



Heritage
SQUARE

2 & 3 BHK APARTMENTS | SHOPS



Developers: **SAI SQUARE DEVELOPERS**

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 Email: heritage_property@yahoo.com

Site: **Heritage Square**, B/h. Apsara Skyline Shopping Mall,
 Pratapnagar Main Road, Vadodra, Gujarat 390004

Architect: **Ar. Ranjit Rajput**
 Structural Consultant: **Zarna Associates**

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, MGCL & 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 Vadodra Jurisdiction.

RERA Reg.No.:
 RERA Website: <https://gujrera.gujarat.gov.in>



WELCOME TO A
MODERN CAMPUS OF
**RESIDENTIAL &
COMMERCIAL
SPACES**



**THAT SHALL HELP YOU
REALIZE YOUR DREAMS**

Heritage Square offers residential (2-3 BHK Flats) & commercial spaces located at the well developed vicinity of Pratapnagar. Be it privacy, abundant natural light & aeration, optimum room sizes, or a perfect interior & exterior finish, we have gone all the way to create a picture perfect, efficient and premium campus for you & your family.

The road-facing commercial spaces compliment the residential project offering greater convenience to the residents and a ready clientele to the showrooms & offices.

Heritage Square is an offering of a well experienced and committed team of real estate developers who have made their mark with numerous prestigious projects in Vadodara.





VALUE ADDED 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



SPECIFICATIONS

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.

GROUND FLOOR PLAN





TYPICAL FLOOR PLAN



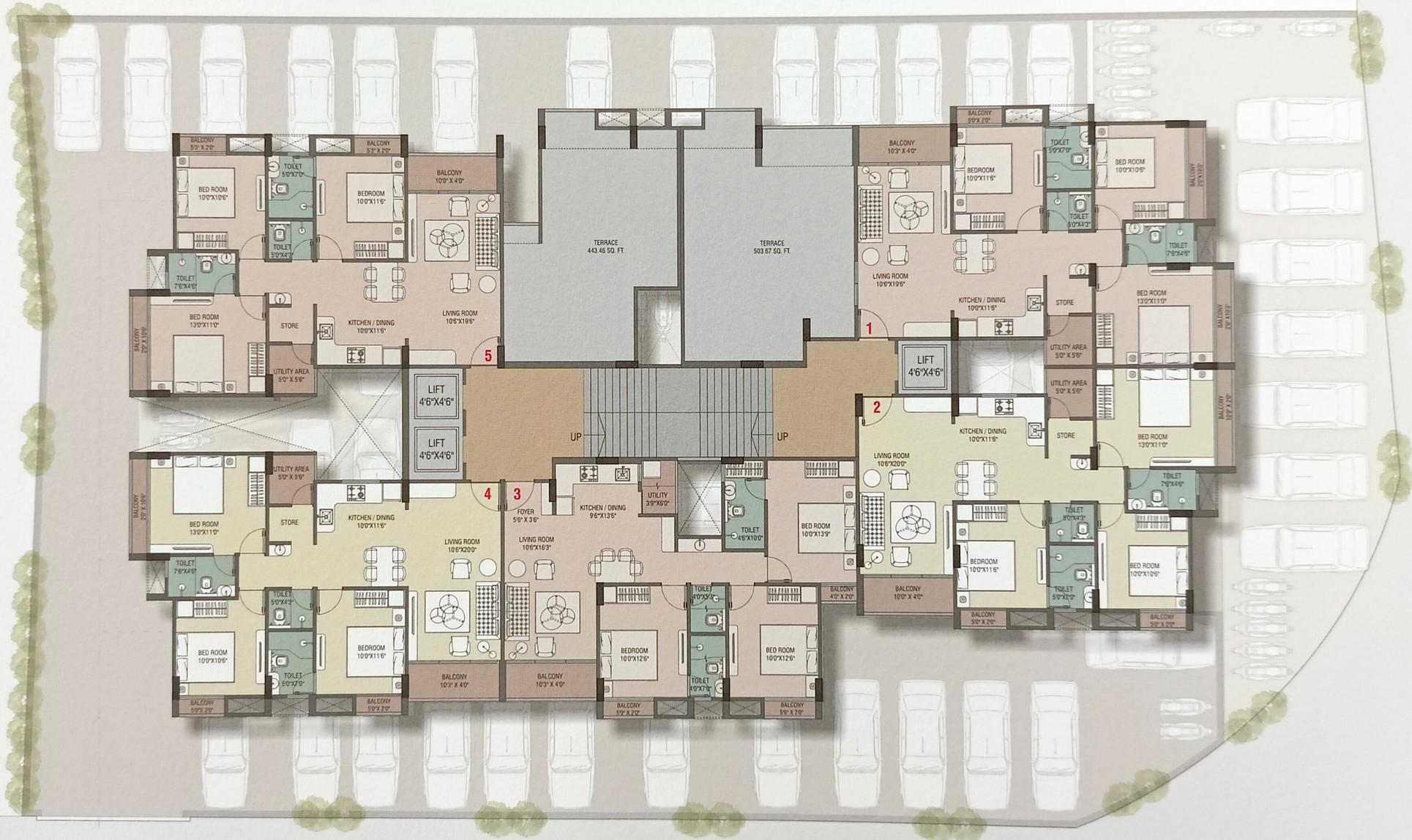
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SEVENTH FLOOR PLAN



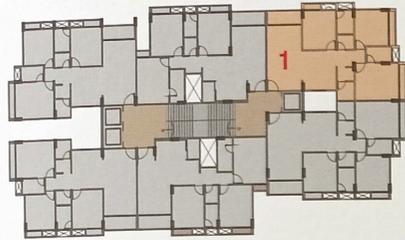
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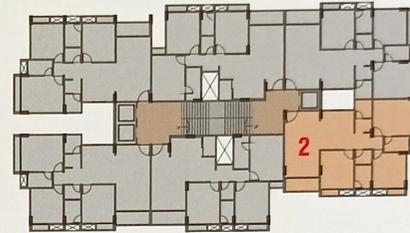




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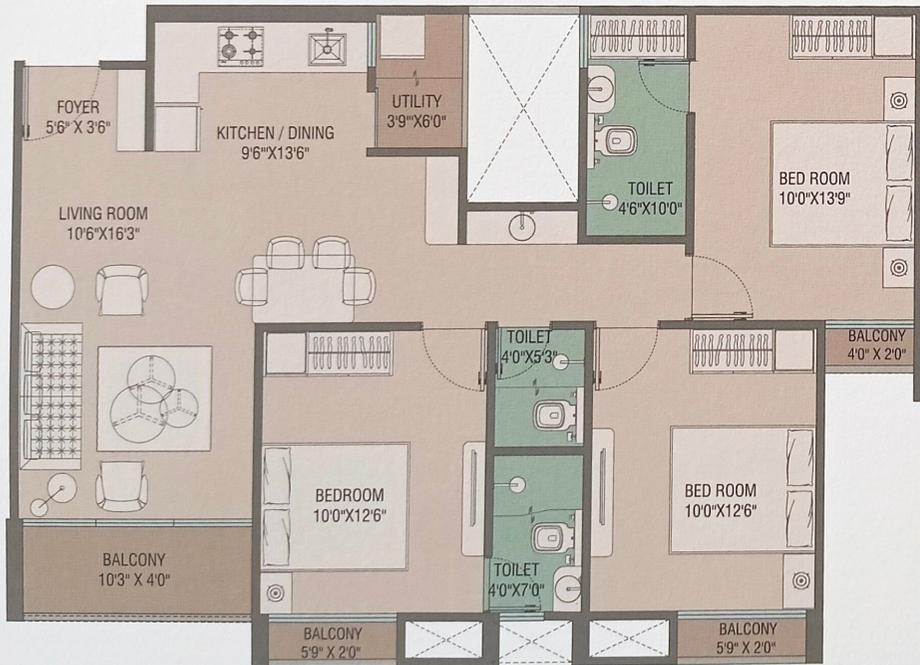



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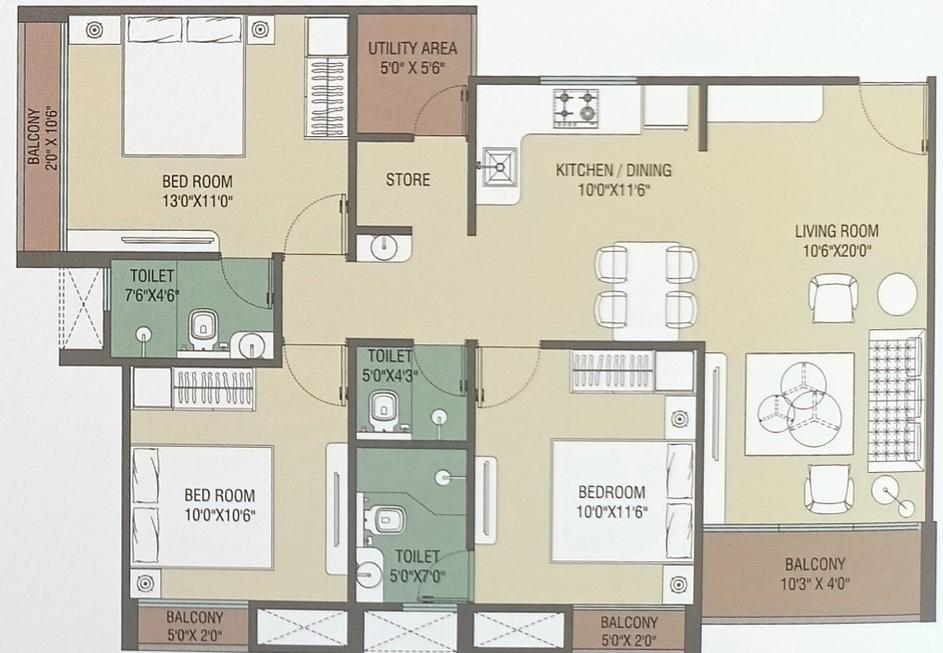
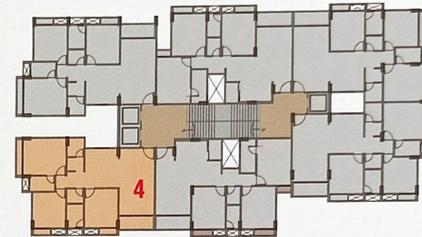




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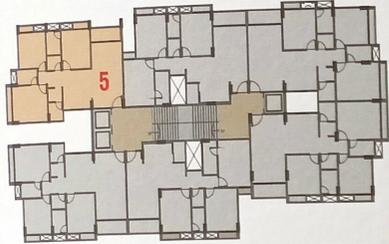



TYPE D





TYPE E




TYPE F

