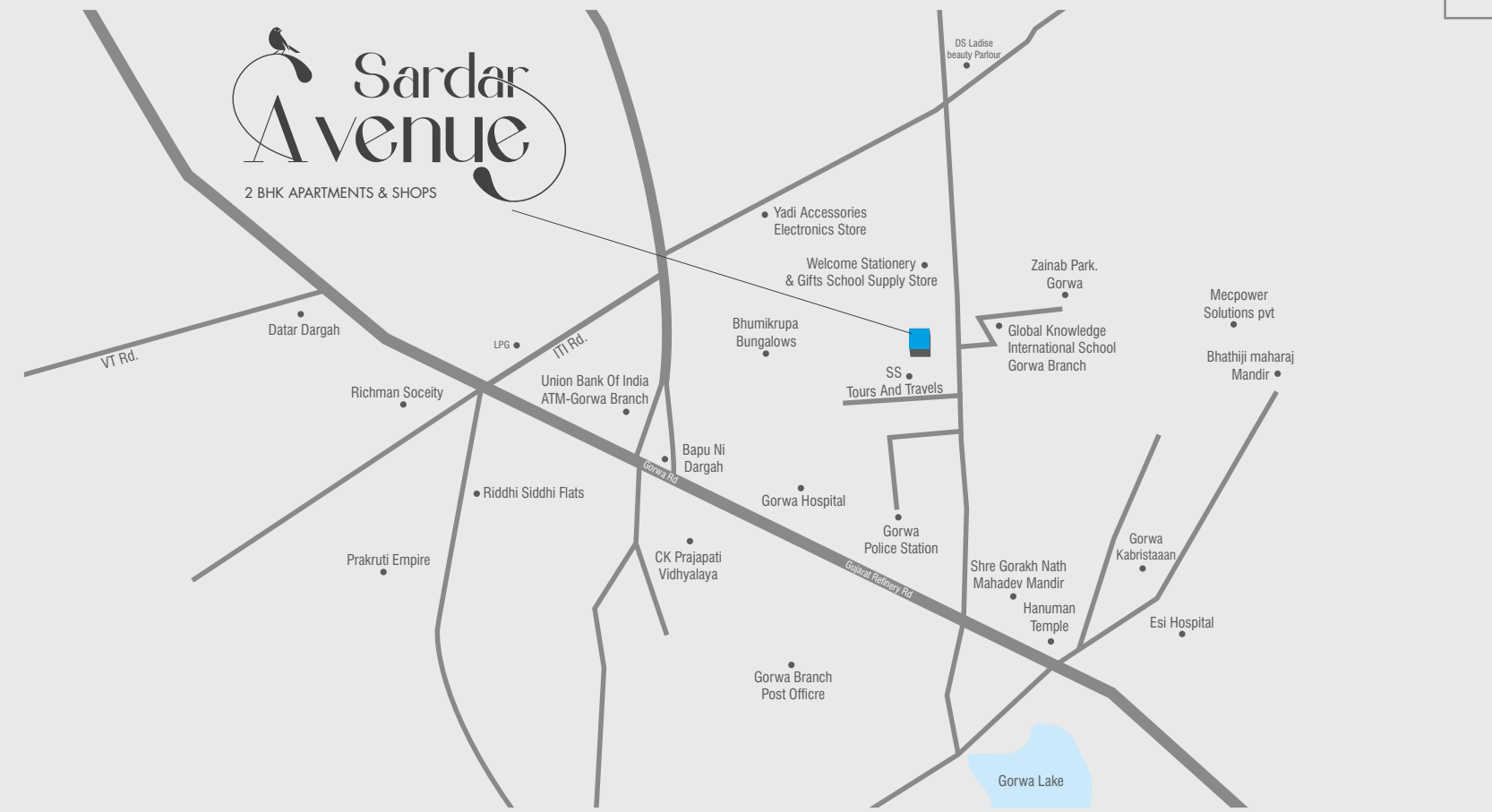


Key Plan



Organizer: **SARDAR REALTORS**
 Email: sardarrealtors92@gmail.com

Site: **Sardar Avenue**, Opp. paramdham Society,
 B/h Gorakhnath Mandir, Gorwa, Vadodara-390016.
 Ph.:- **+91 98982 72400 | 98259 80485 | 70165 34688**



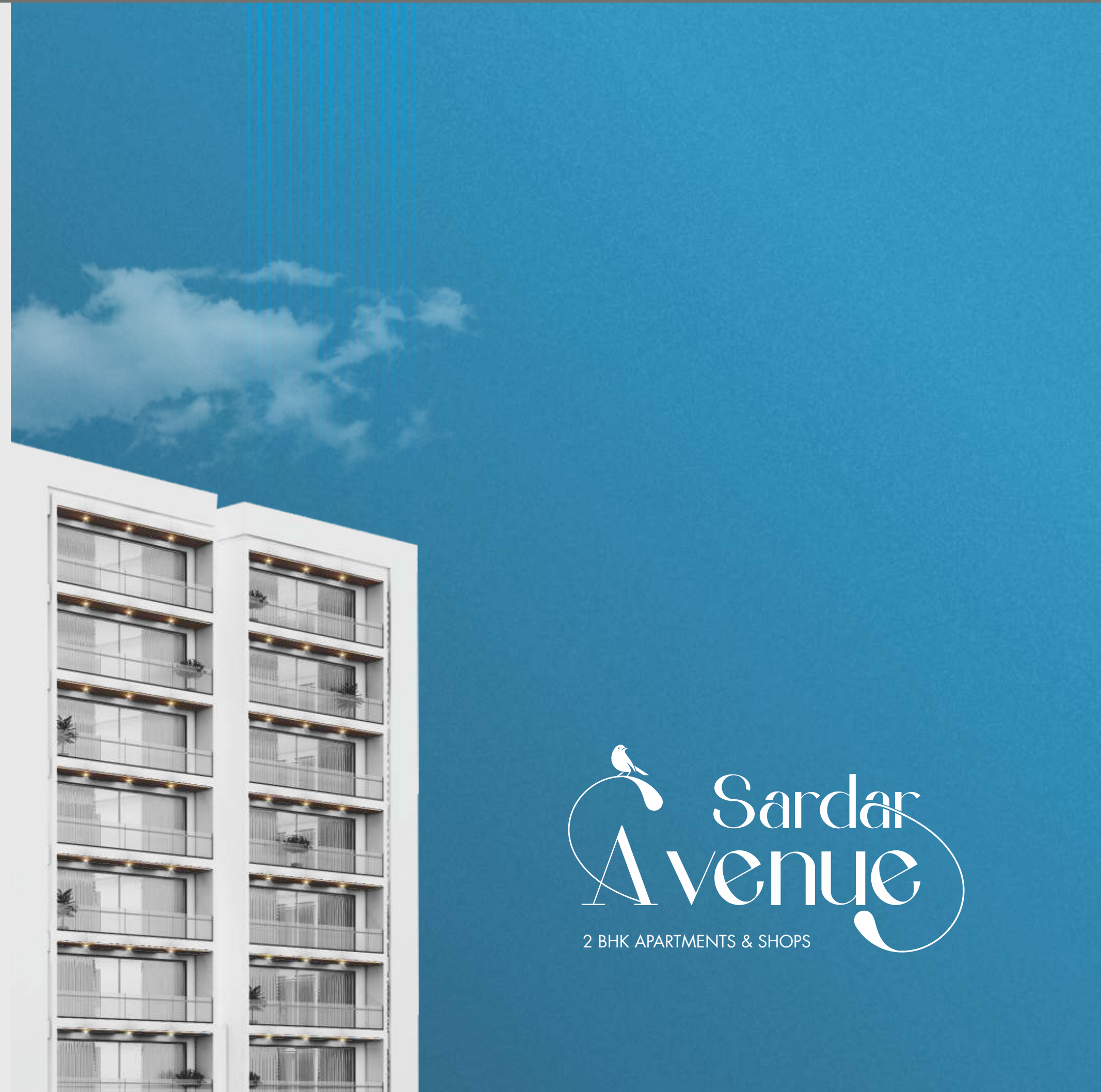
A project by: **GALAXY DEVELOPERS**
 Email: galaxy9269@gmail.com

Architect: **Mitesh Patel | MERU Design studio**
 Email: meruarchitect99@gmail.com

Mode of Payment:
 20% Booking | 5% Plinth | 10% Ground Floor Slab | 10% First Floor Slab | 10% Second Floor Slab | 10% Third Floor Slab | 10% Fourth Floor Slab | 10% Fifth Floor Slab | 5% Sixth Floor Slab
 5% Seventh Floor Slab | 05% Before Possession

Terms & Conditions: (1) Possession will be given after 30 days of settlement of all accounts. (2) Stamp Duty, Registration, Legal Charges, GST, MGVCCL & VMC (VUDA) Charges, Society Maintenance Deposits & Development Charges, etc will be borne by the purchaser. (3) Any additional charges or duties levied by the Government/ Local authorities during or after the completion of the scheme will be borne by the purchaser. (4) Extra work shall be executed after making full payment (5) Cancellation charges as per RERA. (6) In case of delay in water supply, electric light connection, drainage work by the concerned authority, developers will not be responsible. (7) Refund in case of cancellation will be made within 30 days from the date of booking of new client only. (8) Administrative expense of Rs. 20000/- & the amount of extra work (if any) will be deducted from refund amount. (9) All plans are subject to amendments and approval by the relevant authorities. (10) All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. (11) Subject to Vadodara Jurisdiction.

design: stroke&arrow @98240 92010



Sardar Avenue
 2 BHK APARTMENTS & SHOPS



Sardar Avenue

All that you wished for in your dream home comes to you at **Sardar Avenue**.

Set at **Gorwa**, a fast developing residential locality, these elegant **2 BHK** apartments and smart retail units are sure to bring joy to you and your family.

Every residence is thoughtfully planned to maximize utility of space and bring in abundance of natural light and air. The premium finishing and top quality fixtures not only make your homes look stylish but also ensure durability.

The ground floor retail units are planned to maximize business growth for the shop owners and convenience for the residents. While the in-campus patrons enjoy proximity to daily essentials, the shops benefit from the captive customer base and fresh footfalls due to a road-facing elevation.

Ground Floor Layout Plan



Typical Floor Layout Plan





Amenities

- Standard quality elevators with power back-up
- Heat and water proofing treatment to the terrace
- Ample car parking
- Paved compound with decorative lighting
- 24 hours water supply with underground and overhead water tank with sensor
- 24 Hours Security
- Individual name plates & letterbox



Specification

Structure:
Well designed RCC frame structure as per structural engineer's design.

Flooring:
Vitrified flooring in living, dining, kitchen, balcony, and all bedrooms, and ceramic tiles in bathrooms.

Kitchen:
Granite platform with SS kitchen sink and designer tiles up to lintel level over the platform

Bathrooms:
Designer tiles up to lintel level with quality bath fittings, sanitary ware and glazed tiles. Geyser point in Bathrooms.

Plumbing:
Systematic wall concealed CPVC / UPVC branded plumbing fitting.

Doors & Windows:
Decorative main door with standard safety lock and fittings. All other internal doors are flush doors with laminates. Aluminum section windows with reflective glass & safety grill

Electrification:
Concealed copper ISI wiring and good quality modular switches with sufficient points. Provision for Split AC in master bedroom. Geyser point in bathroom. MCB in main distribution board.

Finishing:
Internal smooth finish plaster and distemper paint on internal walls. External waterproof plaster with semi-acrylic exterior paint. Railing with enamel paint & exterior weather resistant paint.