



THE
Neer
Creek

BY BHAVYA



Escape to The Neer Creek, an enchanting haven just outside Ahmedabad. Immerse yourself in the serenity of nature and the modern comforts of our luxurious weekend homes.

Discover the perfect sanctuary to
unwind, rejuvenate, and create
cherished memories.

Schedule a visit today and experience the tranquility of
The Neer Creek firsthand.



Our ethos



THE
Neer Creek

The need to get away

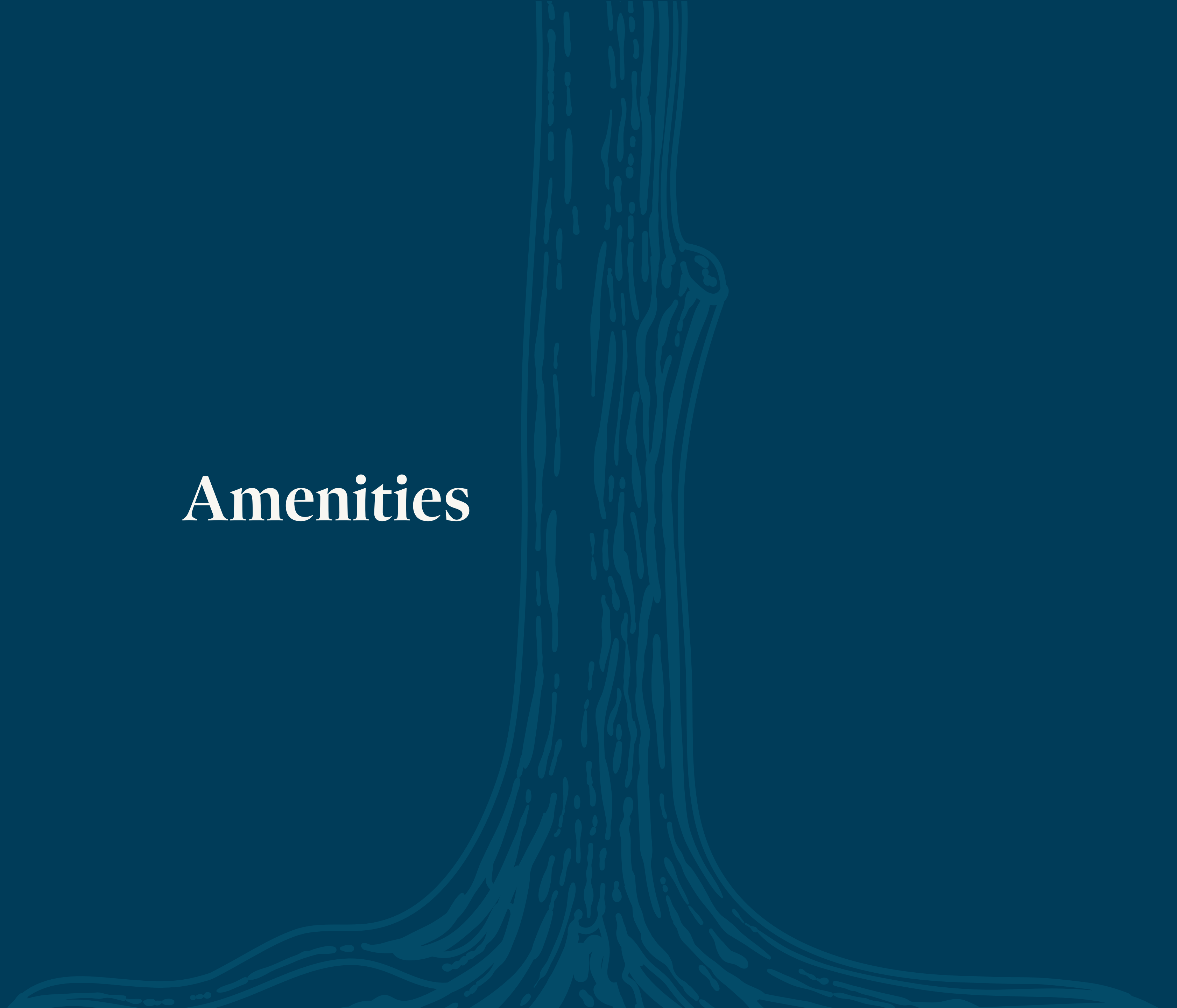
Neer Creek was created in response to the increasing demand for a quiet haven amidst the busy city life of Ahmedabad. It serves as a peaceful sanctuary where individuals and families can escape the chaos and reconnect with nature. Surrounded by nature, it offers a serene environment where residents can engage in mindful activities and find solace in the present moment.



Founders' vision

Neer Creek's founders envision building quality homes that harmoniously blend with nature, crafted with meticulous attention to detail and using the finest materials. These exceptional residences aim to stand the test of time, providing residents with an elevated and timeless living experience.

Amenities



Experience the captivating charm of our carefully crafted property, where nature harmoniously merges with contemporary living. Below, discover the remarkable features awaiting you at The Neer Creek.

- A



SECURITY CABIN
- B



CLUB-HOUSE
- C



AMALTAS LANE
- D



MAHUA LANE
- E



SEMAL LANE
- F



MAIDAAN
- G



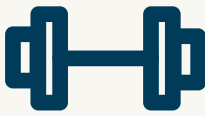
GROVE
- H



SENSORY POND
- I



PLAYGROUND
- J



OUTDOOR GYM
- K



PARTY LAWN



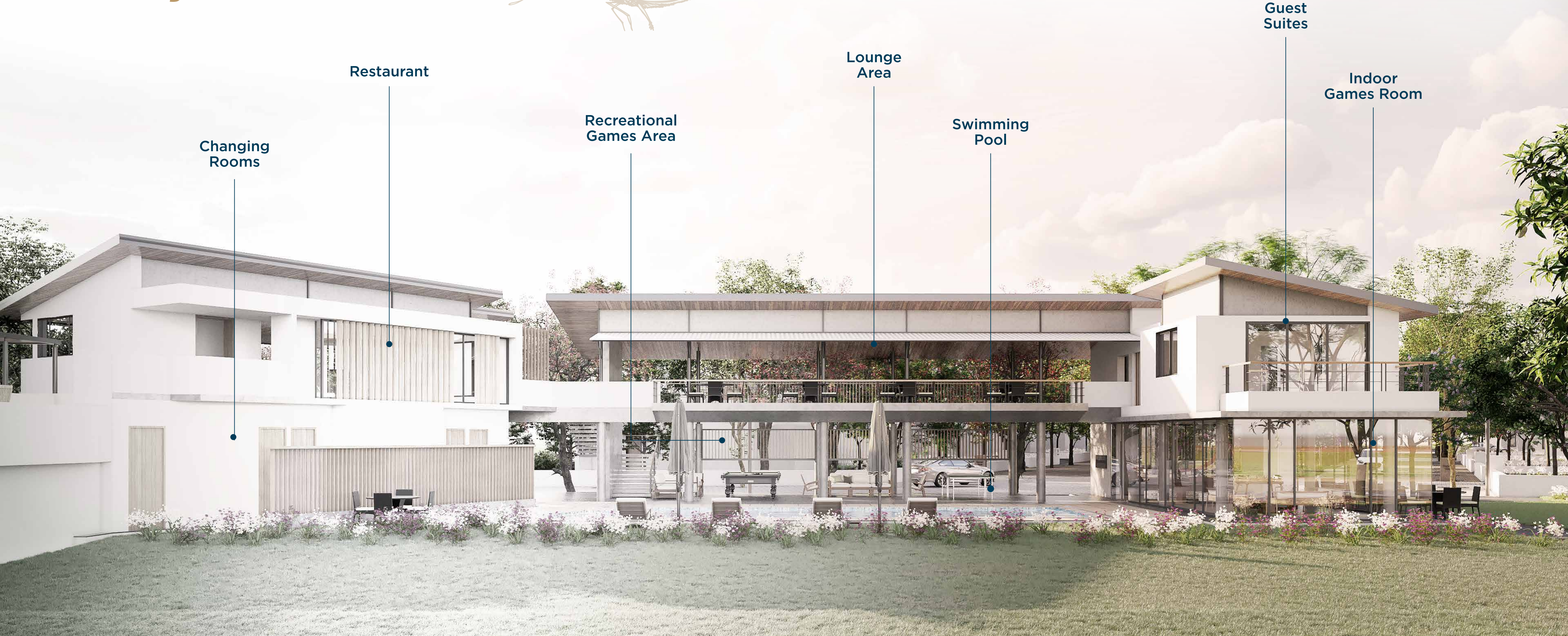
Experience a world of indulgence and relaxation at The Neer Creek clubhouse, where every moment is designed to elevate your lifestyle and create cherished memories.

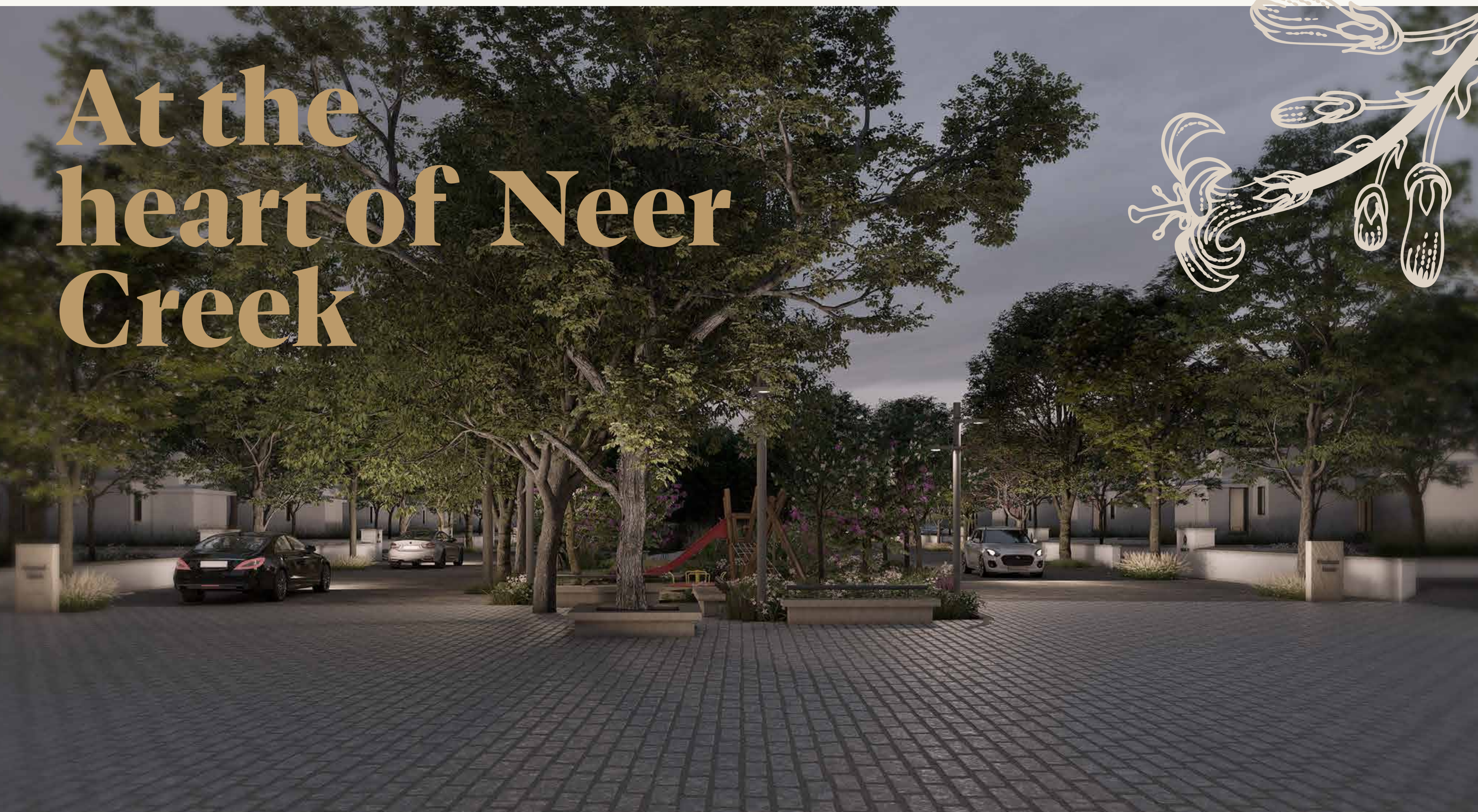
Unwind,
recharge and
rediscover joy

A clubhouse with something for everyone



Neer Creek's exquisite clubhouse is a place where luxury and leisure meet in perfect harmony. Enjoy a wealth of exceptional amenities.





At the heart of Neer Creek



In the middle of Neer Creek, runs a beautiful park surrounded by lush greenery. In this green space you can embrace nature, with scenic paths, exciting playgrounds and quiet corners. Experience a park designed to enhance your well-being and create lasting memories.



Time to reflect

Find solace at Neer Creek's tranquil pond, a serene oasis where you can escape the noise of the world and immerse yourself in peaceful contemplation.

A photograph of a lush garden scene. In the foreground, a stone path leads through a dense garden. The garden is filled with various plants, including large green leaves, purple flowers, and tall, feathery grasses. In the background, there are trees and a building. The overall atmosphere is peaceful and natural.

Embrace the beauty of losing yourself

Take a leisurely walk through Neer Creek's forest grove, where nature warmly invites you to embrace moments of peace and harmony with every step.



Revel in the magic of play

Neer Creek's playground is a joyful space where children's imaginations run wild, creating cherished memories through carefree adventures. It's a vibrant hub of energy and excitement, inspiring endless fun and creativity.



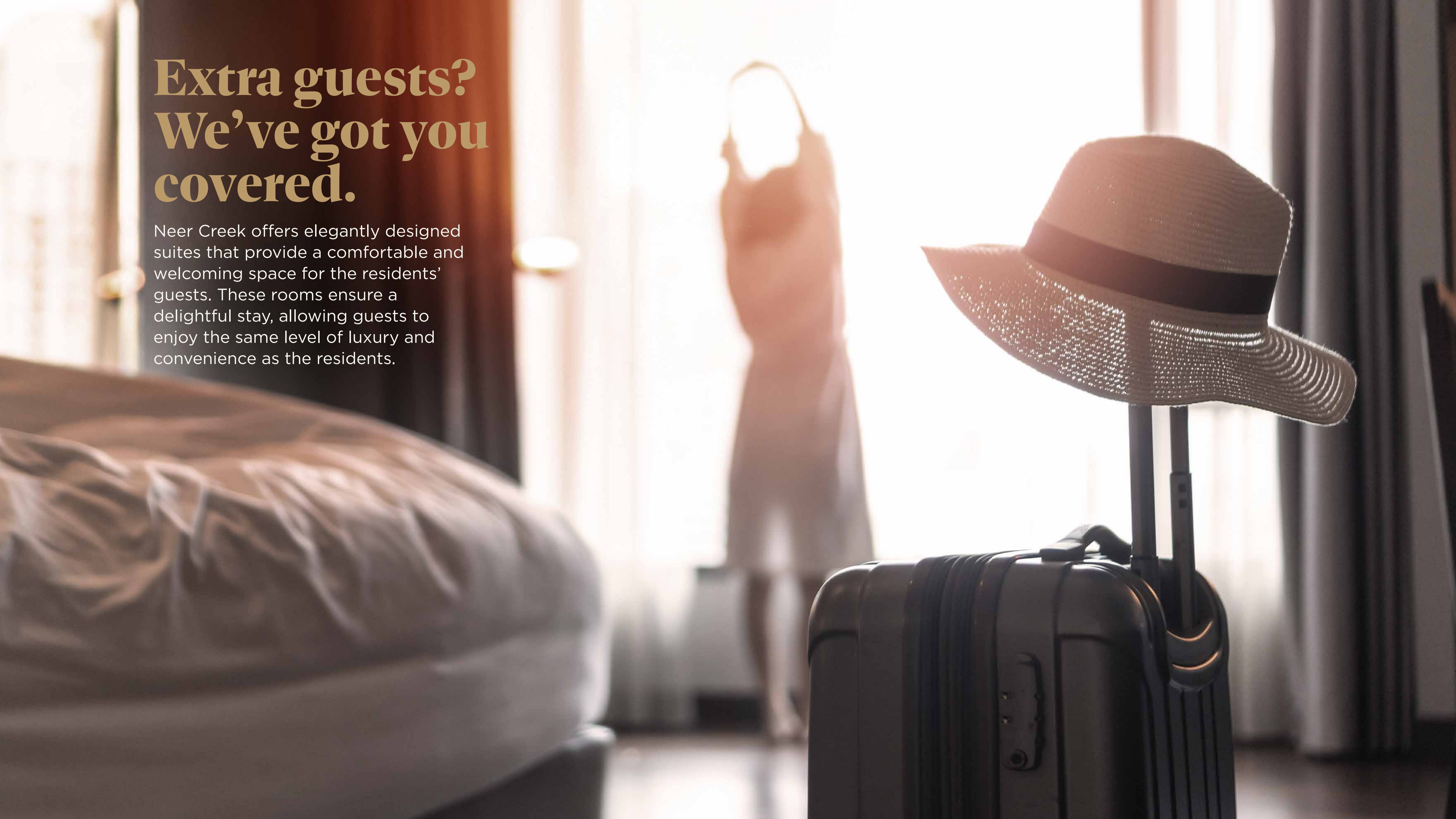
The image shows three men playing soccer on a paved path in a park-like setting. The man on the left is wearing a light blue polo shirt and white pants. The man in the middle is wearing a light blue button-down shirt and blue jeans. The man on the right is wearing a light blue polo shirt and blue jeans. They are all looking down at a soccer ball on the ground. The path is made of dark gray bricks. In the background, there are trees, a chain-link fence, and a sign that says "MAIDAN".

Fuel your passion for sport

The Maidaan at Neer Creek is a lively gathering place that sparks residents' love for sports, creating a strong sense of togetherness and offering a cozy setting for energetic matches.

Extra guests? We've got you covered.

Neer Creek offers elegantly designed suites that provide a comfortable and welcoming space for the residents' guests. These rooms ensure a delightful stay, allowing guests to enjoy the same level of luxury and convenience as the residents.





Villa Plans

*Recognize the profound impact of resting; it possesses the
ability to rejuvenate you like no other force.*



North-side villa plans

The villa design at Neer Creek embodies a perfect blend of modern simplicity and functional elegance. With abundant natural light, well-ventilated spaces, and a seamless connection to the surrounding landscape, these thoughtfully designed villas offer a serene and inviting retreat for residents.

GROUND FLOOR PLAN

FIRST FLOOR PLAN

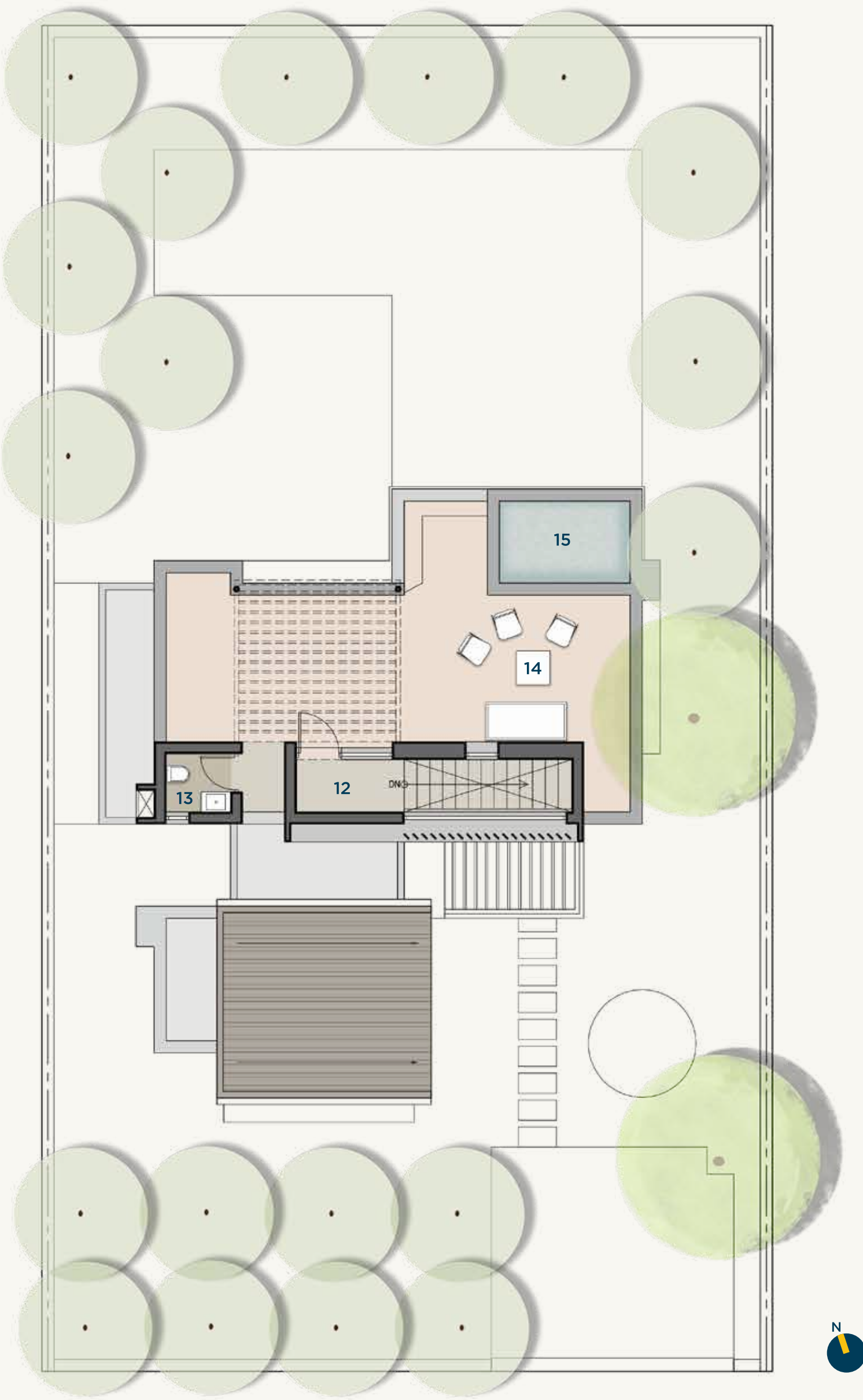
NORTH-SIDE UNIT 1 BHK

LEGEND

- 01. PARKING
- 02. ENTRANCE VERANDAH - 2.1 x 4.0 mt (7'-0" x 13'-0")
- 03. VESTIBULE - 2.1 x 2.1 mt (7'-0" x 7'-0")
- 04. LIVING ROOM - 3.6 x 5.00 mt (12'-0" x 16'-6")
- 05. VERANDAH - 2.4 x 5.5 mt (7'-9" x 18'-3")
- 06. KITCHEN & DINING - 3.5 x 4.8 mt (11'-6" x 15'-9")
- 07. POWDER ROOM - 1.3 x 1.4 mt (4'-3" x 4'-9")
- 08. STORE ROOM - 1.4 x 2.1 mt (4'-9" x 7'-0")
- 09. BEDROOM - 3.3 x 3.8 mt (11'-0" x 12'-6")
- 10. TOILET - 1.4 x 2.7 mt (4'-9" x 9'-0")
- 11. UTILITY AREA 1.2 x 4.8 mt (4'-0" x 15'-9")
- 12. VESTIBULE
- 13. TOILET (1.3 X 1.4 mt) (4'-3" X 4'-9")
- 14. TERRACE
- 15. SPLASH POOL



BUILT-UP AREA = 98 sq mt (117 sq yd)



BUILT-UP AREA = 18 sq mt (21 sq yd)



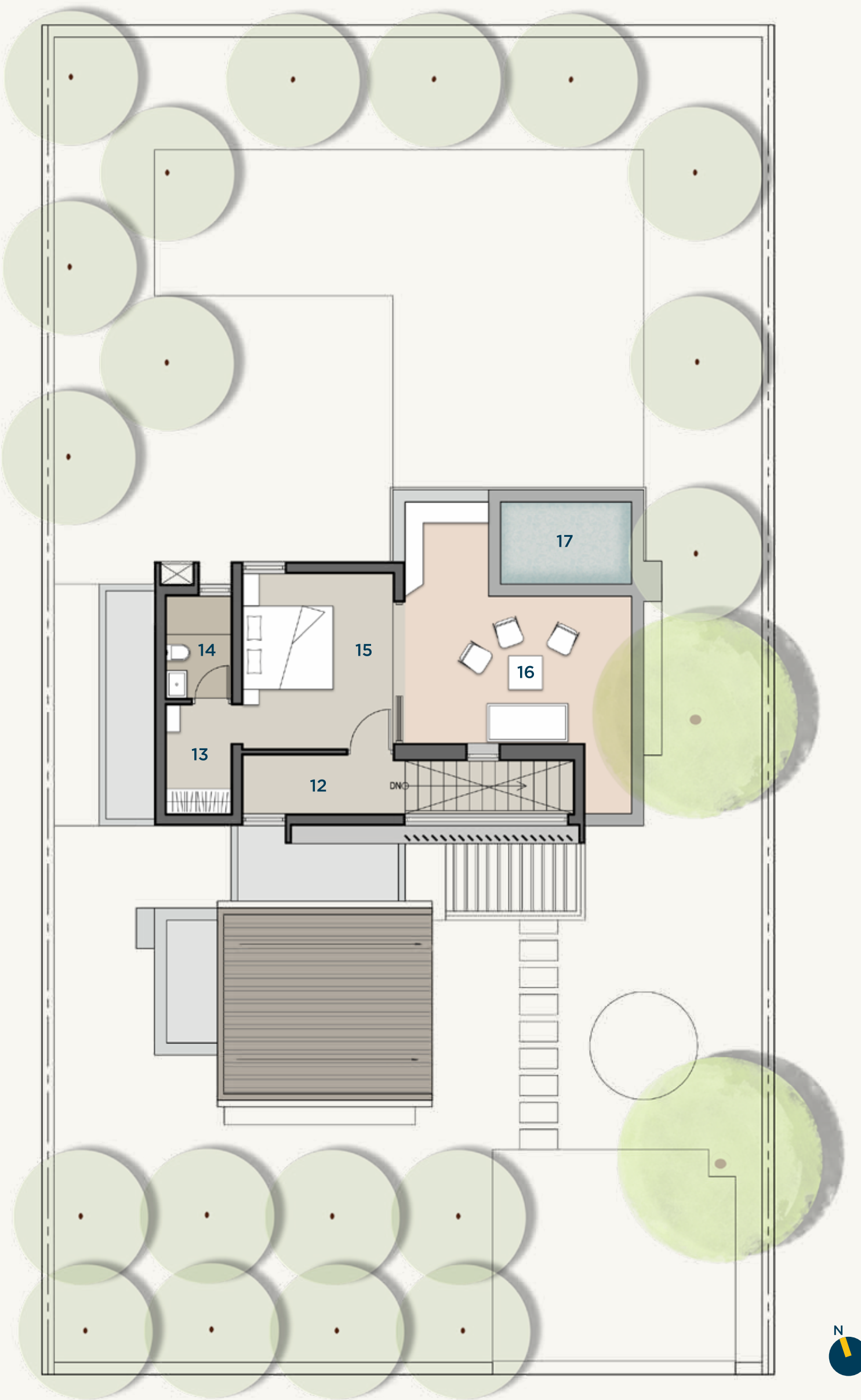
GROUND FLOOR PLAN

FIRST FLOOR PLAN

NORTH-SIDE UNIT 2 BHK



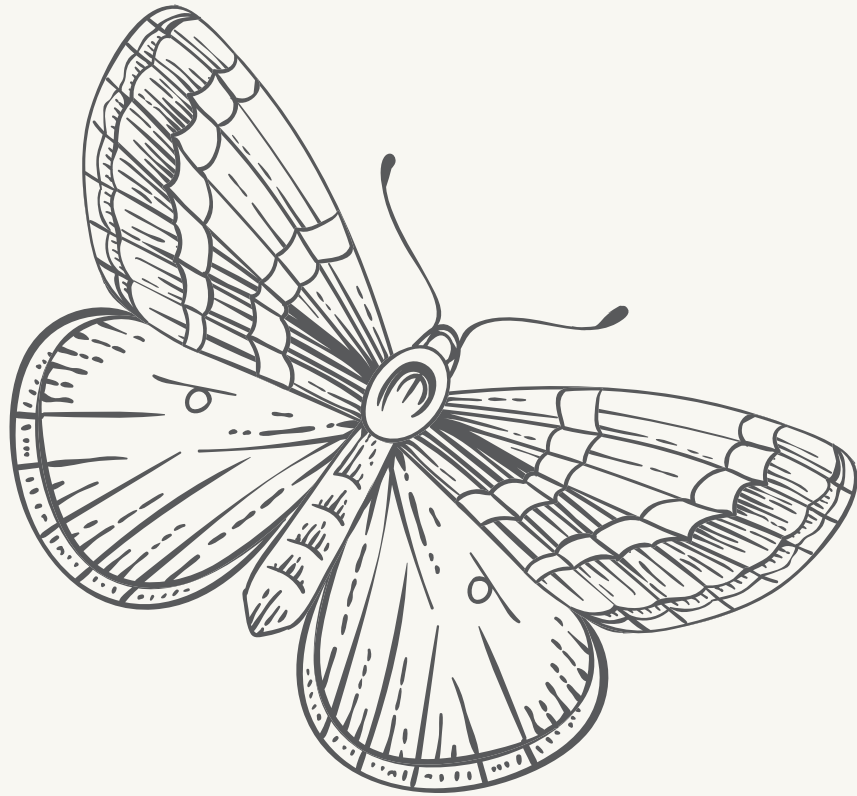
BUILT-UP AREA = 98 sq mt (117 sq yd)



BUILT-UP AREA = 40 sq mt (48 sq yd)

LEGEND

- 01. PARKING
- 02. ENTRANCE VERANDAH - 2.1 x 4.0 mt (7'-0" x 13'-0")
- 03. VESTIBULE - 2.1 x 2.1 mt (7'-0" x 7'-0")
- 04. LIVING ROOM - 3.6 x 5.00 mt (12'-0" x 16'-6")
- 05. VERANDAH - 2.4 x 5.5 mt (7'-9" x 18'-3")
- 06. KITCHEN & DINING - 3.5 x 4.8 mt (11'-6" x 15'-9")
- 07. POWDER ROOM - 1.3 x 1.4 mt (4'-3" x 4'-9")
- 08. STORE ROOM - 1.4 x 2.1 mt (4'-9" x 7'-0")
- 09. BEDROOM - 3.3 x 3.8 mt (11'-0" x 12'-6")
- 10. TOILET - 1.4 x 2.7 mt (4'-9" x 9'-0")
- 11. UTILITY AREA 1.2 x 4.8 mt (4'-0" x 15'-9")
- 12. VESTIBULE
- 13. WARDROBE & DRESS 1.4 x 2.4 mt (4'-9" x 8'-0")
- 14. TOILET WITH SKY-LIT SHOWER 1.4 x 2.3 mt (4'-9" x 7'-6")
- 15. BEDROOM (3.3 x 3.9 mt) (11'-0" x 12'-9")
- 16. TERRACE
- 17. SPLASH-POOL



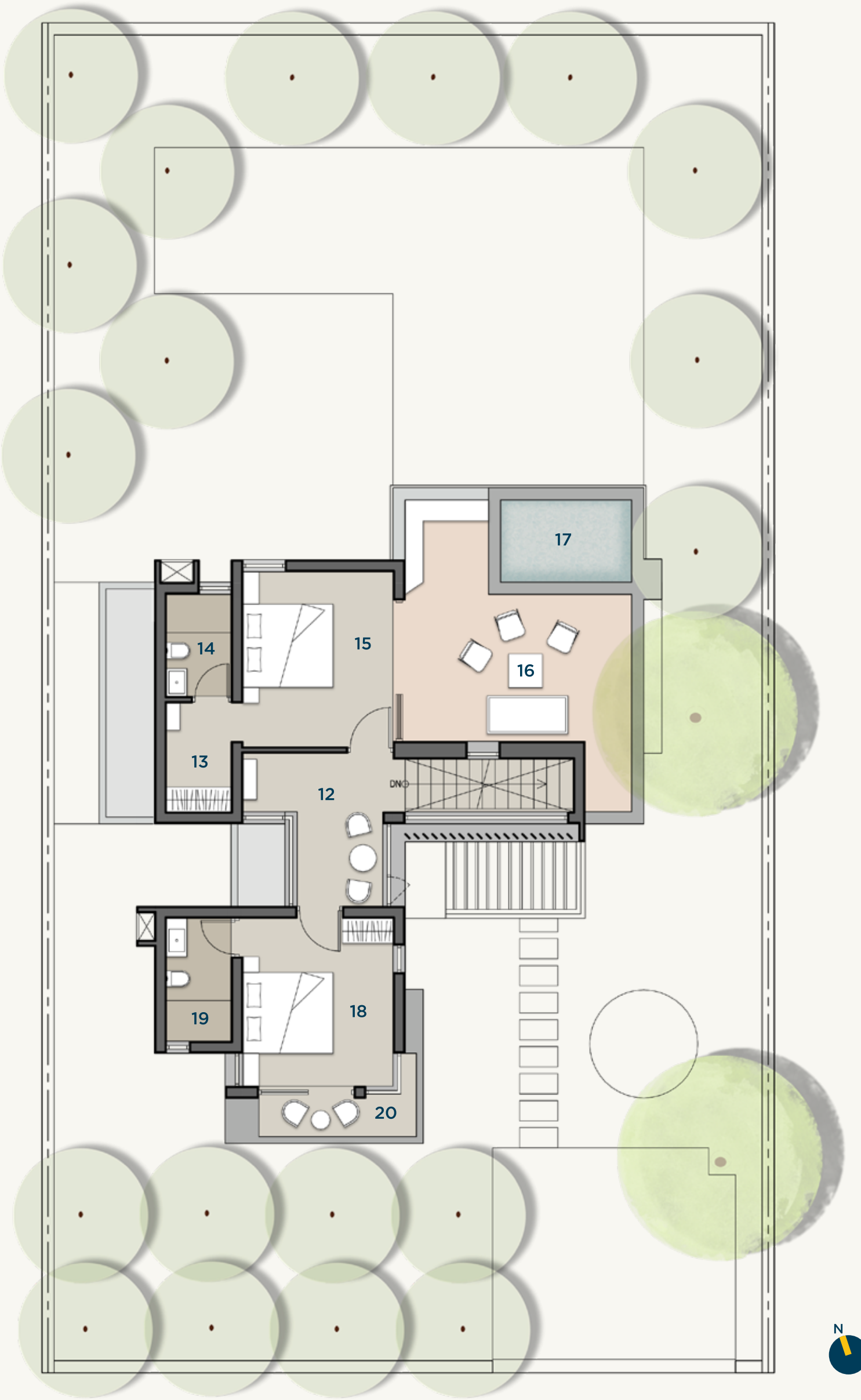
GROUND FLOOR PLAN

FIRST FLOOR PLAN

NORTH-SIDE UNIT 3 BHK



BUILT-UP AREA = 98 sq mt (117 sq yd)



BUILT-UP AREA = 69 sq mt (83 sq yd)

LEGEND

- 01. PARKING
- 02. ENTRANCE VERANDAH - 2.1 x 4.0 mt (7'-0" x 13'-0")
- 03. VESTIBULE - 2.1 x 2.1 mt (7'-0" x 7'-0")
- 04. LIVING ROOM - 3.6 x 5.00 mt (12'-0" x 16'-6")
- 05. VERANDAH - 2.4 x 5.5 mt (7'-9" x 18'-3")
- 06. KITCHEN & DINING - 3.5 x 4.8 mt (11'-6" x 15'-9")
- 07. POWDER ROOM - 1.3 x 1.4 mt (4'-3" x 4'-9")
- 08. STORE ROOM - 1.4 x 2.1 mt (4'-9" x 7'-0")
- 09. BEDROOM - 3.3 x 3.8 mt (11'-0" x 12'-6")
- 10. TOILET - 1.4 x 2.7 mt (4'-9" x 9'-0")
- 11. UTILITY AREA 1.2 x 4.8 mt (4'-0" x 15'-9")
- 12. VESTIBULE
- 13. WARDROBE & DRESS 1.4 x 2.4 mt (4'-9" x 8'-0")
- 14. TOILET WITH SKY-LIT SHOWER 1.4 x 2.3 mt (4'-9" x 7'-6")
- 15. BEDROOM (3.3 x 3.9 mt) (11'-0" x 12'-9")
- 16. TERRACE
- 17. SPLASH-POOL
- 18. BEDROOM 3.3 x 3.7 mt (11'-0" x 12'-3")
- 19. TOILET 1.4 x 2.7 mt) (4'-9" x 9'-0")
- 20. BALCONY 1.1 x 3.5 mt (3'-6" x 11'-6")





South-side villa plans

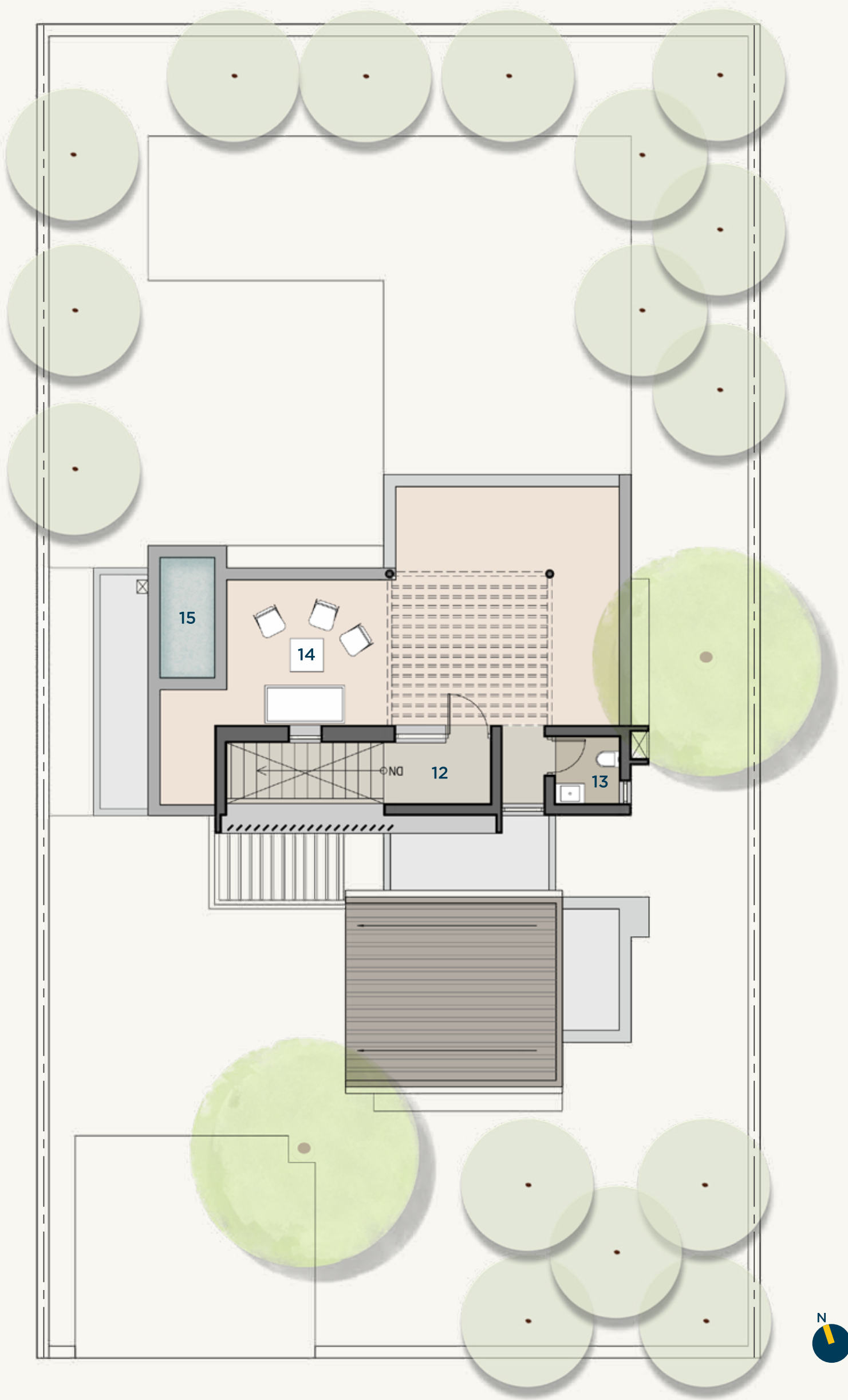
The villas at Neer Creek are crafted to provide a sense of tranquility and serenity, with their contemporary yet unpretentious architecture. The spacious interiors, complemented by high-quality finishes and attention to detail, create an atmosphere of comfort and luxury, inviting residents to unwind and create beautiful memories in their own private haven.

GROUND FLOOR PLAN



BUILT-UP AREA = 101 sq mt (121 sq yd)

FIRST FLOOR PLAN



BUILT-UP AREA = 19 sq mt (23 sq yd)

SOUTH-SIDE UNIT 1 BHK

LEGEND

- 01. CAR PARKING
- 02. ENTRANCE VERANDAH 2.1 x 3.9 mt (7'-0" X 12'-9")
- 03. ENTRY VESTIBULE 2.1 x 2.1 mt (7'-0" X 7'-0")
- 04. LIVING ROOM 3.4 x 5.0 mt (11'-3" x 16'-6")
- 05. VERANDAH 2.3 x 5.5 mt (7'-6" x 18'-3")
- 06. KITCHEN & DINING 3.6 x 3.6 mt (12'-0" x 12'-0")
- 07. POWDER ROOM 1.4 x 1.5 mt (4'-9" x 5'-0")
- 08. STORE ROOM 1.2 x 2.1 mt (4'-0" x 7'-0")
- 09. BEDROOM 3.3 x 3.8 mt (11'-0" x 12'-6")
- 10. TOILET 1.4 x 2.7 mt (4'-9" x 9'-0")
- 11. UTILITY AREA (1.2 X 5.0 mt) (4'-0" X 16'-6")
- 12. VESTIBULE
- 13. TOILET 1.4 x 1.5 mt (4'-9" x 5'-0")
- 14. TERRACE
- 15. SPLASH POOL

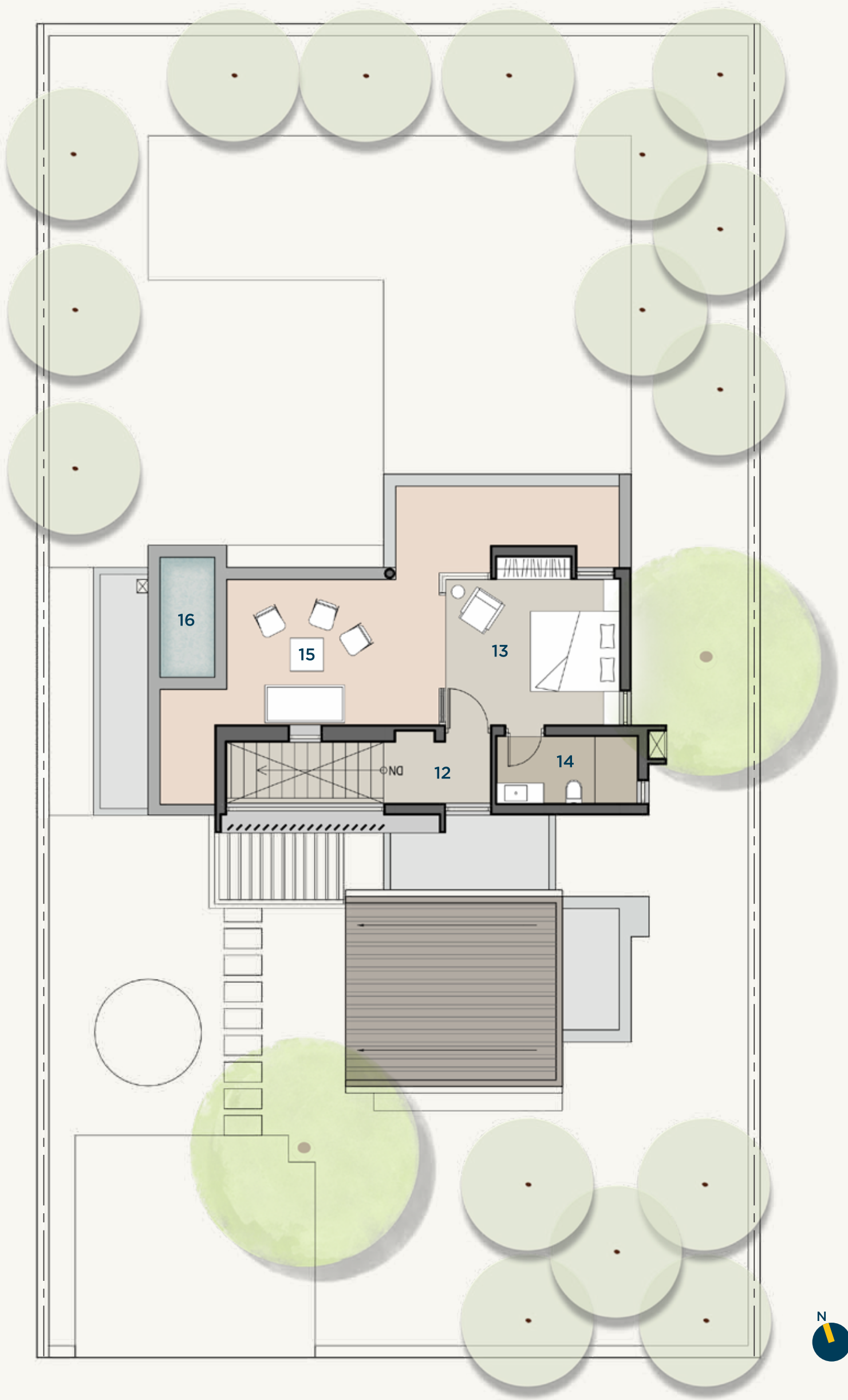


GROUND FLOOR PLAN



BUILT-UP AREA = 101 sq mt (121 sq yd)

FIRST FLOOR PLAN



BUILT-UP AREA = 42 sq mt (50 sq yd)

SOUTH-SIDE UNIT 2 BHK

LEGEND

- 01. CAR PARKING
- 02. ENTRANCE VERANDAH 2.1 x 3.9 mt (7'-0" X 12'-9")
- 03. ENTRY VESTIBULE 2.1 x 2.1 mt (7'-0" X 7'-0")
- 04. LIVING ROOM 3.4 x 5.0 mt (11'-3" x 16'-6")
- 05. VERANDAH 2.3 x 5.5 mt (7'-6" x 18'-3")
- 06. KITCHEN & DINING 3.6 x 3.6 mt (12'-0" x 12'-0")
- 07. POWDER ROOM 1.4 x 1.5 mt (4'-9" x 5'-0")
- 08. STORE ROOM 1.2 x 2.1 mt (4'-0" x 7'-0")
- 09. BEDROOM 3.3 x 3.8 mt (11'-0" x 12'-6")
- 10. TOILET 1.4 x 2.7 mt (4'-9" x 9'-0")
- 11. UTILITY AREA (1.2 X 5.0 mt) (4'-0" X 16'-6")
- 12. VESTIBULE
- 13. BEDROOM 3.25 x 3.9 mt (10'-9" x 12'-9")
- 14. TOILET 1.5 x 3.1 mt (5'-0" x 10'-3")
- 15. TERRACE
- 16. SPLASH-POOL

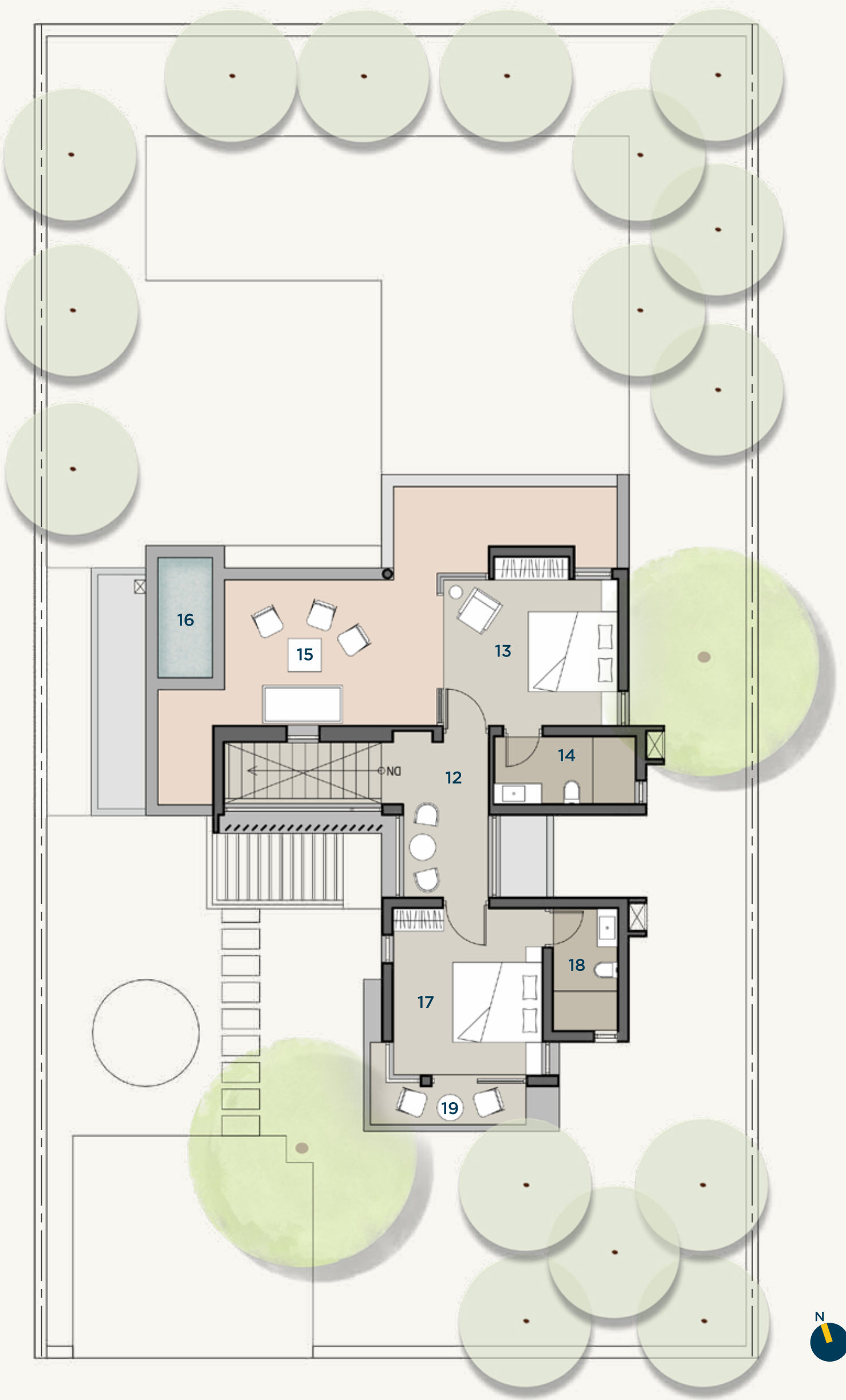


GROUND FLOOR PLAN



BUILT-UP AREA = 101 sq mt (121 sq yd)

FIRST FLOOR PLAN



BUILT-UP AREA = 74 sq mt (88 sq yd)

SOUTH-SIDE UNIT 3 BHK

LEGEND

- 01. CAR PARKING
- 02. ENTRANCE VERANDAH 2.1 x 3.9 mt (7'-0" X 12'-9")
- 03. ENTRY VESTIBULE 2.1 x 2.1 mt (7'-0" X 7'-0")
- 04. LIVING ROOM 3.4 x 5.0 mt (11'-3" x 16'-6")
- 05. VERANDAH 2.3 x 5.5 mt (7'-6" x 18'-3")
- 06. KITCHEN & DINING 3.6 x 3.6 mt (12'-0" x 12'-0")
- 07. POWDER ROOM 1.4 x 1.5 mt (4'-9" x 5'-0")
- 08. STORE ROOM 1.2 x 2.1 mt (4'-0" x 7'-0")
- 09. BEDROOM 3.3 x 3.8 mt (11'-0" x 12'-6")
- 10. TOILET 1.4 x 2.7 mt (4'-9" x 9'-0")
- 11. UTILITY AREA (1.2 X 5.0 mt) (4'-0" X 16'-6")
- 12. VESTIBULE 1.9 x 3.4 mt (6'-3" X 11'-3")
- 13. BEDROOM 3.25 x 3.9 mt (10'-9" X 12'-9")
- 14. TOILET 1.5 x 3.1 mt (5'-0" x 10'-3")
- 15. TERRACE
- 16. SPLASH-POOL
- 17. BEDROOM 3.3 x 3.7 mt (11'-0" x 12'-3")
- 18. TOILET 1.4 x 2.7 mt (4'-9" x 9'-0")
- 19. BALCONY 1.1 x 3.5 mt (3'-6" x 11'-6")





INDIVIDUAL PLOT AREAS

01 - 688 sq yd	08 - 575 sq yd	15 - 559 sq yd
02 - 756 sq yd	09 - 574 sq yd	16 - 572 sq yd
03 - 730 sq yd	10 - 574 sq yd	17 - 574 sq yd
04 - 565 sq yd	11 - 574 sq yd	18 - 574 sq yd
05 - 578 sq yd	12 - 1197 sq yd	19 - 574 sq yd
06 - 555 sq yd	13 - 1002 sq yd	20 - 572 sq yd
07 - 572 sq yd	14 - 594 sq yd	21 - 568 sq yd

SPECIFICATIONS

STRUCTURE

- R.C.C. Composite structure
- Double coated dani plaster on outside walls
- Double coated Mala plaster on inside walls and ceilings
- Prime quality roof tiles on sloping roofs

FLOORING

- Premium vitrified tiles in all inside spaces
- Full body vitrified tile / china moasaic flooring on terrace
- Natural stone in verandah
- Fine quality paver blocks in parking

DOORS & WINDOWS

- High quality powder coated aluminum system windows and sliding doors
- Veneer finish main door with SS accessories
- Superior flush door for all internal doors

KITCHEN & UTILITY

- Granite stone platform and vitrified tile dado
- Deluxe SS sink
- Kota stone platform in wash area
- Kota stone shelves in store room
- Provision for washing machine

TOILETS & PLUMBING

- High quality vitrified tiles for floor and wall tiling
- Granite stone counter
- Bath fittings and faucets – Jaquar
- Sanitaryware – Jaquar or equivalent make
- Provision of geyser for hot water supply
- Astral or equivalent make u-pvc and c-pvc concealed piping
- Pressurized water supply to overhead water storage tank

ELECTRICALS & AC

- Three phase concealed copper wiring – ISI standard RRKABEL or equivalent make
- MCB distribution panel – Havells or equivalent make
- Switches – Branded good quality ISI
- Provision of split type air-conditioner unit in all rooms

PAINT & COLOUR

- Interior - putty and primer finish for internal walls and ceilings
- Exterior – Asian paints Apex/Ultima or equivalent

SIGNAGES

- Bungalow number
- Signages in common areas

TERMS & CONDITIONS

- Developer: ALMIGHTY ENDEAVOURS LLP
- Cheques to be drawn in favour of ALMIGHTY ENDEAVOURS LLP
- For Online Neft/RTGS Transfer:
Bank Name: Punjab National Bank
Branch: Memnagar (380052)
A/C No.: 4192002100007529
IFSC: PUNB0419200
- Maintenance Charges/Deposit will be Rs.300 / sq. yd of Super Built Up Area
- Standard Landscape Inclusions: Lily Pond, Front and Boundary Plantation
- GST, any other taxes, government duties: stamp duty, registration, etc will be borne by client on actual basis as per rates prevailing at time of documentation
- GEB, Legal and Development Authority charges will Rs.50,000/plot
- Construction will be only permitted as per developers designs
- Terrace Splash Pool will be charged at Rs.75000/-
- All construction and landscape will be executed by developers appointed agency only.
- All ac units /solar panels will be permitted at designated areas only with prior permission.
- All above costs are with effect from April 2023 and are subject to change.
- The rate of construction is subject to increase as per changes in Raw material prices.

DISCLAIMER

Stamp duty, Registration charges, Legal charges, Electricity charges, Society maintenance deposit, etc. shall be borne by the purchaser I VAT, Service Tax, TDS, TCS, GST & or any other taxes levied in future will be borne by the purchaser as applicable I Any additional charges or duties levied by the Government/Local Authorities during or after completion of the scheme shall be borne by the purchaser I The developer reserves all rights to make any changes in the scheme including and not limited to technical specifications. design, planning, layout and all purchases shall abide by such changes I Specifications and amenities mentioned in this brochure and in all promotional documents are only representational and informative and are subject to modification/compliance required. It shall not be considered as a part of legal documents I Changes/alteration of any nature including elevation, structure or any other changes affecting the overall design concept and outlook of the scheme are strictly not permitted during or after the completion of the scheme I All dimensions are approximate and unfinished subject to change.

Subject to Ahmedabad jurisdiction.



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Find the
The Neer Creek at

