

DEVELOPER



ARCHITECT



STRUCTURE



SITE ADDRESS :

Svarna Vatika  
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PR/GJ/VADODARA/VADODARA/Others/RAA11342/030323  
www.gujrera.gujarat.gov.in

Scan for Location



Design & Concept By:  
THINK TANK - 90990 47799



3.5 BHK | LUXURIOUS BUNGALOWS





॥ वक्रतुण्ड महाकाय सूर्यकोटि समप्रभः  
निर्विघ्नं कुरु मे देव सर्वकार्येषु सर्वदा ॥

## Land of excellence

Svarna Vatika, a synonym for golden land, is a tranquil residence of plush living. The precisely designed campus guarantees comfort, convenience, and plenty of space. We aspire to deliver our residents a holistic ambience to live a dynamic lifestyle. Our project is ideal for modern urban families looking for a dwelling tailored exclusively for them.





Feel the  
**gust**  
of love



Cocooned in a serene location, Svarna Vatika imbues colours of love, oneness & ecstasy in your lives. Welcome your family to the world where accessibility & comfort intertwine with your lifestyle.

“ Upgrade your desire to  
the luxury living.. ”







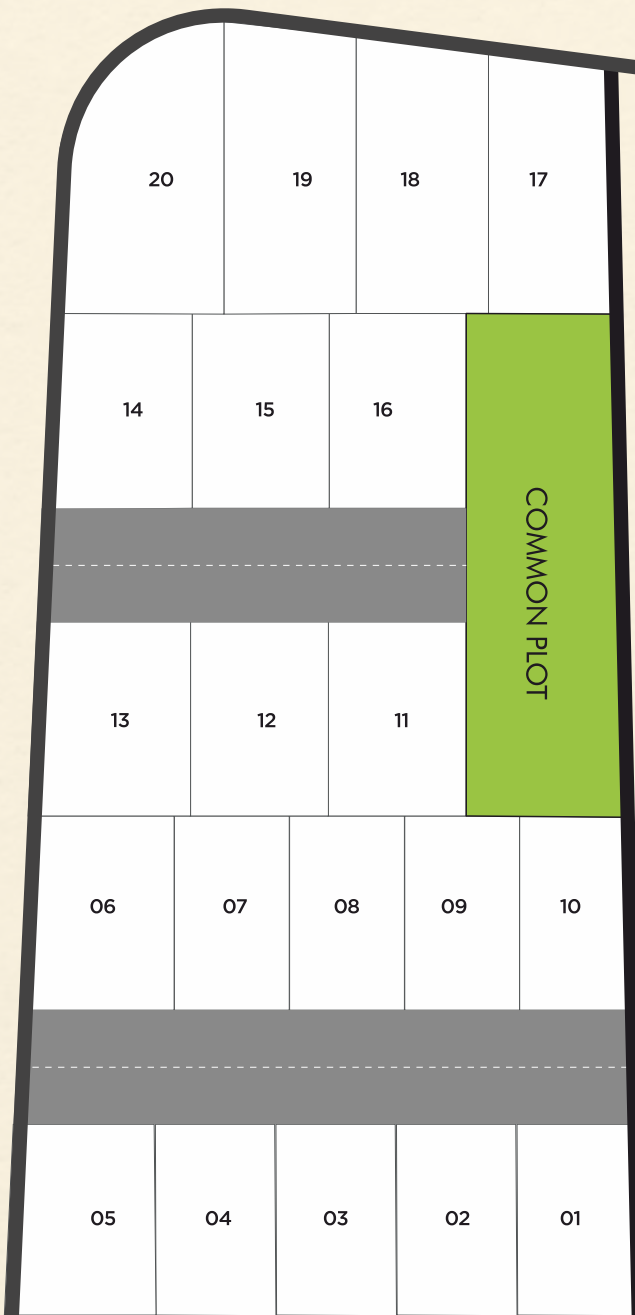
Prepare yourself to  
**drench in luxury.**





18 MT. WIDE ROAD

12 M T . W I D E R O A D



## Layout Plan

Plot No.	Plot Area
01	1136
02	1115
03	1115
04	1069
05	1391
06	1395
07	1065
08	1065
09	1065
10	1041

Plot No.	Plot Area
11	1274
12	1274
13	1475
14	1373
15	1263
16	1263
17	1542
18	1704
19	1777
20	2207

\*Area in Sq.Ft.

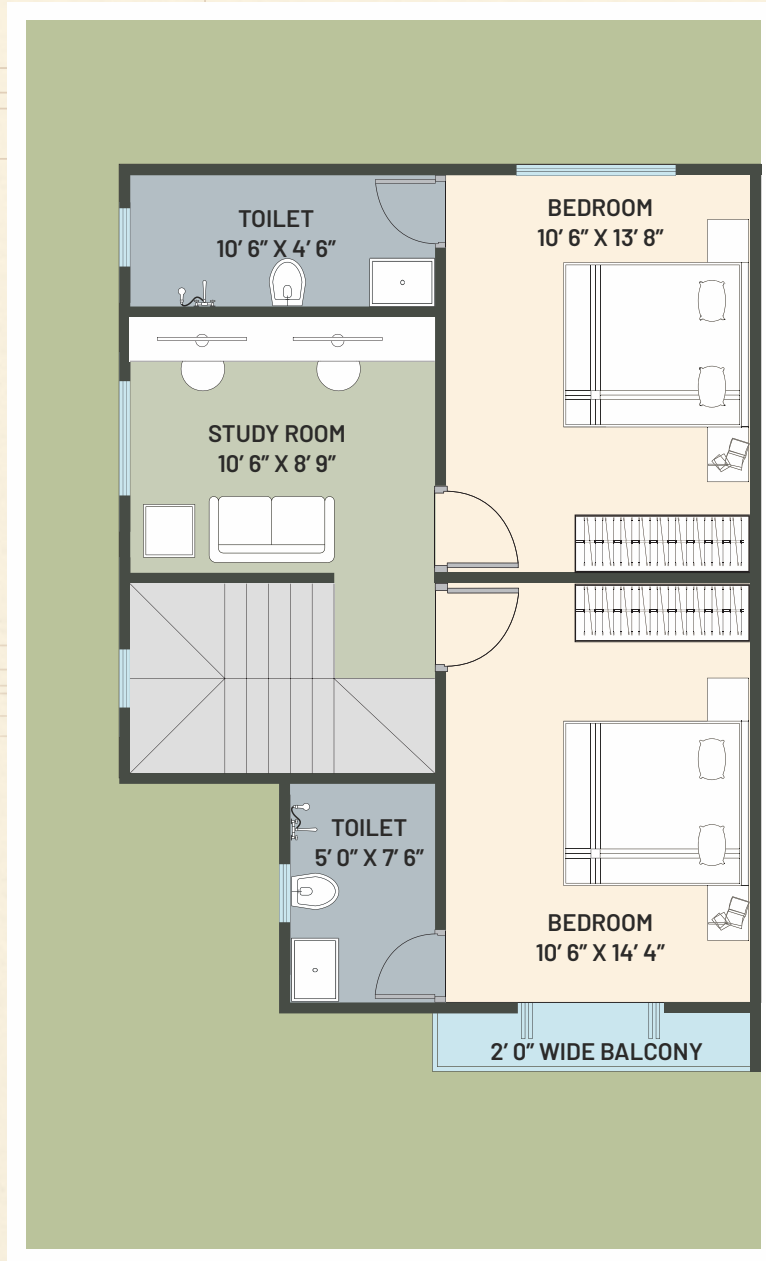
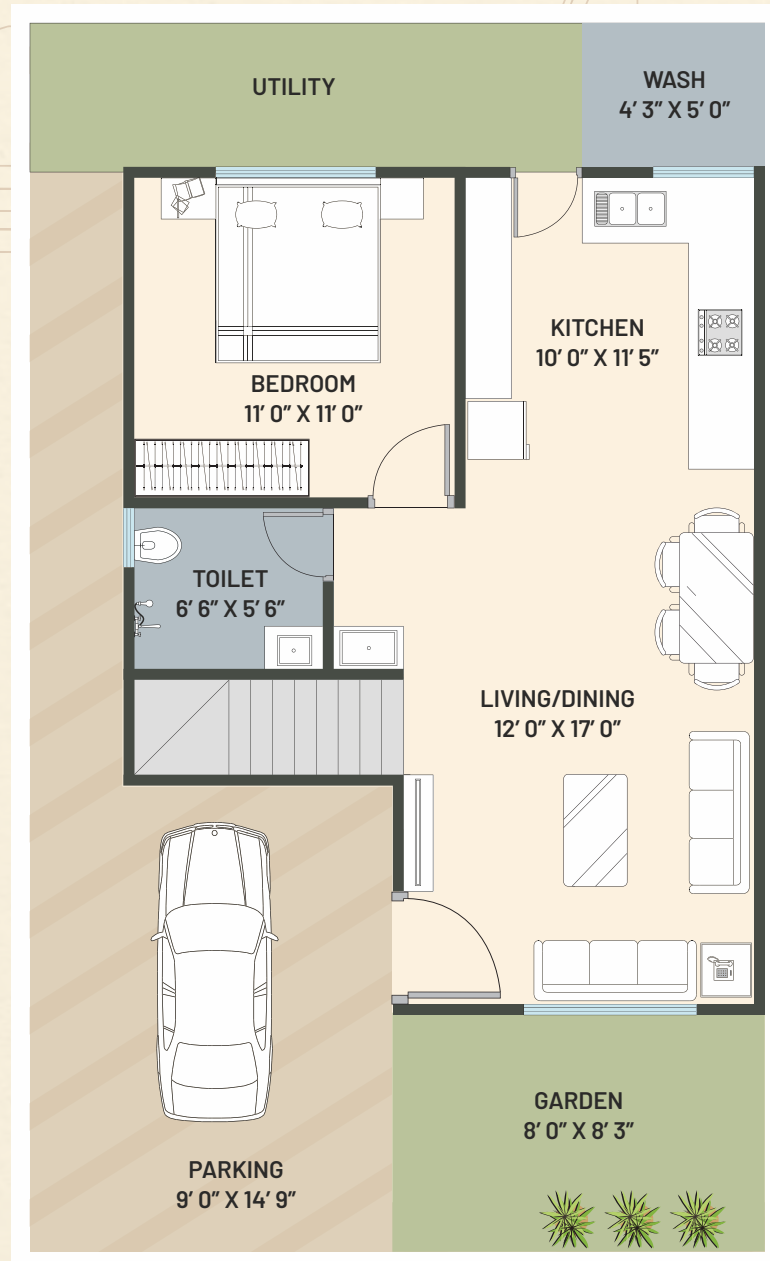




## Floor Plan

Plot No. 1 to 16

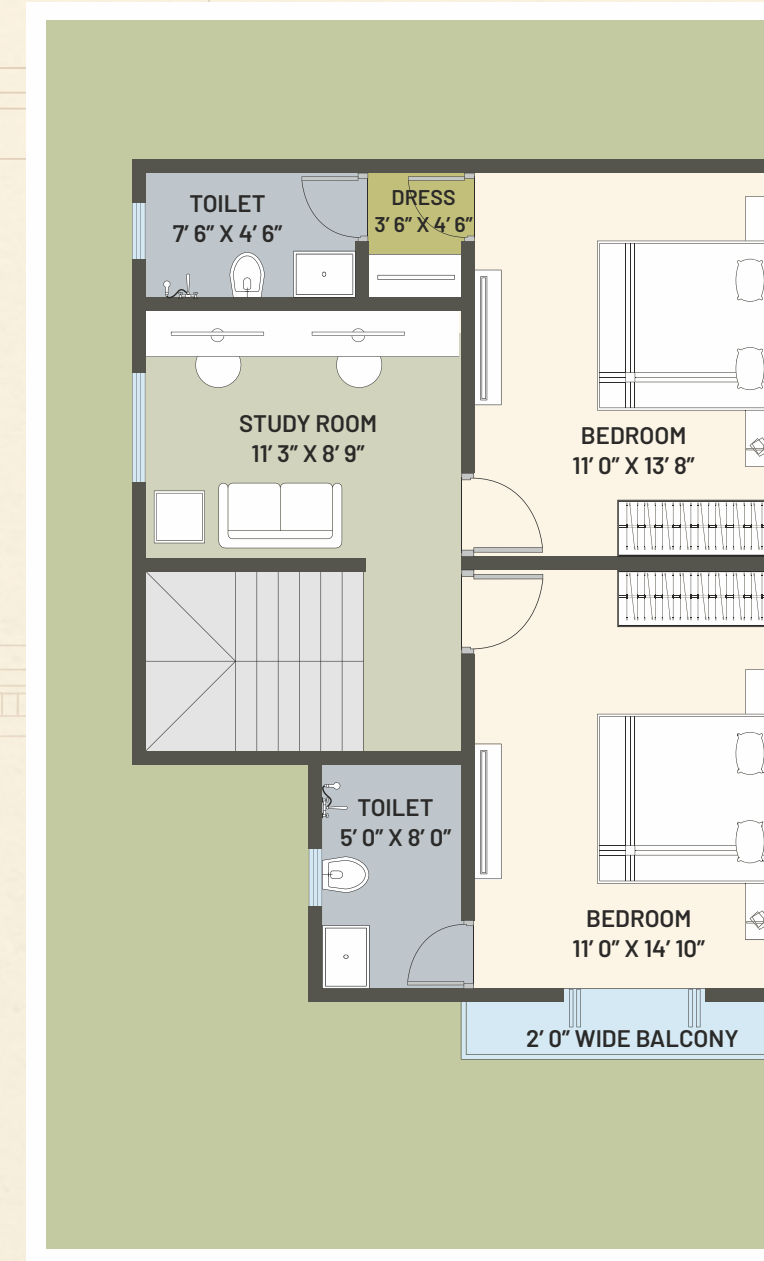
Built up Area: 1237 Sq. Ft.



## Floor Plan

Plot No. 17 to 20

Built up Area: 1328 Sq. Ft.





# Far from chaos



Located in the Suburbs of the city, experience calmness & pure bliss at Svarna Vatika. With us, you get private space encompassed with greenery & embedded with niceties. Far from the rush of the city, enjoy the wind of hush abodes.





## Ultra Modern Amenities



Children's play area



Landscape garden



Street light  
Through campus



24 hours cctv  
Surveillance



24 hours  
Security



Bungalow number  
Plate with letter box





## Specification



### STRUCTURE

RCC Frame Structure as Per Structure Design.



### BATHROOM

Designer Bathrooms with Branded bath CP Fitting & Sanitary anti-skid floor tiles & geyser point.



### KITCHEN

Exclusive granite platform with S.S. Sink & designer tiles up to slab level.



### FLOORING

Premium vitrified tile flooring in all room.



### DOORS

Elegant entrance door with wooden frame.  
Internal flush door with stone frame.



### WINDOWS

Anodized aluminum section windows.



### PAINT & FINISH

**Internal :** Smooth plaster with two coat putty and one coat interior primer.  
**External :** Standard quality weather proof paint.



### ELECTRIFICATION

Concealed copper ISI wiring & branded modular switches with sufficient points in th whole unit.  
TV point in the livingroom & AC Point in all room.







#### MODE OF PAYMENT :

- 10% At the time of Booking
- 20% At the time of Banakhat
- 15% Plinth level
- 25% Slab level
- 5% Brick masonry
- 5% Sanitary fitting
- 5% Plumbing, Outer plaster & Elevation
- 10% Finishing
- 5% At the time of Saleded & Before Possession

#### DISCLAIMER :

· Possession will be given after one month of settlement of all accounts. · Stamp duty & Registration charges, GST or any additional taxes if applicable in future, Development charge, MGVCCL meter charges, Maintenance charge, Municipal house tax or VUDA tax will be extra. · If any new Central or State government tax if applicable shall have to be borne by the Client. · Extra work shall be executed after making full payment. · Continuous default in payment leads to cancellation. · Architect/Developer shall have the right to change or raise the scheme or any other details herein and change or revision will be binding to all. · Refund in case of cancellation will be made within 30 days from the date of booking of new Client only. · Administration expenses of Rs. 60,000 and the amount of extra work if any will be deducted from the refund amount. · In case of delay VMC or MGVCCL activity, it shall unitedly face. · While every reasonable case has been taken in preparing this brochure, the organization is not responsible for any inaccuracy in the content. · All plan, information and specification are subject to change which shall be binding for all members · This brochure does not form a part of a legal document. It is an easy display of projects only. · Premium quality materials or equivalent branded product shall be used for the construction work. · External changes are strictly not allowed.