



*Experience the Lifestyle*

# MADHAV ANAND

1 and 3 BHK Lifestyle Apartment

Flats







Experience the Lifestyle

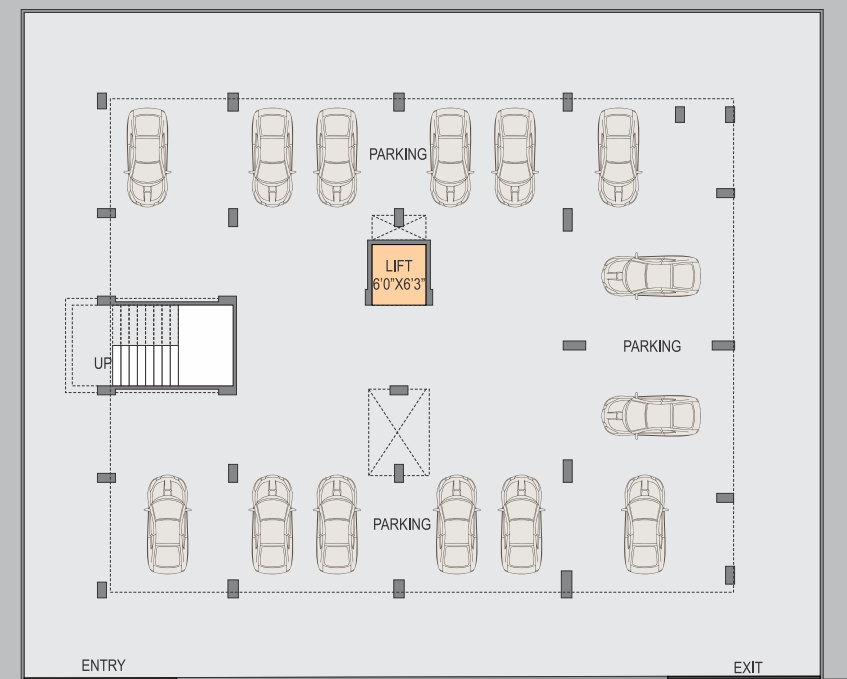
# MADHAV ANAND

1 & 3 BHK Lifestyle Apartment

## Flats

### Special Amenities ....

- Designer Entrance Lobby
- Adequate Parking Space at Ground Floor
- "Sky Lounge" - Well Developed Terrace Garden
- Wi-fi Internet
- Gas Pipeline
- Entry Controlled Main Gate
- Bore wells for water supply to overhead water tank with auto control system
- Pre-construction Anti Termite soil treatment
- 24 Hrs. Security
- CCTV Camera



GROUND FLOOR PLAN

ROAD



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# MADHAV ANAND Flats

1 & 3 BHK Lifestyle Apartment

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1 BHK ISOMETRIC VIEW

102, 103, 202, 203  
302, 303, 402, 403  
502, 503



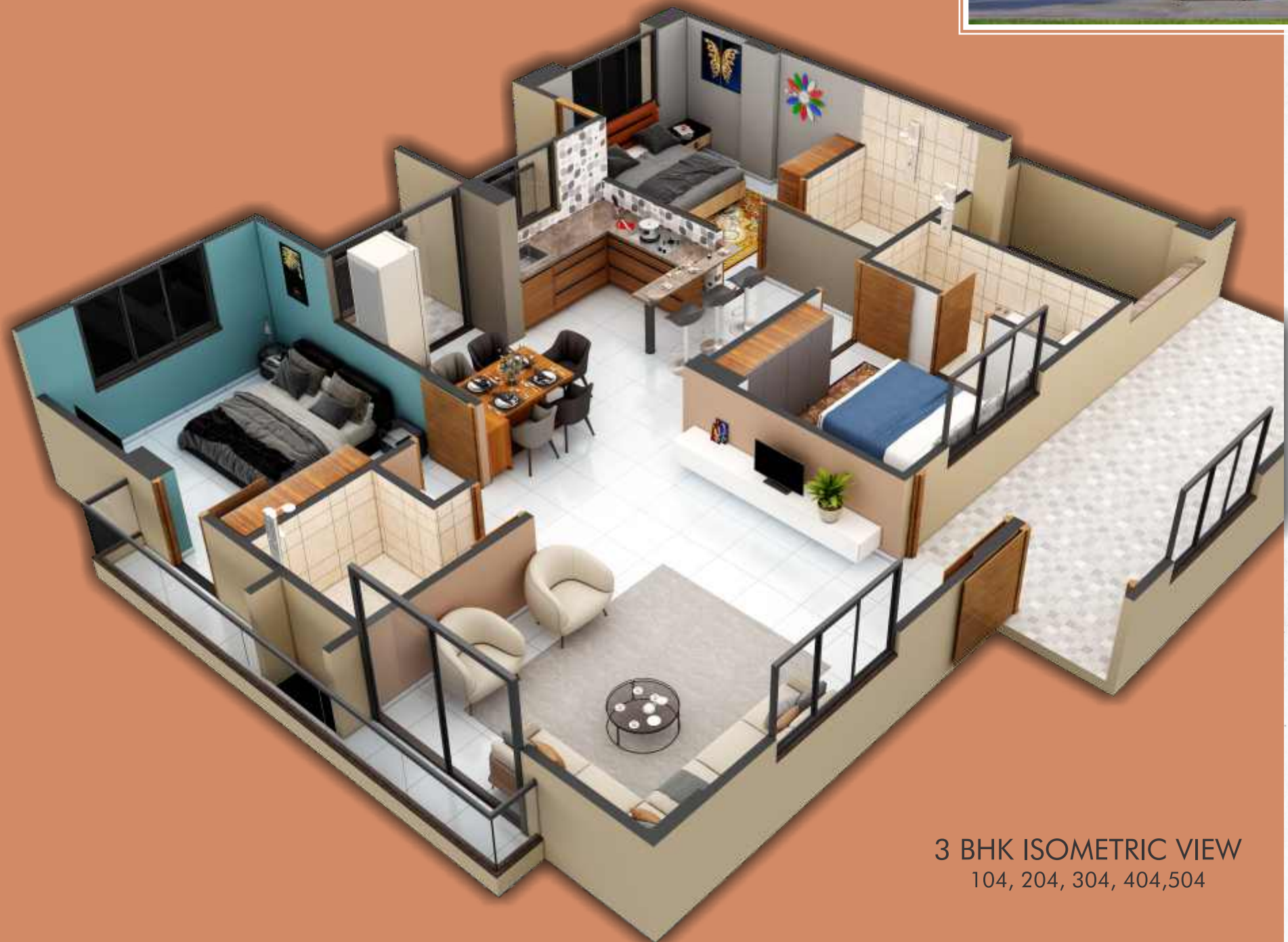
TYPICAL FLOOR PLAN



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**MADHAV ANAND** 

1 & 3 BHK Lifestyle Apartment **Flats**



3 BHK ISOMETRIC VIEW  
104, 204, 304, 404,504



3 BHK ISOMETRIC VIEW  
101,201,301,401,501  
105,205,305,404,504



## Specification :

### Structure :

- Good quality RCC frame structure as per earthquake safety norms.
- Smooth Finish internal plaster.
- External surface finished texture & Butki plaster.

### Flooring :

- 2'x2' good quality vitrified tile flooring.

### Kitchen / Stone :

- Sandwich Black Granite platform with SS Sink and designer tiles on dado up to lintel level.
- Ceramic tiles flooring in wash area.
- Kota stone self in store room.

### Door :

- Decorative main door in wooden frame with brass hardware fittings.
- All other doors are water proof flush door with both side laminates.

### Windows :

- Anodized aluminum sliding windows with granite stone sills & jambs.

### Toilets :

- Western concept designed toilet. Concealed plumbing with premium quality sanitary fixtures.
- Wall hung W/C.
- Branded anti-skid ceramic tile flooring in floor & ceramic up to lintel level.

### Electrical :

- Digiset power backup for common amenities & elevator.
- 3 Phase copper wiring (ISI Grade)
- Decorative modular switches.
- AC point in all bedrooms.
- TV point in drawing & Master bedroom
- Distribution board with MCB.

### Paint :

- Internal putty finish and external smooth finish paint.

### Elevator :

- Premium quality elevator with elegant interior.

### Anti Termite Treatment :

- Pre-construction anti termite soil treatment in complex.

### Water Supply :

- Bore well for 24 hours water supply to overhead water tank with auto control system

### Parking :

- Paver parking & surrounding area.

### Security :

- High tech security system.
- CCTV camera at entrance.

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1 & 3 BHK Lifestyle Apartment  
Flats





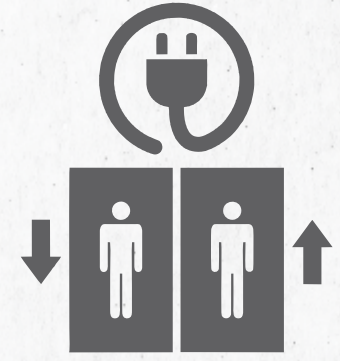


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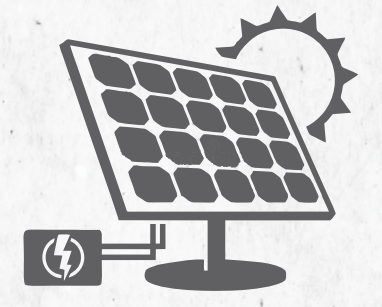
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1 & 3 BHK Lifestyle Apartment

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LIFT WITH  
POWER BACKUP



SOLAR PANELS  
FOR COMMON AREA



TERRACE  
GARDEN

Our Understandings ...

• Internal charges shall be allowed only with prior permission and extra work will be excused after receipt of full payment in advance. • Additional documentation charges Such as Stamp Duty, Registration Fees, MGCL Service Tax, Insurance, Legal Documents (as per new bylaws I Jantri I revenue department) and other relative expenditures are to be borne by the member. • Municipal taxes from the date of sale shall be borne by the member. • Payment Conditions : (General Schedule) 20% as booking amount, 10% seven instalments (10% x 7 instl. in the interval of every two months), 05% on completion of flat, 05% on possession of flat • If the payment is not completed within given time, Interest @ 12% p.a. will be charged. • Member has to take possession within month from the date of completion of the unit, failing which interest @ 12% p.a. will be charged on the balance amount. • Member have to pay maintenance deposit at the time of registration of flat it will be double in case of twin flat booking • Possession, of the unit will be given only on receipt of full payment including maintenance deposit. • In case of cancellation of booking, 10% of the total value of the flat will be forfeited. • Member have no any right to make changes or alterations in the elevation of the building • The dimensions shown in brochure are approximate. • The developers reserve the rights to make any changes, alterations, specifications as may be required and can change without any prior notice. Such changes will be binding to all members. The brochure shall not be treated as legal document, it is purpose of information only. • In case of any dispute, it will be resolved by mutual discussion and understanding, failing which the matter will be Anand Jurisdiction only.



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LOCATION MAP



22°33'27.62"N  
72°55'37.50"E

Project by :

**BAPA SITARAM CONSTRUCTION**

Vallabh Vidyanagar

98255 88805

99740 89190

98240 95408

Site :



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Flats

Near Nutan Club,  
Nana Bazar,  
Vallabh Vidyanagar - 388120

Architect :

**ace**

ARCHITECT • INTERIOR

**ACE Associates**

[www.aceassociates.in](http://www.aceassociates.in)

Structure Engineer :

Kalpesh Patel  
Anand