



Heritage  
GREENS

3 BHK Apartments & 4B2HK Penthouses



# PRIME LOCATION, PREMIUM HOMES, A LIFETIME OF HAPPINESS!

Located in the one of the most preferred residential localities of Vadodara, Heritage Greens with its ideal location, premium finish, spacious planning and renowned promoters is a perfect residential abode for you.

A beautifully planned, this fully residential campus offers 3 BHK apartments & 3-4 BHK Duplex apartments with spacious terraces. The apartment units at the 1st Floor and the penthouse units at the 6th floor offer attached terraces for those who love open spaces. Surrounded by greenery and with spacious room sizes, this project offers thoughtful amenities and premium material specifications.

The elegant exterior elevation coupled with high quality interior finish creates a delightful space for living a blissful life.

Shift over to a lifetime of comfort, convenience and happiness!





## LEISURE AMENITIES:

- Community Hall with Indoor Games
- Children's Play Area



## SPECIFICATIONS

### Structure:

Well designed RCC frame structure as per structural engineer's design.

### Flooring:

2' x 2' Vitrified flooring in living, dining, kitchen, balcony, and all bedrooms, and anti-skid ceramic tiles in bathrooms.

### Kitchen:

Granite platform with SS kitchen sink and designer tiles up to lintel level over the platform.

### Bathrooms:

Designer tiles up to lintel level with quality bath fittings, sanitary ware and glazed tiles. Geyser point in Bathrooms.

### Plumbing:

Systematic wall concealed CPVC / UPVC branded plumbing fitting

### Doors & Windows:

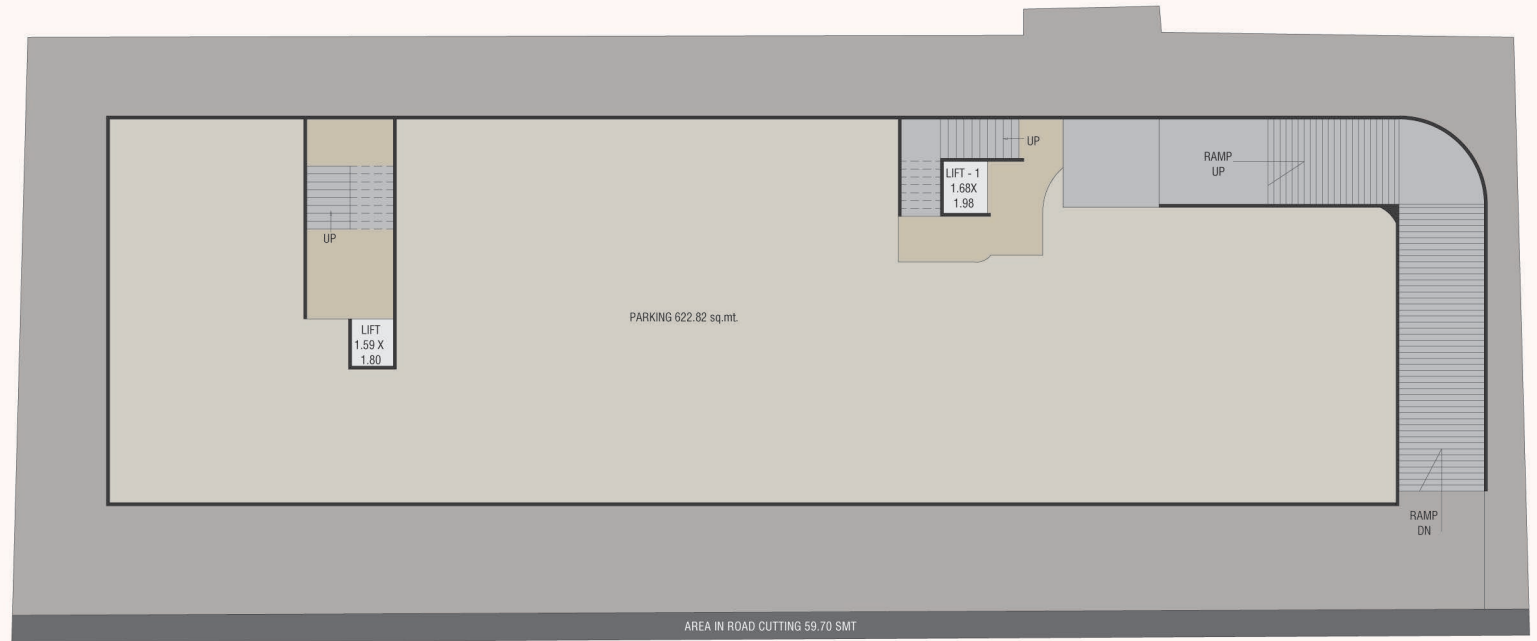
Decorative main door with standard safety lock and fittings. All other internal doors are flush doors with laminates. Aluminum section windows with reflective glass.

### Electrification:

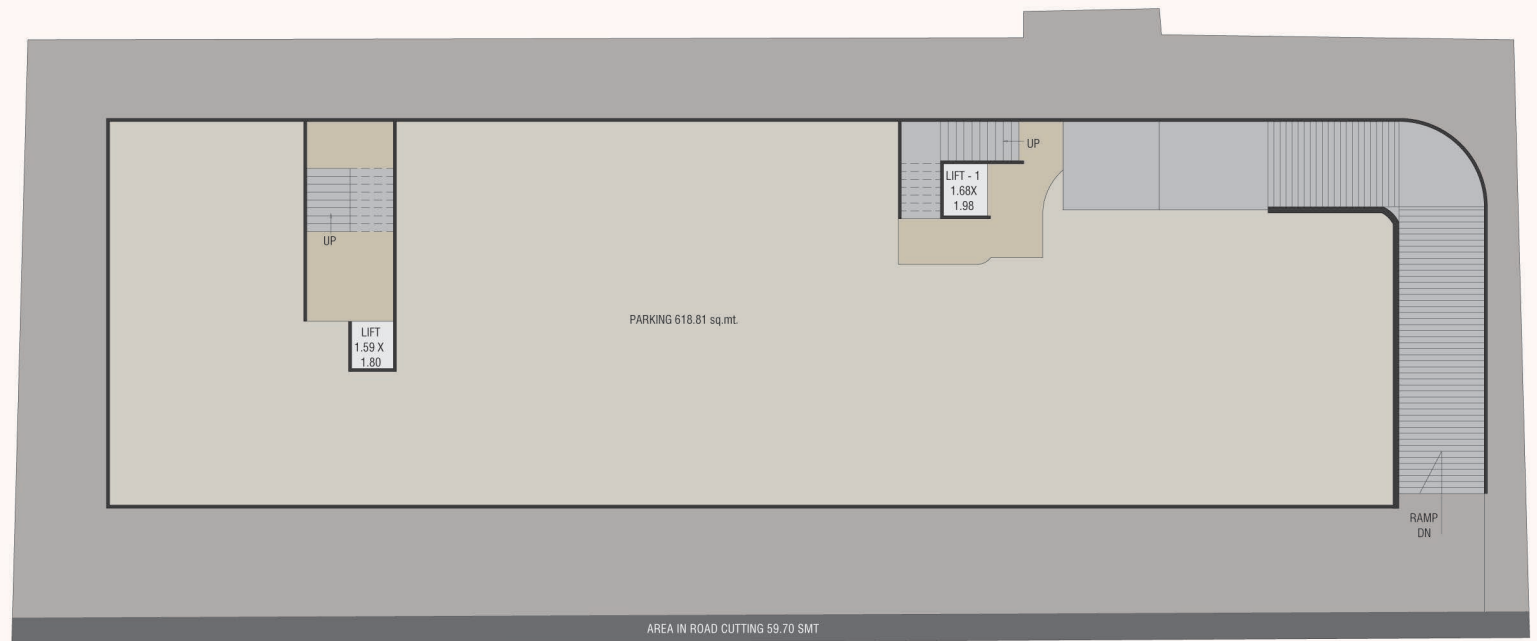
Concealed copper ISI wiring and good quality modular switches with sufficient points. Provision for Split AC in master bedroom. Geyser point in Bathroom. MCB in main distribution board.

### Finishing:

Internal smooth finish plaster and distemper paint on internal walls. External waterproof plaster with semi-acrylic exterior paint. Railing with enamel paint & exterior weather resistant paint.



**BASEMENT PLAN**



**GROUND FLOOR PLAN**



# 1<sup>ST</sup> FLOOR PLAN



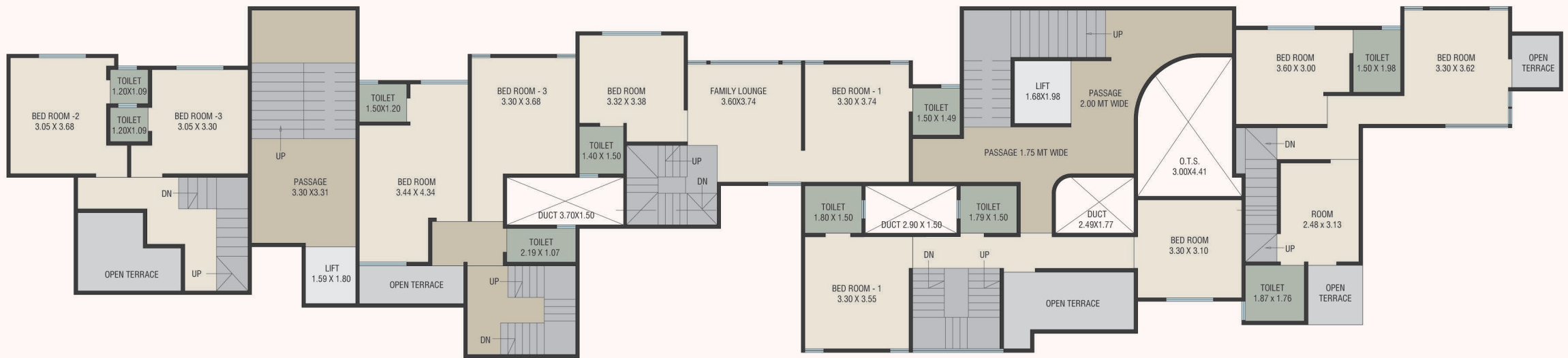
## 2<sup>ND</sup> TO 5<sup>TH</sup> FLOOR PLAN





# 6<sup>th</sup> FLOOR PLAN



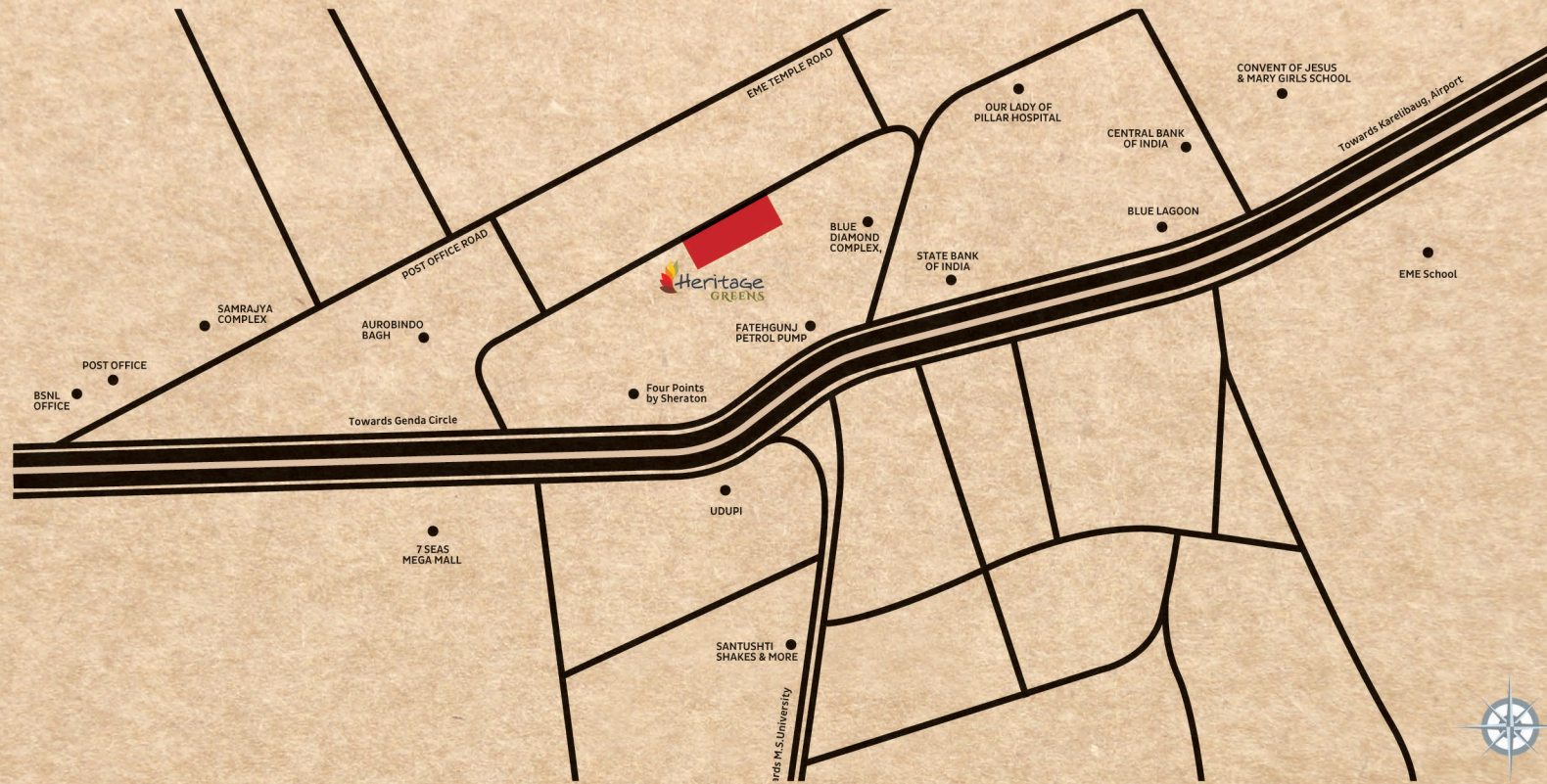


# 7<sup>th</sup> FLOOR PLAN

## VALUE ADDED AMENITIES:

- Standard quality elevators with power back-up
- Anti-termite treatment to the building
- Heat and water proofing treatment to the terrace
- Ample car parking
- Paved compound with decorative lighting
- 24 hours water supply with underground and overhead water tank with sensor
- 24 Hours Security
- Individual name plates & letterbox





Developers: Sai Infra  
 Ph.: 8140310444, 9909927100  
 Email: heritage\_property@yahoo.com

Site: Heritage Greens, Beside Blue Diamond Complex,  
 Fatehgunj, Vadodara, Gujarat. 390002

Architect: Ar. Babar Yahya - MAY ARCHITECTS  
 Structural Consultant: Narendra Patel

**Mode of Payment:** 20% Booking | 5% Plinth | 10% Ground Floor Slab | 10% First Floor Slab | 10% Second Floor Slab | 10% Third Floor Slab | 10% Forth Floor Slab | 10% Fifth Floor Slab  
 05% Masonary & Plaster | 05% Flooring | 05% Before Possession

Terms & Conditions: (1) Possession will be given after 30 days of settlement of all accounts. (2) Stamp Duty, Registration, Legal Charges, GST, MGVCL & VMC (VUDA) Charges, Society Maintenance Deposits & Development Charges, etc will be borne by the purchaser. (3) Any additional charges or duties levied by the Government / Local authorities during or after the completion of the scheme will be borne by the purchaser. (4) Extra work shall be executed after making full payment (5) Cancellation charges as per RERA. (6) In case of delay in water supply, electric light connection, drainage work by the concerned authority, developers will not be responsible. (7) Refund in case of cancellation will be made within 30 days from the date of booking of new client only. (8) Administrative expense of Rs. 20000/- & the amount of extra work (if any) will be deducted from refund amount. (9) All plans are subject to amendments and approval by the relevant authorities. (10) All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. (11) Subject to Vadodara Jurisdiction.

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<https://gujrera.gujarat.gov.in/>