Majestically
Mesmerizing

AANGAN
EXOTICA

3 & 4 BHK Modern Homes
&
Shops

ABOUT

HOME MAKER
Since : 1982

97 projects and 9,900 dreams have been getting fulfilled over these 40 years.

These figures resemble the lavish real estate legacy and pinch how much HOME MAKER is trustworthy as a brand. It is a well derived fact that if you try to give something good to the people from the heart, they do not hold back in showering love and belongingness from their heart.

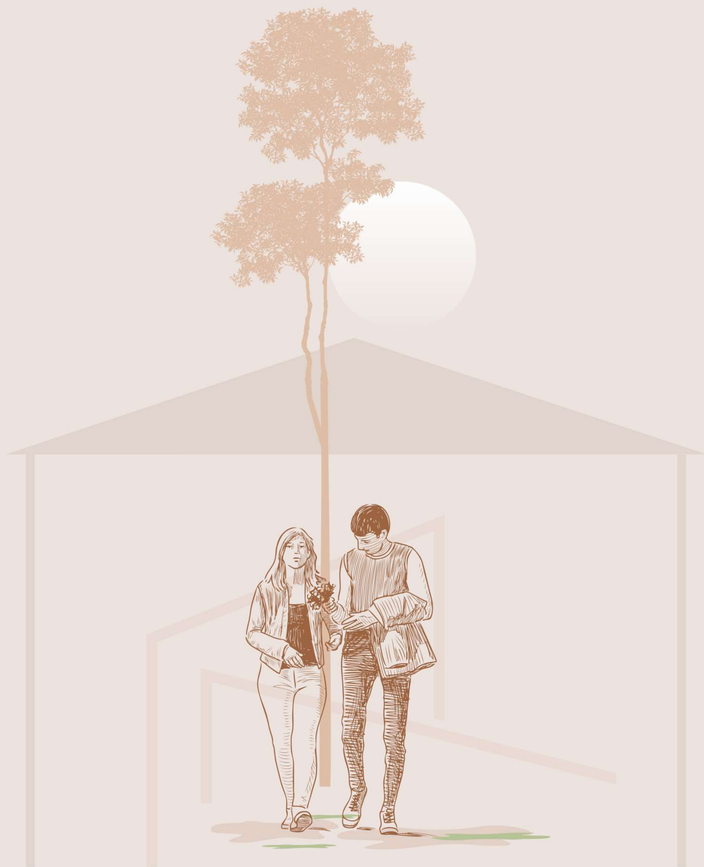
Thankfully we have been rejoicing this partnership for more than four decades. To carry forward this relationship, we are ready to present **AANGAN EXOTICA.**

AANGAN
EXOTICA

ABOUT PROJECT

"Reinventing the Luxury" is what Home Maker is known for. After the tremendous success of 90+ projects with the motive of enhancing the scale of grandiosity here, we are presenting **AANGAN EXOTICA** which ensures to deliver lavishness flawlessly. An enchanting elevation and top-class location are the key aspects of this **3 & 4 BHK** project.

Also, these apartments are spacious & provide a plethora of possibilities for interiors, utility & style to it's residents. There are 4 shops that provide a buzz of commercial showrooms & provision for all nearly dwellers.



Sustainable, Blissful, Comfortable & Spacious Living...

EXOTICA
AANGAN

AANGAN EXOTICA

3 & 4 BHK

EASILY OBTAINABLE

Kamdar colony is considered one of the posh locations of the city and the reception of Aangan Exotica opens towards the main road to Arogya Kendra Road.

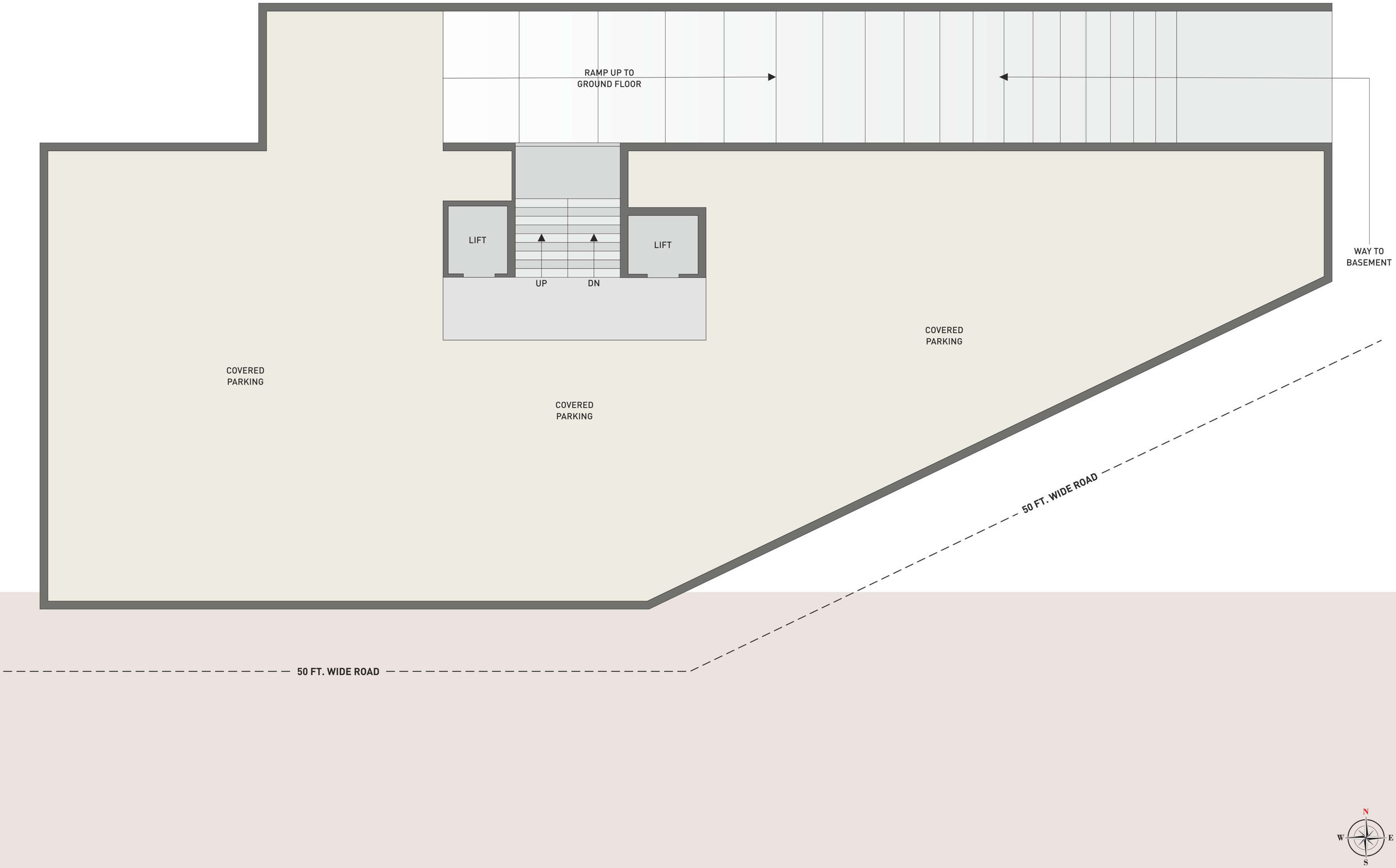
AANGAN EXOTICA

3 & 4 BHK

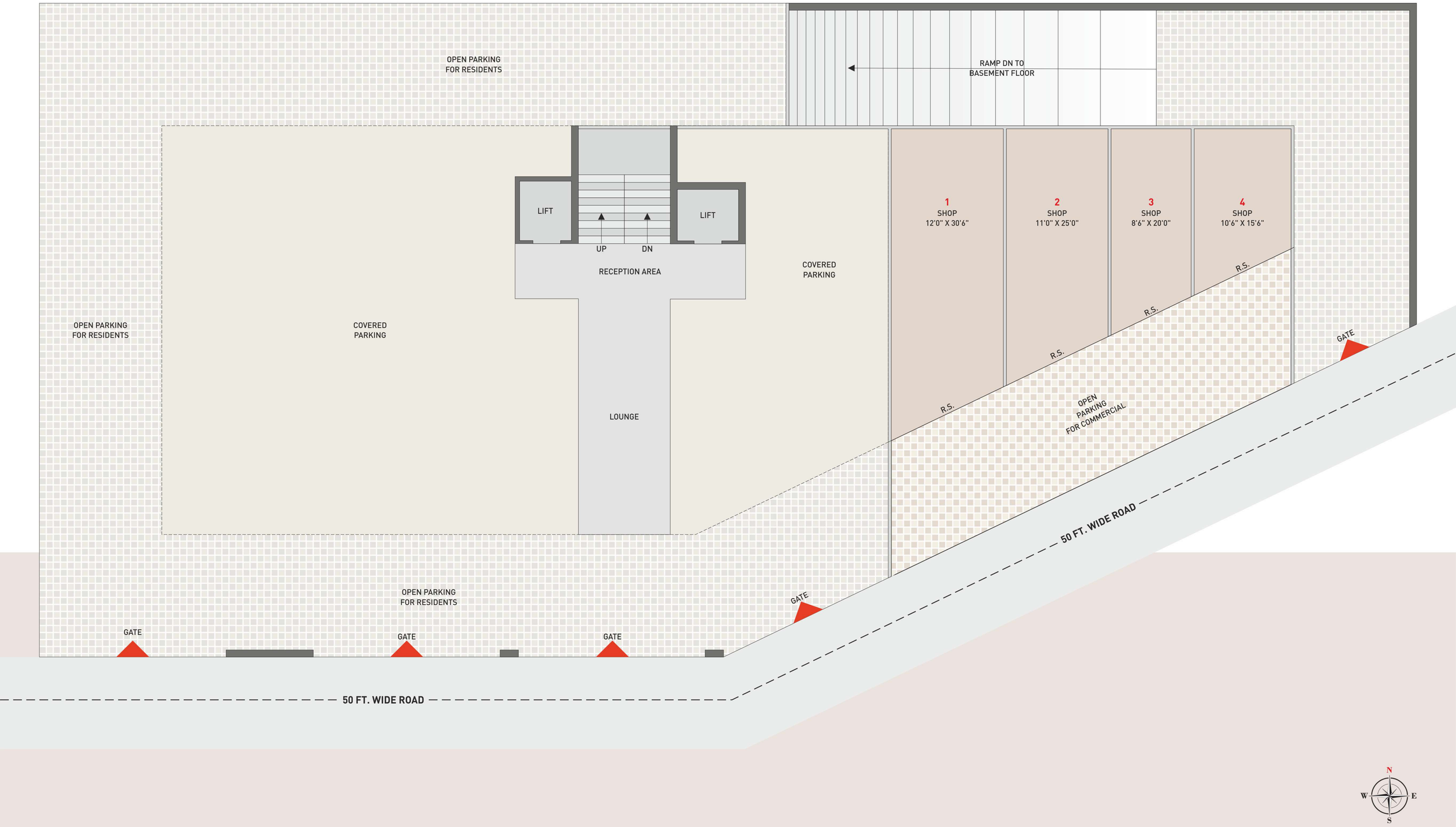
RAVISHING LOOK

The elevation clearly justifies the name and creates an exotic feel for the first-time viewer. Landscaping in the front, along with the wide balconies with glass railings make it even more captivating.

BASEMENT
FLOOR PLAN

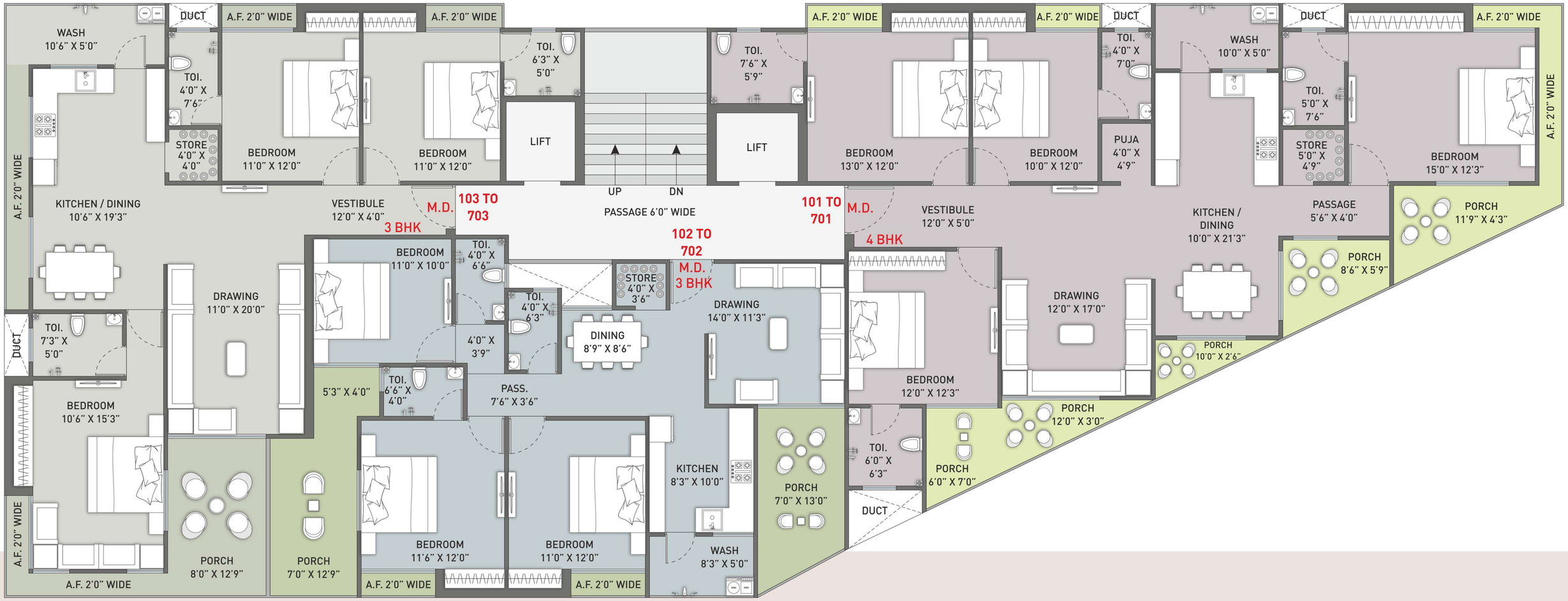


GROUND
FLOOR PLAN



TYPICAL

1ST TO 7TH FLOOR PLAN



4 BHK

UNIT PLAN
FLAT NO -101 TO 701

Some flats just get labelled as
4 BHK but the area seems 3BHK in real,
but that won't be the case here. There would be a
separate premises for dining. Also the flat comprises of
4 balconies, including 3 sitting, 1 standing, all drawing room,
dining and master bedrooms are road facing.

PLENTY SPACE

3 BHK

UNIT PLAN
FLAT NO -102 TO 702

YOUR GO-TO PLACE

As you can see, there are massive balconies opening towards the main road to hang out with loved ones and cherish the scenic view. A combination of serenity and peace awaits you at Aangan Exotica, paired with unparalleled comfort and tranquility.

3 BHK

UNIT PLAN
FLAT NO -103 TO 703

RIVETING SPACES

There's room for everyone here at Aangan Exotica.
Our 3BHK and 4BHK flats offer ample space, ensuring that you live life king size.

AMENITIES

- **ALLOTTED CAR PARKING FOR EACH & EVERY FLAT.**
- **PERSONAL OVER - HEAD WATER TANK FOR EACH FLAT.**
- CHILDREN PLAY AREA AT GROUND FLOOR.
- EARTHQUAKE RESISTANT & RCC FRAME STRUCTURE BUILDING WITH GOOD QUALITY MASONRY MATERIAL.
- EVERY FLAT BREATHES IN FULL AIR & LIGHT WITH ROAD OPENINGS.
- MARKETABLE CLEAR TITLE & J.M.C. APPROVED BUILDING PLAN.
- BEAUTIFUL & ATTRACTIVE ELEVATION.
- COMMON TOILET AT GROUND FLOOR.
- ATTRACTIVE NAME PLATE OF THE OWNER OF THE FLATS AT GROUND FLOOR.
- AMPLE PARKING SPACE AT GROUND FLOOR & BASEMENT.
- WATER PROOFING IN BALCONIES, ROOF SLAB & TOILET SUNK SLAB.

SPECIFICATIONS

FLOORING

- Premium quality vitrified tiles in drawing, dining, kitchen & bedrooms.
- China mosaic flooring on terrace floor.

KITCHEN & WASH YARD

- Fully Glazed tiles up to slab level.
- Black granite platform with S.S. sink.
- Ample electric points for mixer, juicer, microwave, etc.
- Provision for R.O. plant & washing machine in wash area.
- Glaze tiles in washing area & anti - skid tiles in flooring.
- Provision for chimney point on main platform.

PLUMBING

- C.P.V.C. pipes for water supply & P.V.C. pipes for soil, drainage & waste system.

WINDOWS

- All UPVC windows with mosquito net.
- Fully glazed with granite / marble sills.

ENTRANCE

- Attractive entrance foyer.
- Entry & exit of building with camera surveillance.
- All lifts, stairs, passages with camera surveillance.

DOORS

- Decorative laminated / modular main entrance door with lock system of branded company.
- Modular door or laminated doors with wooden / granite / marble door frames in all internal openings.
- All doors with necessary hardware fittings of well known brand.

POWER BACKUP

- Automatic generator of well known company for lift, common area lighting & pumps.

BATHROOMS

- Fully glazed tiles up to slab level.
- Standard quality sanitary wares.
- Standard quality plumbing fittings.
- Exhaust fan provision.
- Provision for electric geyser point.

SECURITY

- Video door phone in each flat.
- Intercom facilities to talk with watchman & other flat members.

LIFT

- Automatic opening auto door 2 lifts.

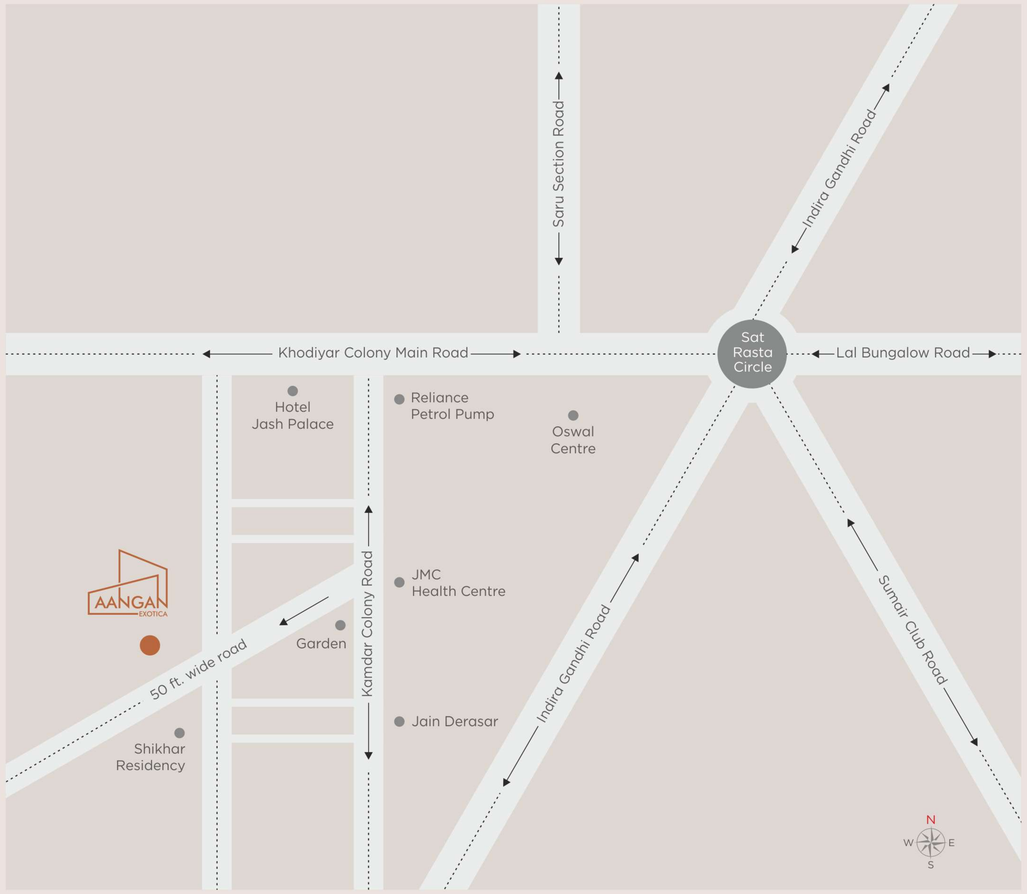
ELECTRIC

- Branded modular switches.
- Premium quality ISI copper wiring with ample no. of points.
- T.V. / Telephone / AC etc, points in drawing, dinning & bedroom.
- Concealed wiring of well known brand.
- Provided basic holes for outlet units of split AC fitting in all bedrooms.

PLASTER & COLOR

- Internal plaster with acrylic putty finish.
- Sand face plaster on exterior surface of building.
- Acrylic emulsion paint on exterior walls.

KEY PLAN



Structure Engineer
VENUS STRUCTURAL CONSULTANTS
SOMIL KHATTAR
98796 44646

Architect
UTTAM ART
KIRTIBHAI ZAVERI

www.homemaker.in homemaker_1982@yahoo.com

RERA No. : PR/GJ/JAMNAGAR/JAMNAGAR/Others/MAA11879/310523

Note.:
• Payment of all extra work to be executed shall be made in advance. • Stamp duty towards registration shall be borne by the client. • Municipal corporation's & GEB charges, if any, shall be borne by the client. • Any central or state govt. taxes, if applicable shall have to borne by the clients. • All members shall have to essentially be the part of the society formed by the Association. • Irregular payments may lead to cancellation of bookings and late payment will be charged. • Legal documentation charges shall be borne by the clients & shall abide by the laws of the society.

• The information contained in this brochure is indicative of the kind of development that is proposed. It is prepared & issued in good faith and is for guidance only. It does not constitute any part of an offer or contract. Subject to the approval of the authorities is in the interest of the continuing improvement, the promoters reserve the rights to change plans, no. of storeys, specifications of features without prior notice of obligation. Guidelines are enforced for not allowing grills, flower pots etc. to be fixed outside windows or any changes to be made in external elevation. All the images are just for idealization.

A Project By

HOME MAKER
Since : 1982
JAMNAGAR • AHMEDABAD

BUILDERS AND DEVELOPERS

DHIMANT SHAH | DIVYESH SHAH

NISHITH SHAH

97148 15158 | 81609 13335

AANGAN
EXOTICA

Aangan Exotica

Besides Shikhar Residency, Opp. Arogya Kendra (Kamdar Colony) Main Road, Kamdar Colony, Jamnagar.

CLICK HERE
FOR **LOCATION**

CLICK HERE

CLICK HERE

CLICK HERE

CLICK HERE

designed by :
KALAVID : 98242 21002