



Site : SATSANG, Nr. Maiya Sharda Hospital, Mahadev Area, Vallabh Vidyanagar - 388 120. (Anand)

Project by :



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Architect :

YAAM Architects
Nirav Vaghela
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Structural Engineer :

Ashish R. Shah
Suraj Consultancy
Anand - 388 001.
Phone : 02692 - 251 474

Legal Advisor :

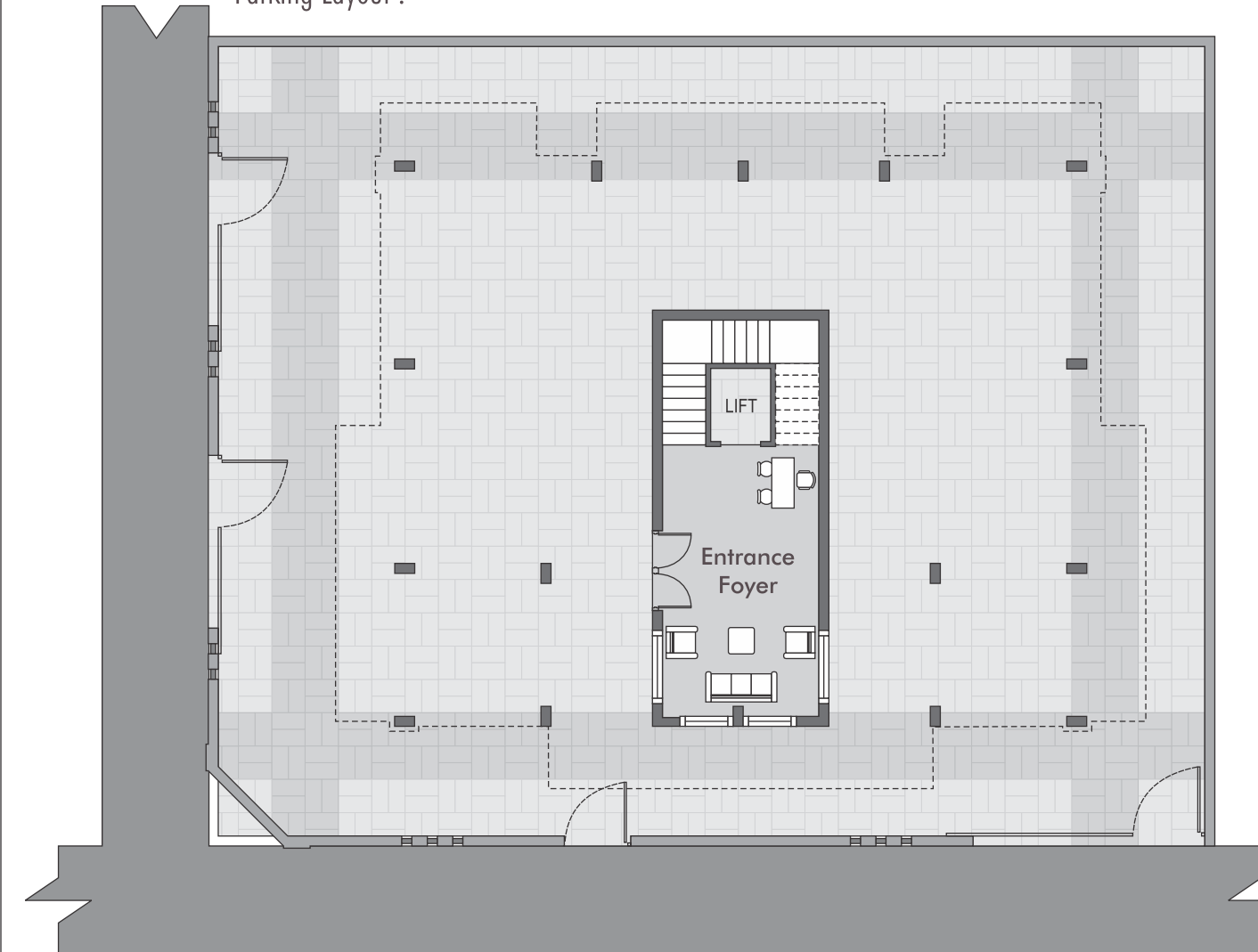
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સત્સંગ
3 BHK LUXURIOUS LIVING

Parking Layout :



Salient Features :

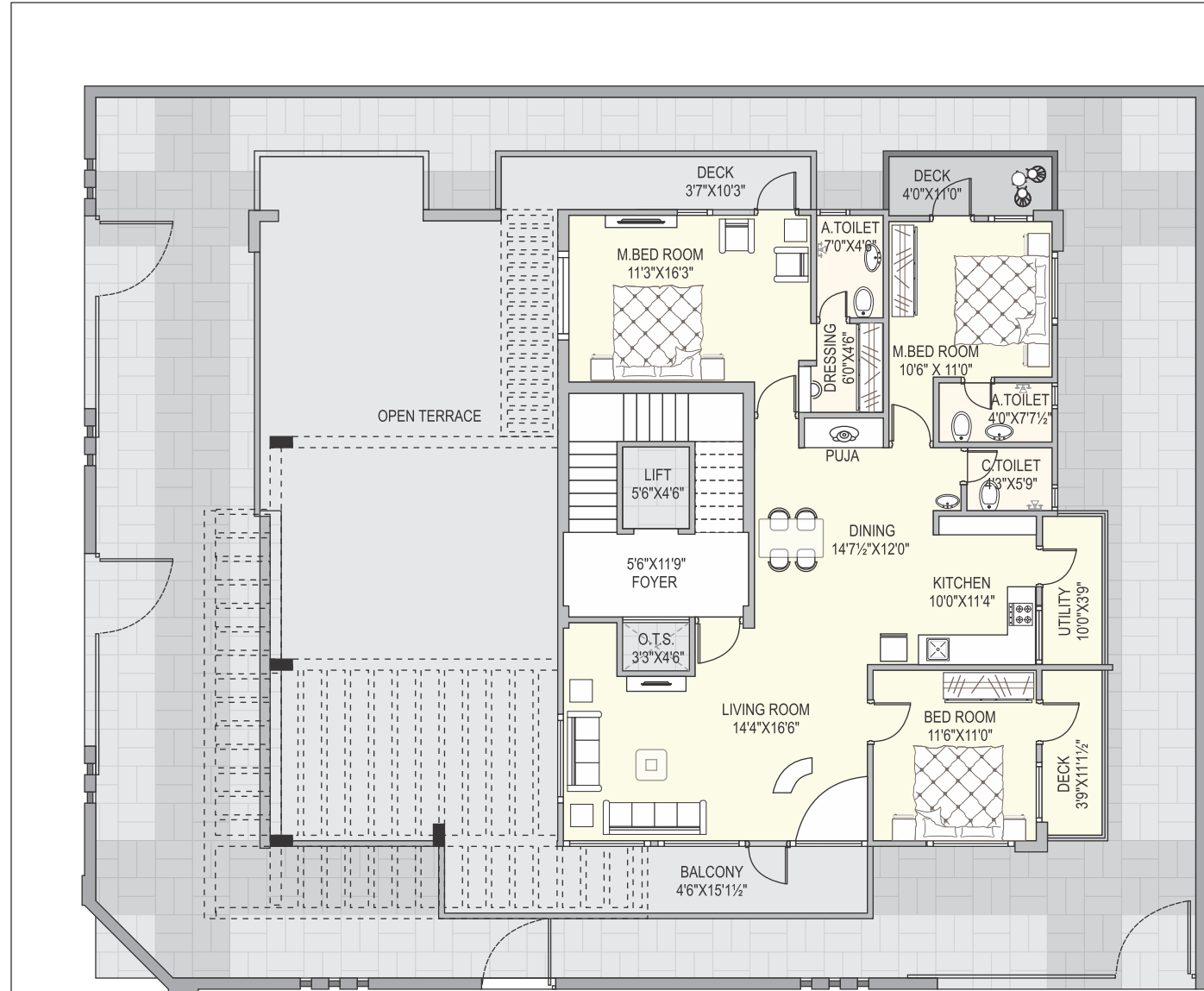
1. Spacious Planning , best cross ventilation & natural light.
2. Anti-termite treatment on entire plot area.
3. Common bore-well & over head tank for 24 hrs water supply.
4. Decorative Compound wall with multiple entry to ensure convenient parking.
5. Decorative name Plates & letter box for each unit-allocated in parking area.
6. Each flat to have safe & secure video door security system.
7. Attractive & Spacious entrance foyer.
8. Good quality elevator of 4 person capacity .
9. Inverter for power backup in common passages & Parking area.
10. All bathrooms to have Geyser point, kitchen with Micro oven, Flour mill point, wash area with Dish wash & Washing machine point, all bedroom to have AC points, Television, telephone & internet point.



पंचराशि



Typical Floor Layout :



Pent House Plan :



Key Plan :



Terms & Conditions :

1. All rights regarding addition / alternation of building plan and its specification are reserved with the Organizer and Architect.
2. No changes will be made in exterior elevation of the building.
3. Extra work shall be allowed only with prior permission and with extra cost if possible technically.
4. If Payment is not completed within given time then interest at the rate of 18 % will be applicable.
5. Additional documentation charges such as stamp duty, registration fees, MGVL connection, Gas line connection, legal documents, service tax, municipal expenses and other expenditure as per any new bylaws is to be borne by the member.
6. Rs. 1,00,000=00 must be paid as maintenance deposit by all the members at the time of possession
7. Booking cancellation charges will be 5% of the cost committed.
8. Possession of the house will be given only on receipt of full payment and no religious rituals will be allowed in case of incomplete payment.
9. The brochure shall be not be tread as part of the document and is for the reference only.
10. In case of any dispute, it will be resolved by mutual discussion & understanding, failing which the matter will be at Anand jurisdiction only.

Specifications :

Flooring :

- Mirror finish marbo granite flooring in all rooms.
- Glazed tiles up to 7'0" height in kitchen, W.C., and bathrooms.
- Polished granite flooring in common passages
- Rustic porcelain tiles in all balconies
- Polished kota stone in staircase
- Polished kota stone in wash area.
- China mosaic in terrace with water proofing.
- Paver block in parking area, wall to wall

Kitchen :

- Granite platform with stainless steel sink with drain board.
- Glazed tiles upto lintel level.
- Kitchen equipped with vapour hood (Chimney)
- R.O. Water Purifier and Gas line Piont / Provision.

Door and windows :

- Decorative main door.
- Water proof flush door.
- Glass windows with anodized aluminum frames and safety bars with stone revile.

Plumbing :

- Concealed CPVC/UPVC piping ISI fittings, over head water tank.
- Facility for cold as well as hot water in bathroom and attached toilet.

Electrification :

- ISI copper wire concealed electric work with modular switches & accessories.

Paint :

- "ASIAN" or "NEROLAC" brand paints will be exclusively taken in to use.
- "ACE" paint on exterior walls and "Acrylic Paint" on Interior walls of the unit.
- Oil Paint on doors & windows.

Payment Conditions :

- 35% as a booking amount
- 15% at the time of FIRST SLAB CASTING
- 15% at the time of OWNER FLOOR'S SLAB CASTING
- 15% at the time of brick work
- 18% at the time of flooring
- 02% at the time of possession

Project approved by Bank of Baroda

Facility for quick loan at low interest rate from Bank of Baroda.