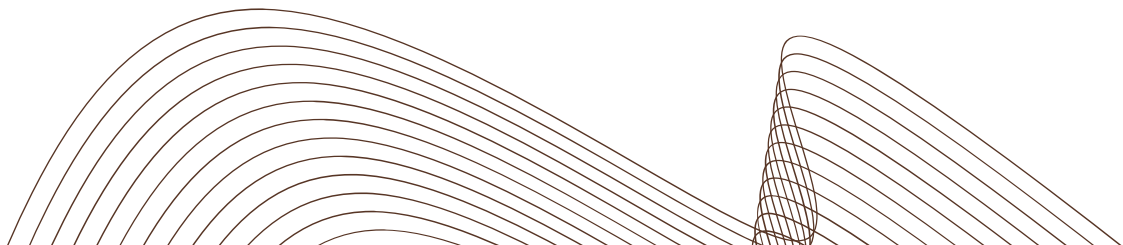




**NIHARIKA**  
2-BHK LUXURIOUS FLATS





### **Specifications:**

**Structure-** Earthquake resistance RCC frame structure as per structure design.

**Finishing-** Internal smooth finish plaster with putty and external plaster with weather proof paint.

**Flooring-** Vitrified tiles flooring in all rooms.

**Doors-** Elegant entrance door and internal flush doors.

**Windows-** Aluminium section windows.

**Kitchen-** Granite platform with SS sink and premium branded wall tiles dedo upto lintel level.

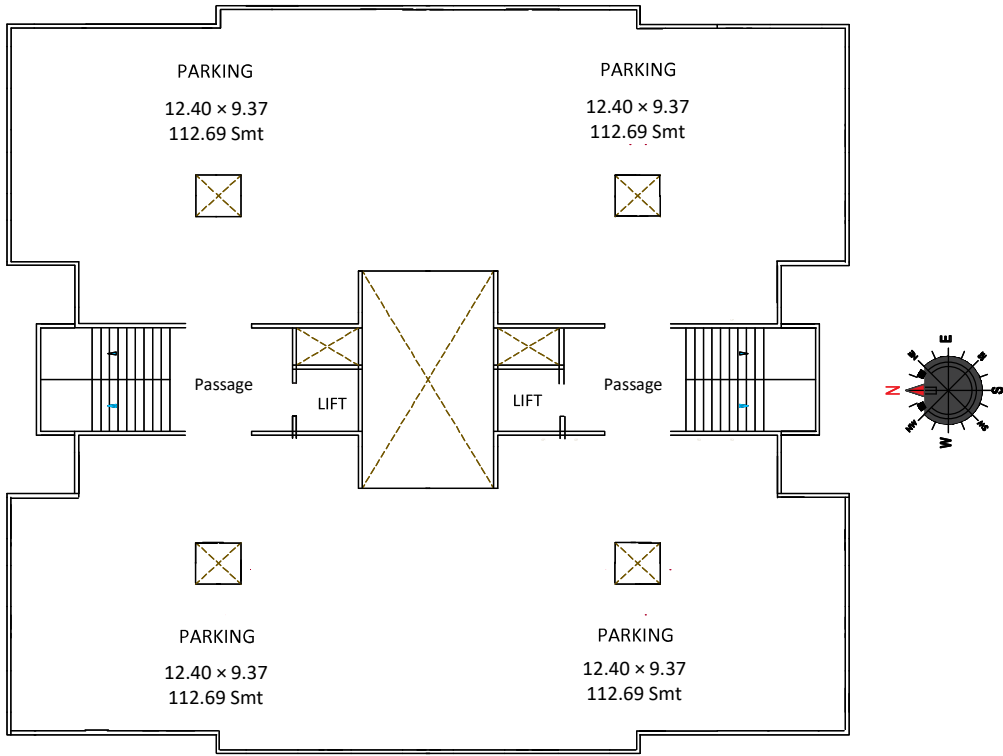
**Bathroom-** Designer tiles upto lintel level with standard quality C.P. fittings.

**Electrification-** Concealed copper wiring with good quality switches, sufficient electrical points in kitchen and all rooms, TV and telephone points in living room.

### **Amenities :**

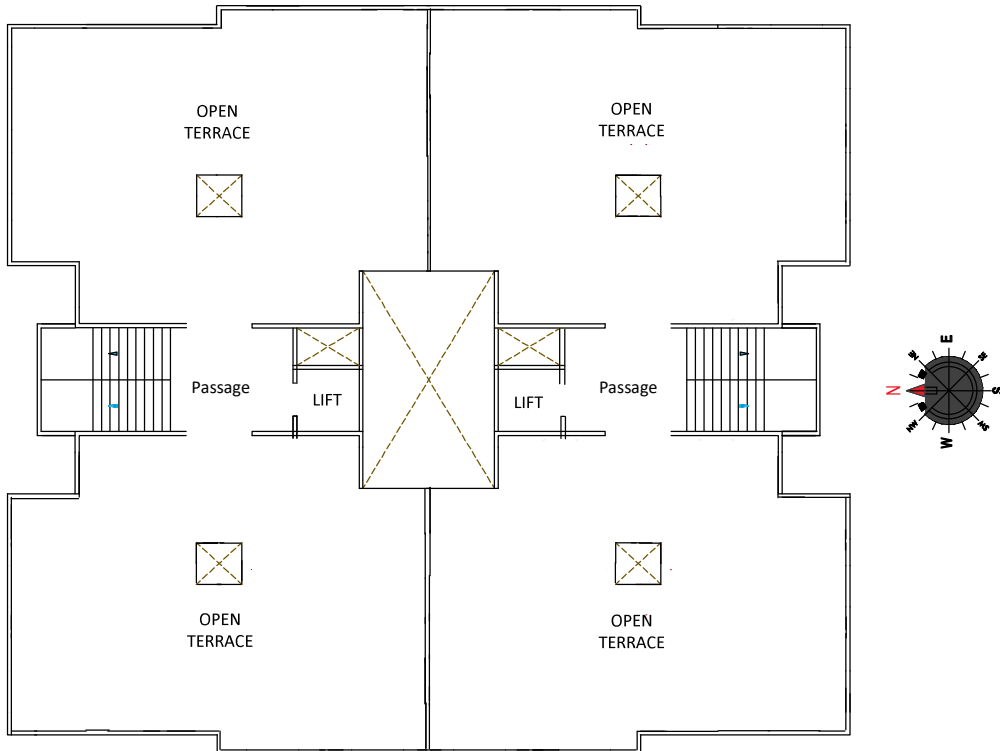
- ▶ Ground floor stilt covered parking.
- ▶ Standard quality passenger elevator.
- ▶ Indian Brick-Bed Waterproofing Treatment.
- ▶ Anti- termite treatment at ground level.
- ▶ CCTV cameras in common areas.
- ▶ Underground and Overhead water tank , with 24 hours water supply.
- ▶ Corporation potable water supply in kitchen.

GROUND FLOOR PLAN

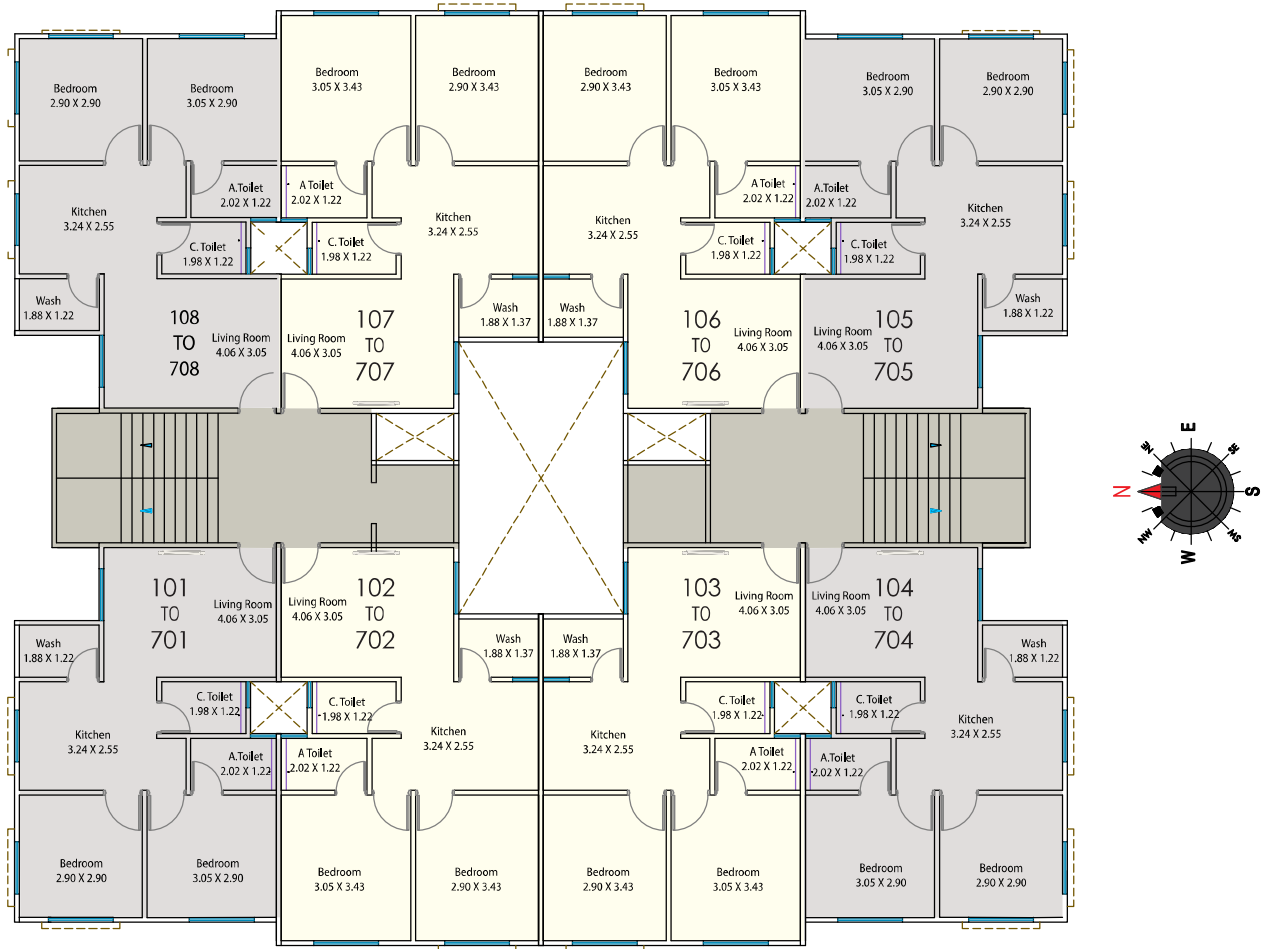


12.50 MT WIDE T.P. ROAD

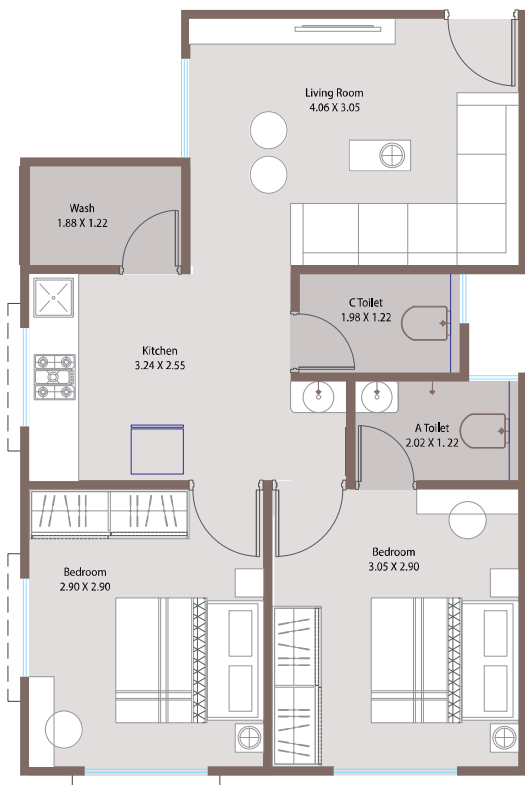
TERRACE PLAN



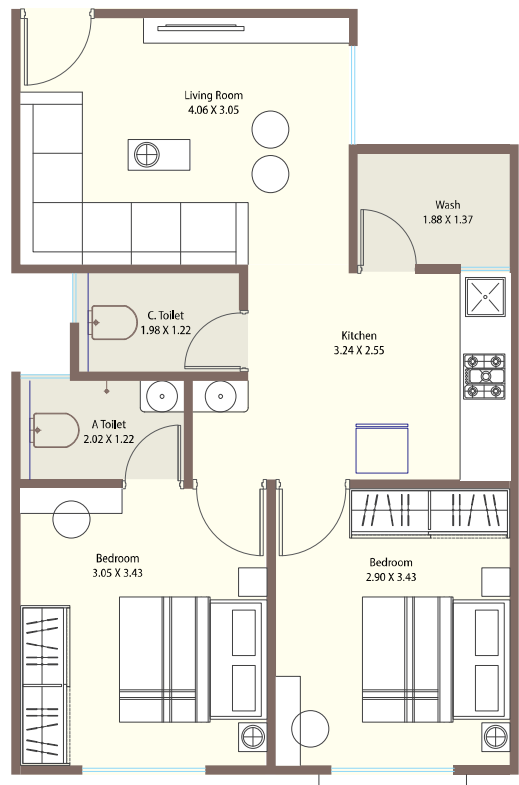
# Typical Floor Plan



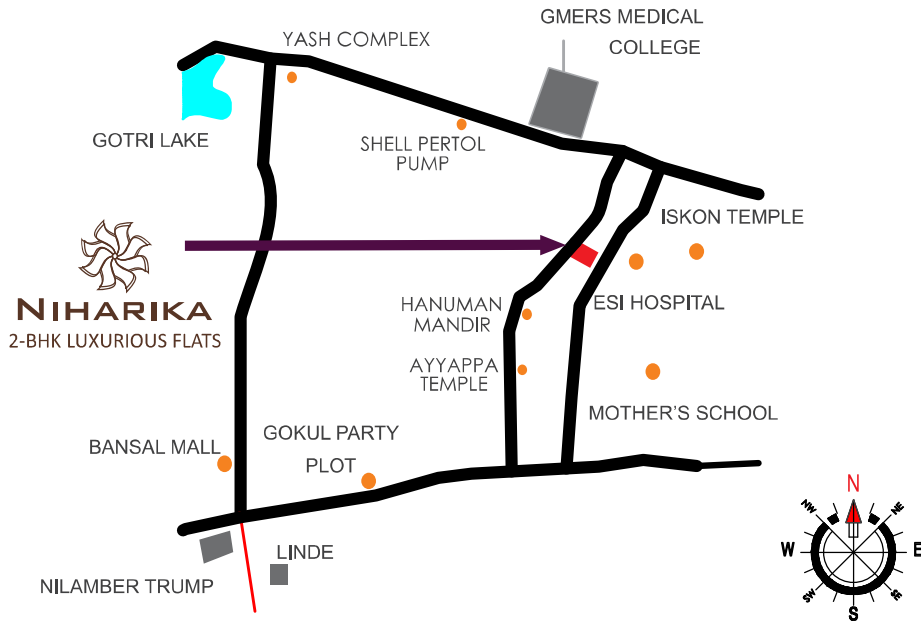
C-AREA: - 45.58 Sq. mt.  
B-AREA: - 51.31 Sq. mt.



C-AREA: - 50.04 Sq. mt.  
B-AREA: - 56.15 Sq. mt.



Key Plan:



DEVELOPERS:-  
**SHIVSAI BUILDCON**

Structural Engineer :



Architect :



**SITE:-** "NIHARIKA",  
Opp. S.T Colony, Gotri Road,  
Vadodara-390021



**Call:-** +91 9978936913 ; +91 9328589055 **Email:-** shivsaibuildcon20@gmail.com, ajaybarochia@gmail.com

**Payment Mode:-** 25% at time of booking | 15% at plinth | 05% 1<sup>st</sup> slab | 05% 2<sup>nd</sup> slab | 05% 3<sup>rd</sup> slab | 05% 4<sup>th</sup> slab |

05% 5<sup>th</sup> slab | 05% 6<sup>th</sup> slab | 05% 7<sup>th</sup> slab | 10% Masonry | 10% Flooring | 05% before one month from the date of possession

**We Request:-** (1) Possession will be given after one month of settlement of all accounts. (2) Documents charges, stamp duty, registration charges, service tax, GEB charges, common maintenance charges, all municipal taxes, GST and any other government taxes will be extra. (3) Extra work shall be executed after making full payment. (4) Continues default payment leads to cancellation. (5) Architect/Developers shall have rights to change or raise the scheme or any details herein and any change or revision will be binding to all. (6) Refund in case of cancellation will be made within 30 days from the date of booking of new clients only. Administrative expense and the amount of extra work (if any) will be deducted from refund amount. (7) In case of delay of water supply, light connection, drainage work by VMSS/ MGVCCL, developer will not be responsible. (8) All dimensions given are approximate and unfinished. (9) This brochure is just for an easy presentation of the project and does not form part of agreement or any legal document.