



Developers:

Darshanam
Life Space Pvt. Ltd.

An ISO 9001:2008 Certified Company

Site: Darshanam Splendora,
Opp. Spring Retreat II, B/h Bright School,
Vasna Bhayli Road, Vadodara

Call : 0265-6550500
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Architect:
Placekinesis Associates, Ahmedabad
Model Architect, Vadodara

Structural Consultant:
Ashok Shah & Associates

Payment Terms:

For BUNGALOWS: 30% Booking Amount | 15% Plinth Level | 20% Ground Floor Slab Level | 15% First Floor Slab Level | 10% outside Plaster Level | 5% Flooring Level | 5% Finishing Level
For FLATS: 30% Booking amount Incl Token | 10% On Plinth Level | 4% x 12 = 48% On Ground Floor Slab Level | 4% On Plaster Level | 4% On Flooring Level | 4% Before Possession

We Request: (1) Maintenance Deposit, Document Charges, MGCL Deposit and Municipal Charges to be paid extra. (2) Any External changes in elevation shall not be permitted. Additional work (if any) will be carried out after receiving full payment in advance. (3) Possession will be given after one month of settlement of all dues. (4) In case of delayed payment 24% interest will be charged & continuous default payments lead to cancellation. (5) In case of cancellation of booking the refundable amount shall be given only when the same property is booked and paid for by the new purchaser. Administration charges of 10% of the booking amount and the amount of extra work done (if any) shall be deducted from the refund. (6) All municipal taxes shall be the responsibility of the customer after the date of the booking. (7) Any delay of corporation activity shall be untedly faced.

Disclaimer: All the content mentioned in this document is tentative and subject to variation at the sole discretion of the Company and/or the promoters. Visual references are purely conceptual and the brand names featured in them are for reference only. The Developers reserve the full right to alter design, plans or specifications where required or deemed necessary without any intimation or reason.

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SPLENDORA

4BHK LUXURIOUS FLATS & 6 BHK BUNGALOWS



ULTRA LUXE LIVING EXPERIENCE

True to its name Darshanam Splendor offers sheer splendor and an opulent living for its proud owners. Offering premium residential spaces - Luxury Bungalows & Apartments with a host of lifestyle club amenities, a classy finish and an overall luxurious campus. Come revel in the grandeur of one of our most ambitious and premium projects till date.

A project that has been planned to perfection by master architect Mr. Bhaskar Narula and has an indelible mark of excellence and commitment of the Darshanam Group.



CONVENIENTLY LOCATED



Google Co-ordinates
22°17'46.7"N 73°07'53.1"E

Darshanam Splendora is located strategically being equi-distant from both Vasna Bhayli Main Road & Gotri Sevasi Main Road. Also it is very near to the road that connects it to Old Padra Road & further to Dandiya Bazaar.

Educational Institutions:
Navrachna International School,
Navrachna University, Bright School,
Poddar School, GPS, DPS

Temples:
Raneshwar Mahadev Temple,
Iskcon Temple, Ayyapa Temple,
Swaminarayan Temple, Jain Derasar

Petrol Pump: Within 1 Kms.

Railway Station: 6 Kms (approx.)

Airport: 12 kms (approx.)

Retail Outlets:
D-Mart, Pancham Icon, Bansal Mall and
many new complexes under construction

KEYPLAN





THOUGHTFULLY
CREATED
LIVING SPACES!



Majestic living spaces coupled with spellbinding vistas that spread across the campus. An amazing sight to behold and ever-longing feeling of comfort and luxury. Revel in the blissful perfection... at Darshanam Splendor!



LAYOUT PLAN



The campus is arranged in a unique layout allowing ample privacy to the bungalows and an open frontage to the apartments. Allowing a liberal view of the greens and ample natural aeration and sunlight. In keeping with the boutique style the exteriors are treated differently, creating a campus of unique texture, structure, elevation...and most importantly, a unique lifestyle.



PREMIUM LEISURE AMENITIES

The 3-Level Clubhouse is a treasure-trove of fun and leisure. Indulge in the multiple activities, de-stress, cement present relationships and build new ones!

Landscaped Garden

Senior Citizen's Seating

Children's Play Area

Swimming Pool with Deck & Seating

Children's Splash Pool

Multi-Purpose Banquet Hall with Kitchen

Sitting Lounge

Library

Gym

Pool / Snooker Room

Table Tennis & other indoor games room

Open to Sky Yoga Deck

Open-air Theater

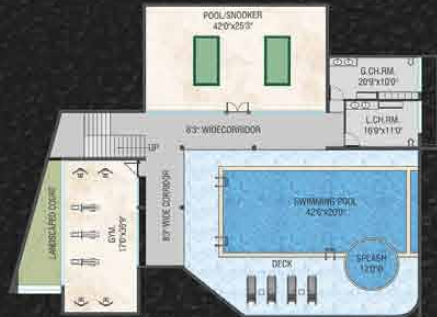
Administrative Office





CLUB HOUSE

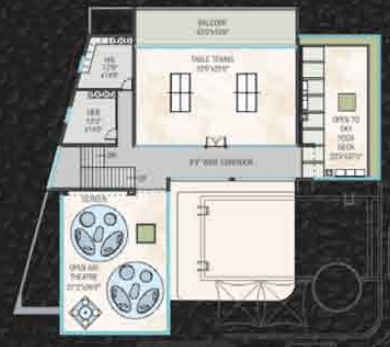
BASEMENT FLOOR



GROUND FLOOR



FIRST FLOOR





THE STATELY BUNGALOWS...



The bungalows with their modern charm and serene presence welcome you. Designed as a spacious dwelling for a small or large family, its 6-BHK planning extends from the Ground up to the First Floor for living spaces. The Second Floor is dedicated to the recreational area with a Sitting Lounge, A Home Theater and a large Open Terrace.

Undoubtedly a perfect planning for the new age family!

BUNGALOW TYPE A

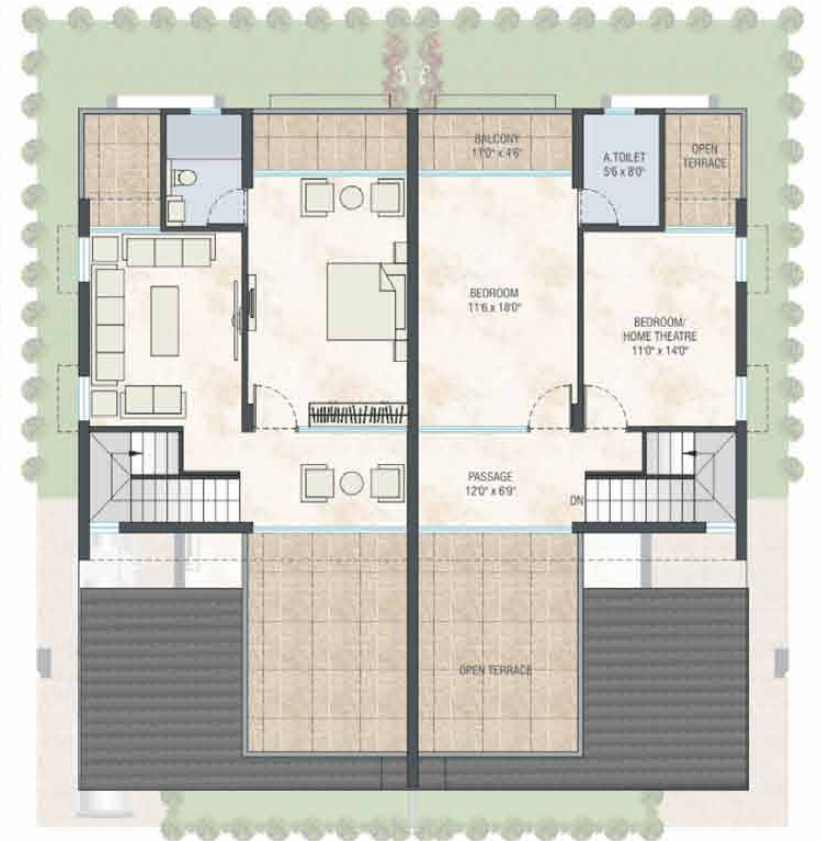
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



BUNGALOW TYPE B

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





ULTRA LUXE BUNGALOW SPECIFICATIONS

STRUCTURE:

- All RCC & Brick work as per structural engineer's design.

FLOORING:

- Italian Marble in Guest Lounge, Kitchen and Dining area
- Wooden Flooring in Master Bedroom
- Vitrified tiles in all other Bed Rooms

KITCHEN:

- Exclusive Granite Platform with S.S Sink with designer tiles upto Door Height
- Wash area with ceramic tiles dado and natural stone flooring

TOILET:

- Designer bathrooms with premium quality fittings & vessels. Glazed tile dado upto Door Height.

ELECTRIFICATION:

- Concealed copper ISI wiring and branded modular switches with sufficient points

DOORS:

- Main Door: High quality wooden frame door with veneer paneling on both sides
- Other Internal Doors: Wooden Frames with laminated flush doors

WINDOWS:

- Anodized Aluminum Window with Safety Grill

PAINT & FINISH:

- Internal smooth finish plaster with Birla Putty, Primer and External Double Coat Plaster with Exterior Paint

TERRACE FINISH:

- Elegant China Mosaic finish with Water Proofing Treatment.

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- An inviting Entrance Gate
 - 24 x 7 Security with Security Cabin
 - Compound Wall surrounding the community
 - Trimix Internal Roads with Street Lights and Decorative Paving
 - Termite Resistance Treatment
 - Rain Water Harvesting
 - Number Plates on each unit to maintain uniformity
 - Underground Cabling of wires



SUPERLATIVE LIVING



Immensely stylish, Darshanam Splendor offers spacious contemporary styled super spacious 4B2HK apartments. Exclusivity is guaranteed alongside the array of new leisure amenities that shall define good life. Our commitment to a truly rich lifestyle means room sizes are well above average and display the very best in layout and fittings in spacious, naturally-lit surroundings.

APARTMENT

TYPICAL PLAN



LUXURIOUS HEIGHT FOR PURE INDULGENCE

At Darshanam Splendora life takes a relaxing turn. The 4B2HK Apartments offer great ventilation and a sense of spaciousness. Rest assured that each detail is being taken care of, as nothing seems to be compromised. Enjoy the airiness of the spaces and feel the warmth of the interiors; evident details of the undivided attention to each aspect of planning!

STRUCTURE

- RCC earthquake resistance structure designed by approved Structural Engineer

FLOORING

- Premium Vitrified Flooring in Guest Lounge, Kitchen and Dining area
- Wooden Flooring in Master Bedroom
- Vitrified tiles in all other Bed Rooms
- Anti-skid flooring in balcony & wash

WALL FINISH

Interiors: 2-coat Putty with Primer finish
Exteriors: Weather Proof Paint

ELECTRICAL

- Concealed copper ISI wire with modular switches and sufficient electrical points

KITCHEN

- Granite platform and SS kitchen sink. Wash area with ceramic tiles dado & natural stone/ anti-skid tile flooring

DOORS

- Main Door: High quality wooden frame door with veneer paneling on both sides
- Other Internal Doors: Wooden Frames with laminated flush doors

WINDOWS

- Colour Anodized Aluminium sliding windows

TOILETS

- Designer bathrooms with premium quality fittings & vessels. Glazed tile dado upto Door Height.

TERRACE

- Elegant China Mosaic finish with Water Proofing Treatment.

OTHER

- Servant Room with toilet

- Automatic passenger lifts
- Ample parking with decorative paving
- Stand-by generator for common amenities power backup
- Modern Fire fighting system
- Anti-termite treatment
- Multi-band Security System (Gated Security, Intercom)
- Provision for AC Outdoor unit
- Central Softening Plant