

A Project By:



**EVEREST**  
BUILD CON

**ORBIT 99**  
*Luxurious Club Villa's*

**LUXURIOUS LIVING STYLE**





A step towards the nature,  
a step beyond your dreams. . .



A heaven of luxury & superior living set a usual concep of creating an awesome life system around elegance club villas. A place sun rays transcend the living spaces on earth for vibrant life of magnificent living space designed with beauty & space.

**ORBIT 99** Luxurious Club Villas are an ocean of peace. The location offers unlimited funs around like Ajwa Garden and Lake, Ajwa Fun World, Safari Park, Theme Park, Laser Fountain, Pawagarh & many more...

The location is also considered as a potential hub for investments by HIGH NETWORTH INDIVIDUALS for residential as well as farm house purpose.

*Lifestyle Amenities  
Enjoy every moment...*

**ORBIT 99** Club Villas are high end designer luxury homes for families to setup health & joy. Each home is well design to create efficient living spaces with all modern amenities. The spacious interior executes visual warmth and elegance look.



Actual Image



Actual Image

#### **Club House Second Floor :**

Kids Indoor Games | Card / Chess Carrom Room | Free Game Zone | Pool Table | Table Tennis | Kids Jumping Trampoline

#### **Club House First Floor :**

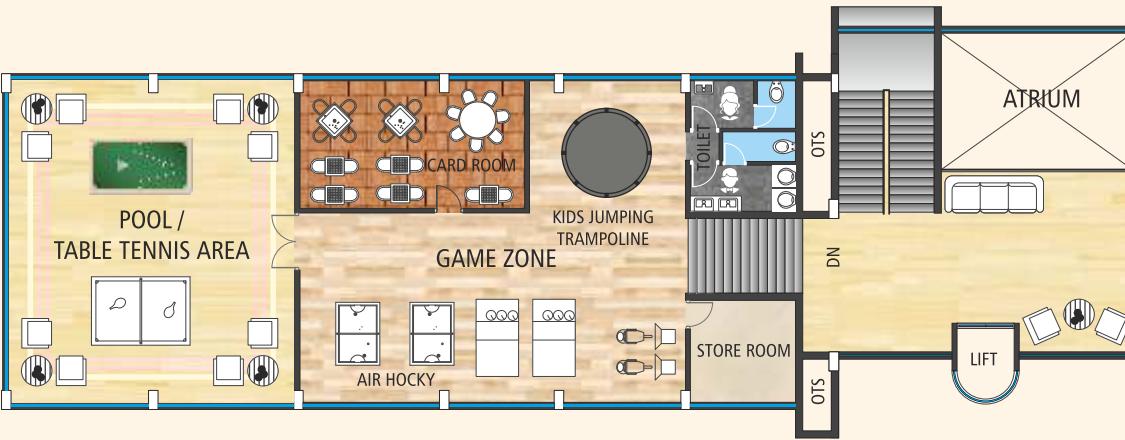
Discotheque | Theater | Spa-Ladies & Gents Separate | Jacuzzi | Foot Massage | Gymnasium with fully equipped machines | Executive Guest | Room (4 Nos)

#### **Club House Ground Floor :**

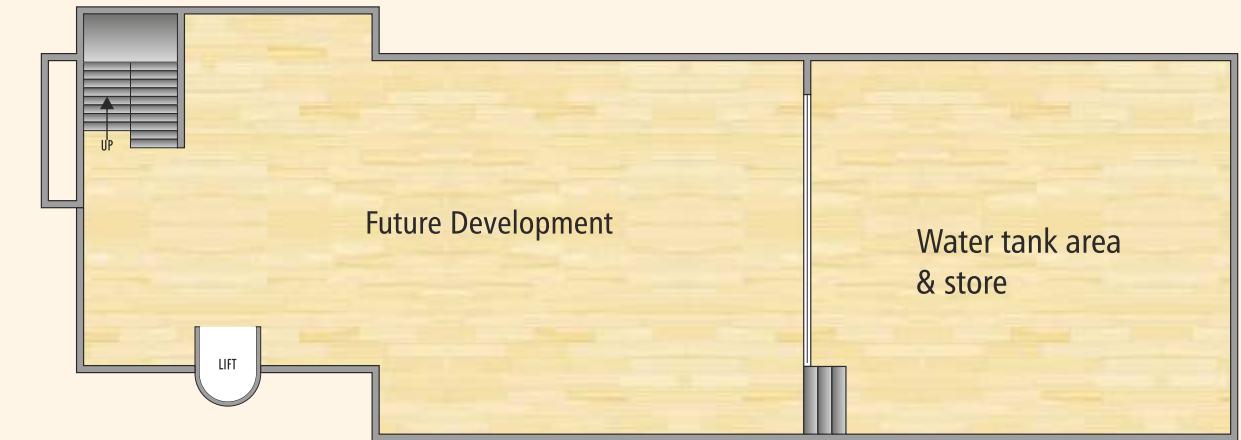
Banquet Hall | Waiting Lounge & Reception | Fast Food Restaurant | Covered Swimming Pool | Baby Pool | Lift Covered Glass Elevation | Conference Room | Manager Room Bridal Room | Meeting Room

# THE CLUB

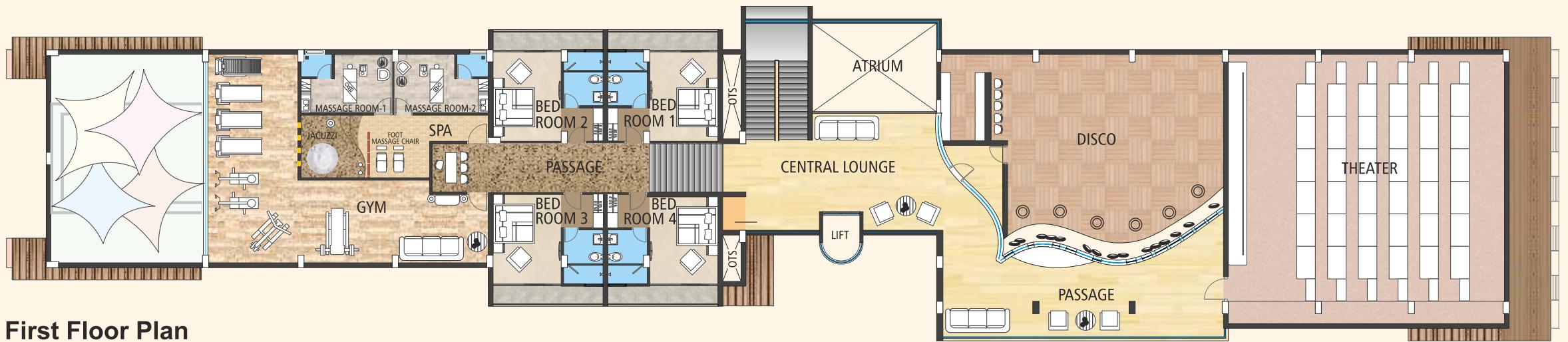
## Plan Layout



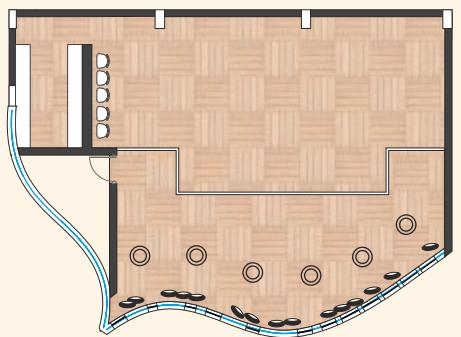
**Second Floor Plan**



**Basement Floor Plan**



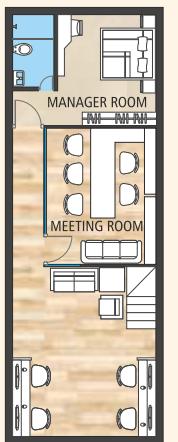
**First Floor Plan**



**Disco Mezzanine Floor**



**Ground Floor Plan**



**Ground Mezzanine Floor**



# LA Y O U T

N



## PLOT AREA TABLE

Villa No.	Area in Sq. Ft								
1	4073.00	20	1674.00	40	1674.00	60	1586.00	80	1680.00
2	2730.00	21	1674.00	41	1674.00	61	1576.00	81	1679.00
3	2727.00	22	1674.00	42	1674.00	62	1573.00	82	1678.00
4	2722.00	23	1674.00	43	1674.00	63	1552.00	83	2013.00
5	2717.00	24	1674.00	44	1674.00	64	1558.00	84	2011.00
6	2711.00	25	1674.00	45	1674.00	65	1570.00	85	2010.00
7	2706.00	26	1674.00	46	1674.00	66	1586.00	86	2011.00
8	2700.00	27	1674.00	47	1674.00	67	1640.00	87	2015.00
9	2696.00	28	1674.00	48	1674.00	68	1689.00	88	2022.00
10	2019.00	29	1674.00	49	1659.00	69	1729.00	89	2029.00
11	2021.00	30	1674.00	50	1614.00	70	1927.00	90	2036.00
12 A	2015.00	31	1674.00	51	1585.00	71	1711.00	91	2725.00
12 B	2013.00	32	1674.00	52	1729.00	72	1704.00	92	2737.00
14	2012.00	33	1674.00	53	1790.00	73	1697.00	93	2750.00
15	2010.00	34	1674.00	54	1782.00	74	1689.00	94	2762.00
16	2009.00	35	1674.00	55	1748.00	75	1685.00	95	2774.00
17	2009.00	36	1674.00	56	1830.00	76	1684.00	96	2788.00
18	2009.00	37	1674.00	57	1606.00	77	1683.00	97	2808.00
19	2009.00	38	1674.00	58	1604.00	78	1682.00	98	2834.00
		39	1674.00	59	1607.00	79	1681.00	99	3147.00

# PLAN





THE CLUB - WAITING LOUNGE



THE CLUB - CONFERENCE ROOM

 Actual Image



THE CLUB - BANQUET HALL

 Actual Image



THE CLUB - CAFE

 Actual Image



**THE CLUB - SWIMMING POLL**

 Actual Image



THE CLUB - DISCOTHEQUE

 Actual Image



THE CLUB - DISCOTHEQUE

 Actual Image



THE CLUB - THEATER

 Actual Image



THE CLUB - GUEST ROOM

 Actual Image



**THE CLUB - GYM**



THE CLUB - SPA

 Actual Image



THE CLUB - JACUZZI



THE CLUB - GAME ZONE



THE CLUB - GAME ZONE

 Actual Image





THE CLUB - DANCING FLOOR



**Ground Floor Plan**



**First Floor Plan**



**4 BHK VILLA**  
 Plot Area : 3350 sq. ft  
 Built-up Area : 2100 sq. ft



**Ground Floor Plan**



**First Floor Plan**



**3 BHK VILLA**  
 Plot Area : 3350 sq. ft  
 Built-up Area : 2100 sq. ft



**Ground Floor Plan**



**First Floor Plan**



### UNIT TABLE

Villa No.	Area in Sq. Ft	Villa No.	Area in Sq. Ft
1	4073.00	91	2725.00
2	2730.00	92	2737.00
3	2727.00	93	2750.00
4	2722.00	94	2762.00
5	2717.00	95	2774.00
6	2711.00	96	2788.00
7	2706.00	97	2808.00
8	2700.00	98	2834.00
9	2696.00	99	3147.00



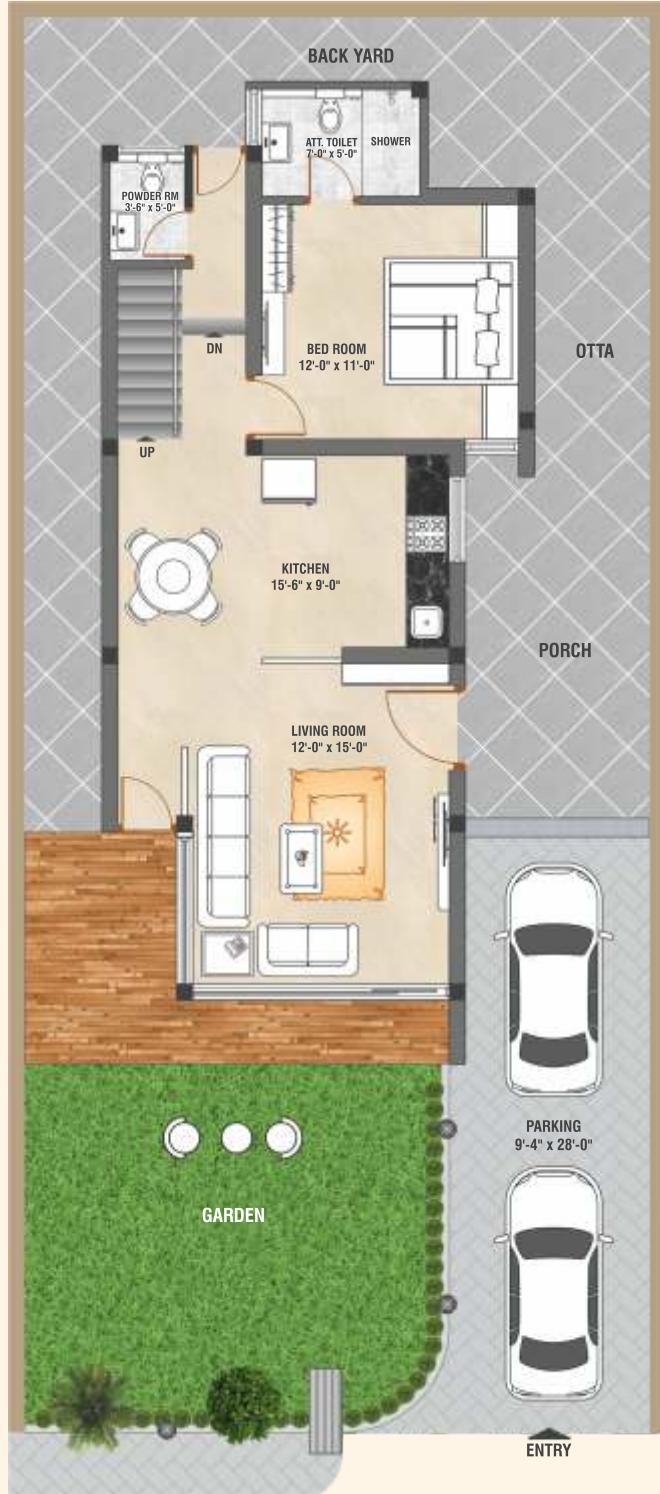
**3 BHK**

Villa No. 01 to 09 & 91 to 99

Total 18 Villas

Plot Area : 2700 sq. ft

Built-up Area : 1800 sq. ft



**Ground Floor Plan**



**First Floor Plan**



**3 BHK**

Villa No. 10 to 19 & 83 to 90

Total 18 Villas

Plot Area : 2000 sq. ft

Built-up Area : 1500 sq. ft



### UNIT TABLE

Villa No.	Area in Sq. Ft	Villa No.	Area in Sq. Ft
10	2019.00	83	2013.00
11	2021.00	84	2011.00
12 A	2015.00	85	2010.00
12 B	2013.00	86	2011.00
14	2012.00	87	2015.00
15	2010.00	88	2022.00
16	2009.00	89	2029.00
17	2009.00	90	2036.00
18	2009.00		
19	2009.00		



**Ground Floor Plan**



**First Floor Plan**



**3 BHK**

Villa No. 20 to 82

**Total 63 Villas**

Plot Area : 1675 sq. ft

Built-up Area : 1450 sq. ft



#### UNIT TABLE

Villa No.	Area in Sq. Ft						
20	1674.00	36	1674.00	52	1729.00	68	1689.00
21	1674.00	37	1674.00	53	1790.00	69	1729.00
22	1674.00	38	1674.00	54	1782.00	70	1927.00
23	1674.00	39	1674.00	55	1748.00	71	1711.00
24	1674.00	40	1674.00	56	1830.00	72	1704.00
25	1674.00	41	1674.00	57	1606.00	73	1697.00
26	1674.00	42	1674.00	58	1604.00	74	1689.00
27	1674.00	43	1674.00	59	1607.00	75	1685.00
28	1674.00	44	1674.00	60	1586.00	76	1684.00
29	1674.00	45	1674.00	61	1576.00	77	1683.00
30	1674.00	46	1674.00	62	1573.00	78	1682.00
31	1674.00	47	1674.00	63	1552.00	79	1681.00
32	1674.00	48	1674.00	64	1558.00	80	1680.00
33	1674.00	49	1659.00	65	1570.00	81	1679.00
34	1674.00	50	1614.00	66	1586.00	82	1678.00
35	1674.00	51	1585.00	67	1640.00		



SAMPLE VILLA - A & B



Ajwa Water park - 2 km



Ajwa Garden & Laser Show - 3 km



Wonderland Theme Park - 3 km



Statue of Unity - 90 km



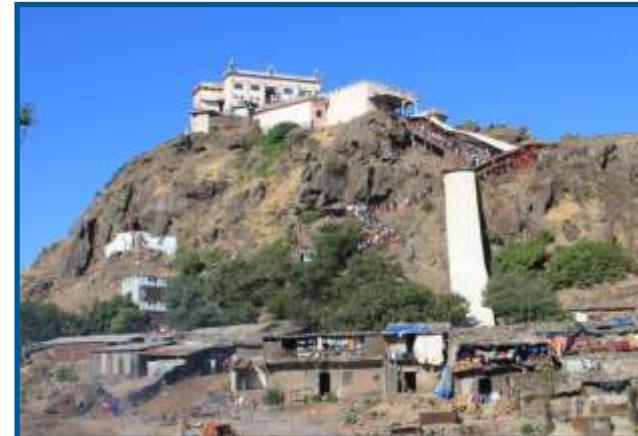
Jambughoda - 60 km



Vadodar Airport - 14 km



Poich Temple - 40 km



Pavagadh - 39 km

**NEAR BY ATTRACTION**

*Award by Honorable Chief Minister of Gujarat  
Shri Vijay Rupani*



**TROPHY AWARD**

**General Specifications:**

1. Intercom facility to each unit & common facility.
2. Power backup for common facilities.
3. AC points, concealed ISI copper wiring and modular switches.
4. Decorative stone platform with modular kitchen & SS sink.
5. Digital wall tiles upto slab level & matt finished floor tiles.
6. Kohler make CP fittings.
7. Internal wall putty.
8. External roller texture plaster with weather shield paint.
9. RO purifier in each unit.
10. Anti termite treatment with integrated pipeline.
11. Insulated water proofing treatment along with china mosaic on terrace.
12. Stair railing will be provided by developers as per design approved by architect.
13. Solar geyser electric panel provision provided in each unit.

**Rules / Regulations:**

1. Only those members / family can enjoy the amenities whose names are appear in their agreement.
2. Usage of club by guest will be charged extra, depend on number of members, type of amenities, time, etc.
3. Maximum 3 names can be availed on each agreement of unit.
4. Paid Amenities charges can be change / revised time by time by developers.
5. All rights to change / revise / update in amenities / specification / rules & regulation to run the club are reserved with developers.
6. Operating rights of clubs & related amenities will be bound to developers for maintenance subject to keeping members fee amount with developers to run the club professionally.
7. Transfer fee will be separate other than member's fee.
8. Members fee are one time / life time only to consider the running expense of club amenities other than that to recover any incidental expenses, members may required to collect separate fund.
9. All Detailed Policy of club will be declared before possession to all 99 members of Orbit 99 and will be bound to them without any objection.
10. Anyone can combine 2 unit or more and revised the layout keeping elevation similar to default one.
11. All private amenities will be maintained by members by their own fund.
12. RCC swimming pool in A type unit is basic design provided by developers. Any other machine, specification & design changes will be charged extra.

**General Terms / Conditions:**

1. Cheque bounce incidents / Continuous default in payments leads to cancellation.
2. In case of cancellation the booking, Amount will be refunded only after booking of same unit after deducting of 20% of booking amount.
3. All members must essentially be the part of the society formed by the association of members & shall abide by the society by laws.
4. Change in elevation & structure of any kind is not permitted.
5. Internal changes would be permitted with prior permission only. Changes which do not affect structural & elevation design shall be permitted with extra charges.
6. Any changes done by developers time to time in planning, amenities, facilities and maintenance charges shall be binding to all members.
7. The outdoor units of AC shall be placed only in the designated place as per architect's plan. Also safety grill of window in individual scope as per design and look approved by the architect.
8. RCC slab on servant room will not be permitted.
9. Possession will be given after one month of settlements of all accounts & subject to status of construction.
10. Any Government or legal charges e.g. Stamp Duty & Registration Charges, GST , Any such additional Govt. Taxes., Maintenance Deposit, Electrical deposit and meter charges will be extra.
11. The developers will not be responsible in case of delay in water supply, electricity connection, drainage works by authority.
12. This brochure is for information purpose only. It does not form a part of agreement or any legal document. The developer retains the right to alter the specifications without consent of the member.

**Payment Terms:**

Keeping view of 2 years time after successfully completion of the club and/or launch of project (i.e. by January 2018) below is the standard payment terms.

1. Booking : 20%
2. 8 equal installments at every quarter from January 2018 maximum till December 2019.
3. Balance amount of all other charges before Possession on December 2019.



Actual Image



Actual Image

**ALSTONE®**



**KOHLER**



Our project approved by India's leading banking partner for Home Loan



#### **Distances from the site :**

- Ajwa Garden & Laser Show : 2 kms
- Ajwa Theme Park & Safari Park : 2 kms
- Old NH8 : 10 kms
- Airport : 14kms
- Railway station : 20 kms

#### **Architect :**

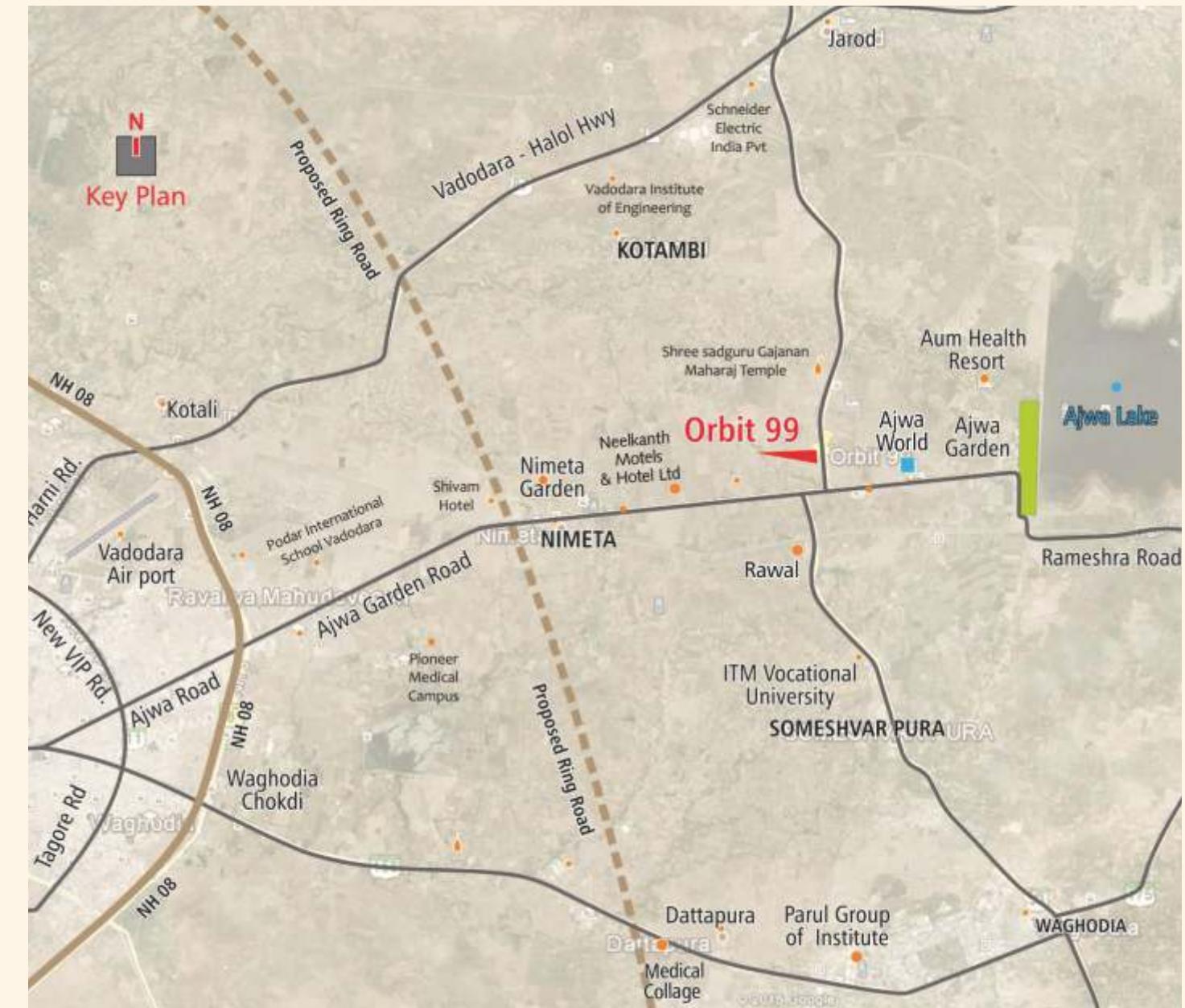
Sandip Mistry - Anand  
Space Design  
Ph. : 96620 16184

#### **Interior :**

Faisal Bastawal - Navi Mumbai  
Ambience Designer Studio  
Ph. : 98211 57986

#### **Structural Consultant :**

Jaymin Desai  
Nadiad  
Ph. : 98040 30308





A Project By:



**EVEREST**  
BUILD CON

**ORBIT 99**  
*Luxurious Club Villa's*

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