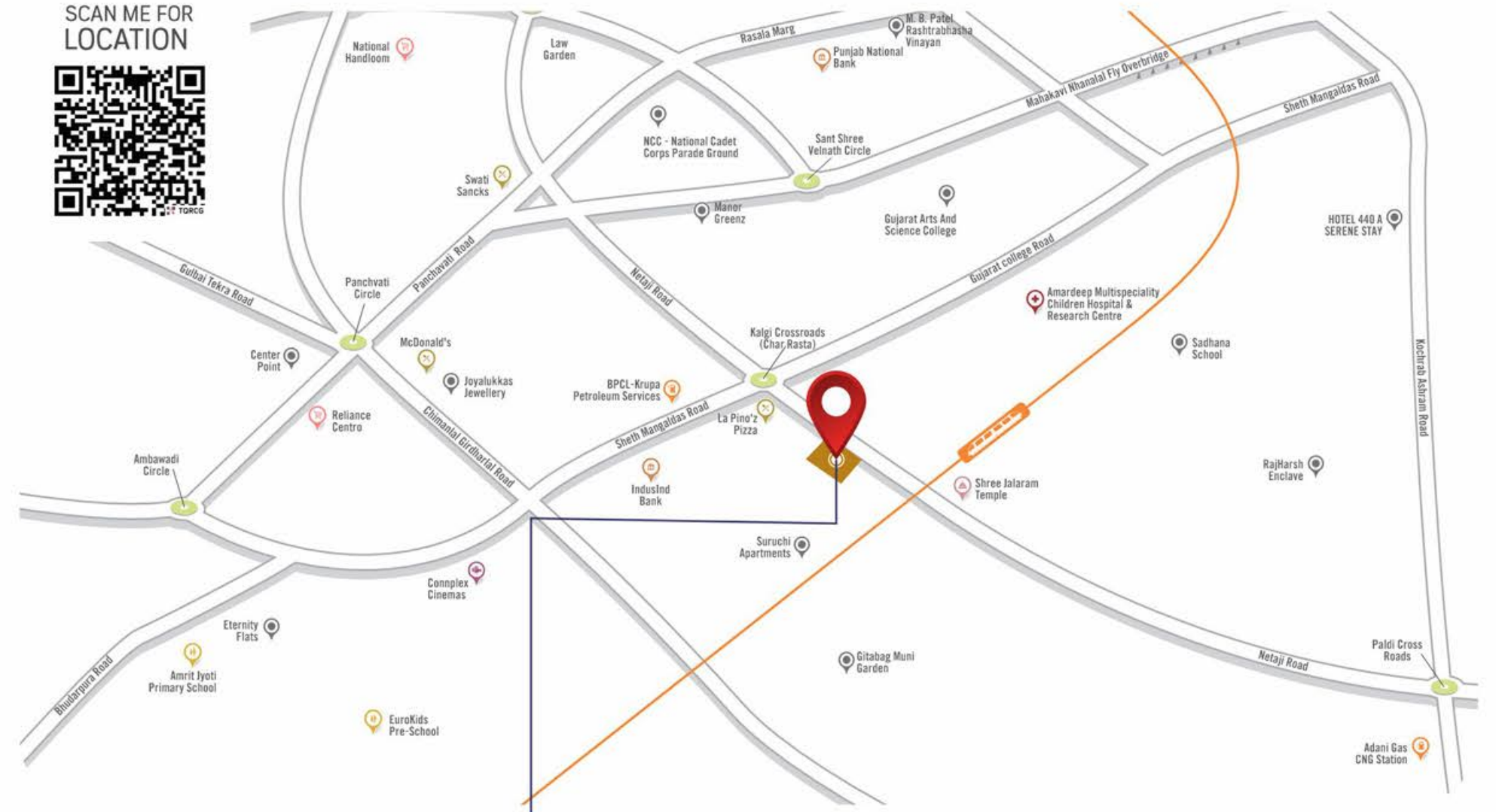
PIPE & FITTINGS
 • Premium quality CPVC / UPVC fittings



TOILETS
 • Designed toilet
 • Premium Glaze tile up-to lintel level
 • Premium CP brass fittings



LIFT & FOYER
 • Well designed foyer with 2 automatic lifts in each block
 • 2 lifts (1 automatic lift & 1 stretcher lift)



SITE ADDRESS :
 Vraj Kailash, Near Kalgi Cross Road,
 Opp. Restore Clinic, Ellis Bridge, Ahmedabad

ARCHITECT : **अवसिति**
www.avasiti.in

RAA16082/101125/311229



www.gujrera.gujarat.gov.in

PROJECT BY



DISCLAIMER :-
 Premium quality materials or equivalent branded products shall be used for all construction work • Consider all walls as 4 inches thick. • Torrent power charges, gas charges, legal charges and other Govt. charges shall be paid separately. • Maintenance deposit shall be paid separately. • Right of any changes in dimensions, design & specifications will be reserved with the developer, which shall be binding for all members. • External changes strictly not allowed. • Stamp duty, registration fees, and service tax charges on allotment and possession of the property shall be borne by the purchaser, applicable as per prevailing law. • Any additional liabilities due to change in the by-laws, stamp duty govt. laws shall be borne by the members. • New rate will be applicable in case of delay in payment terms. Terms & conditions will be as per separate agreement. • This brochure is meant only for information, presentation & guidance purposes, It is not an authorized document or an agreement. This does not form the basis of any contract. • Variations may occur as per local regulations and developer's policy of improvement.