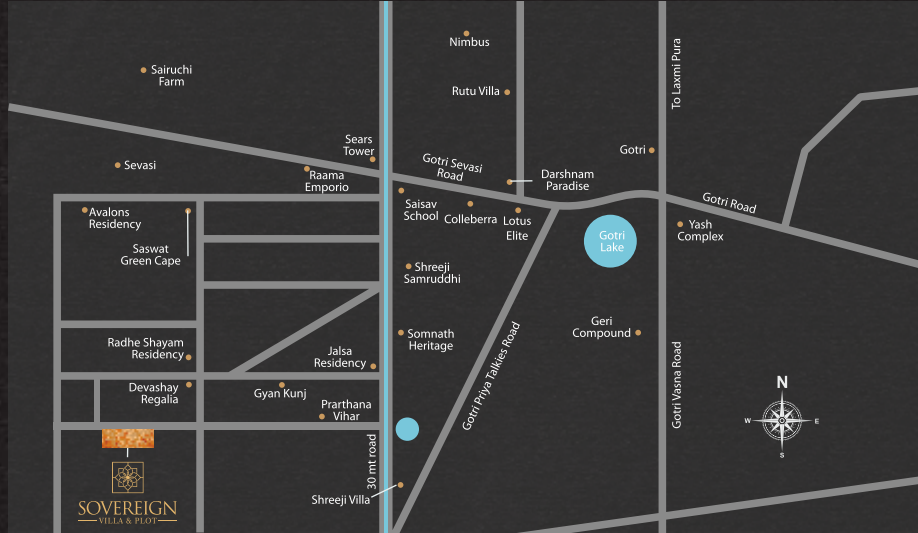


: A Project By :



Developers:
MANAS CORPORATION

Site: Sovereign Plots, Nr. Prathna Vihar,
30mtr Sevasi - Bhayli Canal Road, Nr. Priya Talkies,
Sevasi TP-1, Vadodra - 391101.

Ph.: +91 99799 20700, 8980 350000
E: manascorporation2712@gmail.com

Architect:
spacoplus

Structure :
**Geo Designs &
Research Pvt. Ltd.**

Plumbing Consultant :
**Krupalu
Consultant**

Electrical Consultants :
**Oriental
Electricals**

Notes: 1) Possession will be given after one month of settlement of all accounts. 2) Documentation charges, Development Charges, Stamp duty, MGVL & VMSS charges, GST, Legal Charges & common maintenance charges will be paid by the purchaser. 3) Any new Central or State Government Taxes, if applicable shall have to be borne by the purchaser. 4) Extra work shall be executed after making full payment. 5) Continuous default payments leads to cancellation. 6) Developers shall have the right to change the plan, elevation, specification or rise the scheme or any details here in will be binding to all. 7) In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible. 8) Refund in case of cancellation will be made within 30 days from the date of booking of same unit by a new client. In case of cancellation of booking 10% of the booking amount plus extra work (if done) will be deducted from the booking amount. 9) Any plans, specifications or information in this brochure can not form part of an offer, contract or agreement. 10) This Brochure does not contain any legal part as per rera.



SOVEREIGN
— VILLA & PLOT —

4 BHK LUXURIOUS VILLA & PLOT



SOVEREIGN
— VILLA & PLOT —

For People
with Proficiency and Persuasive Nature.

SOVEREIGN VILLA adds up to the clarity of confidence, providing a majestic lifestyle. An integrated approach that celebrates life with compassion and care. This develops competencies and focus a positive environment that allows families to flourish.



*Luxury Is Individuality
To be unique; to be yourself*

to be recognized for that distinction and have the ability to express that individuality. We believe that that is the key to success and the basis of luxury.



LAYOUT PLAN

Plot No	Plot Area	Plot No	Plot Area	Type 1 - Villa	Plot Area
01	2229 Sq. Ft.	10	3804 Sq. Ft.	07	1640 Sq. Ft.
02	1704 Sq. Ft.	11	3614 Sq. Ft.	08	1968 Sq. Ft.
03	1692 Sq. Ft.				
04	1679 Sq. Ft.				
05	1666 Sq. Ft.				
06	1654 Sq. Ft.				
09	2408 Sq. Ft.				



12.00 M Wide Road





SPECIFICATIONS

FLOOR

Vitrified Tiles Flooring With Pest Control .
One Master bedroom - Wooden Flooring .

DOORS

Main Door Veneer Finish With Wooden Frame,
Other Door Laminated with Quartz / Granite Frame.

WINDOWS

High Quality anodize aluminum Sliding Windows.

KITCHEN

Granite Platform With S.S. / Quartz Sink.
Ceramic Tiles Over Platform upto lintel level.

TOILETS

Designer Wall Tiles upto Lintel Level.
Plumbing Pipes - Astral or equivalent.
CP & Sanitary Fitting - Jaquar or equivalent .

ELECTRICAL

- Standard ISI Marked copper wiring and modular switches
- Provision for A.C. with concealed copper piping.
- TV & Internet Points

FINISH

Putty with Primer finish on internal walls.
Exposed Bricks, weather resistant paint on external walls.

TYPE-1
FLOOR PLANS

Built Up Area : 2628 Sq.Ft.



(GROUND FLOOR)



(FIRST FLOOR)



(SECOND FLOOR)



UNIT HIGHLIGHTS

Lush Green Landscape Garden



Modern Style Elegant Elevation



11 Elite Members Only.



High-end large room sizes