

Key Plan



A Project by:



Site: 'Sai Sparsh', Opposite Rudraraj Duplex,
Behind Mother's School 12 mtrs Road,
Near Janak Nagar, Gotri Vasna Road, Vadodara
M.: +91 73835 08508, 73835 09509, 73835 11199, 96010 25313

Architect: **EA architects**
M.: +91 98251 10729, 96681 98190
Structural Consultant: Zama Associate

Investment Schedule (Flats):

25% Booking | 15% Plinth Level | 15% First Floor Slab | 15% Second Floor Slab
10% Third Floor Slab | 10% Forth Floor Slab | 5% Finishing | 5% Before Possession

Investment Schedule (Shops):

25% Booking | 25% Plinth Level | 15% Floor Slab
15% Brick Work | 10% Plaster | 5% Finishing | 5% Before Possession

We Request: • Possession will be given after one month of settlement of all accounts. • Extra work will be executed after receipt of full advance payment. • Rights regarding building plans, specifications and information are reserved with the developers and are subject to change without any notice. • Civil work changes regarding exterior elevation and finishes are strictly prohibited and shall be controlled by the developer and the building association. • Any new Central or State Government Taxes, if applicable during/after the project, shall have to be borne by the clients. • Documents charges, MGWCL deposit will be extra. • As per the new corporation by-laws property tax is levied as soon as the building is completed, and the assessment of the building is made by the corporation. Such tax shall be borne by the members after the date of booking or the assessment, whichever is earlier. • In case of delayed payment 24% interest will be charged and continuous default payment leads to cancellation of booking. • Refund in case of cancellation will be made within 30 days from the date of booking of new client only. Administrative expense of Rs. 25000/- and the amount of extra work, service tax (if any) will be deducted from refund amount. • Any plans, specifications or information in this brochure cannot form part of an offer, contract or agreement. • In case of delay of corporation/MGWCL activity, it shall be entirely faced and developers will not be responsible for such delay. • All visuals shown in the brochure are indicative. They are artist's representation and are subject to change. • All members shall have to be essentially the part of the society formed by the association of members and shall abide by the society laws. • Measurements may be converted from imperial to metric or vice versa and actual product size may vary slightly as a result. • Terrace rights and future FSI rights will be exclusively of the developers only.

Disclaimer:

While every reasonable care has been taken in preparing the brochure, the developers are not responsible for any inaccuracy in these contents. All the content mentioned in this document is tentative and subject to variation at the sole discretion of the company and / or the developers. Visual references are purely conceptual and the brand names featured in them are for reference only. The Developers reserve the full right to alter design, plans or specifications where required or deemed necessary without any intimation or reason.





A Prime Location
Elegant Elevation
Premium Finish & Fixtures

A life full of Happiness!

Sai Sparsh brings forth an elegant, lifestyle project at a prime and convenient location. Planned such that it offers an ideal living space to its residents, the spacious and airy 2 BHK Apartments & Penthouses with a royal look and feel are a class apart. It is an ideal mix of residential and commercial development - each one being complimentary to each other.

Located in a well developed residential area, it offers all the urban conveniences being close to utilities like market, school, entertainment complexes, hospitals, temples etc.

A project from a well experienced and committed team of developers, Sai Sparsh with its thoughtful planning and quality execution shall result in a home that is truly comfortable for its residents, and best value for their investment.

Specifications

Structure:

Well designed RCC frame structure as per structural engineer's design

Flooring:

Vitrified flooring in living, dining, kitchen, balcony, and all bedrooms, and anti-skid ceramic tiles in bathrooms

Kitchen:

Granite platform with SS kitchen sink and designer tiles up to lintel level over the platform

Bathrooms:

Designer tiles up to lintel level with quality bath fittings, sanitary ware and glazed tiles

Plumbing:

Systematic wall concealed CPVC/UPVC plumbing

Doors & Windows:

Decorative main door with standard safety lock and fittings. All other internal doors are flush doors with laminates. Aluminum section windows with reflective glass.

Electrification:

Concealed copper ISI wiring and good quality modular switches with sufficient points. Provision for Split AC in master bedroom. Sufficient Geyser point in bathroom. MCB in main distribution board.

Finishing:

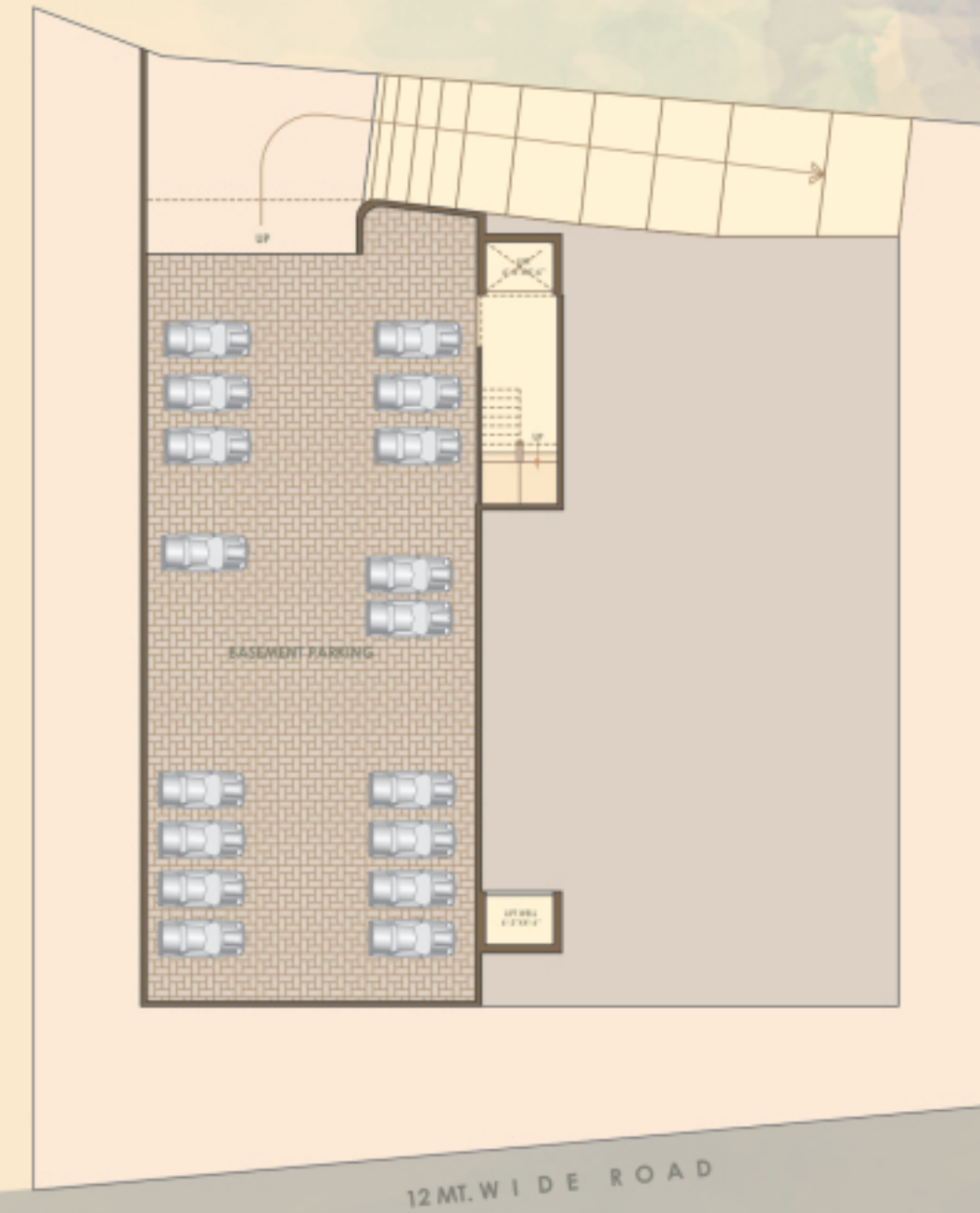
Internal smooth finish plaster and distemper on internal walls. External waterproof plaster with semi-acrylic exterior paint. Railing with enamel paint.

Value Added Amenities:

- Anti-termite treatment to the building
- Heat and water proofing treatment on the top floor
- Ample car parking (Basement and Ground Floor)
- Standard quality elevators
- Paved compound with designer gate
- 24 hours water supply with underground and overhead water tank with sensor
- Individual name plates at ground floor
- Centrally Located- within Corporation Limits
- Lift with backup



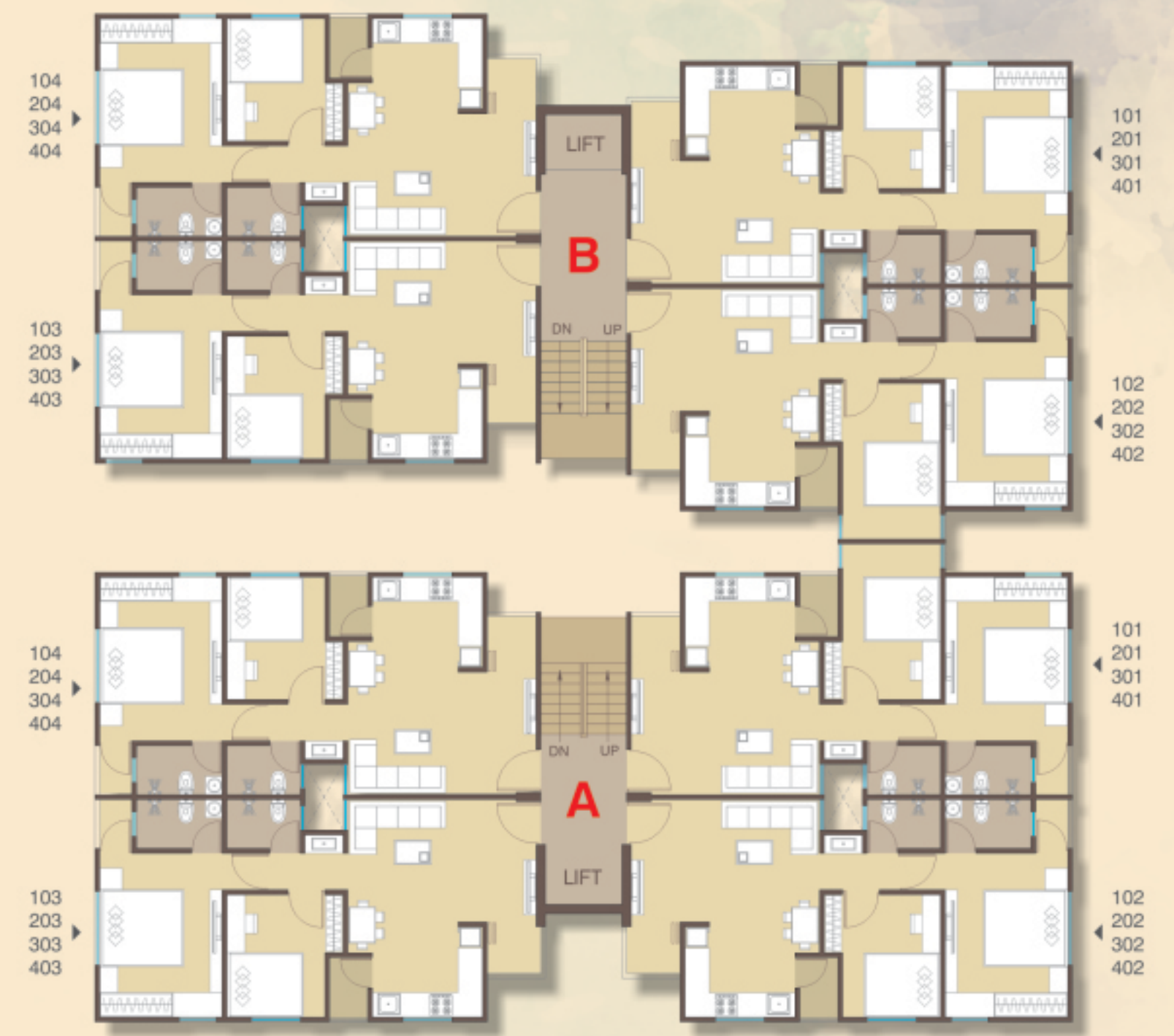
Basement Floor Plan



Ground Floor Plan



Typical Floor Plan



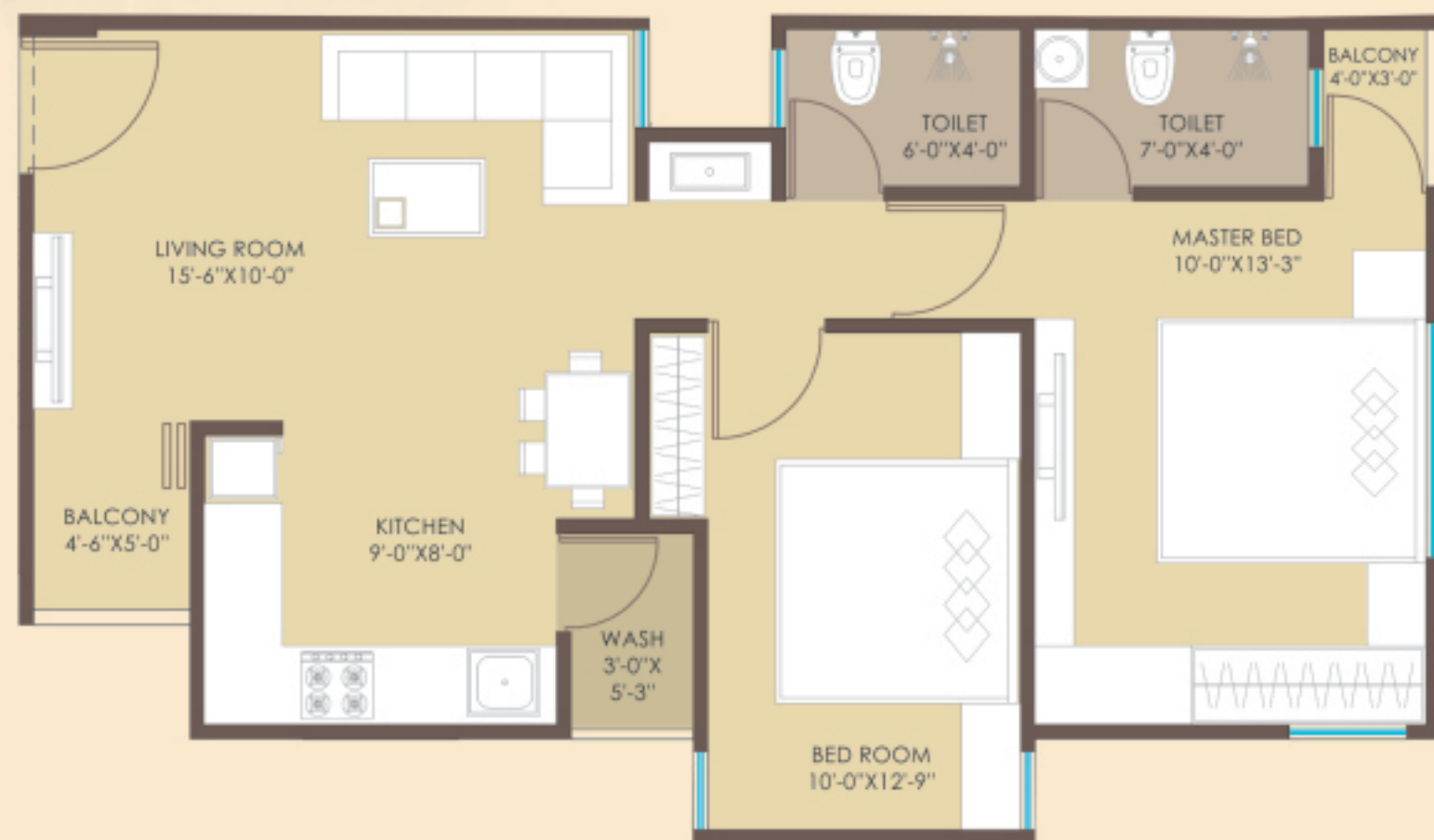
Typical Floor Plan

Type I



Typical Floor Plan

Type II



Penthouse Floor Plan

