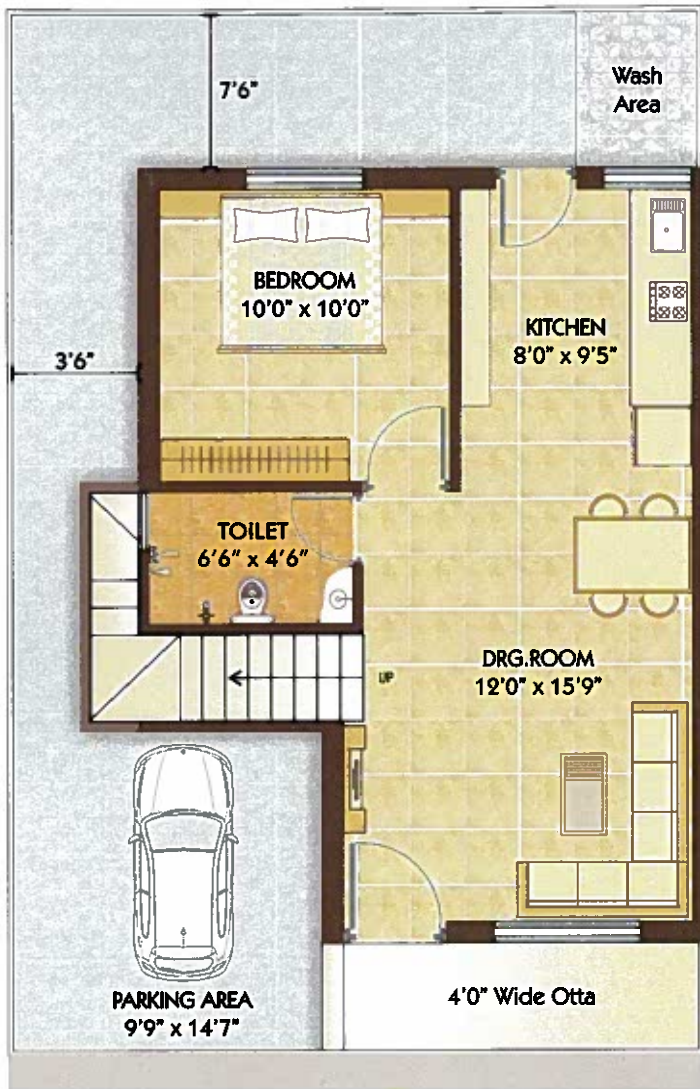


PERFECTION IS A WAY OF LIFE

S
SAI VILLA

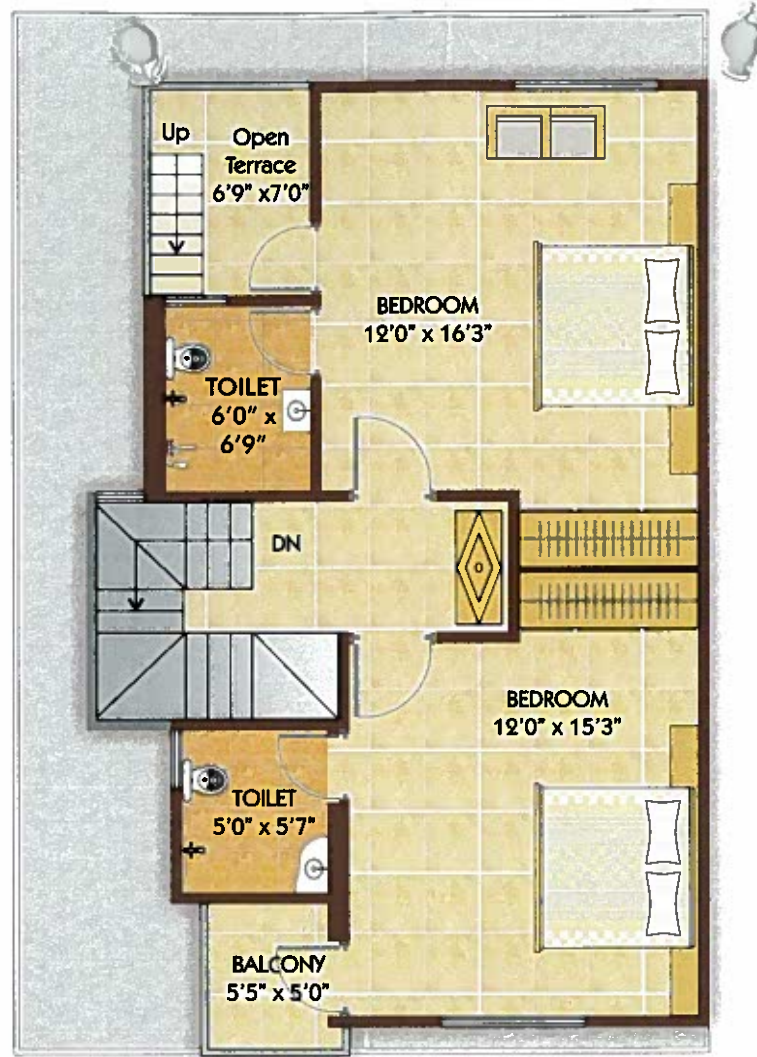
3 BHK DUPLEX





Ground Floor Plan

Type - A



First Floor Plan

Specification

Structure : All RCC & Brick work as per structural engineer's design

Wall finish : Inside walls with smooth plaster, distemper paint & putty. Outside walls painted with exterior paint.

Flooring : Vitrified tiles in all rooms.

Doors : Decorative entrance door & internal flush doors with laminates.

Windows : Fully glazed aluminum window with safety grills.

Plumbing : Concealed plumbing UPVC with good quality SS fittings.

Kitchen : Granite platform with S.S. Sink, wall tiles up to lintel level.

Bath / Toilets : Ceramic & Decorative Glazed tiles up to door top level.

Water supply : Underground and overhead tanks.

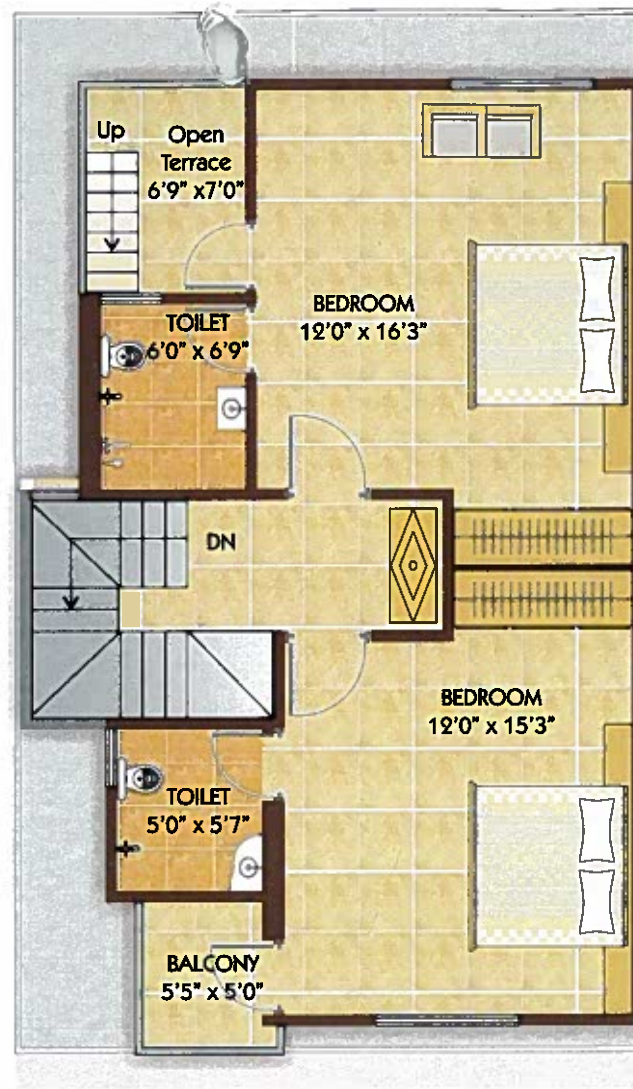
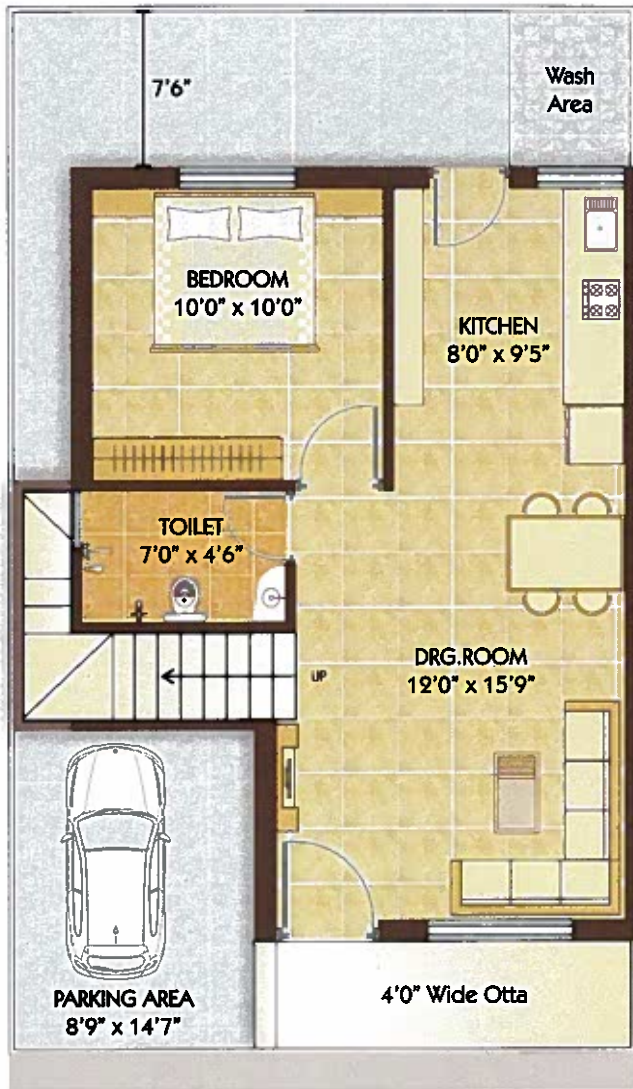
Electrification : Concealed copper wiring with good quality moduler switches, TV socket in drawing room & provision for A.C. point in one master bedroom, MCB provision in main distribution board as per architect details.

Amenities

- Impressive main entrance gate with security cabin
- Internal 7.50 mt cement concrete road with side paving
- Street light with Underground Cabling
- Club House with Gymnasium
- Jogging track

- Landscaped Garden
- Compound Wall with flooring
- Anti-termite treatment
- Common borewell for water
- China mosaic in terrace
- Letter box & Number plate to every villa





Ground Floor Plan

Type - B & B1

First Floor Plan

Plot No.	Plot Area	Plot No.	Plot Area	Plot No.	Plot Area	Plot No.	Plot Area
A-1	1240	A-31	894	A-50	889	A-73	1344
A-2 to A-11	1118	A-32	880	A-51 to A-52	1018	A-74	889
A-12	1142	A-33	869	A-53	997	A-75 to A-76	870
A-12/1	1542	A-34	856	A-54	992	A-77	973
A-14	1204	A-35	842	A-55 to A-58	870	A-78	1388
A-15	896	A-36	1061	A-59	986	B2-79 to B2-81	825
A-16 to A-23	877	A-37	1101	A-60	1250	A-82	1339
A-24 to A-25	1026	A-38 to A-41	870	A-61	1120	A-83	1161
A-26	1010	A-42	838	A-62 to A-65	870	B-84 to B-85	905
A-27	1436	A-43	870	A-66	1077	A-86	1392
A-28	924	R1-44 to R1-47	832	A-67	884	A-87	1401



Payment Schedule to be as per Model AFS is case of Gujarat

In Gujarat, the allottee shall make timely payments of the instalment and other dues and meet other obligations under the AFS subject to simultaneous completion of construction by the promoter as provided in clause 1 (c) of model AFS (Payment Plan).

Thus the maximum percentage of total consideration which buyer can be called upon by the builder to pay at various stages are as under :

Stage	Max % of total consideration that can be stipulated as payable
Booking/ Application	10%
After signing AFS	20%
Completion of Plinth	15%
Completion of slab including podiums and stilts	25%
Completion of walls, internal plaster, flooring colours and windows	05%
Completion of sanitary fittings, staircases, Liftwells, Lobbies upto the floor level of the apartment	05%
Completion of external plumbing and external plaster, elevation, terraces with waterproofing	05%
Completion of lifts, waterpumps, electrical fittings, electro, mechanical and environmental requirements, entrance lobby/(s), plinth protection, paving of areas and all other requirements relating to building/wing where apartment is located	10%
	95%

Balance amount (which will be at least 5% of total consideration) will be payable against and at the time of handing over possession on or after receipt of occupancy certificate or completion certificate.



Project by :
Sai Realty

Email :
sairealty11@gmail.com

Site Address : "Sai Villa"
Nr. The Gold City,
N.H.8, Tarsali, Vadodara.

Booking Contact
89804 11611
89804 11711

Architect :-
Advance Engineers Architect
Structure :-
K. M. Thakkar

We request : Possession will be given after one month of settlement of all accounts. Documentation charges, Service Tax, Municipal House Tax & 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. Architect/Developers shall have the right to change or raise the scheme or any details herein and change or revision will be binding to all. Refund in case of cancellation will be made within 30 days from date of booking of new client only. Administration expense of Rs. 50,000 & the amount of extra work (if any) will be deducted from refund amount. In case of delay of VMC or MGVCCL activity, it shall be unitedly faced. While every reasonable care had been taken in preparing this brochure, the organizers are not responsible for any inaccuracy in this contents. All plans, information and specification are subject to