



- Residential Plots / Bungalows





Prerna Aura welcomes you to a new life. A personal space where you can be yourself and discover true joy of living.

Prerna Aura, a scheme of Residential Polt / Bungalows located merely 20 Mins. drive from 200 feet Ring Road (Bopal junction) offers you Freehold plots ranging from 500 sq. yards and onwards. Each plot is laid out in perfect harmony with environment promising natural beauty and privacy. Prerna Aura, will surely rejuvenate your soul by spending endless hours admist nature. Keeping in mind the need for harmonious balance between luxury, practicality and convenience, the Club house at Prerna Aura will have state of art facilities which will offer you just the perfect mix of entertainment, food, games and lots more to refresh your mind, body and soul. Prerna Aura, admist greens and woods, nestled in the lap of mother nature, will surely be a place to be. Break free from the polluted and hectic city life and indulge in the luxury of your own house.

The concept of owning land purely as an investment is a well guarded secret of the wealthy. Throughout the world, land has always been recognized as one of the most secured investments available, often referred to as "Green Gold".

Sanand is known to all after the famous NANO plant by TATA group is making it as a hub for its production. Nano plant is located just 12 kms from Prerna Aura. The Dry Container Depot is also located just 8 kms from Prerna Aura. There are many more projects like Plastic Park, Logistic Park, Stainless Steel Park etc. coming up in Sanand.

Prevna Aura Features :

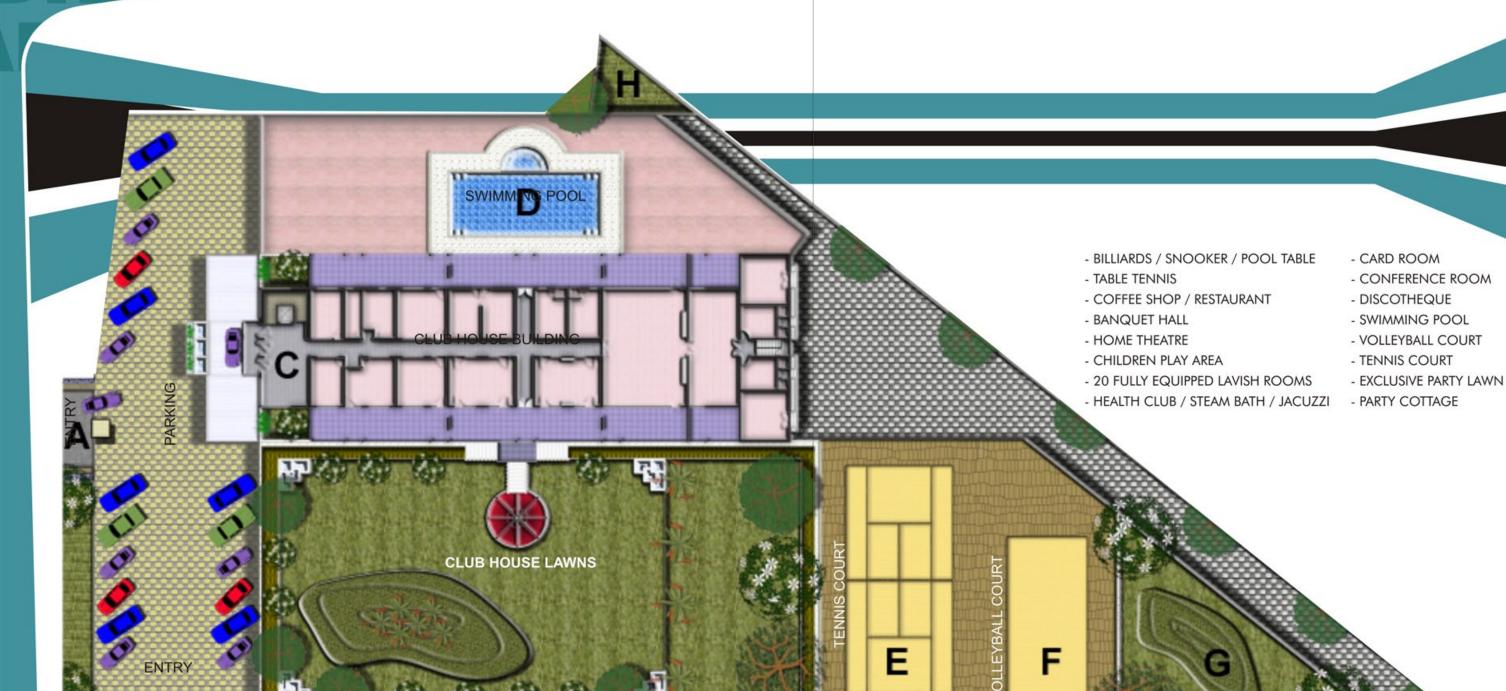
- Main Common Plot of 110000 Sq. Ft.
- A State-of-art Club house of more than 30000 Sq. Ft.
- Free hold plots ranging from 500 Sq. yards (4500 Sq. ft) & above
- Prerna Dham Jain Derasar & Upashray
- A Beautifully Landscaped Garden.
- Every Plot will have Compound Wall on four sides and Gate.
- Round the Clock Security
- Dump yard facility
- Street lights on road.
- 24 hrs Water Supply & Drainage connection for each Plot.
- A 3-phase Power connection for each Plot.
- Professional team of Estate Managers will take care of the administration and maintenance of common amenities and services including Clubhouse.
- If members want us to build their house than they may choose from 4 house designs (premium and economy of 1 and 3 BHK) suggested by us ranging from 92 – 246 Sq. vards.
- Members can also design and construct their own house the way they want, subject to Govt. Conditions.

Club House



AY AREA HOME THEATRE PARTY COTTAGE R Layoutt





Prevna Aura Ith Club TENNIS COURT

SWIMMING POOL

SERIVES ENTRY

CHILDREN PLAY AF









Plot no.	Area (Sq. Yd:	s.)		Plot no.	Area (Sq. Yds	s.)		Plot no.	Area (Sq. Yd			Plot no.	Area (Sq. Yd				Area q. Yds.)			Plot no.	Area (Sq. Yds.)
_1	534	19	1224	42	505	60	626	83	505	101	505	124	505	142	888	165	505	183	505	206	645
2	505	20	447	43	817	61	592	84	505	102	505	125	505	143	770	166	505	184	505	207	688
3 4	1101	21	626	44	811	62	880	85	505	103	817	126	505	144	505	167	505	185	505	208	751
5	1113 852	22	850 1075	45 46	505 505	63	611	86 87	505 505	104	533	127	505 505	145	505	168	505	186	505	209	783
6	576	24	1299	47	771	65	1126	88	505	106	505	129	505	147	505	170	505	188	505	211	783 783
7	1129	25	505	48	716	66	912	89	505	107	505	130	505	148	505	171	505	189	533	212	783
8	505	26	505	49	505	67	712	90	505	108	505	131	553	149	505	172	505	190	530	213	505
9	505	27	514	50	505	68	494	91	744	109	505	132	886	150	505	173	505	191	505	214	505
10	505	28	1056	51	681	69	505	92	851	110	505	133	1129	151	505	174	849	192	505	215	505
11	505	29	799	52	665	70	505	93	505	111	505	134	951	152	505	175	773	193	505	216	409
12	505	30	1082	53	505	71	505	94	505	112	505	135	666	153	505	176	525	194	505	217	1078
13	505	31	1308	54	505	72	505	95	505	113	505	136	843	154	505	177	505	195	505	218	1014
14	505	32	768	55	648	73	505	96	505	114	505	137	1021	155	505	178	505	196	505	219	951
15	505	33	645	56	632	74	505	97	505	115	505	138	1195	156	416	179	505	197	505	220	888
16	505	34	577	57	505	75	505	98	505	116	505	139	505	157	505	180	505	198	505		
17	505	35	829	58	1047	76	505	99	505	117	559	140	505	158	505	181	505	199	505		
18	505	36	1136	59	859	77 78	505	100	505	118	634	141	1009	159	505	182	505	200	505		
		37	518	0.00000		78	505			119	505			160	505		16	201	505		
		38	505			79	527			120	505			161	505			202	505		
		39	1073			80	639			121	505			162	505			203	505		
		40	822			81	505			122	505			163	505			204	505		
		41	505			82	505			123	505			164	505			205	531		





















Important Information:

- 1 Developers reserve the rights to Change, Revise, Modify, Add, Omit or Alter in the scheme as a whole or any part thereof or any details therein, at their sole discretion and will be binding to all members.
- 2 Please refer layout plan for situation, size and nomenclature of plots.
- 3 Plot area includes pro-rata share of roads. Net area of plot would be approx 25% less than the allotted area.
- 4 Major / minor variations are likely in the area of plots allotted to members.
- 5 Construction works in the allotted plot shall be strictly as per plans approved by local authority.
- 6 Projects Consultants / Society shall have right to:
 - a. Enhance / Reduce the expanse of scheme and add/remove contagious/non contagious parcels of land in the scheme.
 - b. Change/revise details of the scheme.
 - $c.\ Change/revise/relocate\ Roads, Common\ plots,\ Infrastructure\ services,\ Club\ house\ complex\ and\ Plots\ allotted\ to\ members.$
 - d.Amalgamation/Division of plots.
- 7 Maintenance Deposit, Electric Cable cost, Substation cost, Legal expenses, G.E.B charges, etc shall be paid by members at the time of Possession.
- 8 Stamp duty, Registration charges, Service tax, VAT, Betterment charges, AUDA charges, AUDA kapat, Other Local/State/Central Government taxes, Advocate fees etc will be borne by members.
- 9 Any additional liability arising as a result of change in bye laws, stamp duty, Central or Local Government Laws, Town planning scheme regulations shall be borne by members.
- 10 Post merger of Andej into AUDA, Plot Buyers shall have to abide by all AUDA guidelines as per Town Planning, Kapat, Betterment charges etc.
- 11 Price rise will depend on the prevalent market conditions and will be subject to revision without any notice at company/developer's sole discretion.
- 12 Incase of any default in payment within the time limit, interest will be charged at the rate of 18% per annum. If payment is not received for consecutive 3 months, the said booking will be treated as cancelled without any notice, and the amount received will be forfeited.
- 13 Members who has given Membership Fees for Club House, will only have RIGHT TO USE the Club House property. They will not possess any Ownership Rights.
- 14 Options of Bungalows need to be selected within 6 months from date of booking.
- 15 This Brochure is for easy display of Project, it should not be treated as a part of Legal Document.
- 16 All payments should be in favour of "Prerna Infrabuild Ltd" in form of Account Payee Cheque or DD, payable at Ahmedabad.

