

Developers

SHREENATH REALTY

Vallabh Heights, Opp Kanha Luxuria,
Savita Hospital Road, Near Parivar Char Rasta,
Waghodia Road, Vadodara 390025.

Architect : Nitesh Thakkar

Structure : Adstruct Design Limited

Plumbing Consultant : Technobrain MEP Consultants

Contact Details :

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WEBSITE



LOCATION



ONE MORE FEATHER
IN THE CROWN

Flats Payment Modes : • 10 % - At the time of Booking • 20 % - Agreement • 10 % - Plinth Level • 07 % - 1st Slab • 07 % - 3rd Slab • 07 % - 5th Slab • 07 % 7th Slab • 10 % Brick Masonry Work • 10 % - Plaster Level • 07 % - Flooring & Finishing • 5 % Before Possession

Shops Payment Modes : • 30 % - Time of Booking • 15 % - Plinth Level • 25 % - Slab Level • 15 % - Bricks Work • 05 % - Plaster Level • 05 % - Flooring Level • 05 % - before 1 month of possession

Notes : (1) Possession will be given after one month of settlements of all accounts. (2) Extra work will be executed after receipt of full advance payment. (3) Documentation charges, Stamp duty, GST, common maintenance charge, Administration charge will be extra. (4) Any new central or state government taxes, if applicable shall have to be borne by the customers. (5) Continuous default payments leads to cancellation. (6) Administrative expense of 20,000/- & the amount of extra work (if any) will be deducted from refund amount. (7) refund in case of cancellation will be made within 30 days from the date of booking of new client only. (8) In case of delay of water supply, light connection, drainage work by VMSS/ MGVCCL, developers will not be responsible. (9) Architect / Developers shall have the right to change of rise the scheme or any details herein and any change of revision will be binding to all. (10) Terrace right will be reserved for developers only. (11) Any plans, specification or information in this brochure can not form part of an offer contractor agreement. (12) Subject to Vadodara jurisdiction. **Any plans, specifications or information in this brochure can not form part of an offer, contract or agreement. It is only easy depiction of project.**

PRESENTING THE EPITOME OF ELEGANCE

One more feather in the crown of glory of Vallabh Group as it presents this beautiful lifestyle homes project, which is conceived from your dreams and developed for you to live your dreams in reality.

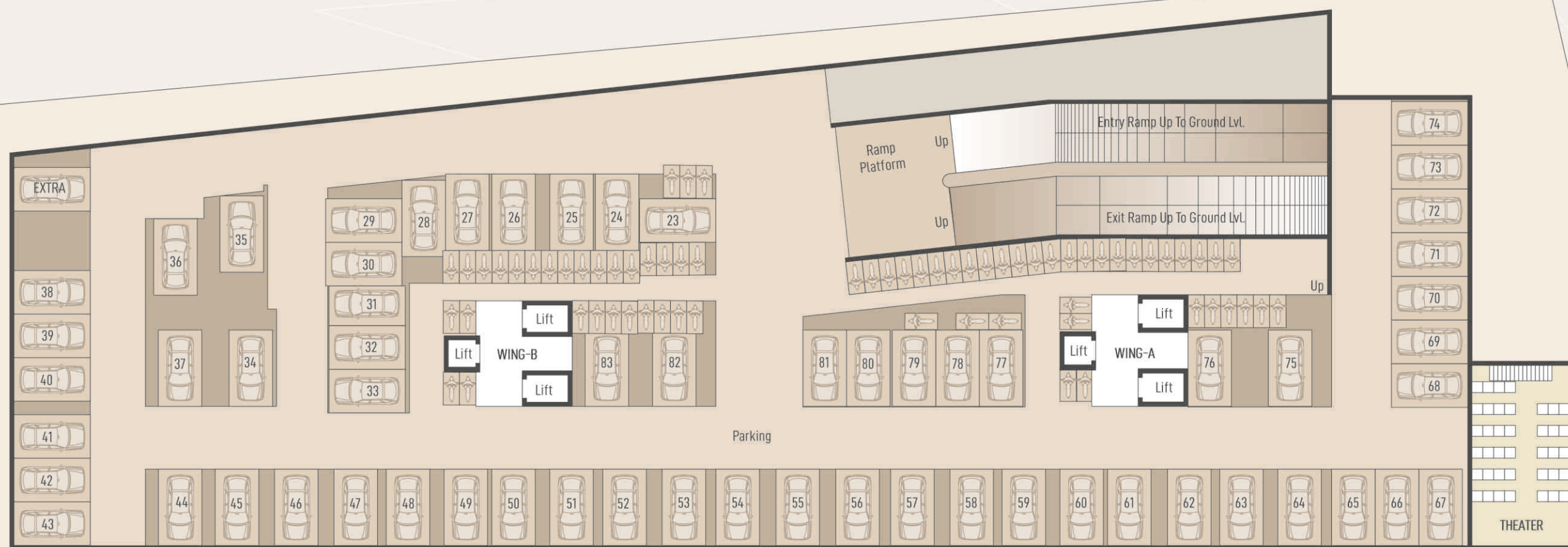


THE ULTIMATE LUXURY APARTMENTS

If fine design, attractive aesthetics, smooth functionality, access to lifestyle facilities and good location are the parameters of luxurious living, then here's the perfect one that offers ultimate valued living for you and your family.



9.00 Mt Wide T.P. Road



BASEMENT PARKING LAYOUT



24.00 Mt Wide T.P. Road

9.00 Mt Wide T.P. Road



GROUND FLOOR LAYOUT



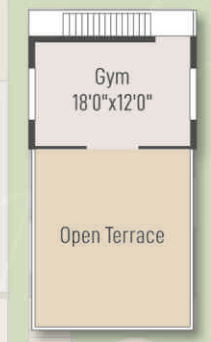
24.00 Mt Wide T.P. Road

9.00 Mt Wide T.P. Road



FIRST FLOOR LAYOUT

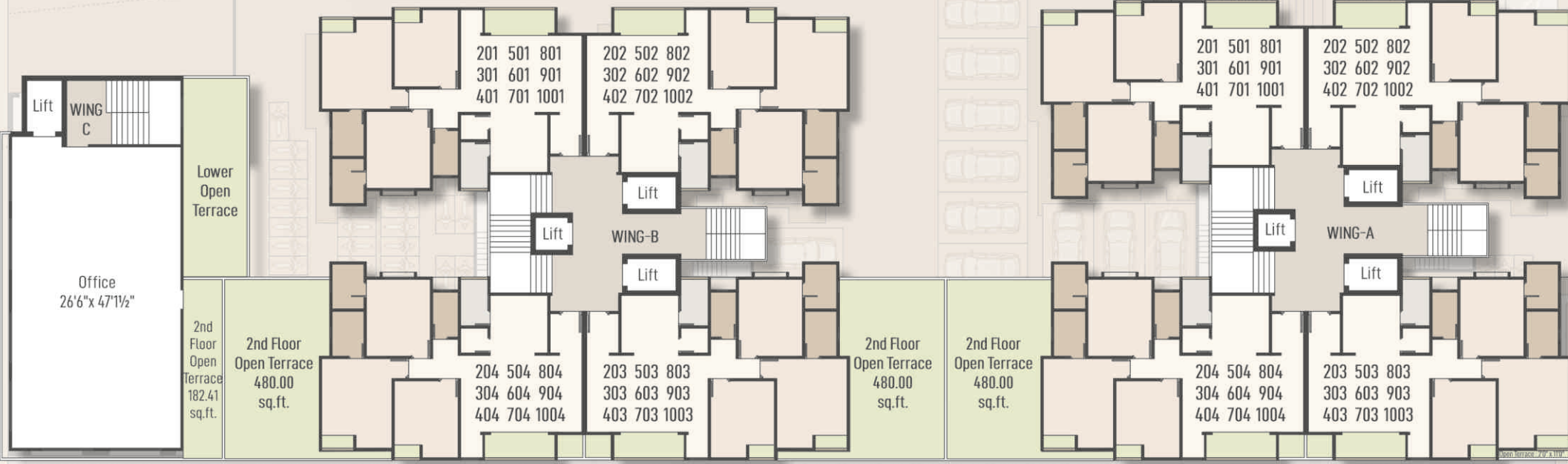
Built Up Area
1102.55 sq.ft.



Entry / Exit

24.00 Mt Wide T.P. Road

9.00 Mt Wide T.P. Road



TYPICAL FLOOR LAYOUT

2nd to 10th Floor
Built Up Area
1102.55 sq.ft.

Entry / Exit

24.00 Mt Wide T.P. Road

9.00 Mt Wide T.P. Road

9.00 Mt Wide T.P. Road



11th Floor LAYOUT PLAN

Built Up Area
2205.10 sq.ft.



24.00 Mt Wide T.P. Road



12th Floor LAYOUT PLAN

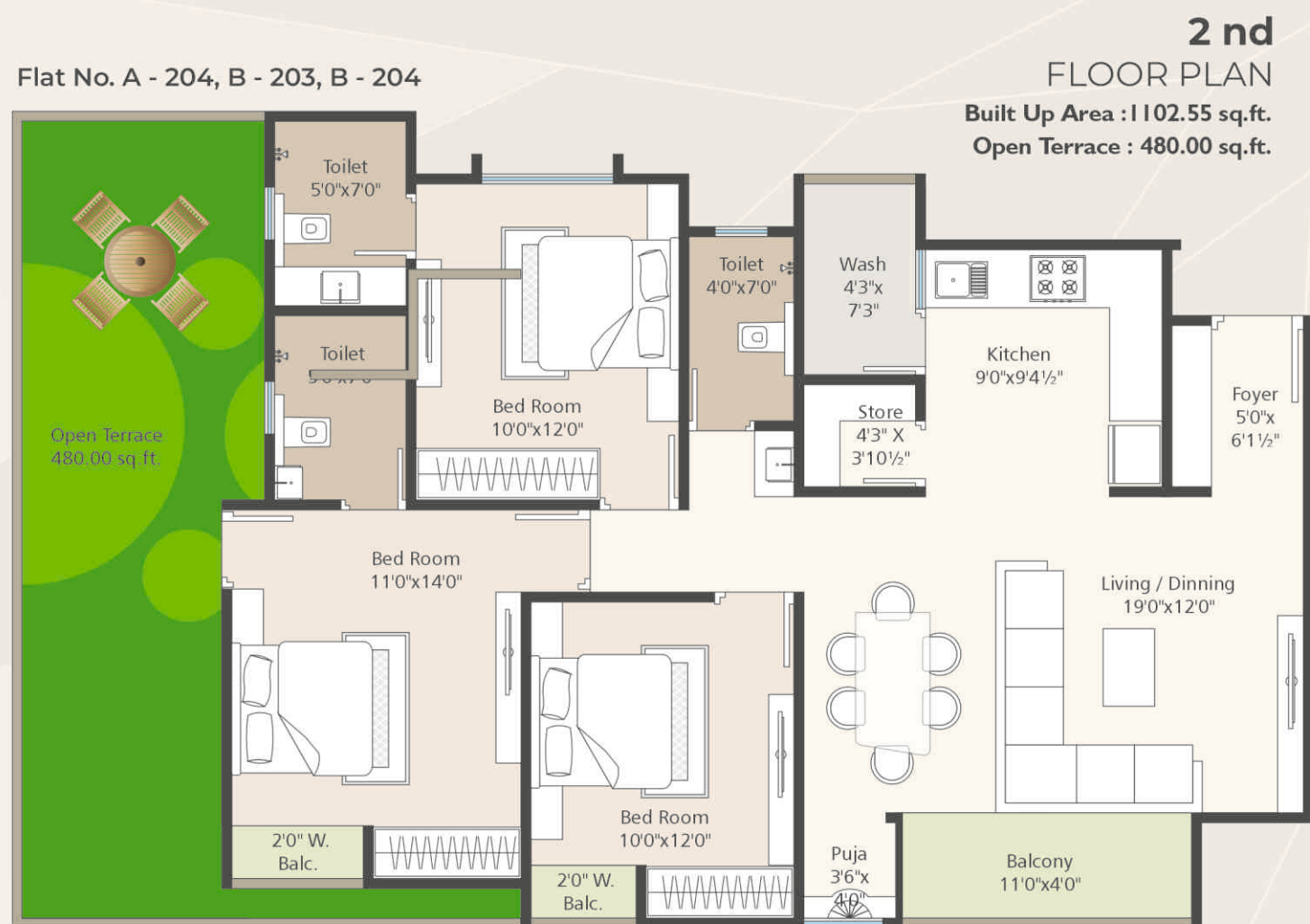
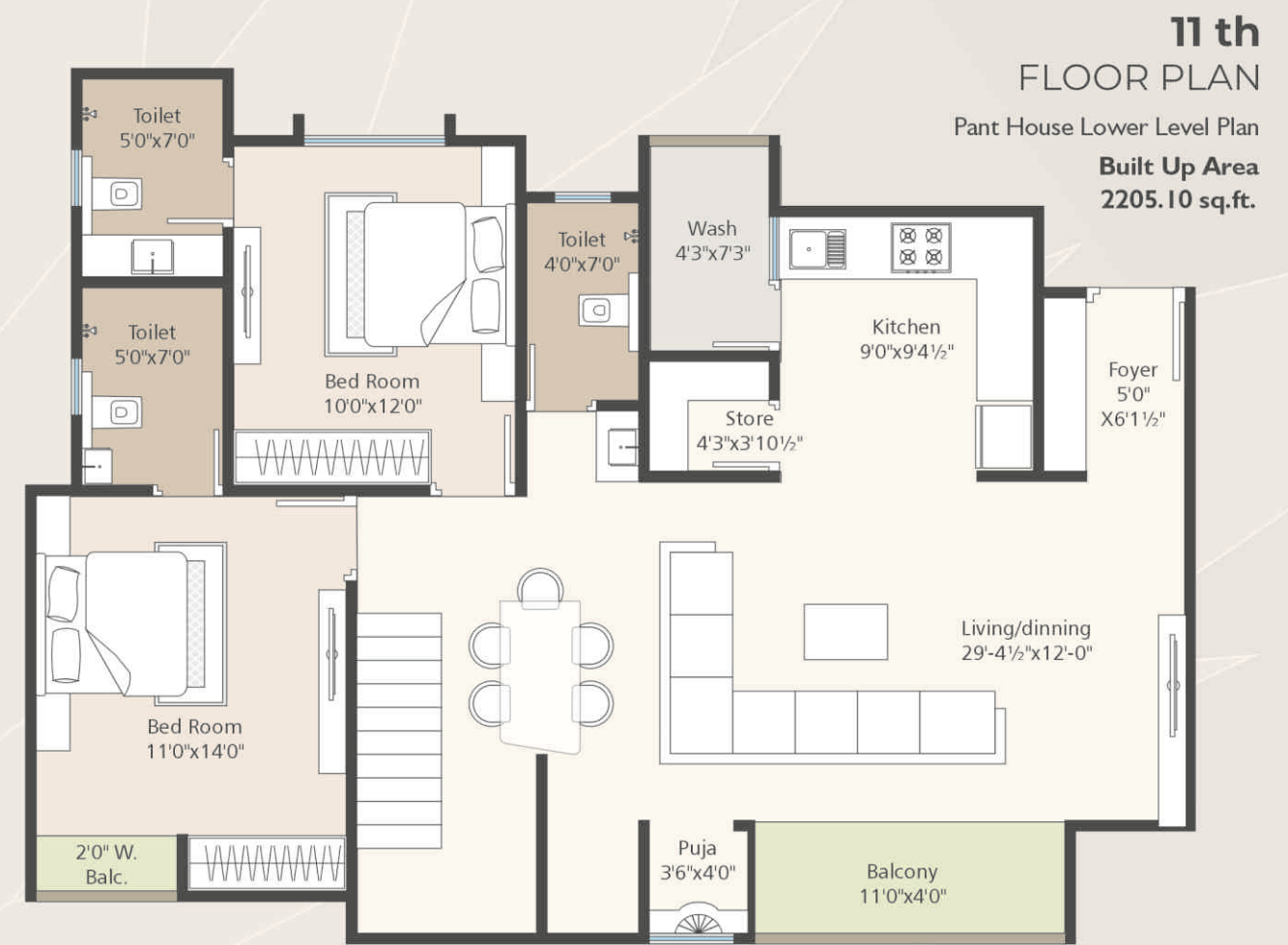
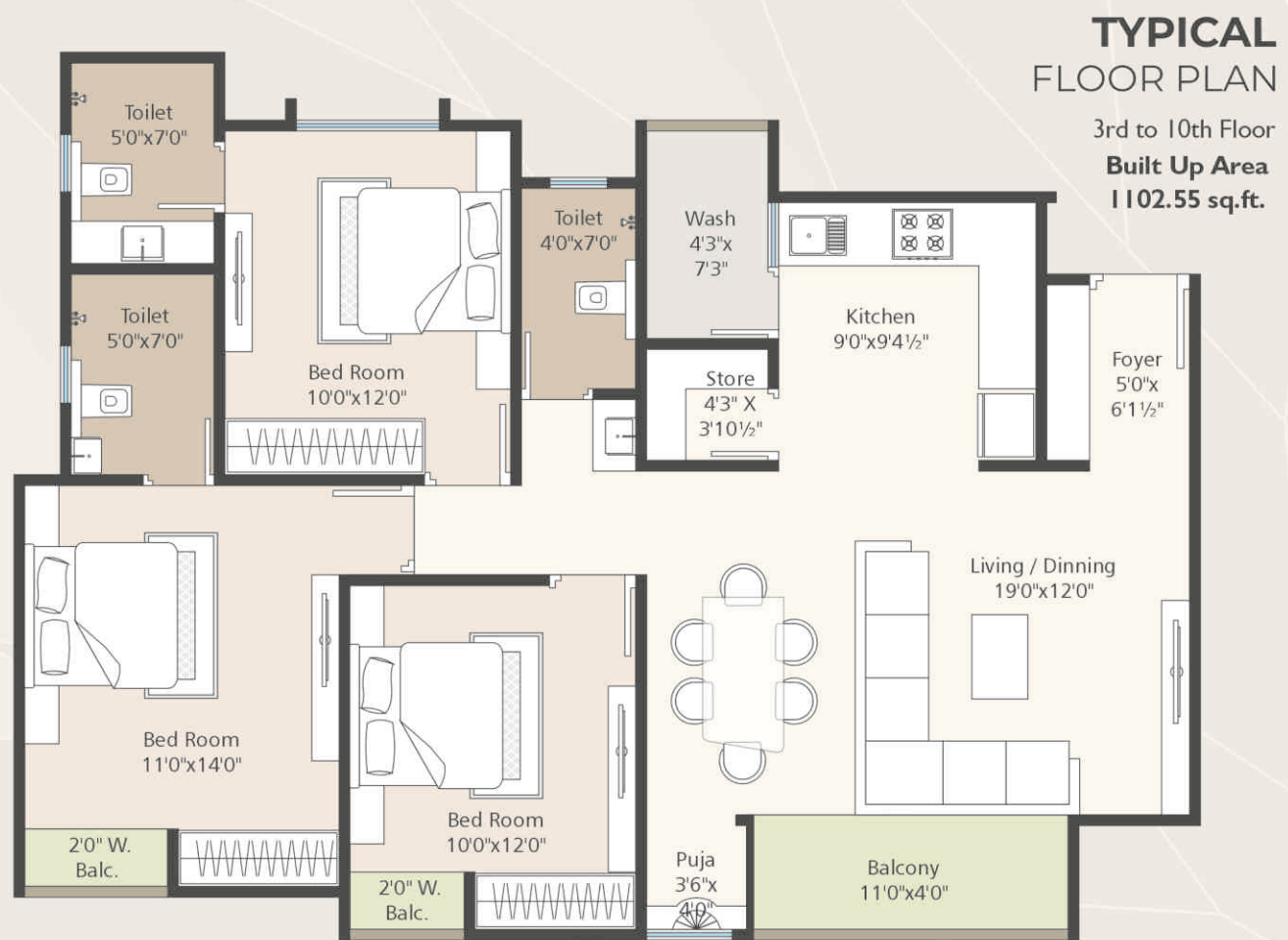


24.00 Mt Wide T.P. Road

EXTENDING THE CONCEPT OF SWEET HOME

A home gives you the ultimate soothing and caressing that you and your dear ones seek. You shall feel that essential warmth in the lap of your home, which is considerably made to meet all your needs for leading a graceful life.







VALUE ADDITION



Elegant Entrance Gate with Security Cabin



Landscape garden with Children play equipment



Standard quality 3 Lift for each tower with power backup generator (**STRETCHER LIFT**)



Brickbat water proofing treatment and china mosaic on terrace.



Underground cabling for esthetic look of the project



RCC Trimix road



Entire campus will under CCTV camera surveillance.



- Attractive Number plates & Letter Box in each unit.
- Attractive Name Plate in each tower

25++

AMENITIES



Fire Safety with alarm & sprinklers



- RCC road with proper signouts & Necessary Speed Breakers



Allotted car Parking



24 Hrs. security.



Multipurpose Hall



AC Gymnasium



AC Mini Theater



Children Play Area

LEISURE AMENITIES



- Landscape Garden
- Executive sound system in common plot



Campus Surrounded with greenery



Joggers Track



Senior Citizen Sitting Area



Attractive foyer with sitting area in each tower



7 kw Solar System in each tower



Well design light pole in common area.



Underground & overhead water tank



SPECIFICATIONS

STRUCTURE :

- Well designed & earthquake resistance RCC Frame structure with good quality material as per structural engineer's design specifications.

FLOORING :

- Superior quality vitrified flooring.

KITCHEN :

- Granite top platform with S.S. Sink.
- Decorative glazed tiles dedo up to lintel level.

DOOR-WINDOW :

- Attractive main door with wooden frame veneer with polish.
- Good quality flush door in all bedrooms with laminates on both side.
- Aluminium windows with granite frame.
- Safety grill in window

ELECTRIFICATION :

- Concealed wiring of standard quality with modular switches.
- T.V. Point in living room & master bedrooms.
- A.C. Point in all bedrooms.
- General listing in common areas.

TOILET / PLUMBING :

- Standard quality sanitary ware & branded quality plumbing fittings.
- Decorative glazed tiles dedo upto lintel level with modern concept.

COLOUR :

- Exterior color with damp proof coating & internal putty with paint.