

Developer :- N. K. INFRA

Architect & Structure :-Mehul Panchal

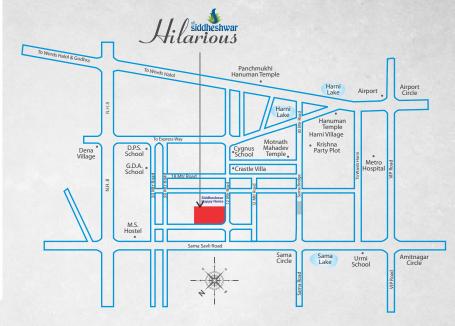
Contact :-

99258 14322 95104 22216

E : nyalkarangrup@gmail.com W : www.nyalkaran.in

Site :- Shree Siddheshwar Hilarious

Nr. Siddheshwar Happy Home, Behind Cygnus World School, Near Motnath Mahadev Temple, Harni Airport Road, Vadodara.



Payment mode: 25% Booking Amount | 15% at Plinth level | 15% at First floor slab | 15% at Second floor slab | 10% at Brick work | 10% at Plaster | 05% at Flooring | 05% at Finishing

Notes: (1) Possession will be given after one month of settlement of all accounts. (2) Extra work will be executed after receipt of full advance payment. (3) Maintenance charges, development charges, Stamp Duty, Registration Charges, Service Tax or New Centra Govt, State Govt Taxes, VMS55 Taxes if applicable shall have to be bourne by the client. (4) Continuous default payments leads to cancellation (5) Architect/ Developers shall have the rights to change or revision will be binding to all (6) Incase of delay in light connection by authority developers will not be responsible (7) All dimensions are indicative and actual dimensions in each room might vary (8) Plot area shown in list is as per site condition and may vary (9) Common compound wall of individual unit will be as per architect's design (10) Refund (exclude ax) shall be given in case of cancellation of the booking within 30 days. The payment shall be refunded only after same premises is re-booked any payment for the same is received from the customer. We shall deducted a minimum administrative charge of Rs. 50,000 (11) Any plans, specifications of information in this brochure cannot form part of an offer, contractor agreement. (12) All members shall have to essentially be the part of the society formed by the association members and shall have to ablied by the society bylaws. (13) After virtual completion of the work all the repair and maintenance like drainage, watchirty billet ex. hall be bome by society members of society are not allowed to change of the virtual completion of the work all the repair and maintenance like drainage, watchirty billet ex. hall be bome by society members of society are not allowed to change of the virtual completion of the work all the repair and maintenance like drainage, watchirty billet ex. hall be bome by society members of society are not allowed to change of the virtual completion of the work all the repair and maintenance like drainage.







Welcome to a world of luxury combined with serenity. Where nature graces every step, and living spaces enthrall. Enter you very own private piece of Paradise.

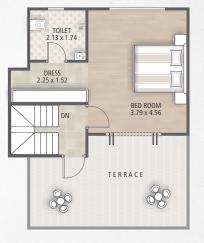
A project conceptualized & planned to offer a modern lifestyle. Welcome to the 'Siddheshwar Hilarious' with all modern amenities, yet at an affordable price.

Located centrally at the fast developing locality of Harni Road, 'Siddheshwar Hilarious' is close to all urban conveniences. The Bunglows are designed for a modern life and shall match the lifestyle expectations of today's consumers.





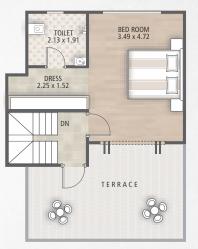










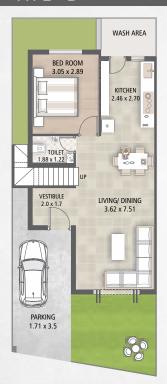


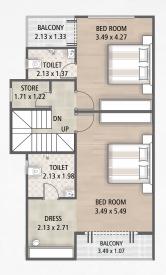




















Structure

All RCC & Brick masonary as per structural engineer's design.

Flooring:

Vitrified tile flooring in living room and wooden flooring in master bedroom, 800 mm x 800 mm premium vitrified flooring in other rooms.

Paint & Finish:

Interior: Smooth plaster with white putty finishing

Exterior: Double coat plaster with weather proof exterior paint

Kitchen :

Fully glazed designer's tiles on kitchen dado up to slab level & below platform granite platform in kitchen with stainless steel sink.

Doors

Attractive entrance door with safety lock and other decorative fittings. Internal doors are laminated water proof flush doors.

Windows:

 $Powder\,coated\,aluminum\,window\,with\,reflective\,glass\,and\,stone\,sill.$

Plumbing:

Concealed U.P.V.C. & C.P.V.C. plumbing with high quality C.P. fittings, standard sanitary ware.

Bath

Designer tiles up to slab level with standard quality C.P. Fittings.

Water supply:

Underground tank & overhead tank in all bungalows

Electrification:

Concealed standard copper ISI wiring, Branded modular switches with sufficient point in the whole unit T.V. Point in the drawing room. Geyser point in the bathroom & A.C. point in the Living Room & all bedrooms for luxury.

errace :

Open terrace finished with water proofing & china mosaic flooring / tiles

