



Luxurious Duplexes & Tenaments



An Affordable Lifestyle  
you truly deserve

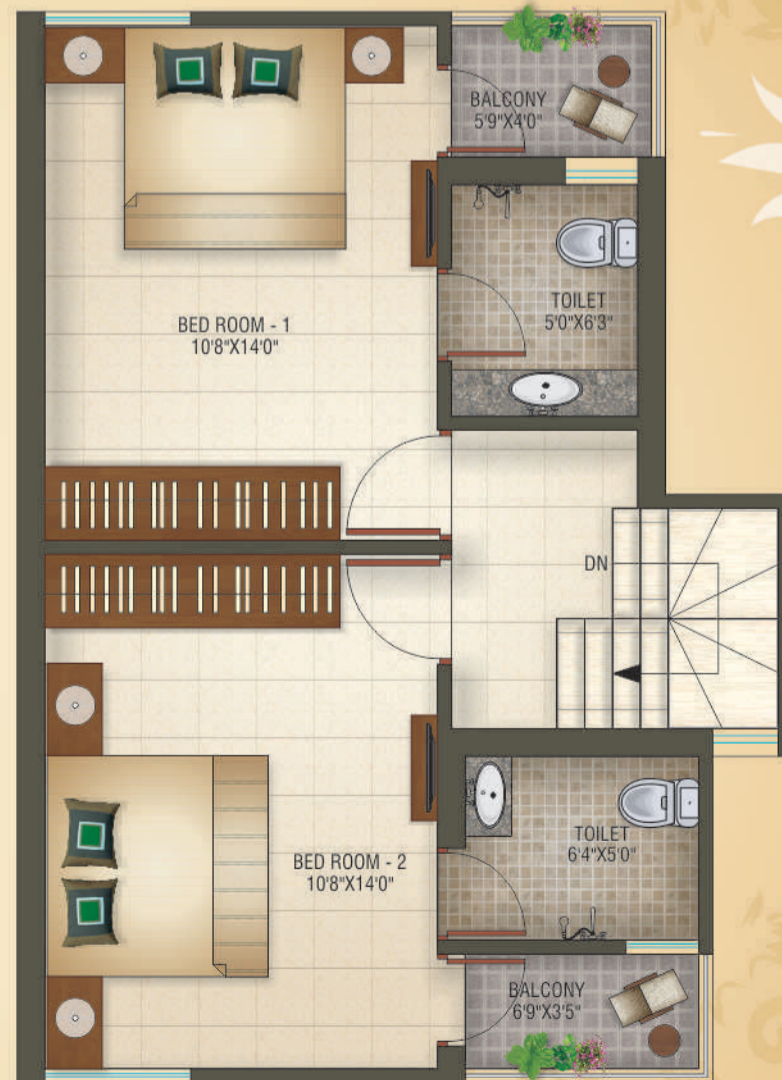


LUXURIOUS CLUB HOUSE



**GROUND FLOOR PLAN**  
S.B.A : 536.00 SQ.FTS.

**TYPE-A**  
UNIT NO.: 01 to 22



**FIRST FLOOR PLAN**  
S.B.A. : 536.00 SQ.FTS.  
Stair Cabin: 76.00 SQ.FTS.

**TYPE-A**  
UNIT NO.: 01 to 22

# LAYOUT PLAN



## Amenities

- ◆ Impressive Main Gate with Security Cabin
- ◆ Club House with Swimming Pool & GYM
- ◆ R.C.C. Internal Road with Street Light
- ◆ Compound Wall as per Architects Design
- ◆ Number Plate Maintain the Uniformity of the Project Shell be Provided
- ◆ Anti Termite Treatment
- ◆ Under Ground Cabling for Electricity for a Wire Free Look in Society
- ◆ Extra Car Parking for Guest.





**GROUND FLOOR PLAN**  
 S.B.A : 663.00 SQ.FTS.  
 Stair Cabin : 86.00 SQ.FTS.

**TYPE-B**  
 UNIT NO.: 23 to 34  
 & 49 to 56



## Specification

### Structure:

Combination of load bearing R.C.C. Structure as per Structural designer's detail

### Flooring:

Vitrified tiles flooring in all rooms.

### Kitchen:

Granite kitchen platform with S.S. sink. Glazed tiles dado up to lintel level.

### Toilets:

Ceramic tiles flooring & Decorative glazed tiles dedo up to door top.

### Doors:

Decorative main entrance door with brass fitting and all internal doors will be good quality water proof flush doors

### Windows:

Fully Glass wooden windows with safety Grills bar.

### Electrification:

Concealed Copper electrical wiring of approved quality, A.C. plug point in Master Bed room.

### Plumbing:

Internal plumbing will be concealed with good quality C.P.V.C Fittings.

### Water Facility:

Underground and Overhead water tank will be provided.

### Terrace:

Open terrace finished with china mosaic.



**GROUND FLOOR PLAN**  
S.B.A : 689.00 SQ.FTS.

**TYPE-C1**  
UNIT NO.: 35 to 40

**GROUND FLOOR PLAN**  
S.B.A : 588.00 SQ.FTS.

**TYPE-D**  
UNIT NO.: 43 to 48

## KEY PLAN



Site Location: 'Sanskar Darshan'  
Beside G.B.E. Sub Station,  
N.H. 8, Jambuwa, Vadodara - 391 243

Contacts: +91 97270 72847  
Corporate Office: +91 90999 45635

Architect:  
Disha Architect

Structural:  
Yognipun Associates



**Notes:** (1) Possession will be given after one month of settlement of all accounts. (2) Extra work will be executed after receipt of full advance payment. (3) Documentation charges, stamp duty, service tax MGVCL deposit & common maintenance charges will be extra. (4) Any Central or State Government Taxes, if applicable shall have to be borne by the client. (5) Continuous default payments lead to cancellation. (6) Architect/Developers shall have the right to change or raise the scheme or any details herein and any change or revision 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 day from the date from booking of new client only. (9) Administrative expense of 20,000/- & the amount of extra work (if any) will be deducted from refund amount. (10) The delivery schedule etc. will be maintained only if the work is to be done as per the sample. (11) Any plans, specifications or information in this brochure can not form part of an offer, contract or agreement.

**Payment Terms - Duplex :** ♦ 25% Booking ♦ 15% Plinth Level ♦ 20% G.F Slab ♦ 20% F.F. Slab ♦ 15% Plaster Level ♦ 5% Finishing Level  
**Payment Terms - Tenaments :** ♦ 25% Booking ♦ 20% Plinth Level ♦ 15% Lintel Level ♦ 25% Slab ♦ 10% Plaster Level ♦ 5% Finishing Level