

DEVELOPERS :
SHREE MARUTI ENTERPRISE

SITE :
MILKANTH HEIGHTS,
NEAR AVALONS GREENWOODS,
SEVASI TP 1, GOTRI - SEVASI ROAD, VADODARA.
PH.: + 91 98796 54146, 94084 24754

ARCHITECT :
K N Associates, www.knassociates.in

STRUCTURAL CONSULTANT :
Zarna Associates

design : shree.maruti@shree.maruti.com



MILKANTH *heights*

3 BHK Apartments
4 BHK Duplex Penthouse



CREATING A FINE BALANCE OF LUXURY, SERENITY & CONVENIENCE!

Welcome to a home you always wished to reside in. A world where well designed spacious living spaces compliment the plush community spaces, creating a world of elegant luxury. The verdant greenery inside & out adds to the charm. Welcome to the upscale luxury at Nilkanth Heights, stately 3 BHK Apartments and 4 BHK Duplex Penthouses which makes living a true pleasure!

Luxury Apartments & Penthouses articulated with the finest of finishing, craftsmanship, planning and fixtures to create a dream abode!



A WORLD OF LUXURY AWAITS YOU!

Drive past the stunning entrance gates into a secure haven. With 24x7 robust security system, you are assured of the safety of your loved ones.

Located in the serene environs, facing the Sevasi Lake it helps create an enriching ambience. A place where plush interiors and landscaped exteriors vie for your attention.

Where every small detail has been worked out for your comfort. Where life slows down for you to enjoy the special bonding with your family.

Where life is complete!





A DESIGNER CLUBHOUSE, THAT ENRICHES YOUR LIFESTYLE!

At Milkanth Heights the well designed leisure spaces allow you to celebrate life to the fullest with its recreational spaces. There is something for every member of the family to indulge and enjoy!

Amenities at the Club include:

Basement

- Mini Theater with good quality acoustic system and theater seating

Ground Floor

- Swimming Pool with deck for seating. Separate changing rooms for Ladies & Gents.
- Air- conditioned Indoor Games Room

First Floor

- Fully equipped, Air-conditioned Gymnasium

AMENITIES

- Senior Citizen's Garden
- Children's play area
- Elegant Entrance Gate with security cabin
- Intercom based security system
- 24 hours water supply
- Anti Termite treatment for entire building
- Branded High-Speed Elevators
- Ample Paved Parking
- Elegant designer elevation
- Tree plantation around the boundary wall and inside the campus
- Standby generator for common facilities
- Terrace finished with china mosaic tiles for water proofing

SPECIFICATIONS

Structure

R.C.C. Frame earthquake resistant structure

Plaster

Internal : Mala Plaster

External : Sand faced double coat plaster

Flooring & Wall Tiles

Vitrified Tiles flooring

Kitchen Platform: Granite Platform with S.S. sink.

Kitchen Wall Tiles: Designer glazed Tiles

Toilets Flooring: Anti-skid ceramic Tiles

Toilets Wall Tiles: Designer glazed Tiles

Window Sills all sides: Granite or equivalent

Common Lobby Flooring: Italian Flooring

Doors & Windows

Main Door: Teak wood designer door

Other Doors : Laminated Flush doors

Windows : Colour Anodized aluminum windows

Paint

Internal : Plastic Paint with Birla Putty

External : Anti Fungal weather proof Emulsion

Plumbing

Pipes : Composite pipes, rain water harvesting

Concealed Plumbing with branded fittings (Jaguar / equivalent)

Sanitaryware (Cera/ equivalent)

Electrical

Wiring : Concealed copper wiring with modular switches.

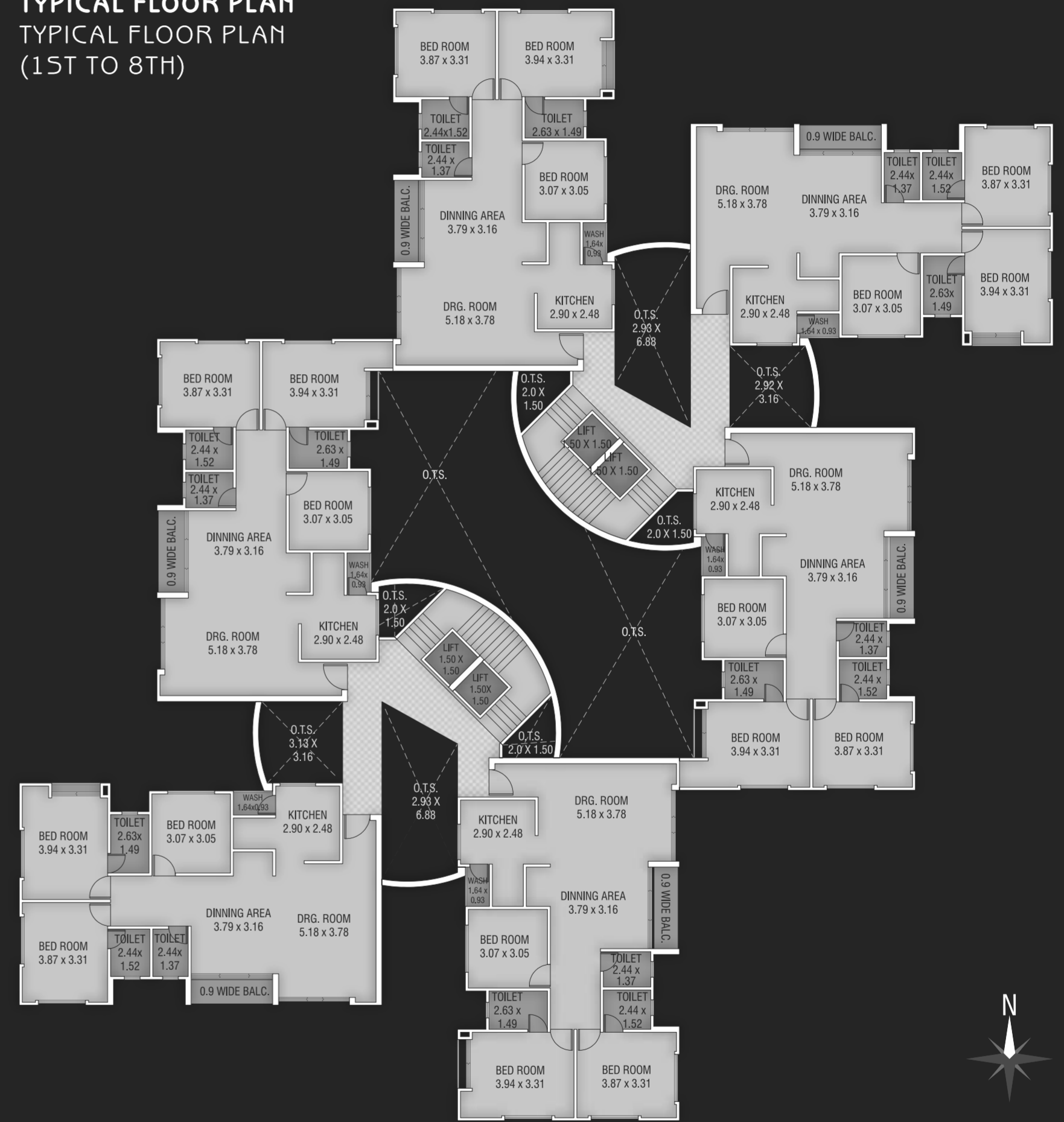
Piping for AC and designated spaces for outdoor units.



LAYOUT PLAN



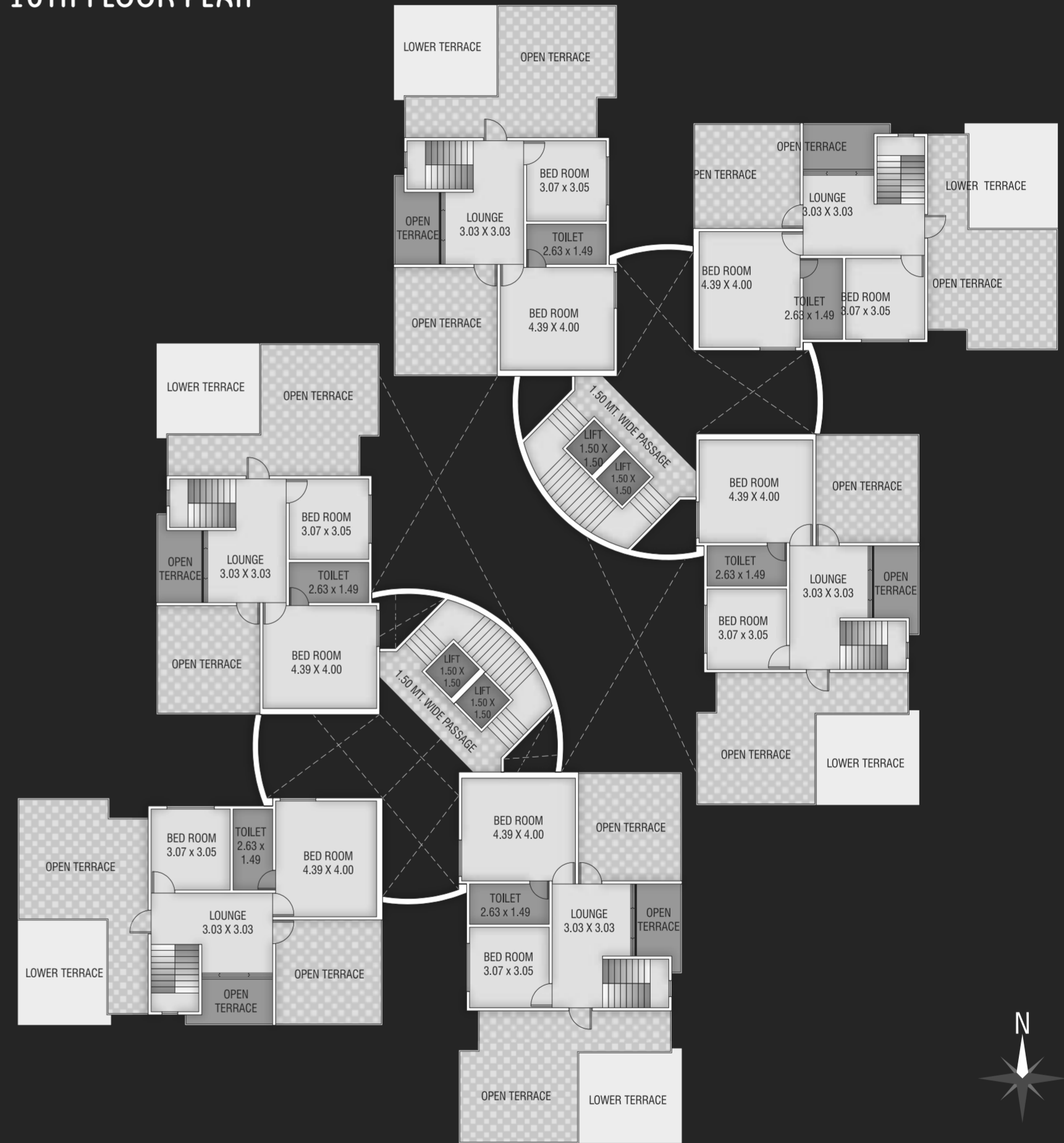
TYPICAL FLOOR PLAN TYPICAL FLOOR PLAN (1ST TO 8TH)



9TH FLOOR PLAN

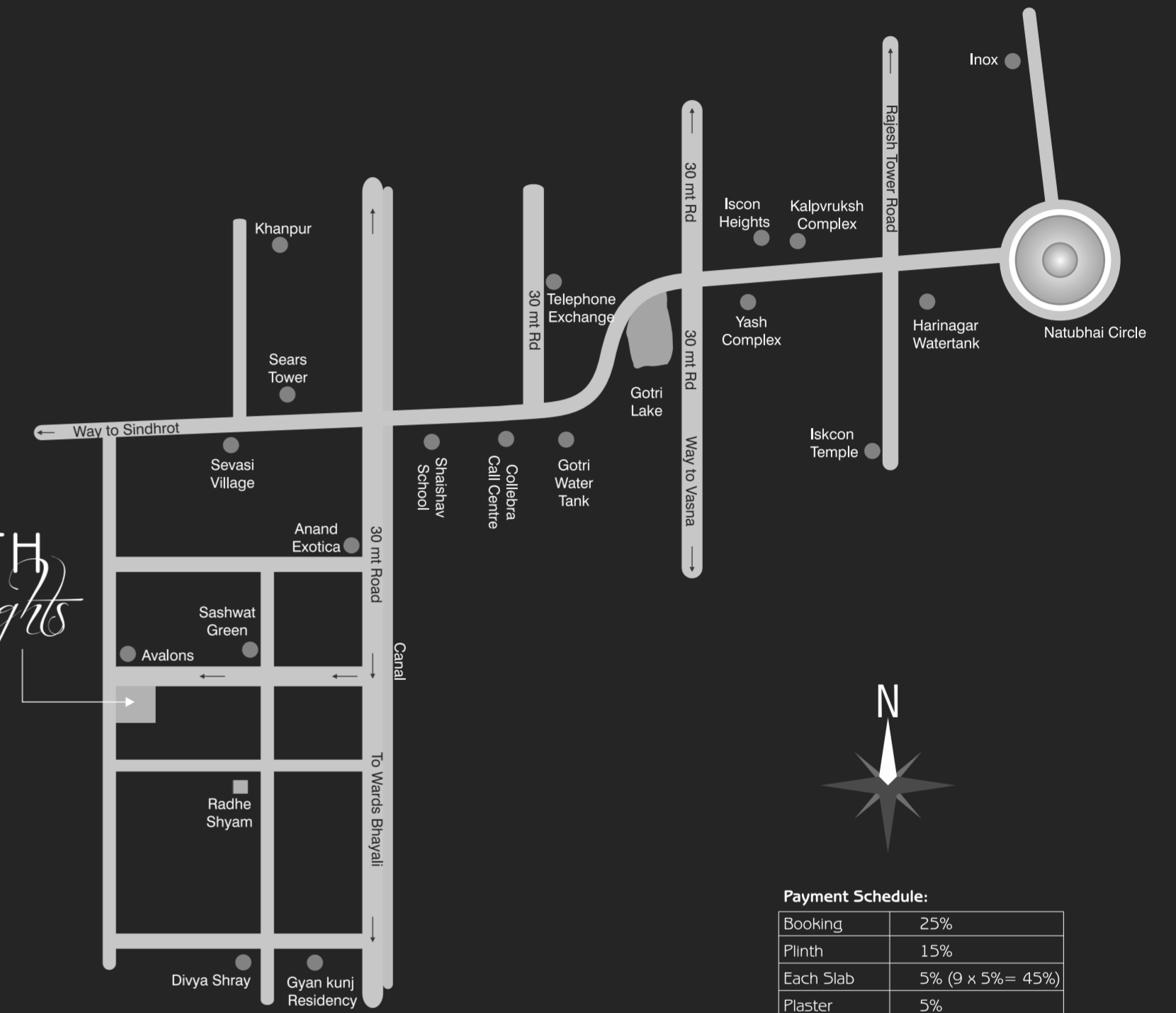


10TH FLOOR PLAN





MILKANTH heights



Payment Schedule:

Booking	25%
Plinth	15%
Each Slab	5% (9 x 5% = 45%)
Plaster	5%
Flooring	5%
Possession	5%

Notes:

- Possession will be given after one month of settlement of all accounts.
- Documentation charges, Service Tax, Development Charges & Common Maintenance charges will be extra.
- Any new Central or State Government Taxes if applicable shall have to be borne by the clients.
- Extra work shall be executed after making full payment
- Continuous default payments leads to cancellation
- In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible

- Refund in case on cancellation will be made within 30 days from the date of booking of new client only.
- Administrative expenses of ₹ 25,000/- & the amount of extra work (if any) will be deducted from refund amount.
- All right are reserved by the developers to make any changes in the plan, elevation, specification and the revision shall be binding to all.
- This brochure is not a legal document, any information in this brochure can not form part of an offer, contract or agreement.