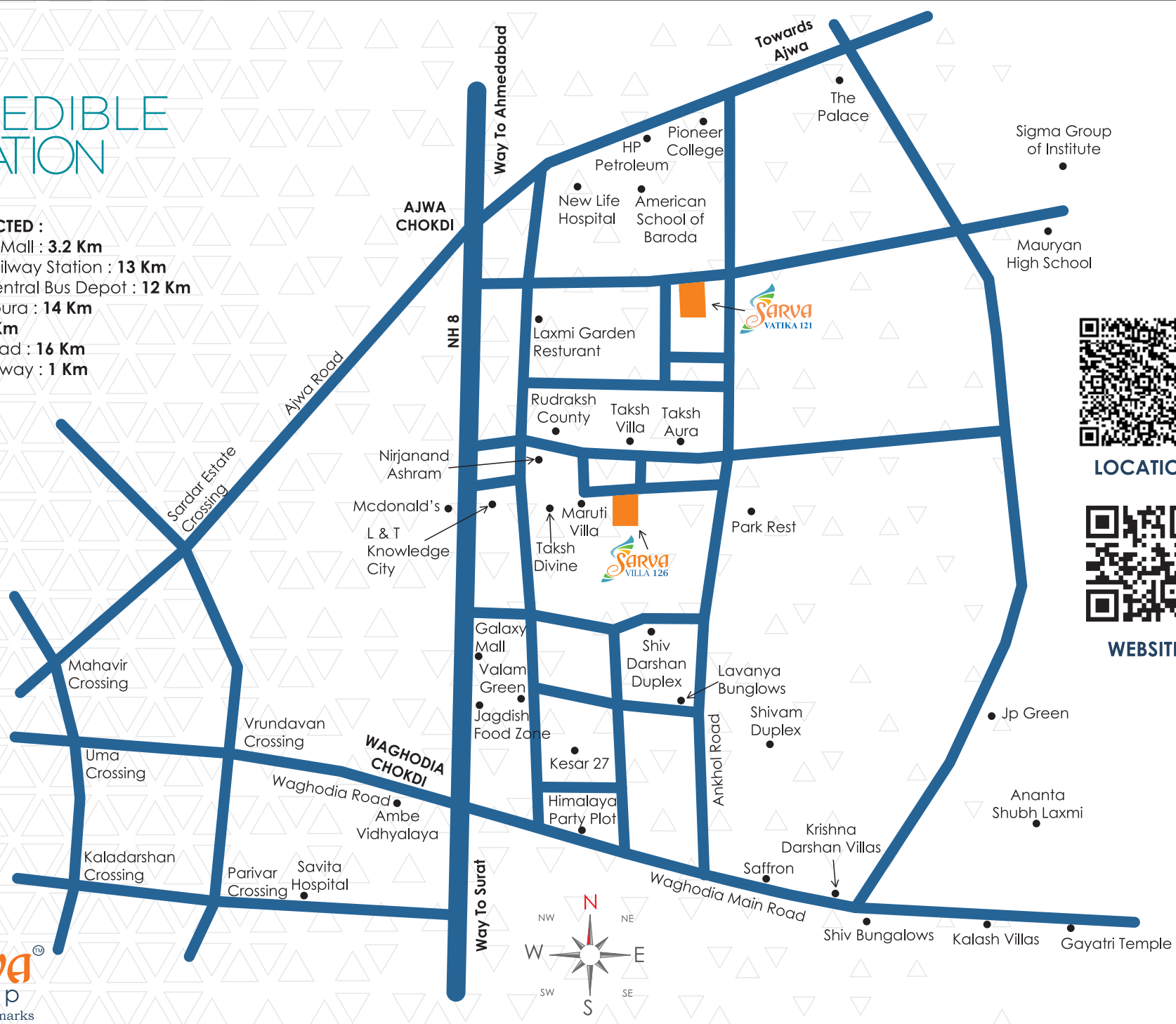


# THE INCREDIBLE LOCATION

**WELL CONNECTED :**  
 Taksh Galaxy Mall : **3.2 Km**  
 Vadodara Railway Station : **13 Km**  
 Vadodara Central Bus Depot : **12 Km**  
 GIDC Makarpura : **14 Km**  
 Alkapuri : **12 Km**  
 Old Padra Road : **16 Km**  
 National Highway : **1 Km**



LOCATION



WEBSITE



Developers : **Sarva Associates**  
 Site : Sarva Vatika 121, Near pioneer college B/h Laxmi Studio, Near Ajwa Chokdi, Between Ajwa Road to Ankhola Road TP 25 technology park Vadodara- 390019  
 W: [www.sarvagroup.in](http://www.sarvagroup.in) | Follow US On :   
 📞 : +91 74350 00121 , +91 97266 65850 ✉ : [Sarva.associates2022@gmail.com](mailto:Sarva.associates2022@gmail.com)

Architect : **DESIGN STUDIO** architects & interiors  
 Structural Consultant **Zarna Associates**

Payment Terms : 25% Booking + Agreement | 15% Plinth Level | 12.5% Ground Floor | 12.5% First Floor | 10% Plaster & Flooring Level | 7.5% Completion Of Sanitary Fitting | 7.5 % Completion Of Elevation | 5% Completion Of Electrical Fitting | 5% Before Possession

**Terms & Conditions :** **1)** Registration Charges, Stamp Duty, G.S.T., MGVCL Connetion, Legal Documents, Municipal Expenses & Other Expenditure as Per New By Laws Is To Be Borne By Buyer. **2)** Changes / Alteration of Any Nature Including The Elevation, Exterior Color Scheme of The Villas or Any Other Changes Affecting The Over All Design Concept & Outlook of The Scheme Strictly Not Permitted. **3)** Extra Work Shall Be Allowed Only With Prior Written Agreement & Carried Out After Receiving Full Payment In Advance. **4)** In Case of Delayed Payment 18% Interest Will Be Charged & Continues Default Payment Will Lead To Cancellation. **5)** In Case of Cancellation of Booking The Refundable Amount Shall Be Given When The Same Property Is Booked & Paid By The New Purchaser. Administration Charges of Rs.50000/-, Booking Amount & The Amount of Extra Work Done (If Any) Shall Be Deducted From The Refund. **6)** Possession of The Property Will Be Given After One Month of Settlement of All Accounts. Religious Celebrations Will Not Be allowed In Case pf Incomplete Payment. **7)** The Developer Deserve The Full Right To Alter The Design, Plans or Specifications Where Required or Deemed Necessary Without Any Intimation or Reason. **8)** Any Design, Specifications or Information In This Brochure Cannot Form Part of an Offer, Contract or Agreement. **9)** Maintenance Deposit at Time of Possession.

Print Events  
7779086000

3,4 & 5 BHK LUXURIOUS VILLAS



3,4 & 5 BHK LUXURIOUS VILLAS



**SARVA**  
VATIKA 121

"The More You Praise And  
Celebrate Your Life, The More  
There Is In Life To Celebrate"



# SARVA VATIKA 121

## Project Features :

1. RFID Base Main Gate, Entry
2. Water Cascade On The Entrance Gate
3. 24x7 Security With Security Cabin
4. CCTV Cameras In Common Areas For Round The Check Surveillance.
5. Decorative Compound Wall as Per Architect's Design
6. Number Plate To Maintain The Uniformity Of The Project



Imagine if all your wishes are granted,  
all your desires are fulfilled.  
Fancy a world where all your aspirations  
are accomplished. Imagine a dream home  
has everything that you dreamed  
of and more...

**PLOTTING LAYOUT PLAN**



UNIT NUMBER	PLOT AREA	SLAB AREA	BA ACTUAL	CARPET AS PER RERA
1	1558	1596	1478	1161
2	1138	1596	1478	1161
3	1132	1596	1478	1161
4	1125	1596	1478	1161
5	1119	1596	1478	1161
6	1113	1596	1478	1161
7	1108	1596	1478	1161
8	1111	1596	1478	1161
9	1377	1548	1448	1126
10	1119	1548	1448	1131
11	828	1256	1138	836
12	828	1256	1138	836
13	828	1256	1138	836
14	828	1256	1138	836
15	828	1256	1138	836
16	828	1256	1138	836
17	828	1256	1138	836
18	1462	1596	1478	1161
19	1294	1483	1411	1092
20	828	1256	1138	836
21	828	1256	1138	836
22	828	1256	1138	836
23	828	1256	1138	836
24	828	1256	1138	836
25	828	1256	1138	836
26	828	1256	1138	836
27	828	1256	1138	836
28	828	1256	1138	836
29	828	1256	1138	836
30	828	1256	1138	836
31	828	1256	1138	836
32	825	1256	1138	836
33	825	1256	1138	836
34	825	1256	1138	836
35	825	1256	1138	836
36	825	1256	1138	836
37	825	1256	1138	836
38	825	1256	1138	836
39	825	1256	1138	836
40	825	1256	1138	836
41	NET SELL OUT PLOT - 857 OUT OF TOTAL-1065	1256	1138	775

UNIT NUMBER	PLOT AREA	SLAB AREA	BA ACTUAL	CARPET AS PER RERA
42	NET SELL OUT PLOT-1031 OUT OF TOTAL-1059	1226	1109	701
43	806	1226	1109	830
44	806	1226	1109	830
45	806	1226	1109	830
46	806	1226	1109	830
47	806	1226	1109	830
48	806	1226	1109	830
49	806	1226	1109	830
50	806	1226	1109	830
51	806	1226	1109	830
52	880	1596	1478	1161
53	828	1596	1478	1161
54	828	1596	1478	1161
55	828	1596	1478	1161
56	828	1596	1478	1161
57	828	1596	1478	1161
58	828	1596	1478	1161
59	838	1596	1478	1161
60	NET SELL OUT PLOT-828 OUT OF TOTAL-1303	1596	1478	1091
61	NET SELL OUT PLOT-828 OUT OF TOTAL-1115	1596	1478	1086
62	838	1596	1478	1161
63	828	1596	1478	1161
64	828	1596	1478	1161
65	828	1596	1478	1161
66	828	1596	1478	1161
67	828	1596	1478	1161
68	828	1596	1478	1161
69	880	1596	1478	1161
70	825	1596	1478	1161
71	825	1596	1478	1161
72	825	1596	1478	1161
73	825	1596	1478	1161
74	825	1596	1478	1161
75	825	1596	1478	1161
76	825	1596	1478	1161
77	1235	1538	1438	1110
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80	825	1596	1478	1161
81	825	1596	1478	1161

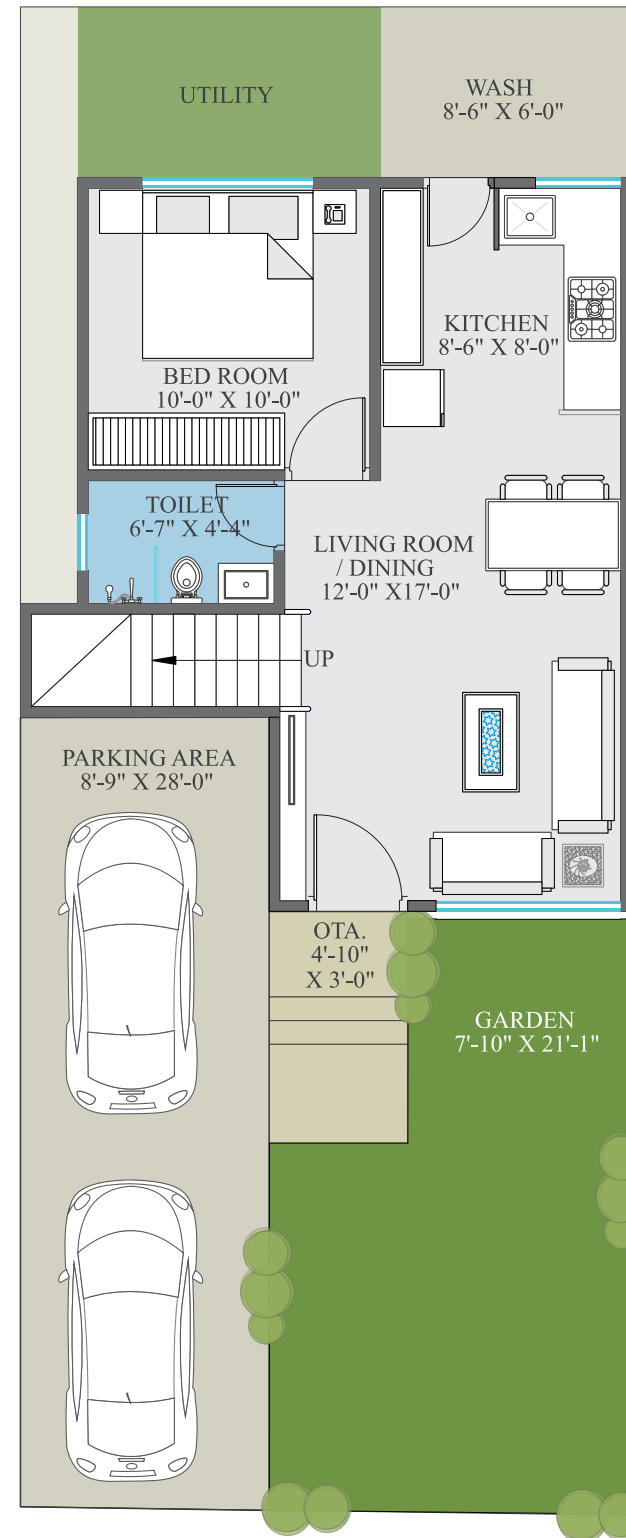
UNIT NUMBER	PLOT AREA	SLAB AREA	BA ACTUAL	CARPET AS PER RERA
82	825	1596	1478	1161
83	825	1596	1478	1161
84	825	1596	1478	1161
85	825	1596	1478	1161
86	825	1596	1478	1161
87	839	1256	1138	836
88	839	1256	1138	836
89	839	1256	1138	836
90	839	1256	1138	836
91	860	1256	1138	836
92	867	1596	1478	1161
93	832	1596	1478	1161
94	1123	1483	1411	1111
95	1123	1483	1411	1111
96	832	1596	1478	1161
97	867	1596	1478	1161
98	860	1596	1478	1161
99	827	1596	1478	1161
100	1140	1549	1449	1132
101	1197	1549	1449	1133
102	837	1596	1478	1161
103	1121	1549	1449	1133
104	1610	1596	1478	1161
105	828	1256	1138	836
106	828	1256	1138	836
107	828	1256	1138	836
108	828	1256	1138	836
109	828	1256	1138	836
110	828	1256	1138	836
111	828	1256	1138	836
112	1117	1548	1448	1131
113	1380	1548	1448	1126
114	1127	1596	1478	1161
115	1130	1596	1478	1161
116	1133	1596	1478	1161
117	1137	1596	1478	1161
118	1140	1596	1478	1161
119	1143	1596	1478	1161
120	1146	1596	1478	1161
121	1407	1596	1478	1161



**SARVA**  
VATIKA 121

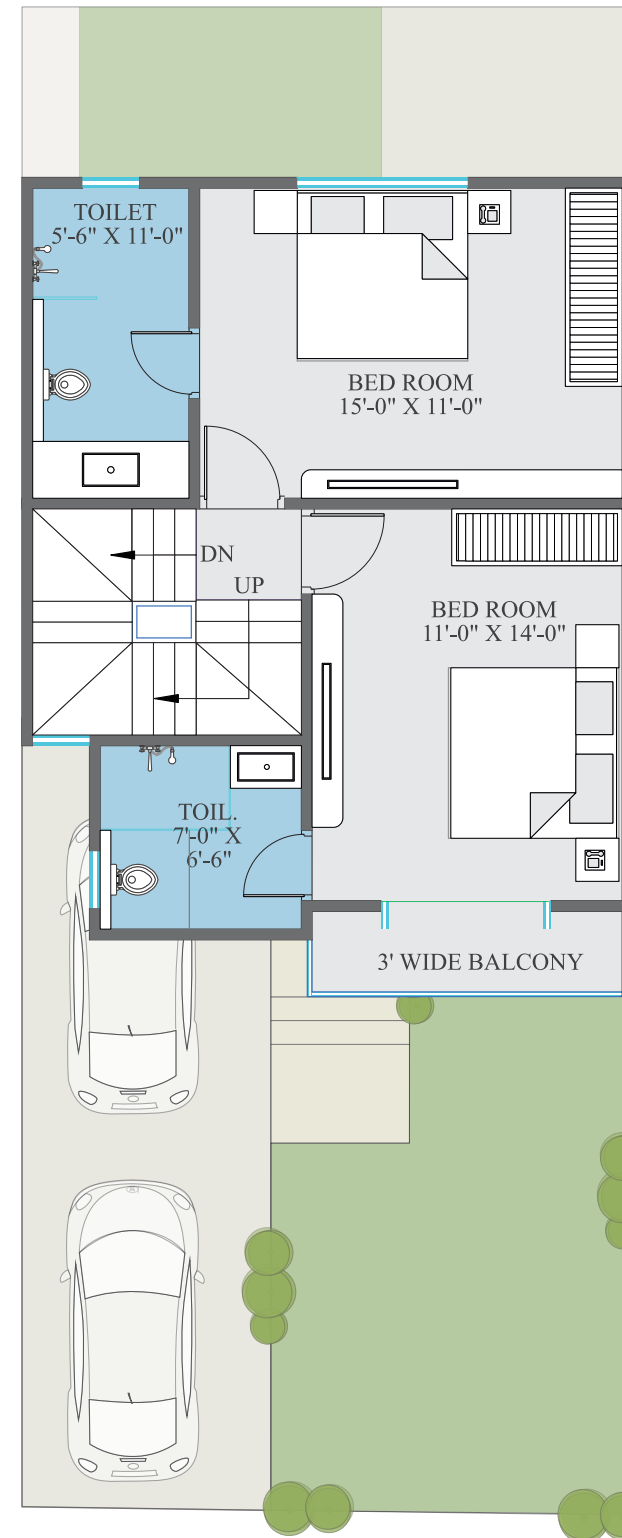
“A Life Less Ordinary Begins With  
A Place That 's Like No Other.”

B-UP AREA - 465.00 SQ.FT.



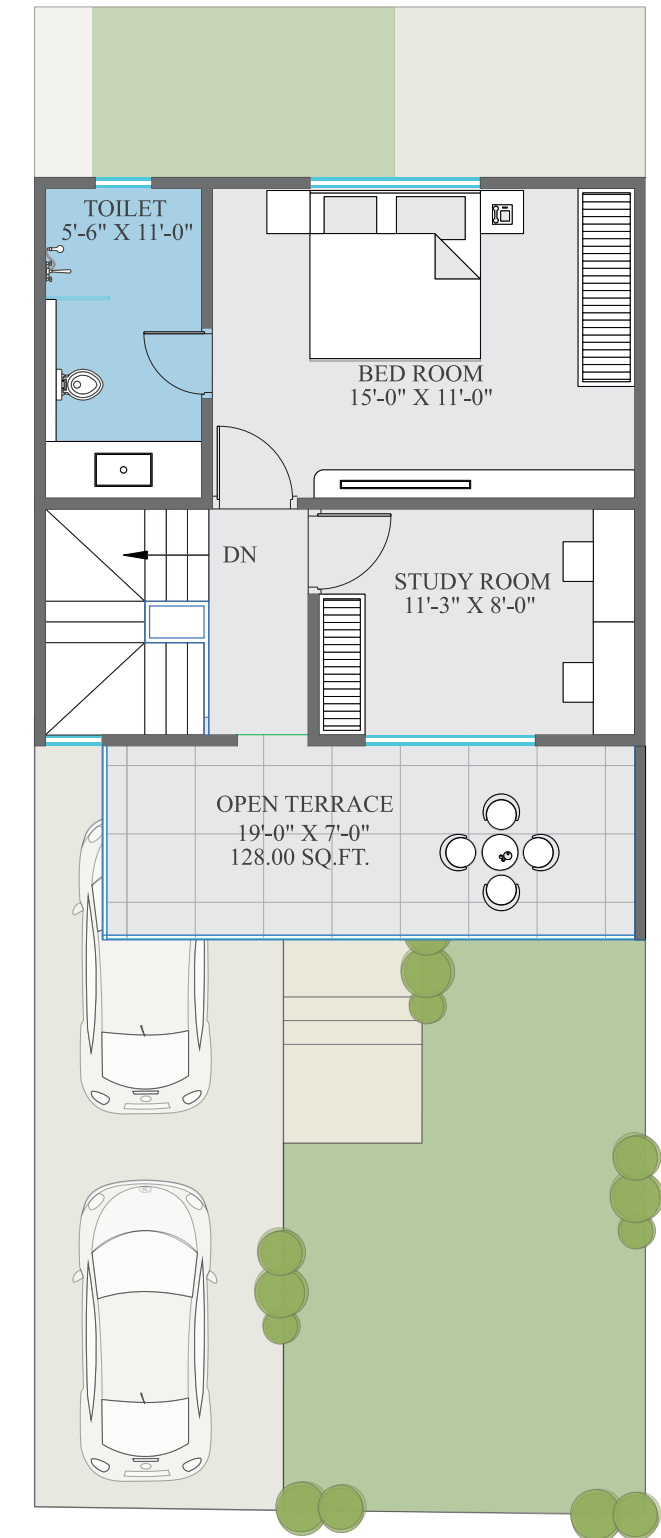
GROUND FLOOR PLAN

B-UP AREA - 583.00 SQ.FT.



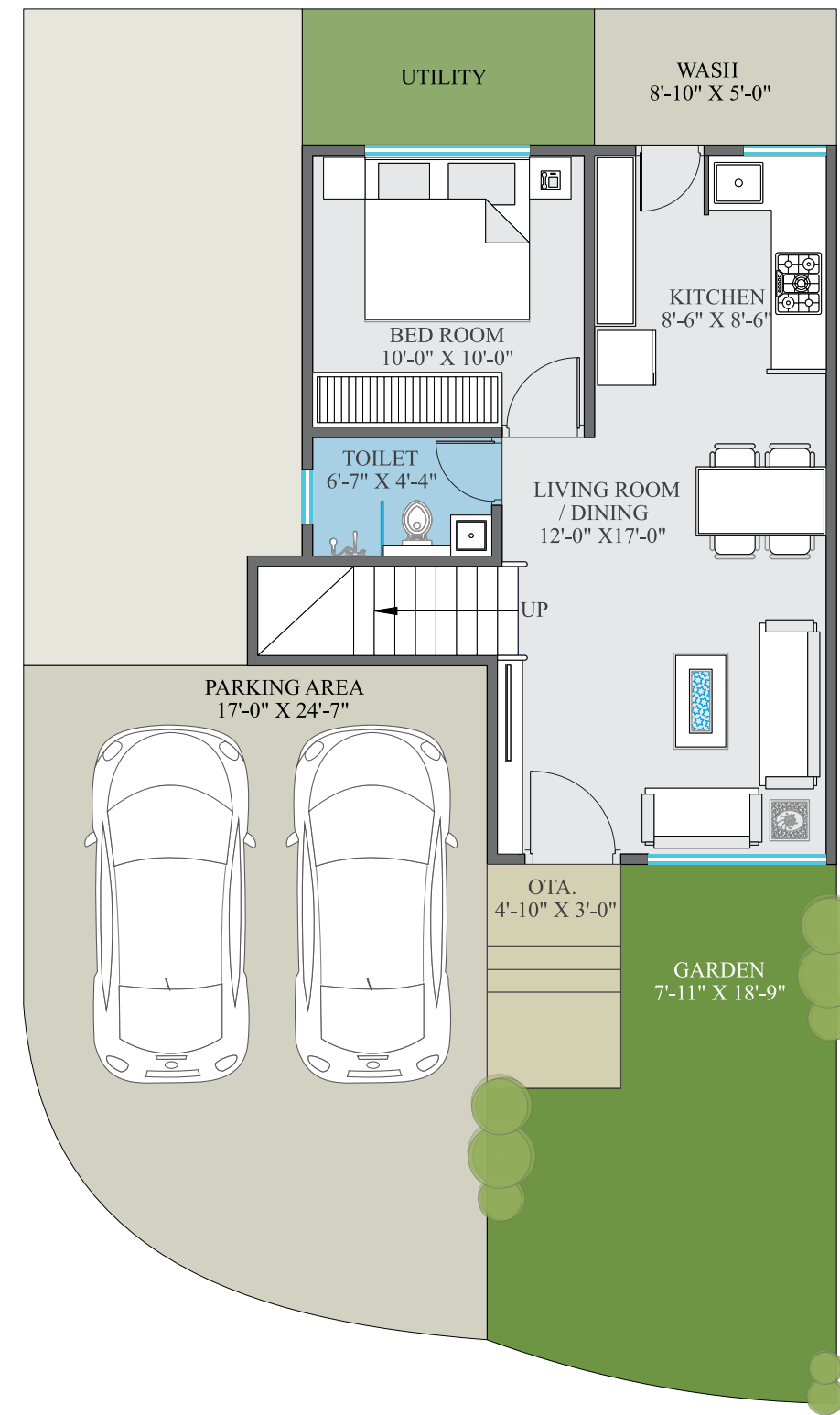
FIRST FLOOR PLAN

B-UP AREA - 430.00 SQ.FT.



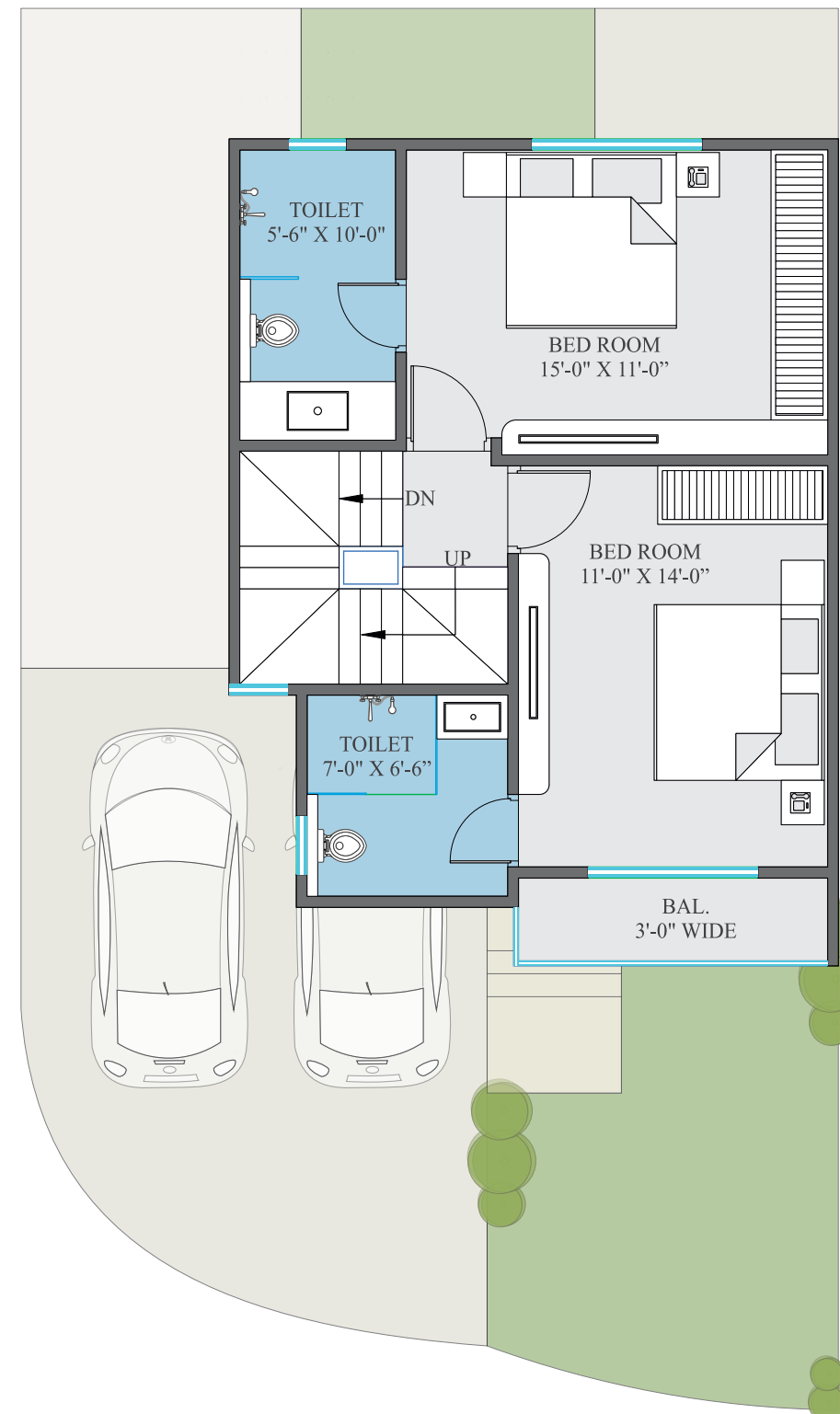
SECOND FLOOR PLAN

B-UP AREA - 470.00 SQ.FT.



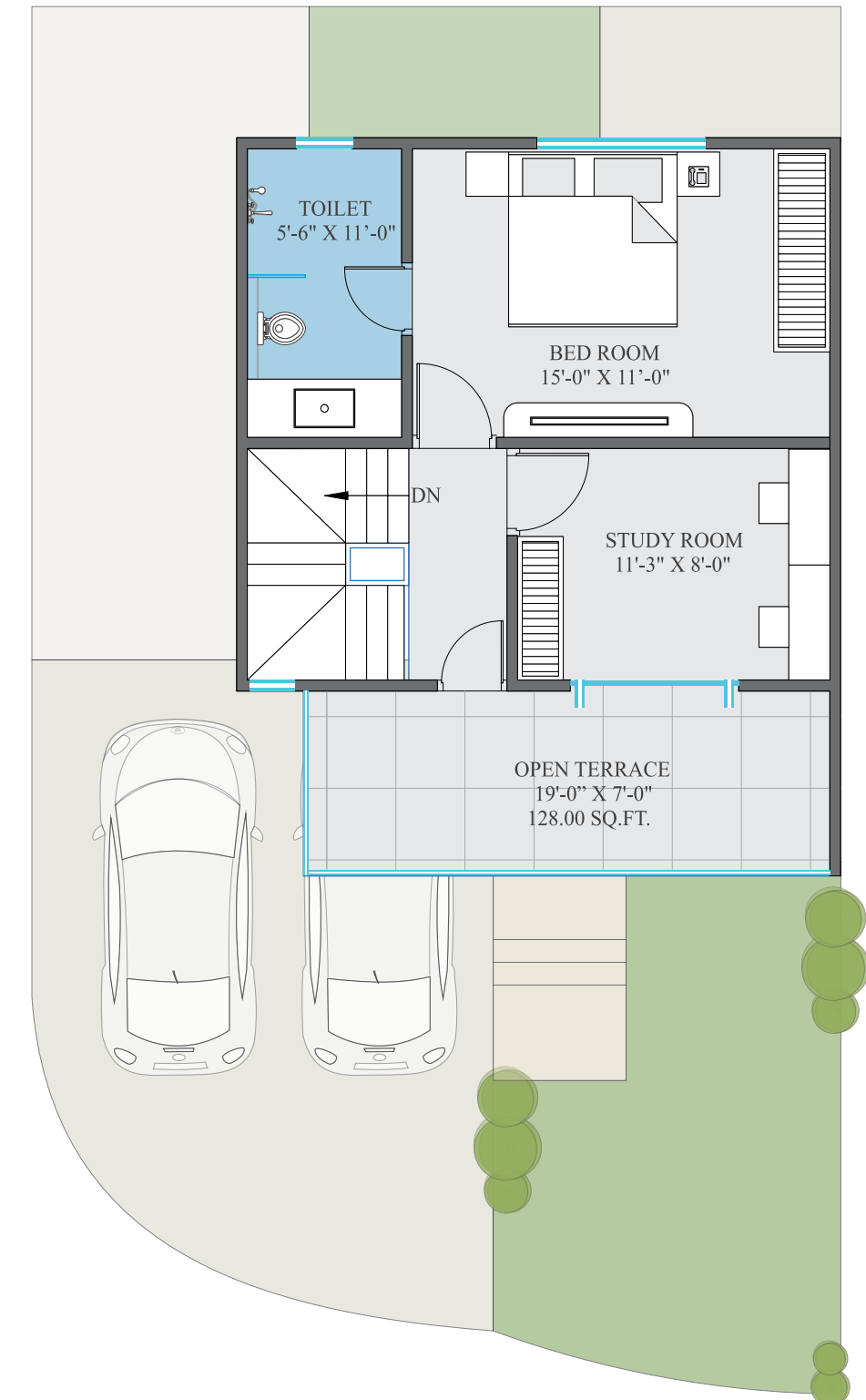
GROUND FLOOR PLAN

B-UP AREA - 583.00 SQ.FT.



FIRST FLOOR PLAN

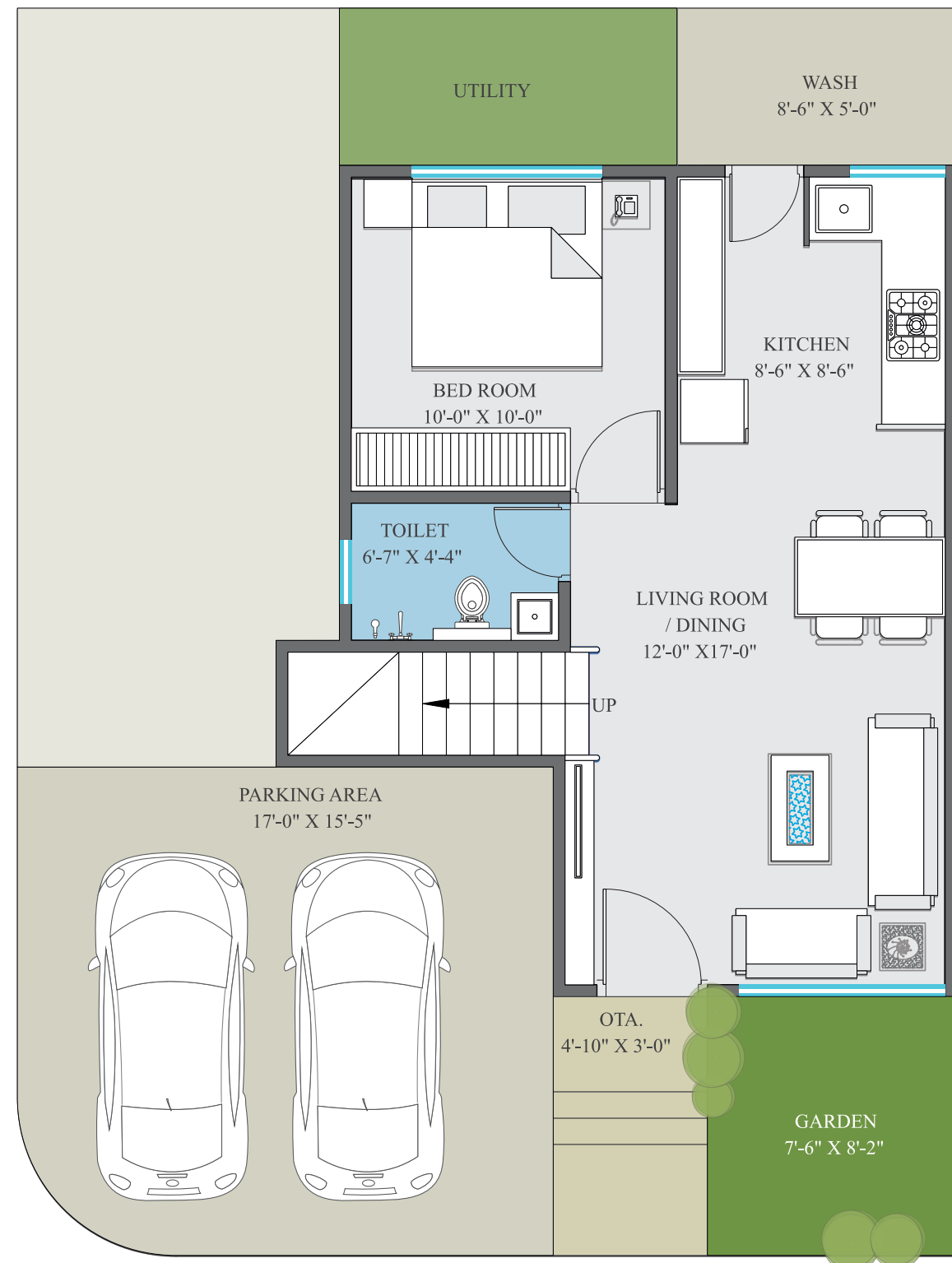
B-UP AREA - 430.00 SQ.FT.



SECOND FLOOR PLAN

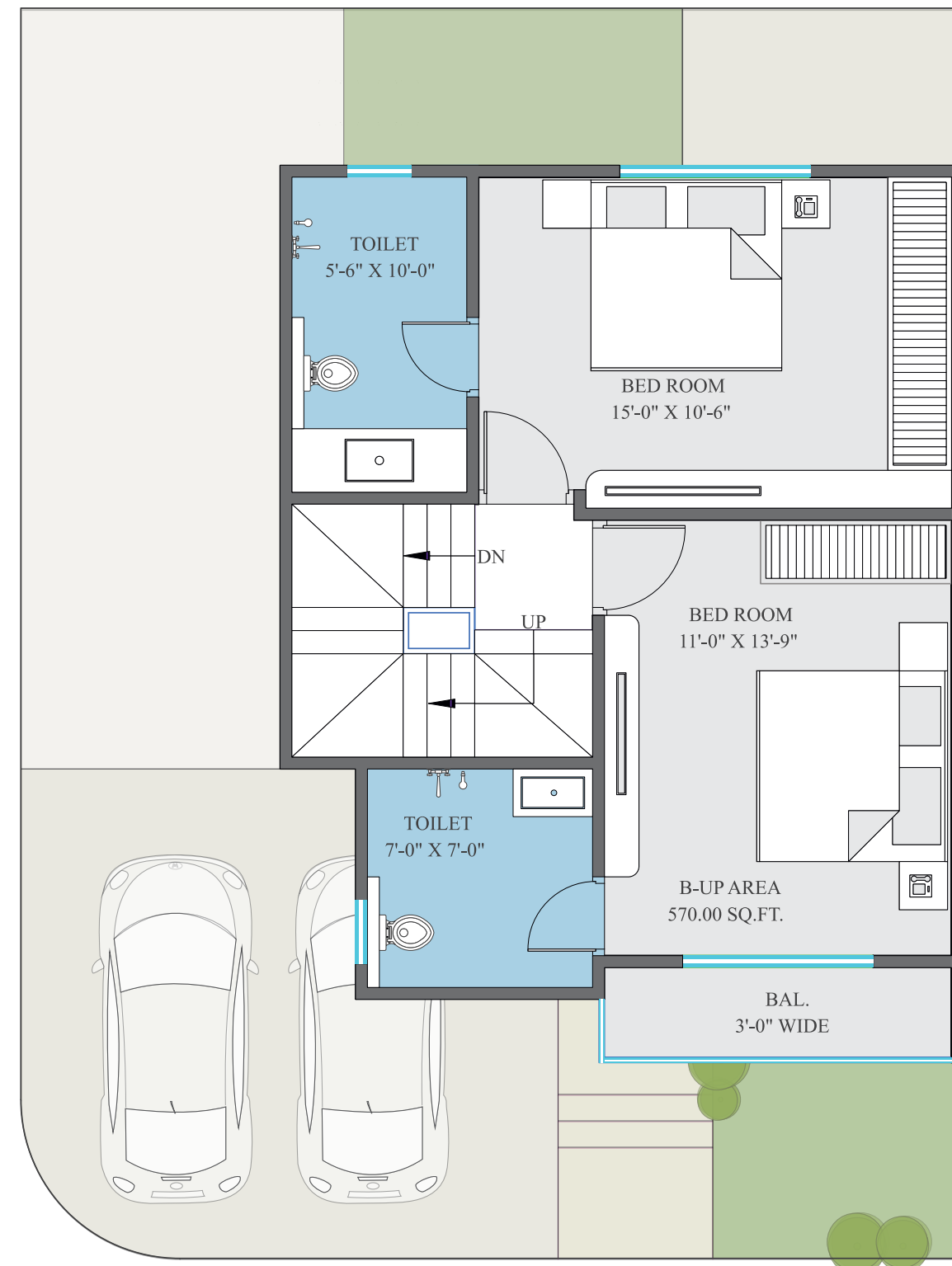


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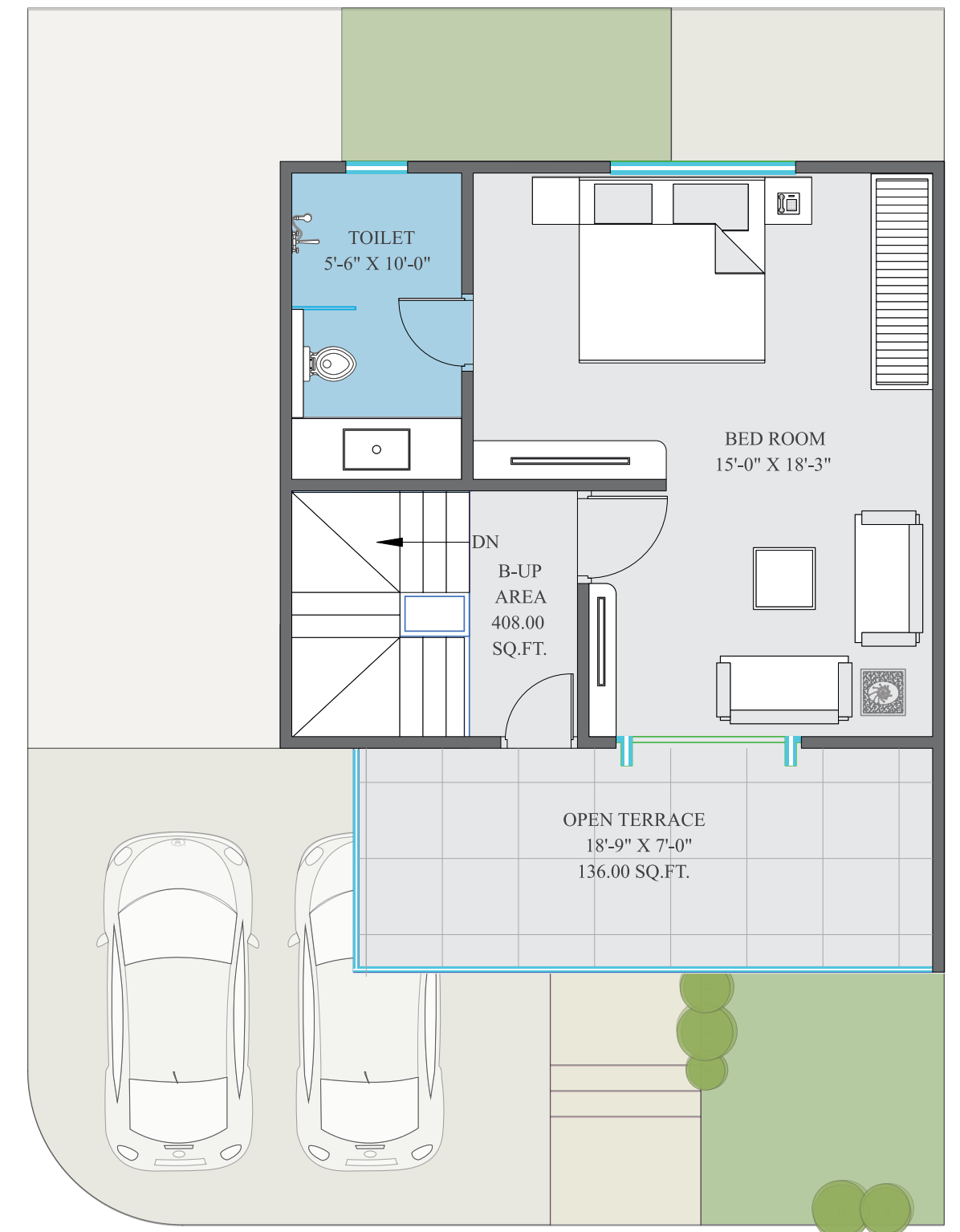
GROUND FLOOR PLAN

B-UP AREA - 570.00 SQ.FT.



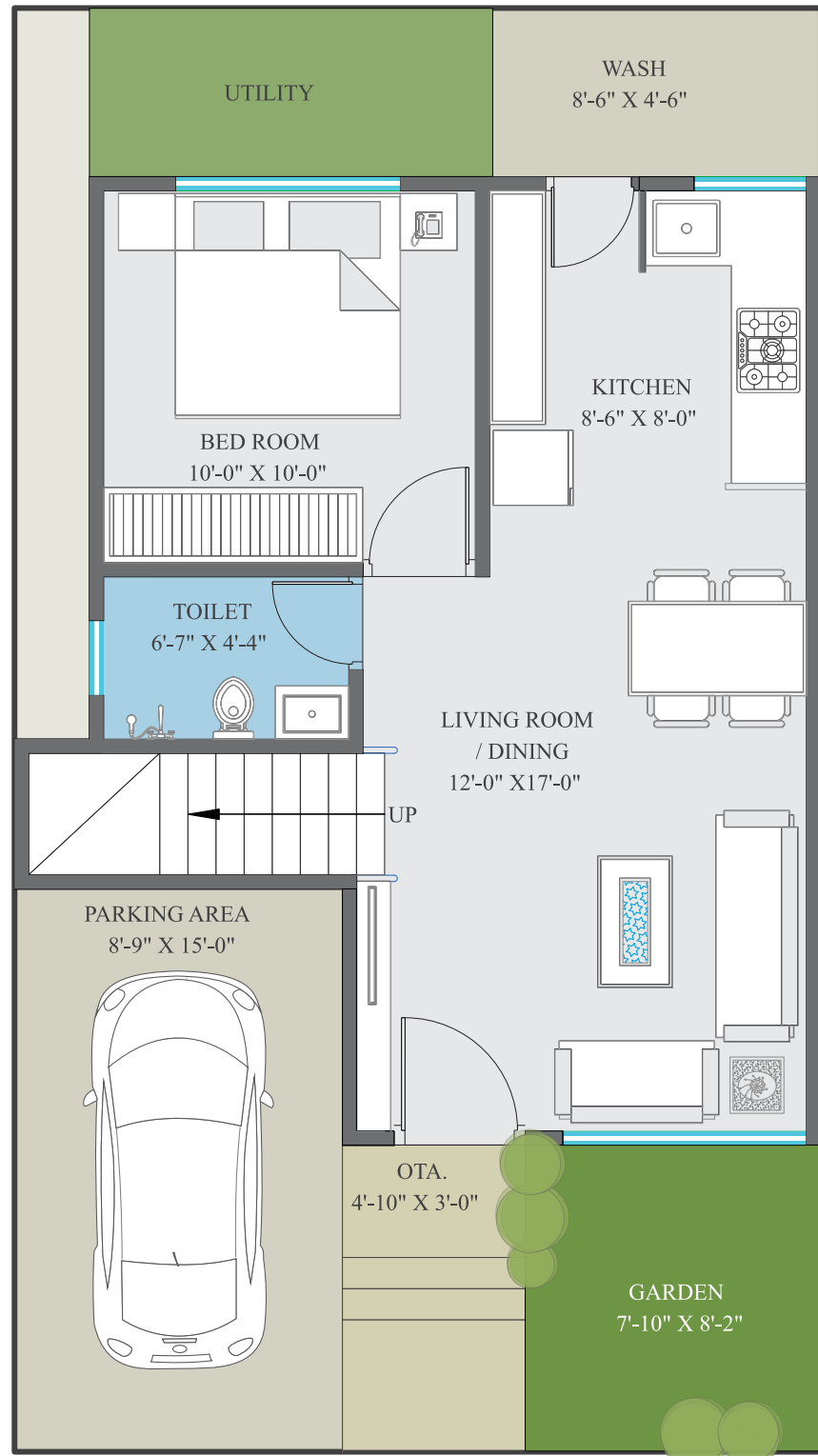
FIRST FLOOR PLAN

B-UP AREA - 408.00 SQ.FT.



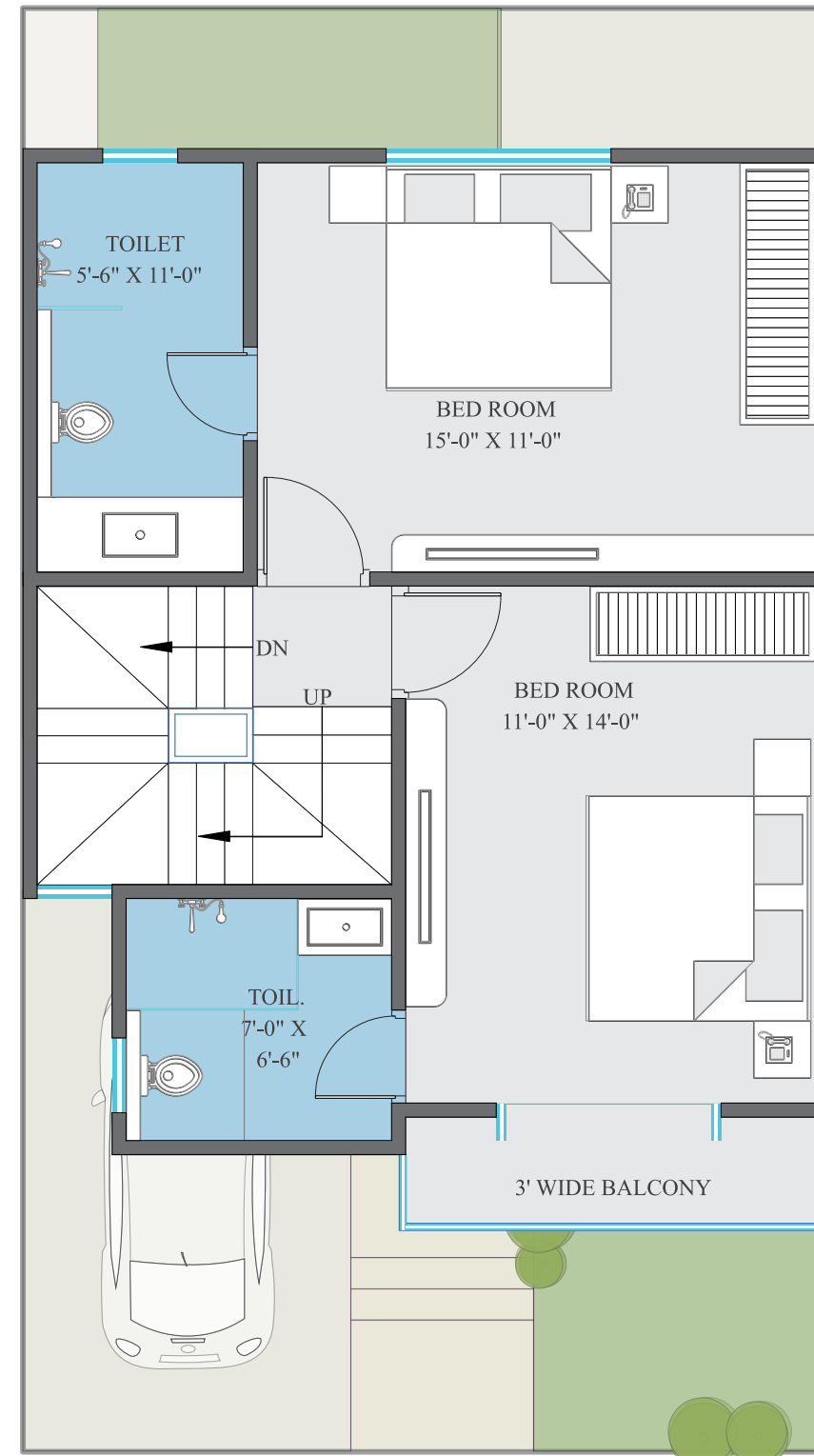
SECOND FLOOR PLAN

B-UP AREA - 465.00 SQ.FT.

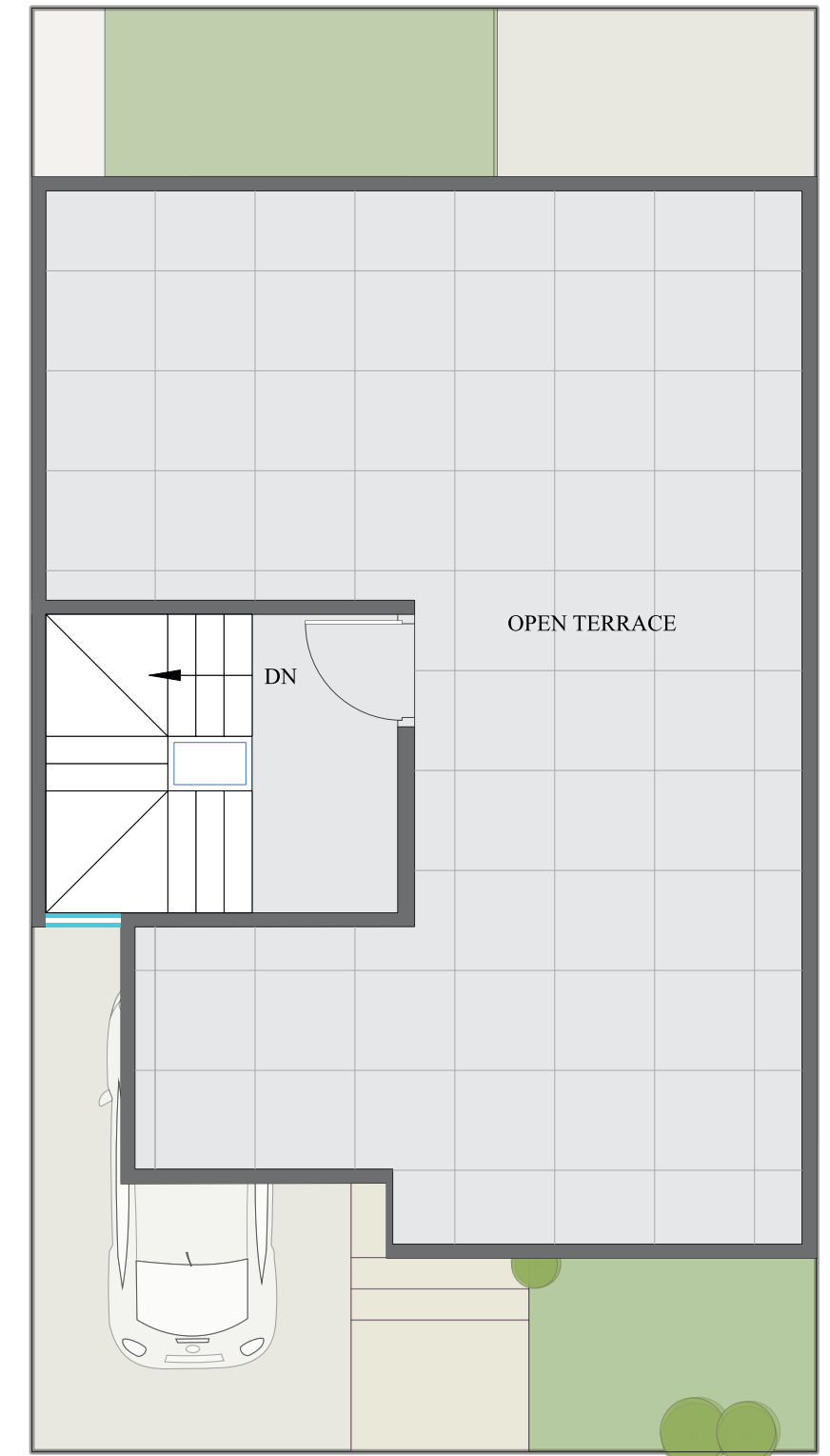


GROUND FLOOR PLAN

B-UP AREA - 583.00 SQ.FT.



FIRST FLOOR PLAN



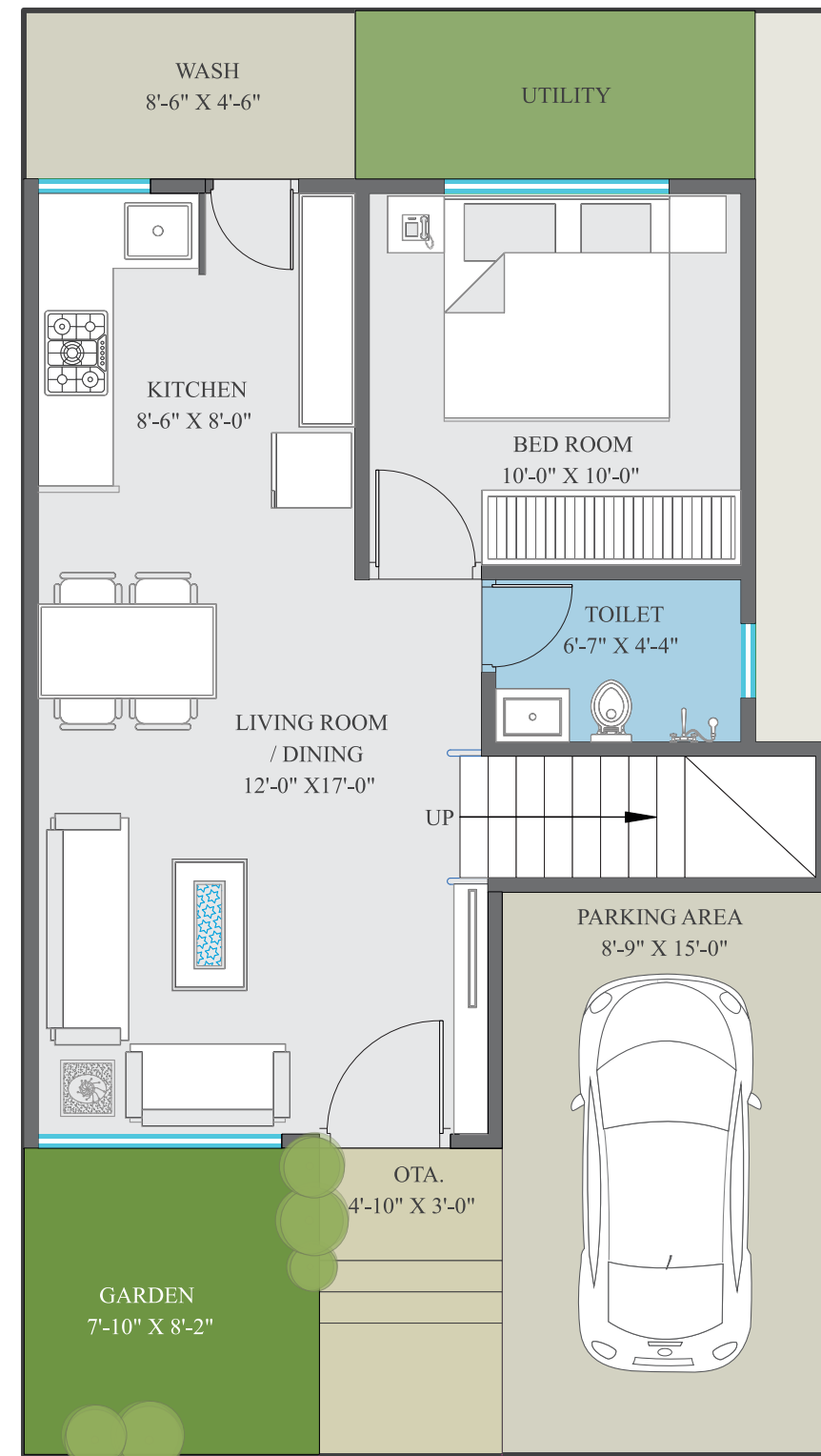
SECOND FLOOR PLAN



**SARVA**  
VATIKA 121

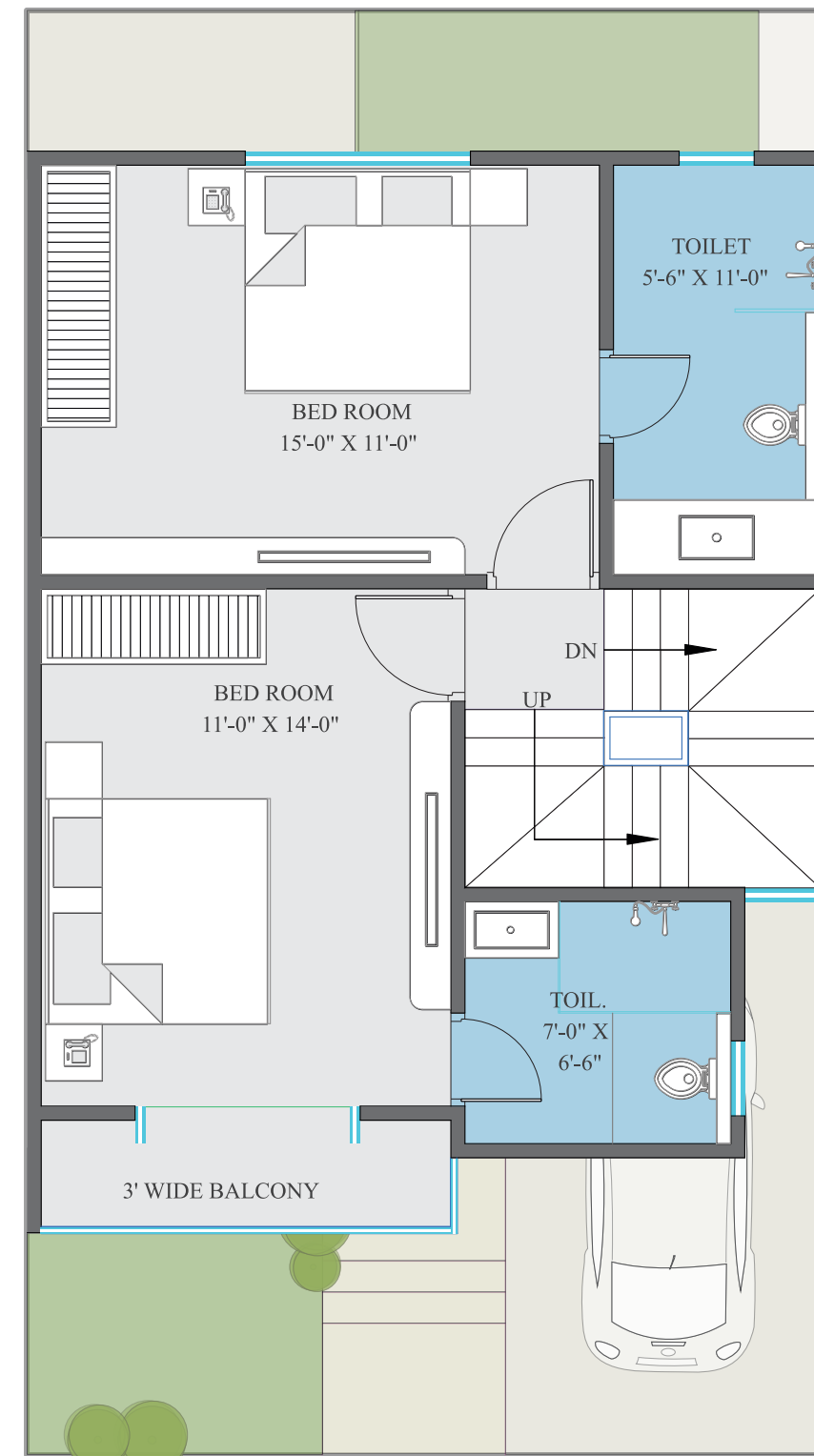
“A Beautiful Destination To  
Fulfill All Your Admiration”

B-UP AREA - 465.00 SQ.FT.

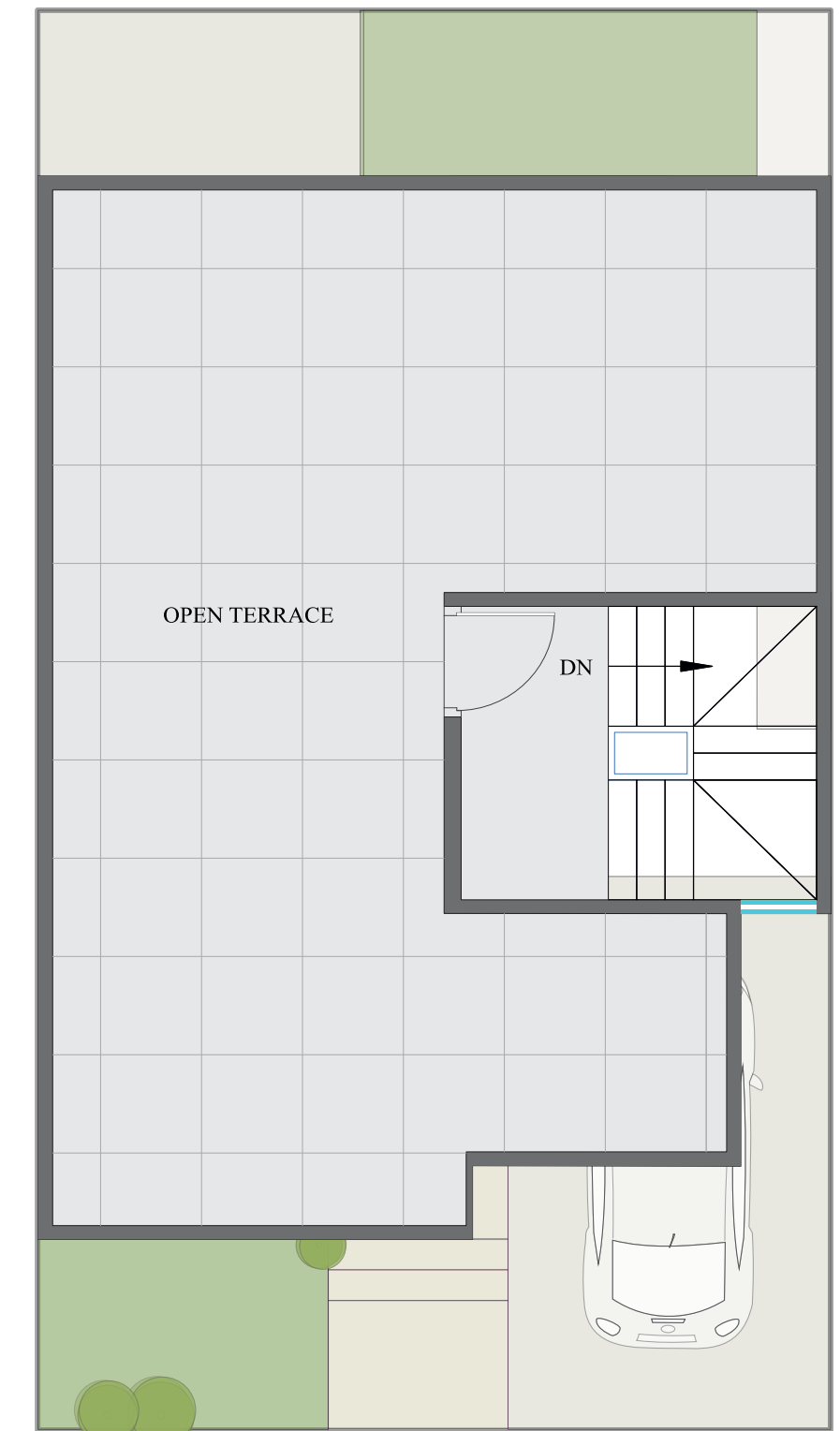


GROUND FLOOR PLAN

B-UP AREA - 583.00 SQ.FT.

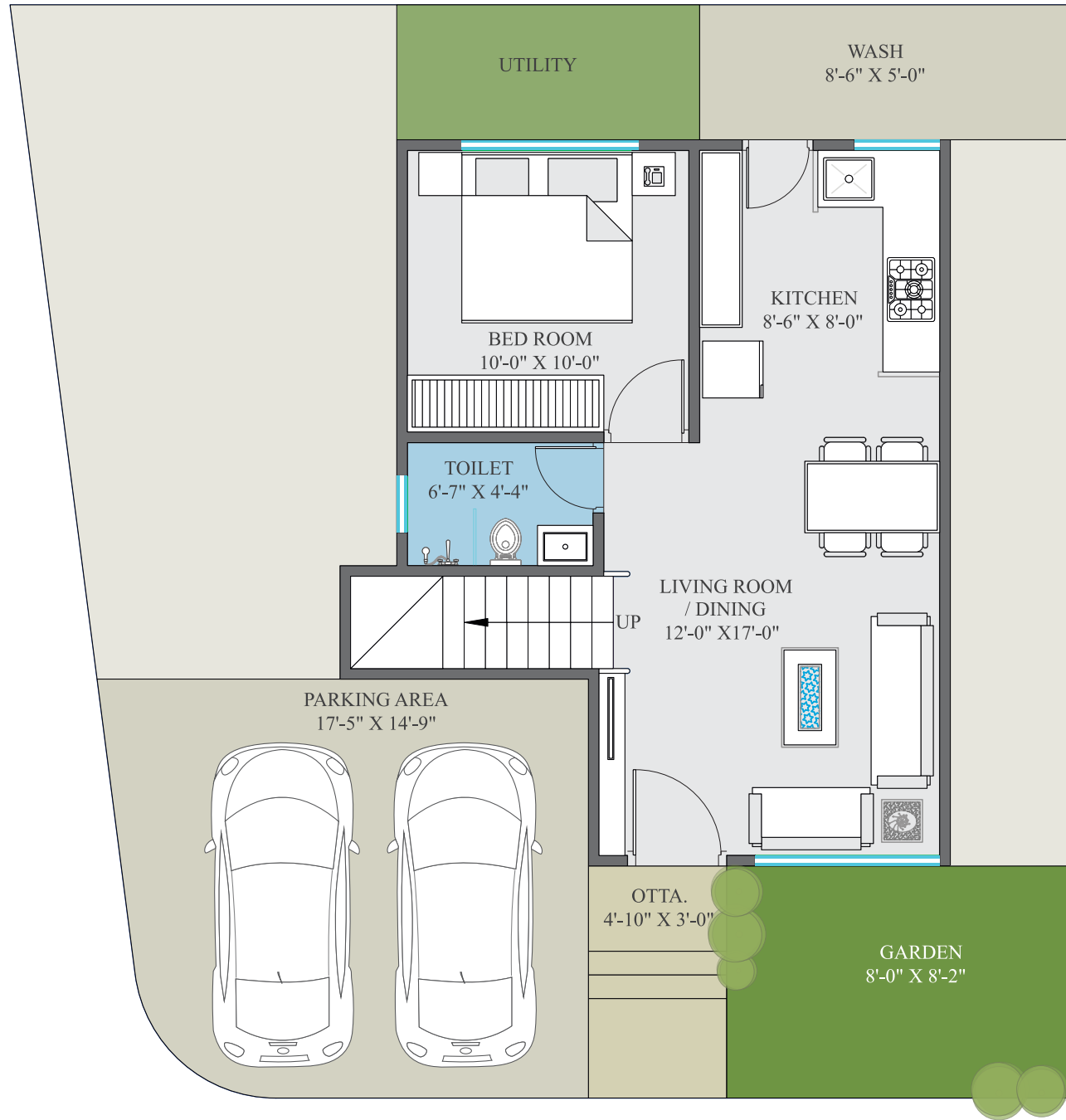


FIRST FLOOR PLAN



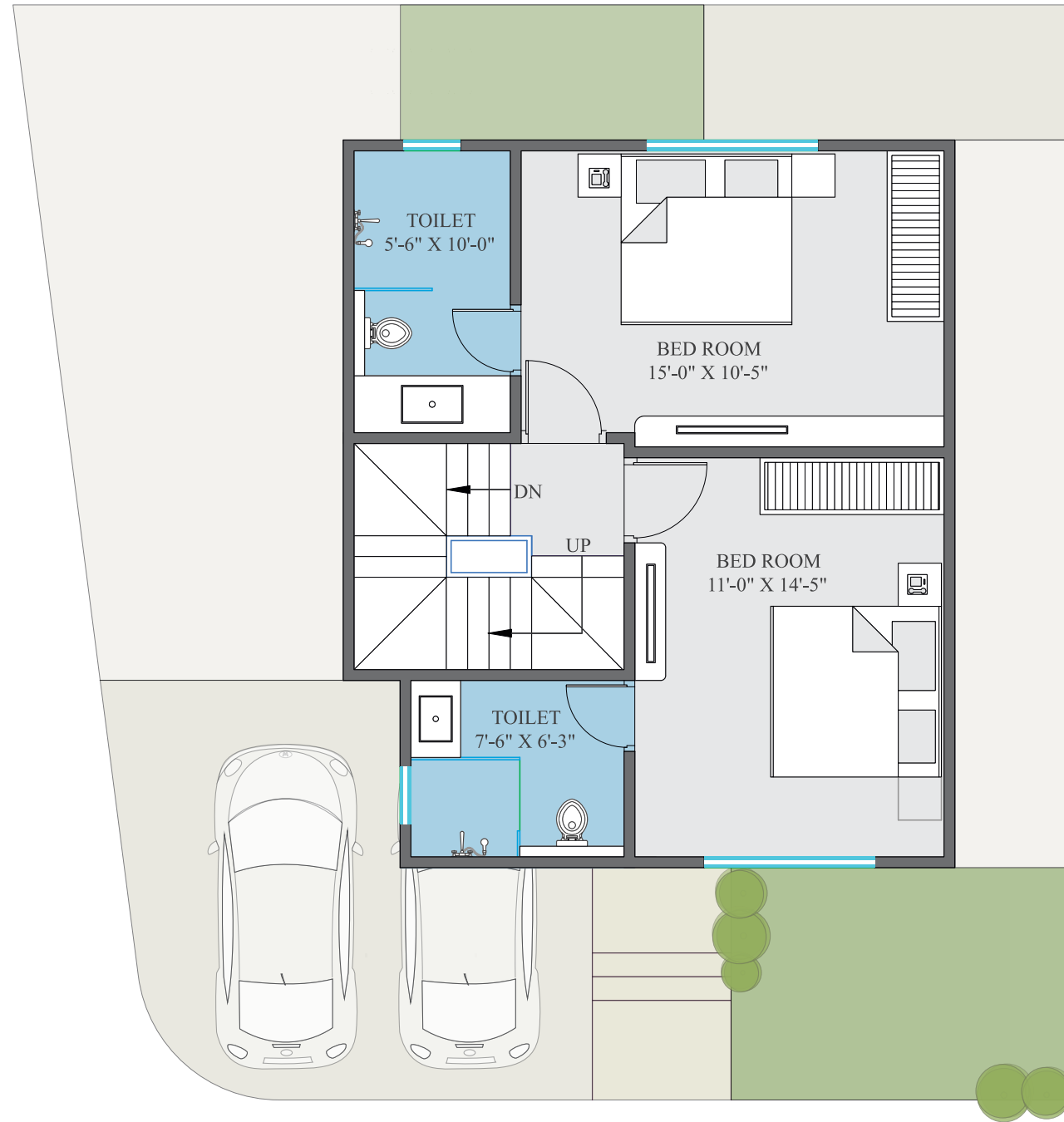
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B-UP AREA - 465.00 SQ.FT.



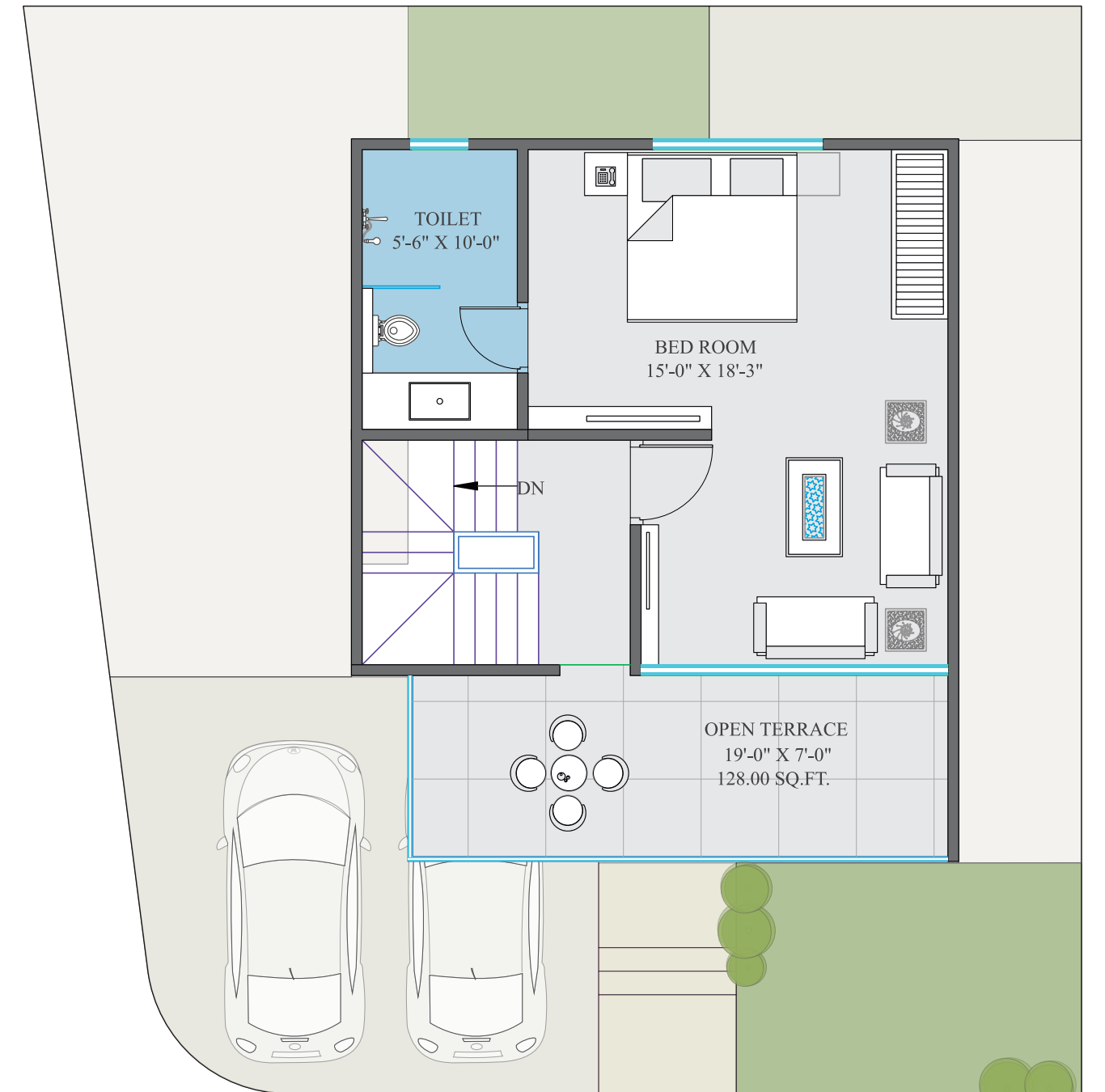
GROUND FLOOR PLAN

B-UP AREA - 537.00 SQ.FT.



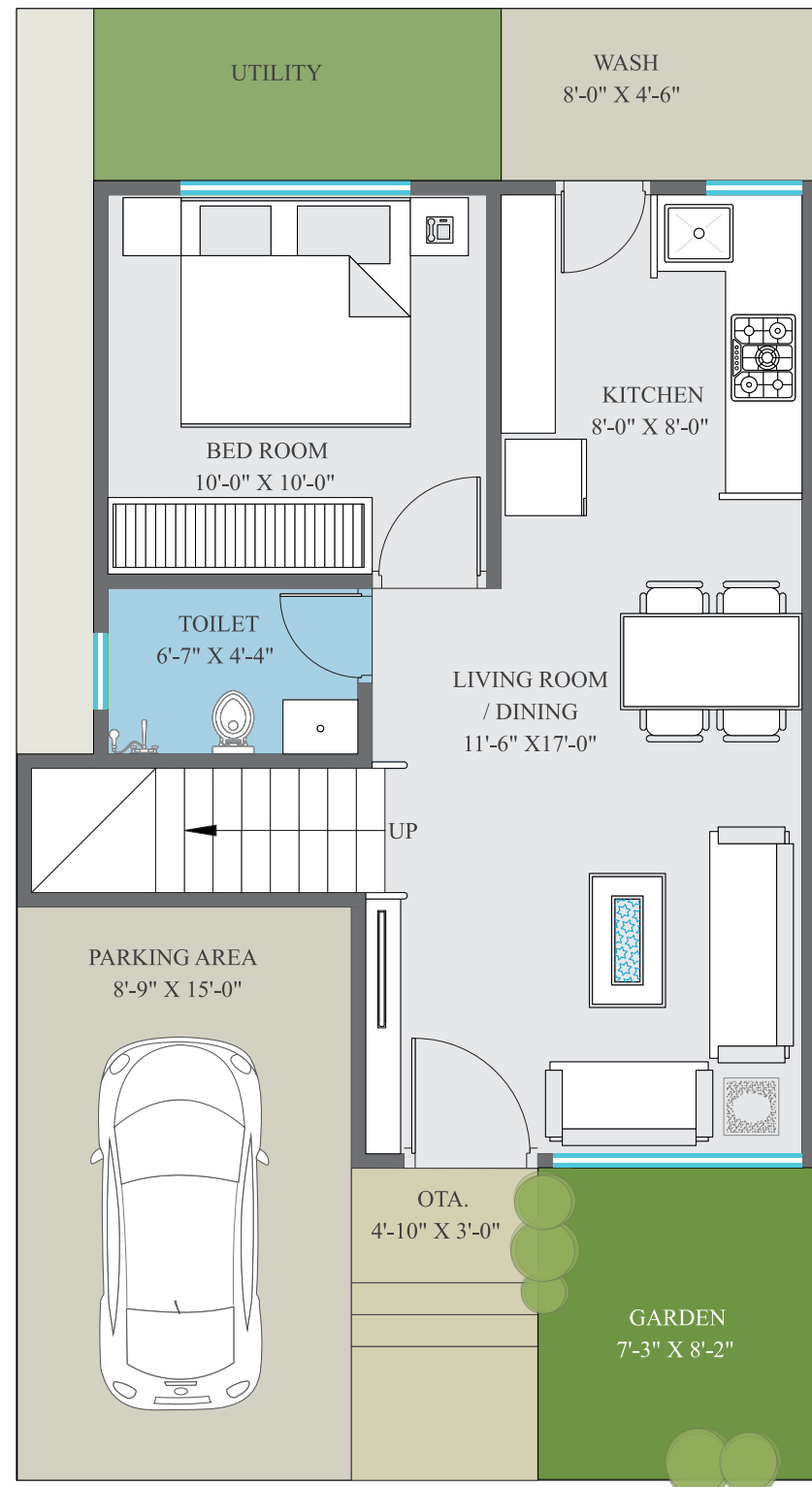
FIRST FLOOR PLAN

B-UP AREA - 409.00 SQ.FT.



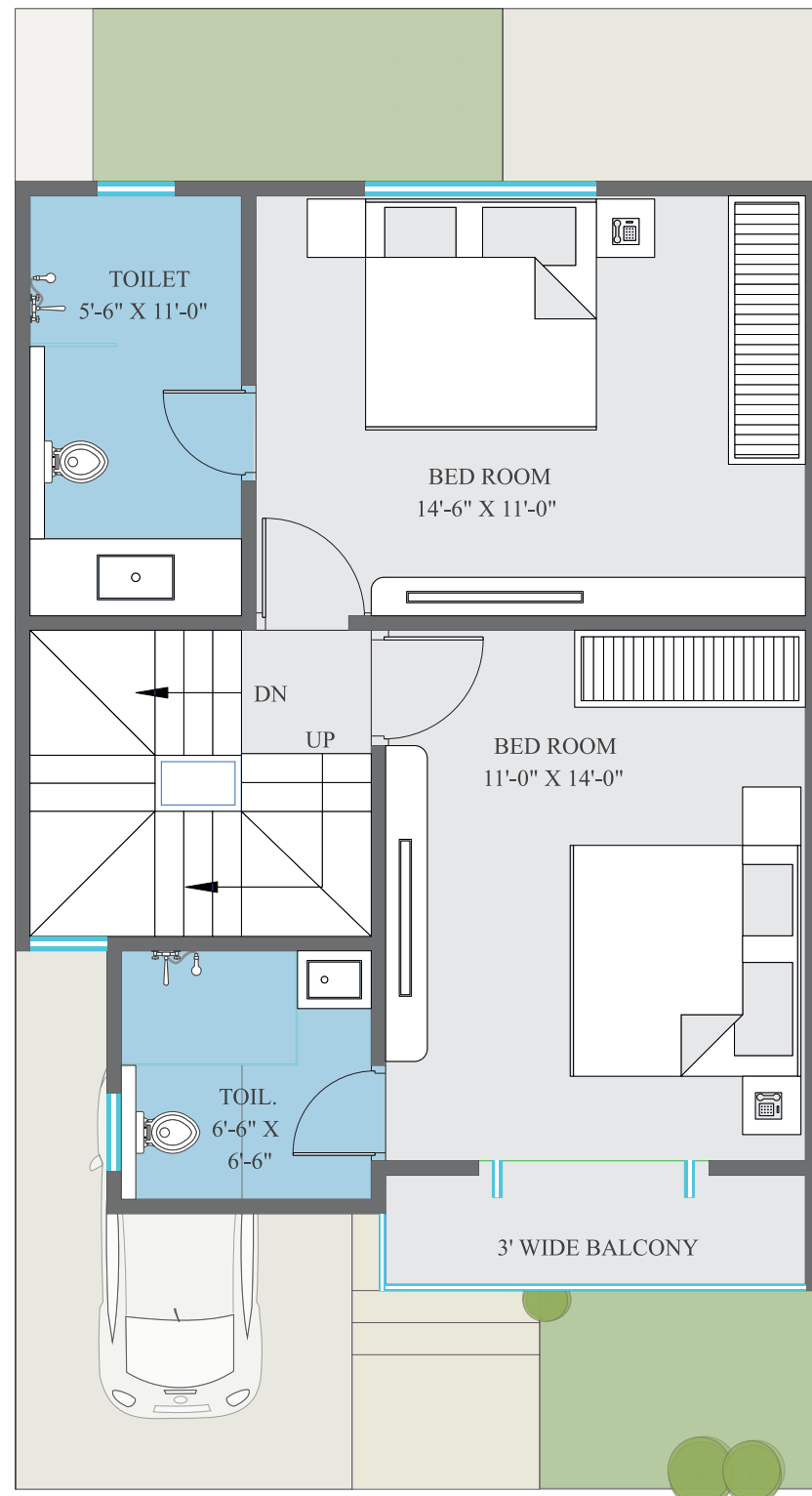
SECOND FLOOR PLAN

B-UP AREA - 451.00 SQ.FT.

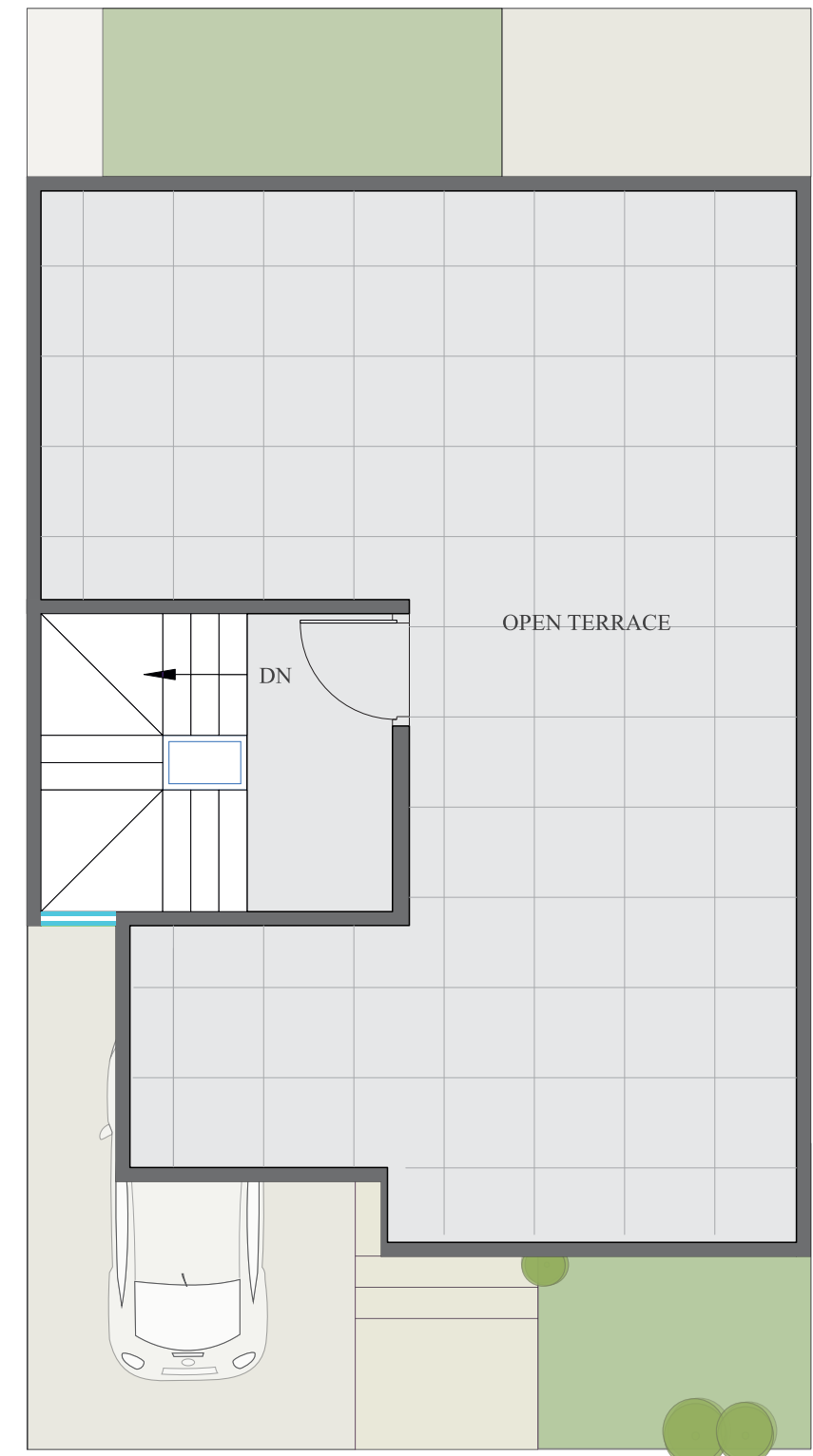


GROUND FLOOR PLAN

B-UP AREA - 568.00 SQ.FT.

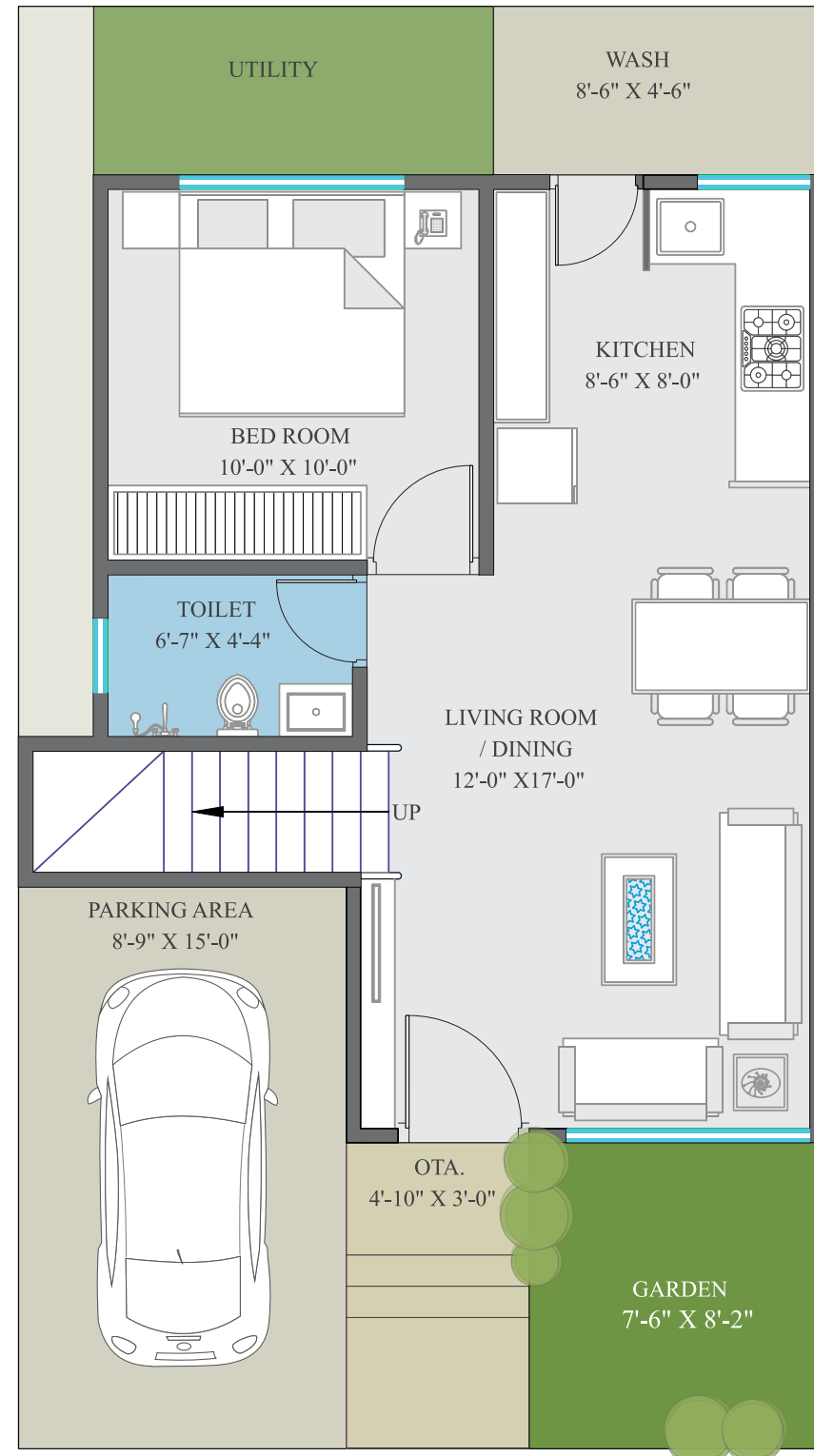


FIRST FLOOR PLAN



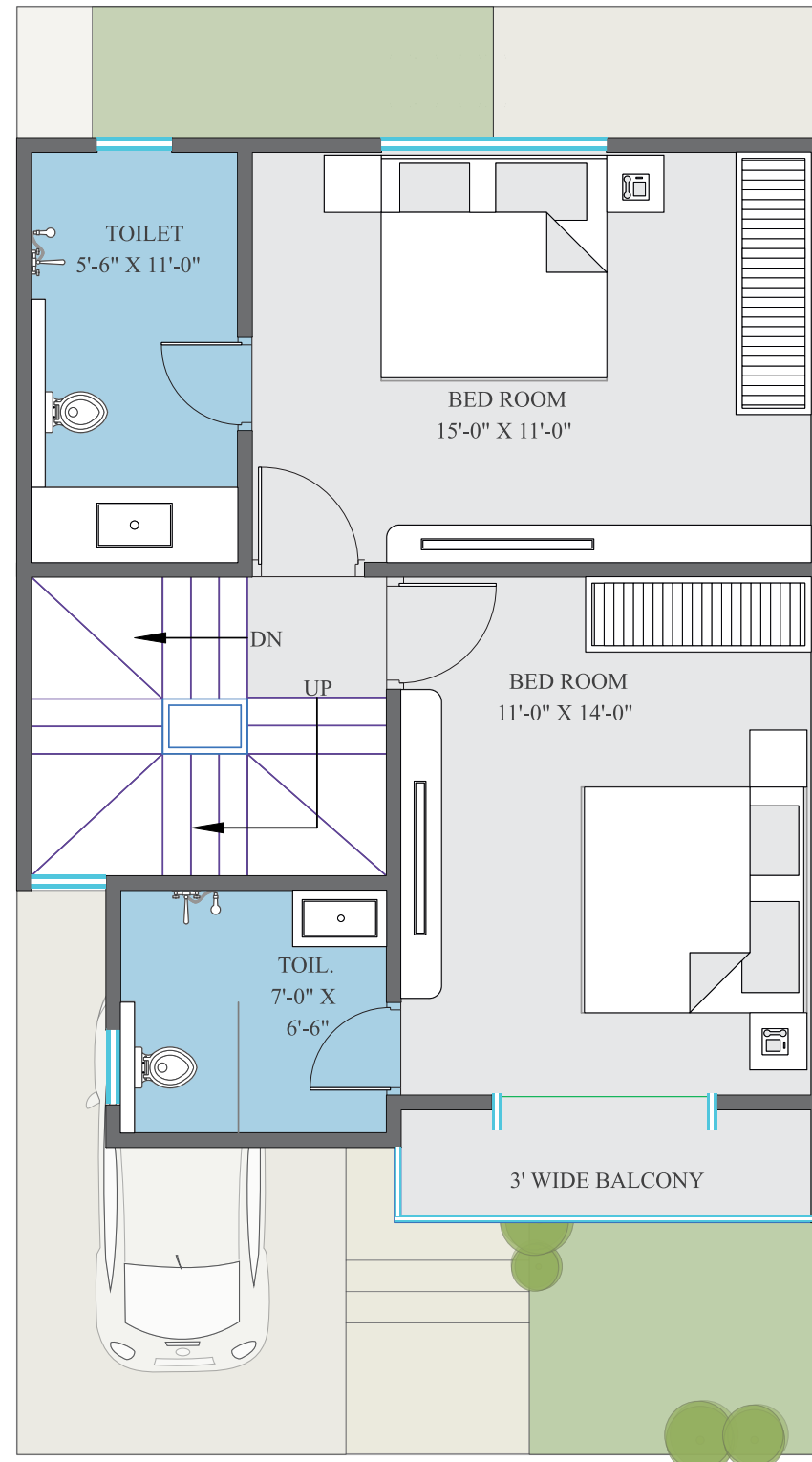
SECOND FLOOR PLAN

B-UP AREA - 465.00 SQ.FT.



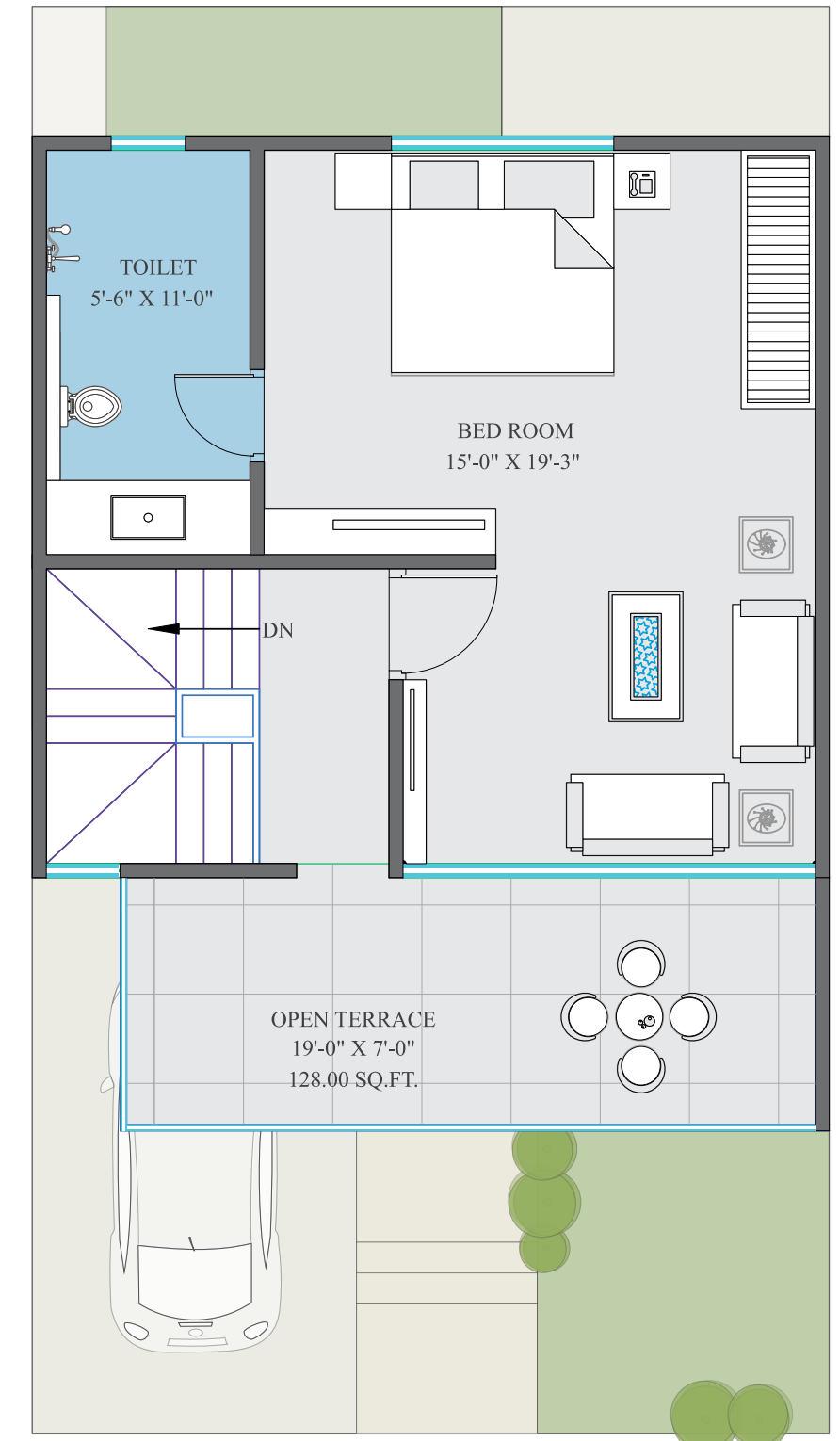
GROUND FLOOR PLAN

B-UP AREA - 583.00 SQ.FT.



FIRST FLOOR PLAN

B-UP AREA - 430.00 SQ.FT.



SECOND FLOOR PLAN

A Truly Balanced Lifestyle

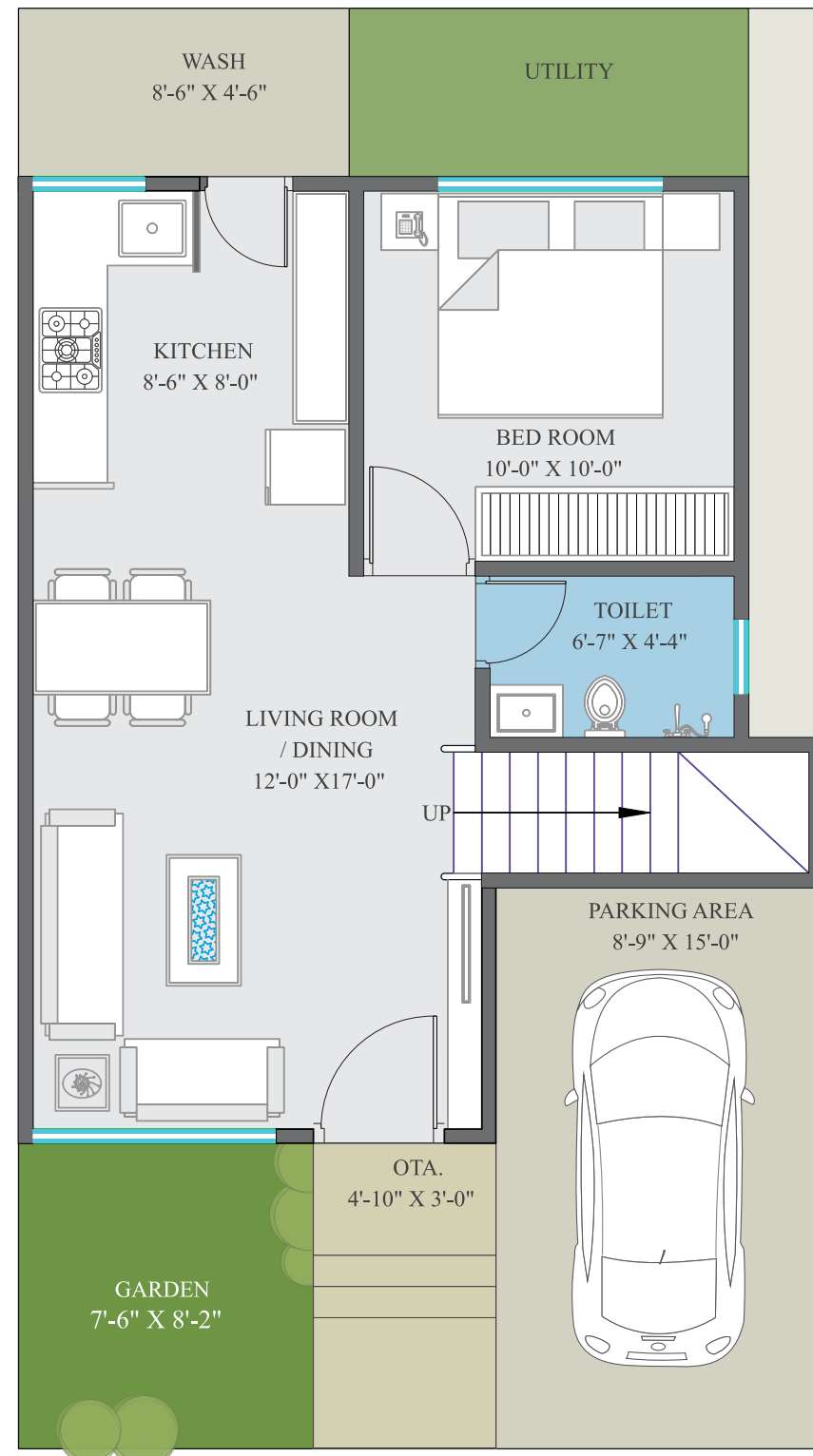


**SARVA**  
VATIKA 121

Welcome to an  
Unbelievably Perfect  
Home.  
A home that create a  
world that is  
magnificently luxurious,  
quietly bold and  
exclusively yours.  
Welcome to the  
Sarva Vatika 121.

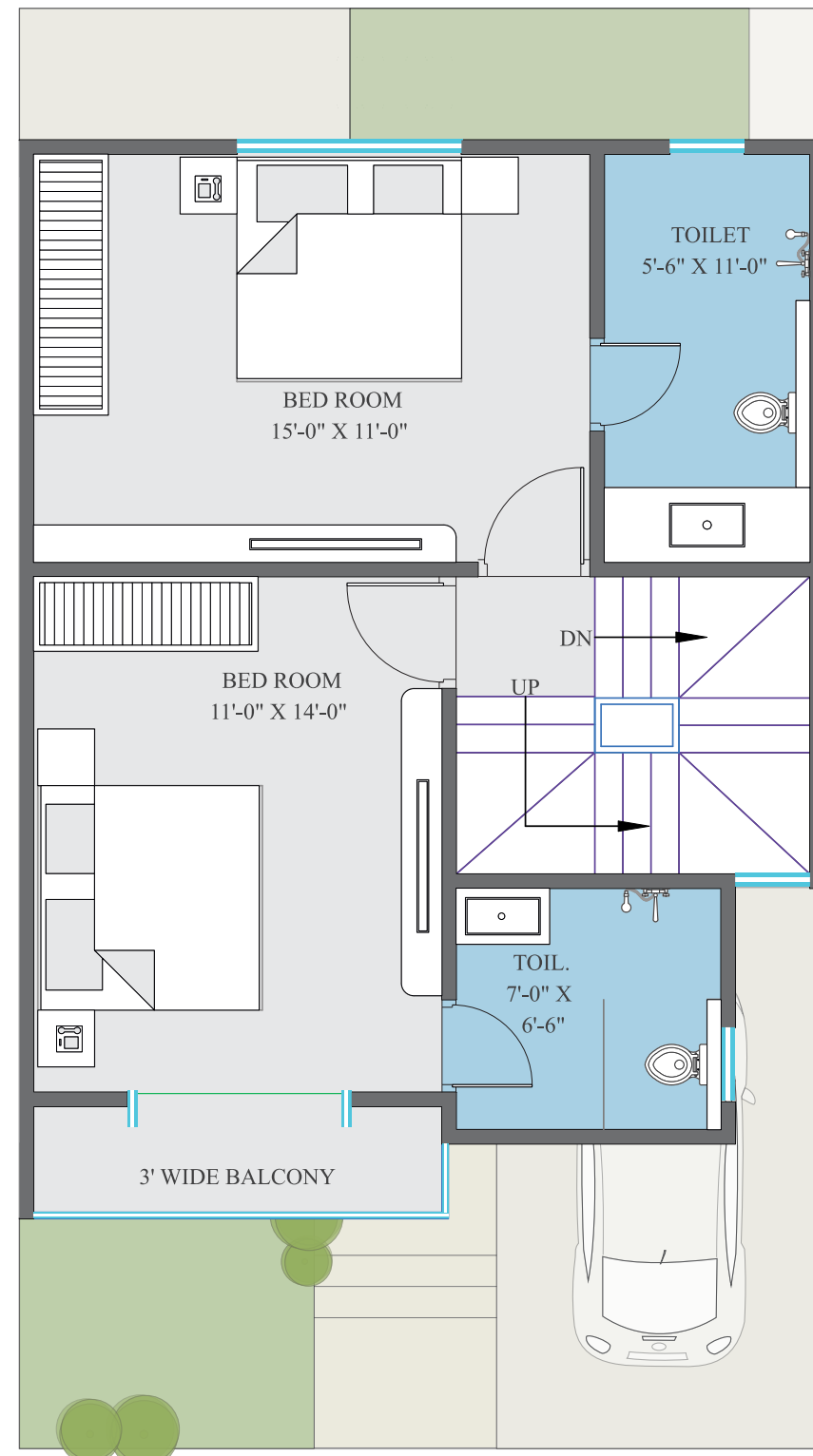


B-UP AREA - 465.00 SQ.FT.



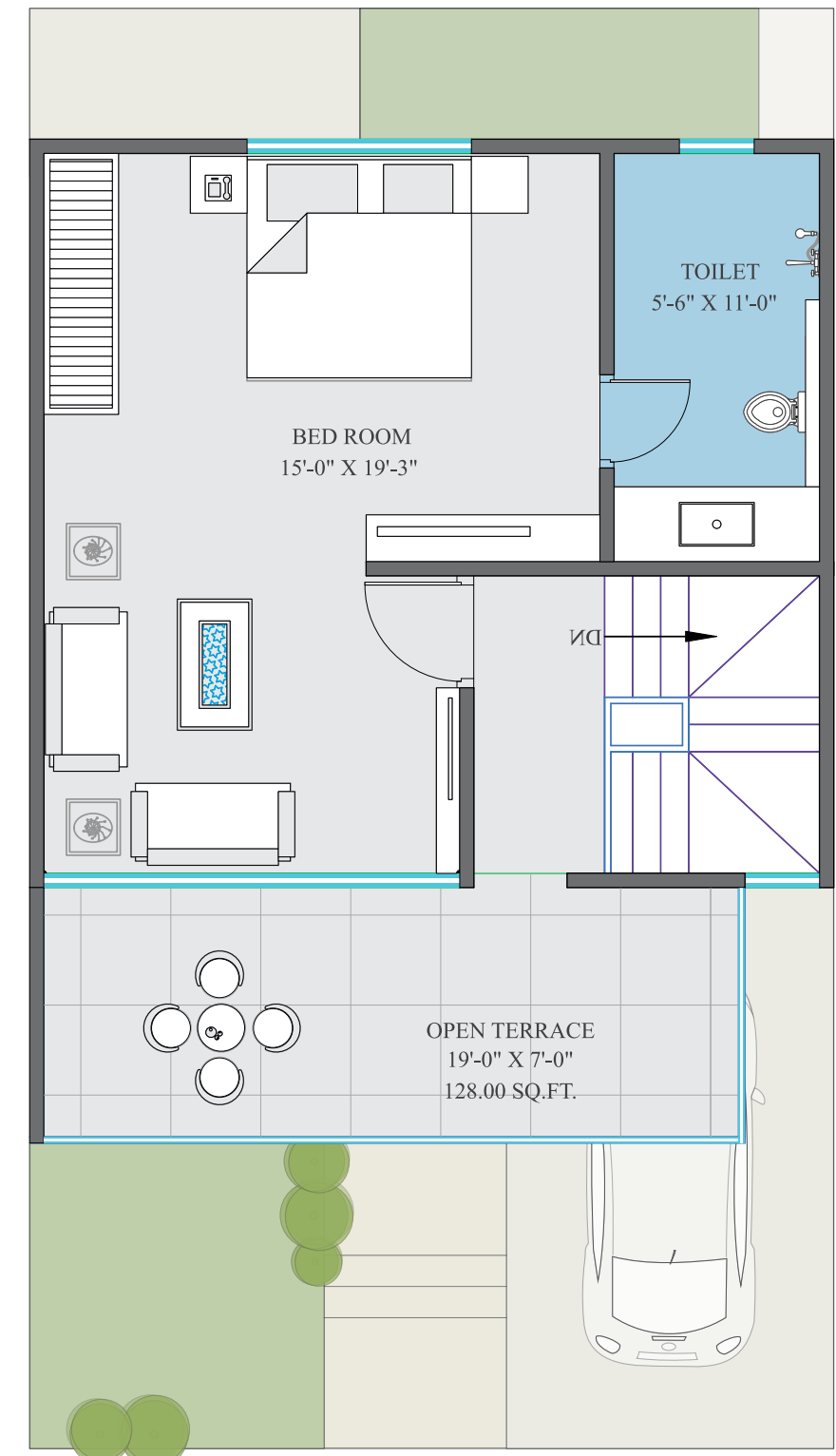
GROUND FLOOR PLAN

B-UP AREA - 583.00 SQ.FT.



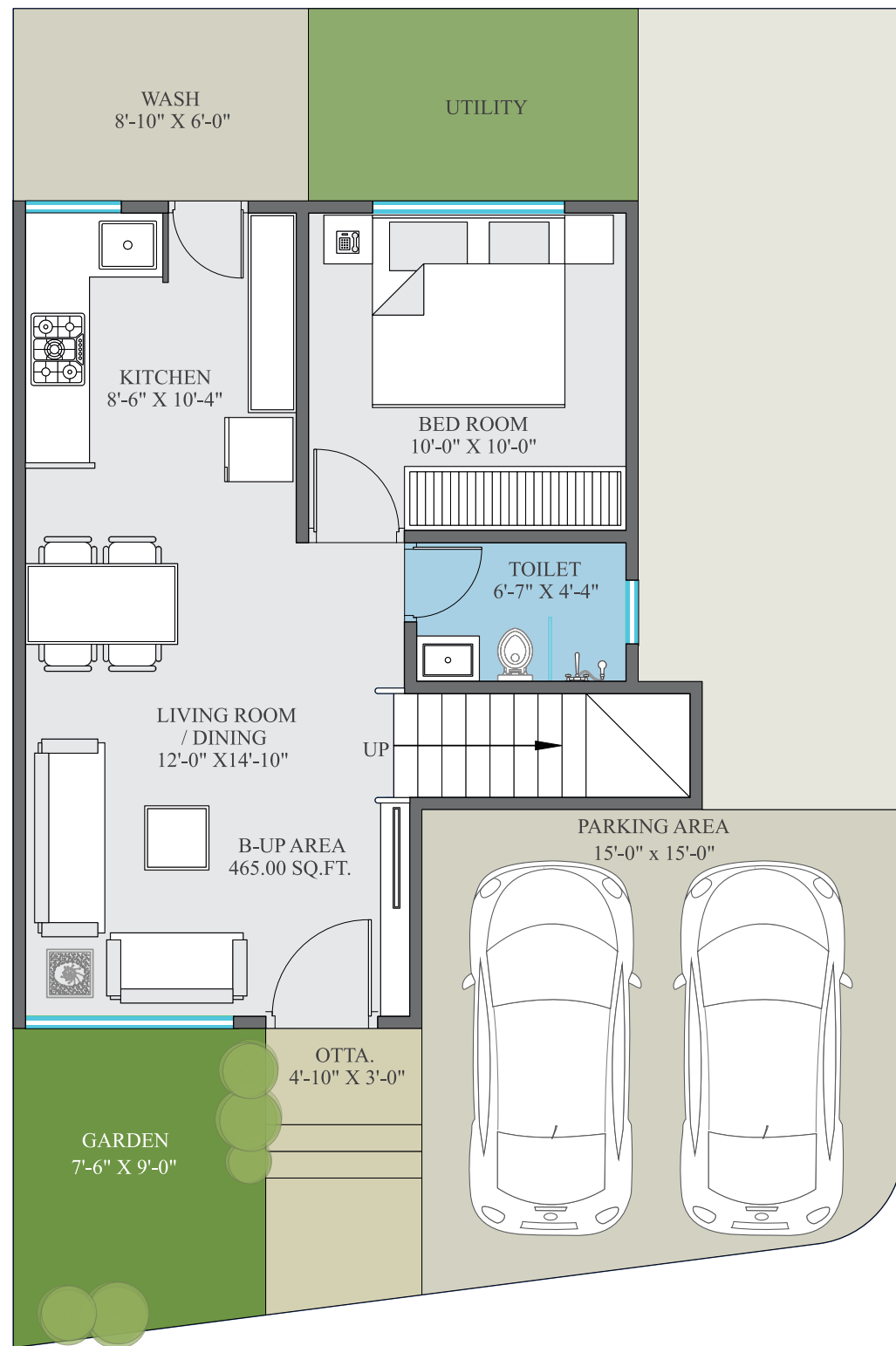
FIRST FLOOR PLAN

B-UP AREA - 430.00 SQ.FT.



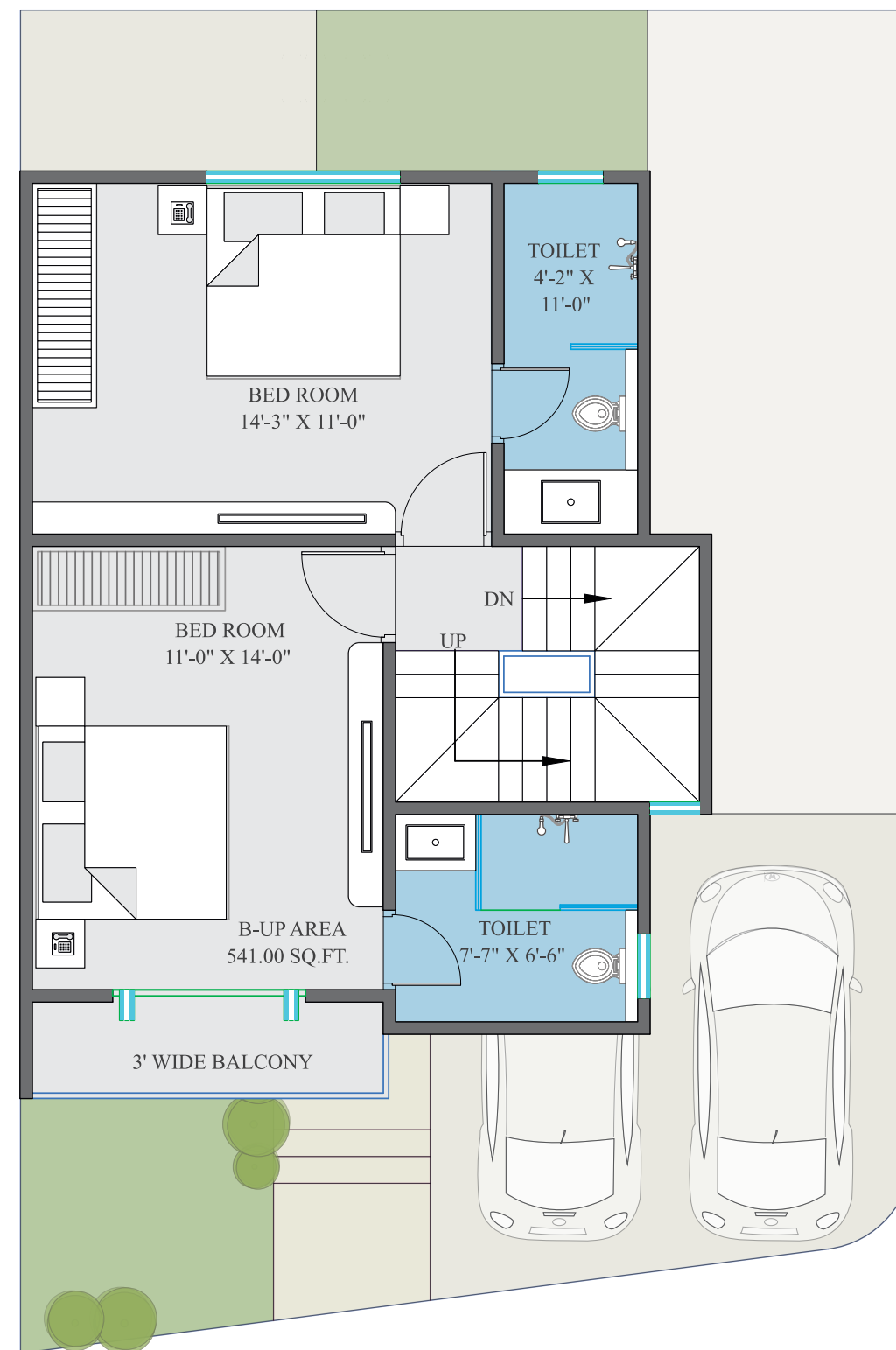
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B-UP AREA - 465.00 SQ.FT.



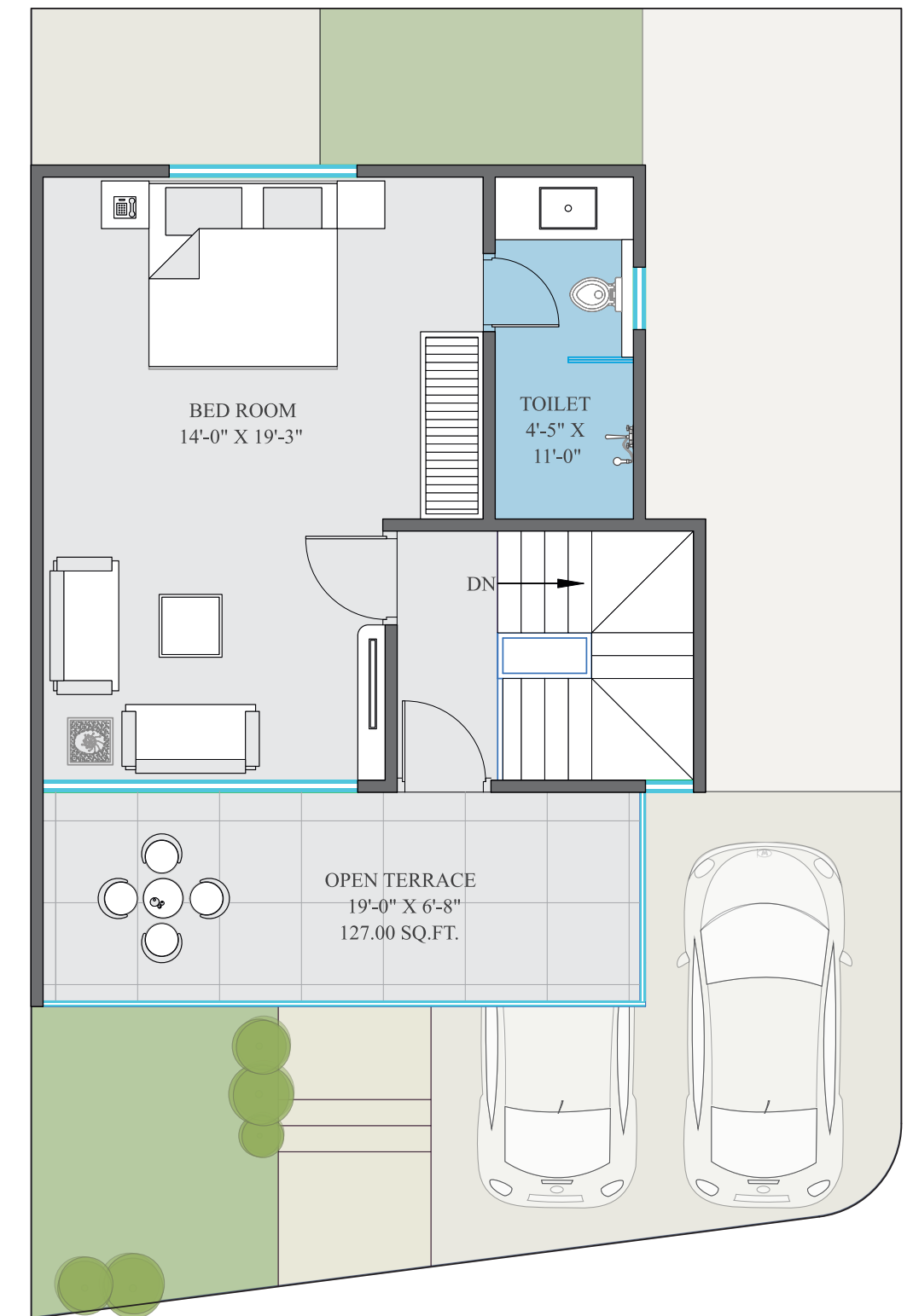
GROUND FLOOR PLAN

B-UP AREA - 541.00 SQ.FT.



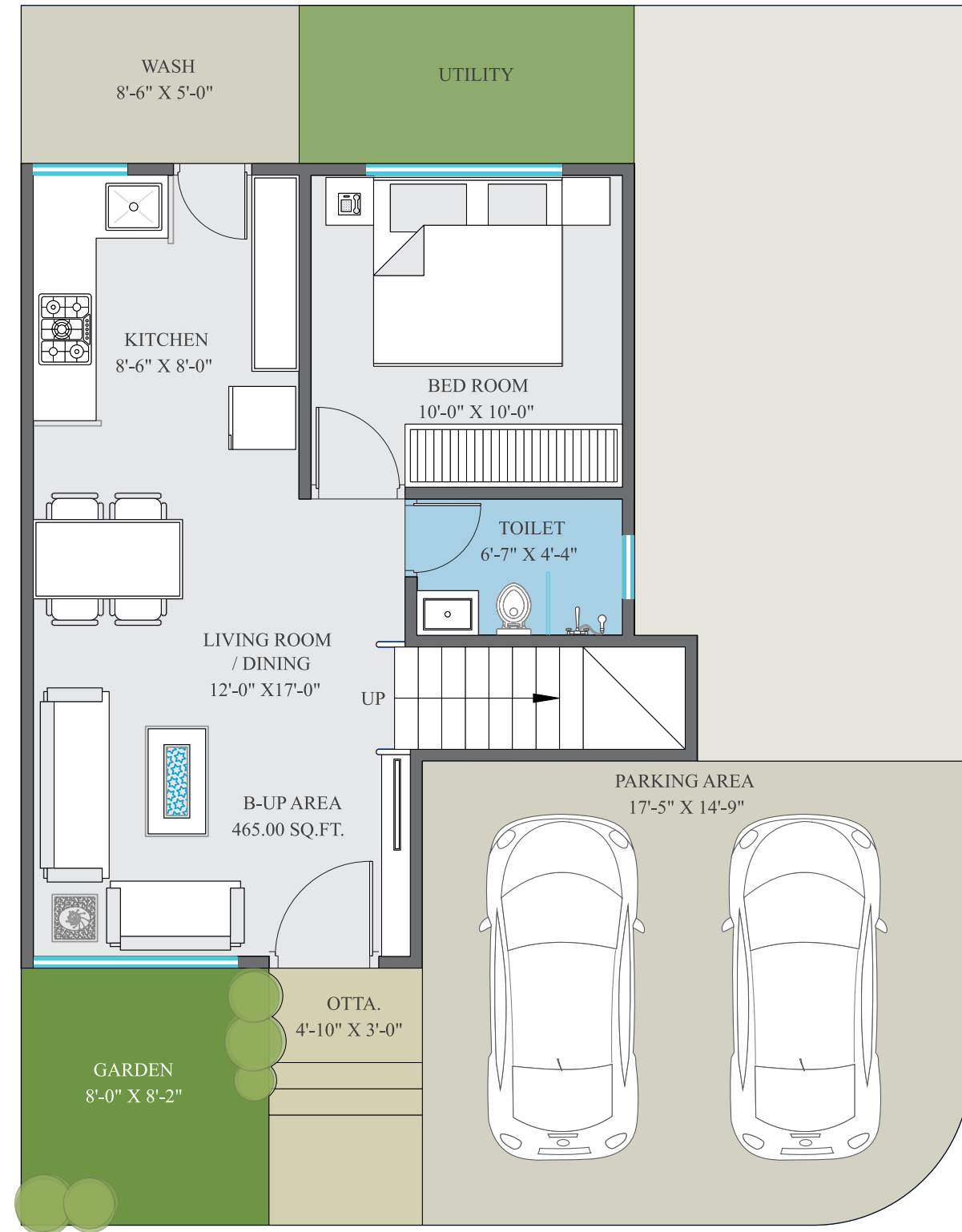
FIRST FLOOR PLAN

B-UP AREA - 432.00 SQ.FT.



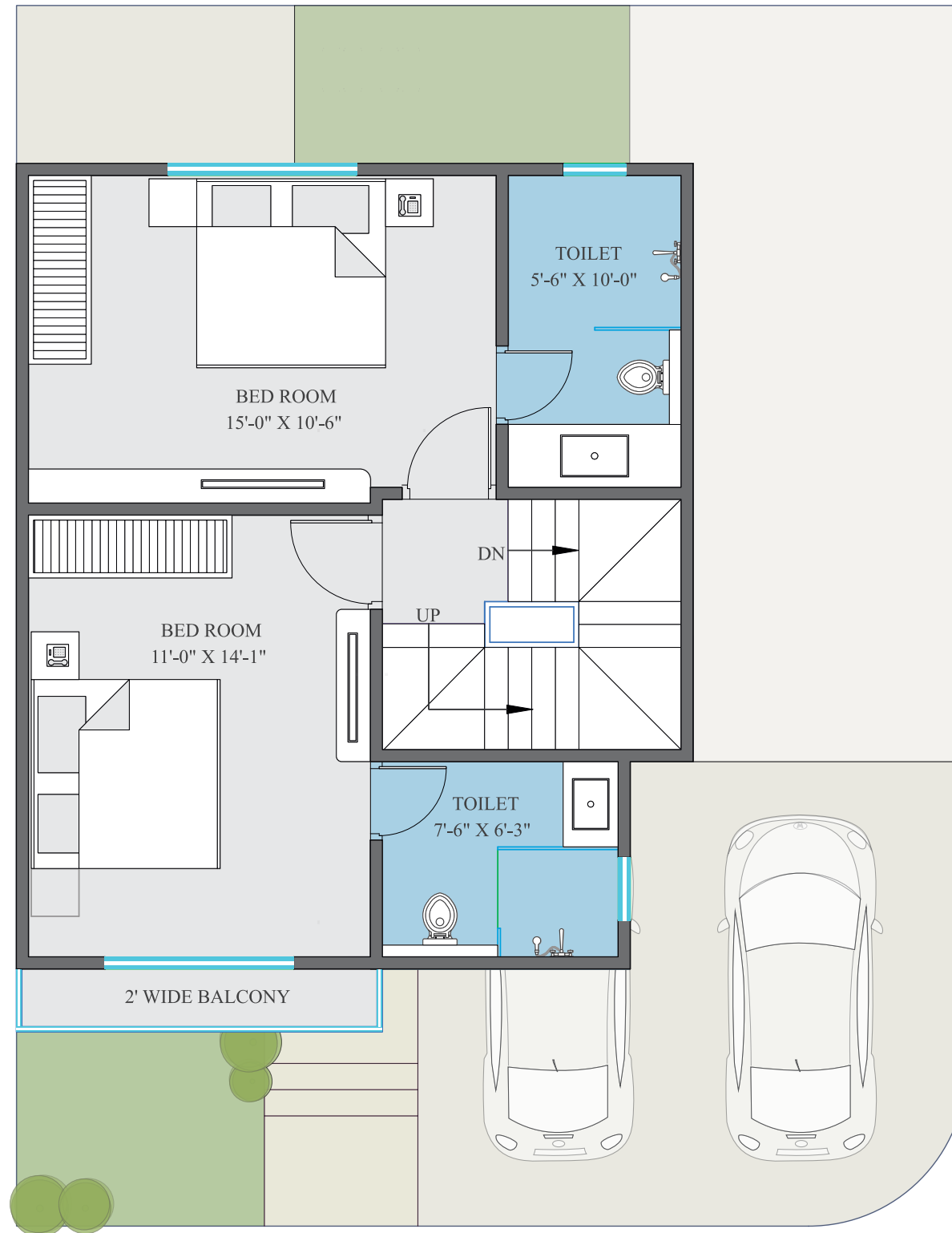
SECOND FLOOR PLAN

B-UP AREA - 465.00 SQ.FT.



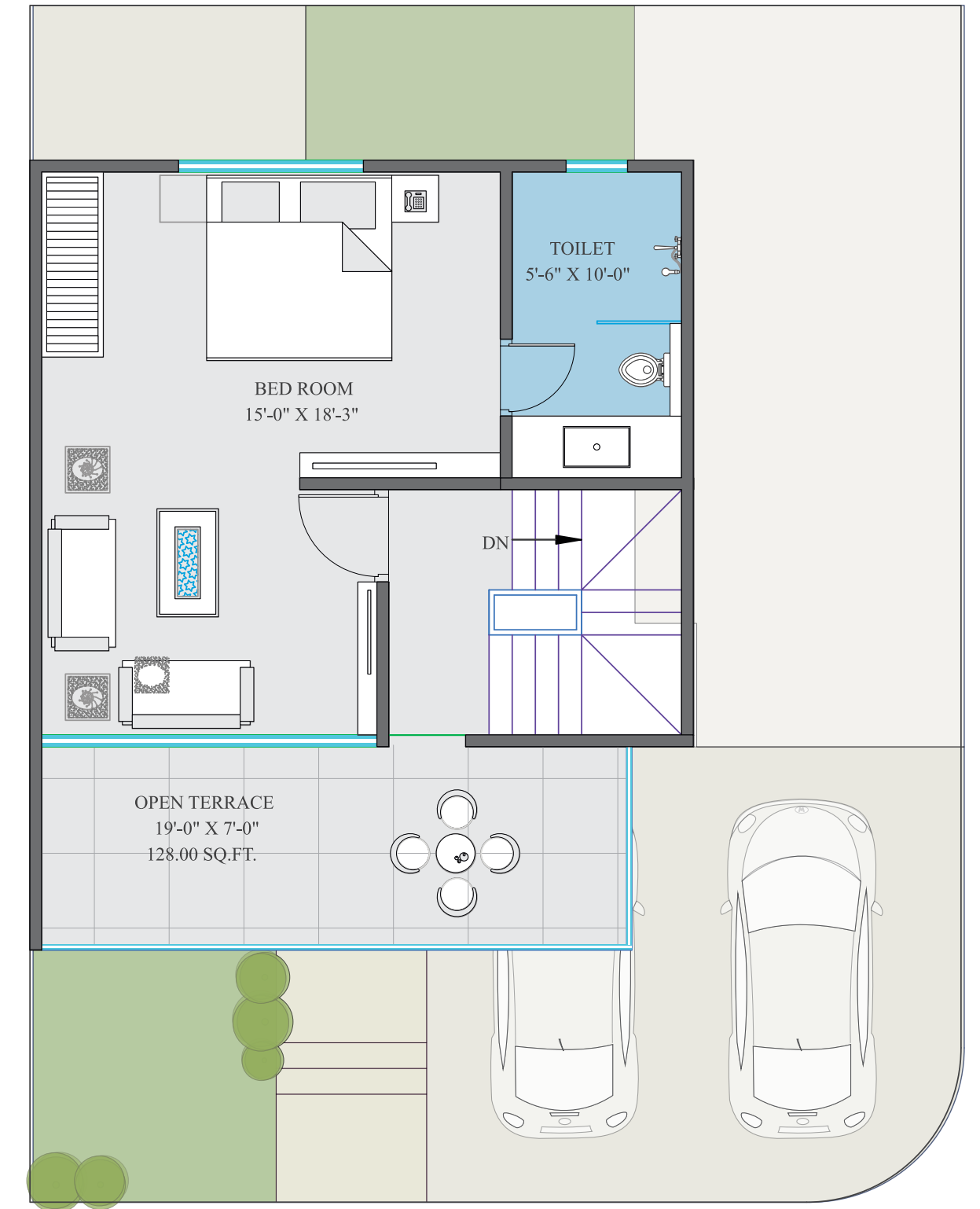
GROUND FLOOR PLAN

B-UP AREA - 537.00 SQ.FT.



FIRST FLOOR PLAN

B-UP AREA - 409.00 SQ.FT.



SECOND FLOOR PLAN

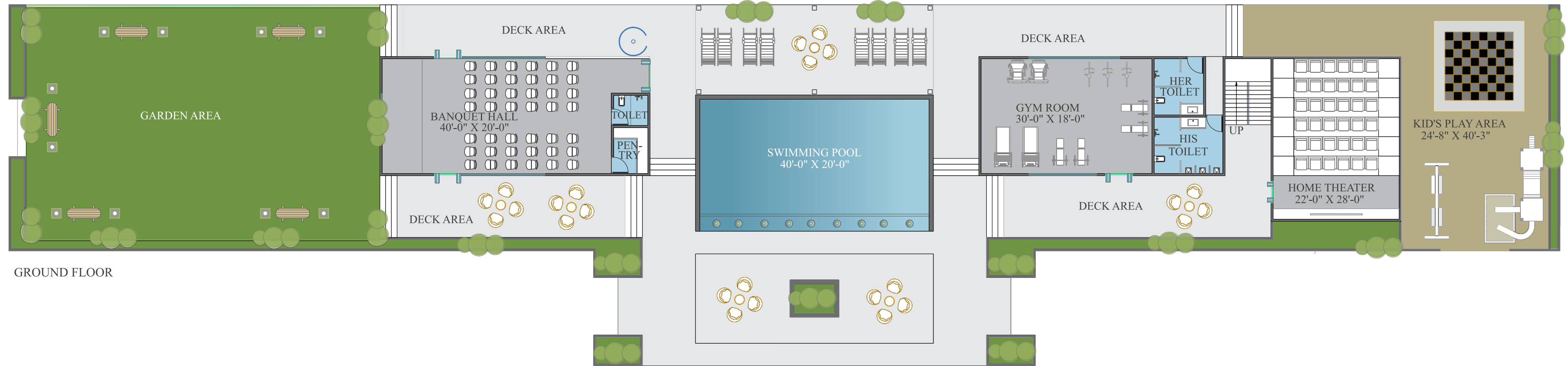


**SARVA**  
VATIKA 121

“A World Where Water  
Creates Happiness”



CLUB HOUSE



GROUND FLOOR



FIRST FLOOR



## VALUE ADDED AMENITIES :

Elegant Society Entrance Gate

24x7 Security With Security Cabin

Decorative Compound Wall as Per Architect's Design

Number Plate To Maintain The Uniformity Of The Project

Water Cascade On The Entrance Gate

### Security

CCTV Cameras In Common Areas For Round The Clock Surveillance

RFID Base Main Gate, Entry

Fire Ball Meter Base

School Pick & Drop Point

### Infrastructure

Tremix Concrete Internal Road With Paver Blocks

Designer Solar Street Lights

Under Ground Cabling For Electricity

Individual Electric Connection

Water & Drain Facility

Termite Resistance Treatment

Rain Harvesting

## LEISURE AMENITIES :

Land Landscape Garden With Sit Outs

Gazebo

Children's Play Area

Splash Pool With Deck

A.C. Banquet / Multipurpose Hall

A.C. Gym / Health Club

Walking Track

A.C. Indoor Games Area :  
Pool, Carrom, Table Tennis, Chess, Etc.

Well Designed Letter Box For Each Unit

Mini Theater



Entrance Gate



CCTV Camera



24X7 Security



Pick up Zone



Water Body



Visitor Parking



Senior Citizen  
Park



Club House



Land Landscape  
Garden



Gazebo



A.C. Indoor  
Games Area



A.C. Gym



Splash Pool



Children's  
Play Area



Badminton Court



A.C. Banquet  
Multipurpose Hall



Yoga



Meditation  
Room



Mini Theater



Cafeteria

SECURITY AMENITIES








**Door Video Phone**




**Decorative Main Entrance Door With Interlock System**




**Fire Extinguishing Ball**



**Highest Quality Aluminum Section Windows With Grill, Mosquito Net**



**One Master Bed Room With Wooden Look Flooring**



**Well Designed Letter Box / Number Plate For Each Unit**



## SPECIFICATIONS

	<p><b>Structure :</b></p> <p>All RCC and Brick Masonry Works as Per Structural Engineers Design. Earthquake Resistant.</p>		<p><b>Flooring :</b></p> <p>Vitrified Tiles In Living, Kitchen, Dinning, Passages &amp; All Other Bed Rooms. One Master Bed Room With Wooden Look Flooring.</p>
	<p><b>Kitchen :</b></p> <p>Granite Sandwich Platform With Good Quality Of S.S. Sink &amp; Above Platform Glazed Tiles Upto Lintel Level. Arrangement Of Water and Electric Point For Water Purifier &amp; Mixture Machine . Chimney Point.</p>		<p><b>Wash Yard :</b></p> <p>Wash Yard With Glazed Tiles Dado &amp; Kota Flooring .</p>
	<p><b>Internal Wall :</b></p> <p>Smooth Plaster With Two Coat Putty.</p>		<p><b>External Wall :</b></p> <p>Double Coat Plaster With Water Proof Exterior Paint.</p>
	<p><b>Doors &amp; Windows :</b></p> <p>Decorative Main Entrance Door With Interlock System &amp; All Other Flush Doors With Laminated Sheets On Both Sides With Good Quality Of Hardware. Fully Glazed Highest Quality / Dural Aluminum Section Windows With Mosquito Net of Good Quality Hardware and Granite Frames .</p>		<p><b>Toilets :</b></p> <p>Designer Wall Tiles Up To Lintel Level. Anti Skid Ceramic Tile Flooring. Good Quality Sanitary &amp; Plumbing Fixtures.</p>
	<p><b>Stair Case :</b></p> <p>Furnished With Granite &amp; Designer Stainless Steel Railing.</p>		<p><b>Electrification :</b></p> <p>Concealed Wiring With ISI Mark Copper Wire &amp; Branded Modular Switches For Adequate Number Of Points In all Rooms. A.C. Points In All Rooms.</p>
	<p><b>Water Supply :</b></p> <p>Under Ground Tank &amp; 24 Hours Connection From Centralized Bore System. Over Head White PVC Water Tank For Storage.</p>		<p><b>Drainage System :</b></p> <p>Complete Designed Drainage System In Society For All Units Bath, W.C. Drainage &amp; Wash Yard Water .</p>
	<p><b>Terrace :</b></p> <p>Open Terrace Finished With China Mosaic Tiles.</p>		<p><b>Plumbing :</b></p> <p>Concealed Plumbing With Standard CPVC &amp; UPVC Pipe Fitting With Jaquar or Equivalent C.P. Fittings.</p>

SPECIFICATIONS