

Site Address :

"Sai Aastha Residency"
 B/s. Vijay sales and Icici bank, Ahead of Shreyas vidyalaya,
 Lalbaug to Indra complex road, Manjalpur, Vadodara 390004

M.: 94083 53513 | 98252 81314



Aminities

- Anti termite treatment in Foundations and Plinth of the Building.
- Provision for Split AC installation in all bedroom & drawing room.
- Separate Water Purifier for each flat.
- RCC Road Entry from the main road to the Apartment.

Developers :

Shree Vinayaka Associates

Architect :

Forum Architect & Engineer

Structure :

Pramukh Associates (K.L PATEL)

Notes :

- The developers reserve their rights to make any addition or deletion on the project specifications.
- Alterations and amendments as may be necessitated from time to time.
- Association shall be fully formed before possession is given.
- Possession after 15 days of full payment.
- Development charges, Maintenance and documents charges will be extra.
- This brochure shall not be treated as a legal document, it is only for information.
- Advance Payment will be taken after approval of quotation for any extra work to be done without disturbing the structure.

Rera Registration No.: PR/GJ/VADODARA/VADODARA/Others/RAA07039/220520

Website: gujrera.gujarat.gov.in • Email: inforera@gujarat.gov.in



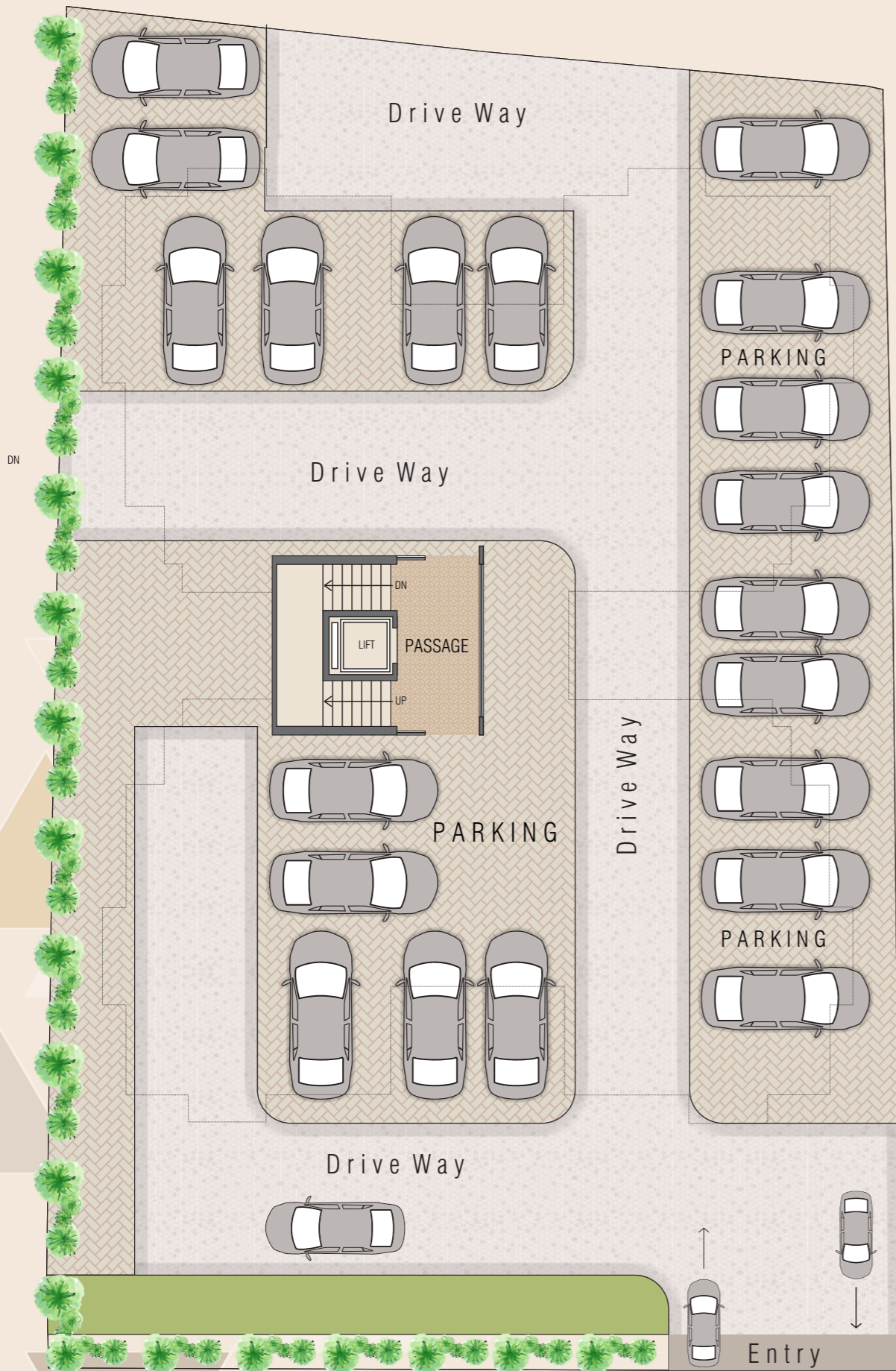
Welcome to a
Wonderful
Where Comfort
Meets Luxury

Presenting **Sai Aastha Residency** the elegant living spaces.

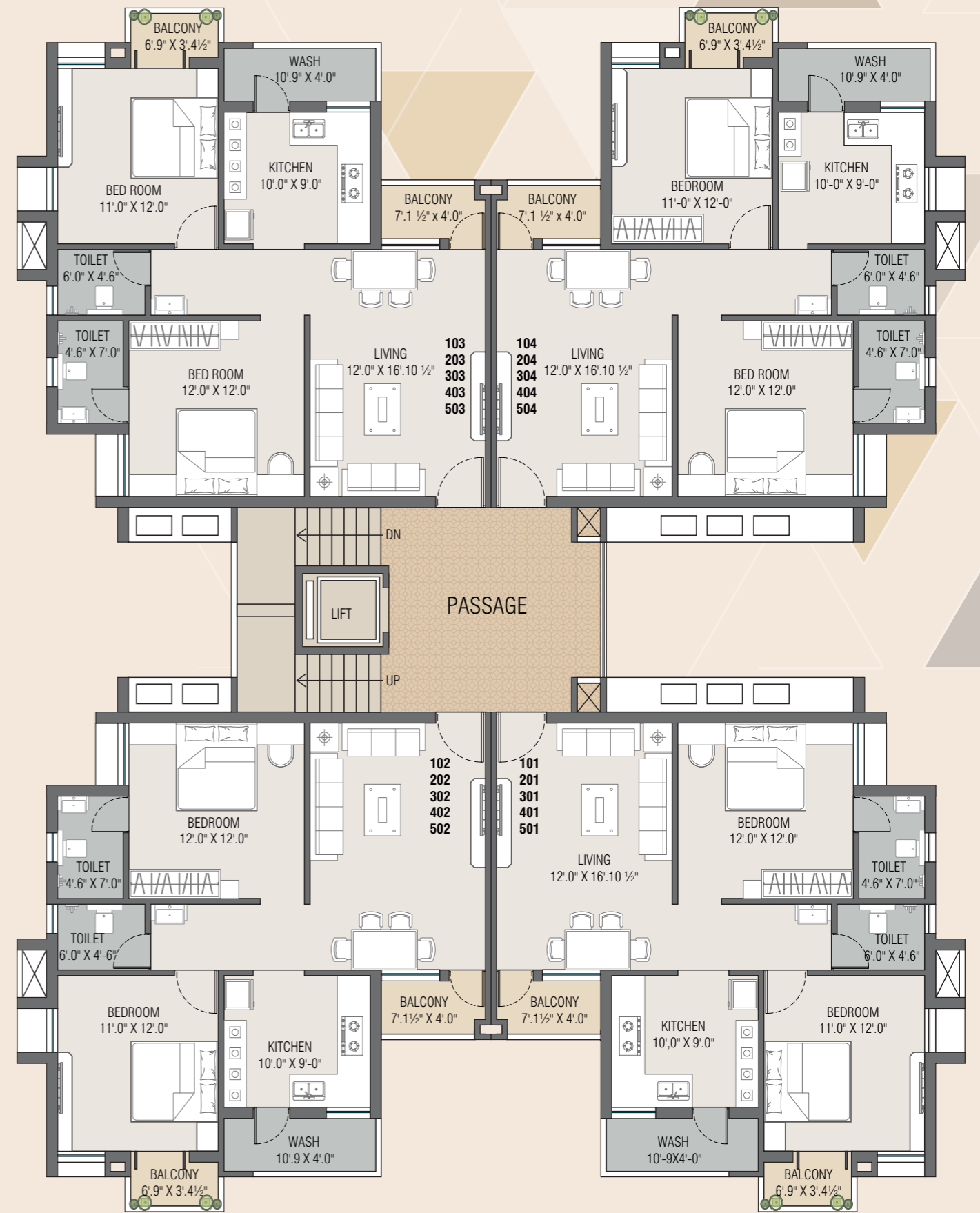
A residential project evoking luxury in each aspect, life at **Sai Aastha Residency** would make for plush lifestyle. Offering 2 -BHK flats, it is situated amidst green surroundings and plush bungalows. Located ideally off the Lalbaug-Makarpura Main road, in Manjalpur it offers convenience of urban living yet is shielded from the hustle & bustle.

With inspiring space design, compelling aesthetics, and extensive efforts of the team, the flats are an ode to comfortable living. Be it impressive elevation, ample parking, best Quality finish and materials used... **Sai Aastha Residency** truly is built to be your heavenly abode!





Ground Floor Plan



Typical Floor Plan



Specification

Structure:

Well designed RCC Framed Structure as per the SBC Test Report detailed by our Structural Engineers Design , using only ISI Steel & Cement used from Major Cement Plants, Exterior of wall 9" thickness.

Doors & Frames:

Elegant look Main Door Laminated with good quality lamination fitted with safety lock & good quality fittings. Wooden Frame for the Main Door. All interior door frame of Granite with laminated ISI flush door with good fittings. Toilet Doors would be washable ABS doors.

Windows:

Good quality Aluminum sliding windows with Safety Grills.

Flooring:

First quality 24" x 24" Double Charged Vitrified Tiles with scurting.

Kitchen:

Good Quality Granite top Kitchen platform with SS Sink . First quality Glazed tiles dado up to beam bottom above the kitchen platform.

Toilets:

ISI Branded SWR 4" & 3" PVC Pipes for Drain lines, Concealed UPVC & CPVC ISI pipes to be used for water connection in toilets. Good quality CP Fittings for the toilets with Standard companys Sanitary wear in toilets. Designer look Glazed tile dado up to beam bottom & non skid tiles on floor .

Electrification:

ISI Quality electric wires will be used for the wiring with ISI MCB for internal circuits. Seaprate ELCB on the Meter box for each Flat with 4sqmm main wiring from Flat to Meter Board.sufficiant electrical points which includes A.C points in all three Rooms.ISI Good quality Modular Switches will be provided.

Paints:

Interior Malla plastered walls covered with Full wall Plast putty n there after Acrylic Emultion plastic paint of Standard company. Exterior wall also Painted with Exterior emultion paints.

Water Supply:

5" Bore well for 24 x 7 water supply through Overhead tank. Also Muncipal Water Connections for supply of Drinking water from Under Ground Sump to its Seperate over head tank.

Lift:

Good quality 5pssanger Lift with Power Backup.

Parking Lot:

One Car Park area for each Flat & Ample park place for two wheelers. CCTV Camera will be provided in the Parking Lot.

*Antitarmite treatment in the foundation as wellas on the Plinth n opean space of the plot of this C Tower.

*Rain water harvesting for the rain water through seprate 5" 180ft deep bore.