

## SITE LOCATION



PROJECT BY:



DEVELOPER:

SHIVAM BUILDCON

SITE ADDRESS:  
"ESHANTI VANDAN",  
Near L&T Knowledge City,  
Behind Taksh Galaxy Mall,  
Ankhol, Waghodiya, Vadodara.

BOOKING INQUIRES:  
+91 98980 68292,  
+91 98244 58551  
vandan@eshantigroup.com  
www.eshantivandan.com

ARCHITECT :



STRUCTURE:

ASHOK SHAH  
& ASSOCIATES

### Payment terms :

10% Booking | 10% Within 1 Month of Booking | 15% Plinth  
| 15% Ground Floor Slab | 15% First Floor Slab | 15% Plaster  
| 15% Flooring | 05% Finishing

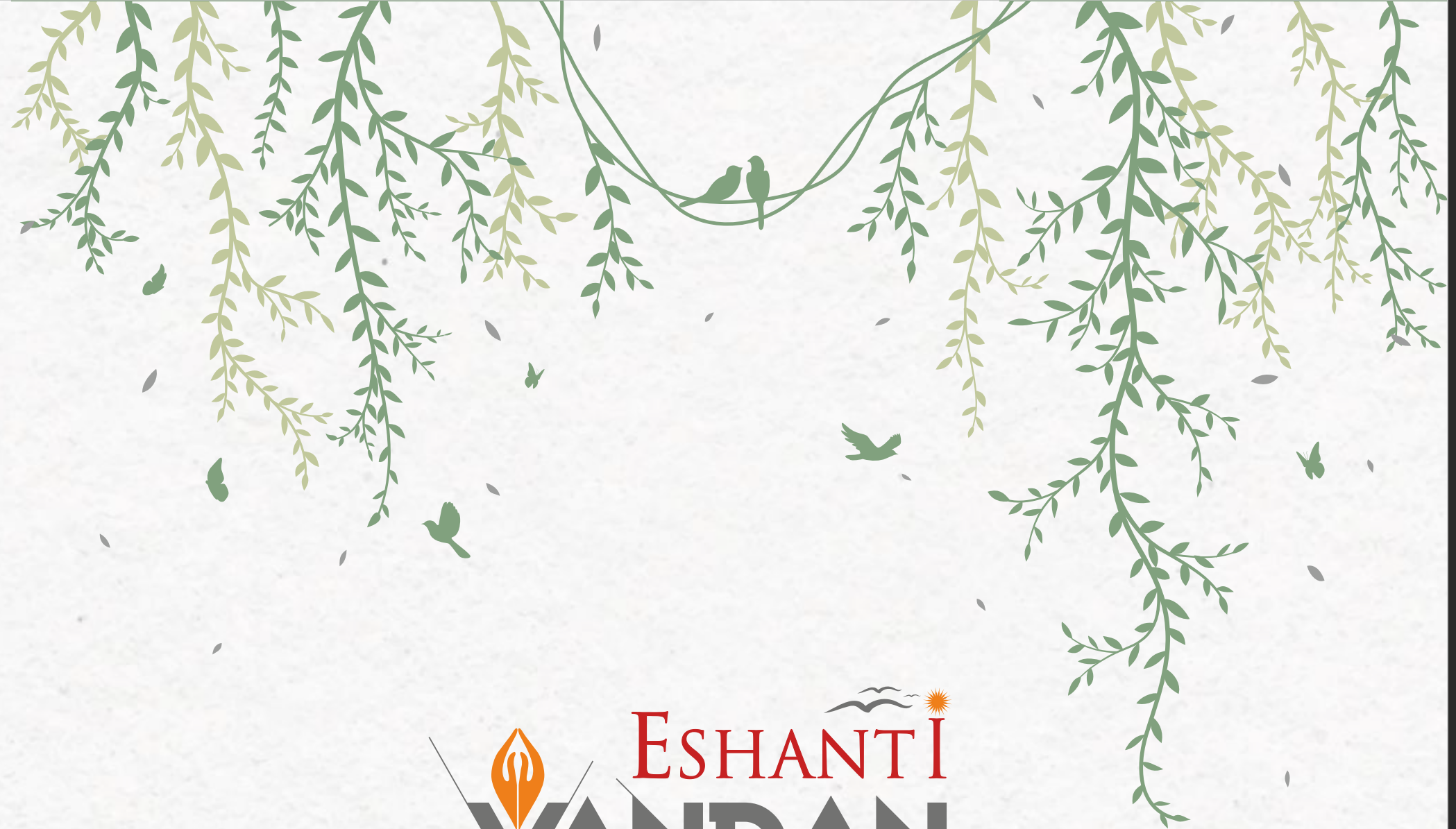
NOTES: • Documentation, stamp duty, Development, Registration charges, GST, M.G.V.C.L. all municipal taxes will be extra. • Any additional charges or duties levied by the government / Local authorities during or after the completion of the scheme will be born by purchaser/allottee. • Possession will be given with one month of settlement accounts. • Advance payment is required for any extra or modification work. • Developers will not be responsible for any delay in water supply, Drainage, Light connections • Refund shall be given in case of cancellation after receiving the final payment of the same premises booked by the another client and receipt for the payment from him, after deducting extra expenses if any and a minimum amount of 50,000/- on all types of conditions. • Developers reserve all rights to make any changes in the scheme including technical specification design planning & layout. • This brochure does not assure a part of any legal agreement/document. It is for easy display of the project.

Above project is registered under Gujrera. Rera Reg. No.:  
PR/GJ/VADODARA/VADODARA/Others/RAA11056/211222  
For futher details visit:  
www.gujrera.gujarat.gov.in under registered project.



# ESHANTI VANDAN

4B2HK PREMIUM BUNGLOW





## BEYOND LUXURY. ABOVE EXPECTATIONS.

ESHANTI VANDAN is a testament to the excellence of ESHANTI GROUP and their 15 years of experience in construction. They have delivered 7 stellar projects that have become benchmarks of excellence. Thoughtfully designed with picturesque brick exterior and an impressive facade, ESHANTI VANDAN reflects the group's commitment to aesthetic excellence.



UPGRADE  
PRESENT.  
UPGRADE  
FUTURE.





**INVITE PEACE.  
IMBIBE  
HAPPINESS.**

Why drive miles away from the city when you can find peace and nature within the city? ESHANTI VANDAN is a hidden gem, an oasis surrounded by lush greenery in the heart of the city. With modern amenities, it is the perfect home for a big family with big aspirations.



# LAYOUT PLAN

AREA TABLE

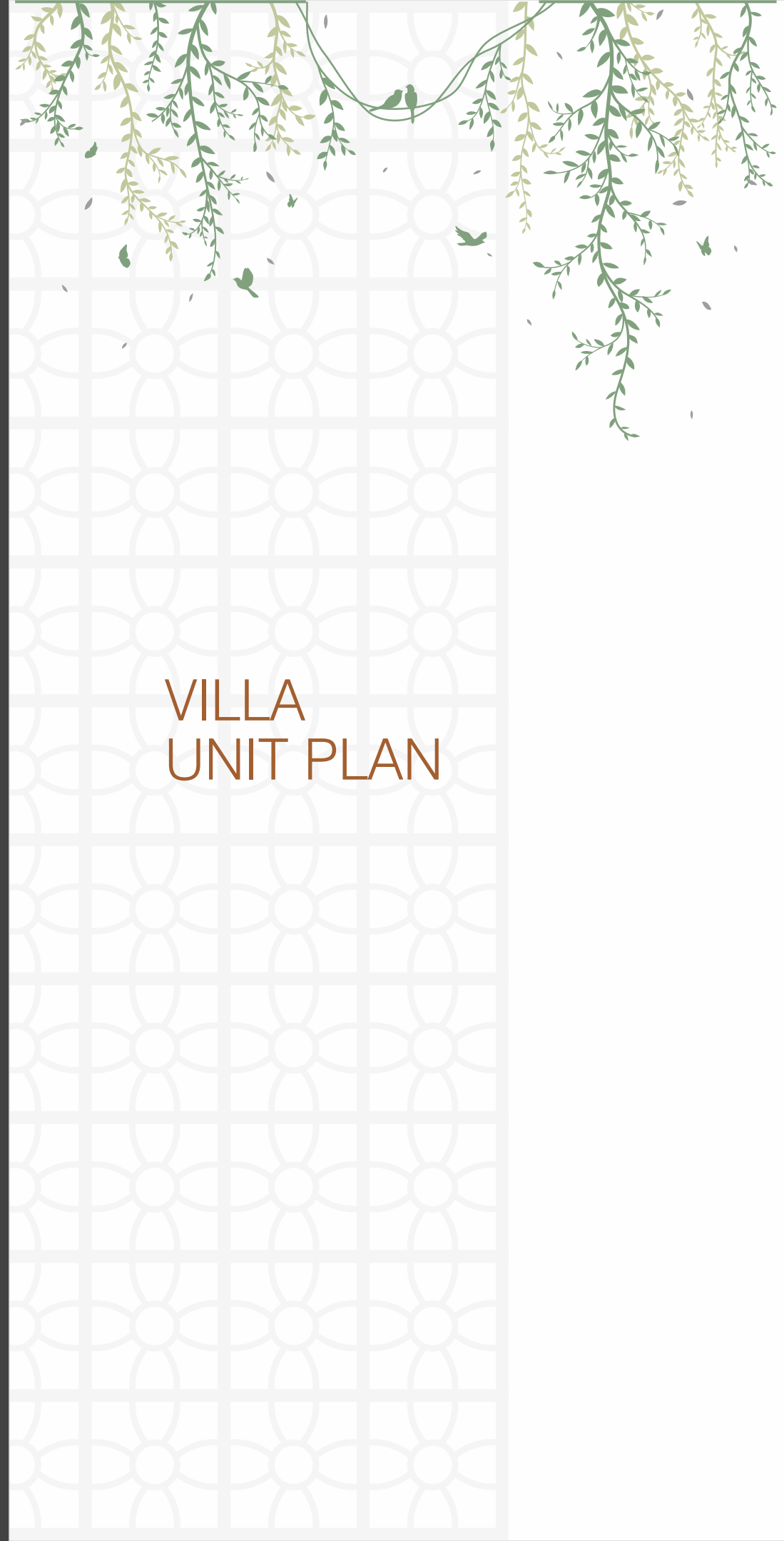
PLOT NUMBER	PLOT AREA (SQ FT)	PLOT NUMBER	PLOT AREA (SQ FT)
01	1553	27	1513
02	1369	28	1531
03	1354	29 to 32	1105
04	1338	33 & 34	1323
05	1323	35 to 38	1105
06	1308	39	1519
07	1293	40	1518
08	1275	41	1128
09	1260	42	1145
10	1247	43	1161
11	1954	44	1177
12	1484	45	1740
13	1343	46	1476
14	1367	47 to 49	1172
15	1391	50	1322
16	1789	51	1866
17	1322	52	1687
18 to 20	1048	53	1718
21	1508	54	1750
22	1650	55	1866
23 to 26	1105		





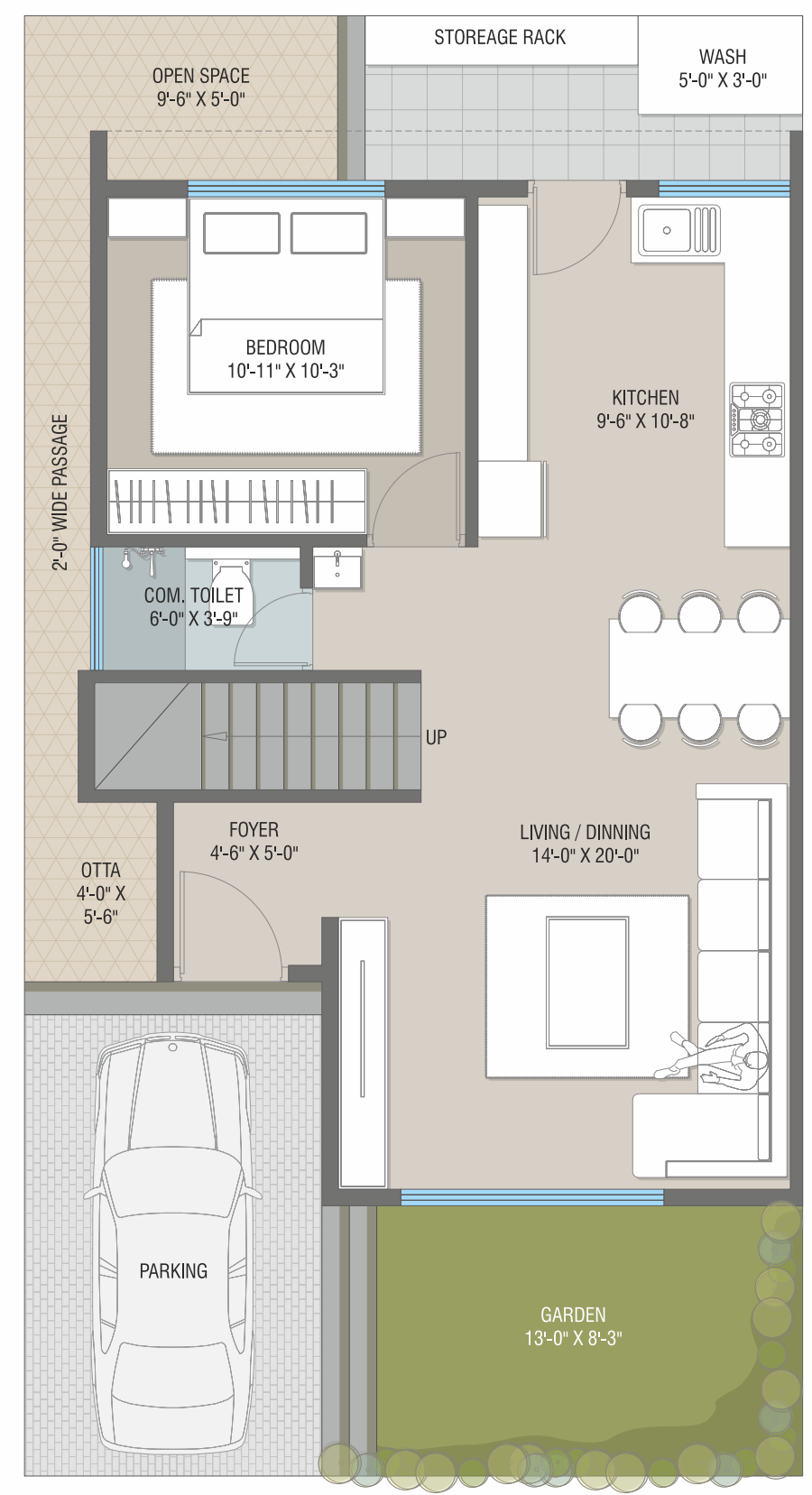
A GRAND GIFT  
FOR YOUR FAMILY,  
TODAY & FOREVER



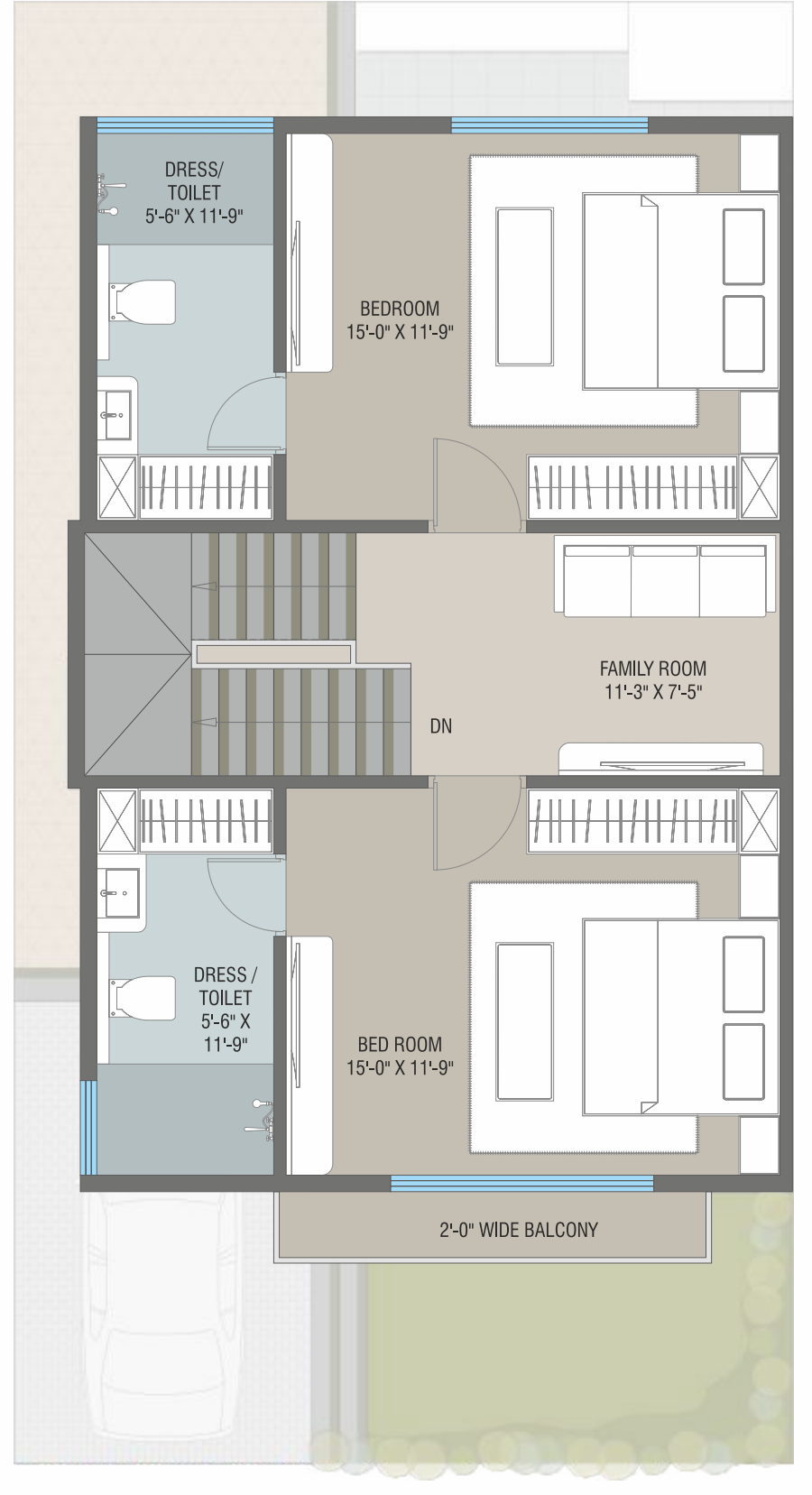


# VILLA UNIT PLAN

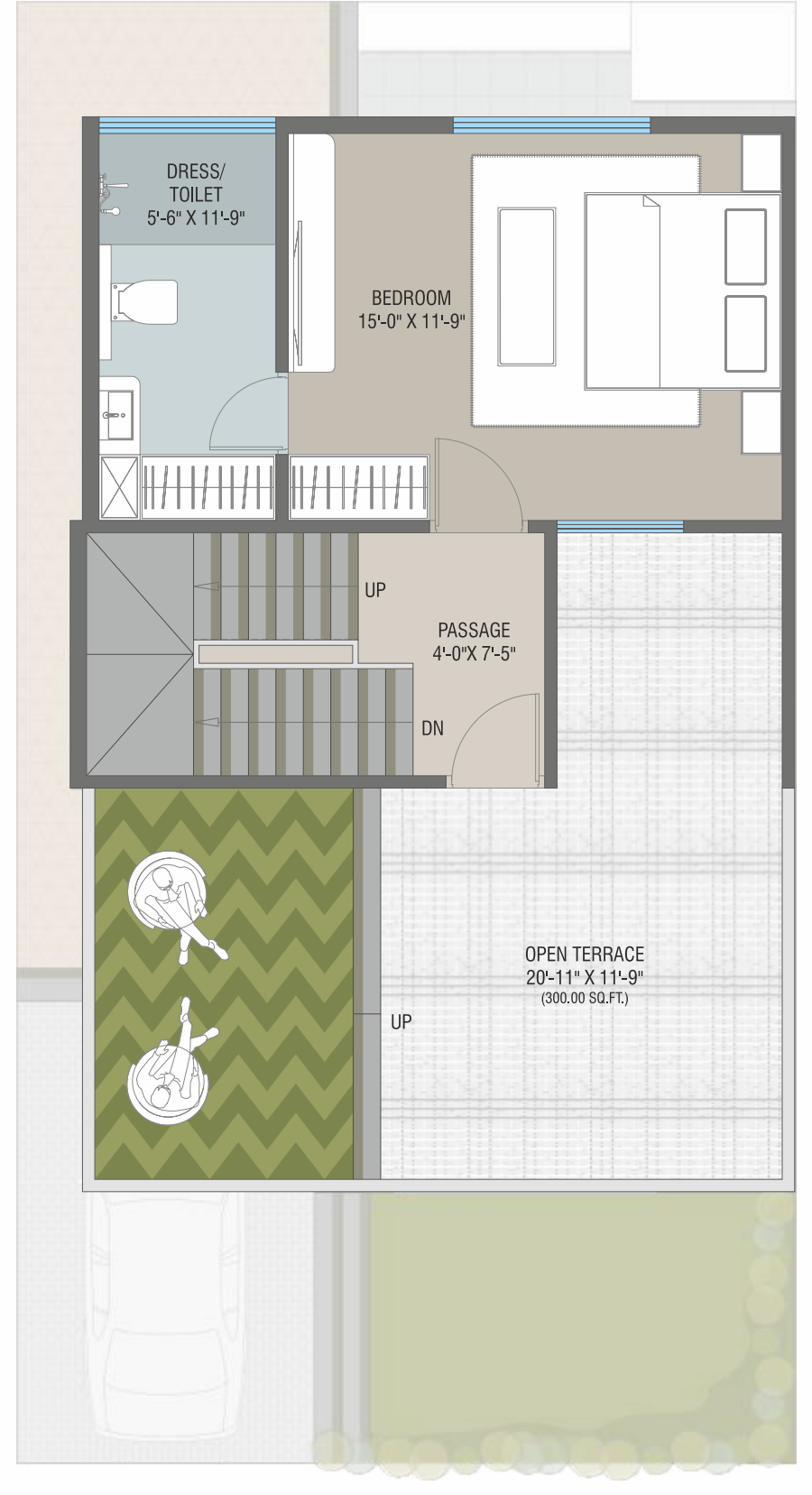
**GROUND FLOOR** BUILT UP AREA: 618.00 SQ.FT



**FIRST FLOOR** BUILT UP AREA: 738.00 SQ.FT













**SECOND FLOOR** BUILT UP AREA: 388.00 SQ.FT





## SPECIFICATION

-  Structure : R.C.C. & Block masonry work as per structural engineer's design
-  Wall Finish : External smooth plaster with weather proof paint, Internal smooth plaster with Putty
-  Flooring : Vitrified tiles flooring in all rooms with anti scite flooring in balcony
-  Doors : Decorative veneer finished main door with wooden frame and both side laminated Internal flush doors with granite frame
-  Windows : Laminated flush door, Aluminum Powder Coated windows
-  Kitchen : Stone platform with S.S sink, Designer wall tiles as per architect design
-  Bath : Ceramic tiles flooring & Decorative glazed tiles as per architect design  
Concealed plumbing CPVC - UPVC with branded quality C.P fittings
-  Electrification : Concealed ISI wiring of Branded Modular switches with sufficient points  
A.C. copper piping in all bedrooms & living room
-  Water : Overhead and Underground water tank
-  Terrace : Elegant china mosaic finish with water proofing treatment



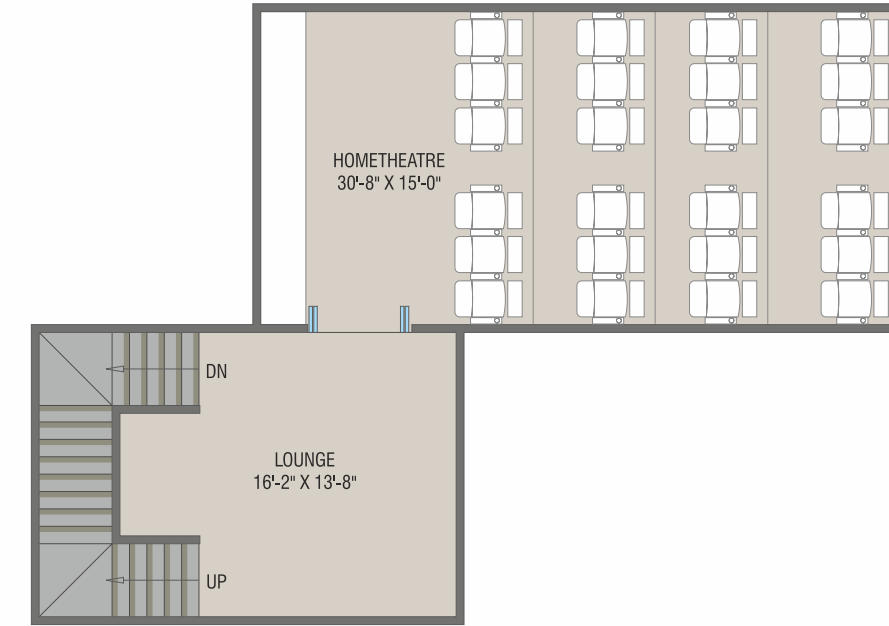




# CLUB HOUSE



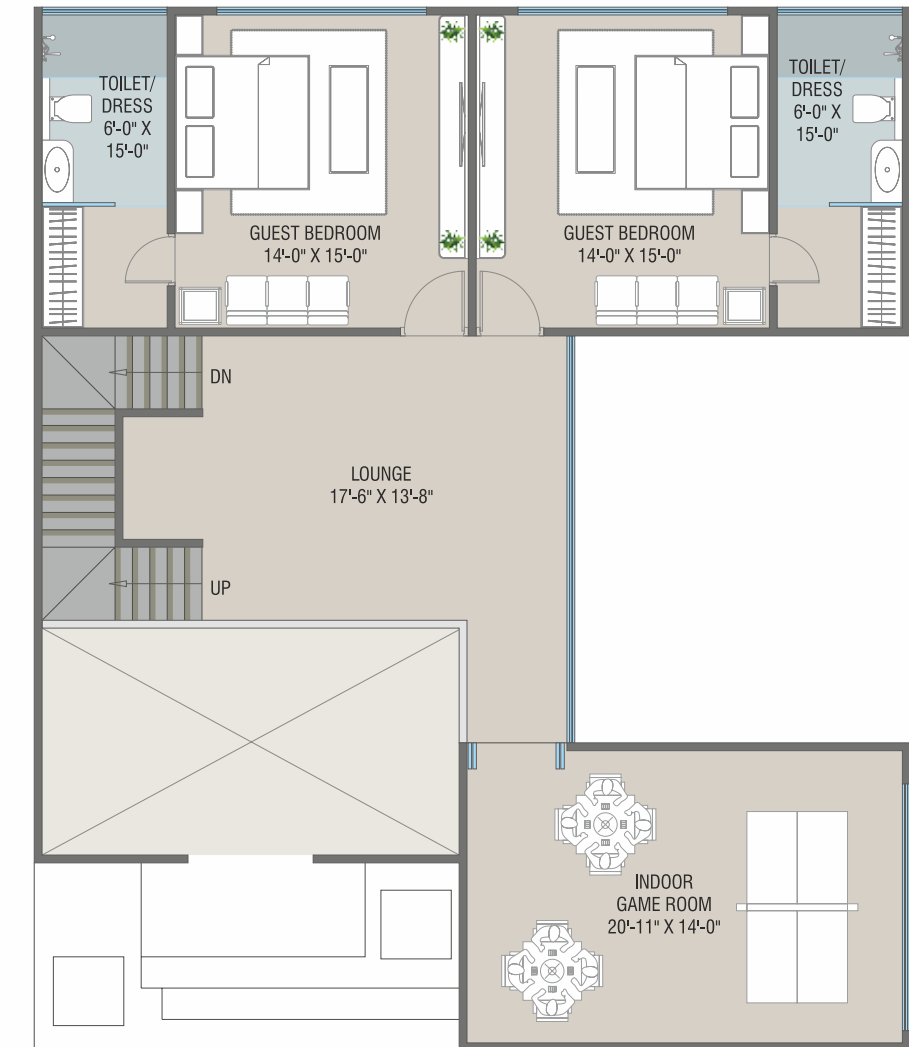
SEMI-BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN





## CLUB HOUSE AMENITIES



CCTV CAMERA



24/7 SECURITY



A.C. GYMNASIUM



MAIN ENTRANCE GATE



LUSH GREEN GARDEN



MULTIPURPOSE HALL



CHILDREN PLAY AREA



INDOOR GAME



HOME THEATER



AMPHI THEATER



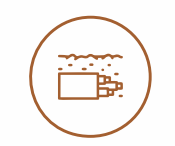
GUEST BEDROOM



COURT YARD



24 HOURS WATER SUPPLY



UNDER GROUND CABLEING