



Developers : **SIDDHI VINAYAK INFRA**

Site: "Satyam Solitaire" B/h Saflaya Arcade,  
Near Shubh Residency, Kapurai - Dabhoi Road, Vadodara.

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E-mail: siddhivinayakinfra.kapurai@gmail.com

Architect :

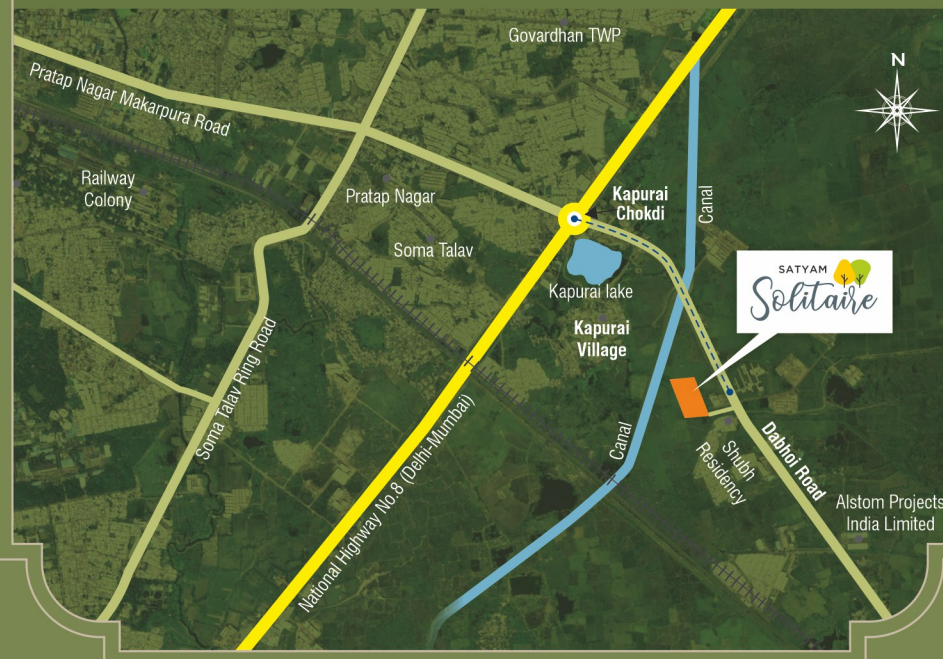


Structural Consultant :



**Terms & Conditions:** (1) Documentation charges, GST, Municipal House Tax & Common Maintenance Charges will be extra. (2) VMC Tax, MGVCL & Property Tax charges will be borne by the client. (3) Any new Central or State Government Taxes, if applicable shall have to be borne by the client. (4) Extra work shall be executed after making full payment in advance - subject to approval. (5) Brochure or presentation cannot form a part of legal document or final details, it is just for easy display. (6) I/We not ask for any structural changes in our UNIT, Any kind of alteration and extra work inside or outside of unit will not be permitted. (7) Any kind of alteration or change is strictly not allowed in elevation of exterior which may affect out look of unit or project. (8) I/We have fully read, understood the term and conditions and agree to abide by the same without any reservations. (9) Subject to Vadodara Jurisdictions.

**Note:** This Brochure is intended only for easy display and information of the project and does not form part of Legal Document.



## SPECIFICATIONS



### RCC STRUCTURE

Earthquake resistant RCC frame structure in per structural engineer's design



### FLOORING

Double charged Vitrified Tiles in Lounge, Dining & kitchen.  
Vitrified Tiles in all Bedrooms Anti-skid Vitrified tiles of reputed make in bathrooms and balconies



### ELECTRIFICATION

Concealed copper wiring of approved quality Branded premium quality modular switches with sufficient electrical point as per architect's plan.



### BATHROOMS & TOILETS

Designer bathrooms with Glazed Tiles upto Door level.  
Plumbing fixture and vessels.



### PAINT & FINISH

Interiors: Smooth plaster with Wall Putty & Primer  
Exterior: Plaster with ACE Exterior paint (Asian Paint or equivalent)



### KITCHEN

Granite counter with Stainless Steel Sink and tiling upto the door/window level on walls.



### DOOR & WINDOWS

Doors: Elegant wooden entrance Door. Internal Flush doors.  
Windows: Colour anodized aluminium section windows with reflective glass of standard quality.



### TERRACE

Open terrace finished with chemical water proofing and china mosaic flooring.

### Payment Mode:

Booking Amount Rs. 1 Lac Down-Payment withing 1 month of Booking 25%  
At Plinth Level 15% | At Ground Floor Slab Level 15%  
Fist Floor Slab Level 15% | At Plaster Level 15% | At Flooring Level 10%  
1 Month before taking Possession 05%

SATYAM  
*Solitaire*

3 BHK MAGNIFICENT VILLAS

*move in with nature*



SATYAM  
*Solitaire*

## WHERE LUXURY IS DETAIL

With 34 stunning 3 BHK Magnificent Villas in a close-knit upscale community, **Satyam Solitaire** is where luxury resides in every nook and corner. Check-in to a life of opulence with homes, amenities and lifestyle that are indulgent in every way. An unparalleled living experience awaits you within this premium campus set in the bustling locality of Kapurai - Dabhoi Road. Marvel at the grandeur of life that has been carefully put together for a truly extraordinary life.



## WHERE LEISURE IS EASY

The thoughtful leisure amenities at **Satyam Solitaire** are handpicked to offer you relaxation right at your doorstep. Enjoy the elusive freedom of making memories and having fun with your family daily.

## VALUE ADDED AMENITIES

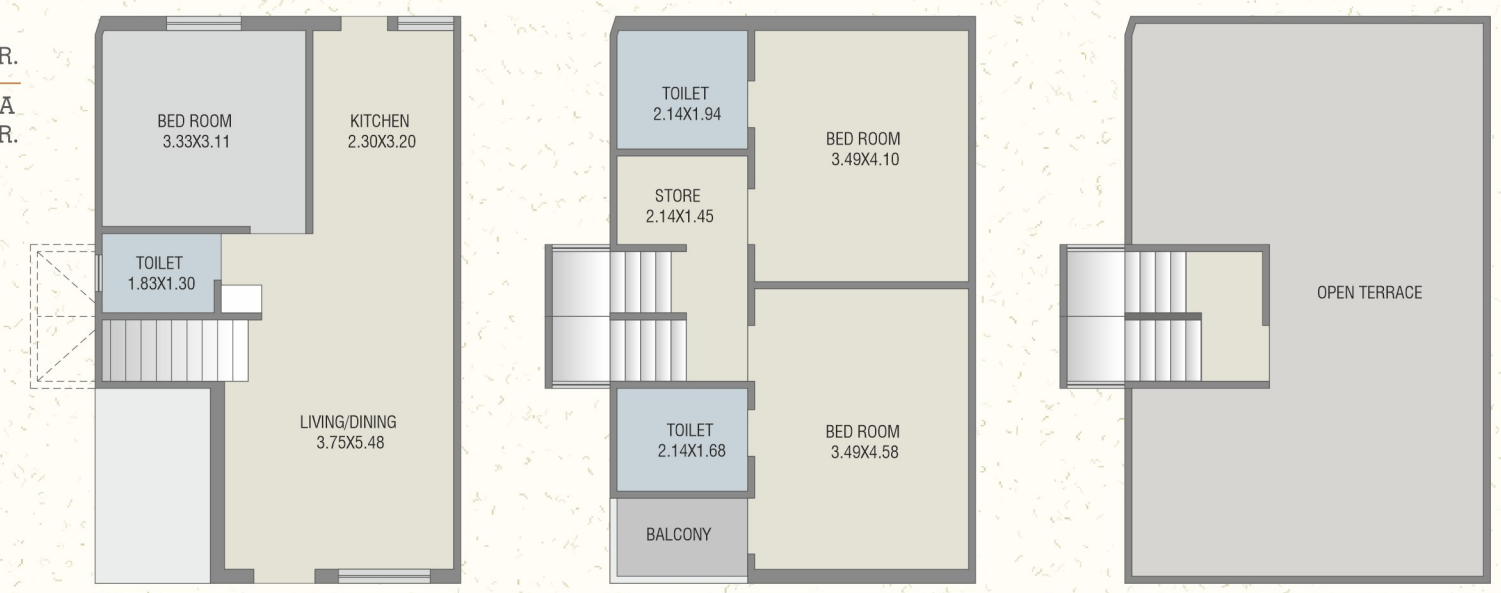
Attractive gate with security cabin • 24 x 7 CCTV camera surveillance • 24 hours water supply  
Rain water harvesting • Trimix internal roads with street lights

# LAYOUT PLAN



## TYPE- A

**PLOT NO.: 01**  
**PLOT AREA**  
 165.4 SQ. MTR.  
**CARPET AREA**  
 86.12 SQ. MTR.



## TYPE- B1

**PLOT NO.: 02, 04, 06, 08**

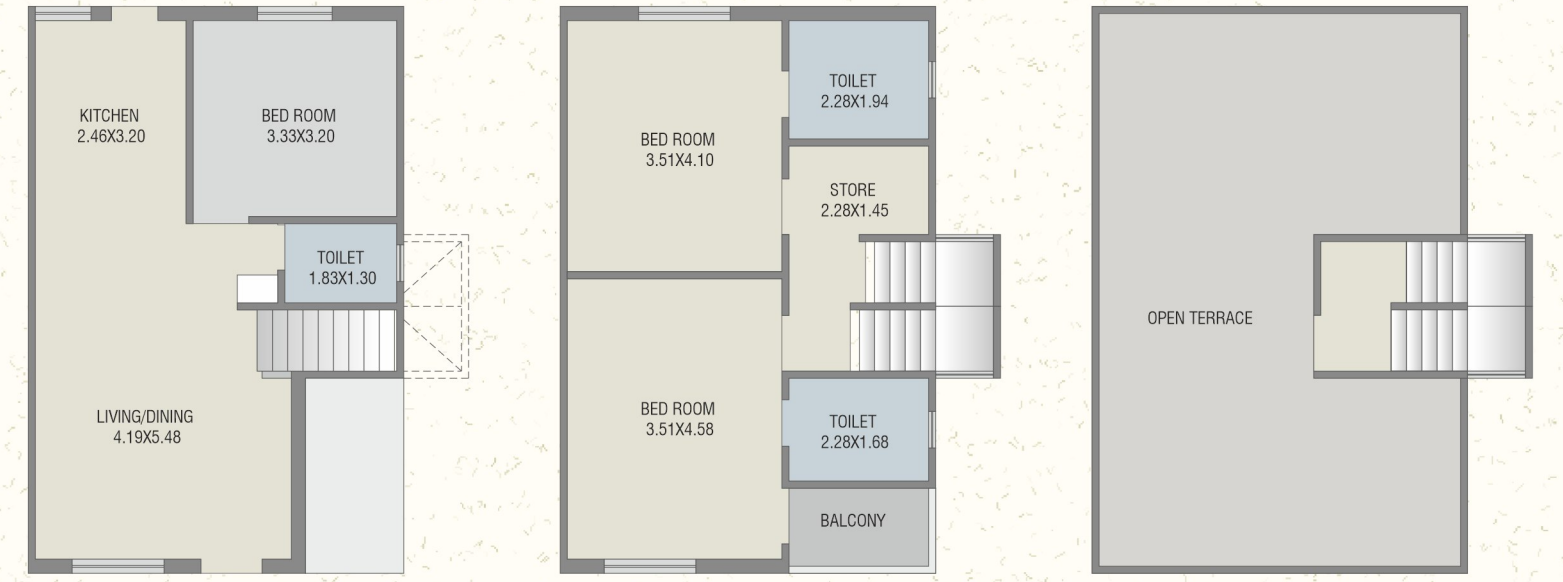
**PLOT AREA**  
 124.15 SQ. MTR.  
**CARPET AREA**  
 89.1 SQ. MTR.

**PLOT NO.: 10**

**PLOT AREA**  
 114.45 SQ. MTR.  
**CARPET AREA**  
 89.1 SQ. MTR.

**PLOT NO.: 32**

**PLOT AREA**  
 134.09 SQ. MTR.  
**CARPET AREA**  
 89.1 SQ. MTR.



### CLUBHOUSE AMENITIES

- PARTY GARDEN
- INDOOR GAMES
- GYMNASIUM
- KID'S PLAY AREA
- JOGGING/WALKING TRACK





### TYPE- B2

**PLOT NO.:**  
03, 05, 07, 09

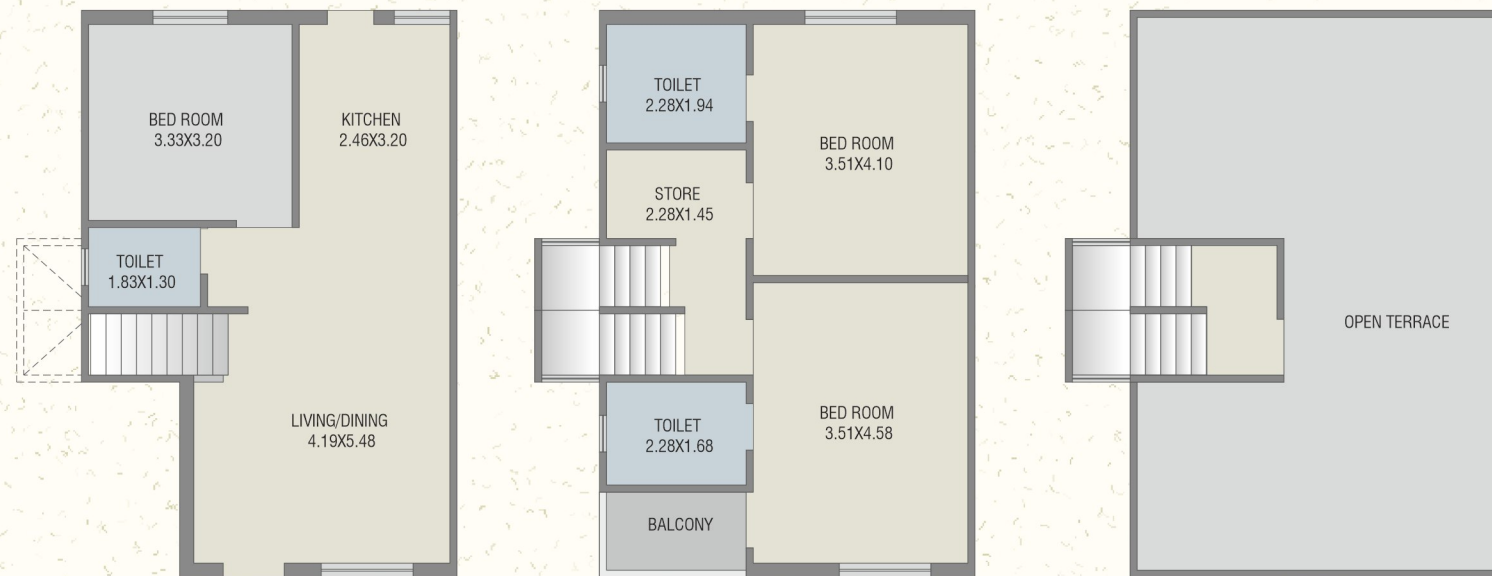
**PLOT AREA**  
124.15 SQ. MTR.

**CARPET AREA**  
89.1 SQ. MTR.

**PLOT NO.:** 31

**PLOT AREA**  
147.71 SQ. MTR.

**CARPET AREA**  
89.1 SQ. MTR.



### TYPE- C2

**PLOT NO.:**  
12, 14, 16, 18  
22, 24, 26, 28 & 30

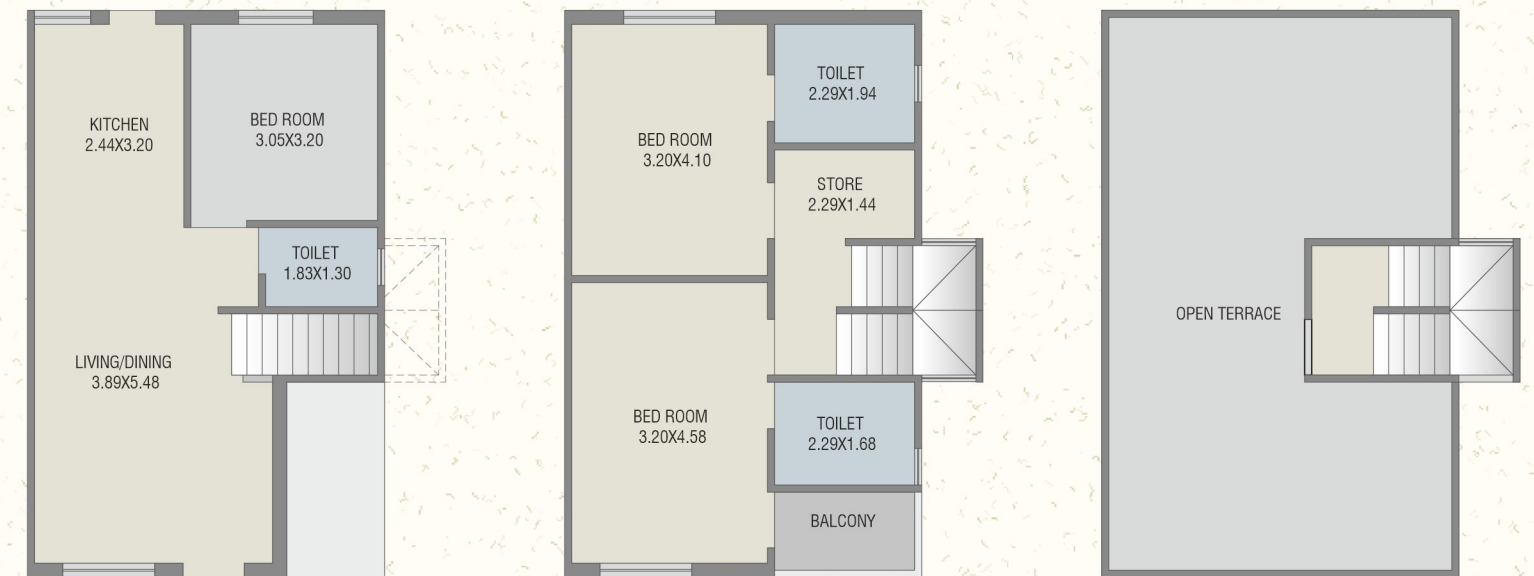
**PLOT AREA**  
93.74 SQ. MTR.

**CARPET AREA**  
83.81 SQ. MTR.

**PLOT NO.:** 20

**PLOT AREA**  
108.22 SQ. MTR.

**CARPET AREA**  
83.81 SQ. MTR.



### TYPE- C1

**PLOT NO.:**  
11, 13, 15, 17,  
19, 23, 25, 27, & 29

**PLOT AREA**  
93.74 SQ. MTR.

**CARPET AREA**  
83.81 SQ. MTR.

**PLOT NO.:** 21

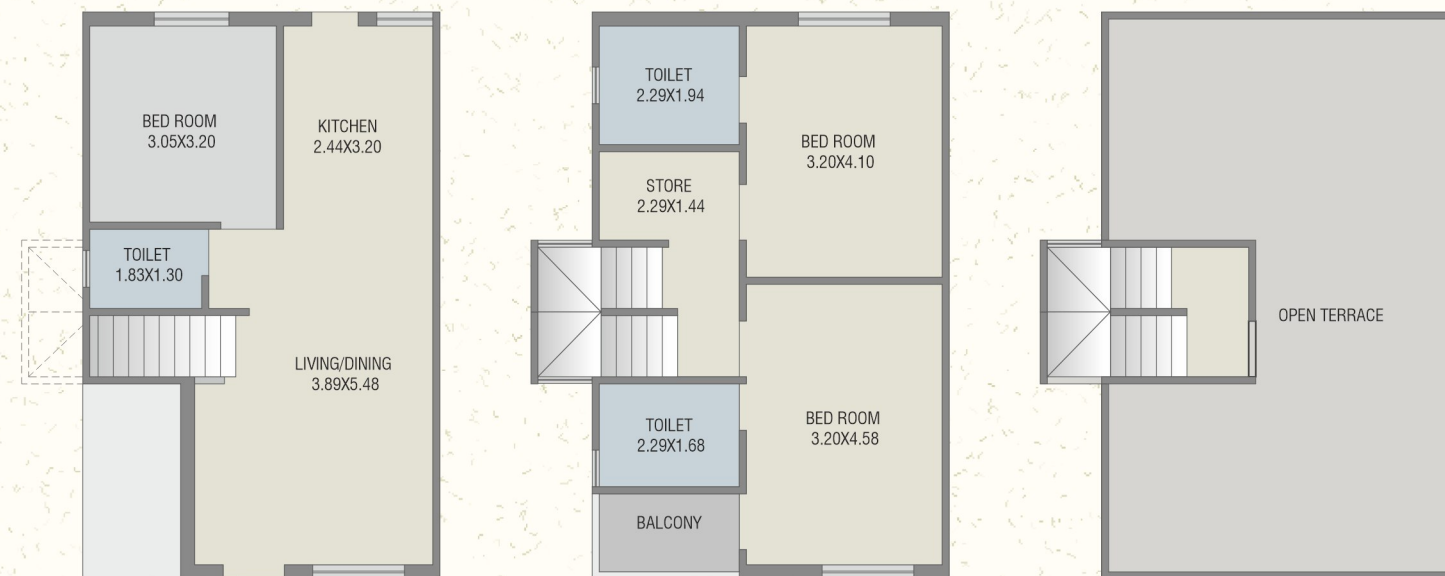
**PLOT AREA**  
118.2 SQ. MTR.

**CARPET AREA**  
83.81 SQ. MTR.

**PLOT NO.:** 33

**PLOT AREA**  
105.66 SQ. MTR.

**CARPET AREA**  
83.81 SQ. MTR.



### TYPE- D

**PLOT NO.:** 34

**PLOT AREA**  
103.4 SQ. MTR.

**CARPET AREA**  
82.75 SQ. MTR.

