

Elegance awaits you...





Amenities

- Air Condition Gym
- Club House
- Water Harvesting System
- Compound wall surrounding the scheme with decorative entrance gate and security cabin
- Well designed entrance foyer with flat number and name plate
- Landscaped garden
- Children play area
- Jogging Track
- Water cascade at main gate
- Senior citizens sitting
- Allotted car parking
- Elegant paved flooring in parking area
- Branded Lifts to be provided
- Tree plantation around the boundary
- Heat and water proofing treatment at the terrace
- Anti-termite treatment in all towers
- Water purifier System in all flats
- CCTV camera

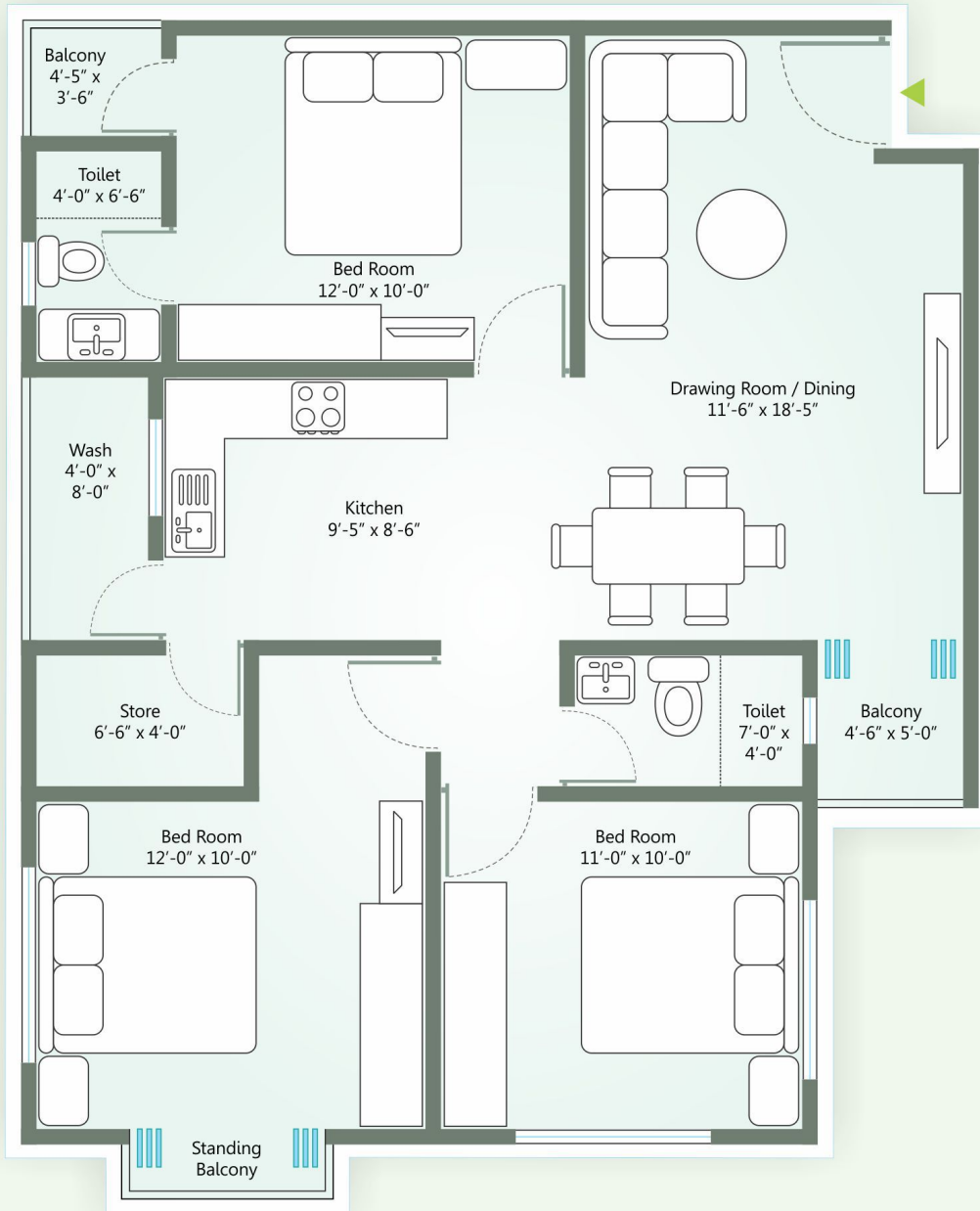




A home where one can breathe life. It surely excites you from the mundane. Your luxury home will uplift your image by giving you an unforgettable address where each moment will be cherished.



Tower A 3 BHK



Unit No.	Total CA With Balconey/otta	BA Rounded Off	SBA
103	891.32	919	1539
104	891.32	919	1539



-Corporation Water supply



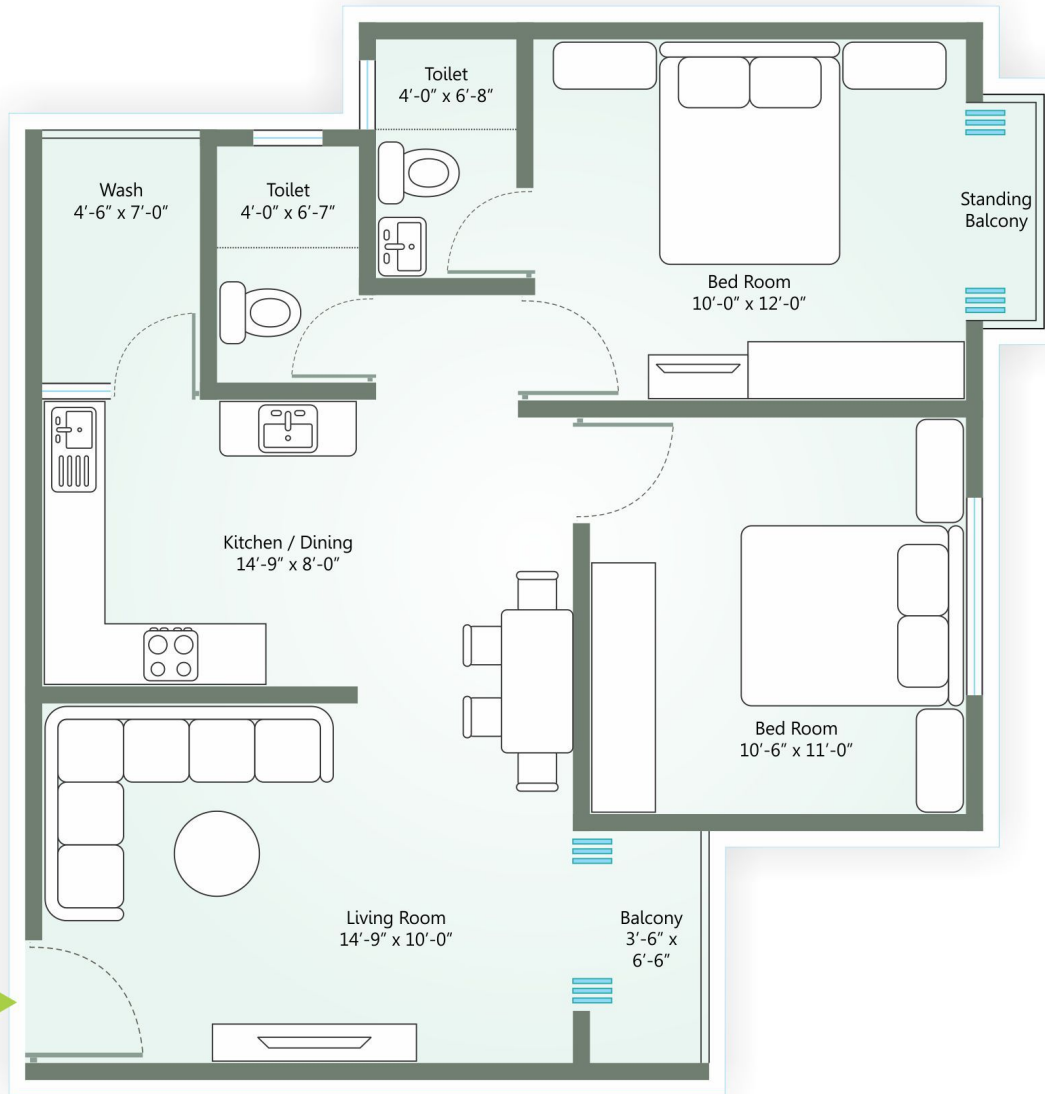
-Club House



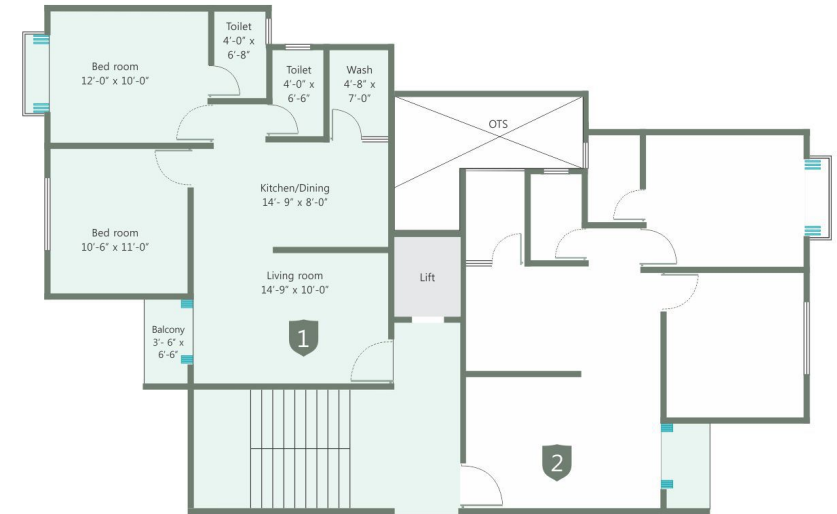
-Allotted cover parking



Tower A 2 BHK



Unit No.	Total CA With Balcony/otta	BA Rounded Off	SBA
101	662.86	682	1142
102	661.55	680	1139





Specifications

Structure

- Well-designed earthquake resistance RCC frame structure using superior quality materials, as per structural consultant's design.

Wall Finish

- Inside walls with smooth plaster, painted with tractor emulsion & outside walls painted with weather proof exterior paint.

Flooring

- Premium quality vitrified tiles in all bed rooms, kitchen, dining area, living room.

Kitchen

- Sandwich platform of premium quality granite with SS Sink, premium quality wall tiles above granite platform.

Toilets

- Anti-skid ceramic tiles flooring, CERA or equivalent sanitary and bathroom fittings, designer tiles on walls up to lintel level.

Windows

- Anodized Aluminum windows with Jodhpuri stone frame & safety grills.

Doors

- Decorative main door and internal flush door with both side laminate.

Plumbing

- Concealed PVC, CPVC, UPVC premium quality plumbing pipes.

Electrification

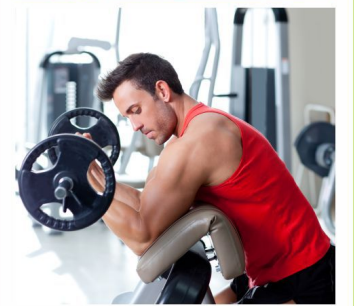
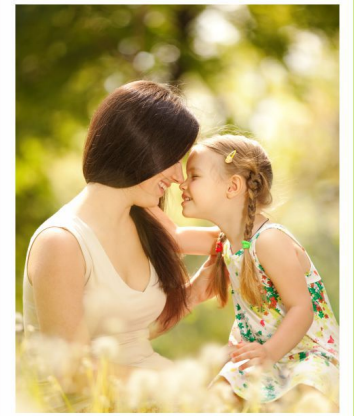
- Concealed copper wiring with premium quality modular switches along with sufficient power outlets.
- Washing machine plug point in wash area, TV point in drawing room, AC points in Master bedrooms, Geazer point in bathroom.

Water supply and drainage

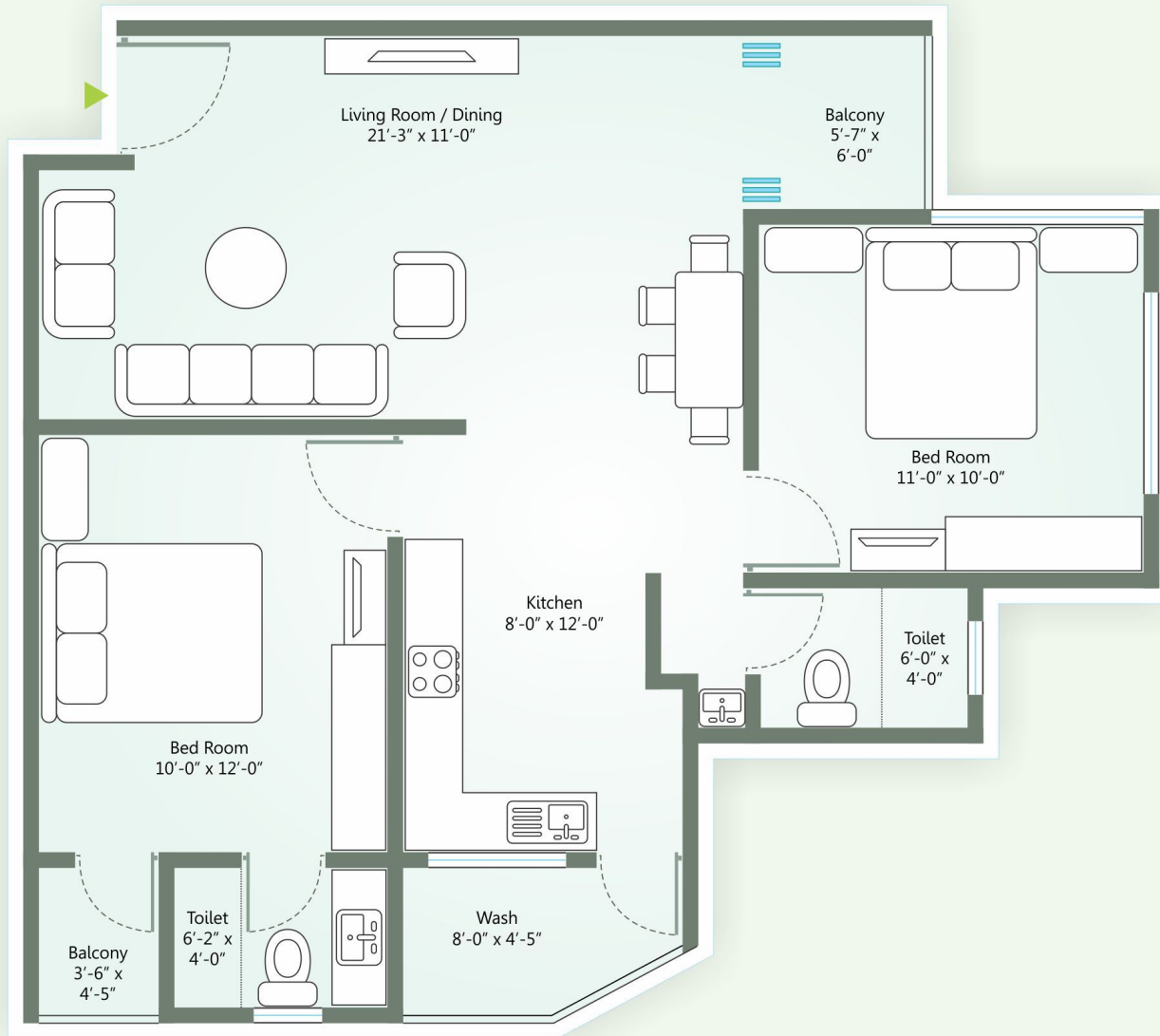
- Uninterrupted 24 hours of water supply through corporation, separate overhead water tanks for all towers and one underground water tank.



Typical Floor Plan



Tower B 2 BHK



Unit No.	Total CA With Balcony/otta	BA Rounded Off	SBA
101	675.61	700	1173
102	679.61	700	1173
103	697.53	736	1233
104	665.61	688	1153



-Tree plantation around the boundary



-CCTV camera



-Landscaped garden

Tower C 2 BHK

Unit No.	Total CA With Balconey/otta	BA Rounded Off	SBA
101	674.65	702	1176
102	679.61	703	1178
103	680.61	700	1173
104	675.61	700	1173

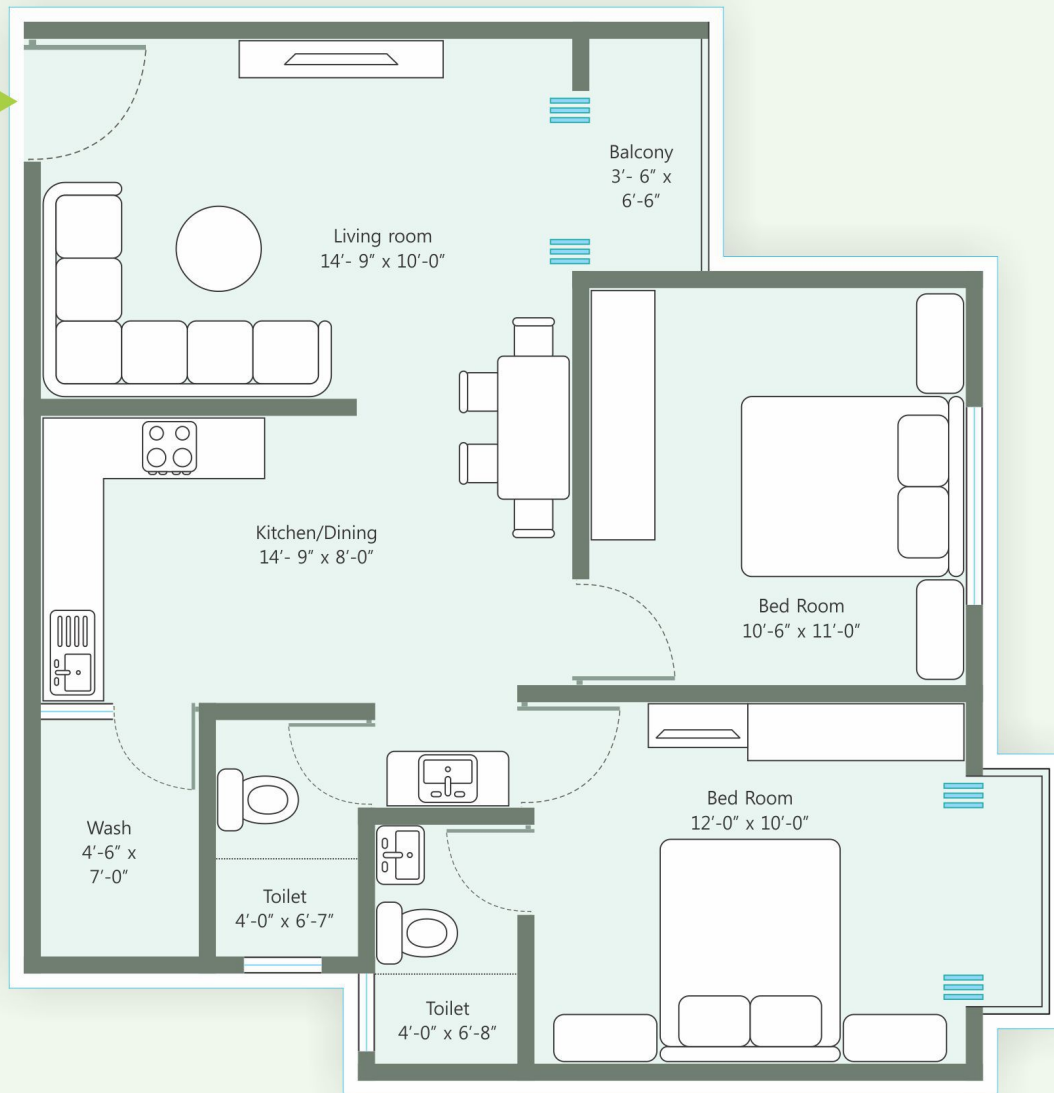


 -Water purifier System in all flats

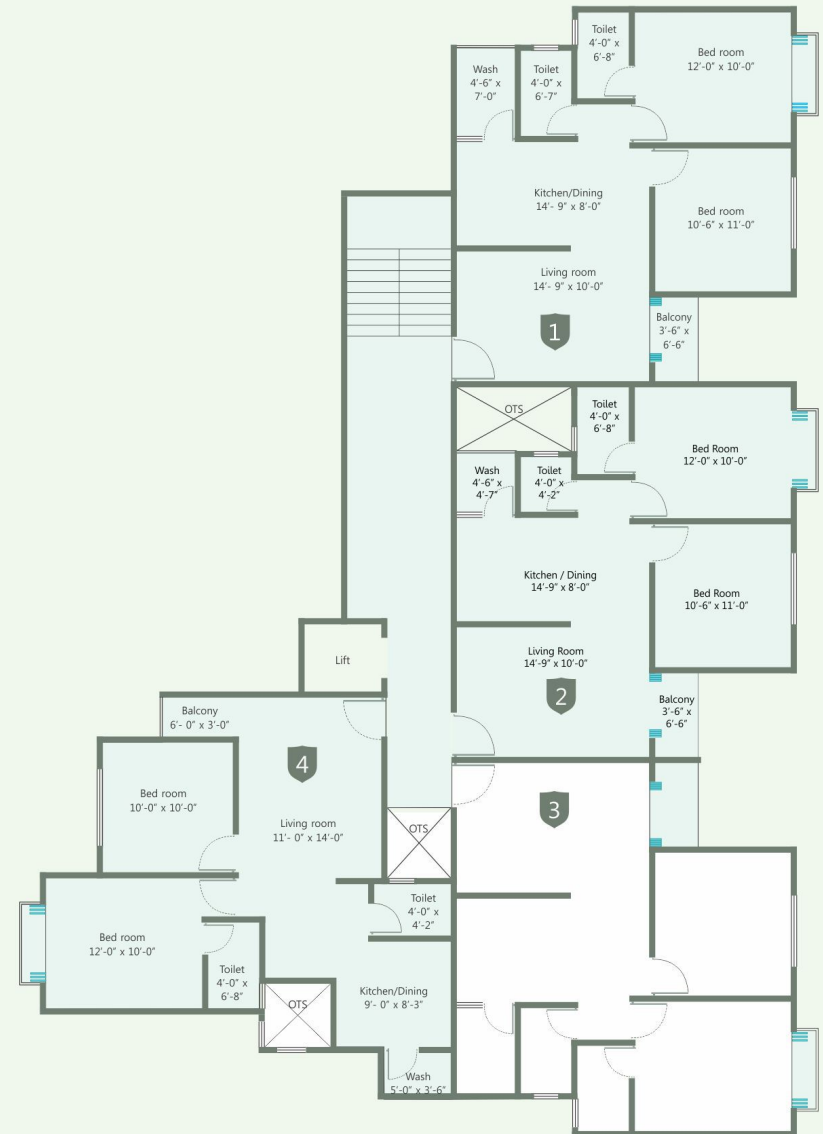
 -Senior citizens sitting

 -Children play area

Tower D 2 BHK



Unit No.	Total CA With Balconey/otta	BA Rounded Off	SBA
101	663.05	684	1146
102	641.27	660	1106
103	660.36	677	1134
104	633.98	658	1102



Ground Floor Shops

Shop No.	Size	Carpet Area	BA Round Off	SBA
01	9'-2" X 29'-6"	308.91 Sq.Ft.	324 Sq.Ft.	543 Sq.Ft.
02	9'-2" X 29'-6"	308.16 Sq.Ft.	324 Sq.Ft.	543 Sq.Ft.
03	9'-2" X 29'-6"	308.16 Sq.Ft.	324 Sq.Ft.	543 Sq.Ft.
04	9'-2" X 29'-6"	308.16 Sq.Ft.	324 Sq.Ft.	543 Sq.Ft.
05	9'-2" X 29'-6"	308.16 Sq.Ft.	324 Sq.Ft.	543 Sq.Ft.
06	9'-2" X 29'-6"	308.91 Sq.Ft.	324 Sq.Ft.	543 Sq.Ft.
07	8'-3" X 25'-1"	243.25 Sq.Ft.	255 Sq.Ft.	427 Sq.Ft.
08	8'-3" X 25'-1"	242.50 Sq.Ft.	255 Sq.Ft.	427 Sq.Ft.
09	8'-3" X 25'-1"	242.50 Sq.Ft.	255 Sq.Ft.	427 Sq.Ft.
10	10'-0" X 25'-1"	292.50 Sq.Ft.	307 Sq.Ft.	514 Sq.Ft.
11	8'-0" X 23'-6"	223.50 Sq.Ft.	235 Sq.Ft.	394 Sq.Ft.
12	12'-4" X 13'-6"	326.00 Sq.Ft.	342 Sq.Ft.	573 Sq.Ft.
13	10'-6" X 31'-11"	378.50 Sq.Ft.	397 Sq.Ft.	665 Sq.Ft.
14	8'-0" X 31'-11"	288.50 Sq.Ft.	303 Sq.Ft.	508 Sq.Ft.
15	9'-6" X 31'-11"	342.50 Sq.Ft.	360 Sq.Ft.	603 Sq.Ft.
16	9'-6" X 31'-11"	342.50 Sq.Ft.	360 Sq.Ft.	603 Sq.Ft.
17	8'-0" X 31'-11"	288.50 Sq.Ft.	303 Sq.Ft.	508 Sq.Ft.
18	10'-6" X 29'-11"	357.50 Sq.Ft.	375 Sq.Ft.	628 Sq.Ft.
19	10'-0" X 26'-10"	310.50 Sq.Ft.	326 Sq.Ft.	546 Sq.Ft.
20	8'-0" X 24'-4"	227.50 Sq.Ft.	239 Sq.Ft.	400 Sq.Ft.
21	15'-3" X 22'-1"	383.00 Sq.Ft.	402 Sq.Ft.	673 Sq.Ft.



NOTE

- All documentation charges like Stamp Duty, Registration Fees, Semi-Government & Government taxes shall be borne by the purchaser at the rates prevailing at the time of possession.
- Possession will be handed over after one month of settlement of all due accounts.
- Life Time maintenance deposit extra as applicable at the time of possession.
- Booking of flat shall be confirmed only on 20% payment of total value and Loan Documents will be made on Receipt of the said amount.
- Extra Work shall be charged extra. The amount payable for extra work will have to be deposited in advance.
- In case of cancellation of booking amount will be refunded only when same property is booked by a new buyer and 25% of Booking amount shall be deducted as administrative charges before refunding the amount.
- The Developer Reserves the right to make any additions, alterations and amendments as may be necessary from time to time.
- This brochure is not a legal document.
- The images given in the brochure is only for visual depiction and information of the project to help the buyer.
- All the dimensions given in the brochure are approximate & the same may vary marginally.



Payment Mode

For Flats:

- Token Amount 5% + Govt. Taxes
- Booking Amount 15% + Govt. Taxes
- Basement Slab 10% + Govt. Taxes
- Ground Slab Level 10% + Govt. Taxes
- 1st Floor Slab Level 10% + Govt. Taxes
- 2nd Floor Slab Level 10% + Govt. Taxes
- 3rd Floor Slab Level 10% + Govt. Taxes
- 4th Floor Slab Level 5% + Govt. Taxes
- 5th Floor Slab Level 5% + Govt. Taxes
- 6th Floor Slab Level 5% + Govt. Taxes
- 7th Floor Slab Level 5% + Govt. Taxes
- BM Level Plaster 5% + Govt. Taxes
- Finishing Tiling / 5% + Govt. Taxes
- Possession Level

For Shops:

- Token Amount 5% + Govt. Taxes
- Booking Amount 20% + Govt. Taxes
- Basement Amount 20% + Govt. Taxes
- Ground Floor Amount 20% + Govt. Taxes
- Brick Masonry 20% + Govt. Taxes
- Plaster & Tiling 10% + Govt. Taxes
- Possession 5% + Govt. Taxes

Cheques in favor of Sarva Park Realty



SHUBHAM PARK

B/s Labh Residency-2, Nr. Gorwa ITI, Gorwa, Vadodara

For Bookings: +91-9712969779

Architects:
Ruchir Sheth

Structure Engineers:
Zarna Associates

Developer:
Sarva Park Realty

