



Developers:
SANJAY MEHTA ASSOCIATES

Site : "Sundaram Highview",
691/1, Opp. Goverdhan Township,
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Architect:

Architect & Interior Designer

Structure:
**Kambad
Engineers**

PAYMENT TERMS:

BOOKING **20%** | PLINTH LEVEL **10%** | GROUND FLOOR SLAB LEVEL **10%** | EVERY SLAB LEVEL **5%** FOR 1ST TO 8TH FLOOR | MASNORY **5%** | PLASTER **5%** | FLOORING **5%** | BEFORE SALE DEED **5%**

1.PAYMENT TERMS WILL BE AS PER BOOKING FORM/ALLOTMENT LETTER. 2.THE INFORMATION IN THIS BROCHURE IS SUBJECT TO CHANGE AS PER APPROVED BY THE COMPETENT AUTHORITIES AND CAN NOT PART OF ANY CONTRACT OR AGREEMENT OR LEGAL USE. 3.MAINTAINCE DEPOSIT,DOCUMENT HARGE,GST.DEVELOPMENT,LEGAL CHARGE,MGVCL AND ANY OTHER CHARGES(IF APPLICABLE) SHOULD BE LEVIED SEPERATELY 4.ANNUAL RUNNING MAINTAINCE CHARGES FOR SOCIETY WILL BE COLLECTED BEFORE POSSESION FOR 1ST YEAR BY DEVELOPER WHICH IS 18000 FOR 3 BHK AND 24000 FOR 4 BHK RESPECTIVELY 5. ANY NEW CENTRAL OR STATE GOVERNMENT TAXES IF APPLICABLE,WILL BE BORNE BY THE CLIENT 6.NO CHANGES ALLOWED IN ELEVATION 7.REQUEST PRETAINING TO IN UNIT MODIFICATION WILL BE CONSIDER BY DEVELOPER POST SALE AGREEMENT ON ONE TIME BASIS ONLY SUBJECT TO APPROVAL. 8.CONTINUOUS DEFAULT IN PAYMENT LEADS TO CANCELLATION 9.WHILE ATMOST CARE IS TAKEN TO PROVIDE THIS INFORMATION,THE DEVELOPER CANNOT BE HELAD OR RESPONSIBLE FOR ANY INACCUARACY 10.IN CASE OF SALE AGREEMENT (BANAKHAT) IS PENDING,REFUND FOR CANCELLATION WILL BE MADE IN 30 DAYS AFTER DEDUCTING AS ACTUAL PAID GST. 11.IN CASE OF SALE AGREEMENT (BANAKHAT) IS DONE AND MEMBER OPT FOR CANCELLATION, REFUND WILL BE DONE IN 30DAYS AFTER CANCELLATION OF SALE AGREEMENT AND SALE OF SAME UNIT.ADMINSTRATIVE AND GST PAID CHARGES WILL BE DEDUCTED. 12.ANY PLANS OR INFORMATION DEPICTED IN BROCHURE,WALK THROGH, 3D ELEVATION OR ANY OTHER SALES MATERIAL CANNOT FORM A LEGAL PART OF THE SALE AGREEMENT 13.DEVELOPER RESERVES ALL RIGHTS TO CHANGE THE PLAN AND WILL BE BIND TO ALL MEMBERS 14.B R O C H U R E I N D I C A T I V E O F FURNITURE LAYOUT IN RESIDENTIAL UNITS ARE FOR ILLUSTRATION PURPOSE ONLY 15.POSSESION WILL BE GIVEN IN 30 DAYS POST SETTLEMENT OF ACCOUNT AND AFTER RECIVING OF COMPLETION AND OCCUPATION CERTIFICATE.



LOCATION

Above project is registered under Gujrera.

For further details: visit: www.gujrera.gujarat.gov.in under registered project. RERA REGISTRATION NO.:

design: CE Nov-25@98250 85608



4&3 BHK LUXURIOUS FLATS & SHOPS





WHERE EVERYDAY LIVING RISES WITH ELEGANCE

Welcome to Sundaram Highview, a thoughtfully designed address where refined living meets modern convenience. From the grand entry to the contemporary architecture, every detail reflects harmony, comfort, and class. Here, premium shops and stylish flats come together to elevate your lifestyle to new heights of sophistication.





A GREEN ESCAPE ABOVE ALL

At Sundaram Highview, serenity blooms above the city. The beautifully landscaped terrace garden offers a refreshing retreat where you can unwind, connect, and breathe freely amidst nature. It's not just a garden—it's your personal sky sanctuary, crafted for peaceful moments and elevated living.



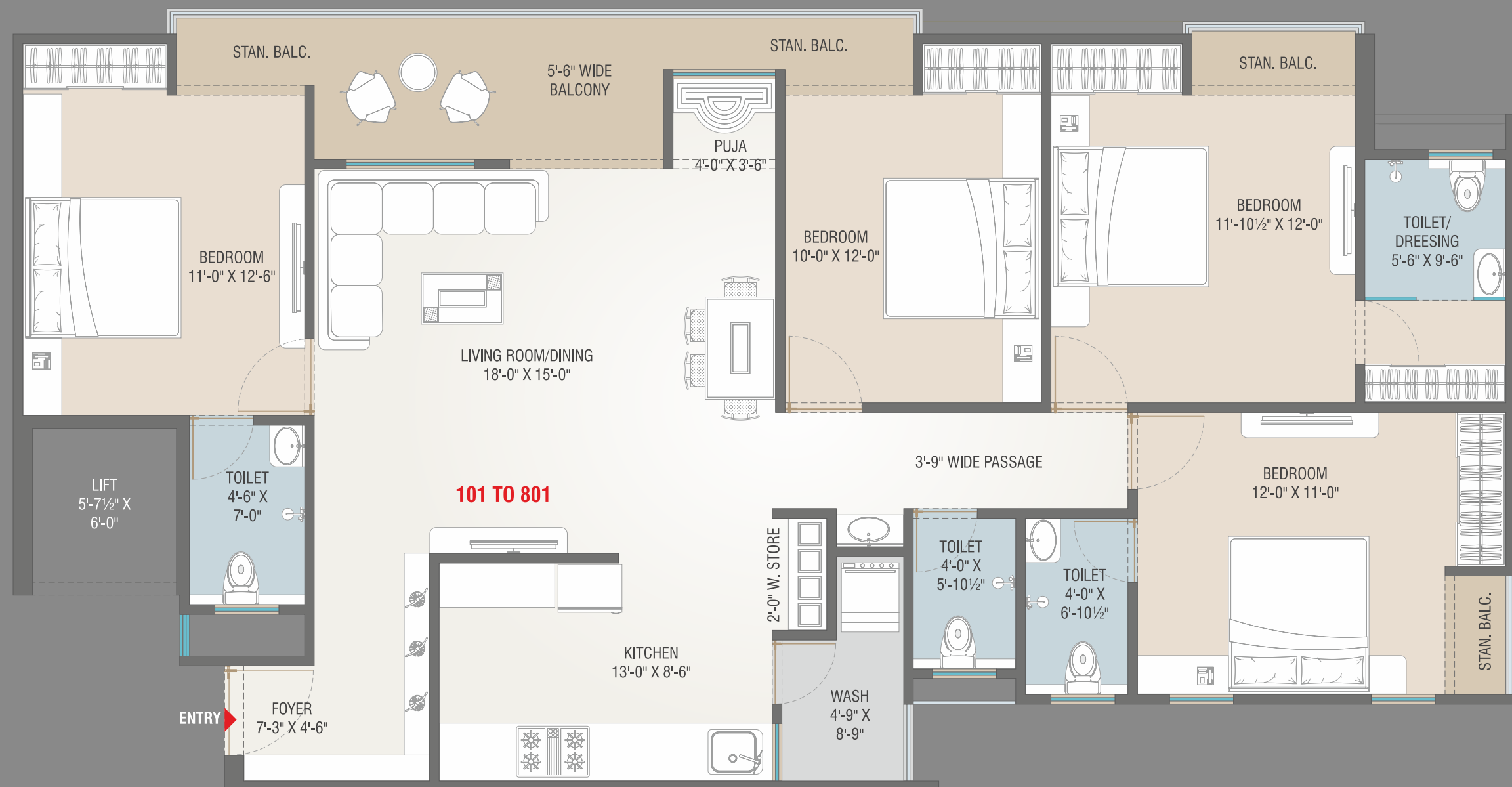
TYPICAL FLOOR PLAN



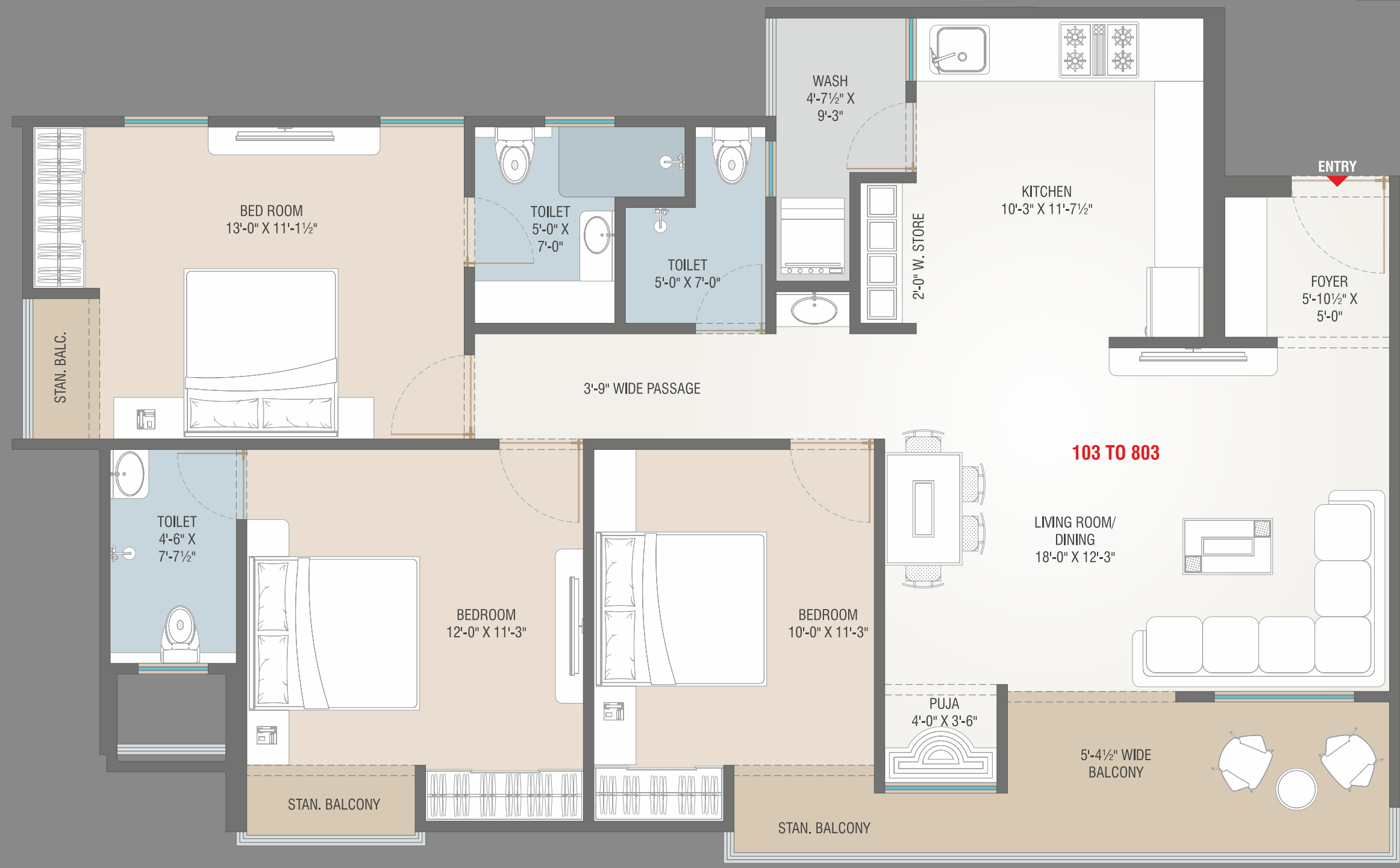
3BHK FLOOR
PLAN
COMMON PLOT SIDE



4 BHK FLOOR
PLAN
COMMON PLOT SIDE

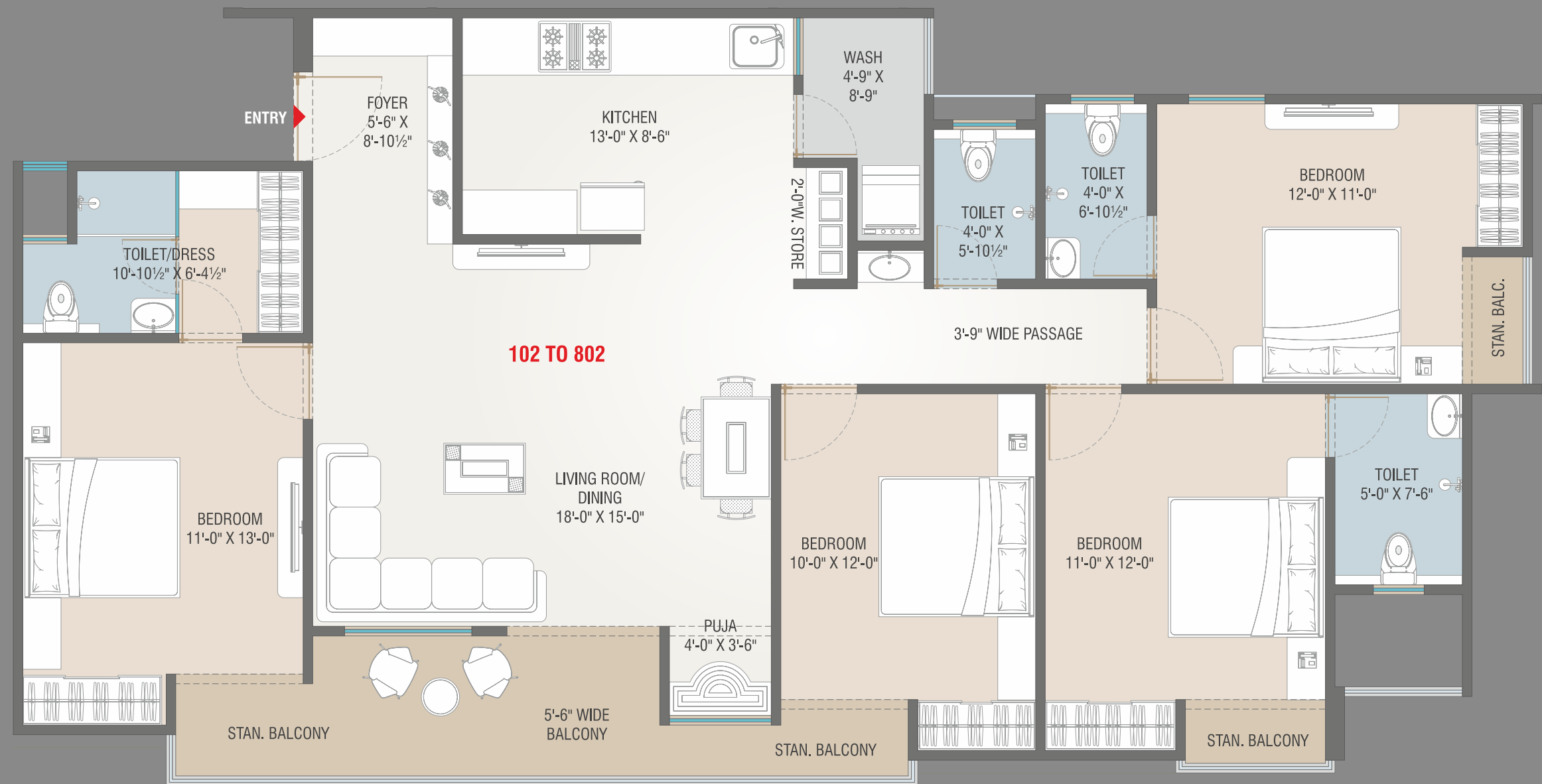


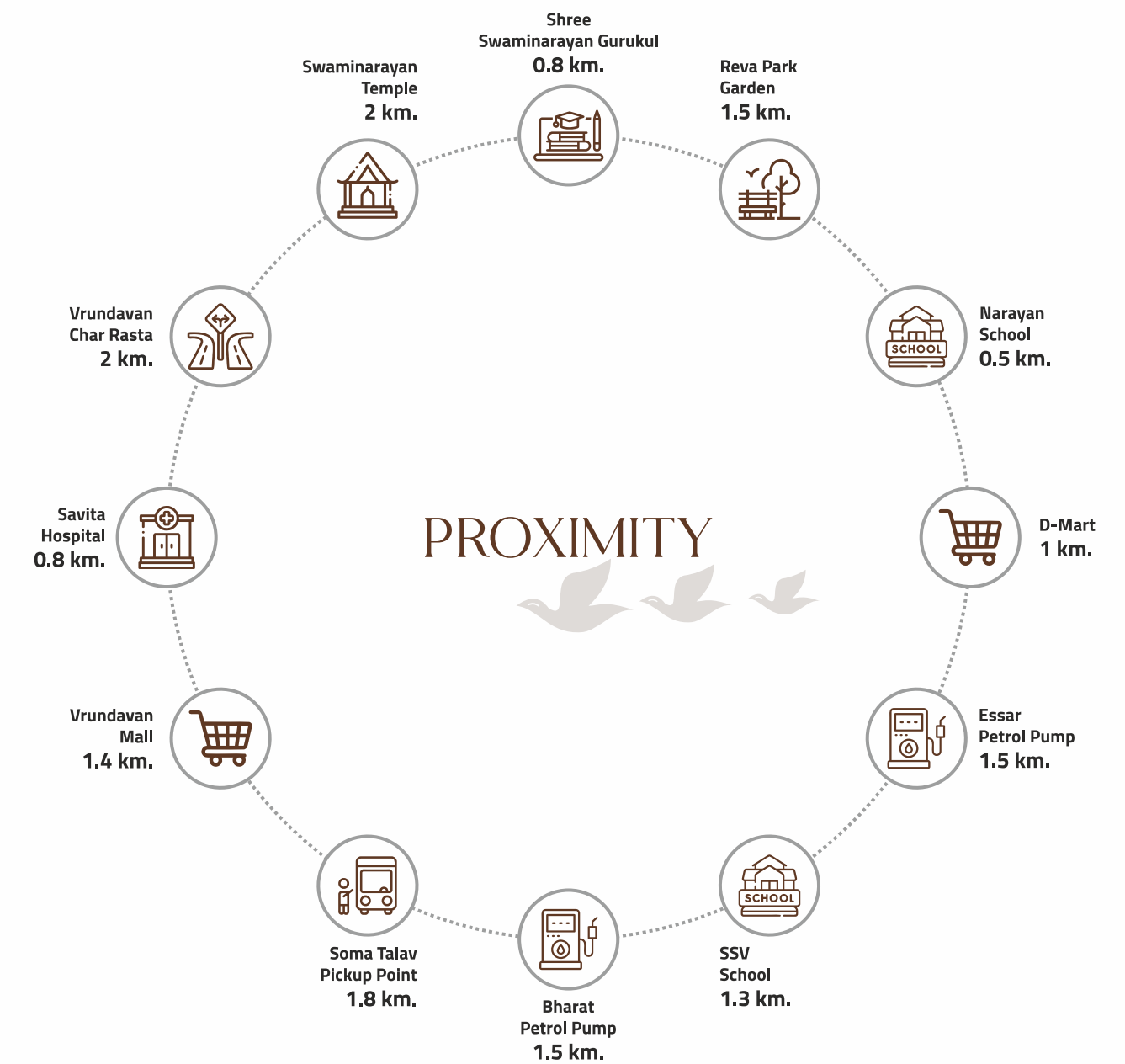
3 BHK FLOOR
PLAN
ROAD SIDE



103 TO 803

4 BHK FLOOR
PLAN
ROAD SIDE





AMENITIES & VALUE ADDITIONS

- Gym Room
- Indoor Library/Game Room
- Alloted Car Park
- Elevator per floor with ARD-Premium Brand
- 24 Hours Power Back-up for Common Areas
- Rain Water Harvesting
- Anti-Termite Treatment
- AC Point in living Room All Bedrooms
- Landscape Garden
- Multipurpose Hall
- Designated Area for AC OCU (Flats & Commercial)
- CCTV Secured Campus
- Access Control System with Centralized Video Door Phone Security System
- 12 Feet Height Grand AC Entrance Lobby
- 10 Kw Solar for Common utilites
- Home Theatre
- Children Play Area
- Adequate Power Load to each Apartment
- Main Gate with Automated Boom Barrier
- Security Cabin
- Fire Hydrant System
- RO Water Purifier
- Gazebo Seating Area

SPECIFICATION



STRUCTURE

- EARTHQUAKE RESISTANT RCC FRAME STRUCTURE AS PER STRUCTURE DESIGN
- LIGHT WEIGHT AAC BLOCK MASONARY WALLS

PAINT & FINISH

- INTERIOR: SMOOTH FINISH PLASTER WITH TWO COAT PUTTY & PRIMER.
- EXTERIOR: RUSTIC TEXTURE FINISH EXTERIOR PAINT OF **APEX ULTIMA** OR EQUIVALENT.

DOORS & WINDOWS

- MAIN DOOR: HIGH QUALITY VENER FINISH WOODEN FLUSH DOOR WITH VIDEO DOOR CAMERA.
- GRANITE FRAME IN ALL INTERNAL DOORS WITH LAMINATE FINISH. ALLUMINIUM POWDER COATED 3 TRACK **DUMAL** SERIES WINDOWS WITH SAFETY GRILL (IN WINDOWS ONLY)
- ALL DOORS & WINDOWS WILL BE OF FULL HEIGHT TILL BEAM BOTTOM LEVEL.

FLOORING

- **5' X 2.5'** PREMIUM QUALITY VITRIFIED TILES IN ALL ROOMS.
- ANTI-SKID CERAMIC TILES IN BALCONY, WASH & ALL BATHROOMS.

KITCHEN

- GRANITE PLATFORM WITH SS SINK & PREMIUM WALL TILES UPTO LINTLE LEVEL.

PLUMBING & BATH

- DESIGNER BATHROOM WITH PREMIUM QUALITY FITTINGS & SANITARY WARES OF **JAGUAR, CERA** OR EQUIVALENT.
- CPVC, UPVC, PLUMBING PIPES OF **ASTRAL, FINOLEX**, EQUIVALENT.

ELECTRIFICATION

- BRANDED 3 PHASE ISI CONCEAL COPPER WIRING OF **RR, POLYCAB** OR EQUIVALENT.
- BRANDED MODULAR SWITCHES OF **HAVELLS, LEGRAND** OR EQUIVALENT. AC POINT IN LIVING ROOM & IN ALL BEDROOM WITH CONCEAL COPPER DRAIN PIPING.
- GEYSER POINT IN ALL ATTACHED BATHROOM.

TERRACE

- CHINA MOSAIC ON TERRACE FLOOR WITH WATERPROOFING.



