

DEVELOPERS Samarthsai Realty Pvt. Ltd.

SAMARTHA MEADOWS, Near Kesar 45, Kapurai Dabhoi Road Vadodara

Mo: 98250 81202, 99250 07694 Email: info@samarthsairealty.com website: www.samarthavadodara.com ARCHITECT



STRUCTURAL CONSULTANT
Chirag Shah



Location

QR code for QR code for



QR code for Brochure



RERA Website: gujrera.gujarat.gov.in • RERA Reg. No.:





Live the Good Life!



3 BHK DELIGHTFUL BUNGALOWS



Specifications



STRUCTURE & Masonary:

• Structure as per architect's design. Brick Masonary for External and Internal walls.



WALL FINISH:

• Internal Single coat plaster with wall putty & primer. External double coat plaster with weather resistant paint.



- Vitrified tiles in Living, Dining, Kitchen and Bedrooms
- Anti-skid flooring in bathrooms & balcony



STAIR CASE:

• Furnished with granite / vitrified with railing



- Designer wall tiles upto lintel level as per architect's design &
- Premium Brand C.P. Fittings and Sanitary vessels

WATER & PLUMBING:

- Concealed Plumbing with CPVC & UPVC pipes
- Overhead & Under Ground Water Tank for each unit

DOORS:

Decorative Main door

- Internal flush doors with laminate

WINDOWS:

 Good quality aluminum section powder coated windows with mosquito net

KITCHEN:

Granite kitchen platform with S.S. Sink and designer wall tiles upto lintel level

ELECTRIFICATION:

Branded ISI Concealed copper wiring with elegant branded modular switches

WASH YARD:

Wash yard with glazed tiles dado & anti-skid flooring

TERRACE FINISH:

• Elegant China Mosaic finish with water proofing treatment

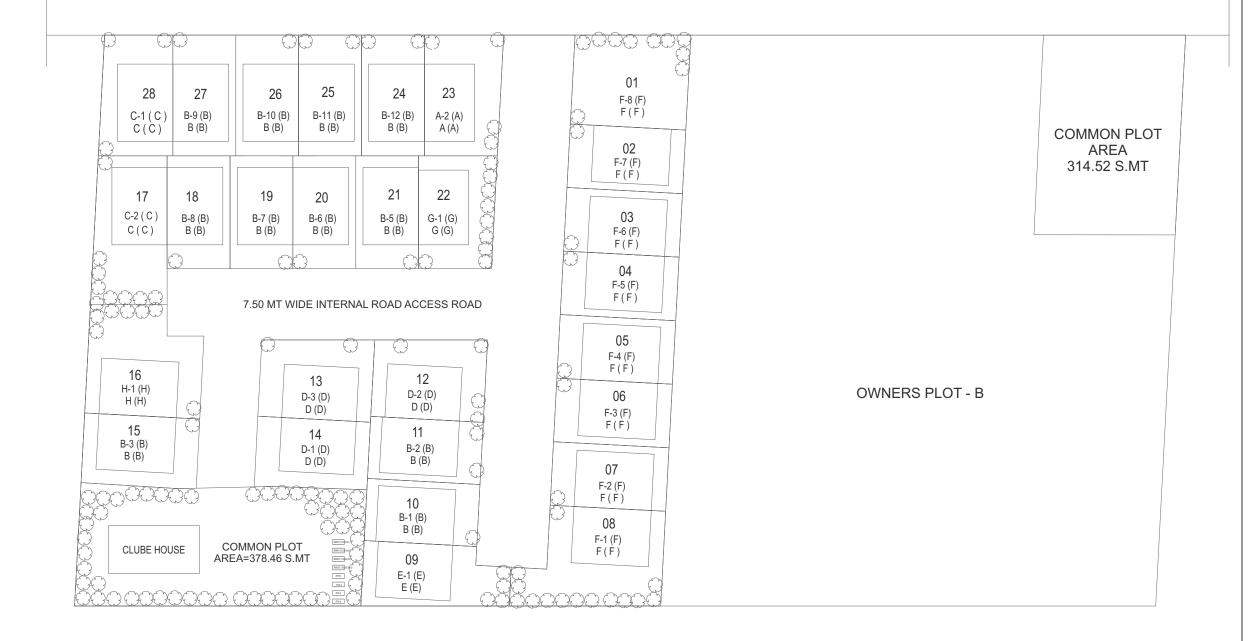


Anti-termite Treatment



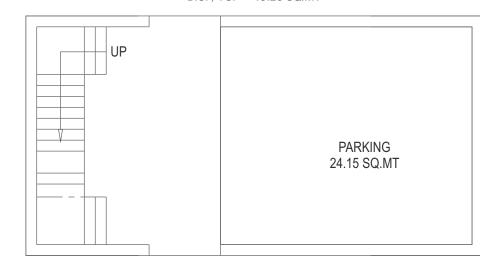
Layout Plan 📎



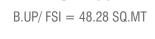


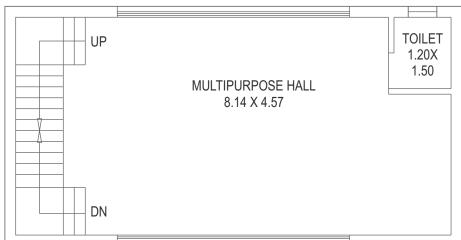
Club Hose

Ground Floor B.UP/ FSI = 48.28 SQ.MT



First Floor



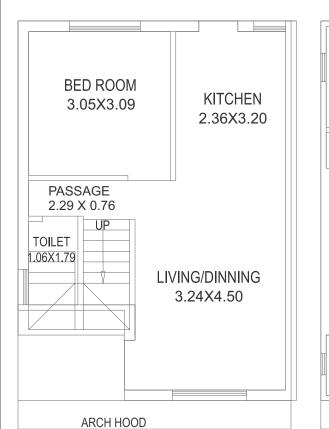




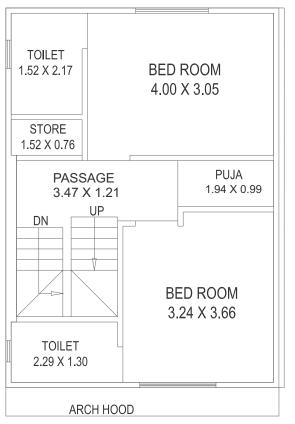
TOILET 1.52 X 2.17 **BED ROOM BED ROOM** KITCHEN 3.41 X 3.05 3.05 X 3.09 1.77 X 3.20 STORE 1.52 X 0.76 PASSAGE 3.47 X 1.21 2.29 X 0.76 1.35 X 0.99 TOILET 1.06X1.79 LIVING/DINNING 2.64 X 4.50 BED ROOM 2.64 X 3.66 TOILET 2.29 X 1.30

First Floor Plan

ARCH HOOD



Ground Floor Plan



First Floor Plan



ARCH HOOD

Ground Floor Plan

Type – A (A) TOTAL - B.UP AREA = 86.19 SQ.FT

Type – B (B)

TOTAL - B.UP AREA = 95.27 SQ.FT

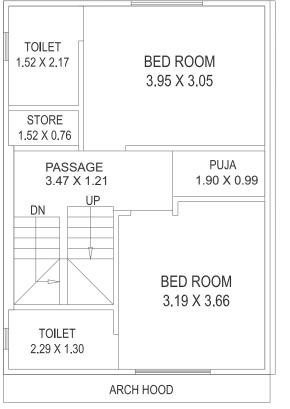
Ground Floor Plan

First Floor Plan

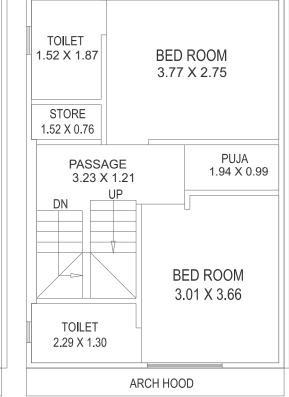
Ground Floor Plan

First Floor Plan







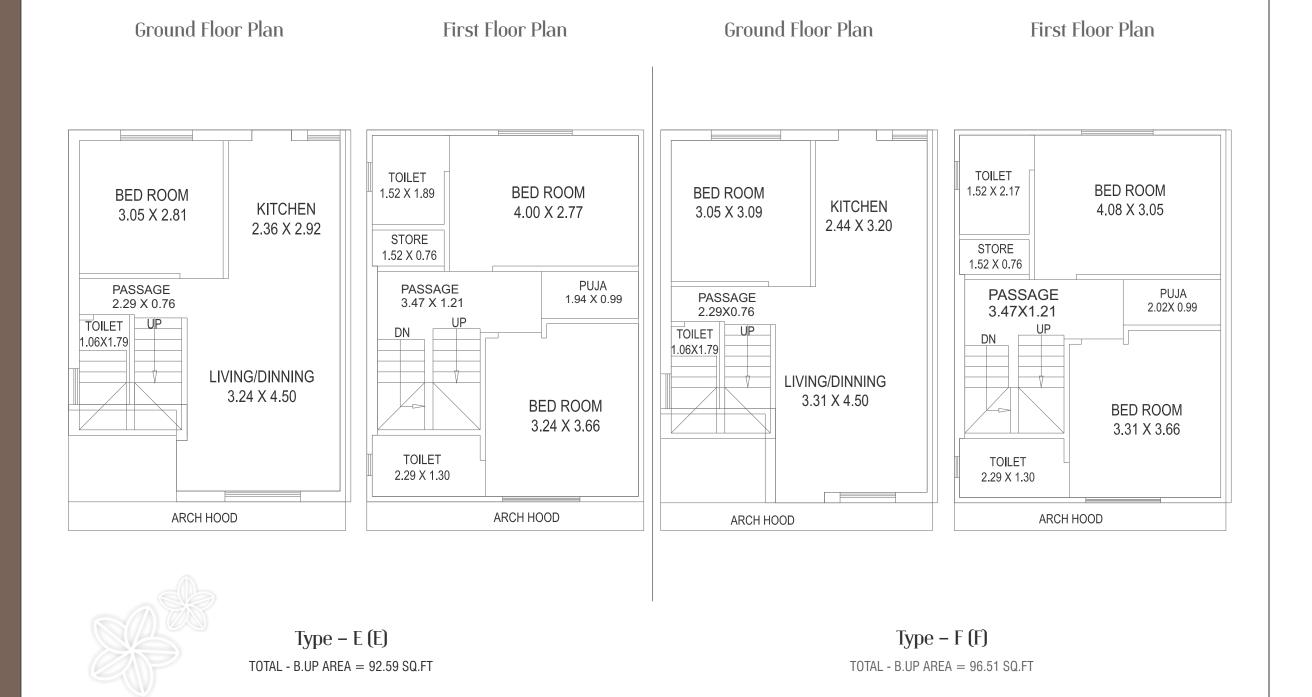


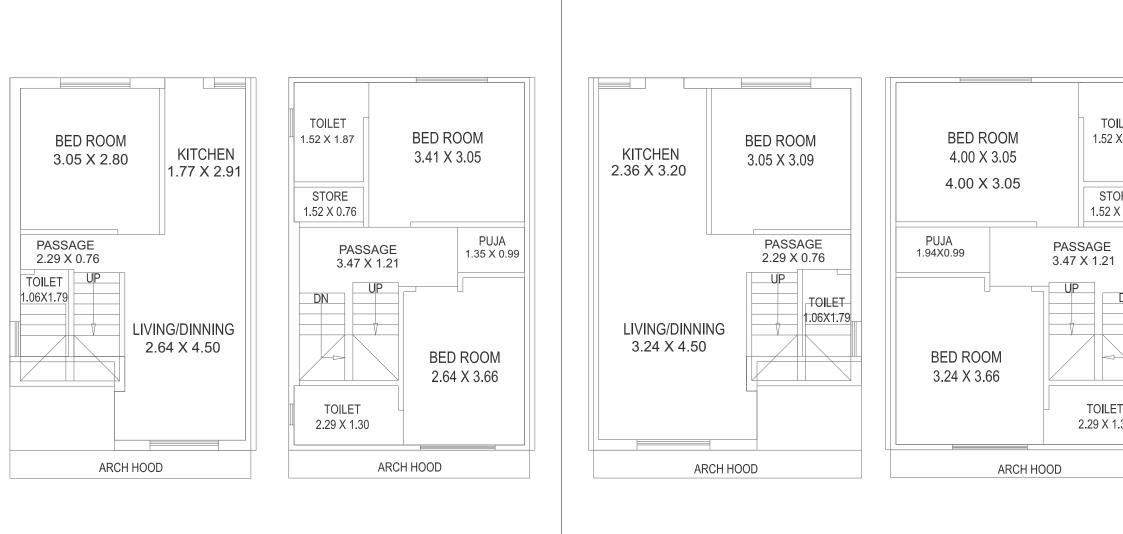
Type – C (C)

TOTAL - B.UP AREA = 95.43 SQ.FT

Type – D (D)

TOTAL - B.UP AREA = 88.76 SQ.FT





Ground Floor Plan

First Floor Plan

TOILET

1.52 X 2.17

STORE

1.52 X 0.76

TOILET

2.29 X 1.30

Type - H (H)

TOTAL - B.UP AREA = 95.89 SQ.FT

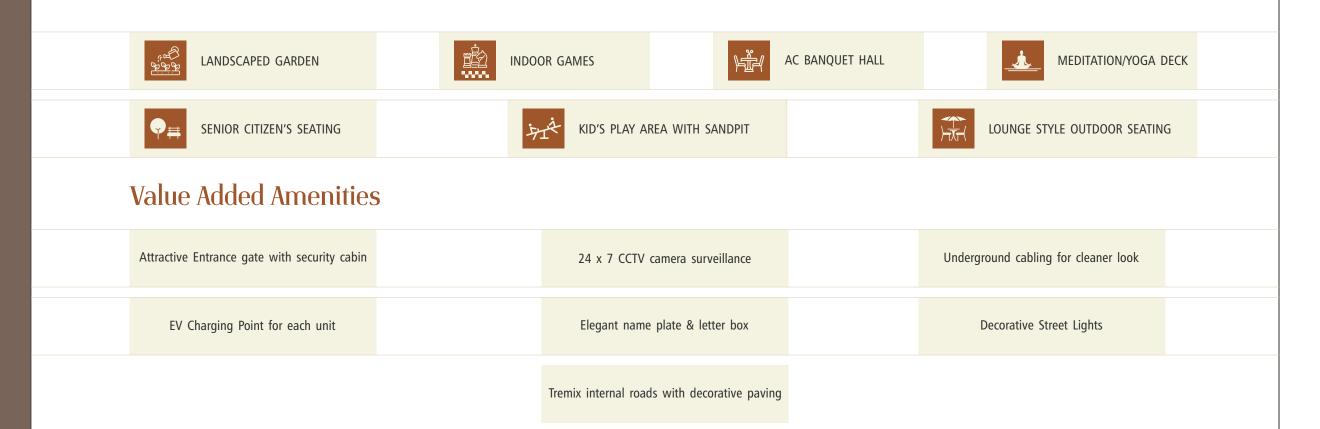
First Floor Plan

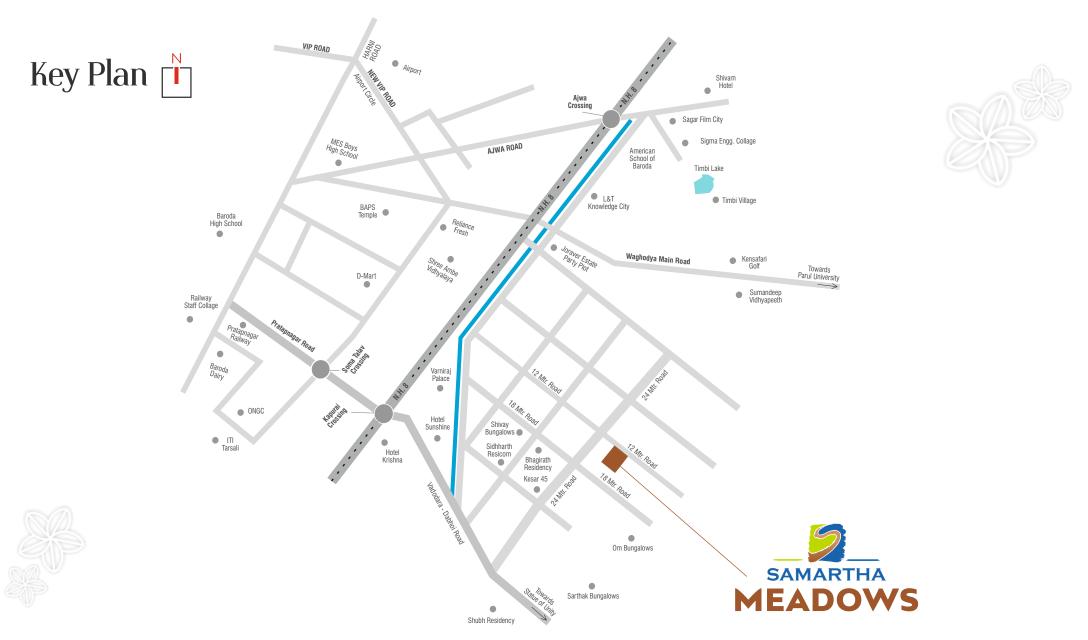
Ground Floor Plan

Type **-** G (G)

TOTAL - B.UP AREA = 83.08 SQ.FT

Leisure Amenities





TERMS & CONDITIONS

1. Possession will be given one month after the settlement of accounts as per the payment schedule. 2. Extra work will be executed after receipt of full payment in advance. 3. Maintenance deposit, Document charge, GST, Development charge, MGVCL charges, Legal charges* & any other charges (if applicable) should be levied separately. 4. Annual maintenance charges of the society as per the expense estimate of the year will be collected before possession. 5 Any new central or state government taxes, if applicable, will have to be borne by the client. 6. No changes or alteration will be allowed in the elevation. 7. Continuous default in payment will lead to cancellation. 8. Refund in case of cancellation (before agreement of sale), will be made after 30 days from the request for cancellation. A booking & administrative charge of Rs. 50,000 (Plus GST) will be deducted from the refund amount. 9. Refund in case of cancellation (after agreement of sale), will be as per T&C stated within the agreement of sale (Banakhat) & Booking form. 10. Developer shall not be held responsible, in case of delays in water supply, drainage & electricity by the respective authorities. 11. Developers/ Architect shall have full rights to change/ revise/ improvise any design details, which will be binding for all. 12. Any plans or information depicted in brochure, presentation book, presentation video, walk-through, 3-D model or other sales material cannot form a legal part of the sales agreement. It is only for the purpose of depiction of the project.

PAYMENT TERMS

10% Booking | 20% After Agreement to Sale Execution | 15% Plinth Level | 10% Ground Floor Slab | 10% First Floor Slab | 05% Second Floor Slab | 10% Masonry | 10% Plaster & Flooring | 10% Sanitary, Plumbing, Electrical fittings & other finishing work