

"Because SAPPHIRE is
for Always"

Developers: **SHIVAM REALTY**

Site Address: Swarnim Sapphire, Opp. Saptak Rosette
Opp. Essar Petrol Pump, Nr. Waves Club, Vasna - Bhayli Road,
Vadodara - 391 410.

Contact Details: +9175740 00226, +91 75740 00227
E-Mail: Swarnimsapphire@gmail.com

Architect: DESIGN POINT
Structure: Zarna Associates

Payment Mode: 10% At the time of Booking • 20% At the time of Banakhat • 15% Plinth Level
• 25% Slab Level • 05% Brick Masonry, Flooring and Plaster Work • 05% Sanitary Fitting and
Common Area Finishing • 05% Plumbing, outer plaster and elevation treatment • 10% Finishing
work • 05% At the time of saledeed and before possession

Notes: (1) Possession will be given after one month of settlements of all accounts. (2) Extra work will be executed after receipt of full advance payment. (3) Documentation charges, Stamp duty, GST, common maintenance charge, development charge will be extra. (4) Any new central or state government taxes, if applicable shall have to be borne by the clients. (5) Continuous default payments leads to cancellation. (6) Administrative expense of 25,000/- & the amount of extra work (if any) will be deducted from refund amount. (7) refund in case of cancellation will be made within 30 days from the date of booking of new client only. (8) in case of delay of water supply, light connection, drainage work by VMSS / MGVCCL, developers will not be responsible. (9) Architect/ Developers shall have the right to change of rise the scheme or any details herein and any change of revision will be binding to all. (10) Terrace right will be reserved for developers only. (11) Any plans, specification or information in this brochure can not from part of an offer, contract or agreement.

11 PURCHASE 05/05/2013 1:30 Visitation by LUGDA - The Authority



**SWARNIM
SAPPHIRE**

For, SHIVAM REALTY
M.C. Nataraj
PARTNER



Come out of Crowd and Feel the **FREEDOM**

BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



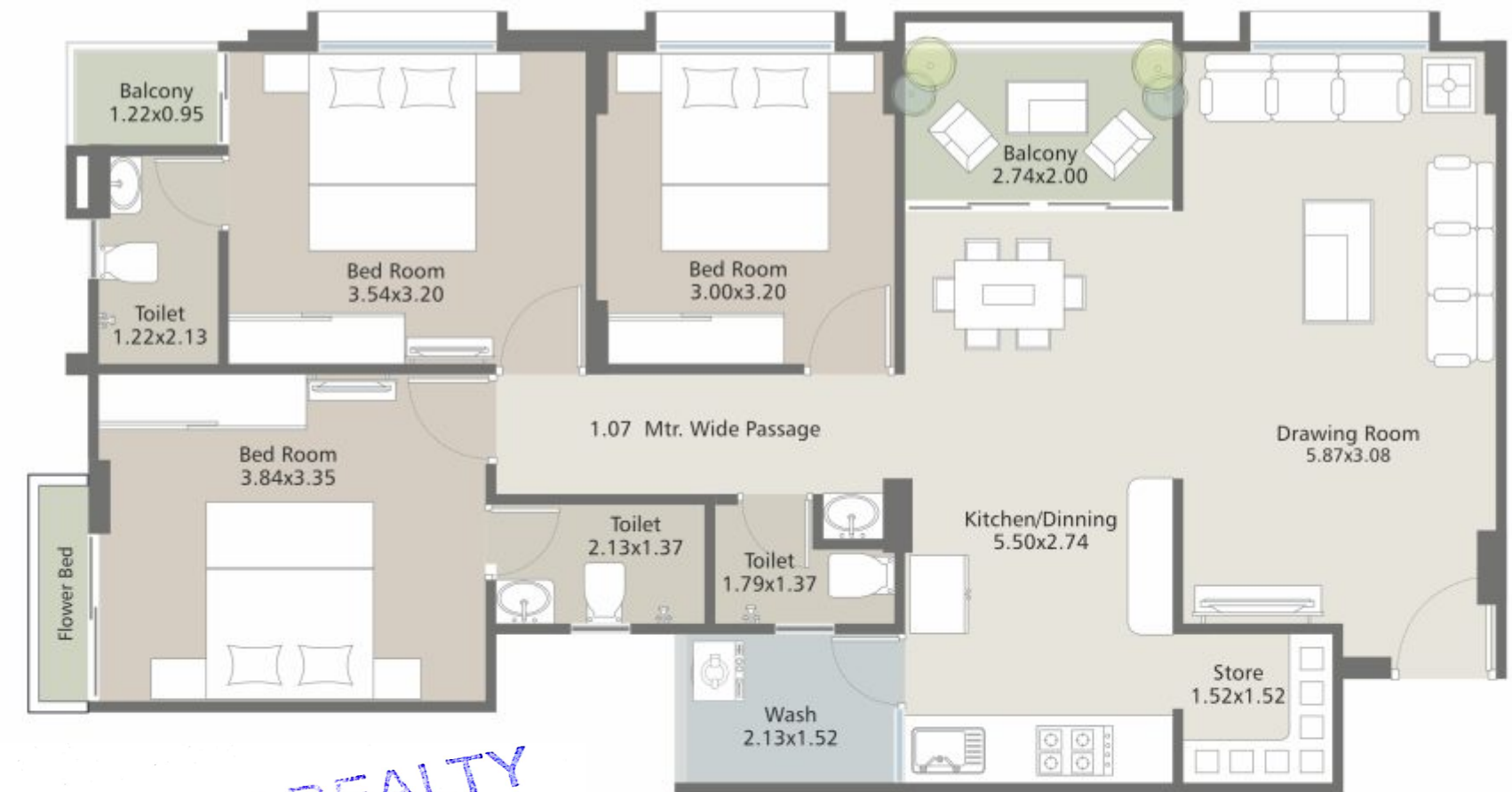
Tower A Typical Floor Plan

Carpet Area : 88.78 Sq. Mt.
 Balcony : 6.63 Sq. Mt.
 Wash : 3.23 Sq. Mt.
 Total : 98.64 Sq. Mt.



Tower B Typical Floor Plan

Carpet Area : 86.93 Sq. Mt.
 Balcony : 6.63 Sq. Mt.
 Wash : 3.23 Sq. Mt.
 Total : 96.79 Sq. Mt.



For, SHIVAM REALTY
M.C. Nair
 PARTNER

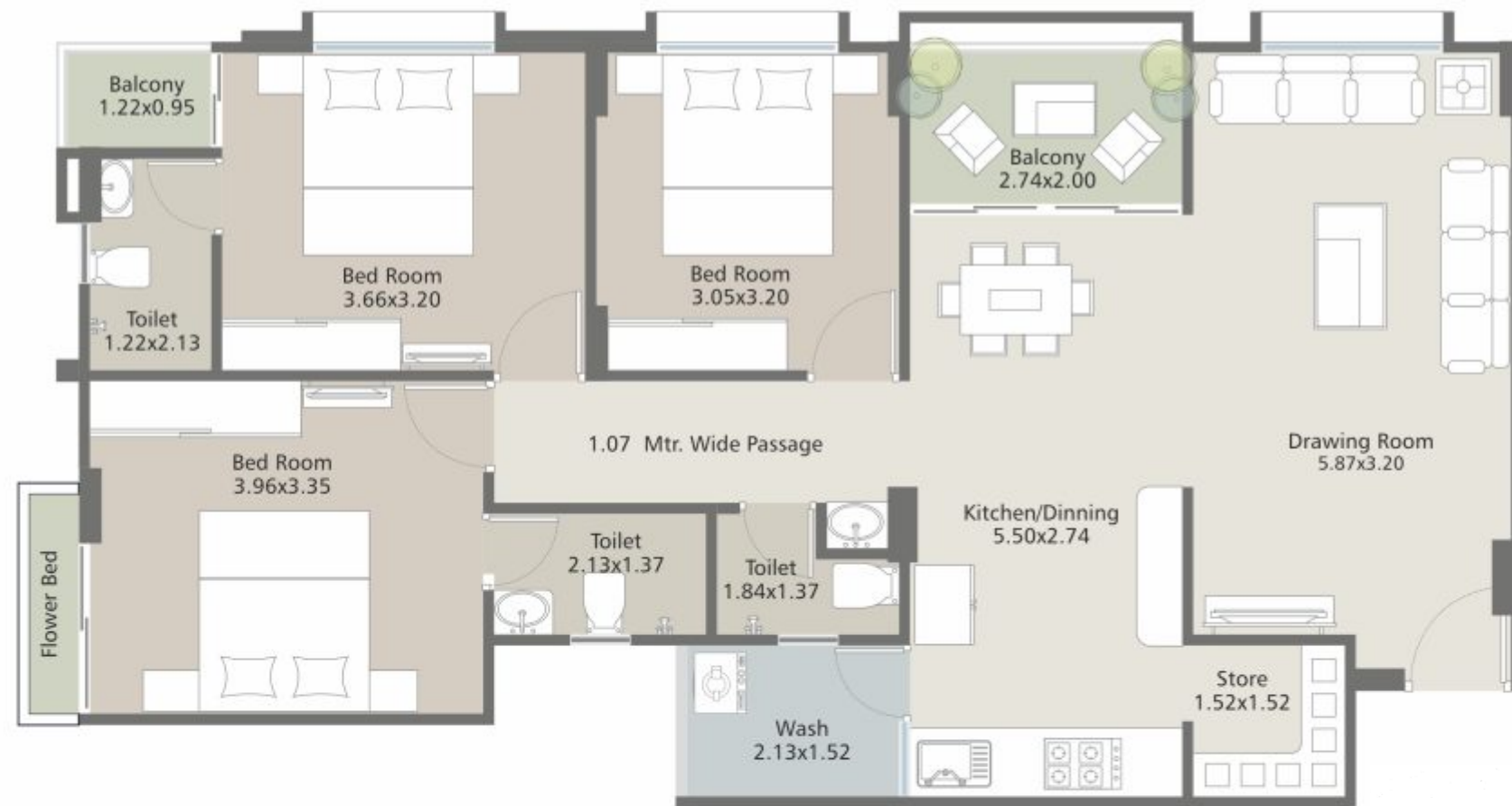
Tower C - E Typical Floor Plan

Carpet Area : 88.92 Sq. Mt.
Balcony : 6.63 Sq. Mt.
Wash : 3.23 Sq. Mt.
Total : 98.78 Sq. Mt.



Tower D Typical Floor Plan

Carpet Area : 89.70 Sq. Mt.
Balcony : 6.94 Sq. Mt.
Wash : 4.12 Sq. Mt.
Total : 100.76 Sq. Mt.



For, SHIVAM REALTY
M.C. Nudes
PARTNER

Improvise for your New
INNING.





Amenities

LANDSCAPED AMENITIES

- SUFFICIENT CAR PARKING
- SECURITY CABIN
- KID'S PLAY AREA
- POWER BACKUP FOR LIFTS
- INTERNAL RCC ROAD WITH STREET LIGHTS
- LANDSCAPED GARDEN
- C.C.T.V CAMERA IN PARKING AREA
- STANDARD ELEVATORS
- 24 HOUR WATER SUPPLY
- DECORATIVE ENTRANCE GATE
- LETTER BOX & NAME PLATE
- JOGGING TRACK

CLUBHOUSE AMENITIES

- MULTIPURPOSE HALL
- GYMNASHIUM
- SENIOR CITIZEN SITTING
- YOGA DECK
- GAMEROOM

Specifications

STRUCTURE

- Earthquake resistant RCC frame structure as per structure design.

FLOORING

- Double Charged Vitrified flooring

KITCHEN

- Granite top platform with S.S. sink.
- Decorative glazed tiles up to slab level.

BATHROOM

- Designer Tiles up to lintel level with jaguar / hindware / cera or similar quality c.p fittings.
- Sanitary ware: Kerovit / hindware / cera or similar brand

PLUMBING

- Systmetrix Concealed UPVC & CPVC Plumbing

DOORS / WINDOWS

- Elegant entrance door & internal laminated flush door with locks
- Marble / Granite Frame with Color anodized aluminum 3 track section windows with mosquito net & safety grill.

COLOR

- Internal smooth finish plaster with white putty & external plaster with weather proof paint.

ELECTRIFICATION

- Concealed good quality copper ISI wiring & branded modular switches
- T.V. point in living room & Master bedrooms.
- A.C. point in all bedrooms.
- All bathrooms with electric geyser point

For, SHIVAM REALTY
H.C. N. N. N.
PARTNER