



Walkthrough

**Site : "Sundaram Highview",**

Opp. Goverdhan Township,  
Naryan School Road,  
Waghodia Road, Vadodara

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**Architect:**



**Structure:**

**Kambad Engineers**

**PAYMENT TERMS:**

BOOKING **20%** | PLINTH LEVEL **10%** | GROUND FLOOR SLAB LEVEL **10%** | EVERY SLAB LEVEL **5%** FOR 1ST TO 8TH FLOOR | MASONRY **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 POSSESSION 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 AT MOST 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 30 DAYS 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 THROUGH, 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. BROCHURE INDICATIVE OF FURNITURE LAYOUT IN RESIDENTIAL UNITS ARE FOR ILLUSTRATION PURPOSE ONLY. 15. POSSESSION 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](http://www.gujrera.gujarat.gov.in) under registered project.

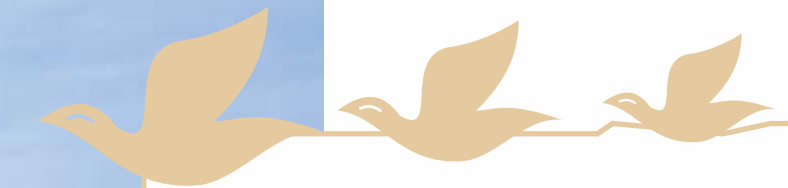
RERA REGISTRATION NO.: PR/GJ/VADODARA/VADODARA/Vadodara Municipal Corporation/RAA16827/110526/311230

design: CF May-26@98243 85608



4&3 BHK LUXURIOUS FLATS & SHOWROOMS

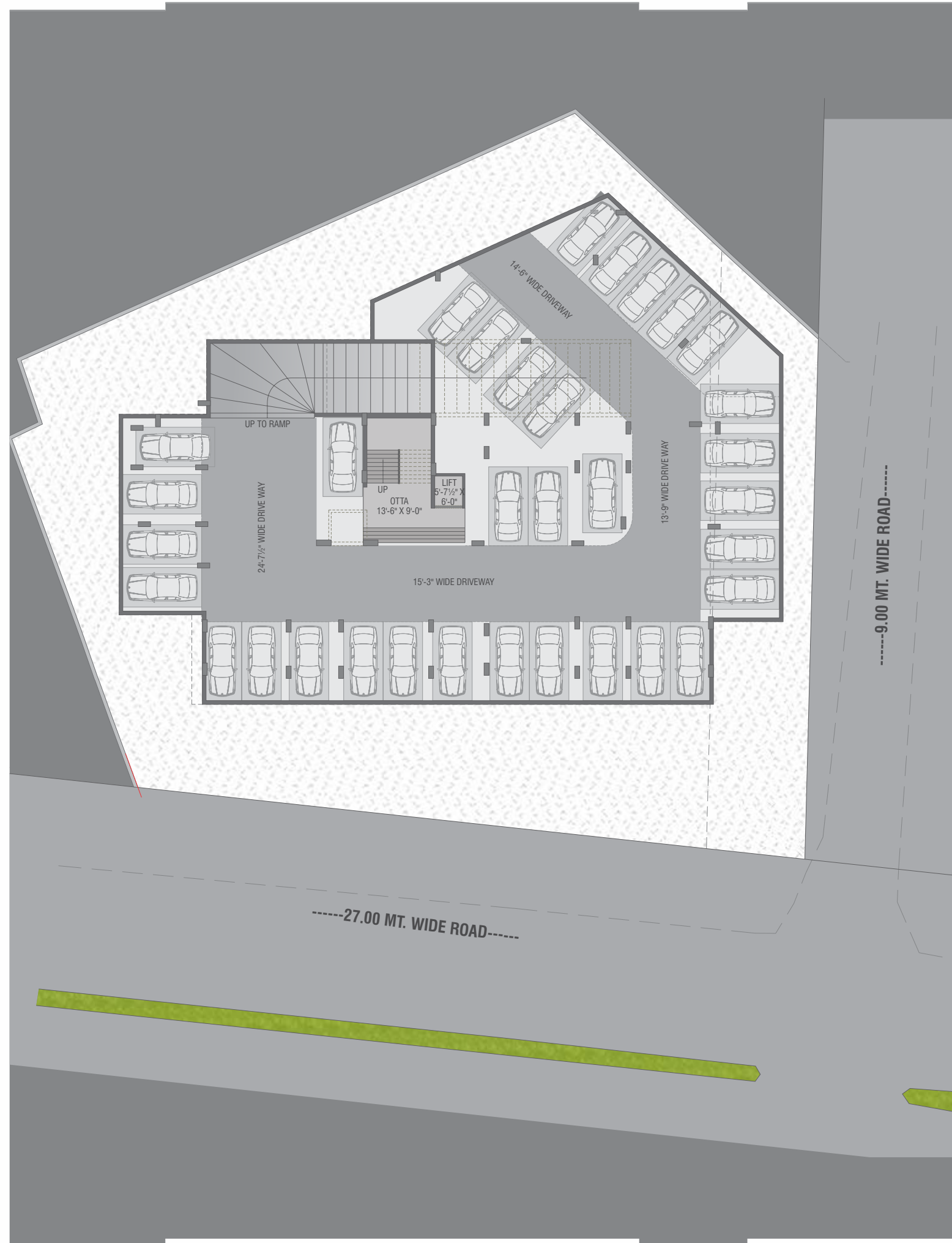




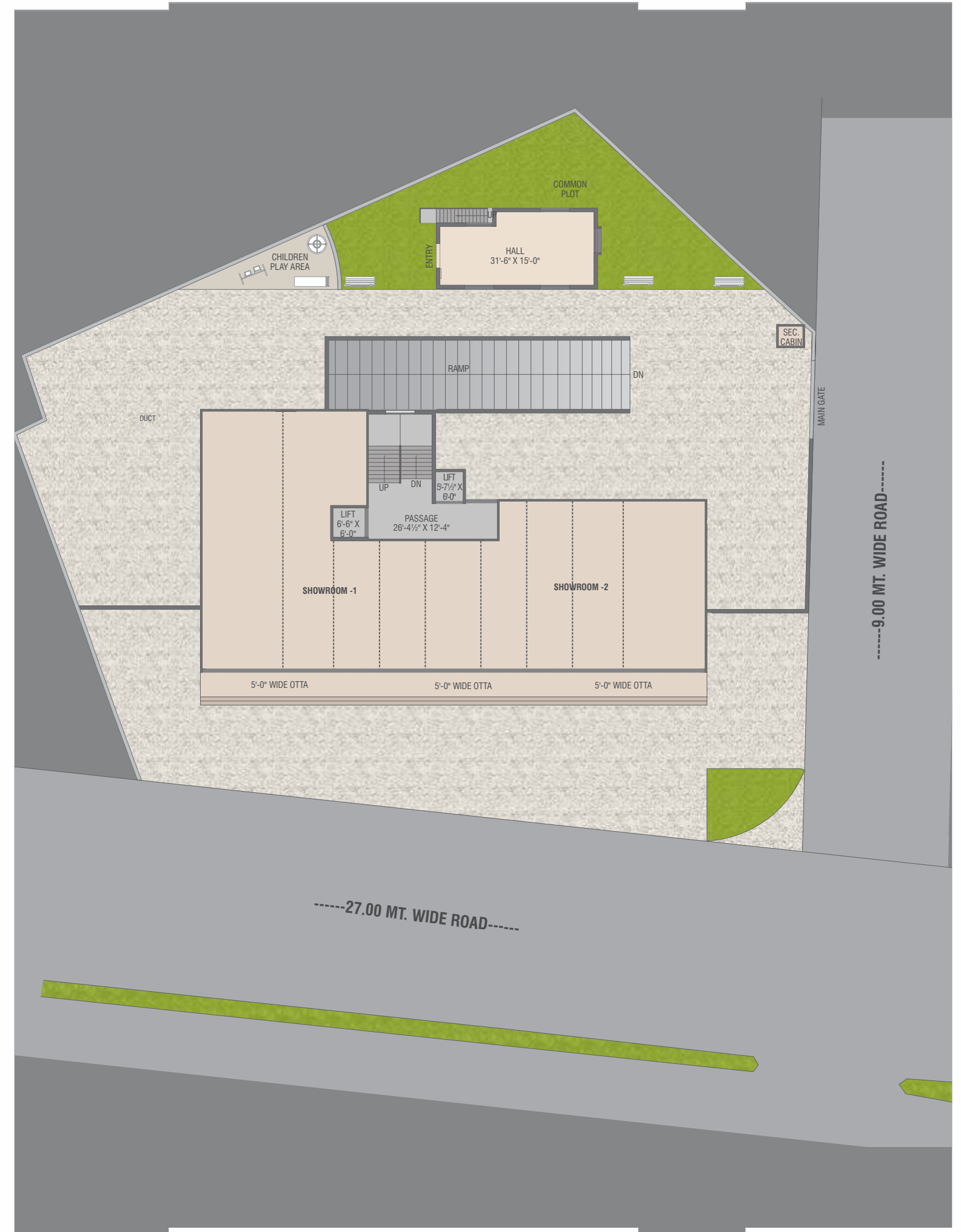
## KEY POINTS

- EXCLUSIVE SINGLE-TOWER DEVELOPMENT ON 2 ROAD JUNCTION
- ALLOTTED CAR PARKING
- ONLY 34 THOUGHTFULLY PLANNED RESIDENCES LIVING FOR ENHANCED PRIVACY AND COMFORT
- PURE RESIDENTIAL FRIENDLY ENVIRONMENT NO PAN PARLOUR, RESTAURANTS, CAFÉ TYPE COMMERCIAL ACTIVITIES ALLOWED IN COMMERCIAL CAMPUS

# LAYOUT PLAN BASEMENT FLOOR



# LAYOUT PLAN GROUND FLOOR



TYPICAL FLOOR PLAN  
 1ST, 2ND, 5TH,  
 8TH FLOOR PLAN



4 BHK FLOOR  
PLAN  
COMMON PLOT SIDE



4 BHK FLOOR  
PLAN  
ROAD SIDE



3 BHK FLOOR  
PLAN  
ROAD SIDE



3BHK FLOOR  
PLAN  
COMMON PLOT SIDE



# TYPICAL 3RD & 6TH FLOOR PLAN

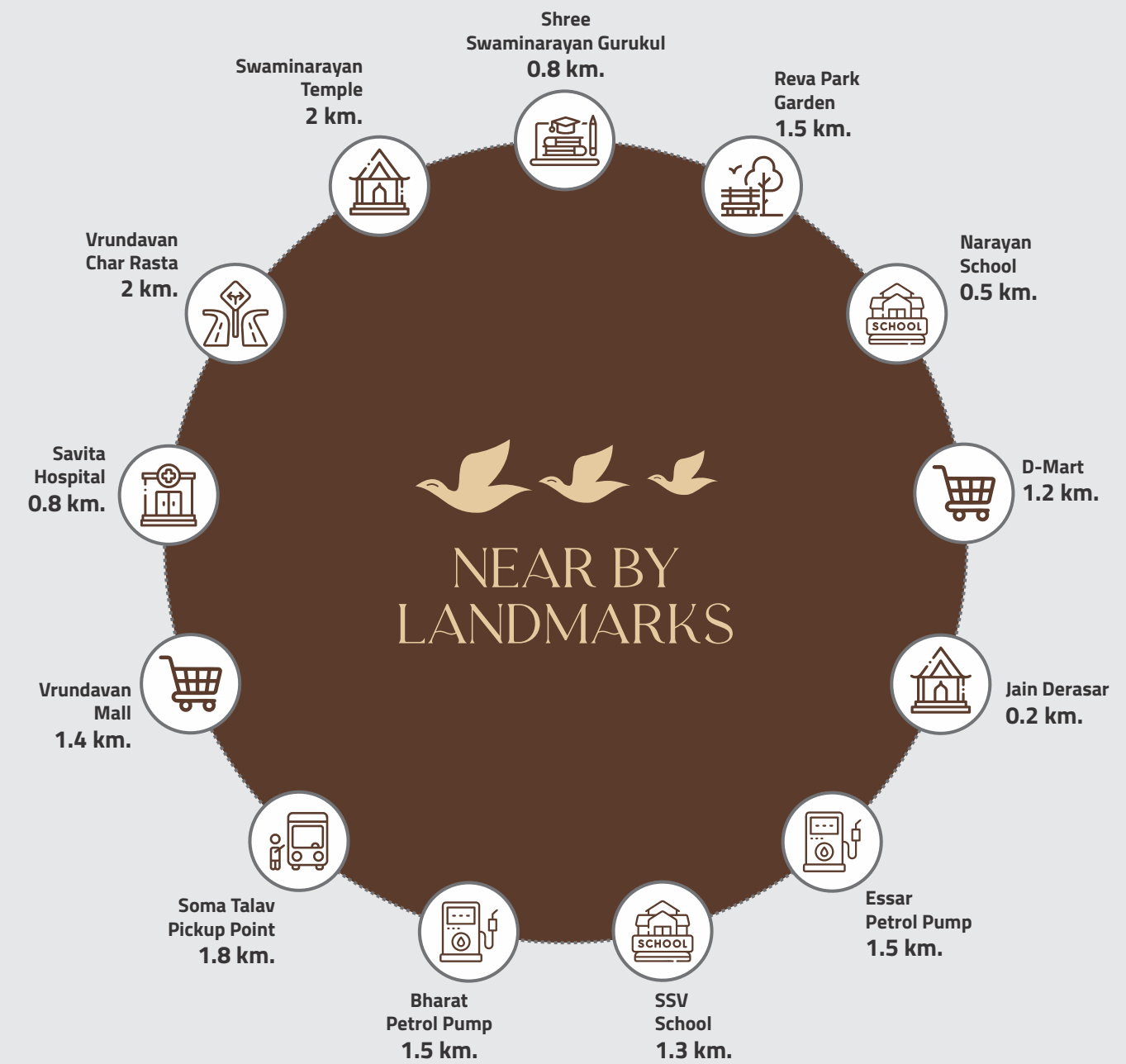




## AMENITIES & VALUE ADDITIONS



Gym Room	Landscape Garden
Multipurpose Hall	Home Theatre
Children Play Area	Alloted Car Parking
Video Door Camera Lock in Main Door	RO Water Purifier
Power Back-up for Common Areas	Rain Water Harvesting
Anti-Termite Treatment	RCC Trimix Road
Bore for Secondary Use	Fire Hydrant System
CCTV Secured Campus	Security Cabin
12 Feet Height Grand AC Entrance Lobby	10 Kw Solar for Common utilites
AC Point in living Room & in all Bedrooms	Adequate Power Load to Apartment
Main Gate with Automated Boom Barrier	Designed Area for AC OCU (Flats & Commercial)
Access Control System with Centralized Video Door Phone Security System	Elevator with ARD-Premium Brand Trio, OTIS or Equivalent



## ON GOING PROJECT

@ Kapurai  
**Sundaram Villa**  
3 BHK DUPLEX



E-Broucher

@ Wagodiya Road  
**Shivam Highview**  
2 & 3-BHK FLATS



E-Broucher

@ Vemali-NH-8.  
**Shivam Highstreet**  
Show Room & Shops



E-Broucher

## 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'X2.5'** 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 LITTLE 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 MODULAR SWITCHES OF **HAVELLS, LEGRAND** OR EQUIVALENT MAKE. AC POINT IN LIVING ROOM & IN ALL BEDROOM WITH COPPER DRAIN PIPING.
- GEYSER POINT IN ALL ATTACHED BATHROOM.

### TERRACE

- CHINA MOSAIC ON TERRACE FLOOR WITH WATER PROOFING.

