

key plan



Developers:
SAI REALTY

Site:
NH-8 Highway, Opp. Giriraj Hotel,
Before BJP Office, Nr. Kapurai Chokdi, Vadodara

Call: **93277 66260 | 81287 45471**
Email: **sairealty512@gmail.com**
Website: **www.omgrouprealestate.com**



Structure:
Diya Structural Consultants

Notes • Documentation, stamp duty, Development, Registration charges, GST, M.G.V.C.L. all municipal taxes will be extra. • Any additional charges or duties levied by the government / Local authorities during or after the completion of the scheme will be born by purchaser/allotee. • Possession will be given with one month of settlement accounts. • Advance payment is required for any extra or modification work. • Developers will not be responsible for any delay in water supply, Drainage, Light connections • Refund shall be given in case of cancellation after receiving the final payment of the same premises booked by the another client and receipt for the payment from him, after deducting extra expenses if any and a minimum amount of 25% on all types of conditions. • Developers reserve all rights to make any changes in the scheme including technical specification design planning & layout. • This brochure does not assure a part of any legal agreement/document. It is for easy display of the project.

SAI REALTY

OM
BLISS

3 BHK PREMIUM DUPLEX

HAPPY LUXURY BLISS

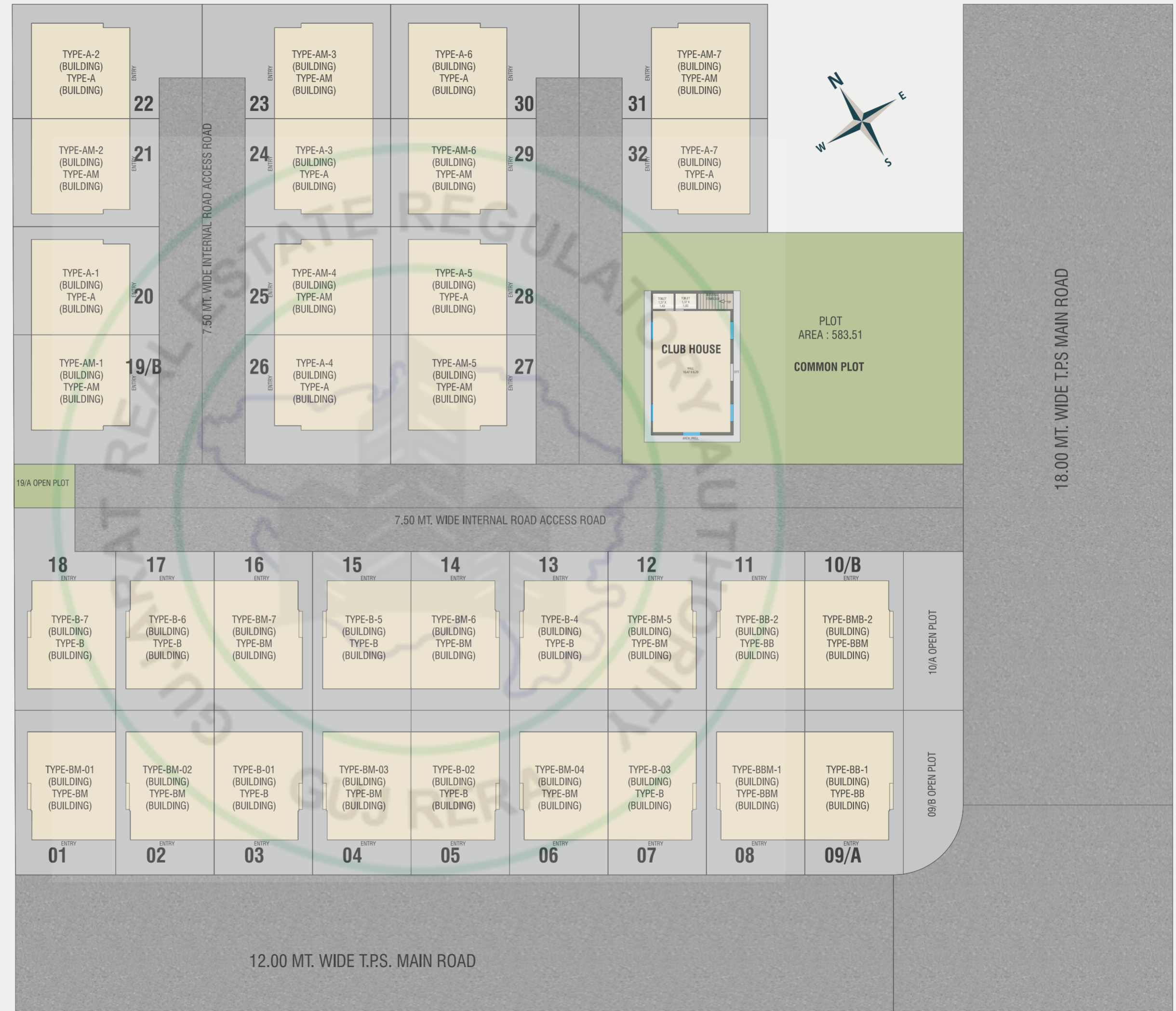


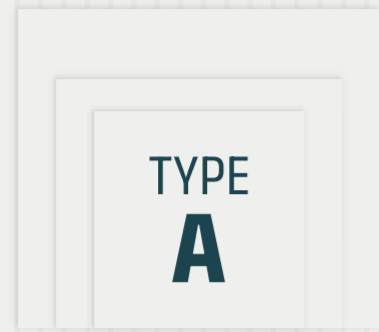
LAYOUT PLAN

AREA TABLE

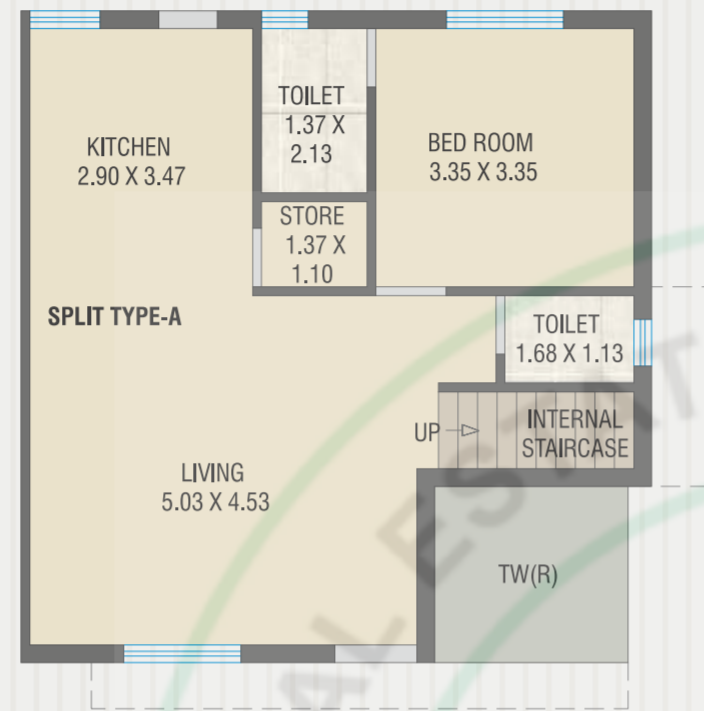
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TYPE-BM	1	109.13	2.83
TYPE-BM	2	109.13	2.83
TYPE-B	3	109.13	2.83
TYPE-BM	4	109.13	2.83
TYPE-B	5	109.13	2.83
TYPE-BM	6	109.13	2.83
TYPE-B	7	109.13	2.83
TYPE-BBM	8	138.93	2.83
TYPE-BB	9/A	138.93	2.83
TYPE-BBM	10/B	138.93	2.83
TYPE-BB	11	138.93	2.83
TYPE-BM	12	109.13	2.83
TYPE-BBM	13	138.93	2.83
TYPE-BM	14	109.13	2.83
TYPE-B	15	109.13	2.83
TYPE-BM	16	109.13	2.83
TYPE-B	17	109.13	2.83
TYPE-B	18	109.13	2.83
TYPE-AM	19/B	108.14	2.83
TYPE-A	20	108.14	2.83
TYPE-A	21	108.14	2.83
TYPE-A	22	108.14	2.83
TYPE-AM	23	108.14	2.83
TYPE-AM	24	108.14	2.83
TYPE-AM	25	108.14	2.83
TYPE-AM	26	108.14	2.83
TYPE-A	27	108.14	2.83
TYPE-A	28	108.14	2.83
TYPE-AM	29	108.14	2.83
TYPE-A	30	108.14	2.83
TYPE-AM	31	108.14	2.83
TYPE-A	32	108.14	2.83

Area in Sq.Mt.





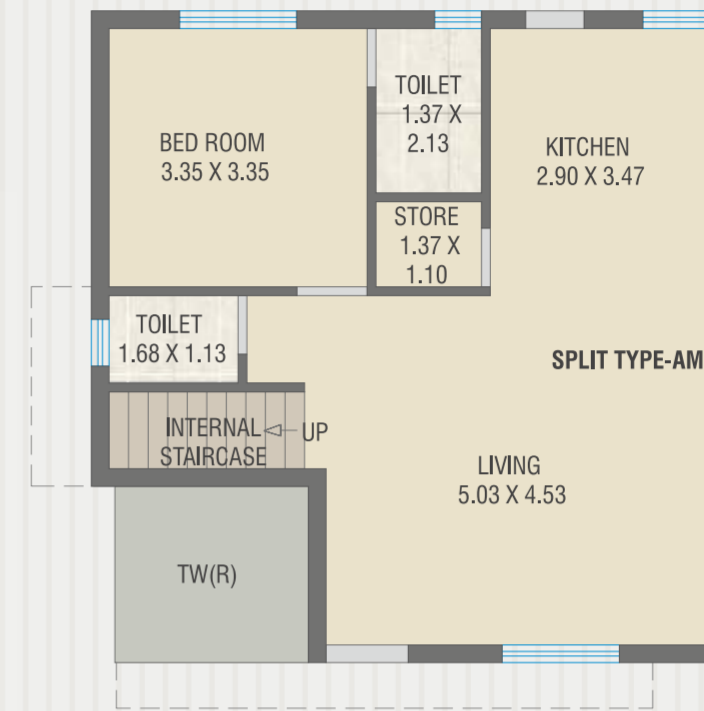
TYPE A
UNIT
20, 22, 24, 26, 28, 30, 32



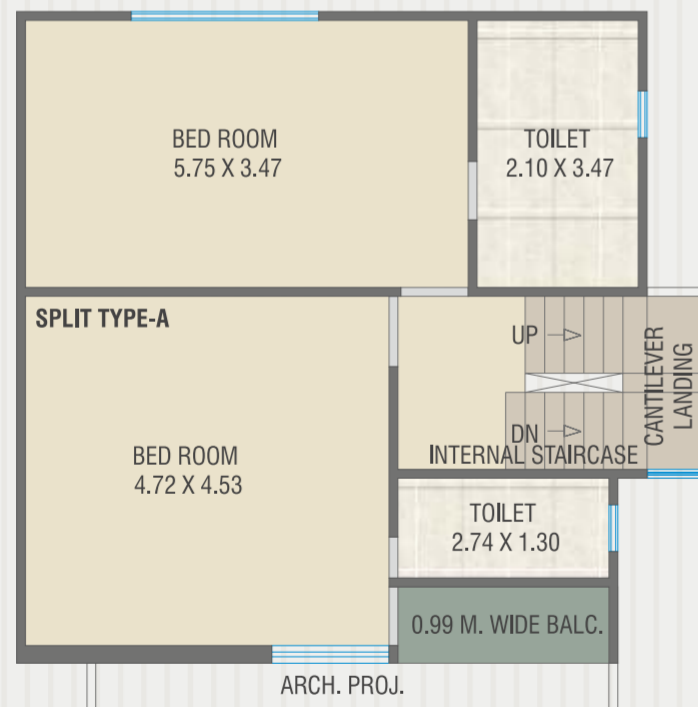
GROUND FLOOR PLAN
Built-Up Area : 70.40 sq.mt.



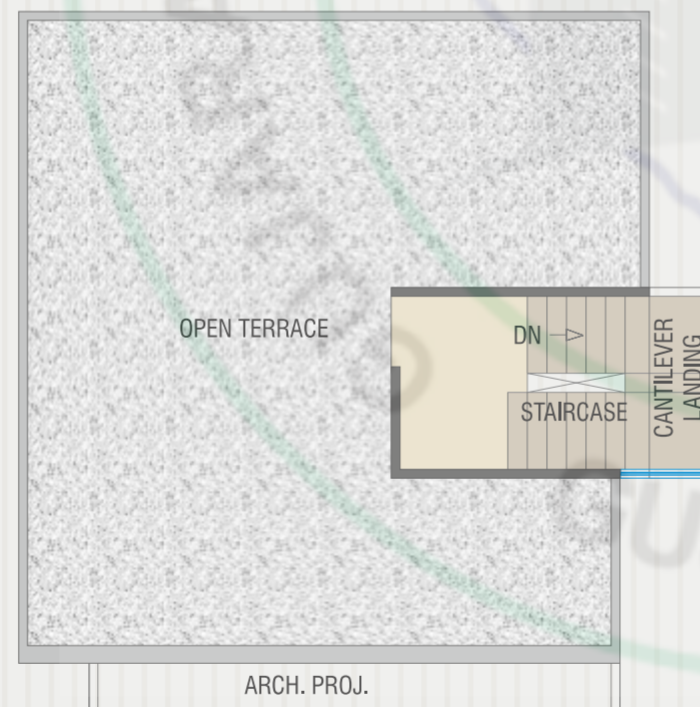
TYPE AM
UNIT
19/B, 21, 23, 25, 27, 29, 31



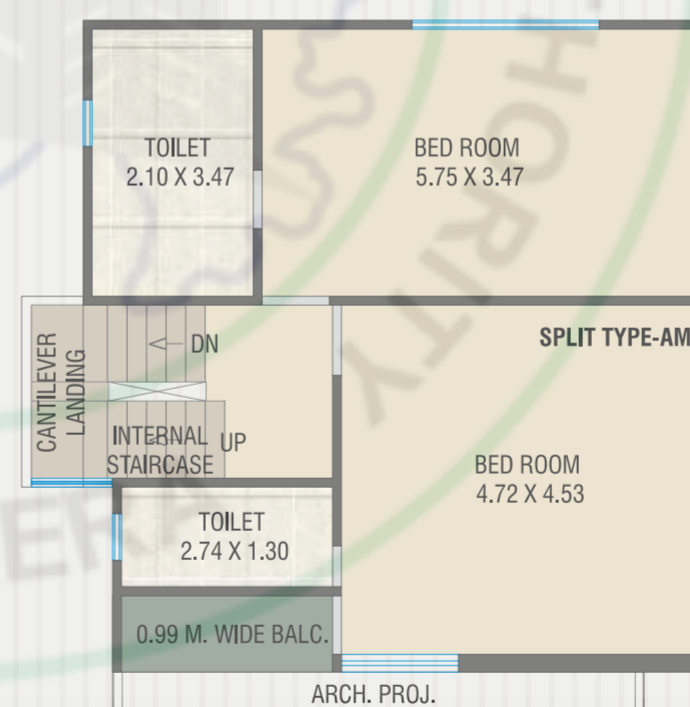
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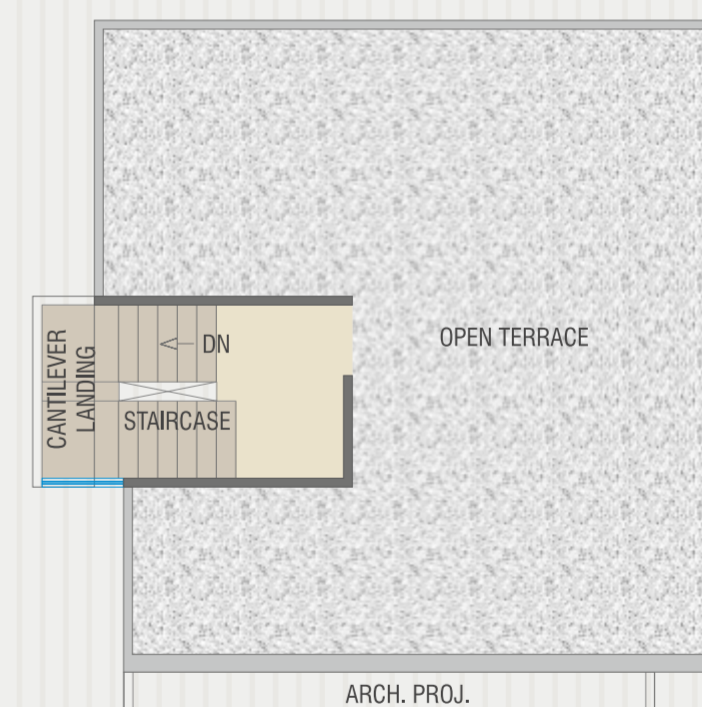
FIRST FLOOR PLAN
Built-Up Area : 70.35 sq.mt.



TERRACE FLOOR PLAN
Built-Up Area : 10.28 sq.mt.



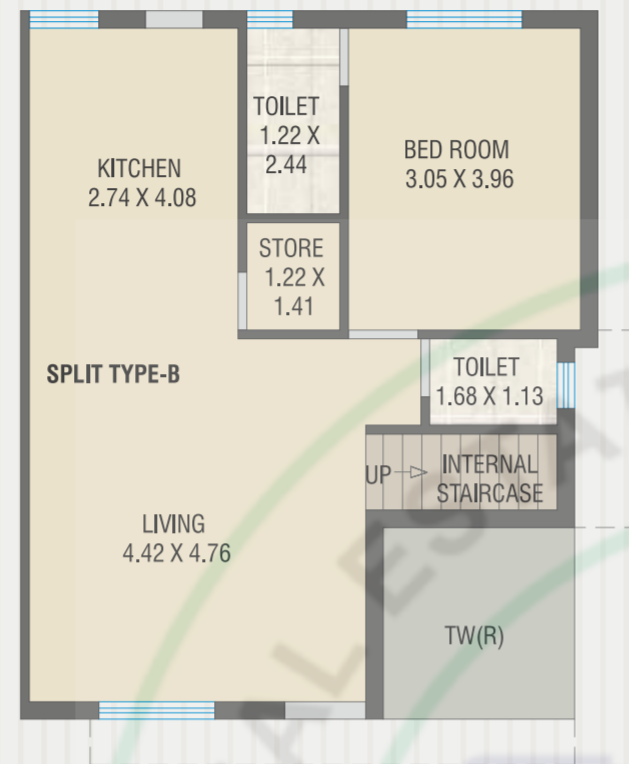
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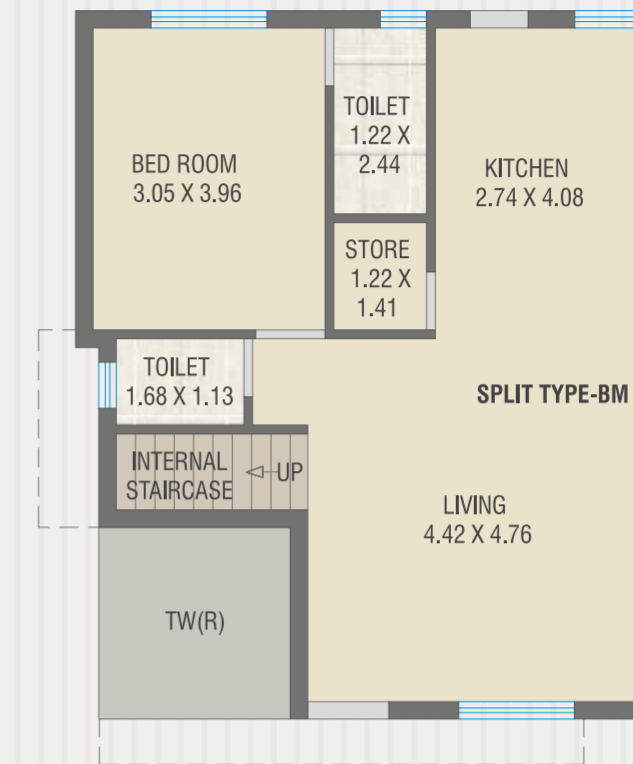
UNIT
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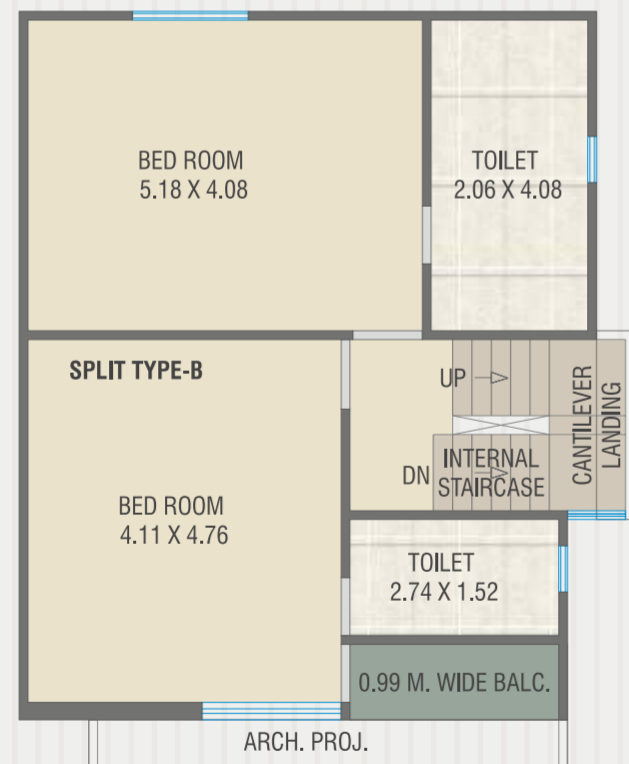
GROUND FLOOR PLAN
Built-Up Area : 70.72 sq.mt.



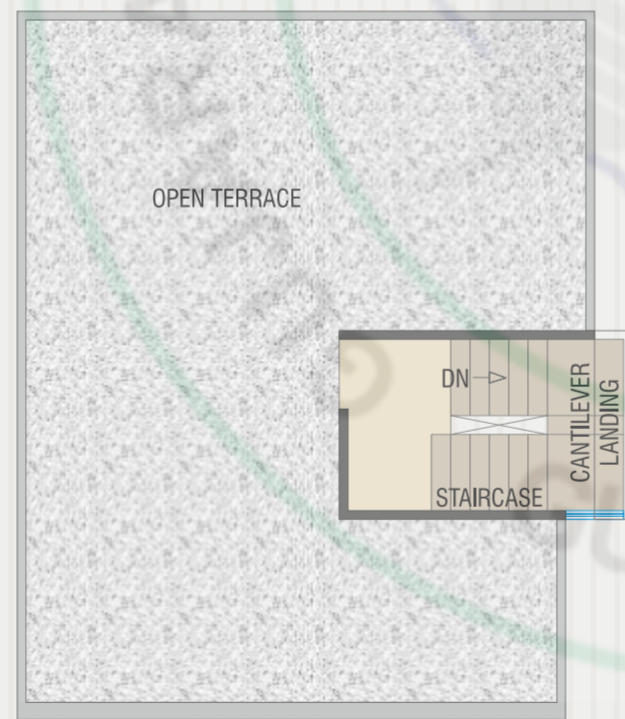
UNIT
1, 2, 4, 6, 12, 14,16



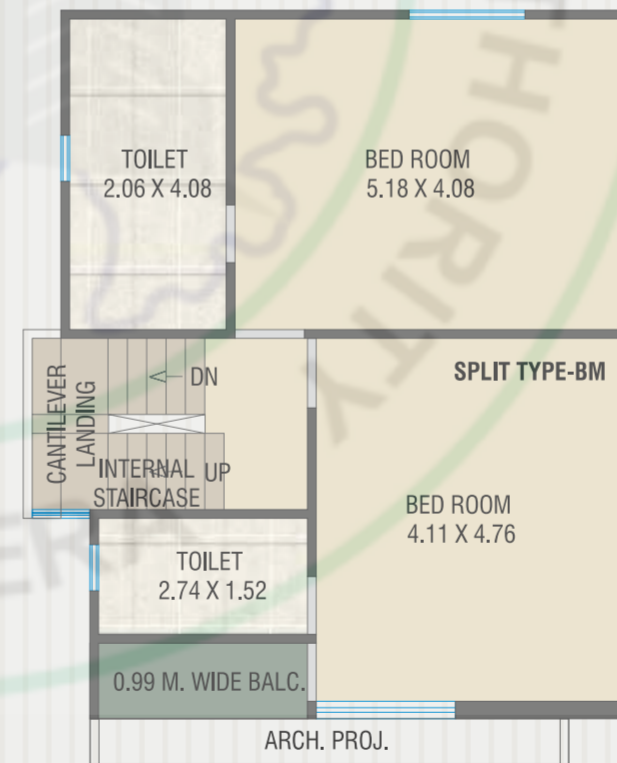
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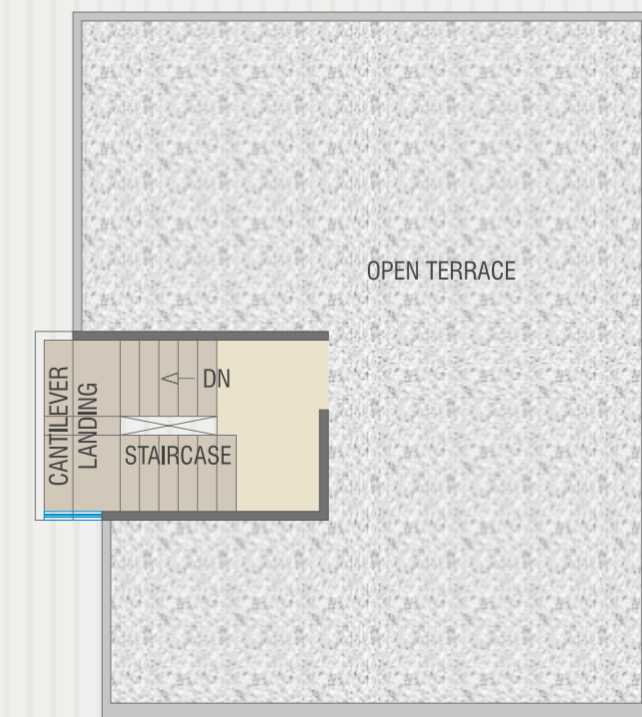
FIRST FLOOR PLAN
Built-Up Area : 70.71 sq.mt.



TERRACE FLOOR PLAN
Built-Up Area : 9.53 sq.mt.



FIRST FLOOR PLAN
Built-Up Area : 70.71 sq.mt.

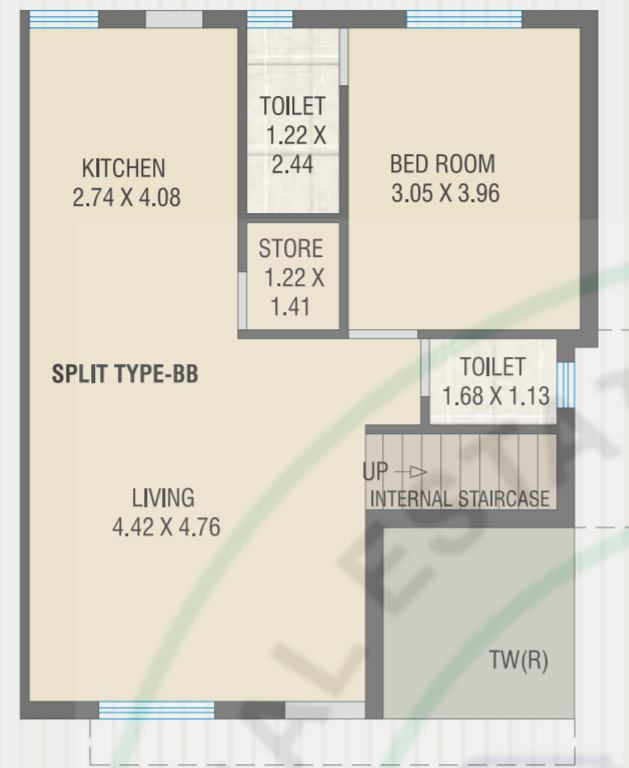


TERRACE FLOOR PLAN
Built-Up Area : 9.53 sq.mt.



**TYPE
BB**

**UNIT
9/A, 11**

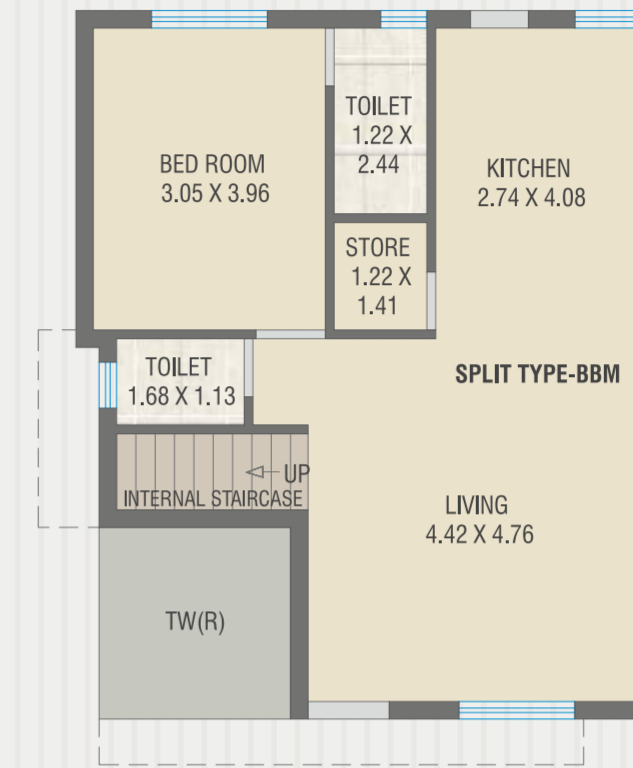


GROUND FLOOR PLAN
Built-Up Area : 70.72 sq.mt.

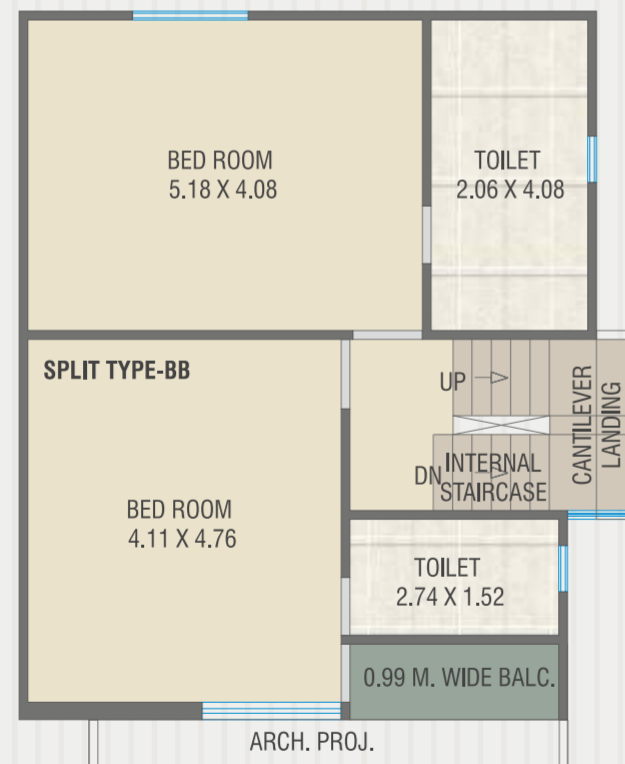


**TYPE
BBM**

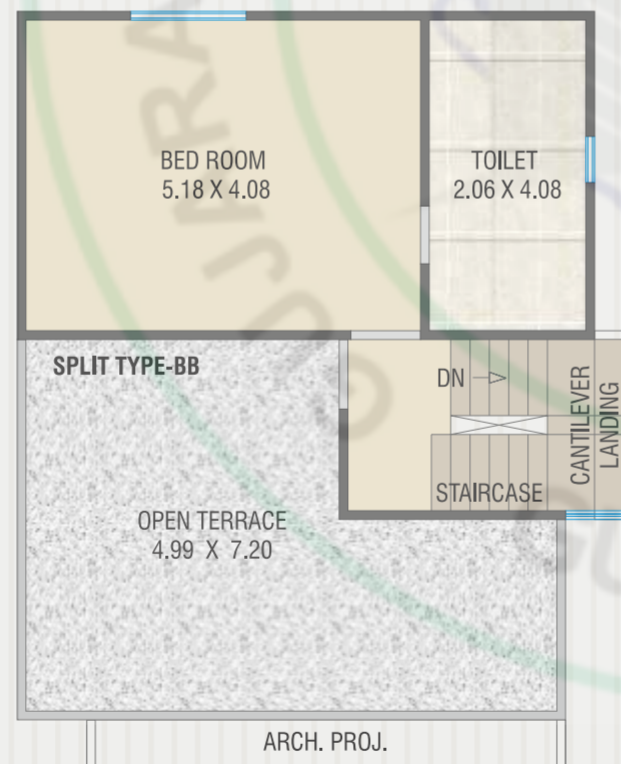
**UNIT
8, 10/B, 13**



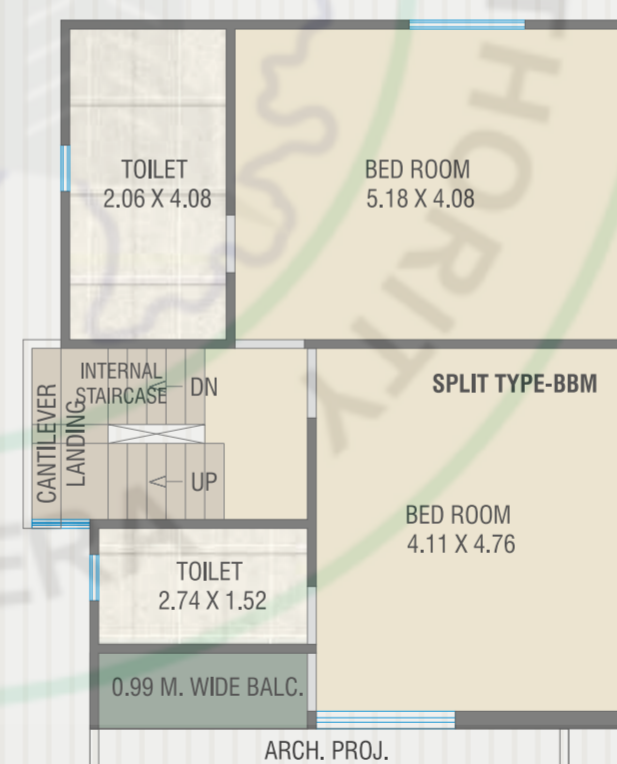
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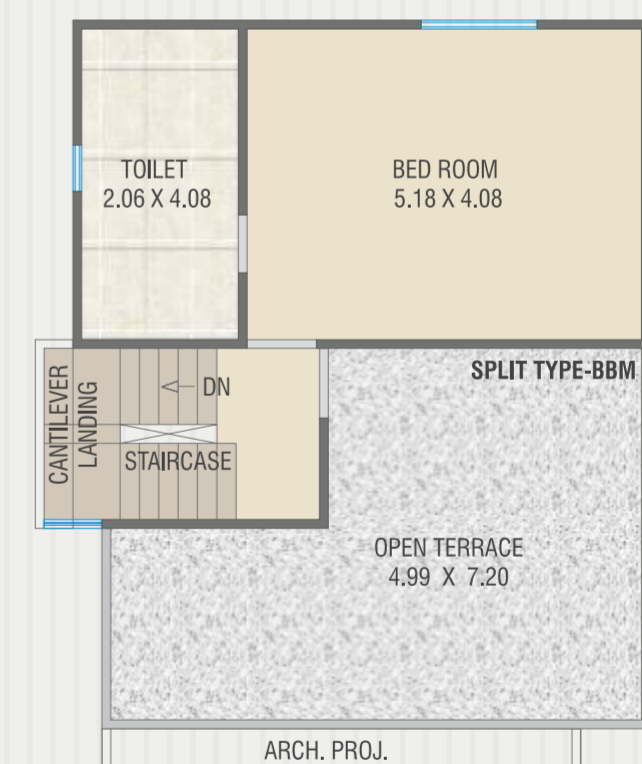
FIRST FLOOR PLAN
Built-Up Area : 70.71 sq.mt.



SECOND FLOOR PLAN
Built-Up Area : 41.79 sq.mt.



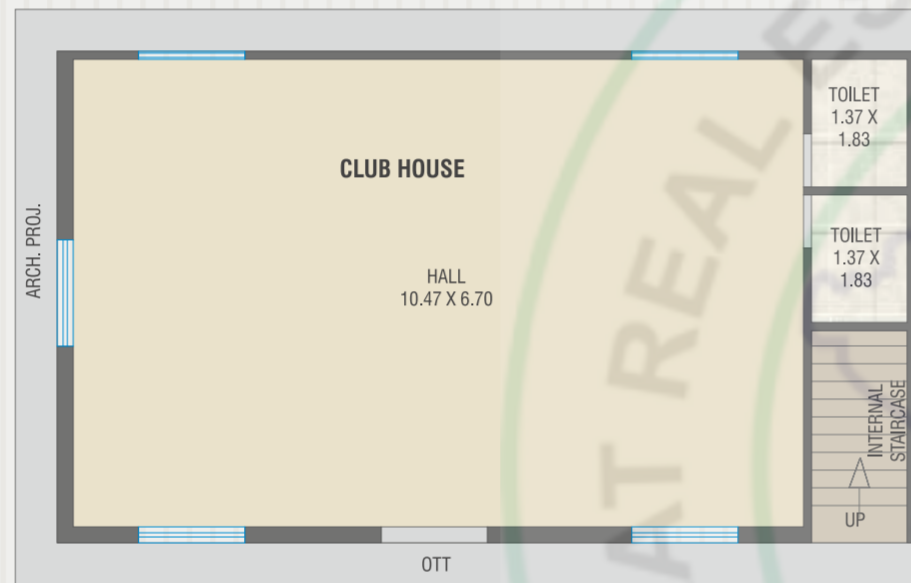
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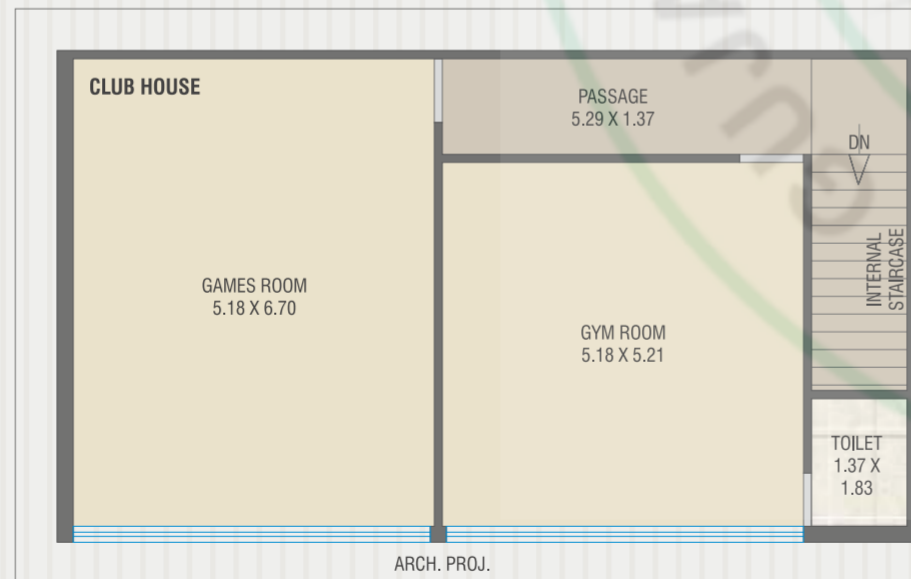
SECOND FLOOR PLAN
Built-Up Area : 41.79 sq.mt.

CLUB HOUSE

CARPET AREA
147.31 SQ. MTR.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

SPECIFICATION



Structure:

All Rcc & Brick Masonry Works As Per Structural Engineer's Design.



Wall Finish:

Inside Smooth Plaster With Acrylic Wall Putty & Outside Surface With Double Coat Plaster, And Weather-resistant Paint.



Flooring:

Branded Vitrified Tiles Flooring.



Doors:

Decorative Main Door With Brass Fittings & All Internal Doors Of Quality Water Proof Flush Doors.



Windows:

Powder Coated Aluminium Section Windows With Safety Grill.



Kitchen:

Granite Kitchen Platform With Ss Sink, Glazed Tiles Dado Upto Slab Level.



Toilets:

Designer Bathrooms With Premium Fittings & Vessels, Glazed Tiles Dado Upto Slab Level.



Electrification:

ISI Modular Switches With Concealed Copper Wiring Of Approved Quality, Sufficient Electrical Points As Per Architect's Plan.



Terrace:

Open Terrace Finished With Water Proofing And China Mosaic Tiles

AMENITIES

- AC MULTIPURPOSE HALL
- AC GAME ZONE
- CHILDREN PLAY AREA
- LUSH GREEN GARDEN
- DECORATIVE MAIN GATE WITH SECURITY CABIN
- CCTV CAMERAS OF SURROUNDING CAMPUS

- RCC ROAD WITH DECORATIVE PAVER BLOCK IN SIDE CAMPUS
- UNDERGROUND ELECTRIC CABELING IN SIDE CAMPUS
- STREET LIGHT
- ANTI TERMITES TREATMENT IN ALL BUNGLOWS

