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Omkar

HOMES

2 BHK FLATS



Omkar HOMES

LEISURE FACILITIES

- Ample parking space.
- Main Gate with Security Cabin

CONVENIENCE

- Individual RO System.
- Lift Facility.

OTHERS

- Paving on Ground Floor.
- Boring Pump & Overhead Water Tank.

2 BHK FLATS

TYPICAL FLOOR PLAN





Specification

Carefully considered material & labor specification, so as to offer a comfortable living experience.

STRUCTURE:

Resistant RCC frame structure & masonry as per structural engineer's design.

WALL FINISHING :

White Putty on inside wall & waterproof exterior acrylic paint on outside wall.

WINDOWS :

Color powder coated Aluminum windows with stone frame & safety Grills.

DOORS :

Decorative entrance main door with standard fitting & internal doors made of good quality flush doors with both side laminated.

BATHROOM :

Branded premium quality bathroom fittings. C.P. fittings, good quality sanitary ware & designer glazed tiles dado up to lintel level.

KITCHEN :

Granite platform in kitchen with stainless steel sink & glazed tiles up to lintel level.

FLOORING :

Wall to wall Vitrified flooring.

ELECTRICAL :

All electrical wiring done with concealed PVC insulated wires & modular switches with sufficient power light & power outlets. Provision for split AC Light Point in one bedroom only 2 BHK flats.

PLUMBING SANITARY :

Systematic concealed UPVC / CPVC Plumbing.

TERRACE :

Water proofing or china mosaic flooring.



Omkar HOMES

Address :
**Nr. Maruti Tenament, B/h Shehnai Party Plot
 Madhunagar Circle, Gorwa, Vadodara.**

A Project by :
Shree Gel Enterprise
77780 07112

Architect :
Arya Associates
Nitin Kapadi

Structural Designer :
Manish Shah

NOTES :

- Possession will be given after one month of settlement of all accounts.
- Extra work will be executed after receipt of full advance payment.
- M.G.V.C.L. charge & Common maintenance charges will be extra.
- Any new Central or state government Taxes. If applicable shall have to be paid by the clients.
- Elevation alteration will be not allowed in any circumstances.
- Continuous default payments leads to cancellation.
- Architect / Developers shall have the right to change or raise the scheme or any details here in and any 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. Administrative expense of Rs. 20,000/- & the amount off extra work will be deducted from refund amount.
- Any plans, specification or information in this brochure can not form part of an offer, contract or agreement.

PAYMENT SCHEDULE

- 25%** at the time of Booking
- 10%** Plinth level
- 10%** First floor Slab level
- 10%** Second floor Slab level
- 10%** Third floor Slab level
- 10%** Forth floor Slab level
- 10%** Fifth floor Slab level
- 05%** Masonary Work
- 05%** Plaster Level
- 05%** Flooring Level