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*Omkar*  
**RESIDENCY**  
1-2 BHK FLATS





# *Omkar* RESIDENCY

## **LEISURE FACILITIES**

- Landscaped garden.
- Ample parking space.
- Main Gate with Security Cabin

## **CONVENIENCE**

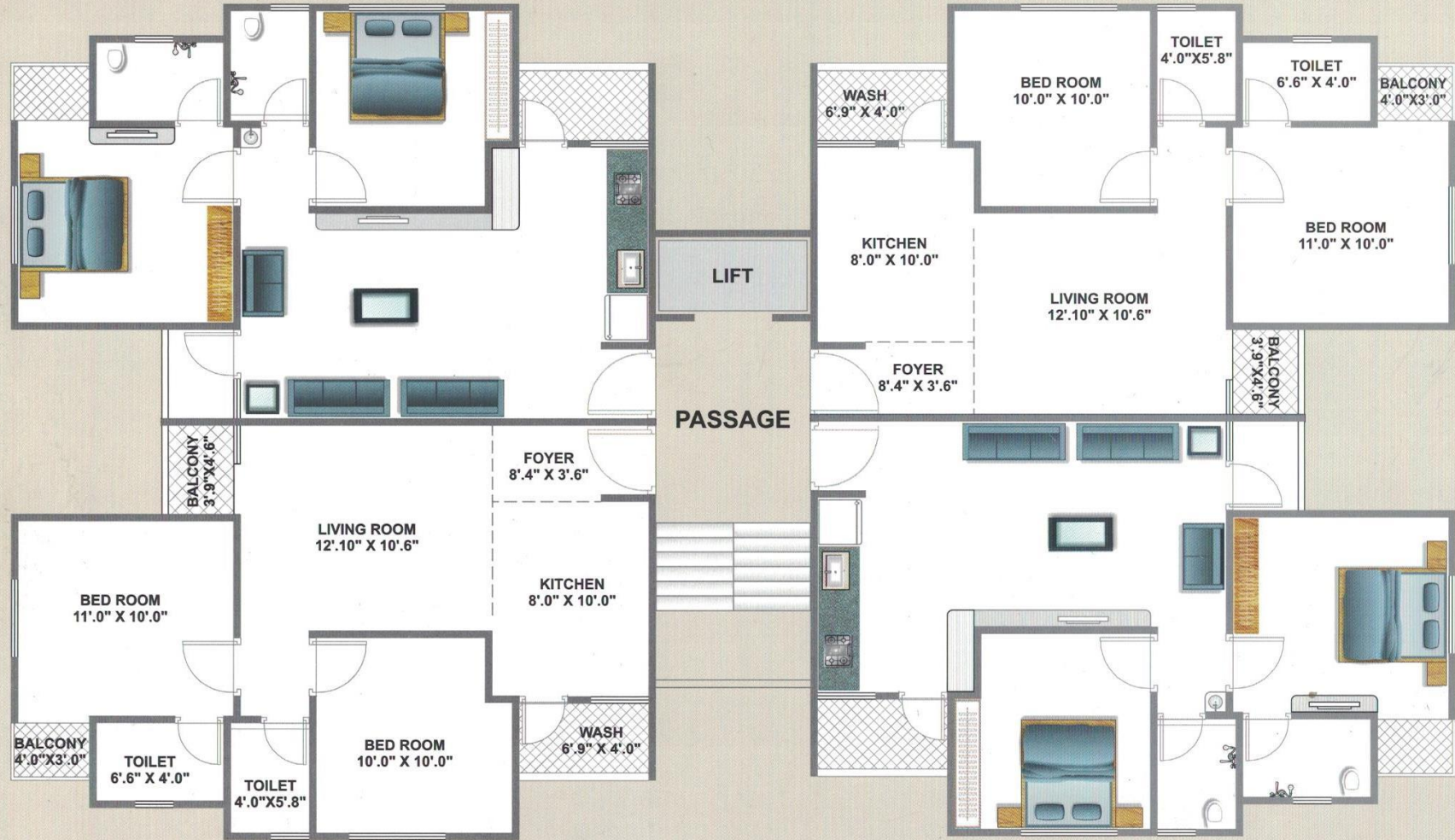
- Individual RO System.
- Lift Facility.

## **OTHERS**

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

# Tower - C1

# 2 BHK FLAT

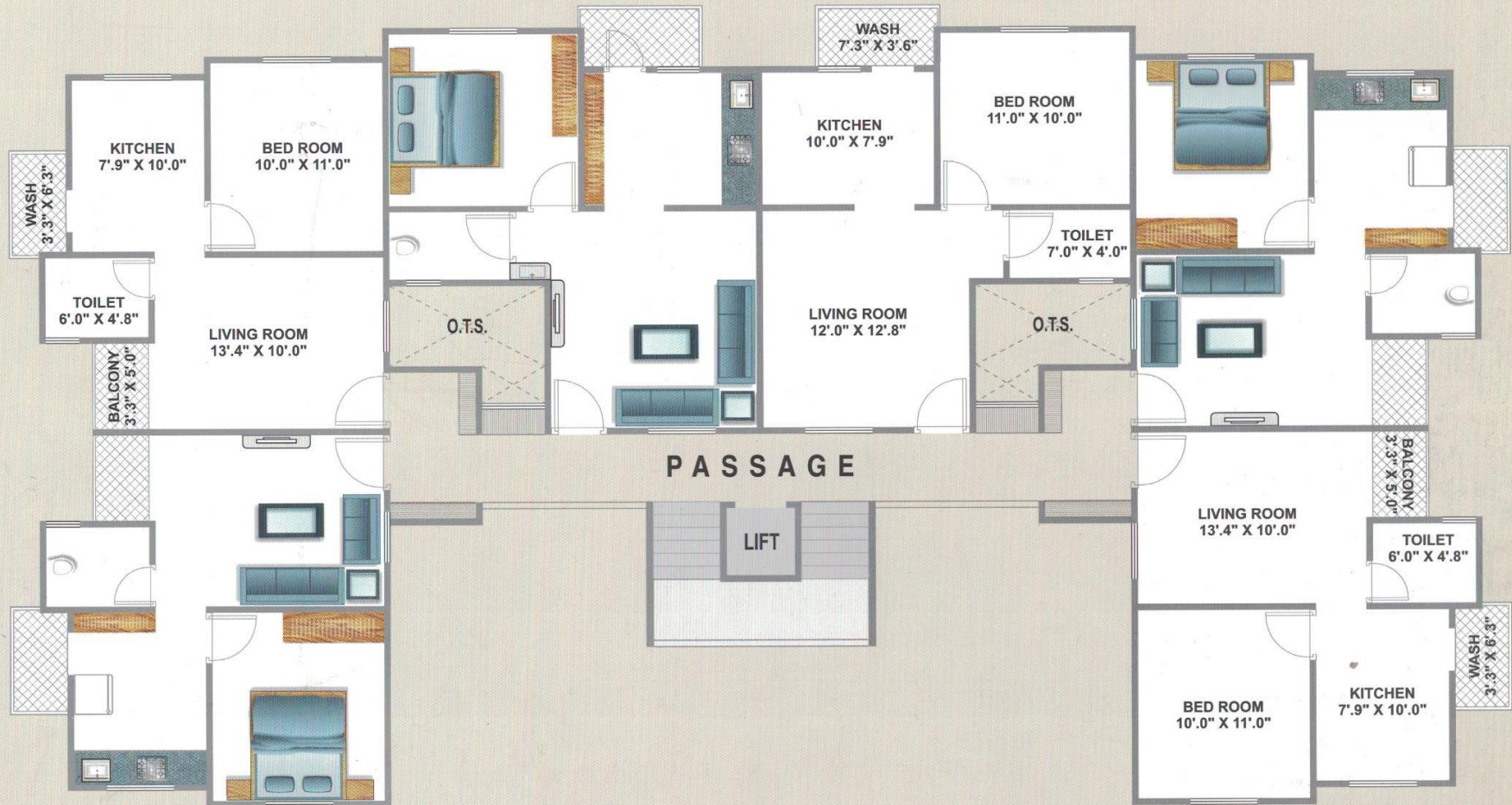


## Typical Floor Plan

Tower - D1

1BHK 1575

1 BHK FLAT



Typical Floor Plan

36 MTR. WIDE ROAD

LILAC VATIKA

INTERNAL ROAD

COMMON PLOT

OWNER'S PLOT





## 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 :**

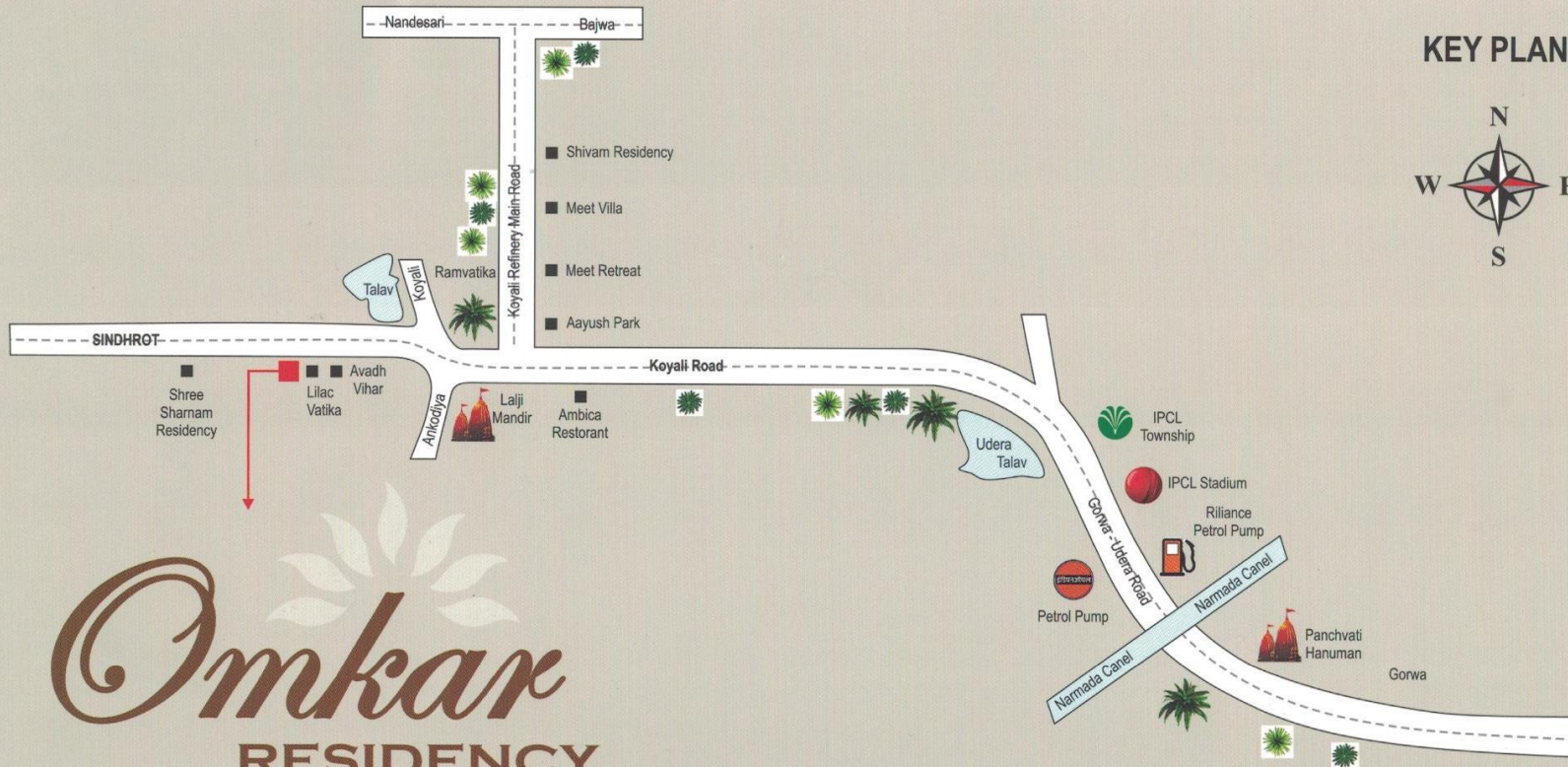
All electrical wiring done with concealed PVC insulated wires & modular switches with sufficient power light & power outlets. Provision for split AC Light Point in one bedroom only 2 BHK flats.

### **PLUMBING SANITARY :**

Systematic concealed UPVC / CPVC Plumbing.

### **TERRACE :**

Water proofing or china mosaic flooring.



# Omkar RESIDENCY

Nr. Lilac Vatika, Koyali - Sindhrot Main Rd., Koyali, Vadodara.

A Project by :  
**Maa Enterprise**  
9624066060

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