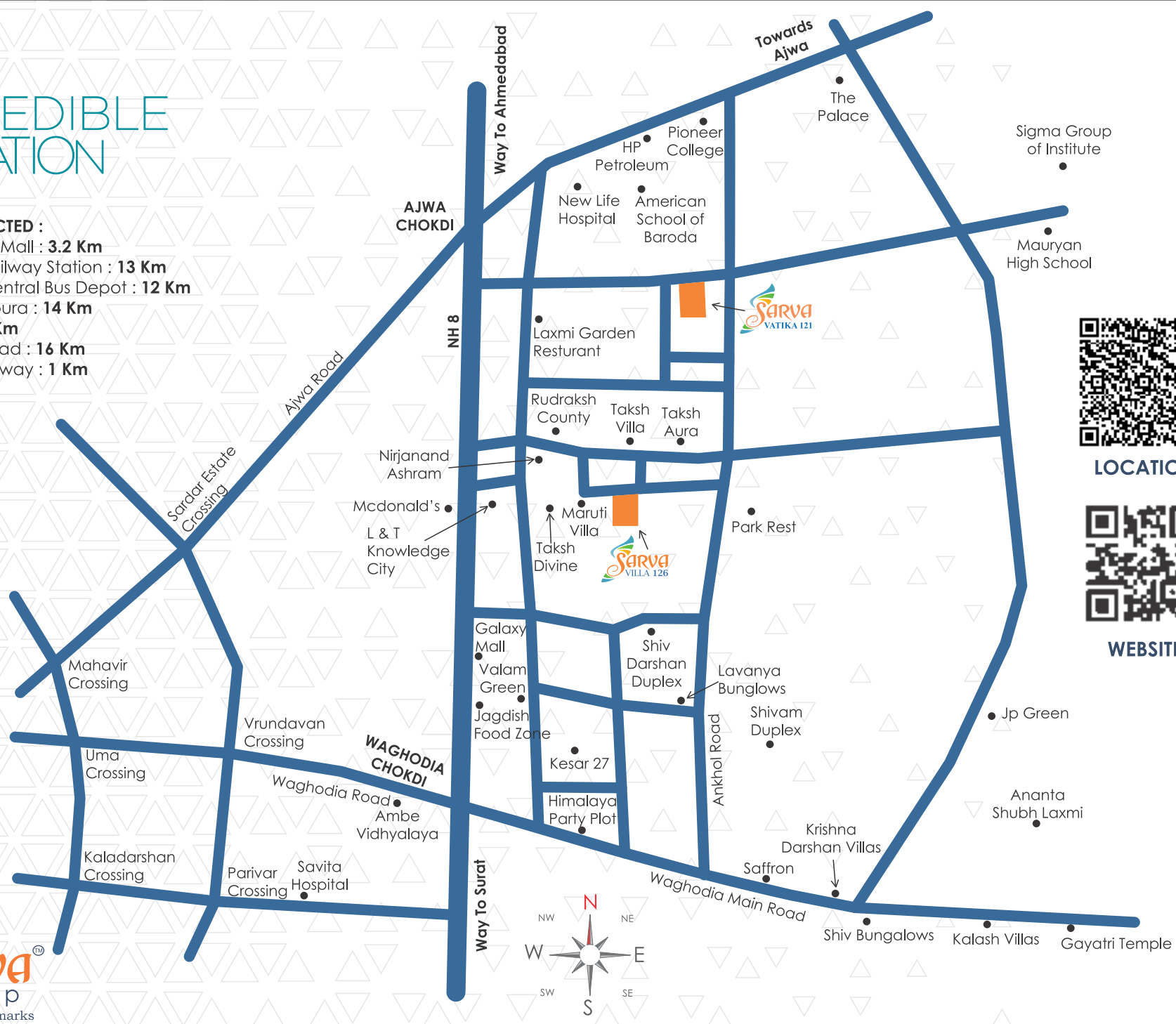


THE INCREDIBLE LOCATION

WELL CONNECTED :
 Taksh Galaxy Mall : **3.2 Km**
 Vadodara Railway Station : **13 Km**
 Vadodara Central Bus Depot : **12 Km**
 GIDC Makarpura : **14 Km**
 Alkapuri : **12 Km**
 Old Padra Road : **16 Km**
 National Highway : **1 Km**



LOCATION



WEBSITE



Developers : **Sarva Associates**
 Site : Sarva Vatika 121, Near pioneer college B/h Laxmi Studio, Near Ajwa Chokdi, Between Ajwa Road to Ankhola Road TP 25 technology park Vadodara- 390019
 W: www.sarvagroup.in | Follow US On :
 📞 : +91 74350 00121 , +91 97266 65850 ✉ : Sarva.associates2022@gmail.com

Architect : **DESIGN STUDIO** architects & interiors
 Structural Consultant **Zarna Associates**

Payment Terms : 25% Booking + Agreement | 15% Plinth Level | 12.5% Ground Floor | 12.5% First Floor | 10% Plaster & Flooring Level | 7.5% Completion Of Sanitary Fitting | 7.5 % Completion Of Elevation | 5% Completion Of Electrical Fitting | 5% Before Possession

Terms & Conditions : **1)** Registration Charges, Stamp Duty, G.S.T., MGVCL Connetion, Legal Documents, Municipal Expenses & Other Expenditure as Per New By Laws Is To Be Borne By Buyer. **2)** Changes / Alteration of Any Nature Including The Elevation, Exterior Color Scheme of The Villas or Any Other Changes Affecting The Over All Design Concept & Outlook of The Scheme Strictly Not Permitted. **3)** Extra Work Shall Be Allowed Only With Prior Written Agreement & Carried Out After Receiving Full Payment In Advance. **4)** In Case of Delayed Payment 18% Interest Will Be Charged & Continues Default Payment Will Lead To Cancellation. **5)** In Case of Cancellation of Booking The Refundable Amount Shall Be Given When The Same Property Is Booked & Paid By The New Purchaser. Administration Charges of Rs.50000/-, Booking Amount & The Amount of Extra Work Done (If Any) Shall Be Deducted From The Refund. **6)** Possession of The Property Will Be Given After One Month of Settlement of All Accounts. Religious Celebrations Will Not Be allowed In Case pf Incomplete Payment. **7)** The Developer Deserve The Full Right To Alter The Design, Plans or Specifications Where Required or Deemed Necessary Without Any Intimation or Reason. **8)** Any Design, Specifications or Information In This Brochure Cannot Form Part of an Offer, Contract or Agreement. **9)** Maintenance Deposit at Time of Possession.

Print Events
7779086000

3,4 & 5 BHK LUXURIOUS VILLAS



3,4 & 5 BHK LUXURIOUS VILLAS



SARVA
VATIKA 121

"The More You Praise And
Celebrate Your Life, The More
There Is In Life To Celebrate"



SARVA
VATIKA 121

Project Features :

1. RFID Base Main Gate, Entry
2. Water Cascade On The Entrance Gate
3. 24x7 Security With Security Cabin
4. CCTV Cameras In Common Areas For Round The Check Surveillance.
5. Decorative Compound Wall as Per Architect's Design
6. Number Plate To Maintain The Uniformity Of The Project



Imagine if all your wishes are granted,
all your desires are fulfilled.
Fancy a world where all your aspirations
are accomplished. Imagine a dream home
has everything that you dreamed
of and more...

PLOTTING LAYOUT PLAN



| UNIT NUMBER | PLOT AREA | SLAB AREA | BA ACTUAL | CARPET AS PER RERA |
|-------------|--|-----------|-----------|--------------------|
| 1 | 1558 | 1596 | 1478 | 1161 |
| 2 | 1138 | 1596 | 1478 | 1161 |
| 3 | 1132 | 1596 | 1478 | 1161 |
| 4 | 1125 | 1596 | 1478 | 1161 |
| 5 | 1119 | 1596 | 1478 | 1161 |
| 6 | 1113 | 1596 | 1478 | 1161 |
| 7 | 1108 | 1596 | 1478 | 1161 |
| 8 | 1111 | 1596 | 1478 | 1161 |
| 9 | 1377 | 1548 | 1448 | 1126 |
| 10 | 1119 | 1548 | 1448 | 1131 |
| 11 | 828 | 1256 | 1138 | 836 |
| 12 | 828 | 1256 | 1138 | 836 |
| 13 | 828 | 1256 | 1138 | 836 |
| 14 | 828 | 1256 | 1138 | 836 |
| 15 | 828 | 1256 | 1138 | 836 |
| 16 | 828 | 1256 | 1138 | 836 |
| 17 | 828 | 1256 | 1138 | 836 |
| 18 | 1462 | 1596 | 1478 | 1161 |
| 19 | 1294 | 1483 | 1411 | 1092 |
| 20 | 828 | 1256 | 1138 | 836 |
| 21 | 828 | 1256 | 1138 | 836 |
| 22 | 828 | 1256 | 1138 | 836 |
| 23 | 828 | 1256 | 1138 | 836 |
| 24 | 828 | 1256 | 1138 | 836 |
| 25 | 828 | 1256 | 1138 | 836 |
| 26 | 828 | 1256 | 1138 | 836 |
| 27 | 828 | 1256 | 1138 | 836 |
| 28 | 828 | 1256 | 1138 | 836 |
| 29 | 828 | 1256 | 1138 | 836 |
| 30 | 828 | 1256 | 1138 | 836 |
| 31 | 828 | 1256 | 1138 | 836 |
| 32 | 825 | 1256 | 1138 | 836 |
| 33 | 825 | 1256 | 1138 | 836 |
| 34 | 825 | 1256 | 1138 | 836 |
| 35 | 825 | 1256 | 1138 | 836 |
| 36 | 825 | 1256 | 1138 | 836 |
| 37 | 825 | 1256 | 1138 | 836 |
| 38 | 825 | 1256 | 1138 | 836 |
| 39 | 825 | 1256 | 1138 | 836 |
| 40 | 825 | 1256 | 1138 | 836 |
| 41 | NET SELL OUT PLOT - 857 OUT OF TOTAL-1065 | 1256 | 1138 | 775 |

| UNIT NUMBER | PLOT AREA | SLAB AREA | BA ACTUAL | CARPET AS PER RERA |
|-------------|---|-----------|-----------|--------------------|
| 42 | NET SELL OUT PLOT-1031 OUT OF TOTAL-1059 | 1226 | 1109 | 701 |
| 43 | 806 | 1226 | 1109 | 830 |
| 44 | 806 | 1226 | 1109 | 830 |
| 45 | 806 | 1226 | 1109 | 830 |
| 46 | 806 | 1226 | 1109 | 830 |
| 47 | 806 | 1226 | 1109 | 830 |
| 48 | 806 | 1226 | 1109 | 830 |
| 49 | 806 | 1226 | 1109 | 830 |
| 50 | 806 | 1226 | 1109 | 830 |
| 51 | 806 | 1226 | 1109 | 830 |
| 52 | 880 | 1596 | 1478 | 1161 |
| 53 | 828 | 1596 | 1478 | 1161 |
| 54 | 828 | 1596 | 1478 | 1161 |
| 55 | 828 | 1596 | 1478 | 1161 |
| 56 | 828 | 1596 | 1478 | 1161 |
| 57 | 828 | 1596 | 1478 | 1161 |
| 58 | 828 | 1596 | 1478 | 1161 |
| 59 | 838 | 1596 | 1478 | 1161 |
| 60 | NET SELL OUT PLOT-828 OUT OF TOTAL-1303 | 1596 | 1478 | 1091 |
| 61 | NET SELL OUT PLOT-828 OUT OF TOTAL-1115 | 1596 | 1478 | 1086 |
| 62 | 838 | 1596 | 1478 | 1161 |
| 63 | 828 | 1596 | 1478 | 1161 |
| 64 | 828 | 1596 | 1478 | 1161 |
| 65 | 828 | 1596 | 1478 | 1161 |
| 66 | 828 | 1596 | 1478 | 1161 |
| 67 | 828 | 1596 | 1478 | 1161 |
| 68 | 828 | 1596 | 1478 | 1161 |
| 69 | 880 | 1596 | 1478 | 1161 |
| 70 | 825 | 1596 | 1478 | 1161 |
| 71 | 825 | 1596 | 1478 | 1161 |
| 72 | 825 | 1596 | 1478 | 1161 |
| 73 | 825 | 1596 | 1478 | 1161 |
| 74 | 825 | 1596 | 1478 | 1161 |
| 75 | 825 | 1596 | 1478 | 1161 |
| 76 | 825 | 1596 | 1478 | 1161 |
| 77 | 1235 | 1538 | 1438 | 1110 |
| 78 | 928 | 1538 | 1438 | 1110 |
| 79 | 1065 | 1538 | 1438 | 1105 |
| 80 | 825 | 1596 | 1478 | 1161 |
| 81 | 825 | 1596 | 1478 | 1161 |

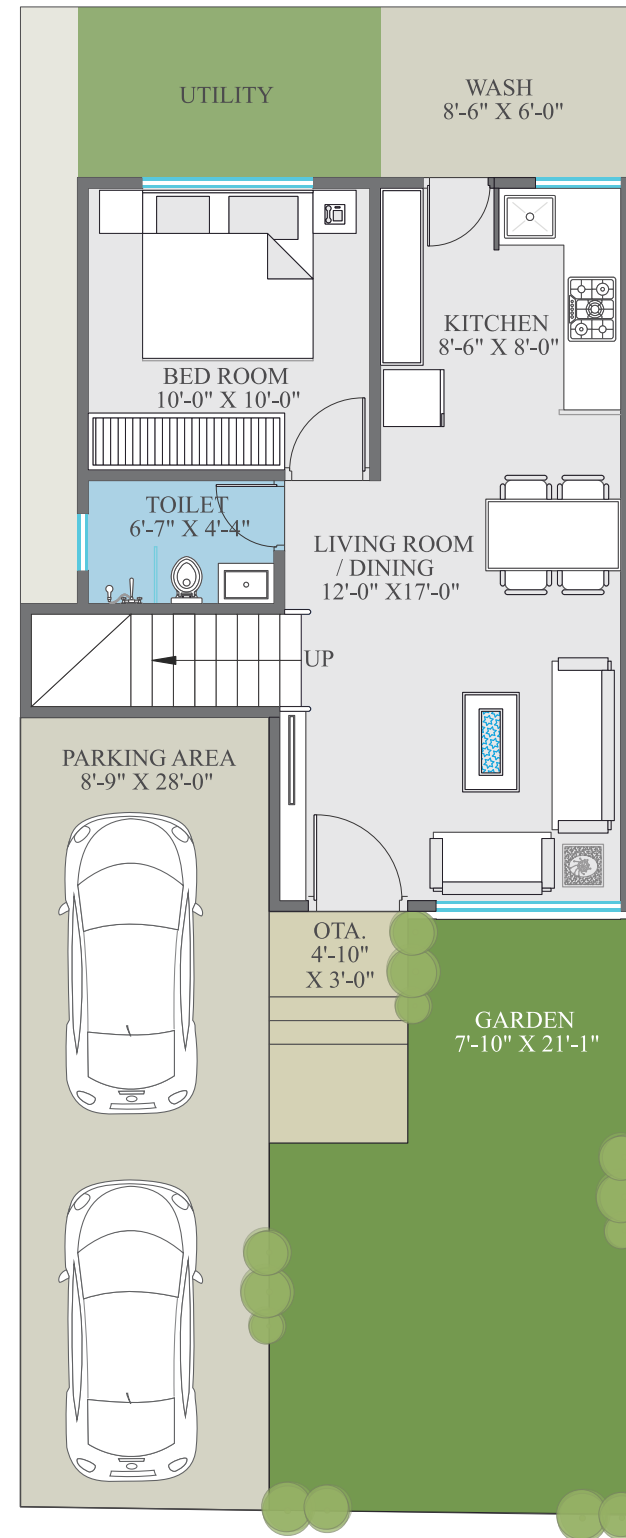
| UNIT NUMBER | PLOT AREA | SLAB AREA | BA ACTUAL | CARPET AS PER RERA |
|-------------|-----------|-----------|-----------|--------------------|
| 82 | 825 | 1596 | 1478 | 1161 |
| 83 | 825 | 1596 | 1478 | 1161 |
| 84 | 825 | 1596 | 1478 | 1161 |
| 85 | 825 | 1596 | 1478 | 1161 |
| 86 | 825 | 1596 | 1478 | 1161 |
| 87 | 839 | 1256 | 1138 | 836 |
| 88 | 839 | 1256 | 1138 | 836 |
| 89 | 839 | 1256 | 1138 | 836 |
| 90 | 839 | 1256 | 1138 | 836 |
| 91 | 860 | 1256 | 1138 | 836 |
| 92 | 867 | 1596 | 1478 | 1161 |
| 93 | 832 | 1596 | 1478 | 1161 |
| 94 | 1123 | 1483 | 1411 | 1111 |
| 95 | 1123 | 1483 | 1411 | 1111 |
| 96 | 832 | 1596 | 1478 | 1161 |
| 97 | 867 | 1596 | 1478 | 1161 |
| 98 | 860 | 1596 | 1478 | 1161 |
| 99 | 827 | 1596 | 1478 | 1161 |
| 100 | 1140 | 1549 | 1449 | 1132 |
| 101 | 1197 | 1549 | 1449 | 1133 |
| 102 | 837 | 1596 | 1478 | 1161 |
| 103 | 1121 | 1549 | 1449 | 1133 |
| 104 | 1610 | 1596 | 1478 | 1161 |
| 105 | 828 | 1256 | 1138 | 836 |
| 106 | 828 | 1256 | 1138 | 836 |
| 107 | 828 | 1256 | 1138 | 836 |
| 108 | 828 | 1256 | 1138 | 836 |
| 109 | 828 | 1256 | 1138 | 836 |
| 110 | 828 | 1256 | 1138 | 836 |
| 111 | 828 | 1256 | 1138 | 836 |
| 112 | 1117 | 1548 | 1448 | 1131 |
| 113 | 1380 | 1548 | 1448 | 1126 |
| 114 | 1127 | 1596 | 1478 | 1161 |
| 115 | 1130 | 1596 | 1478 | 1161 |
| 116 | 1133 | 1596 | 1478 | 1161 |
| 117 | 1137 | 1596 | 1478 | 1161 |
| 118 | 1140 | 1596 | 1478 | 1161 |
| 119 | 1143 | 1596 | 1478 | 1161 |
| 120 | 1146 | 1596 | 1478 | 1161 |
| 121 | 1407 | 1596 | 1478 | 1161 |



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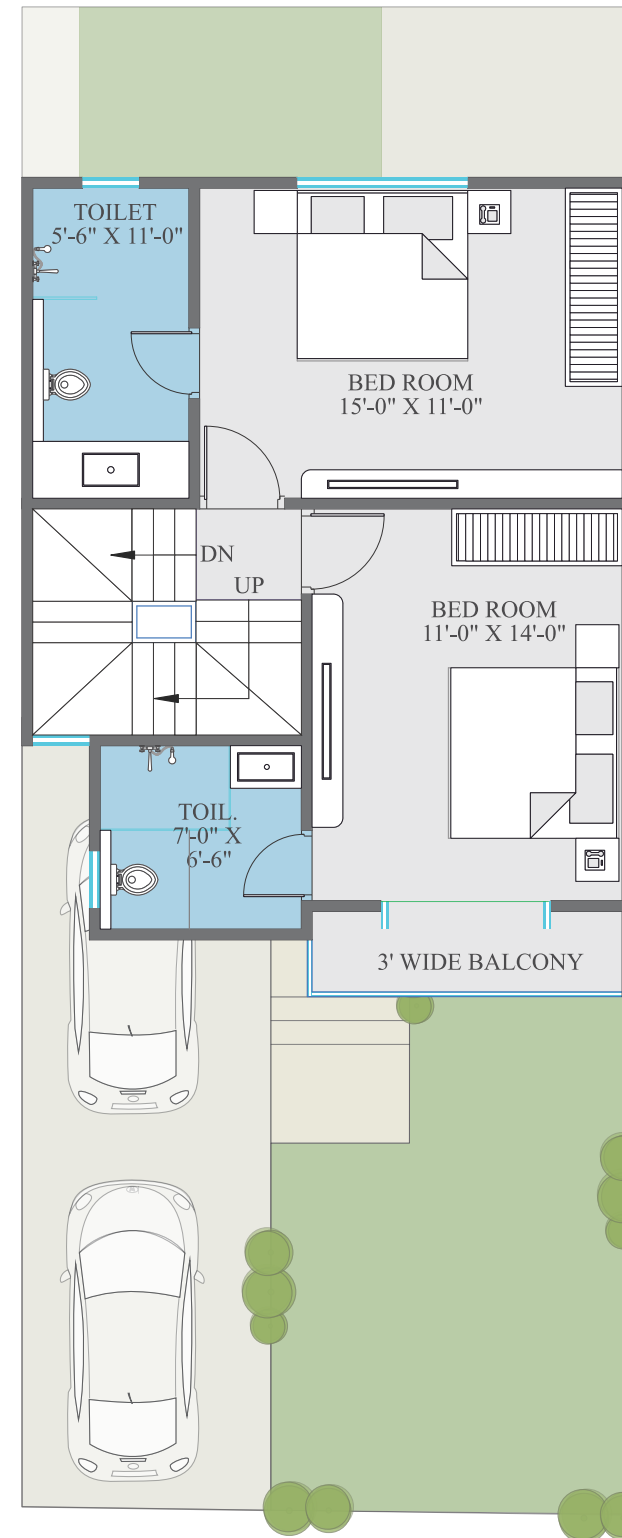
“A Life Less Ordinary Begins With
A Place That 's Like No Other.”

B-UP AREA - 465.00 SQ.FT.



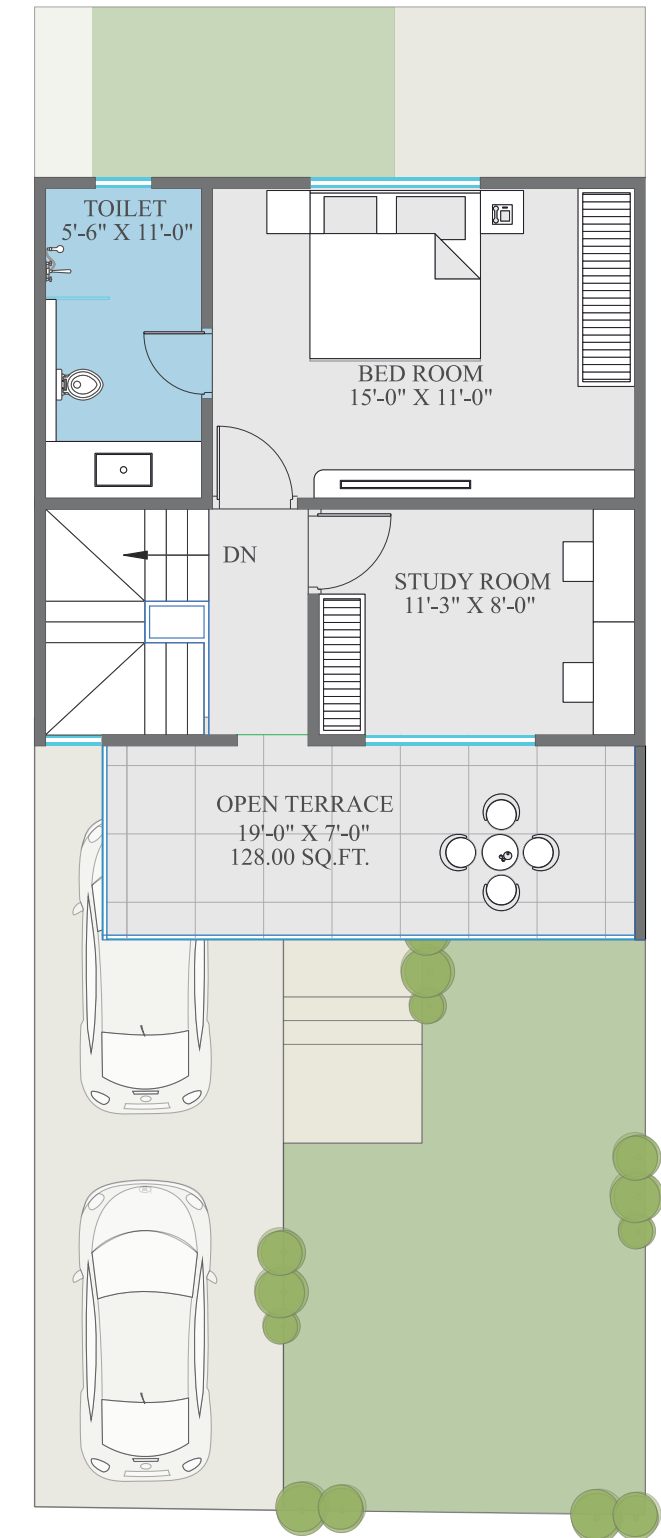
GROUND FLOOR PLAN

B-UP AREA - 583.00 SQ.FT.



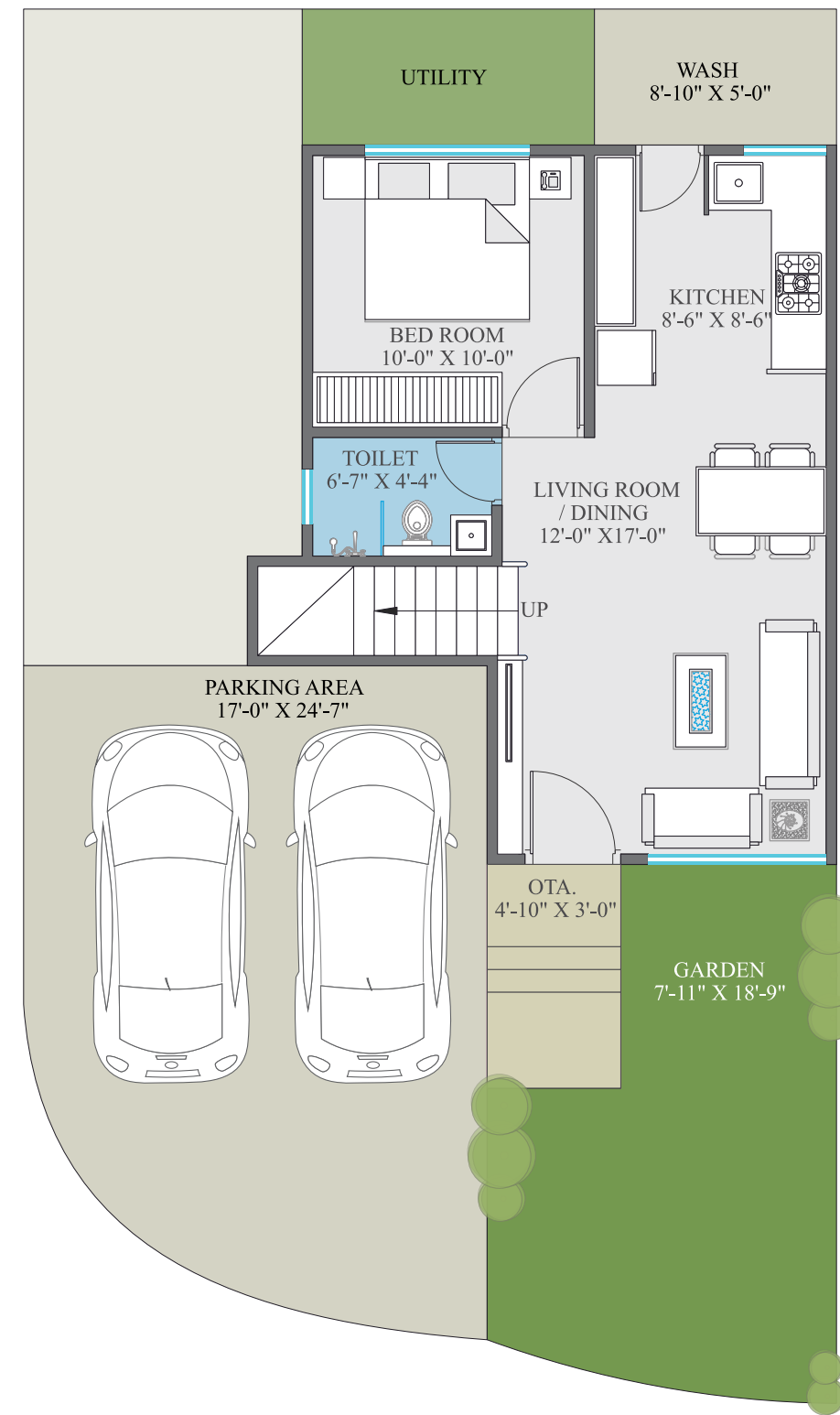
FIRST FLOOR PLAN

B-UP AREA - 430.00 SQ.FT.



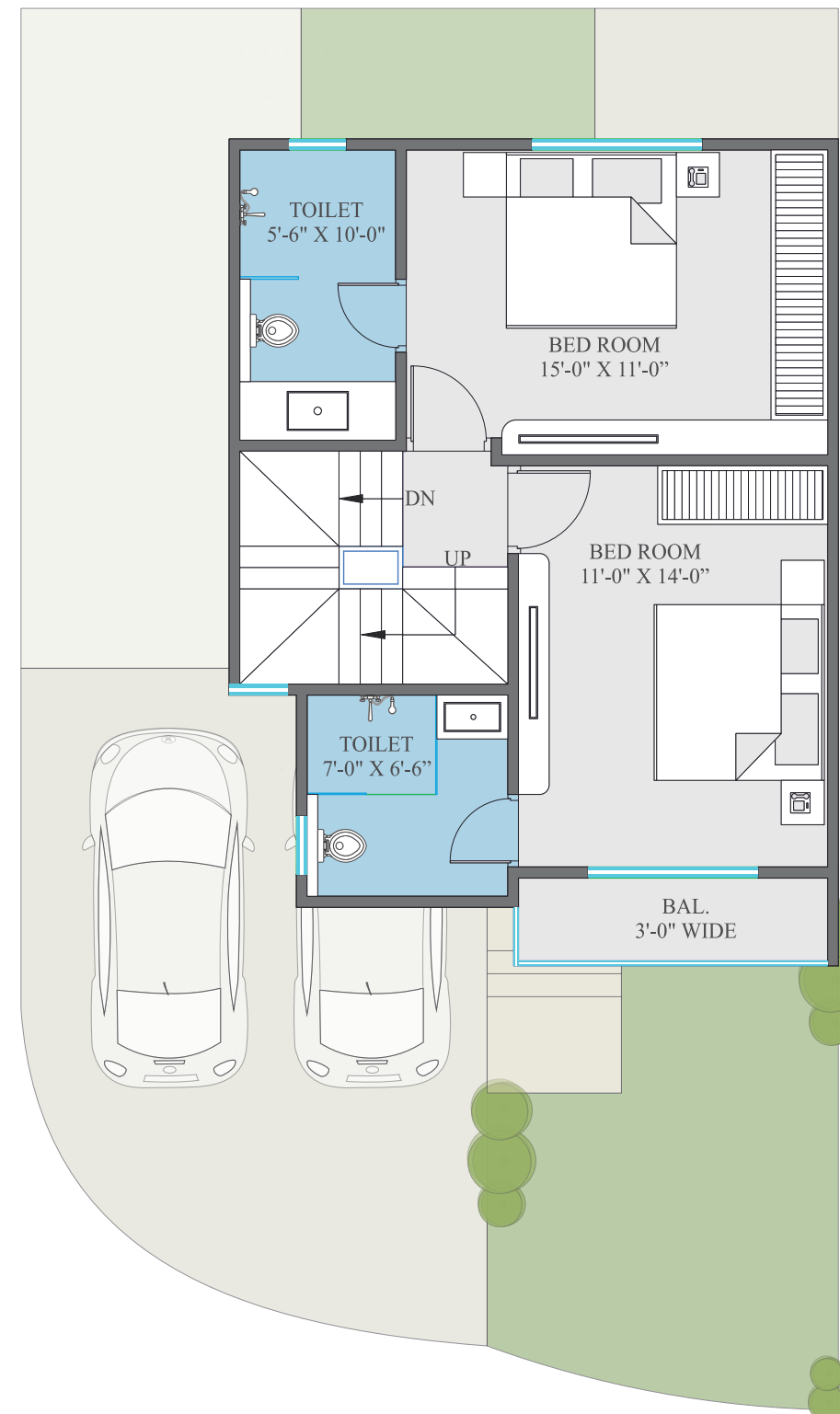
SECOND FLOOR PLAN

B-UP AREA - 470.00 SQ.FT.



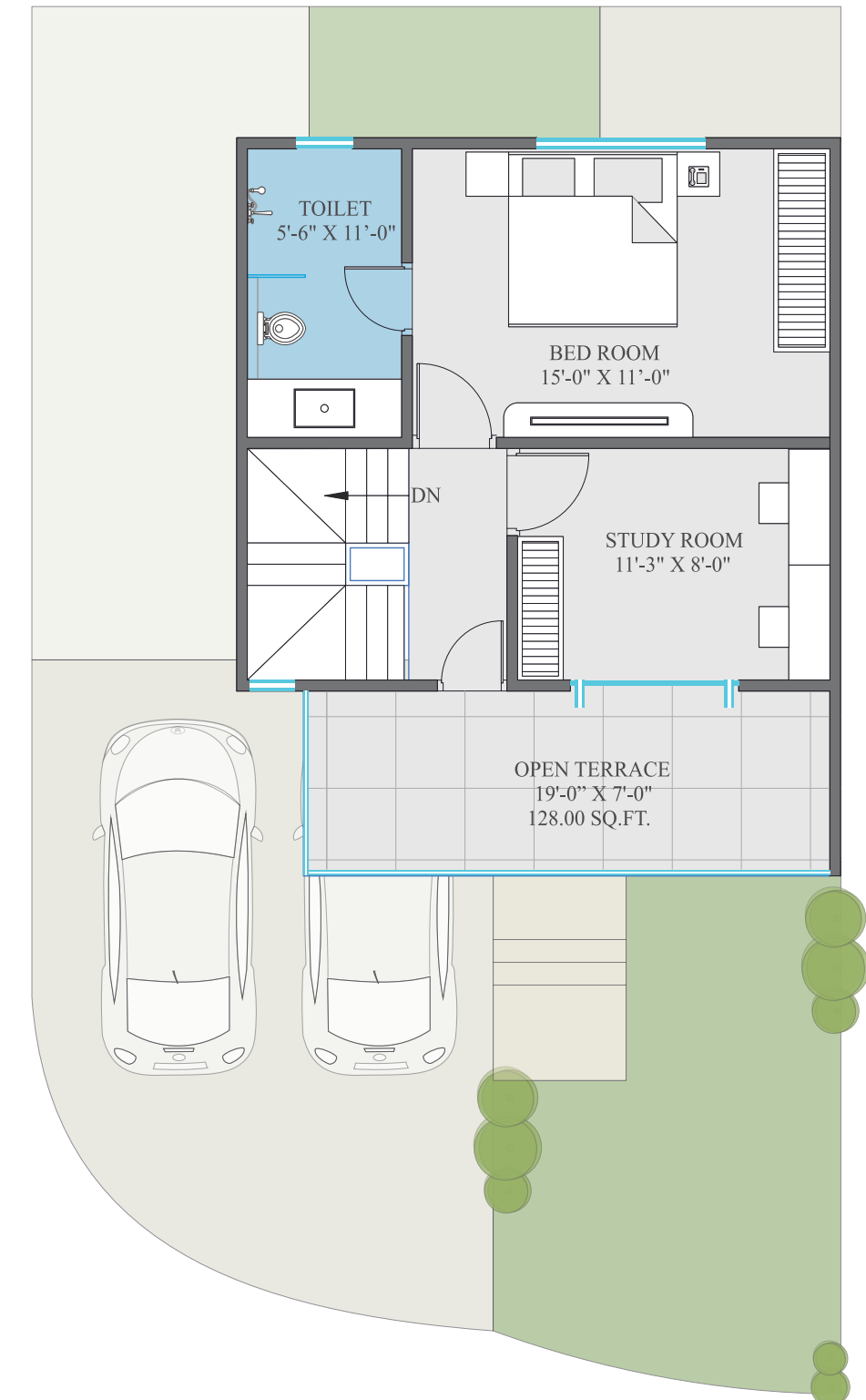
GROUND FLOOR PLAN

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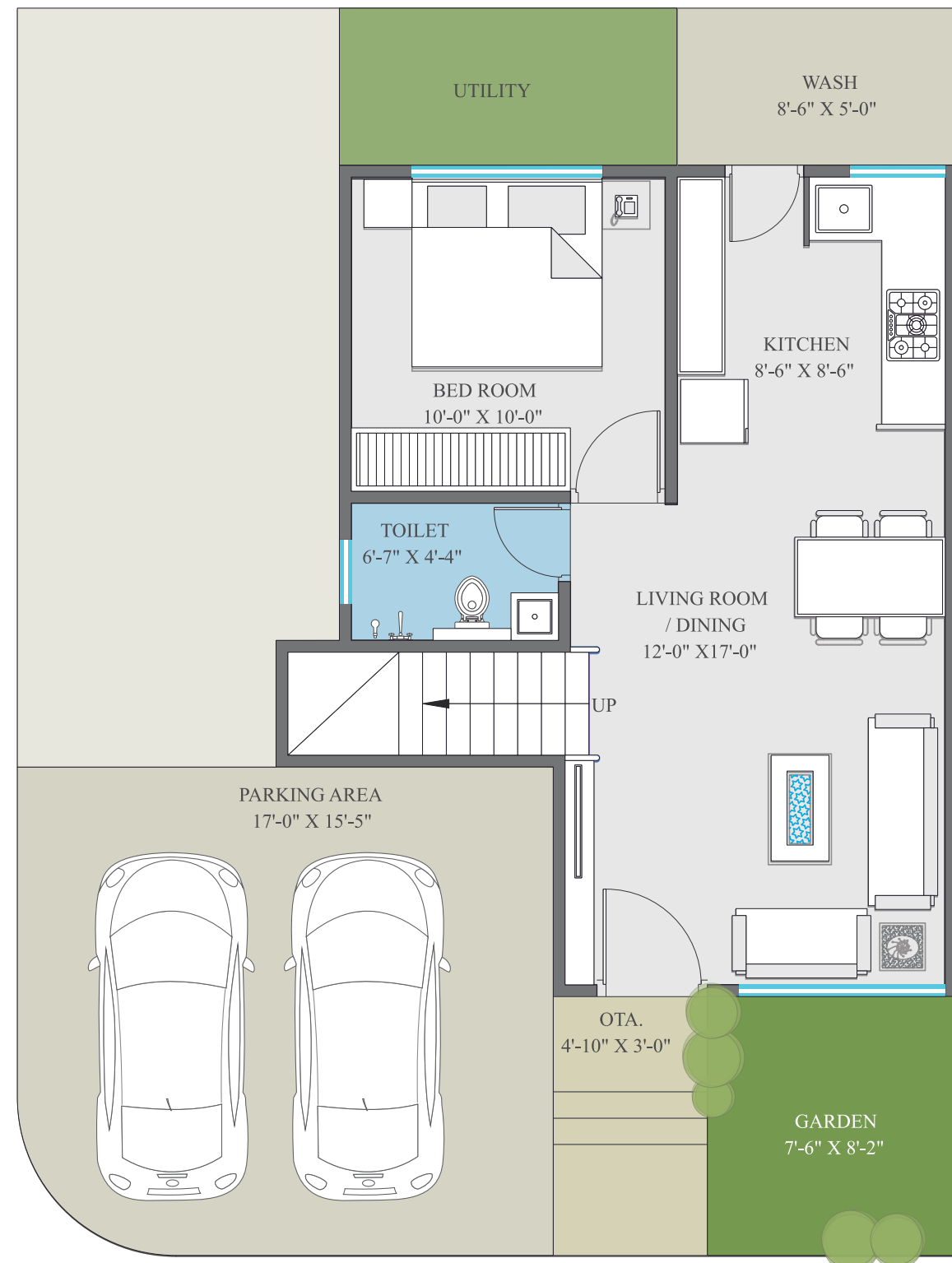
FIRST FLOOR PLAN

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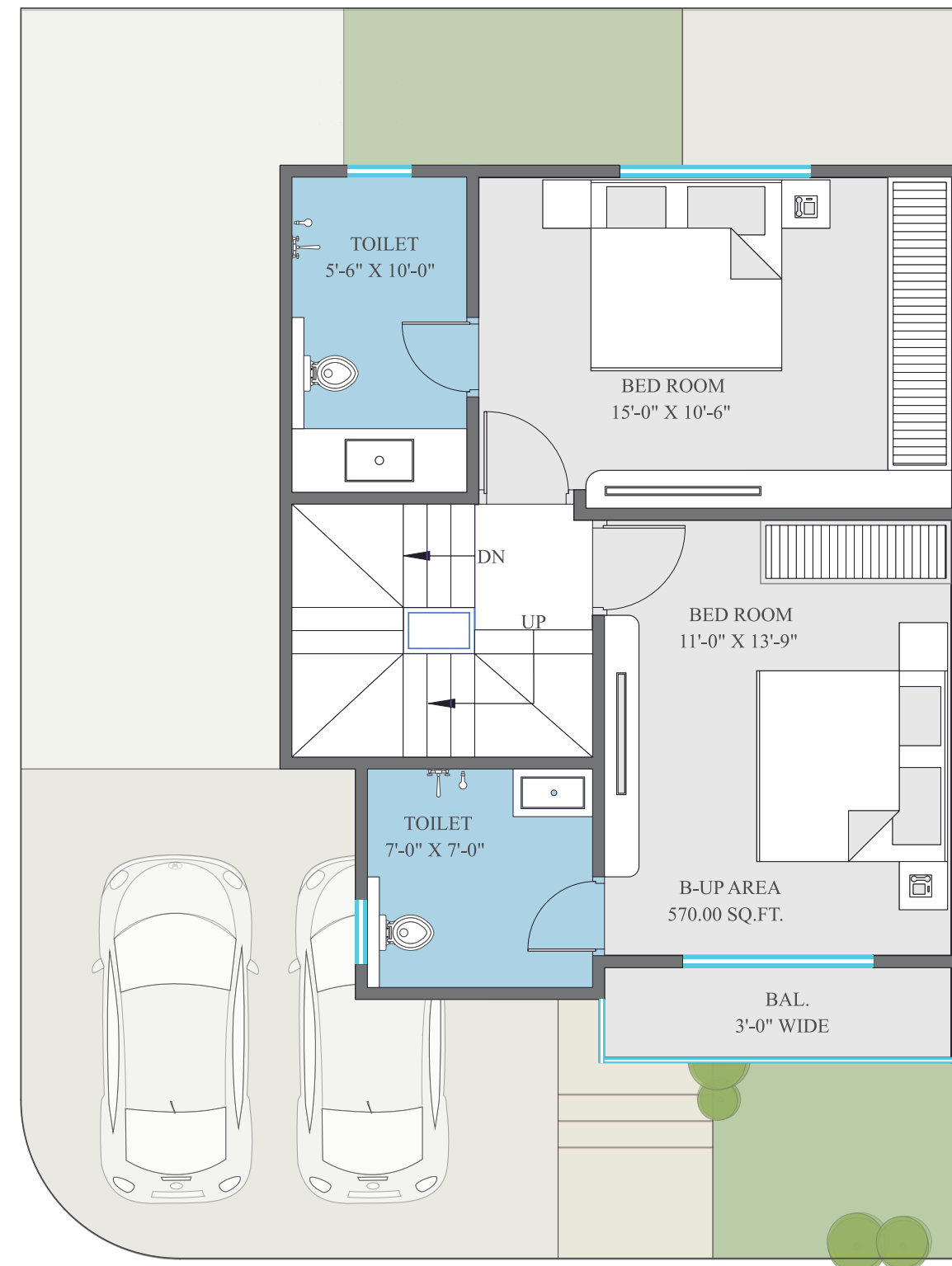
SECOND FLOOR PLAN

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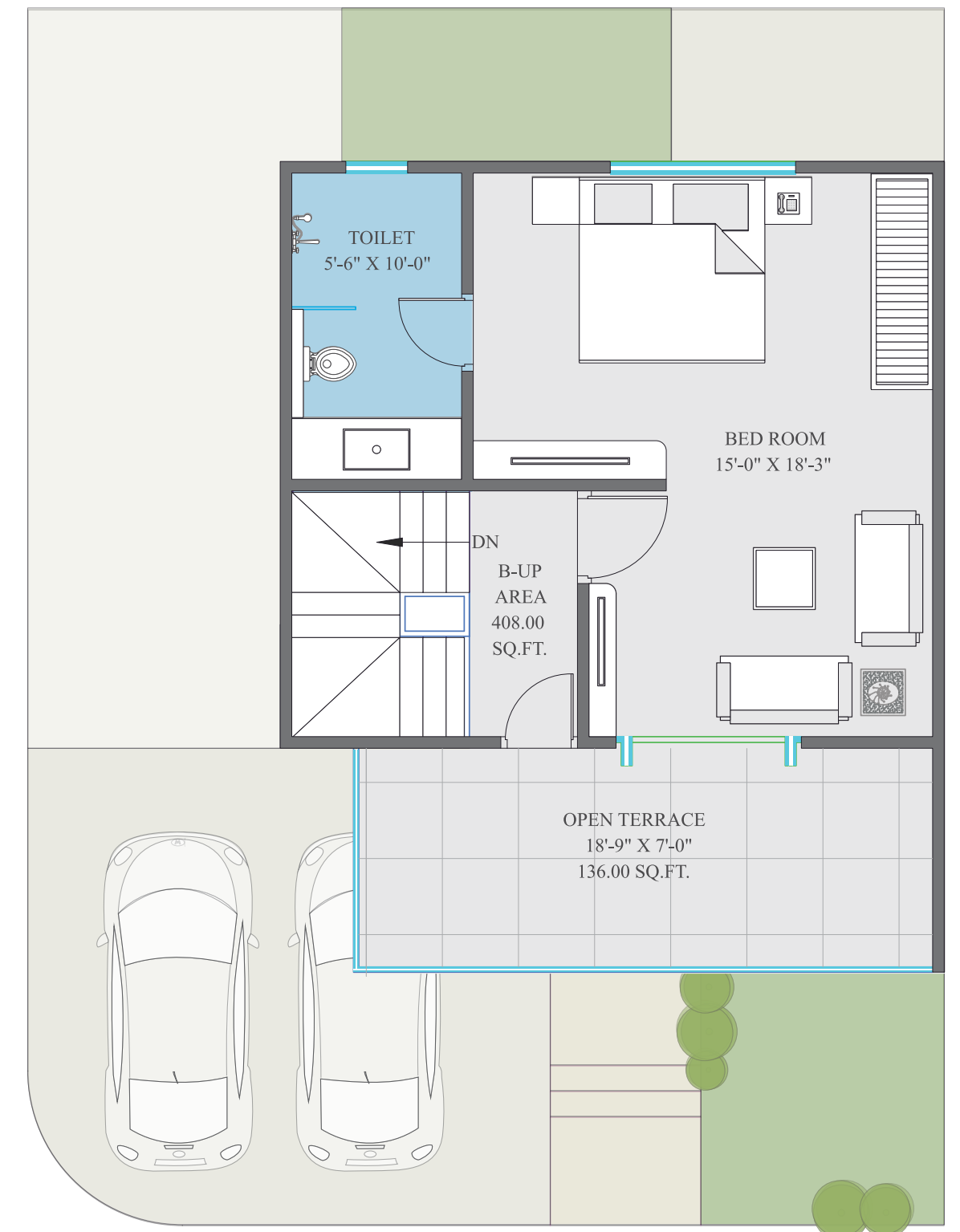
GROUND FLOOR PLAN

B-UP AREA - 570.00 SQ.FT.



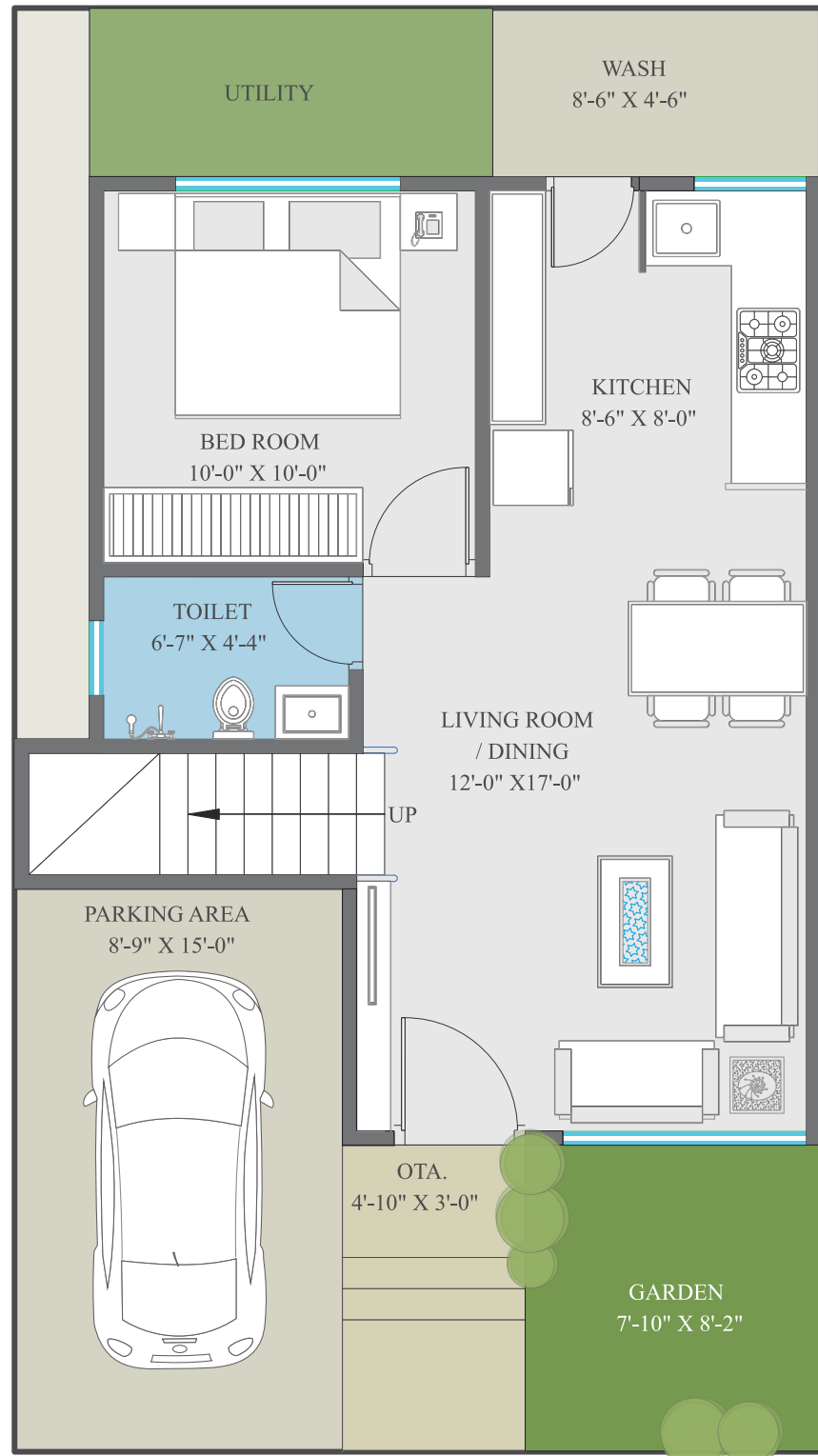
FIRST FLOOR PLAN

B-UP AREA - 408.00 SQ.FT.



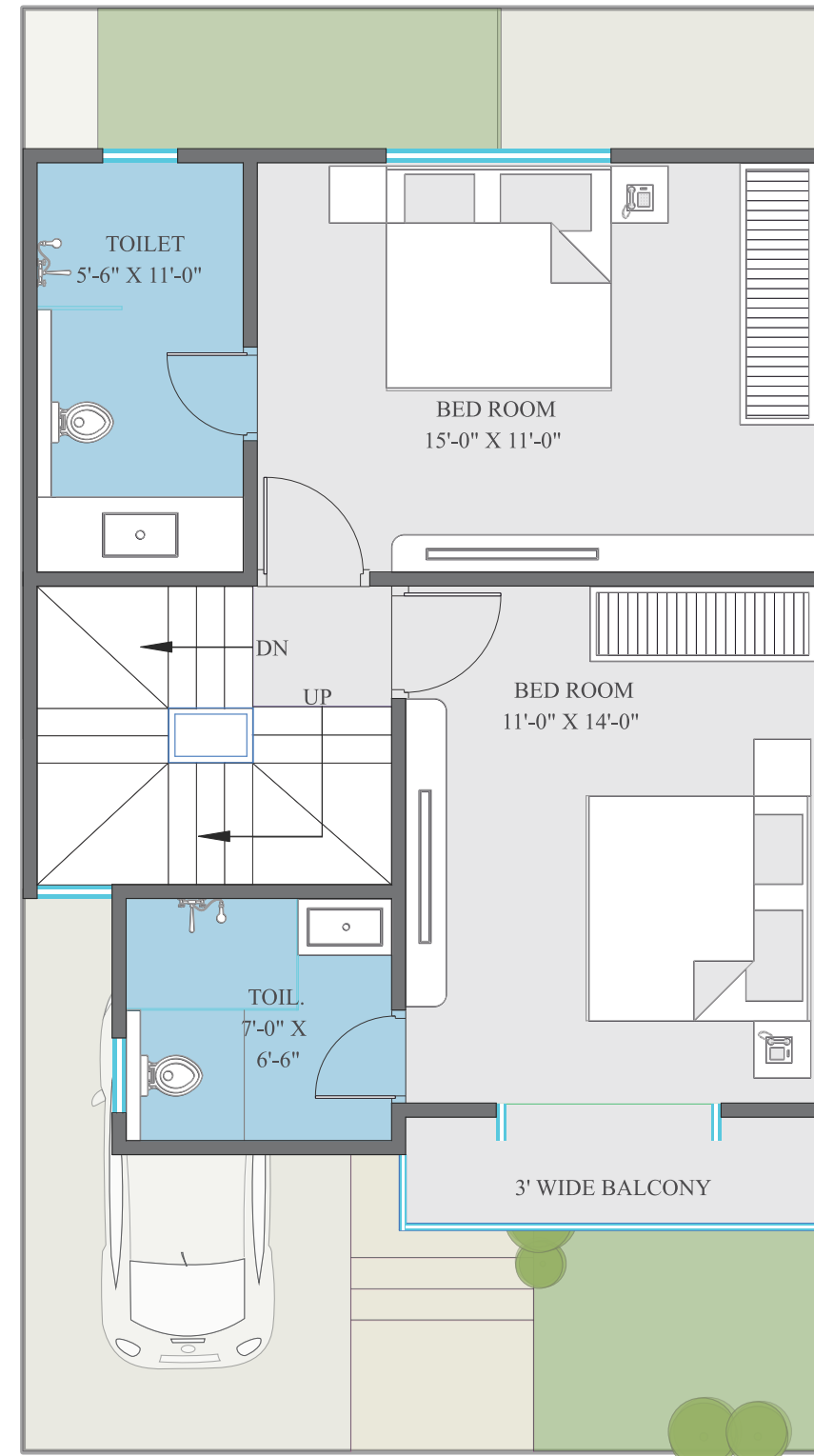
SECOND FLOOR PLAN

B-UP AREA - 465.00 SQ.FT.

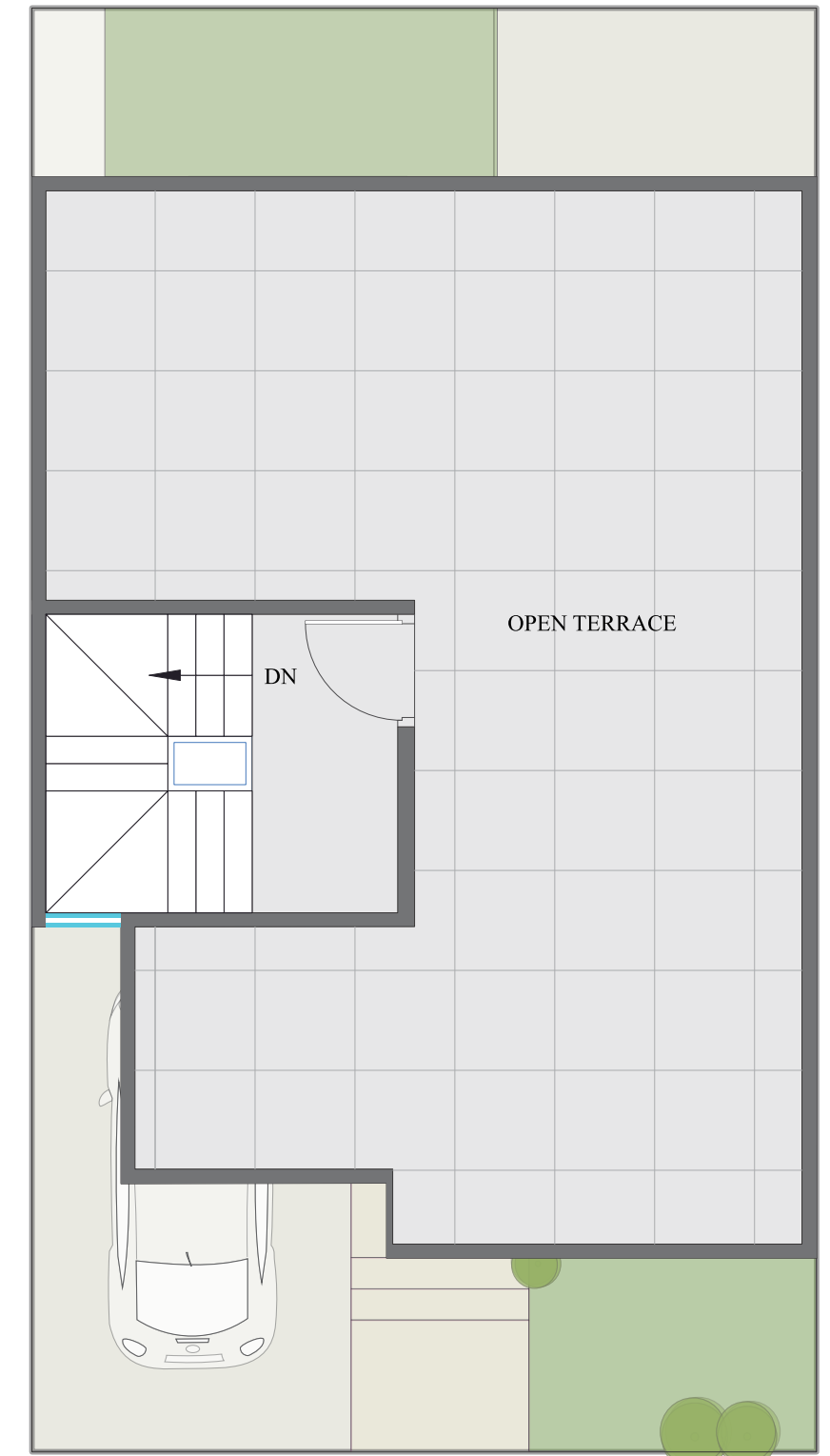


GROUND FLOOR PLAN

B-UP AREA - 583.00 SQ.FT.



FIRST FLOOR PLAN



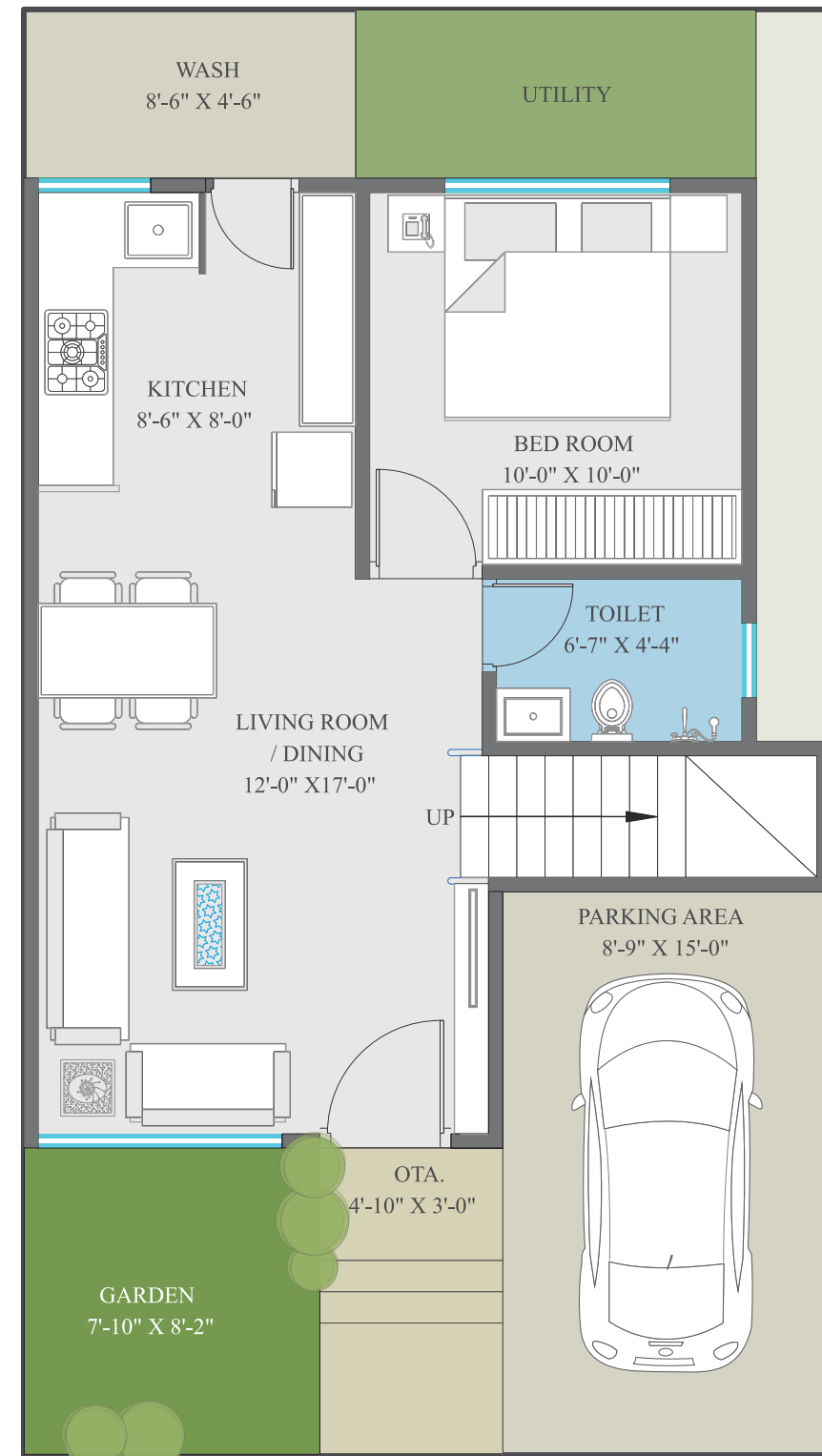
SECOND FLOOR PLAN



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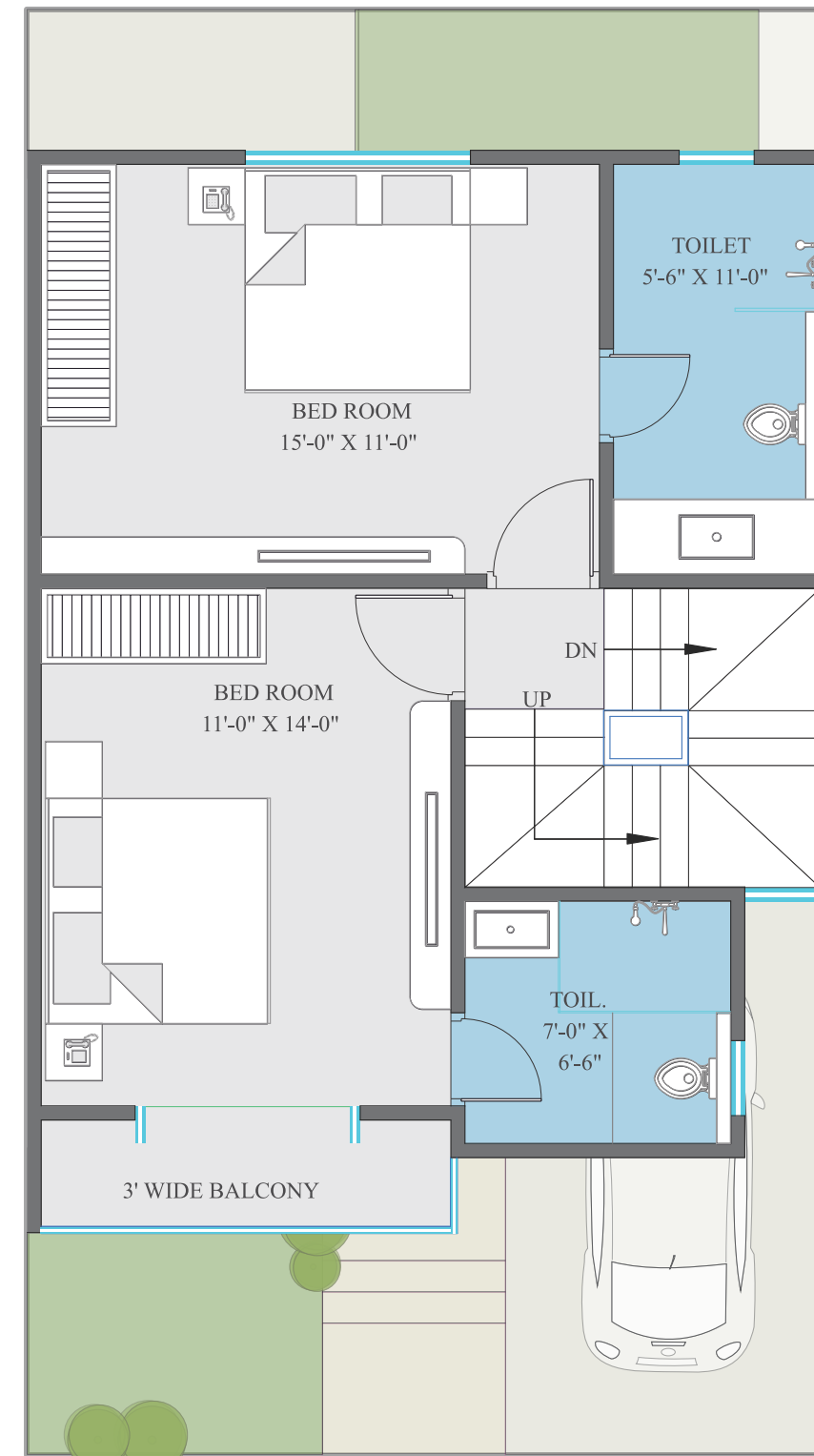
“A Beautiful Destination To
Fulfill All Your Admiration”

B-UP AREA - 465.00 SQ.FT.

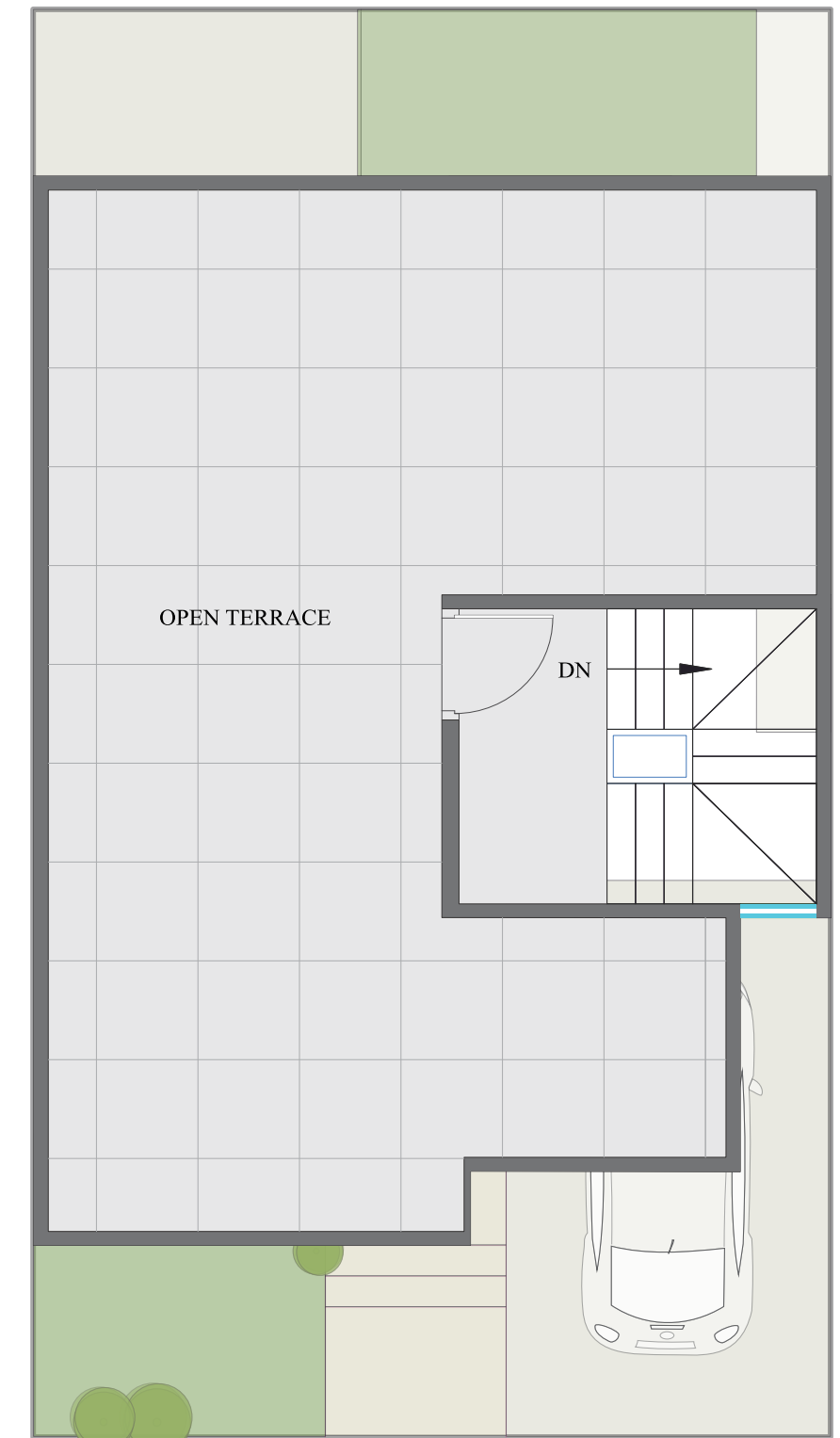


GROUND FLOOR PLAN

B-UP AREA - 583.00 SQ.FT.

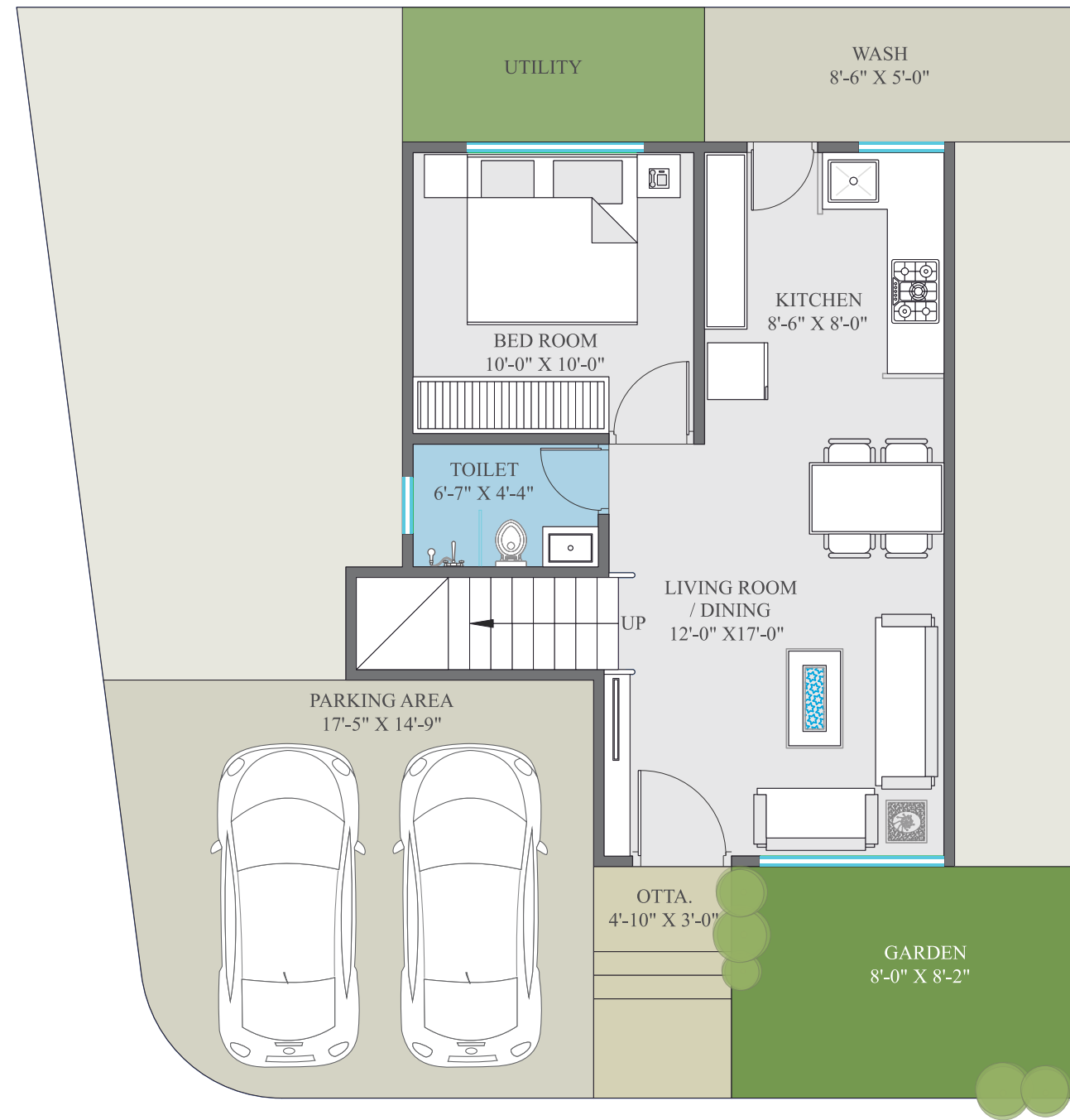


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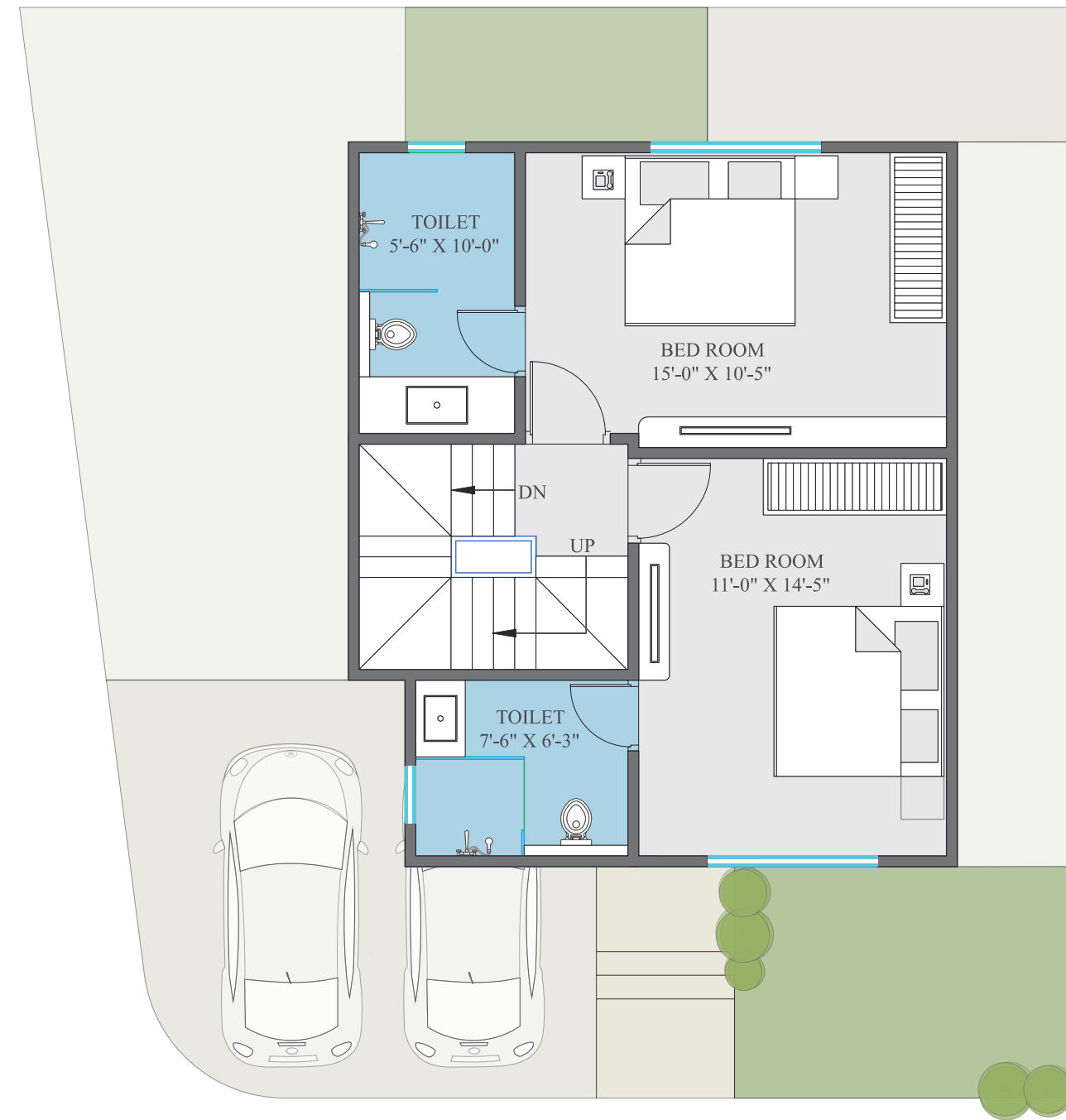
SECOND FLOOR PLAN

B-UP AREA - 465.00 SQ.FT.



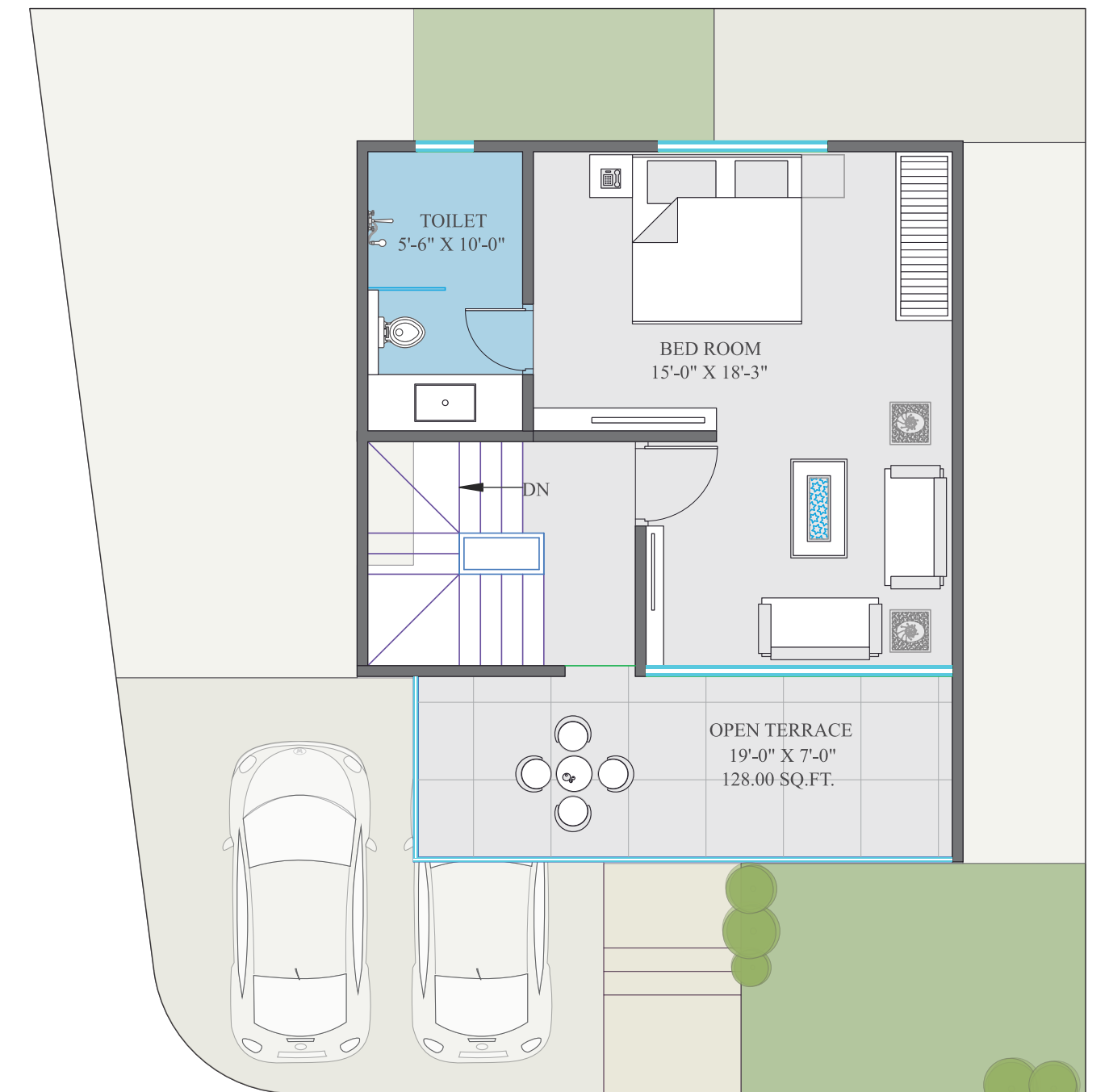
GROUND FLOOR PLAN

B-UP AREA - 537.00 SQ.FT.



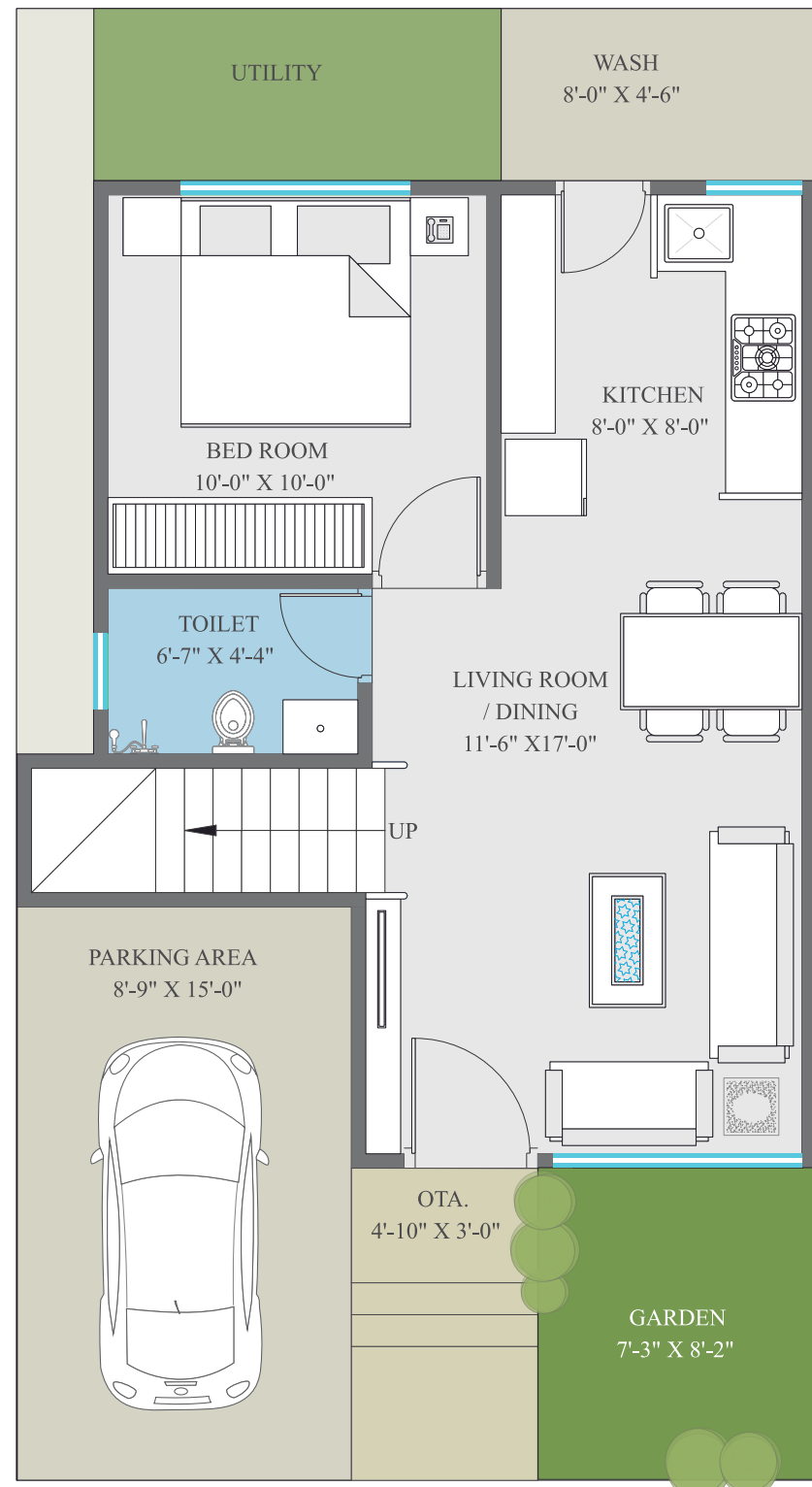
FIRST FLOOR PLAN

B-UP AREA - 409.00 SQ.FT.



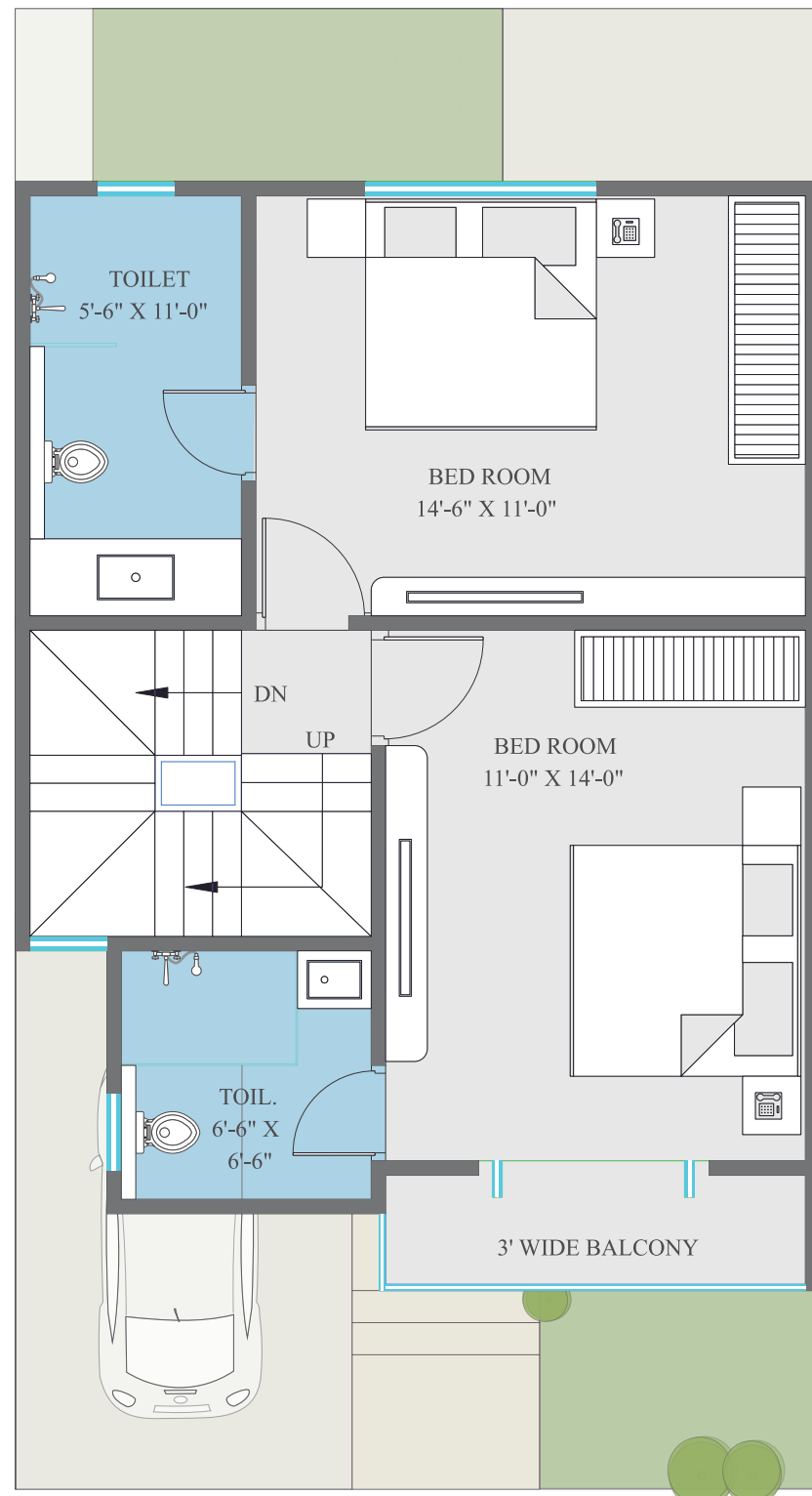
SECOND FLOOR PLAN

B-UP AREA - 451.00 SQ.FT.

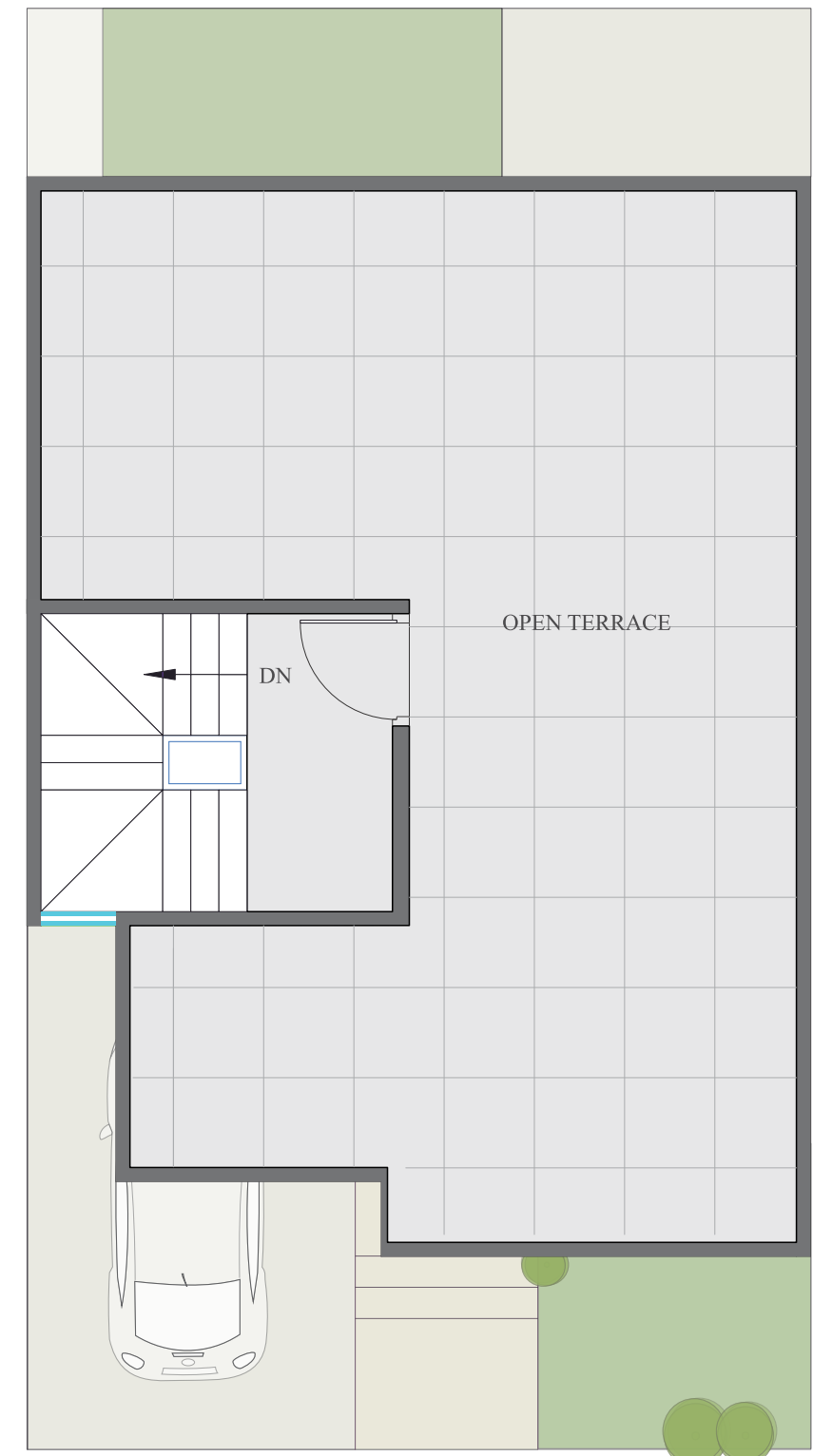


GROUND FLOOR PLAN

B-UP AREA - 568.00 SQ.FT.

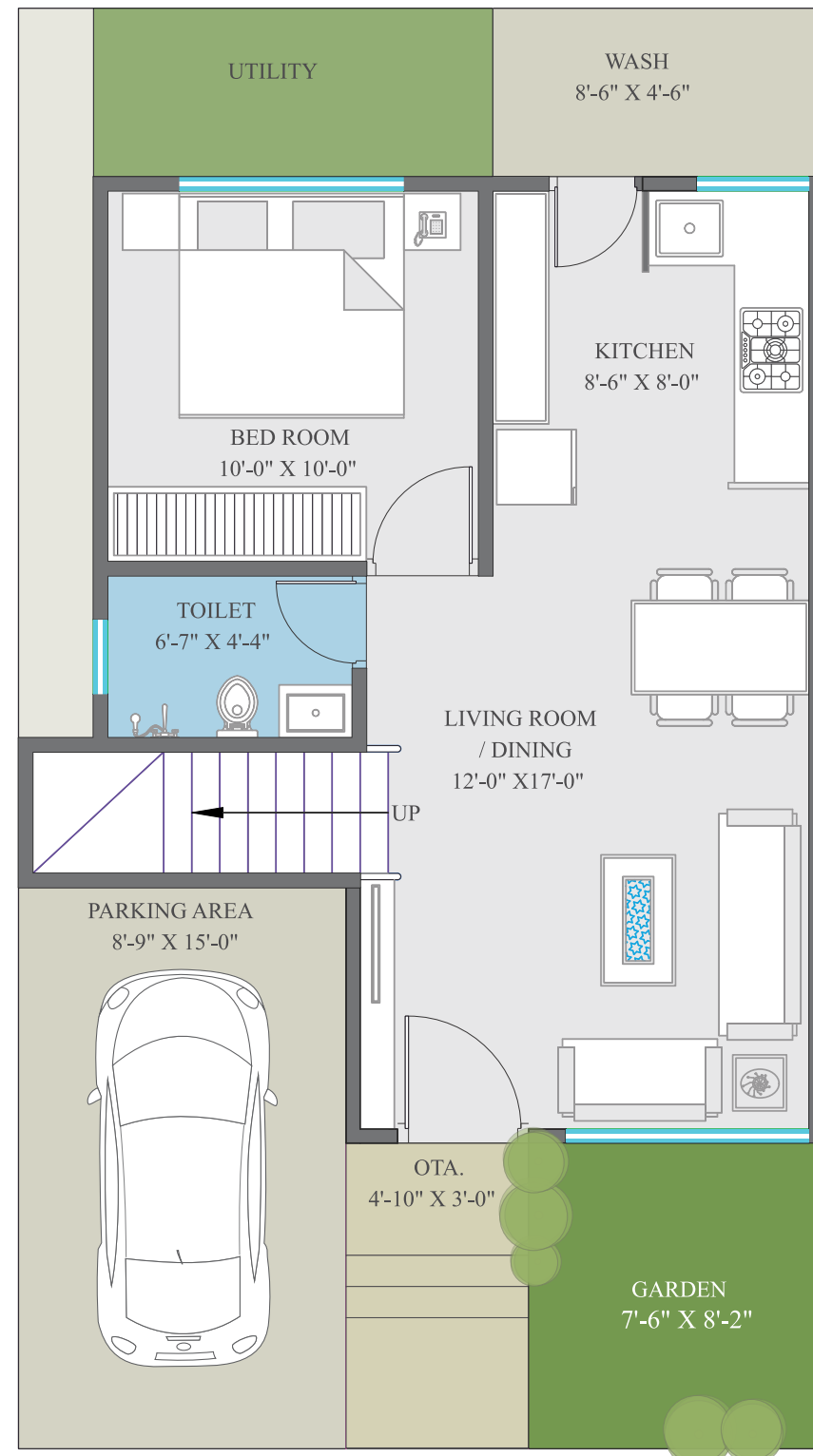


FIRST FLOOR PLAN



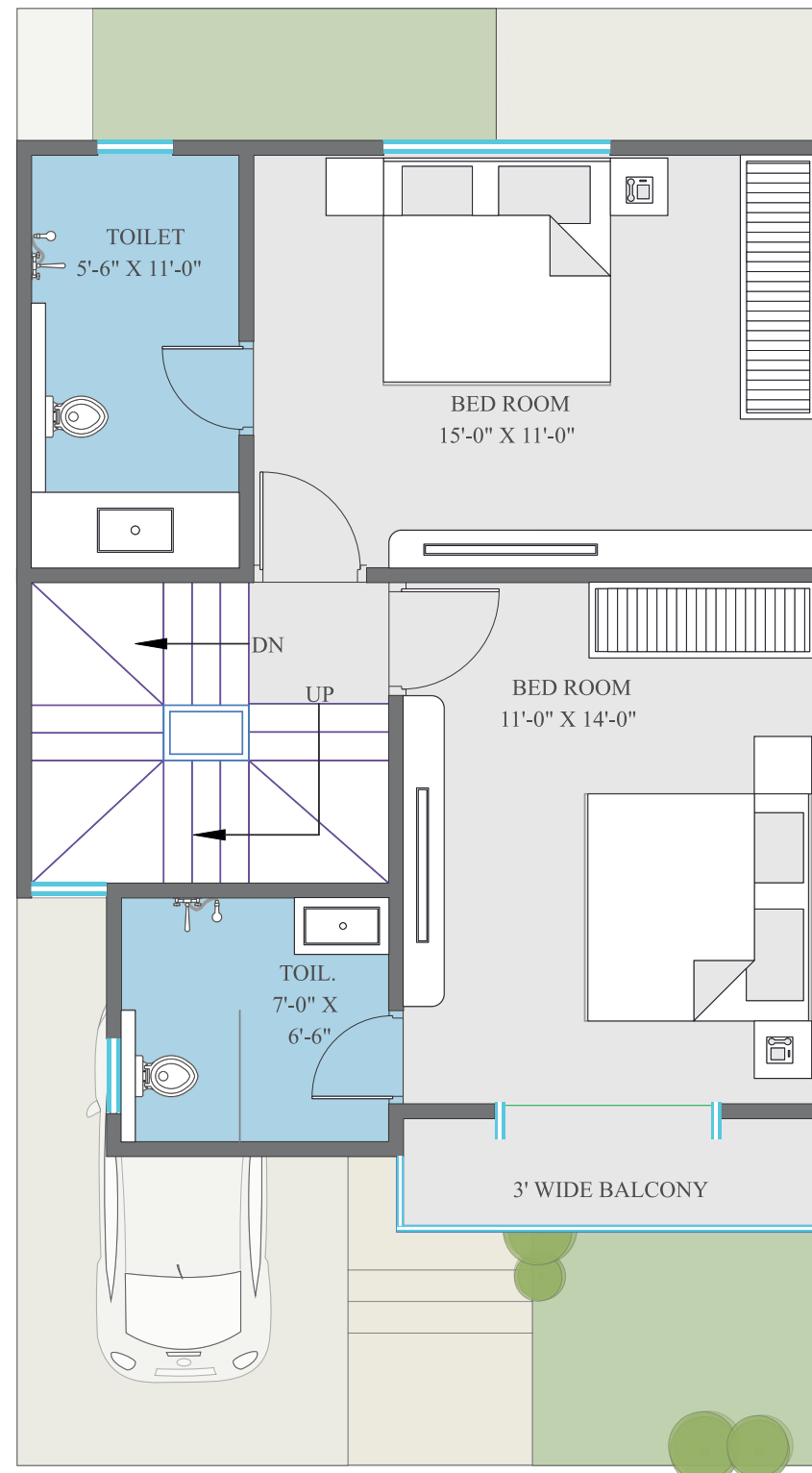
SECOND FLOOR PLAN

B-UP AREA - 465.00 SQ.FT.



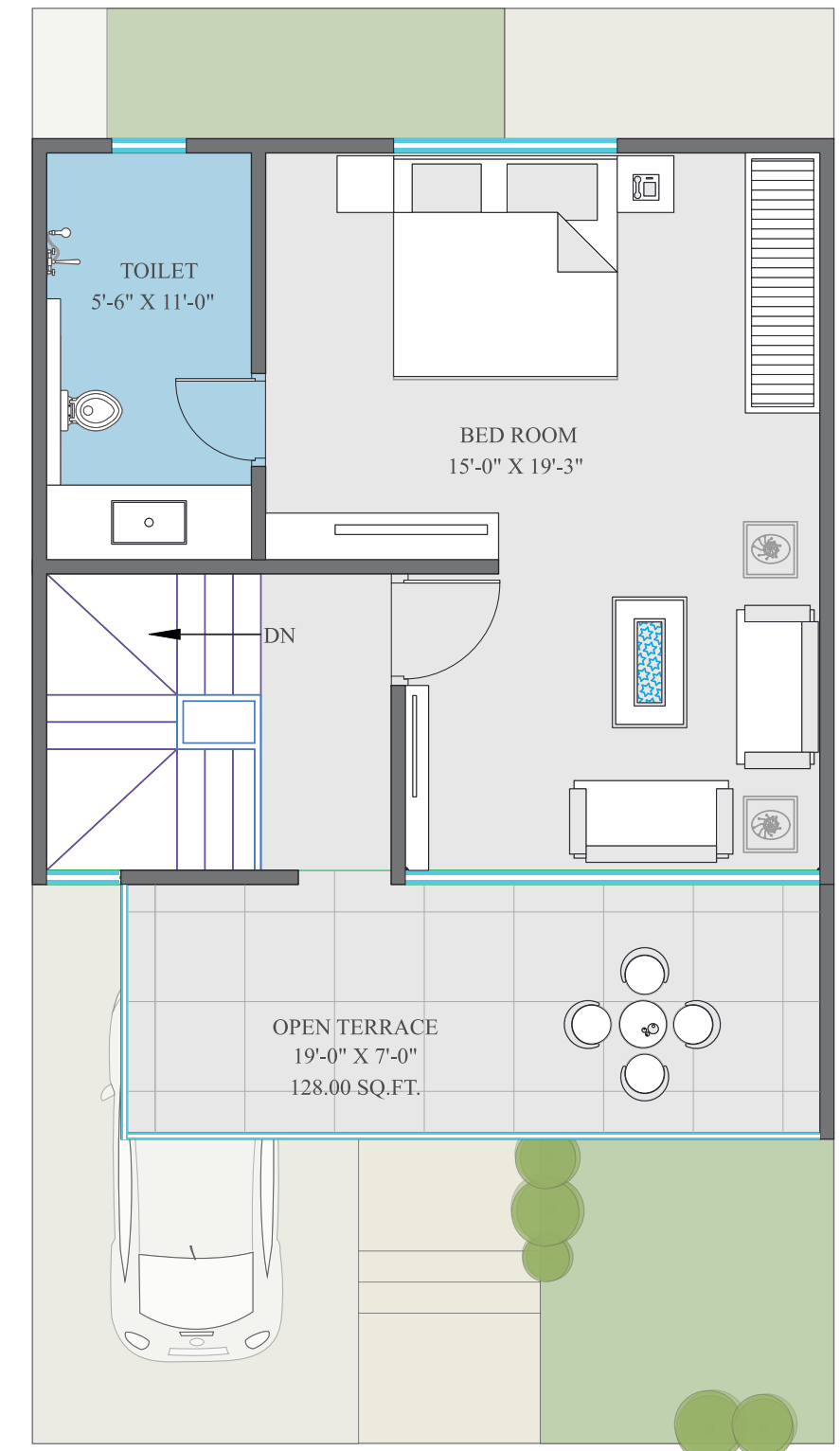
GROUND FLOOR PLAN

B-UP AREA - 583.00 SQ.FT.



FIRST FLOOR PLAN

B-UP AREA - 430.00 SQ.FT.



SECOND FLOOR PLAN

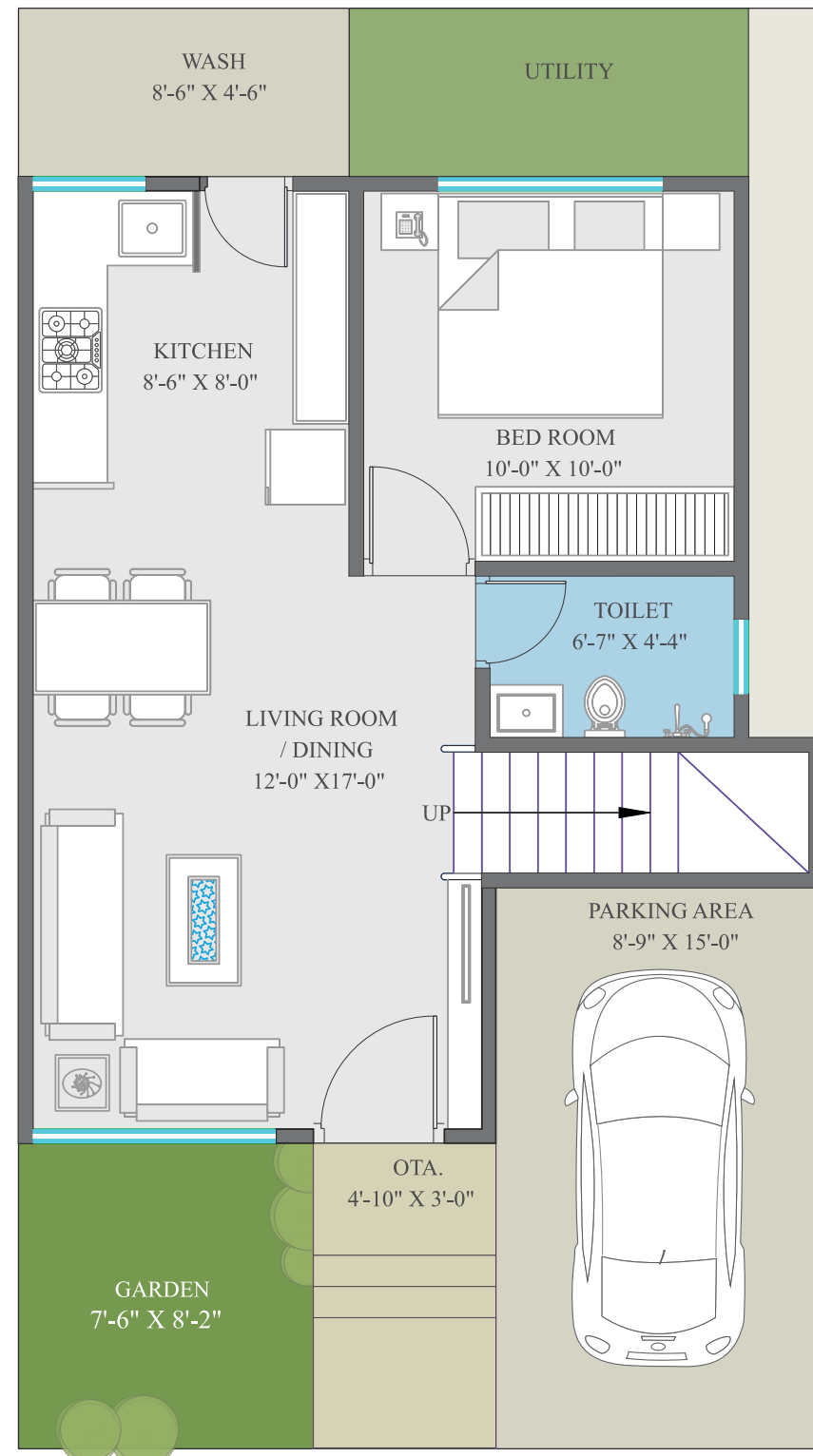
A Truly Balanced Lifestyle



SARVA
VATIKA 121

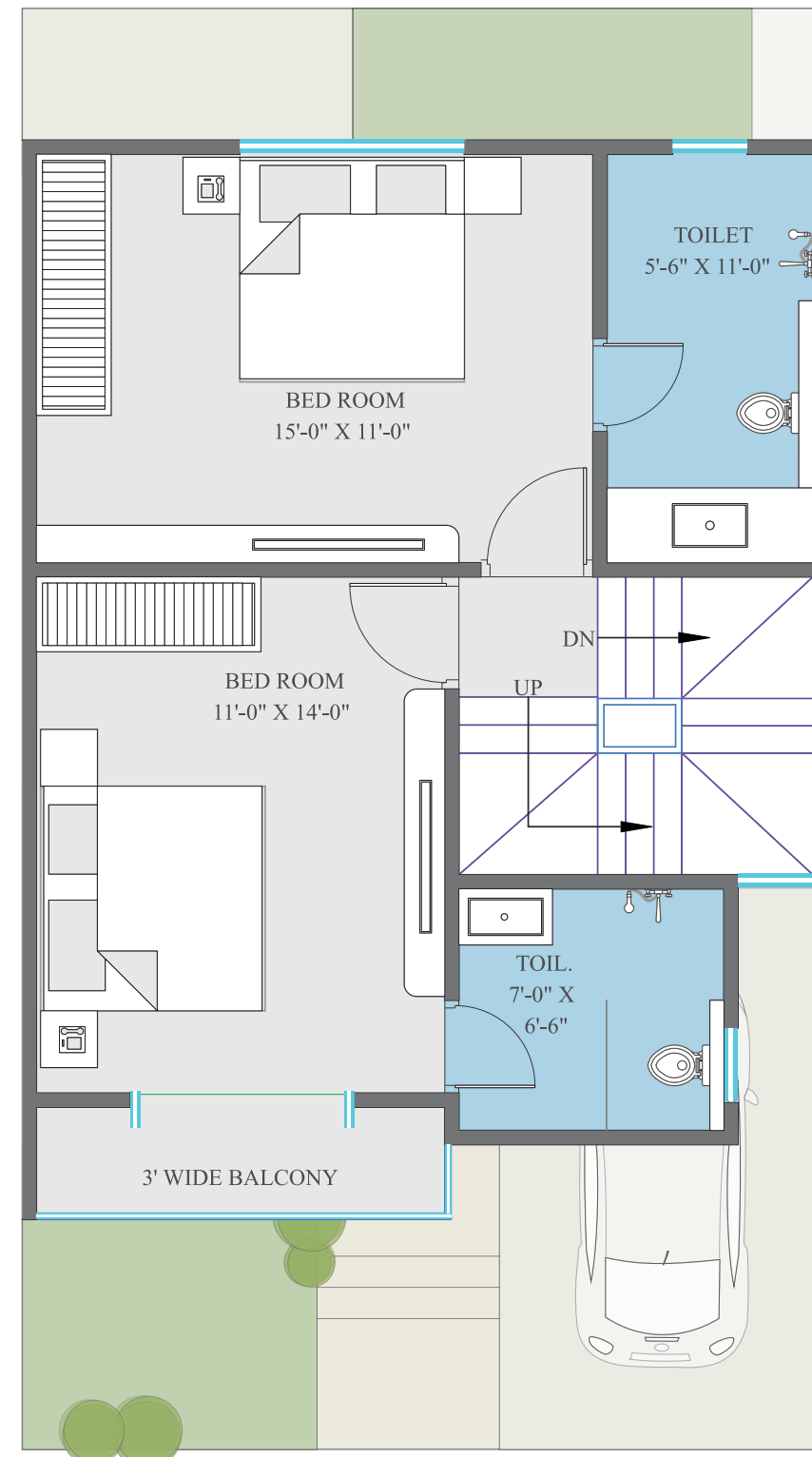
Welcome to an
Unbelievably Perfect
Home.
A home that create a
world that is
magnificently luxurious,
quietly bold and
exclusively yours.
Welcome to the
Sarva Vatika 121.

B-UP AREA - 465.00 SQ.FT.



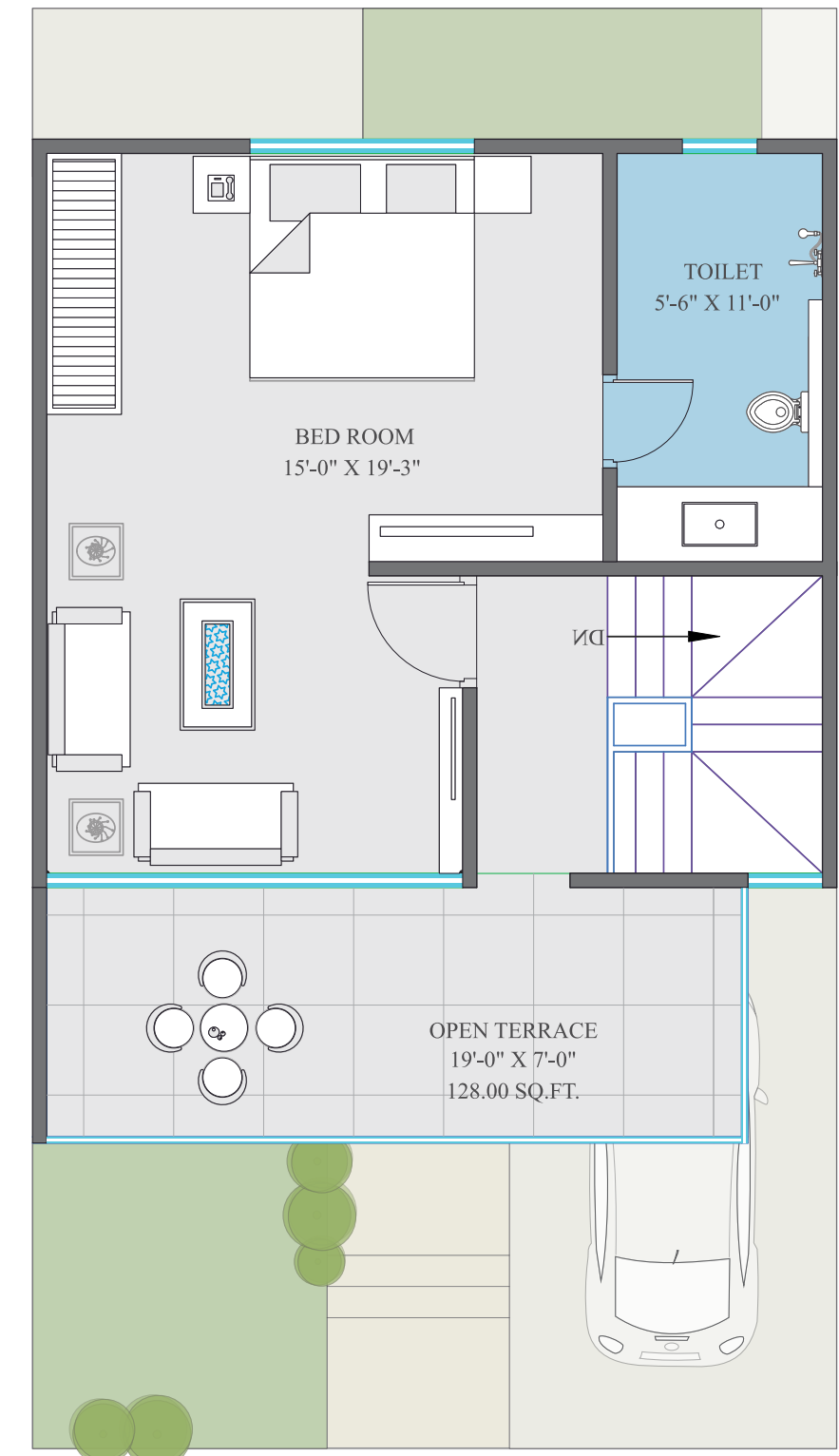
GROUND FLOOR PLAN

B-UP AREA - 583.00 SQ.FT.



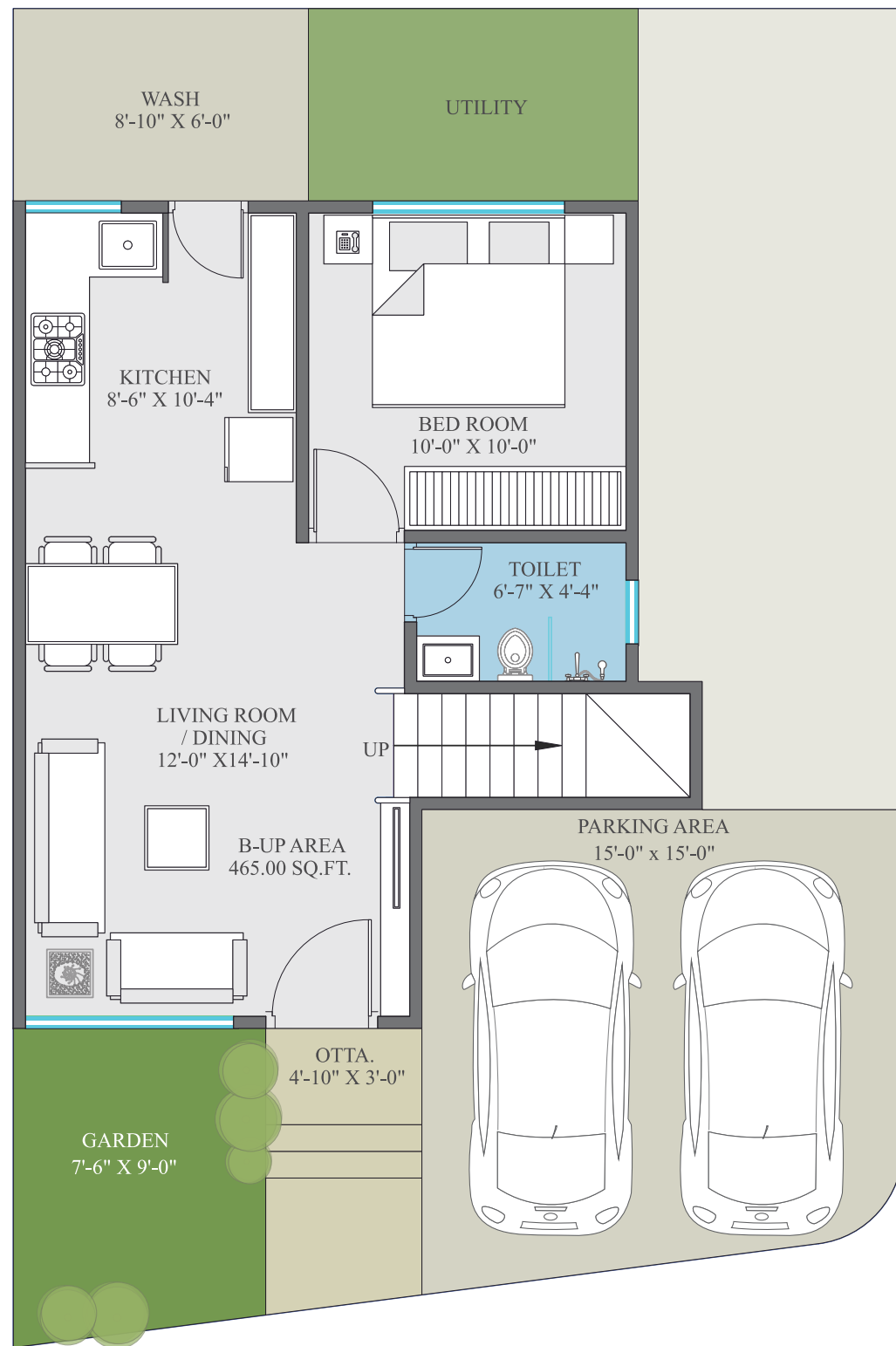
FIRST FLOOR PLAN

B-UP AREA - 430.00 SQ.FT.



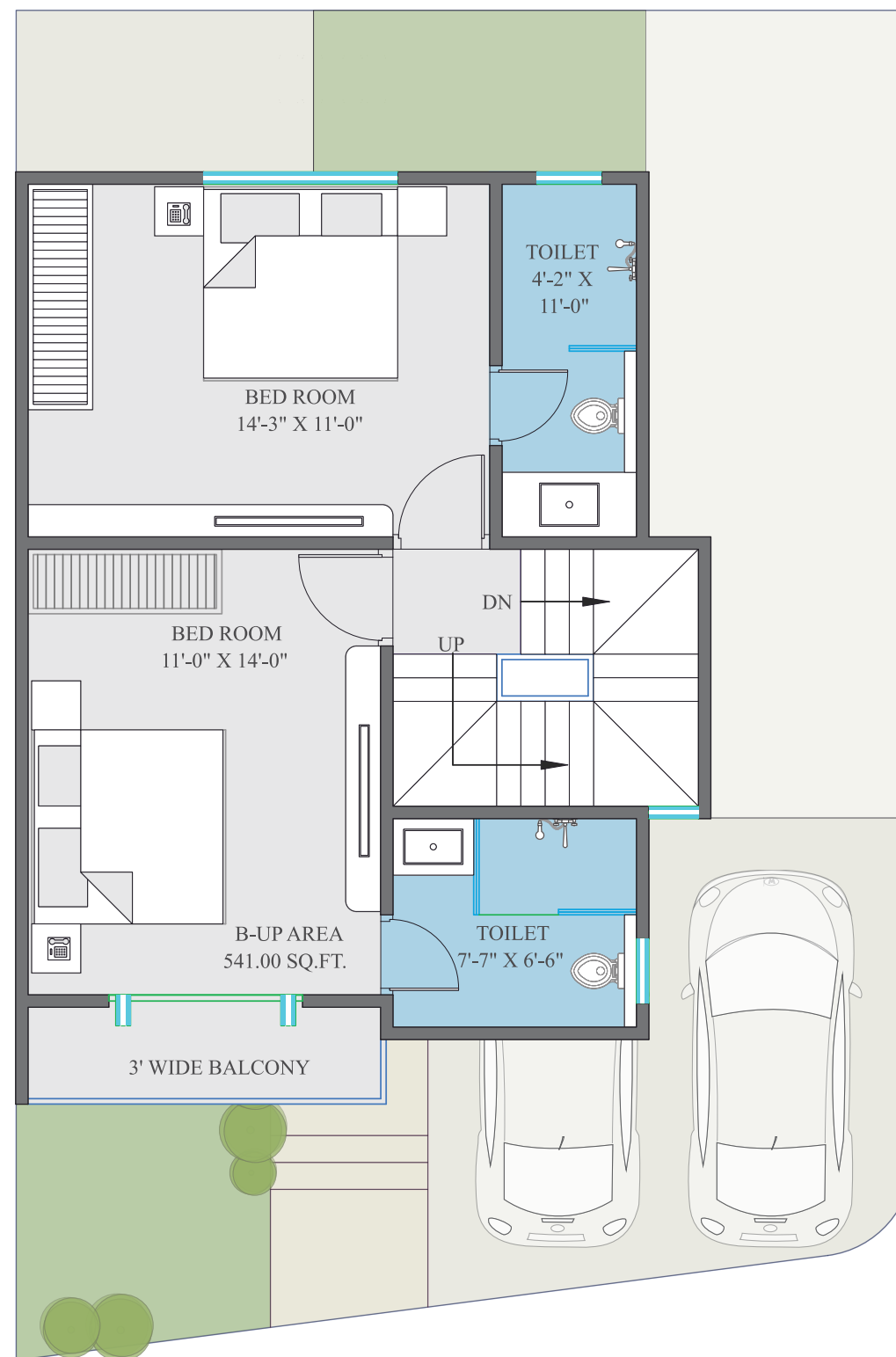
SECOND FLOOR PLAN

B-UP AREA - 465.00 SQ.FT.



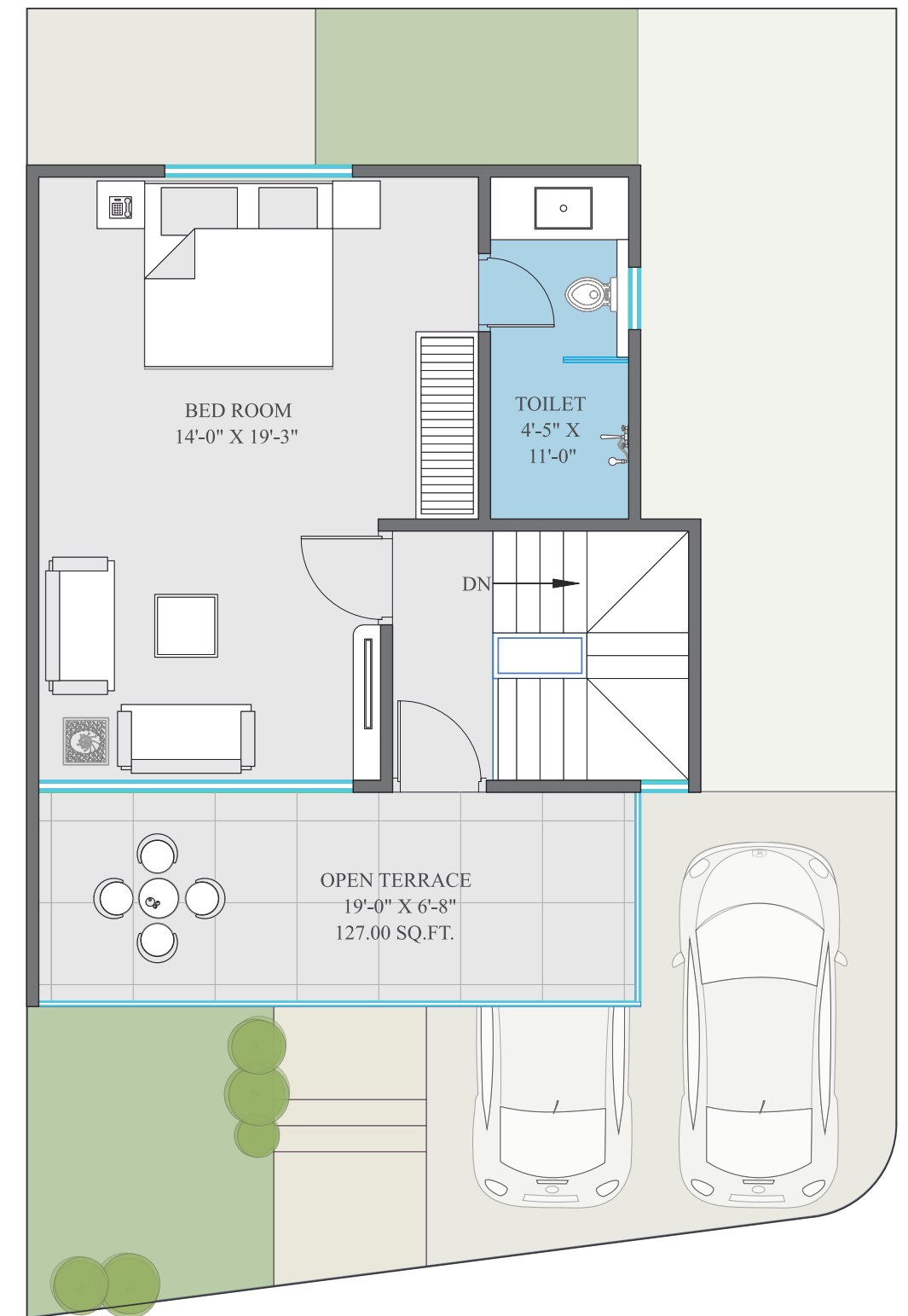
GROUND FLOOR PLAN

B-UP AREA - 541.00 SQ.FT.



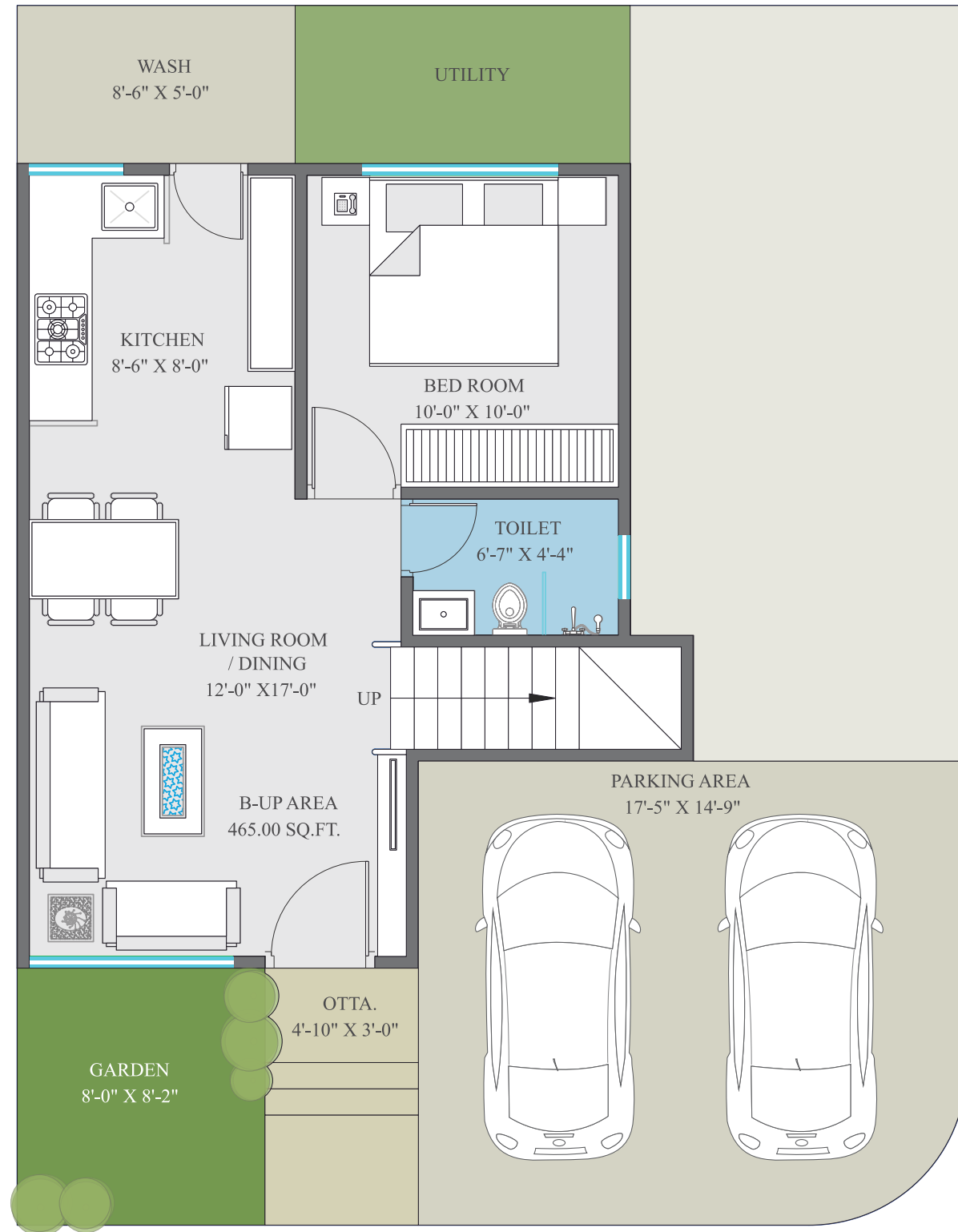
FIRST FLOOR PLAN

B-UP AREA - 432.00 SQ.FT.



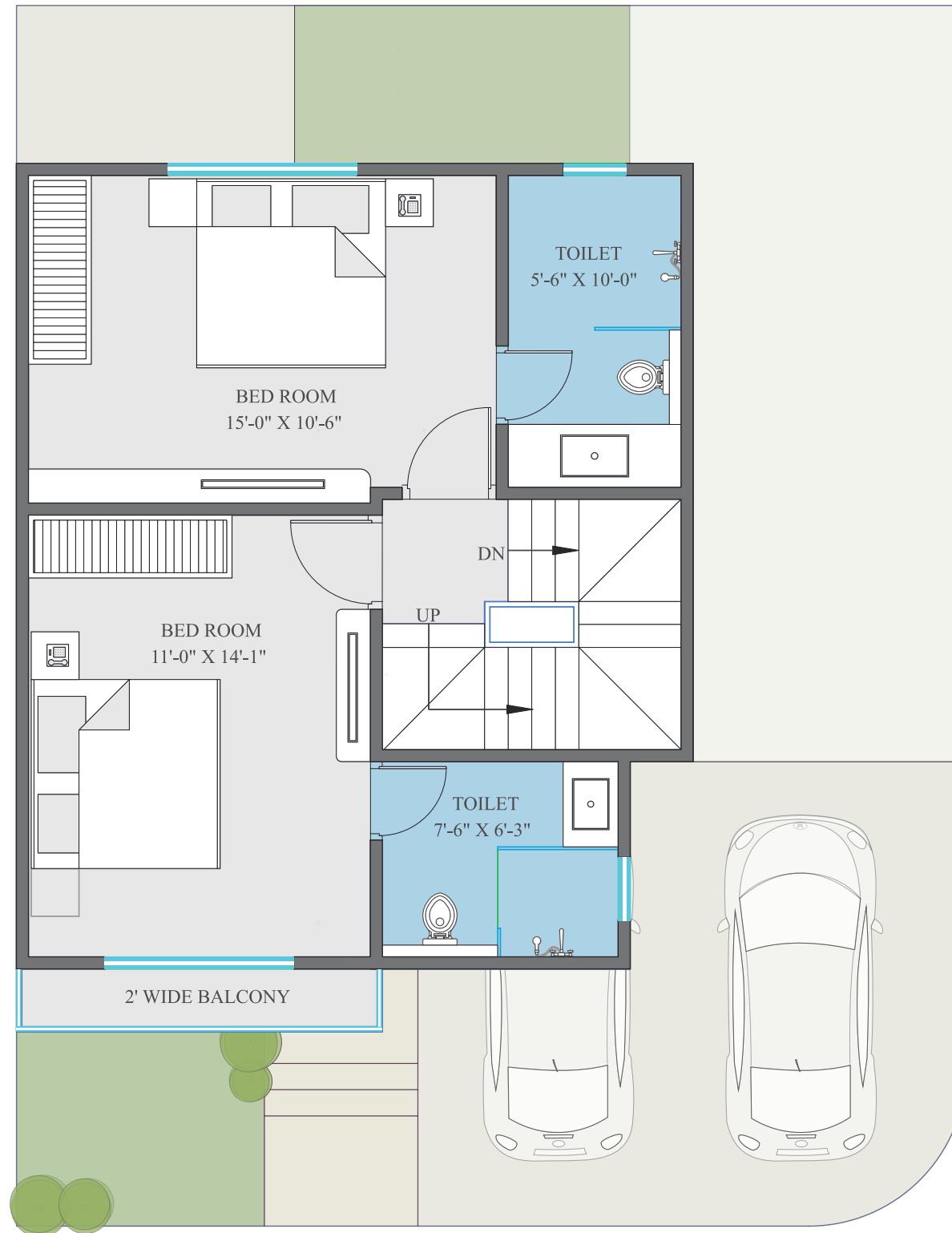
SECOND FLOOR PLAN

B-UP AREA - 465.00 SQ.FT.



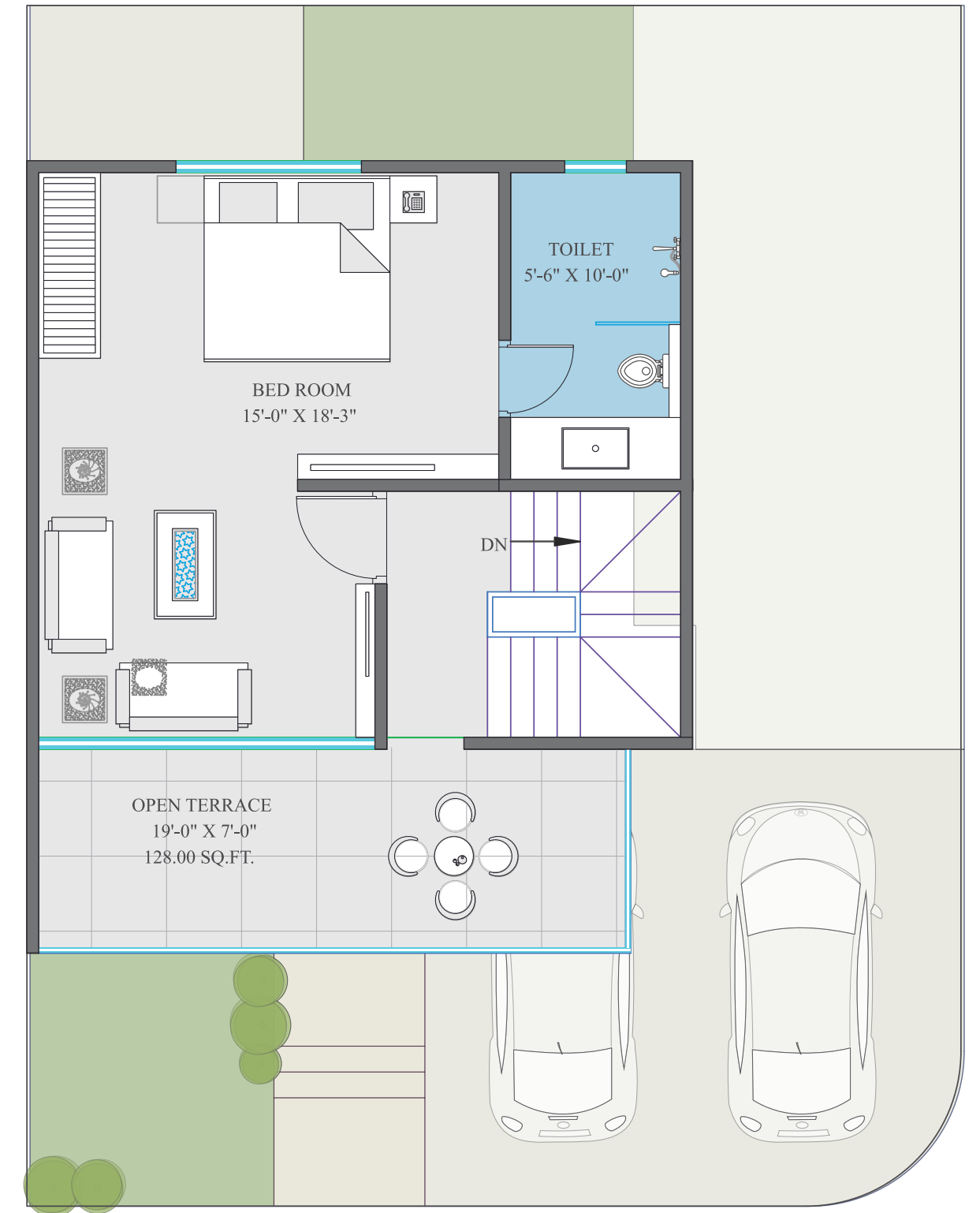
GROUND FLOOR PLAN

B-UP AREA - 537.00 SQ.FT.



FIRST FLOOR PLAN

B-UP AREA - 409.00 SQ.FT.



SECOND FLOOR PLAN

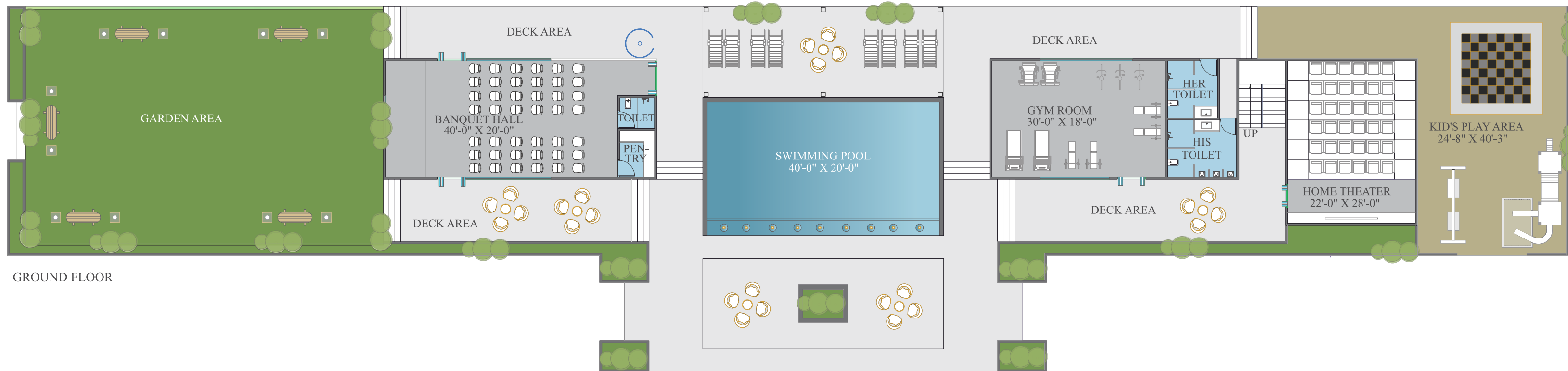


SARVA
VATIKA 121

“A World Where Water
Creates Happiness”



CLUB HOUSE



GROUND FLOOR



FIRST FLOOR



VALUE ADDED AMENITIES :

Elegant Society Entrance Gate

24x7 Security With Security Cabin

Decorative Compound Wall as Per Architect's Design

Number Plate To Maintain The Uniformity Of The Project

Water Cascade On The Entrance Gate

Security

CCTV Cameras In Common Areas For Round The Clock Surveillance

RFID Base Main Gate, Entry

Fire Ball Meter Base

School Pick & Drop Point

Infrastructure

Tremix Concrete Internal Road With Paver Blocks

Designer Solar Street Lights

Under Ground Cabling For Electricity

Individual Electric Connection

Water & Drain Facility

Termite Resistance Treatment

Rain Harvesting

LEISURE AMENITIES :

Land Landscape Garden With Sit Outs

Gazebo

Children's Play Area

Splash Pool With Deck

A.C. Banquet / Multipurpose Hall

A.C. Gym / Health Club

Walking Track

A.C. Indoor Games Area :
Pool, Carrom, Table Tennis, Chess, Etc.

Well Designed Letter Box For Each Unit

Mini Theater



Entrance Gate



CCTV Camera



24X7 Security



Pick up Zone



Water Body



Visitor Parking



Senior Citizen
Park



Club House



Land Landscape
Garden



Gazebo



A.C. Indoor
Games Area



A.C. Gym



Splash Pool



Children's
Play Area



Badminton Court



A.C. Banquet
Multipurpose Hall



Yoga



Meditation
Room



Mini Theater



Cafeteria

SEMI
AMENITIES



SPECIFICATIONS

| | | | |
|---|--|---|---|
|  | Structure : All RCC and Brick Masonry Works as Per Structural Engineers Design. Earthquake Resistant. |  | Flooring : Vitrified Tiles In Living, Kitchen, Dinning, Passages & All Other Bed Rooms. One Master Bed Room With Wooden Look Flooring. |
|  | Kitchen : Granite Sandwich Platform With Good Quality Of S.S. Sink & Above Platform Glazed Tiles Upto Lintel Level. Arrangement Of Water and Electric Point For Water Purifier & Mixture Machine . Chimney Point. |  | Wash Yard : Wash Yard With Glazed Tiles Dado & Kota Flooring . |
|  | Internal Wall : Smooth Plaster With Two Coat Putty. |  | External Wall : Double Coat Plaster With Water Proof Exterior Paint. |
|  | Doors & Windows : Decorative Main Entrance Door With Interlock System & All Other Flush Doors With Laminated Sheets On Both Sides With Good Quality Of Hardware. Fully Glazed Highest Quality / Dural Aluminum Section Windows With Mosquito Net of Good Quality Hardware and Granite Frames . |  | Toilets : Designer Wall Tiles Up To Lintel Level. Anti Skid Ceramic Tile Flooring. Good Quality Sanitary & Plumbing Fixtures. |
|  | Stair Case : Furnished With Granite & Designer Stainless Steel Railing. |  | Electrification : Concealed Wiring With ISI Mark Copper Wire & Branded Modular Switches For Adequate Number Of Points In all Rooms. A.C. Points In All Rooms. |
|  | Water Supply : Under Ground Tank & 24 Hours Connection From Centralized Bore System. Over Head White PVC Water Tank For Storage. |  | Drainage System : Complete Designed Drainage System In Society For All Units Bath, W.C. Drainage & Wash Yard Water . |
|  | Terrace : Open Terrace Finished With China Mosaic Tiles. |  | Plumbing : Concealed Plumbing With Standard CPVC & UPVC Pipe Fitting With Jaquar or Equivalent C.P. Fittings. |