

Developers:  
**SHREE INFRA**

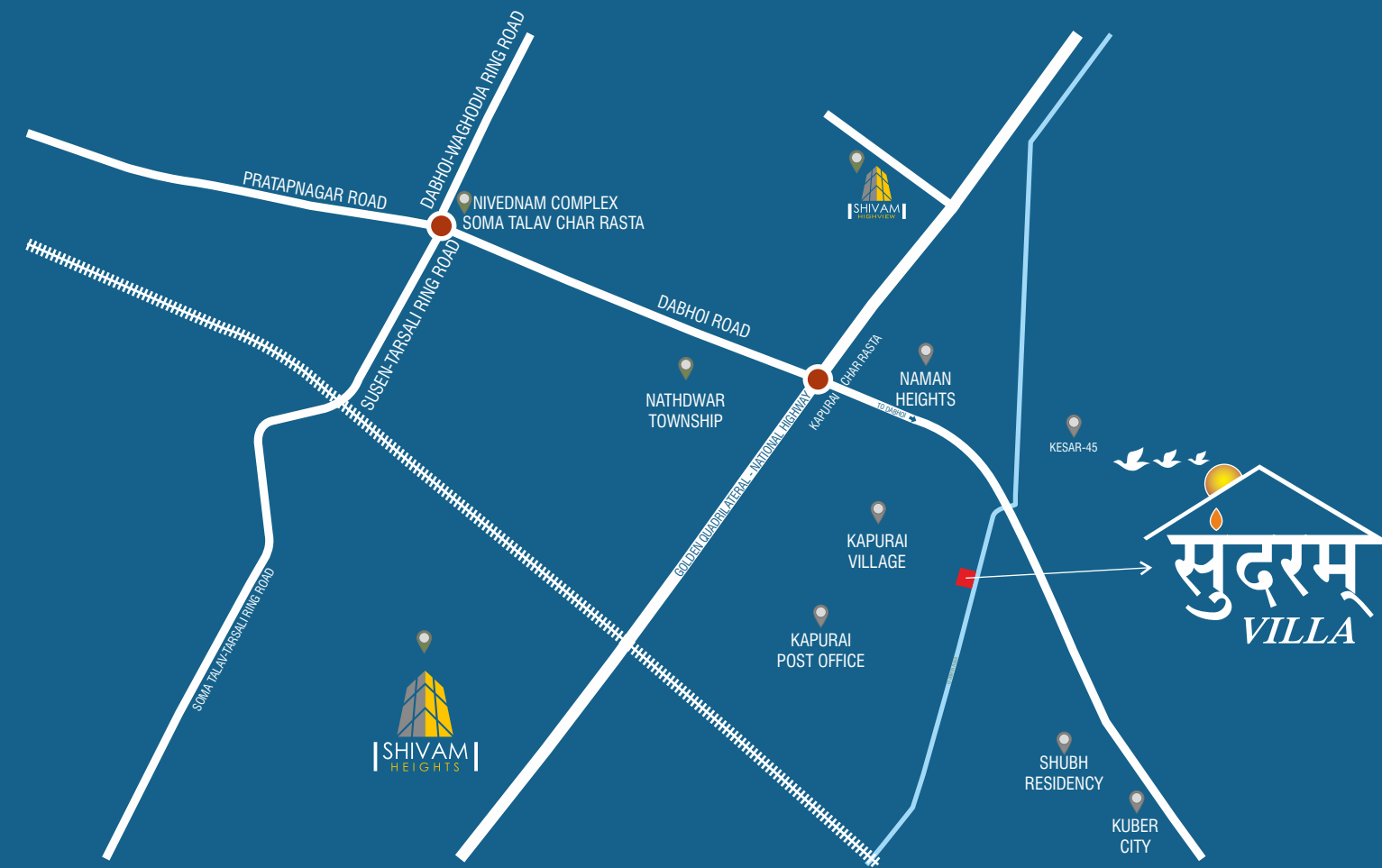
Site:  
**"SUNDARAM VILLA"**  
Near Canal, Besides Kapurai Village,  
Kapurai-Dabhoi Road, Vadodara.

Mobile:  
**98981 18275**  
**98795 85480**

Mail:  
shreeinfra4162@gmail.com

Architect:  
**ASQUARE**  
AR. KETAN PATEL

Structure:  
Kambad Engineers  
CHETAN KAMBAD



Above project is registred under Gujrera. Rera Reg. No.: PR/GJ/VADODARA/VADODARA/Others/RAA10763/121022  
For futher details visit: [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in) under registered project.

MODE OF PAYMENT:  
10% Booking | 15% after booking of 1 month | 15% Plinth Level | 20% Ground Floor Slab | 10% First Floor Slab | 10% Masonry | 10% Plaster Level  
| 5% Flooring Level | 5% Finishing

DISCLAIMER: The following will be charged extra in advance / as per Government norms - (a) Stamp duty and registration charges. (b) GST (actual) or any such additional taxes if applicable in future. • If any new taxes applicable by Central or State Government in future it will be borne by the customer. • Premium quality materials or equivalent branded products shall be used for all construction work. • Right of any changes in dimensions, design & specifications will be reserved with the developer, which shall be binding for all members. • External changes are strictly not allowed. • Mgvcl meter deposit should be levied separate. • Each member needs to pay maintenance deposits separately. • In case of booking cancellation, amount will be Refunded from the booking of same premises and minimum of rupees 50,000/- will be deducted from the booking amount • Possession will be given after SIXTY DAYS of all settlement of account. • Extra work at the cost of client with prior estimate needs to be given in advance but no change in elevation and plan will be done. • The developer reserve the full right to make any changes. • This brochure does not form a part of agreement or any legal document. It is easy display of project only. • Right of any changes in dimensions, design and Layout, specifications, elevation will be reserved with the developers. • In case of delay in water supply, light connection, drainage work by authority, The possession might be delayed , for this developers will not be responsible. • Continuous default in payment lead to cancellation of property • Development Charges Extra.

Location



|| SHREE GANESHAY NAMAH ||



3BHK LUXURIOUS DUPLEX



## THE NAME SAYS IT ALL

Welcome to one of the most striking and picturesque homes in one of the fastest growing locations of vadodara. **Sundaram Villas** is a limited edition villas with just 17 luxurious Villas giving you much needed exclusivity and a private community feeling. With brick façade and victorian style roofs, sundaram villas offer the pinnacle of a boutique lifestyle in vadodara.

BEAUTY THAT MAKES  
A STRIKING IMPRESSION



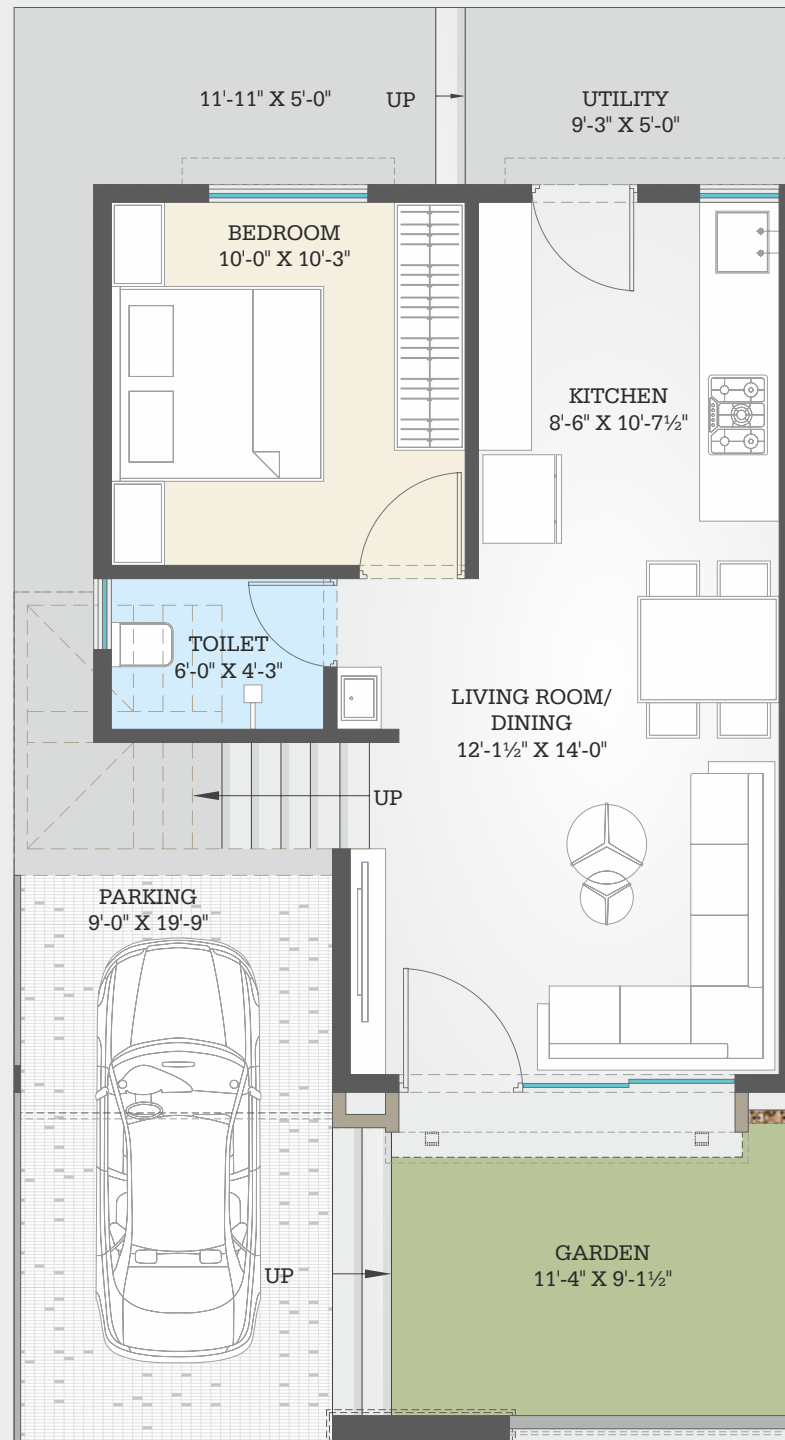


# LAYOUT PLAN



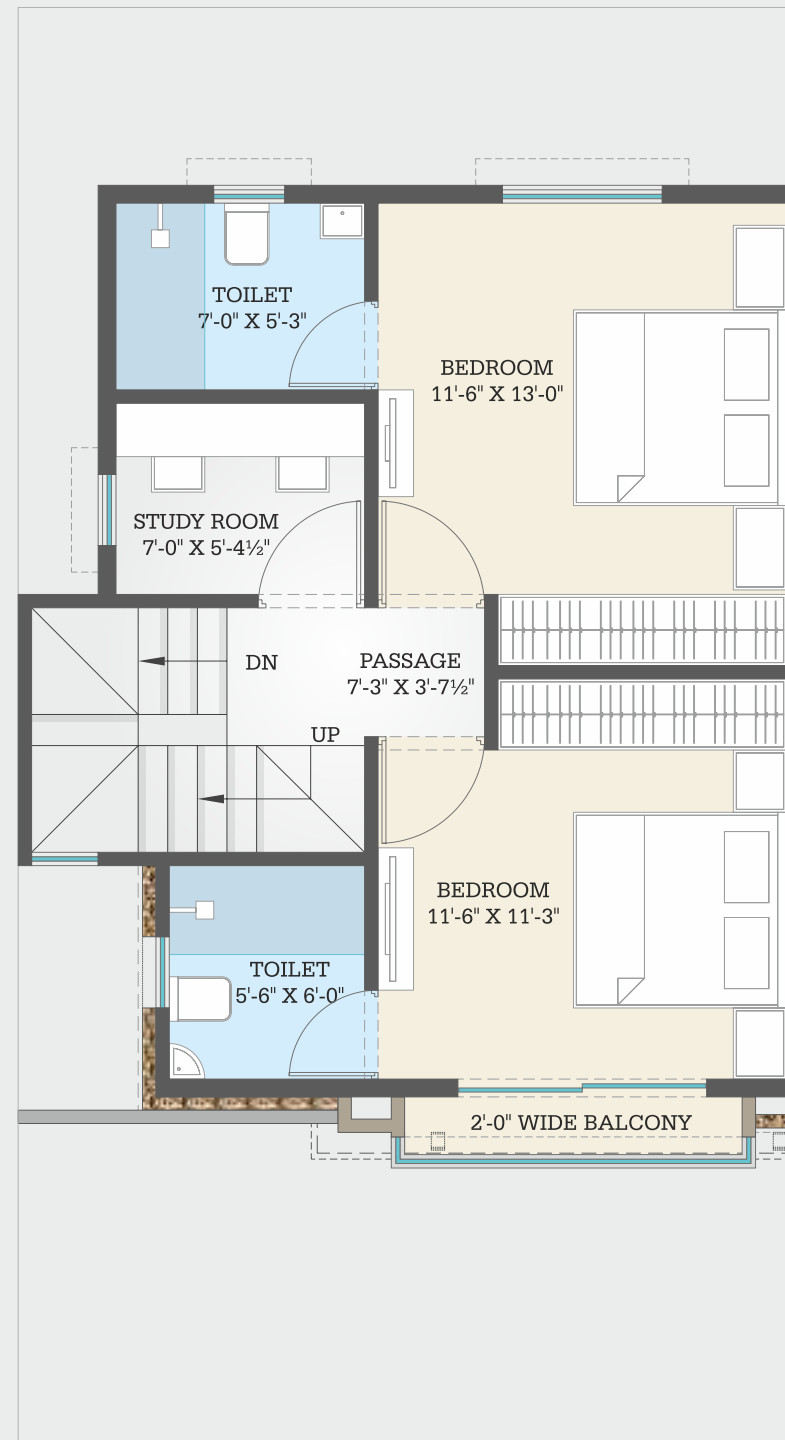
# TYPE A

GROUND FLOOR



# TYPE A

FIRST FLOOR



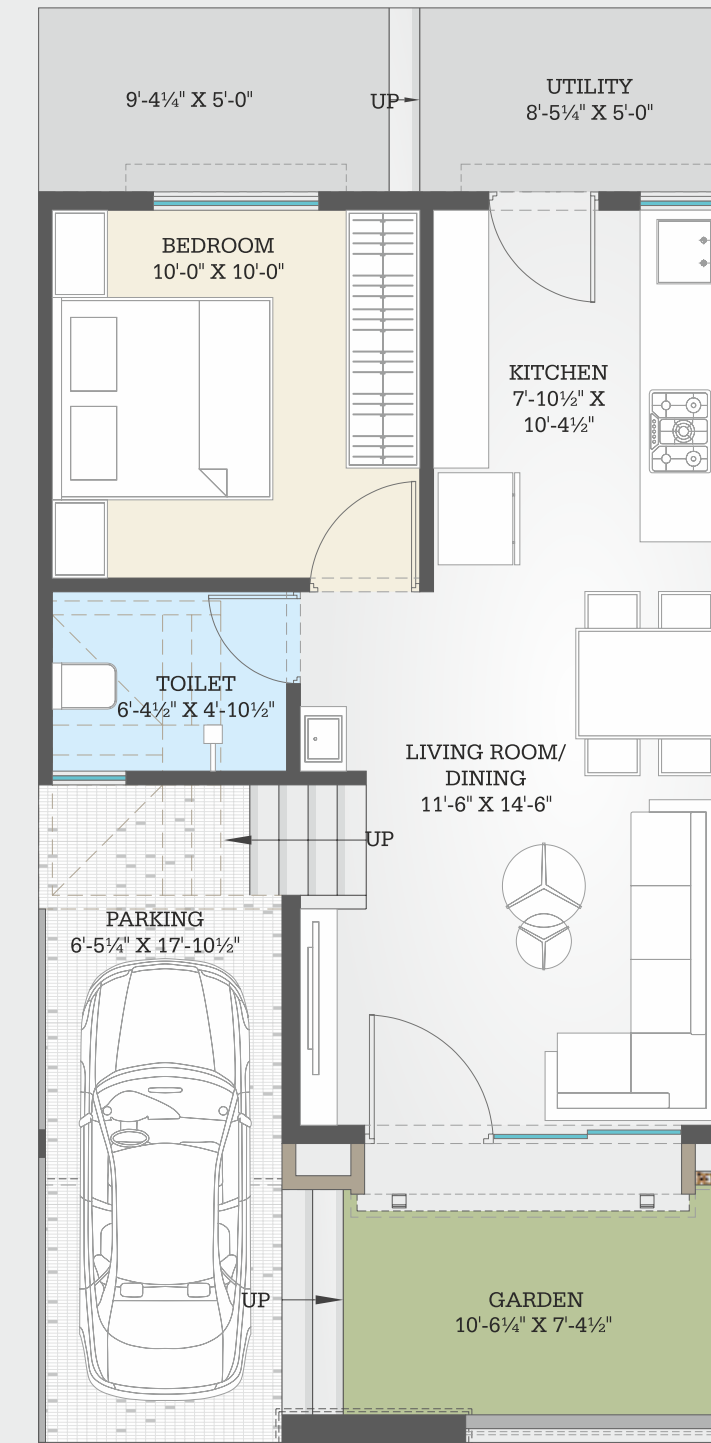
CARPET AREA PER UNIT : 870.00 sq. ft. | BUILT UP AREA PER UNIT : 1200.00 sq.ft.

BEAUTY THAT BECKONS  
A SPLENDID LIFE

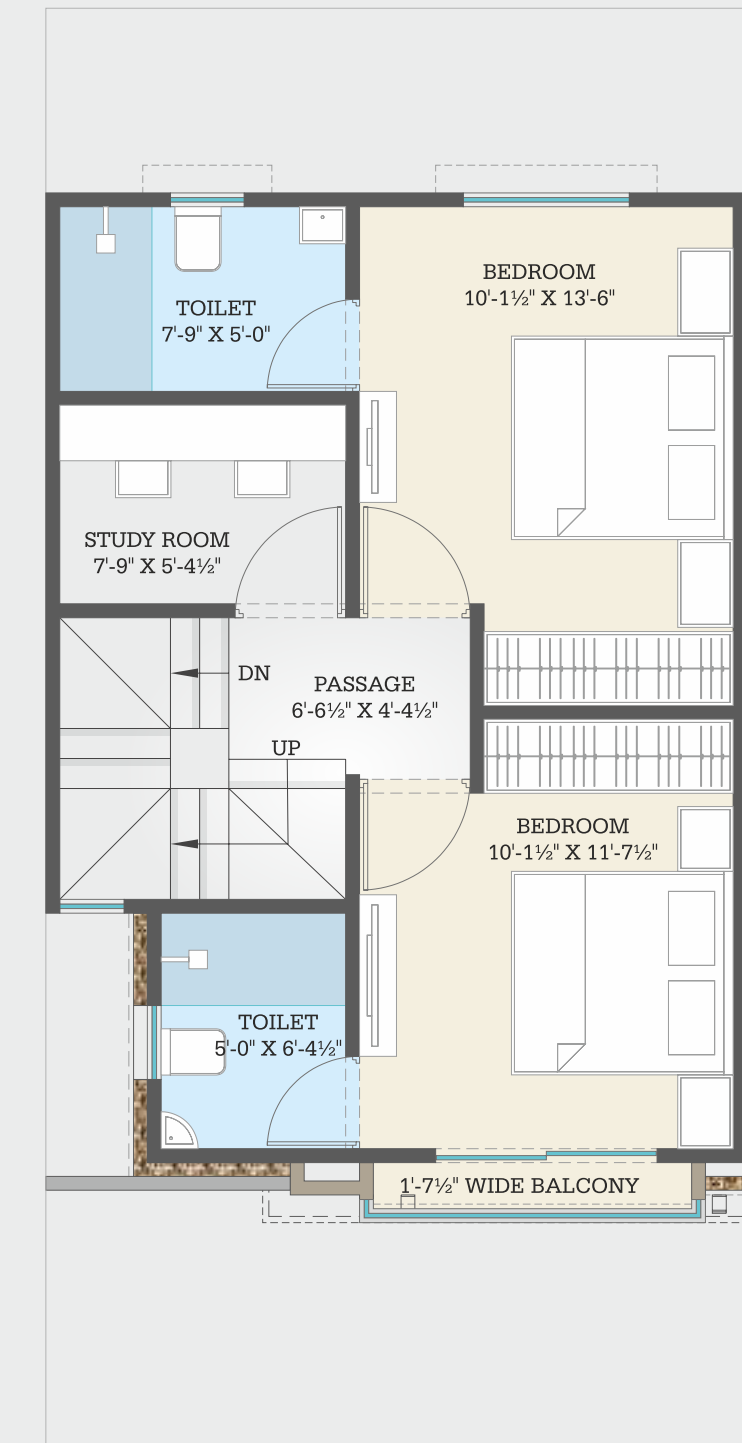




**TYPE  
A1**  
GROUND  
FLOOR



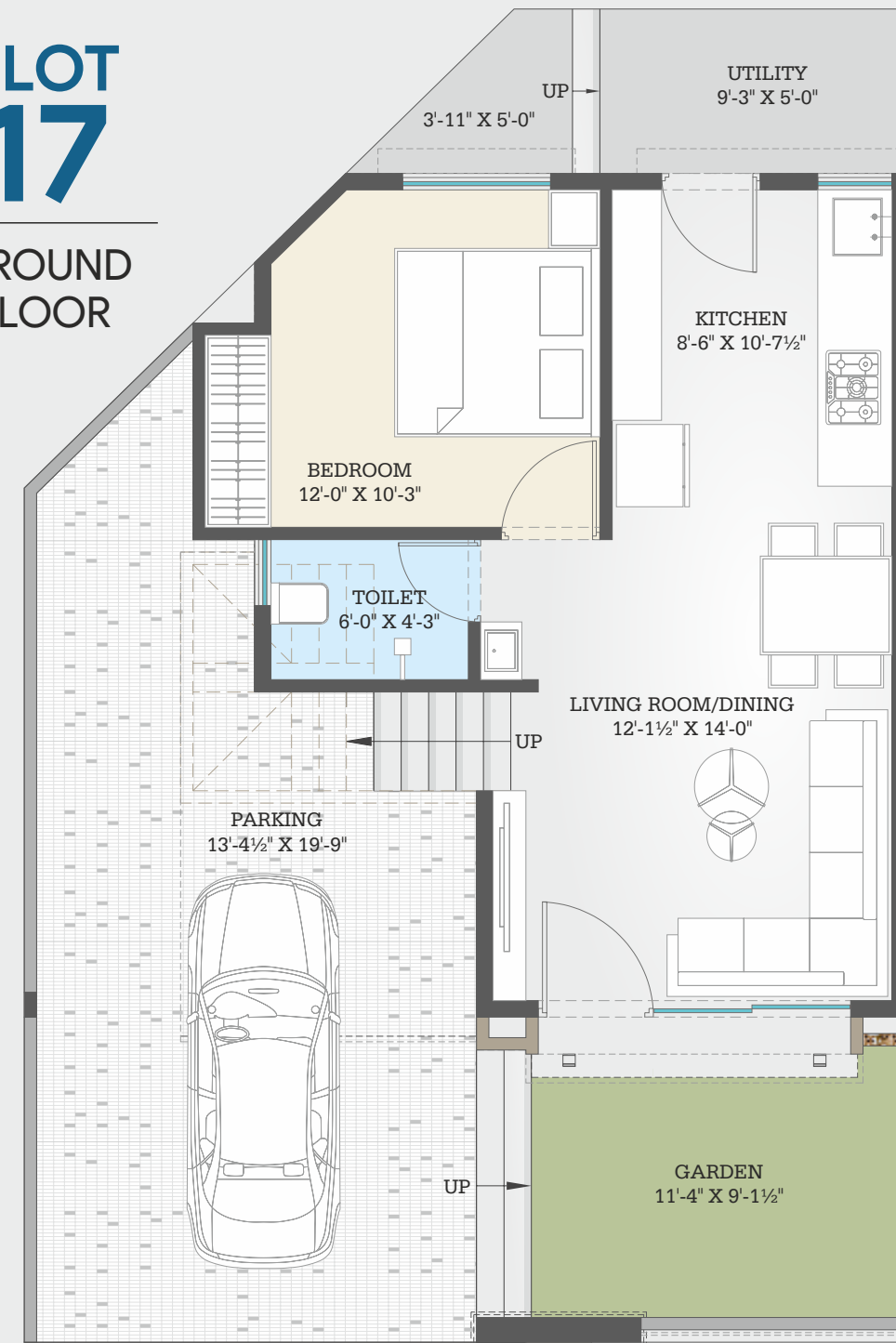
**TYPE  
A1**  
FIRST  
FLOOR



CARPET AREA PER UNIT : 830.00 sq. ft. | BUILT UP AREA PER UNIT : 1125.00 sq.ft.

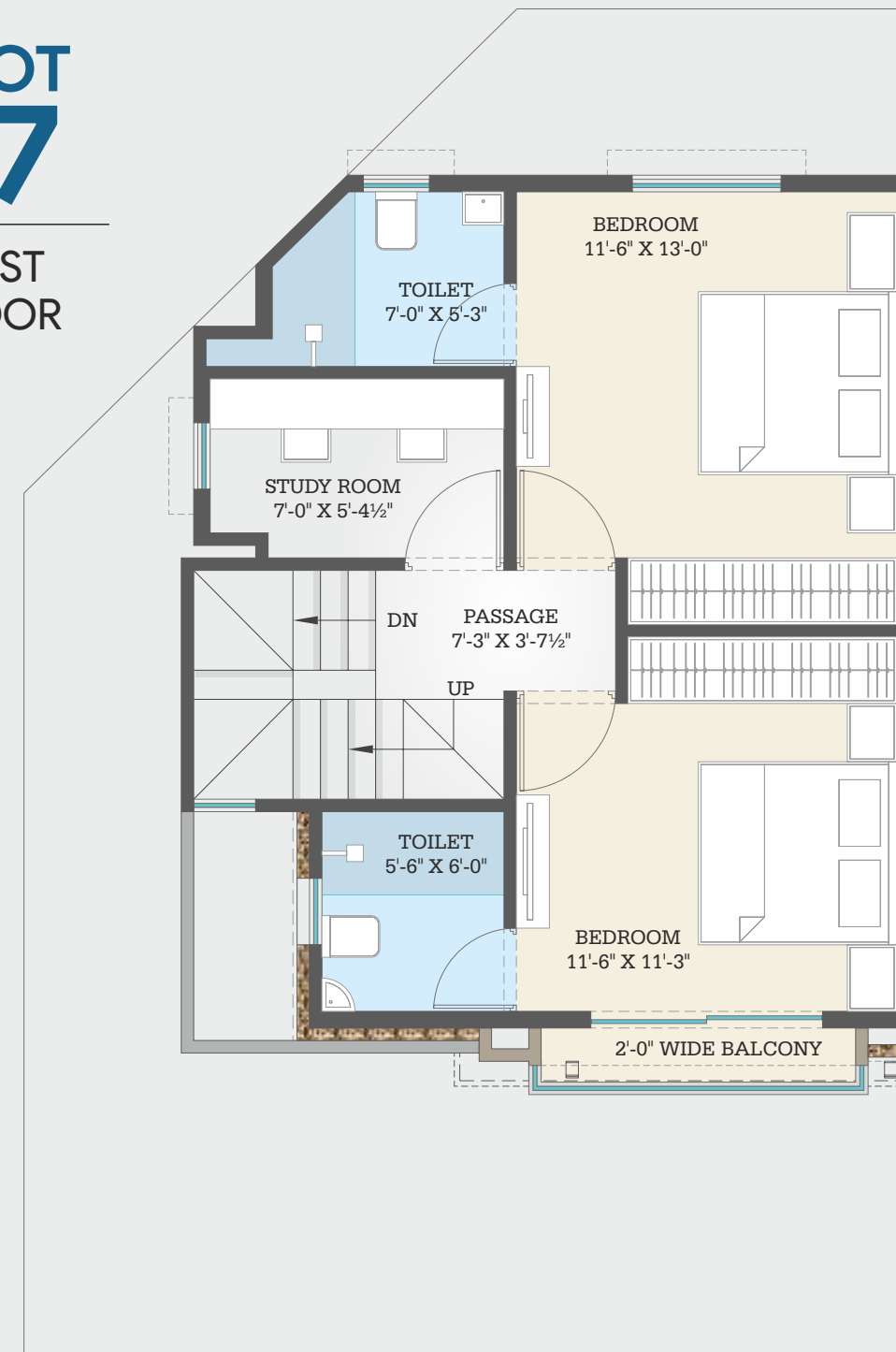
# PLOT 17

## GROUND FLOOR



# PLOT 17

## FIRST FLOOR



## Specification



- Structure :**
- All RCC & Masonry work as per structural Engineer's design.
  - Elevation work as per Architect Design.



- Finish :**
- Internal Walls : Smooth cement plaster.
  - External Walls : Double coat plaster.



- Flooring :**
- Vitrified Tiles flooring in all rooms.
  - Passage area & Stair case with vitrified tiles or Natural Stones.



- Kitchen :**
- Granite Platform with S.S Sink & designer tiles upto slab level.
  - Wash area with dado tiles & flooring.



- Paint :**
- Internal Walls : Two coat putty & primer
  - External Walls : Weather Proof paint.



- Bathrooms :**
- Premium ceramic tiles, Branded quality bath fittings and sanitary wares.
  - Tiles up to lintel level in all bathrooms.
  - Concealed internal plumbing with hot water points.



- Doors & Windows :**
- Main door : High quality wooden frame door with veneer paneling on both sides and standard quality safety lock.
  - Internal Doors : flush doors with Stone frame & both sides decorative laminate.
  - Powder coted aluminium sliding windows with safety grills .



- Electrification :**
- Concealed standard quality ISI wiring, MCB/ELCB & branded modular switches with sufficient electrical point.
  - Provision for TV & Internet points at convenient locations.
  - AC points in all bedrooms.

CARPET AREA PER UNIT : 890.00 sq. ft. | BUILT UP AREA PER UNIT : 1220.00 sq.ft.



## Leisure Amenities

- Number plates
- Water purifier system
- Underground & Overhead tank
- Anti Termite Treatment in plinth area
- Brickbat water proofing treatment and china mosaic on terrace
- Entire Campus under 24 x 7 CCTV camera surveillance
- Trimix internal roads with street lights, decorative paving and architectural plantation

