



LAYOUT PLAN



PLOT AREA in sq.ft.

1	1035
2	802
3	802
4	802
5	802
6	802
7	802
8	802
9	1218
10	1237
11	773
12	744
13	744
14	744
15	744
16	744

17	744
18	987
19	987
20	770
21	770
22	770
23	770
24	770
25	983
26	1061
27	833
28	838
29	842
30	846
31	851
32	1106

Amenities

- Entrance gate
- Senior citizen sitting
- Land scape garden
- Children park
- Internal R.C.C. road with both side paved blocks
- Surrounded boundry wall
- Street light
- anti-termite treatment

SPECIFICATION

- Structure** : As per architect & structure engineer
- Wall Finish** : Inside wall having smooth plaster with Outside sand face plaster with acrylic paint
- Flooring** : Vitrified Flooring in all rooms
- Doors** : Decorative main door with S.S. fittings & all internal flush doors will be good quality
- Windows** : Fully glass wooden window with safety bars.
- Kitchen** : Sandwiched type granite platform, S.S.Sink with glazed tiles up to lintel level.
- Bathroom** : Ceramic tiles flooring and decorative glazed tiles
- Plumbing** : Concealed plumbing with good quality CP / UPVC Fittings.
- Electrification** : Concealed Copper ISI Wiring with moduler type switches with sufficient point.
- Water tank** : Underground & Overhead water tank

Block No - 1 to 18

SBA - 732.00 sq.ft.



Block No - 19 to 32

SBA - 756.00 sq.ft.





Developers :
SHIV INFRA

Site :
" OM UPVAN ",
Beside Tulsi Heights, Nr. Vaikunth Cross Road,
Opp. Ambe School and L&T Knoweldge City,
Waghodia Road, Vadodara.
M. : 99250 26999, 97275 56894

Architect :
Anjali Associates

NOTE :

- Possession will be given after on month of settlement of all account. - Extra work will be executed after receipt of full advance payment as per Developers estimate. - Documentation Charges, Service tax, House tax, MGVCL meter deposit and Maintenance deposit will be extra. - Any new Central or State government Taxes, If applicable shall have to be Borne by the clients - Continues default payment leads to cancellation without any prior intimation. - Architect / Developers shall have the right of change or raise the scheme or Any details herein and any changes or revision of specification, planning and Elevation will be binding to all clients. - Refund in case of cancellation will be made within 30 days from the date of booking of new client only. ST, Administrative expence Rs. 25,000/- and extra work amount (if any) will be deducted from the refund amount - Water and Drainage facility is given as per rules and regulations of VMSS. In case of delay in water or drainage connection, member shall manage at Their own cost.

PAYMENT MODE :

- 35% Booking - 15% Plinth - 25% Slab - 15% Plaster - 5% Flooring - 5% Final