



A SONG OF NATURE

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Universal  
HOMES  
ESSENCE OF TRUE LIVING



## YOU WISHED FOR HIGH-END-LUXURY

Presenting a dream villa where the nature and the comforts of modern day living are beautifully blended to provide you a life away from the city, with just an hour drive away from the urban chaos of the Vadodara in the close vicinity of Waghodia and National Highway. Universal Homes is perfectly built in the lap of nature.



Entrance Gate  
With Security Cabin



Security  
Gated Community



Decorative  
Sculpture Design



Decorative  
Water Fountain

## YOU WISHED FOR ROYAL WELCOME

Designed with a perfect blend of nature and luxurious amenities welcoming you in an enthralling new world, here you will be audience to sweet chirping of birds and will smell the fresh air for a change.





YOU WISHED FOR MODERN ARCHITECTURE



## 2 BHK UNIT FLOOR PLAN

### GROUND FLOOR



### FIRST FLOOR



#### GROUND FLOOR

A	LIVING ROOM	16'-6" X 12'-0"
B	KITCHEN/DINNING	16'-6" X 9'-0"
C	WASH	4'-7½" X 11'-5½"
D	BED ROOM	10'-0" X 11'-0"
E	C. TOILET	4'-0" X 7'-2"
F	SWIMMING POOL	12'-0" X 20'-0"
G	PARKING	13'-0" X 16'-0"

#### FIRST FLOOR

A	BED ROOM	10'-0" X 11'-0"
B	BALCONY	4'-4" X 11'-4½"
C	AT. TOILET	4'-0" X 7'-0"
D	OPEN TERRACE	17'-6" X 21'-6"

COME CLOSE TO THE COMPELLING HOME

R O A D



# 3 BHK UNIT FLOOR PLAN

## GROUND FLOOR



## FIRST FLOOR



### GROUND FLOOR

A	LIVING ROOM/ KITCHEN	17'-9" X 22'-6"
B	WASH	4'-7½" X 11'-5½"
C	BED ROOM	11'-0" X 11'-0"
D	C.TOILET	4'-0" X 7'-2"
E	SWIMMING POOL GOLD PLATINUM	12'-0" X 24'-0" 15'-0" X 25'-0"
F	PARKING	13'-0" X 14'-2"

### FIRST FLOOR

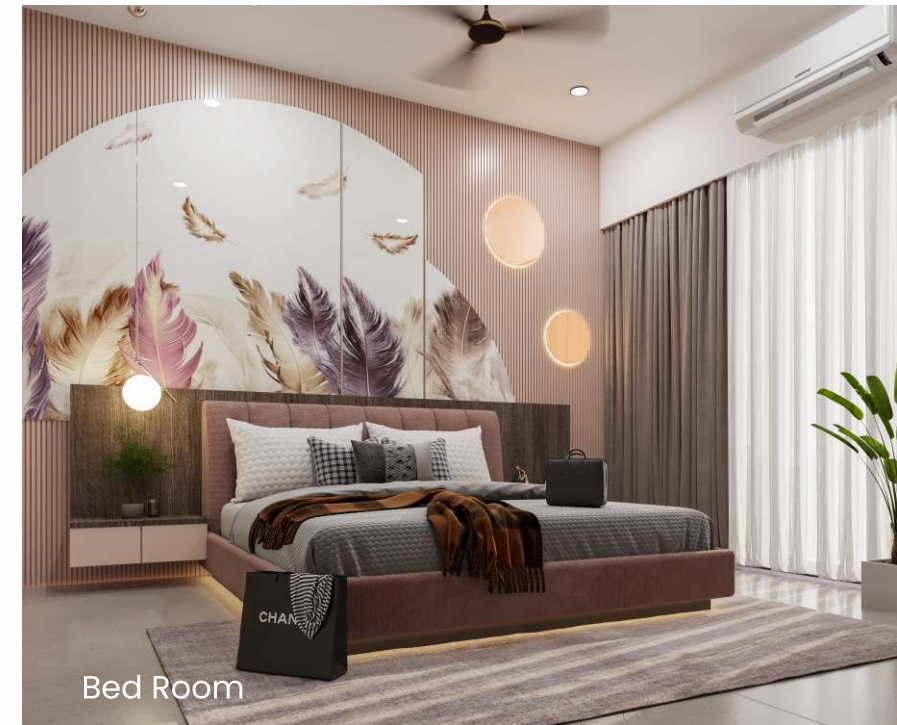
A	BED ROOM	11'-0" X 11'-0"
B	BALCONY	4'-4" X 11'-4½"
C	ATT.TOILET	4'-0" X 7'-0"
D	BED ROOM	11'- 4½" X 10'- 4½"
E	ATT.TOILET	6'-0" X 4'-6"
F	OPEN TERRACE	18'-9" X 12'-7½"

COME CLOSE TO THE COMPELLING HOME

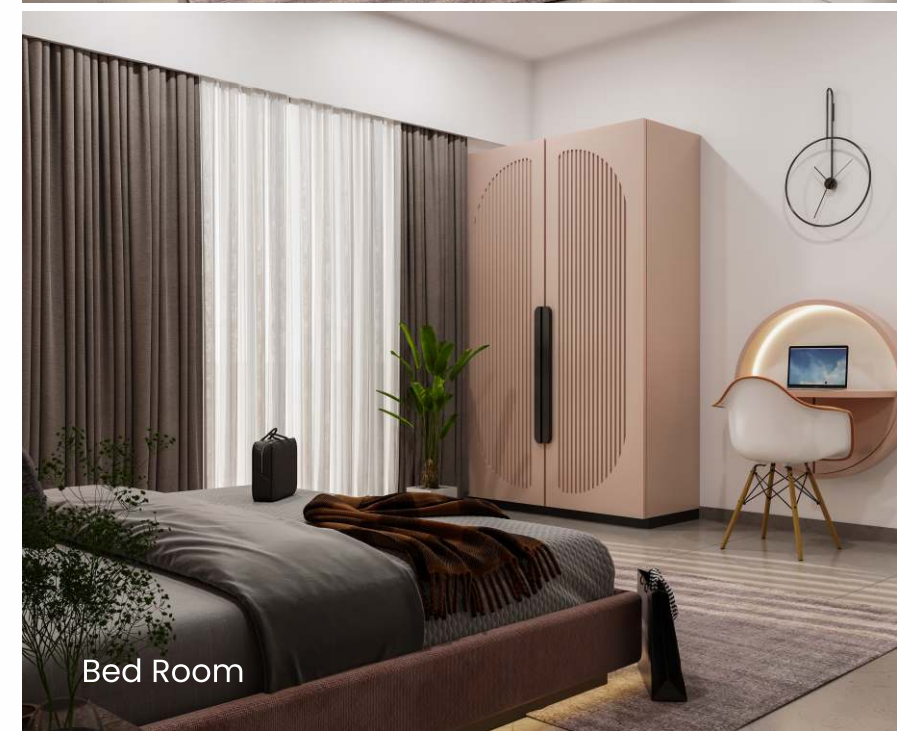
R O A D



Living Room



Bed Room



Bed Room



Living Room & Kitchen



## CULTURE OF



BANQUET HALL

OPEN TERRACE GARDEN

INDOOR GAME

GYMNASIUM

YOGA & AEROBICS

## LIFESTYLE

Life is an everlasting party, an exotic vacation and an unforgettable celebration at Universal Homes thanks to its wonderful club fulfilling all your entertainment, relaxation and recreation needs in grand style.

This fabulous club endeavors to create a culture of elite lifestyle where you may experience life the way you've known it ought to be lived.

## COMFORT OF



LUSH GREEN GARDEN

SWIMMING POLL

GAZEBO SEATING

VOLLEYBALL/BADMINTON COURT

CHILDREN PLAY AREA

BOX CRICKET

## LANDSCAPE

Not just plentiful modern luxuries, you get to enjoy the pure beauty of nature at Universal Homes. Every time you look outside your window or step outside your majestic home, you will be enthralled by the captivating greenery around you.

Let your eyes wander across the lush green landscape and take in unimpeded views of blossoming flora & manicured lawn to feel connected to nature which is a rare luxury in a city.



## CLUB HOUSE



- Gorgeous club entry foyer.
- Reception area.
- Home theater.
- Restaurant.
- Morden design Discotheque.

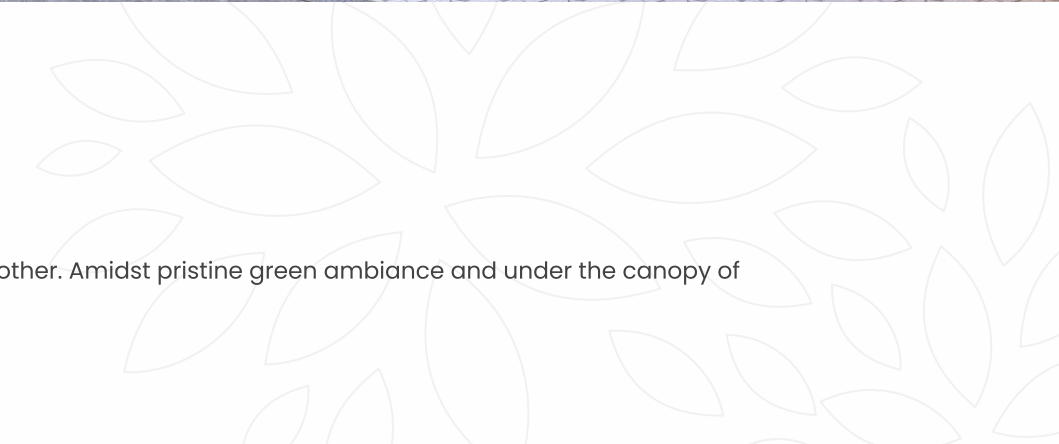
- Kitchen with full facilities.
- Store rooms.
- Meditation & Aerobics room.
- Separate sauna.
- Steam room.

- Gymnasium with equipment.
- Kids Game room.
- Indoor Game room for Table tennis, Billiard, Chess, Carrom board, Pool table and many more.

- Party lawn with landscape for all events.
- Jogging tracks around garden with sitting.
- Generator for common facilities.
- Separate wash room for Ladies & Gents.
- Bore well for water supply.

## YOU WISHED FOR IDYLIC LEISURE

For a change...you will get an opportunity to be an audience to starry sky whispering sweet melodies to each other. Amidst pristine green ambiance and under the canopy of clear night sky twinkling with stare, Can you not imagine your fairytale life here?





## YOU WISHED FOR BLISSFUL AMBIENCE

Listen to nature tell her tale, feel fresh breeze smoothly sail. Take a moment to inhale, let the fragrances just trail. Embrace the exotic greens all around you.



Lush Green  
Landscaped Garden



Walkway Path



Senior Citizen Seat-outs

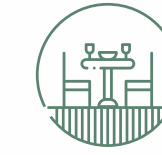


Children Play Area

## YOU WISHED FOR JOYFUL AMENITIES

Universal Homes understands that the fun and frolics of a child is still living within you. It has extended its vision for games and sports. Play tools, badminton court etc. represent happy, healthy and creative children as well elders. Individuals out in the field have fun which always give hope and optimism of a better world.





Party Lawn Area

## YOU WISHED FOR OPEN SPACES

This would be a perfect place for you, where you can give a pause in your life from all the hectic and stressful work you have been doing round the week. Sit, relax and calm yourself here. Enjoy the dusk like never before and enlighten yourself at Universal Homes.







Senior Citizen Seat-outs

## YOU WISHED FOR ENDLESS EXCITEMENT

It's not just a weekend home for families. Universal Homes is aimed to bring back the joyfulness in your life which somewhere goes missing in a hectic weekdays. Universal Homes becomes a perfect platform for you to reunite with your vivacious personality in the company of your loved ones.





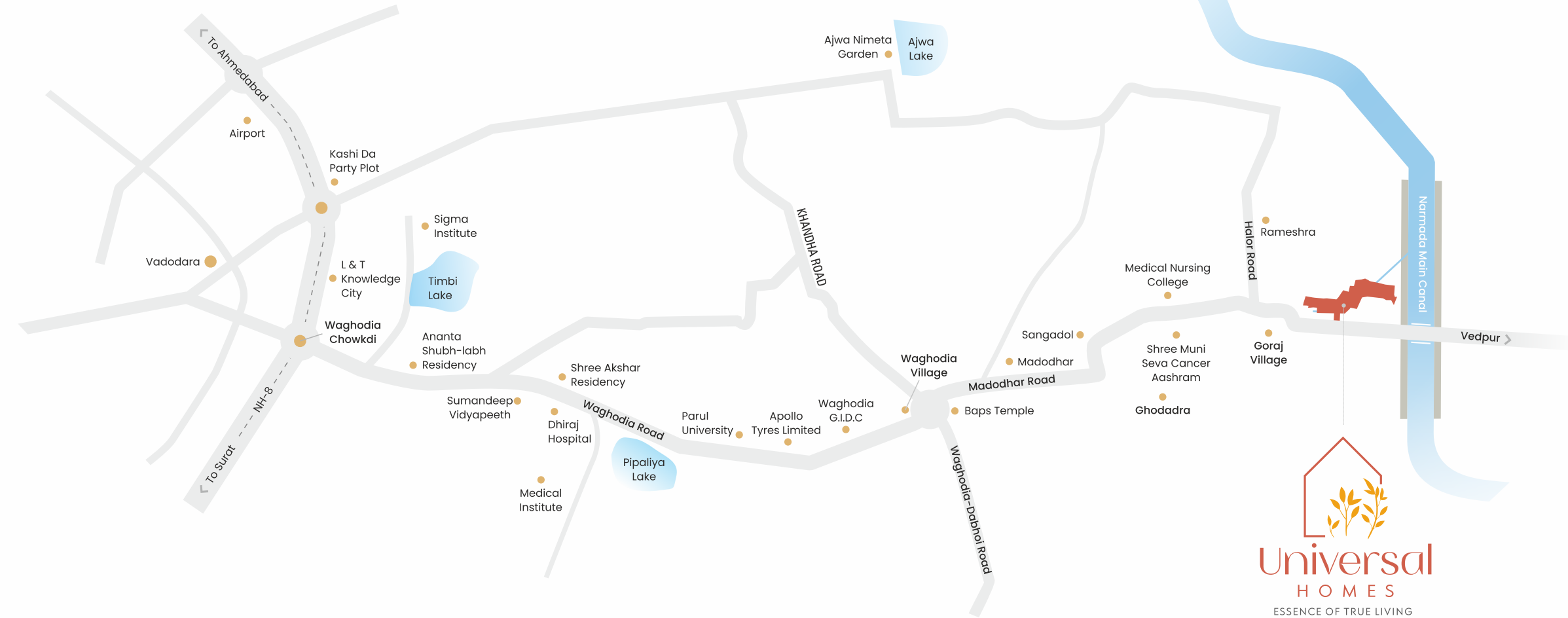
## YOU WISHED FOR SPORT LIFESTYLE

For the sports enthusiasts, the world class sporting arena allows you to indulge in your favorite sports, & pursue their interests with equal passion. Be it a game of Tennis, Badminton, Chess, Golf, Basketball or Cricket you can always challenge your friends for a round.





## LOCATION MAP



Scan for site location



www.universalhomes.info

### SITE ADDRESS

Universal Homes,  
Near Muni Seva Cancer Hospital, Goraj – Narmada Main Canal Road,  
Village – Goraj, Ta. Waghodia, Dist. Vadodara.

### ARCHITECT



PROJECT CONSULTANT | ARCHITECTURAL | INTERIOR

### CONTACT US

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+91 2668 299116  
universalhomesbymenwins@gmail.com

### CONNECTIVITY

Ajwa Water Park	- 20 Km.
Bodeli	- 25 Km.
Champaner Pavagadh	- 22 Km.
Dabhoi	- 33 Km.
Halol	- 25 Km.
Sankheda	- 26 Km.
Vadodara International Airport	- 40 Km.
Waghodia	- 13 Km.
Waghodia Chowkdi NH-8	- 29 Km.



Universal  
HOMES  
ESSENCE OF TRUE LIVING

2 & 3 BHK

Fully Furnished Villa with Personal Swimming Pool & Garden

# UNIT SPECIFICATION

## Flooring

- 800 X 1600 Super glazed vitrified tiles in all rooms.
- 200 X 1000 Vitrified tiles in terras & Swimming Pool outer all area.

## Door

- 35mm Premium quality play flush door with granite sill.
- Main entrance smart lock.
- Brass handwave fitting of standard brand.

## Window

- Granite stone sill on all windows & doors.
- UPVC profiles section.

## Swimming Pool

- In all units with auto filter & shower.
- Total built in R.C.C.

## Kitchen

- Granite platform with SS sink with modular kitchen in built that.
- 3 Burner toughened glass gas store.
- Min bar refrigerator.
- Water purifier.
- Fordable dining table.

## Bathroom / Toilet

- 600 X 1200 Italian tiles of all wall & Mate finish tiles of Floor.
- 2 X 2 Armstrong ceiling in all bathrooms.
- Deluxe bath fitting of hindware of equivalent brand.

## Electrification

- Modular Switches.
- Concealed wiring with RR Cable or similar brand.
- Sufficient electric point in all room.

## Ceiling

- In all rooms in gypsum false ceiling with standard lights fitting.

## External Finish

- Finished Birla putty with Berger or similar brand paint inside.
- Outside wall design with all units outer rustic texture on weather shield external 10 years long life premium quality paint.

## Plumbing

- CPVC & UPVC plumbing & drainage piping in hindware truflo.
- Overhead water tank of 1000 liters with presser pump in each unit.
- Drainage outlet in sewage treatment plant.

# CAMPUS FEATURES

- Gorgeous entrance with theme.
- 24 Hours security.
- Huge waterfall at entrance.
- Water body with cascade fall in entry.

- Landscape gardener.
- R.C.C paved wide roads.
- Road side designer landscape.
- Campus secured by CCTV surveillance.

- Decorative street light.
- Footpath for walkers paver block.
- Boundary wall.
- Drainage in sewage treatment plant.

## DISCLAIMER

- Any amendments in rules & regulations by any authorities will be bound to all members.
- All expenses of legal documents like stamp duty, registration fees, GST, advocate fees, incidental charges (drainage, water supply, IC, etc.) and every other charges like society maintenance, safety grill, Government taxes, gas connection, electrical connection charges (GEB charges, cabling etc including material & labours cost) are to be borne by members.
- External & internal changes shall not be allowed.
- Before possession, execution of sale deed is compulsory.
- Members are bound to pay instalments regularly & irregularity in payment may cause cancellation of booking.
- Developers reserves right of making any changes in the scheme & it shall be bound to all members.
- This booklet is only for private circulation and for general information to the members & shall not form a part of any agreement.
- It can be changed without prior notice.
- The interior design/ furniture work/ lighting/ plantation/ architectural presentation/ taglines & literature etc. shown in the brochure is just for the purpose of presentation /explanation to the members. It is not the part of the standard specification of the project, as unit is sold without furnitures.

# AREA TABLE SUB PLOT - 01

PLOT NO.	AREA CAL		AREA (IN SQ.FT)
	LENGTH	WIDTH	
A1	AS PER PLOT	50'-0"	3470.39
A2	AS PER PLOT	50'-0"	3541.65
A3	AS PER PLOT	49'-72"	3394.93
A4	AS PER PLOT	50'-0"	3124.22
A5	AS PER PLOT	56'-51"	3478.35
A6	AS PER PLOT	48'-41"	4730.41
A7	90'-0"	60'-0"	5316.83
A8	87'-56"	50'-0"	4333.12
A9	87'-56"	50'-0"	4379.94
A10	88'-0"	80'-0"	7040.00
A11	AS PER PLOT	91'-0"	7914.91
A12	87'-57"	50'-0"	4379.94
A13	87'-57"	50'-0"	4333.12
A14	90'-0"	60'-0"	5353.32
A15	90'-0"	58'-44"	5261.39

PLOT NO.	AREA CAL		AREA (IN SQ.FT)
	LENGTH	WIDTH	
A16	83'-41"	64'-76"	5404.77
A17	83'-41"	60'-0"	4959.57
A18	83'-41"	50'-0"	4124.73
A19	83'-41"	50'-0"	4171.55
A20	83'-41"	50'-0"	4171.55
A21	83'-41"	50'-0"	4679.39
A22	83'-41"	60'-90"	5083.14
A23	83'-41"	50'-0"	4171.55
A24	83'-41"	50'-0"	4171.55
A25	83'-41"	50'-0"	4124.73
A26	83'-41"	60'-0"	4959.57
A27	83'-41"	72'-0"	5979.56
A28	83'-41"	65'-90"	5496.37
A29	83'-41"	60'-0"	4959.57
A30	83'-41"	50'-0"	4124.73

PLOT NO.	AREA CAL		AREA (IN SQ.FT)
	LENGTH	WIDTH	
A31	83'-41"	50'-0"	4171.55
A32	83'-41"	50'-0"	4171.55
A33	83'-41"	67'-20"	5608.64
A34	83'-41"	72'-06"	6013.79
A35	83'-41"	50'-0"	4171.55
A36	83'-41"	50'-0"	4171.55
A37	83'-41"	50'-0"	4124.73
A38	97'-69"	60'-0"	4730.31
A39	76'-71"	73'-8"	5111.24
A40	83'-41"	50'-0"	4124.73
A41	83'-41"	50'-0"	4171.55
A42	83'-41"	50'-0"	4171.55
A43	83'-41"	78'-34"	6537.99
A44	83'-41"	83'-23"	6945.84
A45	83'-41"	50'-0"	4171.55

BRONZE	SILVER	GOLD	PLATINUM
A46	83'-41"	50'-0"	4171.55
A47	83'-41"	50'-0"	4124.73
A48	93'-48"	67'-76"	6226.71
A49	90'-0"	50'-0"	4452.81
A50	90'-0"	50'-0"	4502.11
A51	90'-38"	50'-0"	4520.19
A52	91'-0"	50'-0"	4550.55
A53	92'-0"	57'-49"	5068.07
A54	123'-68"	53'-39"	5633.07
A55	113'-98"	50'-0"	5700.45
A56	105'-87"	50'-0"	5295.31
A57	101'-0"	50'-0"	5047.52
A58	96'-54"	50'-0"	4781.75

# AREA TABLE SUB PLOT - 02

PLOT NO.	AREA CAL		AREA (IN SQ.FT)
	LENGTH	WIDTH	
B1	100'-0"	AS PER PLOT	8042.57
B2 TO B5	100'-0"	50'-0"	5000.00
B6	100'-0"	91'-165"(AVG)	9116.50
B7	AS PER PLOT	49'-75"	6465.12
B8	AS PER PLOT	50'-0"	6723.89
B9-B10	100'-0"	50'-0"	5000.00
B11	AS PER PLOT		5425.54
B12 TO B18	90'-0"	43'-0"	3870.00
B19-B20	90'-0"	50'-0"	4500.00
B21	AS PER PLOT		6024.77
B22	100'-44"(AVG)	46'-05"	4625.26
B23	89'-42"	44'-63"	3990.81
B24	90'-0"	50'-0"	4500.00
B25 TO B41	90'-0"	43'-0"	3870.00
B42	AS PER PLOT		6116.59
B43	83'-46"	50'-0"	7173.00
B44	105'-21"	50'-0"	5260.50
B45	AS PER PLOT		5341.05

PLOT NO.	AREA CAL		AREA (IN SQ.FT)
	LENGTH	WIDTH	
B46 TO B53	90'-0"	43'-0"	3870.00
B54-B55	100'-0"	43'-0"	4300.00
B56	AS PER PLOT		6520.56
B57	AS PER PLOT		3738.19
B58	77'-04"	50'-0"	3852.00
B59	82'-63"	50'-0"	4131.50
B60	88'-23"	50'-0"	4411.50
B61	93'-31"	50'-0"	4665.50
B62	96'-75"	50'-0"	4837.50
B63	90'-07"(AVG)	50'-0"	4953.50
B64	101'-38"(AVG)	50'-0"	5069.00
B65	103'-71"	50'-0"	5185.05
B66	AS PER PLOT		6981.31
B67	90'-0"	54'-71"(AVG)	4923.09
B68	90'-0"	50'-0"	4500.00
B69	AS PER PLOT		7122.80
B70	AS PER PLOT		8090.09
B71-B72	90'-0"	50'-0"	4500.00

PLOT NO.	AREA CAL		AREA (IN SQ.FT)
	LENGTH	WIDTH	
B73	90'-0"	64'-90"	5777.10
B74	AS PER PLOT		4874.54
B75	89'-94"(AVG)	50'-0"	4497.00
B76	89'-84"(AVG)	50'-0"	4492.00
B77	89'-90"(AVG)	50'-0"	4495.00
B78	89'-96"(AVG)	50'-0"	4498.00
B79	AS PER PLOT		5803.14
B80	AS PER PLOT		4607.06
B81	98'-67"	50'-0"	4933.50
B82	AS PER PLOT		8738.67
B83	AS PER PLOT		5707.45
B84 TO B91	90'-0"	50'-0"	4500.00
B92	AS PER PLOT		8016.52
B93	88'-88"	50'-0"	4444.00
B94	89'-05"	50'-0"	4452.50
B95	89'-23"	50'-0"	4461.50
B96	89'-42"	50'-0"	4471.00
B97	AS PER PLOT		6009.16

PLOT NO.	AREA CAL		AREA (IN SQ.FT)
	LENGTH	WIDTH	
B98	AS PER PLOT		7692.53
B99	50'-0"	90'-0"	4500.00
B100	50'-0"	90'-0"	4500.00
B101	AS PER PLOT		6589.98
B102	AS PER PLOT		4628.26
B103 TO B108	50'-0"	90'-0"	4500.00
B109	70'-86"	90'-0"	6377.40
B110 TO B113	50'-0"	90'-0"	4500.00
B114	AS PER PLOT		3375.88
B115	86'-65"	50'-0"	4332.50
B116	AS PER PLOT		5294.01
B117	128'-02"	50'-0"	6401.00
B118	AS PER PLOT		4191.03
B119	AS PER PLOT		5224.80
B120	AS PER PLOT		4806.08
B121	AS PER PLOT		5703.58
B122	AS PER PLOT		6552.95
B123	AS PER PLOT		8832.21





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DEVELOPERS  
ISO 14001:2015

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