


# Sai AASTHA —RESIDENCY—

*Tower - "B"*

**3 BHK Spacious Flats**

**Site Address :**

"Sai Aastha Residency" Tower-B  
B/s. Vijay Sales and Icici Bank, Ahead of Shreyas Vidyalaya,  
Lalbaug to Indra Complex Road, Manjalpur, Vadodara 390004

M.: 94083 53513 | 98252 81314

**Developers :**

Shree Vinayaka  
Enterprise

**Architect :**

Forum Architect &  
Engineer

**Structure :**

Pramukh Associates  
(K.L PATEL)

**Notes :**

- The developers reserve their rights to make any addition or deletion on the project specifications.
- Alterations and amendments as may be necessitated from time to time.
- Association shall be fully formed by the members at the time of Possession of the Flats.
- Possession after 15 days of full payment.
- Development charges, Maintenance and documents charges will be extra.
- This brochure shall not be treated as a legal document, it is only for information
- Advance Payment will be taken after approval of quotation for any extra work to be done without disturbing the structure.

Rera Registration No.: PR/GJ/VADODARA/VADODARA/Others/RAA10738/041022

Website: gujrera.gujarat.gov.in • Email: inforera@gujarat.gov.in

*Southwest View.*



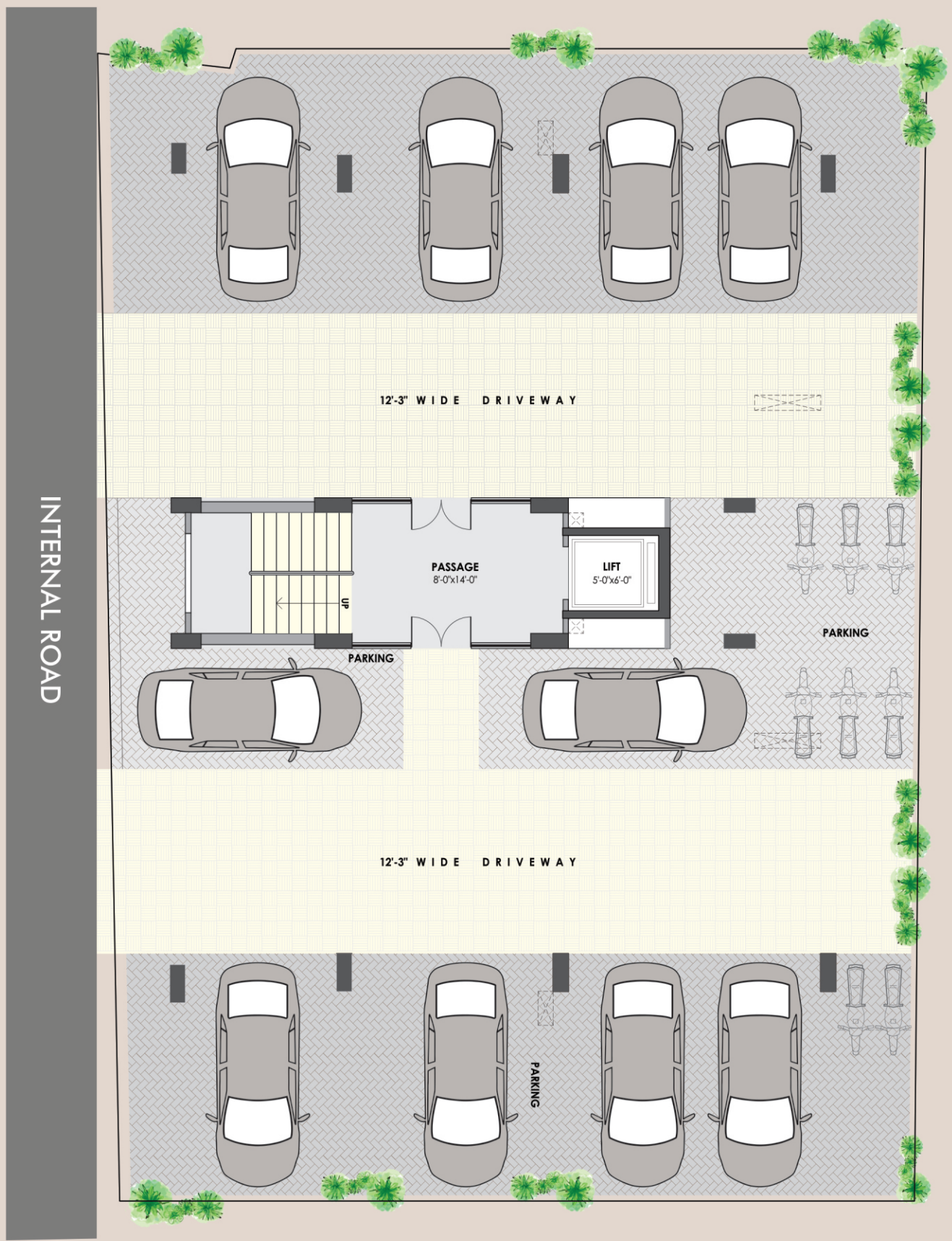
Welcome to a  
*Wonderful*  
Where Comfort  
Meets Luxury

Presenting **Sai Aastha Residency Tower "B"** elegant living spaces.

A residential project evoking luxury in each aspect, life at **Sai Aastha Residency** would make for plush lifestyle. Offering 3 - BHK flats, it is situated amidst green surroundings and plush bungalows. Located ideally off the Lalbaug-Makarapura Main road, in Manjalpur it offers convenience of urban living yet is shielded from the hustle & bustle.

With inspiring space design, compelling aesthetics, and extensive efforts of the team, the flats are an ode to comfortable living. Be it impressive elevation, ample parking, best Quality finish and materials used... **Sai Aastha Residency Tower "B"** truly is built to be your heavenly abode !





Ground Floor Plan



Typical Floor Plan



Southern View

SAI  
ASTHA  
TOWER-B



## Specification

### Structure:

Well designed RCC Framed Structure as per the SBC Test Report detailed by our Structural Engineers Design, using only ISI Steel & Cement To Be Used From Major & Standard Cement Plant Only. Also M25 & M20 Grade Concrete Using RMC For RCC Works.

### Doors & Frames:

Elegant look Main Door Laminated with good quality lamination fitted with safety lock & good quality fittings. Wooden Frame for the Main Door. All interior door frame of Granite with laminated ISI flush door with good fittings. Toilet Doors would be washable ABS doors.

### Windows:

Good quality Aluminum sliding windows with Safety Grills.

### Flooring:

First quality digital vitrified/double charged vitrified tiles with scurttng (Tile Size Minimum 24" x 24")

### Kitchen:

Good Quality Granite top Kitchen platform with SS Sink . First quality Glazed tiles daddo up to beam bottom above the kitchen platform.

### Toilets:

ISI Branded SWR 4" Drainlines, Concealed UPVC & CPVC ISI pipes to be used for water connection in toilets. Good quality CP Fitting for the toilets with Standard companys Sanitary wear in toilet. Designer look Glazed tile daddo up to beam bottom & non skid tiles on floor.

### Electrification:

ISI Quality electric wires will be used for the wiring with ISI MCB for internal circuits. Seaprte ELCB on the Meter box for each Flat with 4sqmm main wiring from Flat to Meter Board.sufficient electrical points which includes A.C points in all three Rooms.ISI Good quality Modular Switches will be provided.

### Paints:

Interior Malla plastered walls covered with Full wall Plast putty n there after Acrylic Emulsion plastic paint of Standard company. Exterior wall also Painted with Exterior emulsion paints.

### Water Supply:

5" Bore well for 24 x 7 water supply through Overhead tank. Also Muncipal Water Connections for supply of Drinking water from Under Ground Sump to its Seprate over head tank.

### Lift:

Good quality 5 passenger Lift with Battery Backup ARD.

### Parking Lot:

One Car Park area for each Flat & Ample park place for two wheelers. CCTV Camera will be provided in the Parking Lot.

## Amenities

- Anti termite treatment in Foundations and Plinth of the Building.
- RCC Road Entry from the main road to the Apartment.