

a project of



Parshva Nirman Pvt. Ltd.

Building Spaces. Bringing Prosperity

Developers: **Parshva Nirman Pvt. Ltd.**

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samyag
4 BHK Luxury Bungalows
सम्यग्

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samyag
सम्यग्

The literal meaning of the word 'Samyag' is righteous. According to Jainism the right approach is known as 'Samyaktva'. It comprises the trio of Samyag Darshan (the right perception); Samyag Jnana (the right knowledge) and Samyag Charitra (the right practice).

True to these tenets, we at Parshva Nirman created a home that is true to its core objective. Planned considering all the ingredients that would make for a perfect, comfortable home...providing the best value for your investment.



[S]oulful Surroundings

Located next to the Jain Derasar (residents can view the temple from their homes) and at a close distance to the BAPS Temple at Atladra, life at Samyag shall be truly divine.



[A]mple Open Spaces (inside -out)

With a landscaped garden and ample vegetation all around the campus, be sure to enjoy nature 365 days a year at Samyag. The spacious planning of the bungalows ensure that you and your family leads a comfortable and blissful life.



[M]aster Craftsmanship

Every aspect of the development at Samyag spells fine craftsmanship and an eye for detailing. Because we at Parshva Nirman understand the importance of your home in your life, and thus leave no effort to create a perfect abode!



[Y]outhful Forever

The simplistic yet aesthetic styling of the bungalows lets them have a timeless appeal. The uncluttered elevation provides a serene look to the campus... which is inviting!



[A]n Unbeatable Pricing

The thought behind Samyag is to create a home that not just provides the best ingredients for a happy life, but also to offer it at the most competitive and attractive price.



[G]reat Location

Just a few minutes drive from Akshar Chowk, Samyag is located on the main Padra Road, yet is shielded from the vehicular hustle and bustle with a thick foliage of trees. Conveniently located from most urban utilities, yet amidst a calm surroundings you get the best of both worlds!



z LAYOUT PLAN



TYPE A



GROUND FLOOR PLAN

FIRST FLOOR PLAN

TYPE B



GROUND FLOOR PLAN

FIRST FLOOR PLAN



SPECIFICATIONS

COMMON AMENITIES

- Gated Community type planning with security cabin in entrance and compound wall surrounding the boundary with decorative main gate.
- Rain water harvesting system for re-charging underground water table.
- Street lights
- Generator Back-up for common area

BUILDING AMENITIES

- Brick bat Water proofing treatment on the terrace.
- Anti-termite treatment to the building.
- RO System for each unit
- Underground cabling for wire free look.

COMMON PLOT DEVELOPMENT

- Landscaped garden with leisure sitting
- Children's play area
- Senior Citizen area
- Gazebo
- Rock Climbing

Design, Convenience and Security

1. Efficient planning with good room sizes.
2. Earthquake resistant structure.
3. Architecturally controlled exterior wall plaster finish.
4. Internal walls smooth cement plaster with Putty finish.
5. CCTV camera security system.
6. Children School Van pick-up point
7. Ready Infrastructure for telephone, Internet and Cable
8. Good Design with Ventilation & Sunlight
9. New Internal road with paved designs.

Doors and Windows

10. Stone door frames.
11. Laminated flush doors with stainless steel hardware.
12. Aluminum window frames and shutters with glass & Mosquito Net.

Floorings, Bathrooms & Kitchen

13. Vitrified tile flooring or equivalent flooring in interior areas
14. Stairs finished with Natural Stone
15. Glazed Ceramic tile up to lintel height in all bathrooms and up to lintel height above kitchen platform.
16. Jaquar or equivalent C.P. fittings.
17. Electrical point for geyser installation in all bathrooms.

SAMYAG is reflection of our dream of how an ideal home should be. Set in a green campus, located at a very prime and convenient location, it offers spacious 4 BHK Duplex Bungalows built with an immaculate finish.

Best in class specifications & amenities, thoughtful design apart from a very competitive price makes your investment in Samyag a winner!



18. Granite/Quartz stone counter top kitchen platform.
19. Stainless steel kitchen sink.
20. Electrical point and plumbing provision for washing machine in utility area & for flour mill in kitchen.
21. Kotahstone flooring in utility area.

Electrical, Plumbing & Painting

22. Concealed type electrification with ISI approved wires
23. White modular switches & plates
24. M.C.B. protected electrification
25. Exterior grade weather resistant paint.
26. Putty finish for interior surfaces.
27. AC point in all bedrooms.
28. Cable TV point in living room and master bedroom.



LOCATION PLAN



Payment Schedule for Bungalows:

1. 25% At the time of Booking
2. 15% At Plinth Level
3. 15% On commencement of Ground Floor Slab
4. 15% On commencement of 1st Floor Slab.
5. 15% On commencement of 2nd Floor Slab.
6. 10% On commencement of External Plaster.
7. 05% On offer of Possession (30 days before Intimated Possession date)



Conditions: 1. Rights regarding building plans, specifications and information are reserved with the developers and are subject to change without any notice. 2. Civil work changes regarding exterior elevation and finishes are strictly prohibited and shall be controlled by developers and building association in future. 3. Extra work shall be allowed with prior permission, with extra cost and full payment in advance. 4. All features and finishes where Purchaser is given the option to select the style and/or colour shall be from the Developers predetermined standard selections. 5. Locations of finishes are as per applicable plan or at the Developers sole discretion. 6. Default in making payment of two consecutive installments within the stipulated time, the booking is liable to be terminated and in such case the balance amount without interest after deducting termination charges @ Rs. 25/sq.ft. of the super built-up area would be refunded on receipt of payments from the enrolment of any other person/s in place of said unit. Also same terms will be applicable in case of cancellation. 7. All visuals shown in the brochure are indicative. They are artist/ architect's representations and are subject to change. 8. Possession of the unit will be given after 30 days of the receipt of the full & final payment. 9. Extra expense shall be charged to Purchaser for following services: • Stamp duty and registration fees of sale deed. • Development charges (Road, Landscaping etc.) • Maintenance Deposit & society formation charges. • VUDA & MGVCCL expenses • Service Tax/VAT as applicable. • Any new state/central government taxes. • Extra work if any. 10. This brochure is not a binding document and does not form part of legal document. 11. Measurements may be converted from imperial to metric and vice versa and actual product size may vary as a result.