

|| Shree Ganeshay Namah ||



Developer :  
**SANDERI INFRASPACE**

Site Address:  
"SHILP EXOTICA"  
Opp. Prime Plaza, Vadodara-Waghodia Road,  
Amodar, Vadodara-390 019.

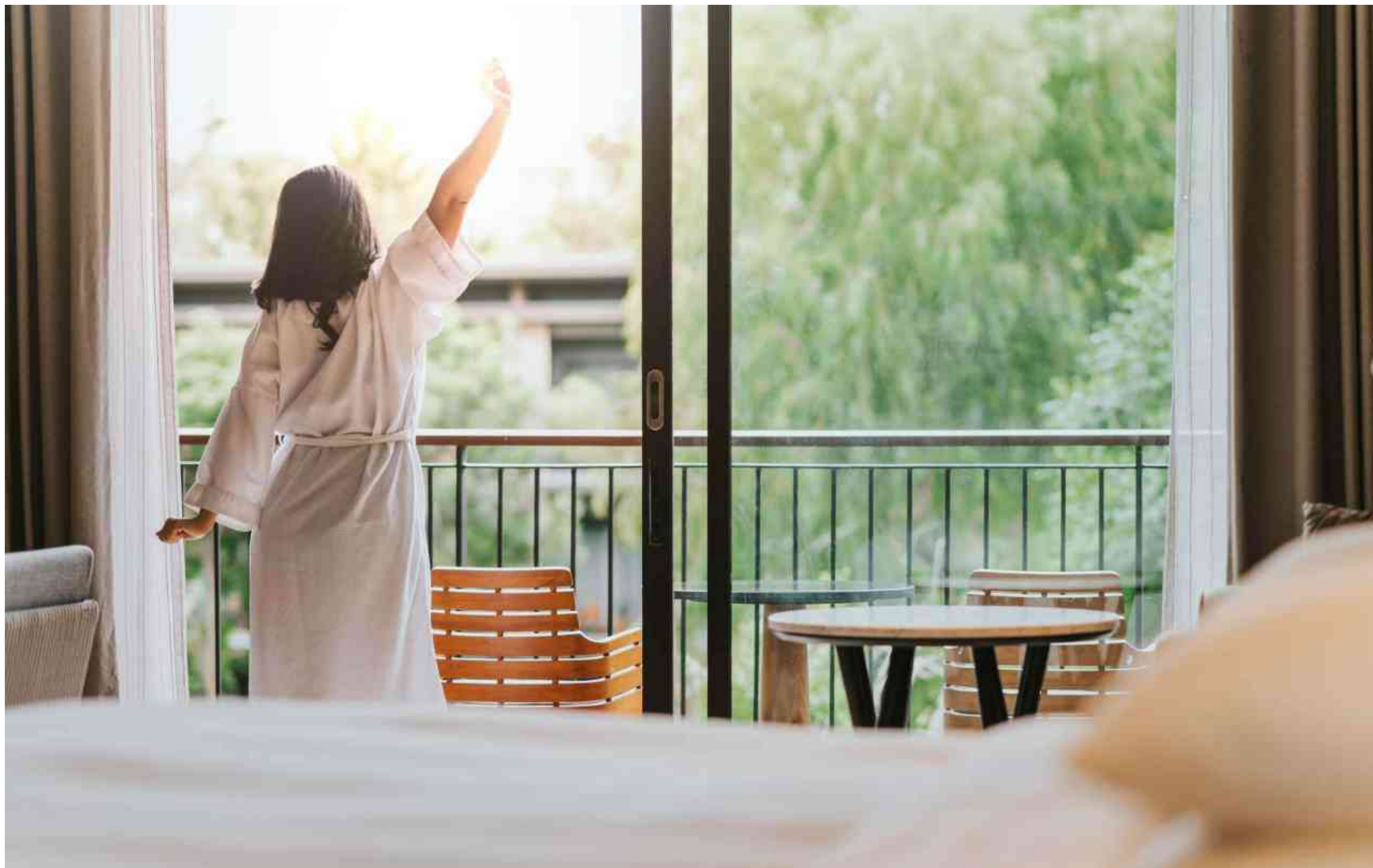
Contact:  
+91 92271 25211  
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Email:  
sanderiinfraspac@gmail.com

Location:



3.5 & 4.5 BHK SERENE BUNGALOW



## WAKE UP TO THE WORLD OF EXOTICA

As the golden rays of the sun filter through the windows, each morning begins with the promise of tranquility and splendor. Ship Exotica Bungalows offer a haven where you can embrace the beauty of life from the comfort of your home. Experience mornings filled with peace, surrounded by a symphony of nature's finest.

88  
BUNGLOWS



## A GRAND WELCOME AWAITS YOU

Step into a world of elegance as you enter Ship Exotica through a beautifully crafted gate that exudes sophistication and grandeur. Designed to create a lasting impression, the entryway perfectly sets the tone for the luxury that lies beyond.



## YOUR PATHWAY TO PERFECTION

Wide, meticulously planned streets lined with lush greenery offer a picturesque setting for your everyday journey. At Ship Exotica, every detail is crafted to enhance the living experience, blending aesthetics with convenience.

BALCONIES  
THAT BREATHE  
LIFE





## A SYMPHONY OF DESIGN & NATURE

Ship Exotica redefines urban living with thoughtfully designed streetscapes that blend seamlessly with the natural beauty around. Each step you take is a journey into a world where aesthetics and functionality converge.



## LAYOUT PLAN

18.00 MT. WIDE TPS ROAD

CLUB HOUSE

CHILDREN PLAY AREA

PATH WAY

GARDEN

GARDEN WITH SEATING

6.00 MT. WIDE INTERNAL ROAD

7.50 MT. WIDE INTERNAL ROAD

7.4 MT. WIDE INTERNAL ROAD

7.50 MT. WIDE INTERNAL ROAD

7.4 MT. WIDE INTERNAL ROAD

7.4 MT. WIDE INTERNAL ROAD

7.50 MT. WIDE INTERNAL ROAD

7.50 MT. WIDE INTERNAL ROAD

12.00 MT. WIDE TPS. ROAD

12.00 MT. WIDE TPS. ROAD

VADODARA - WAGHODIA MAIN ROAD

<<<< TOWARDS WAGHODIA

TOWARDS VADODARA >>>>

### AREA TABLE

| PLOT NO. | PLOT TYPE | PLOT AREA |
|----------|-----------|-----------|
| 01       | A         | 1255      |
| 02 to 09 | A         | 1012      |
| 10       | A         | 1101      |
| 11       | B         | 1152      |
| 12 to 15 | B         | 1001      |
| 16 & 17  | B         | 1236      |
| 18 to 21 | B         | 1001      |
| 22 & 23  | B         | 1152      |
| 24 to 27 | B         | 1001      |
| 28       | B         | 1245      |
| 29A,B    | B         | 1888      |
| 30 to 32 | B         | 1003      |
| 33       | B         | 1362      |
| 34       | C         | 1173      |
| 35 to 38 | C         | 977       |
| 39       | C         | 1610      |
| 40       | C         | 1108      |
| 41 to 45 | C         | 927       |
| 46 & 47  | C         | 1103      |
| 48 to 52 | C         | 927       |
| 53 & 54  | C         | 1108      |
| 55 to 59 | C         | 927       |
| 60 & 61  | C         | 1103      |
| 62 to 66 | C         | 927       |
| 67 & 68  | C         | 1108      |
| 69 to 73 | C         | 927       |
| 74 & 75  | C         | 1103      |
| 76 to 80 | C         | 927       |
| 81       | C         | 1108      |
| 82       | C         | 996       |
| 83 to 87 | C         | 967       |
| 88       | C         | 1116      |

AREA IN SQ. FT.



## A SYMPHONY OF DESIGN & NATURE

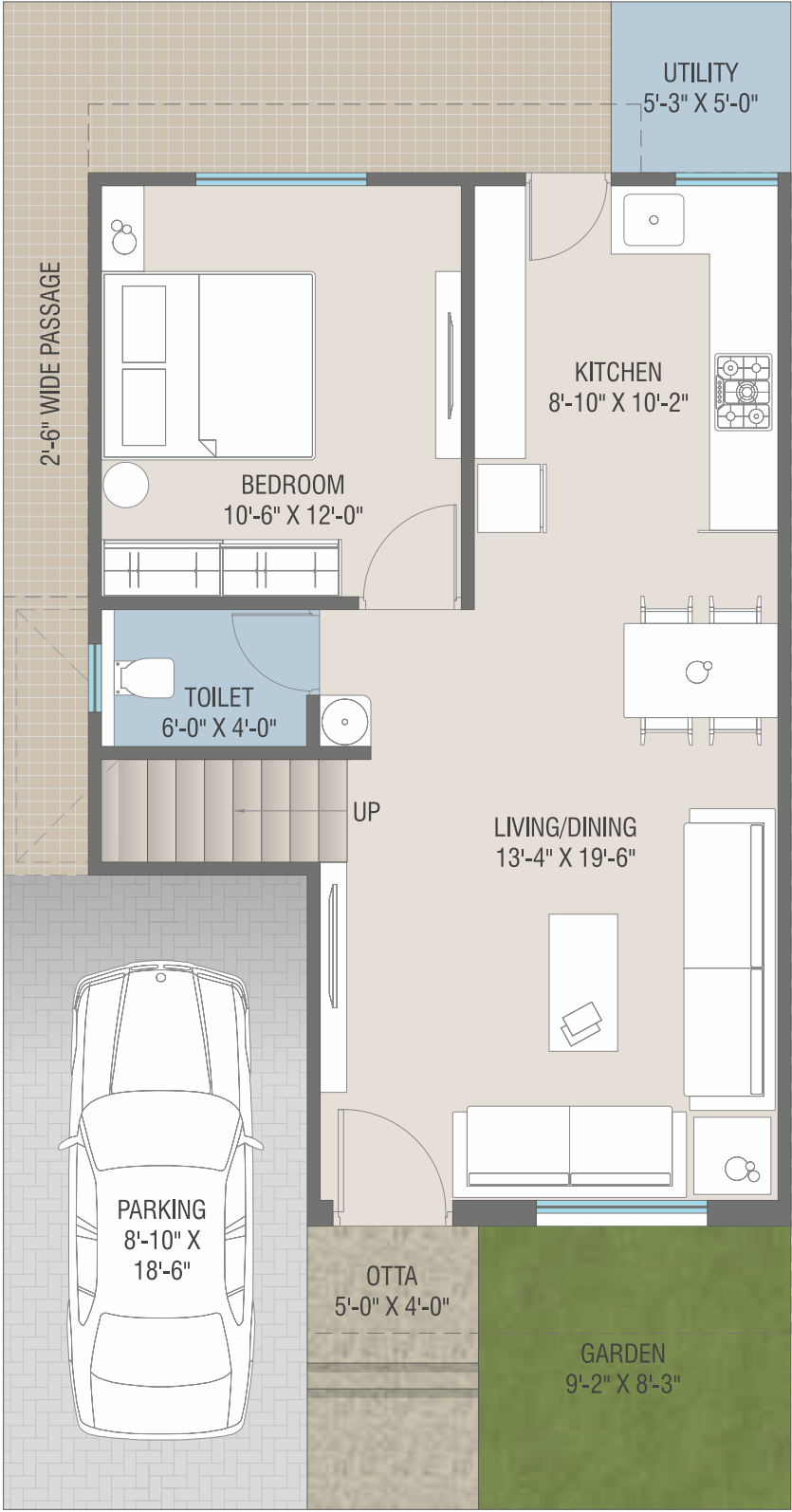
Discover the grandeur of Ship Exotica from a bird's-eye view. The perfectly aligned bungalows, sprawling greens, and serene atmosphere create a harmonious visual masterpiece that you'll be proud to call home.



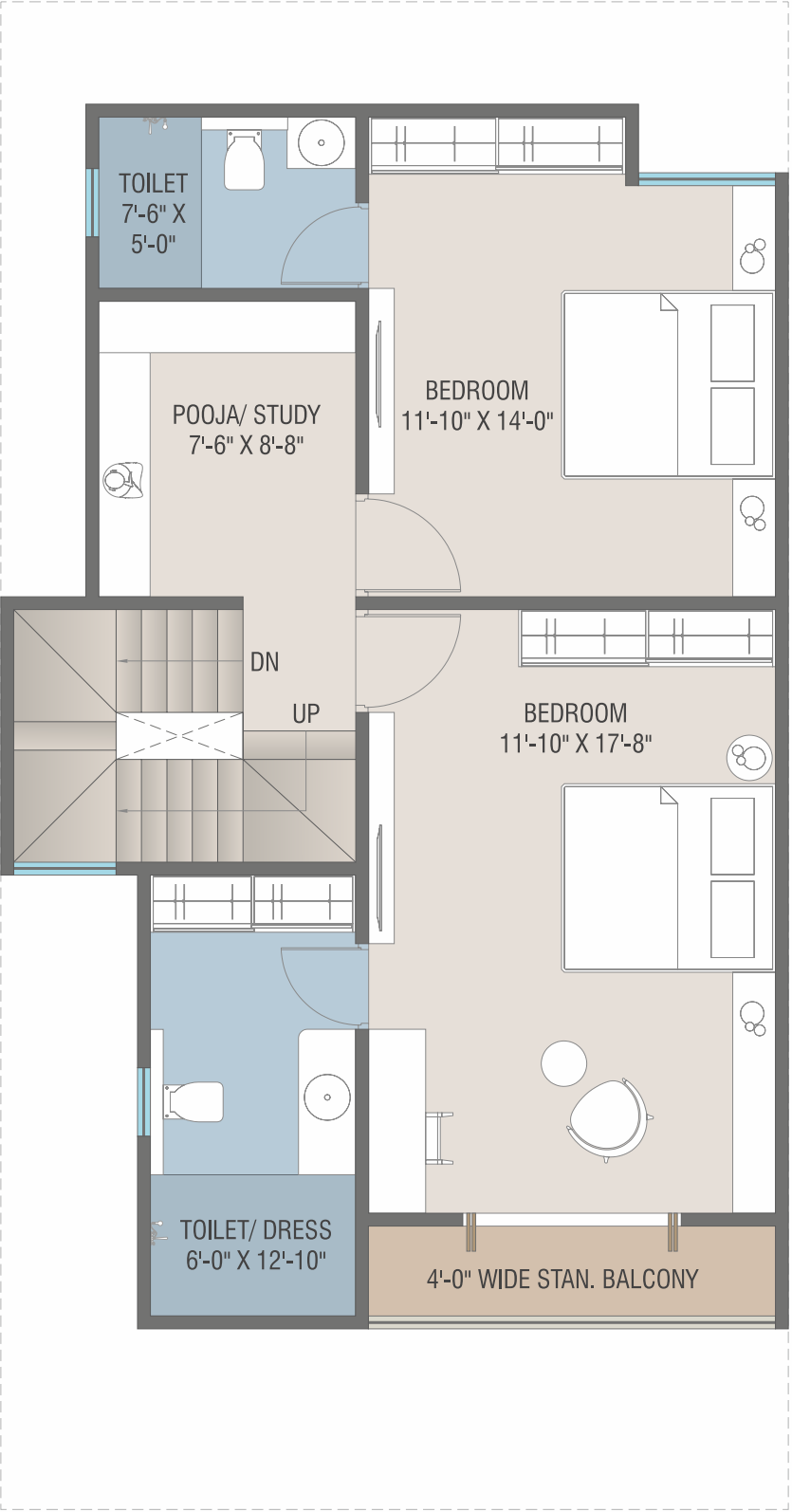
(PLOT 01 TO 10)

TOTAL CONSTRUCTION AREA  
1900.00 SQ.FT.

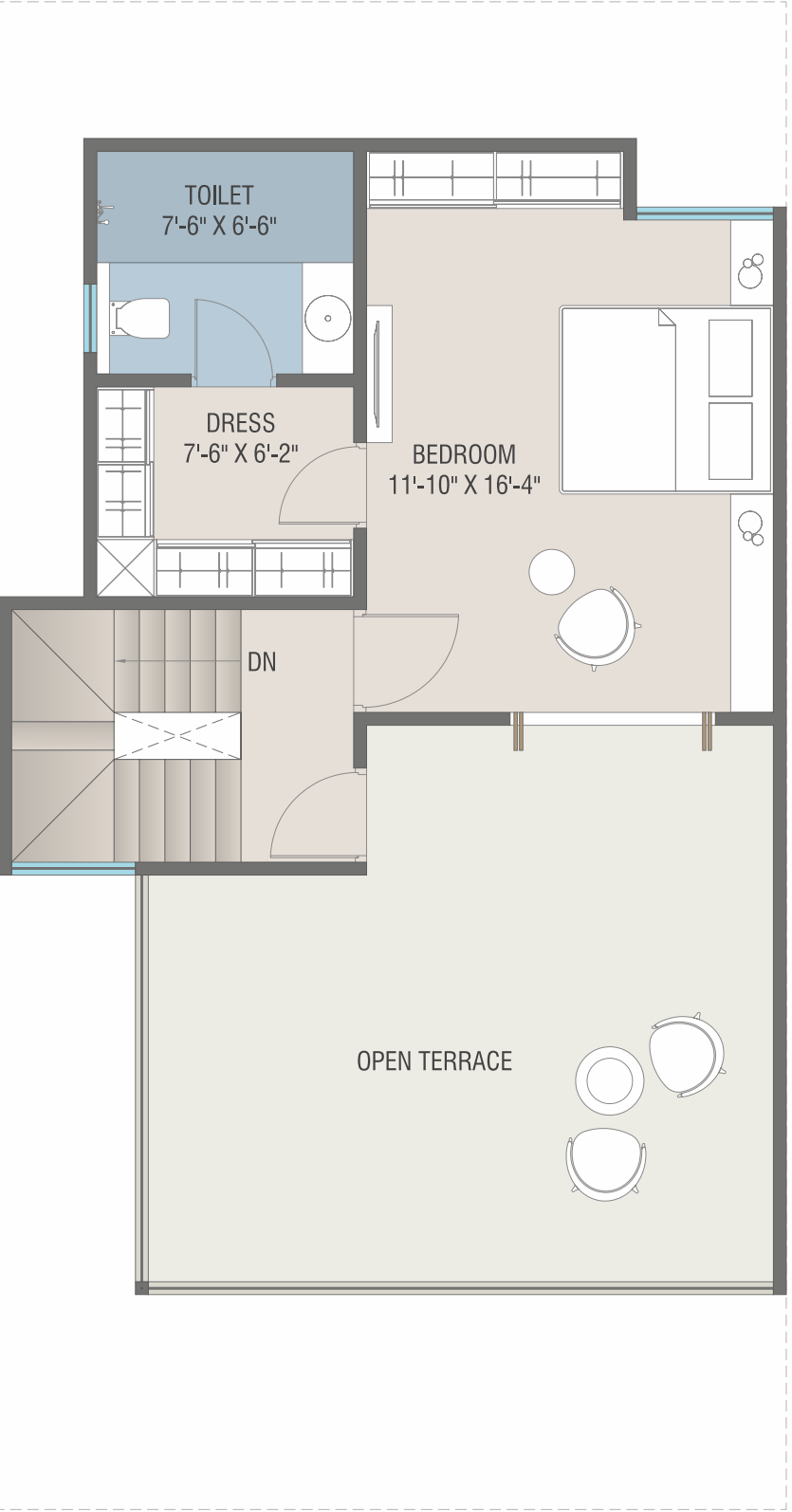
GROUND FLOOR



FIRST FLOOR



TERRACE FLOOR FLOOR

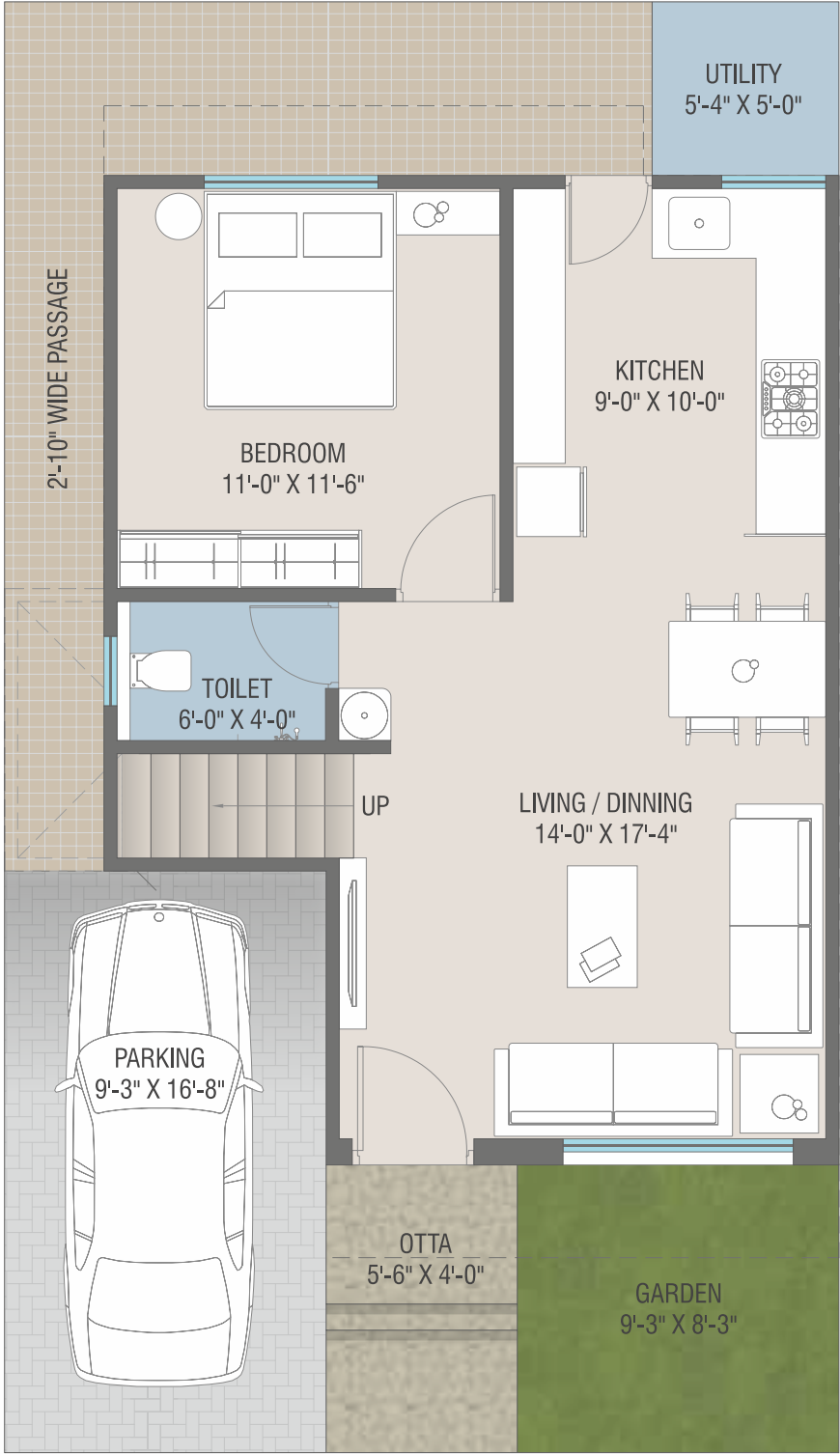




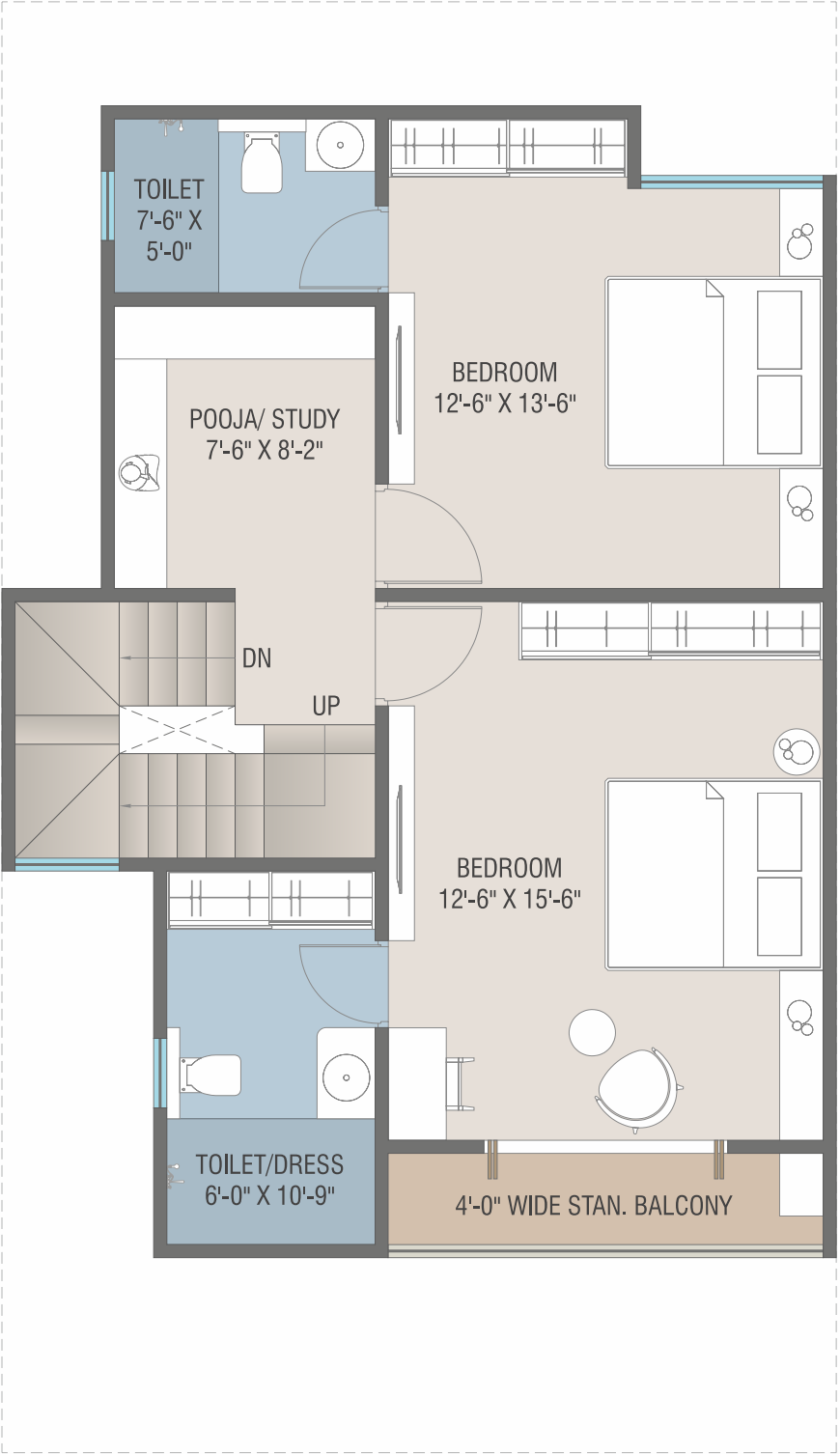
(PLOT 11 TO 33)

TOTAL CONSTRUCTION AREA  
1850.00 SQ.FT.

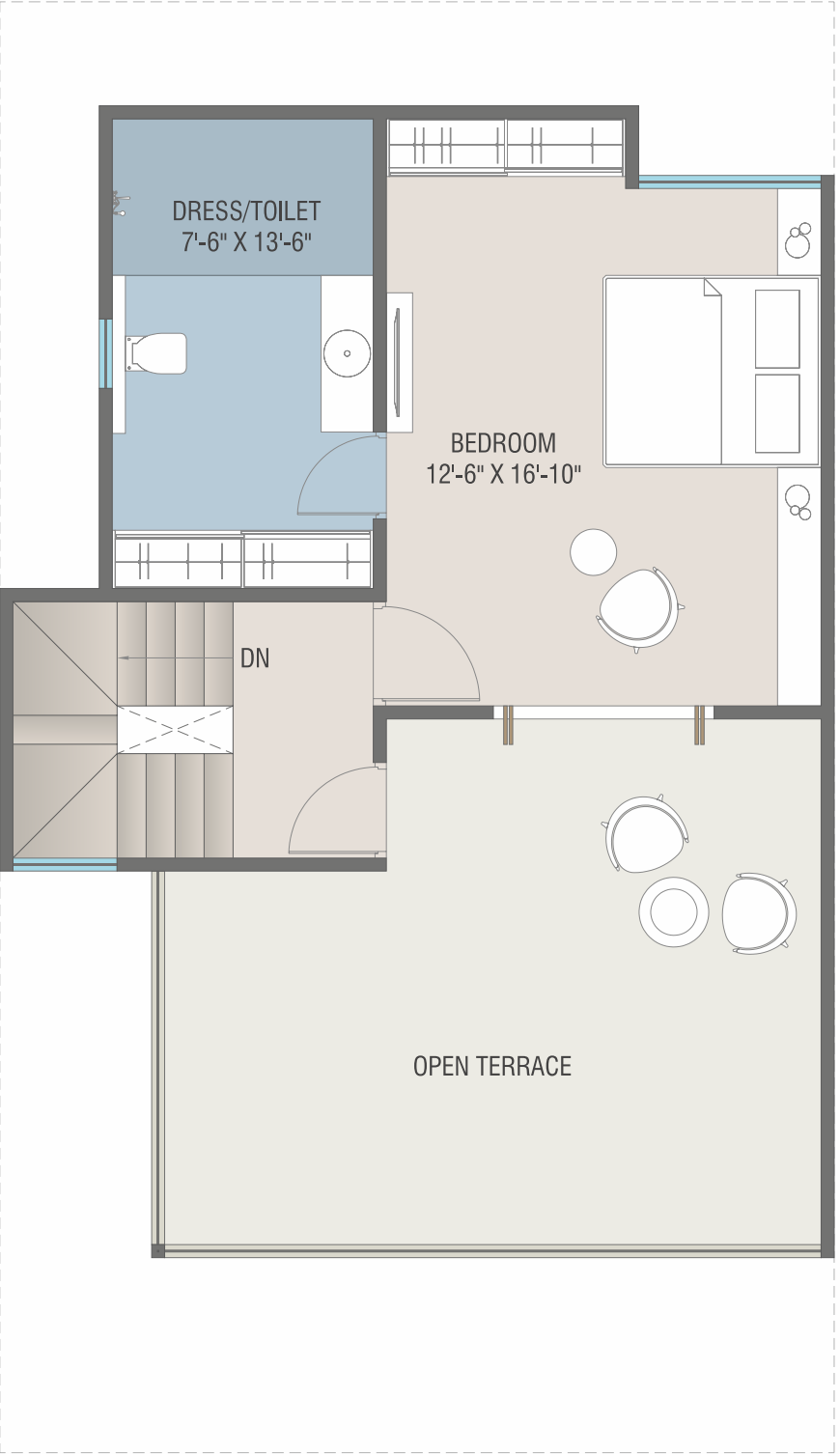
GROUND FLOOR

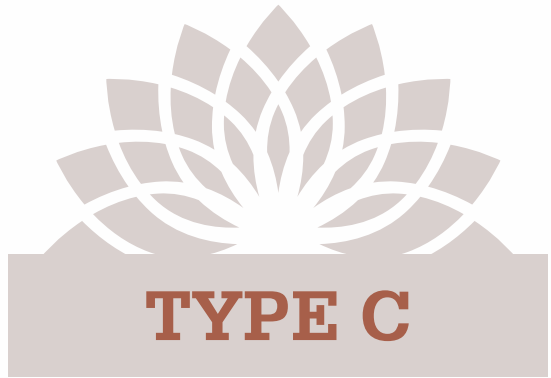


FIRST FLOOR



TERRACE FLOOR FLOOR

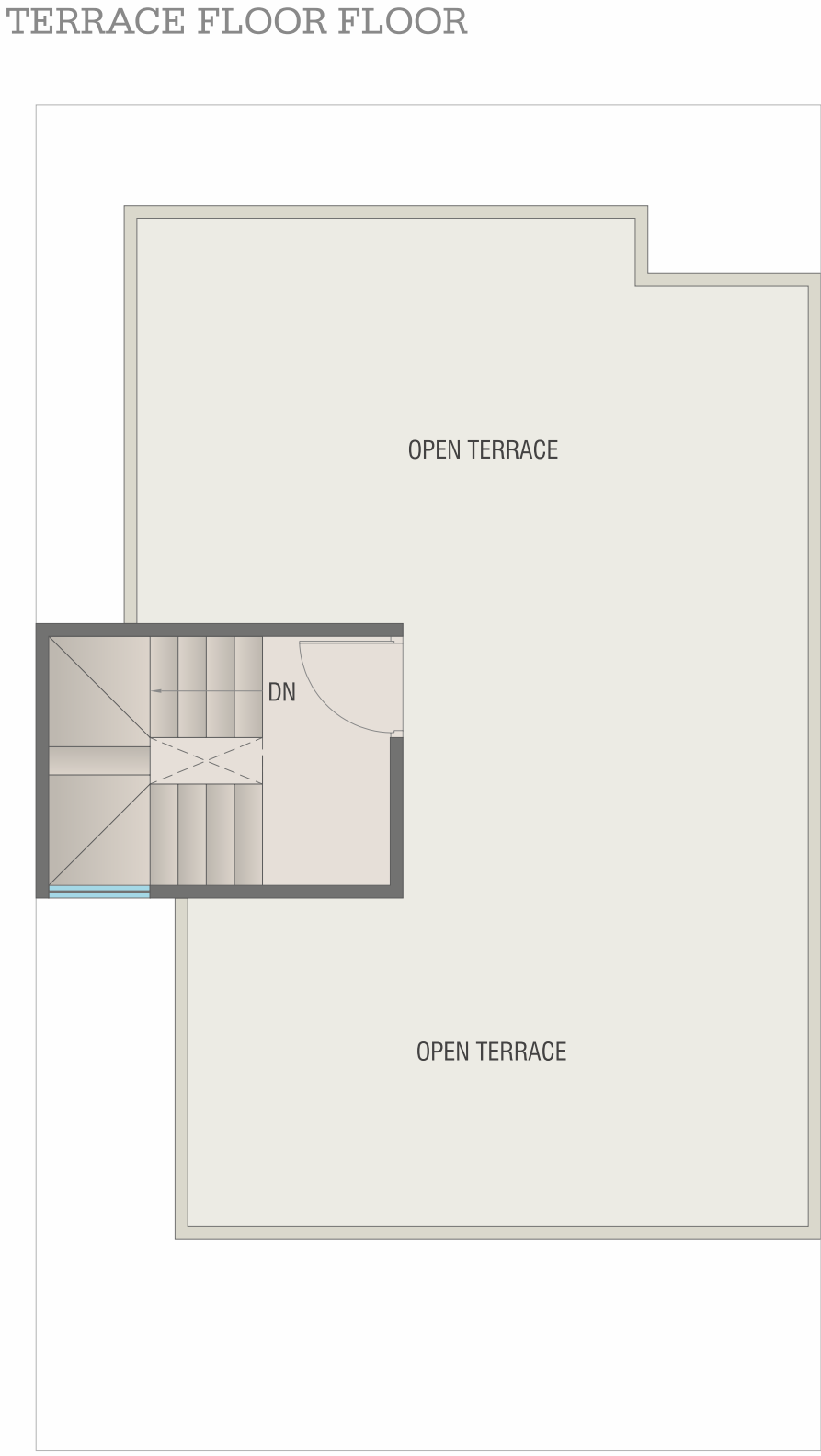
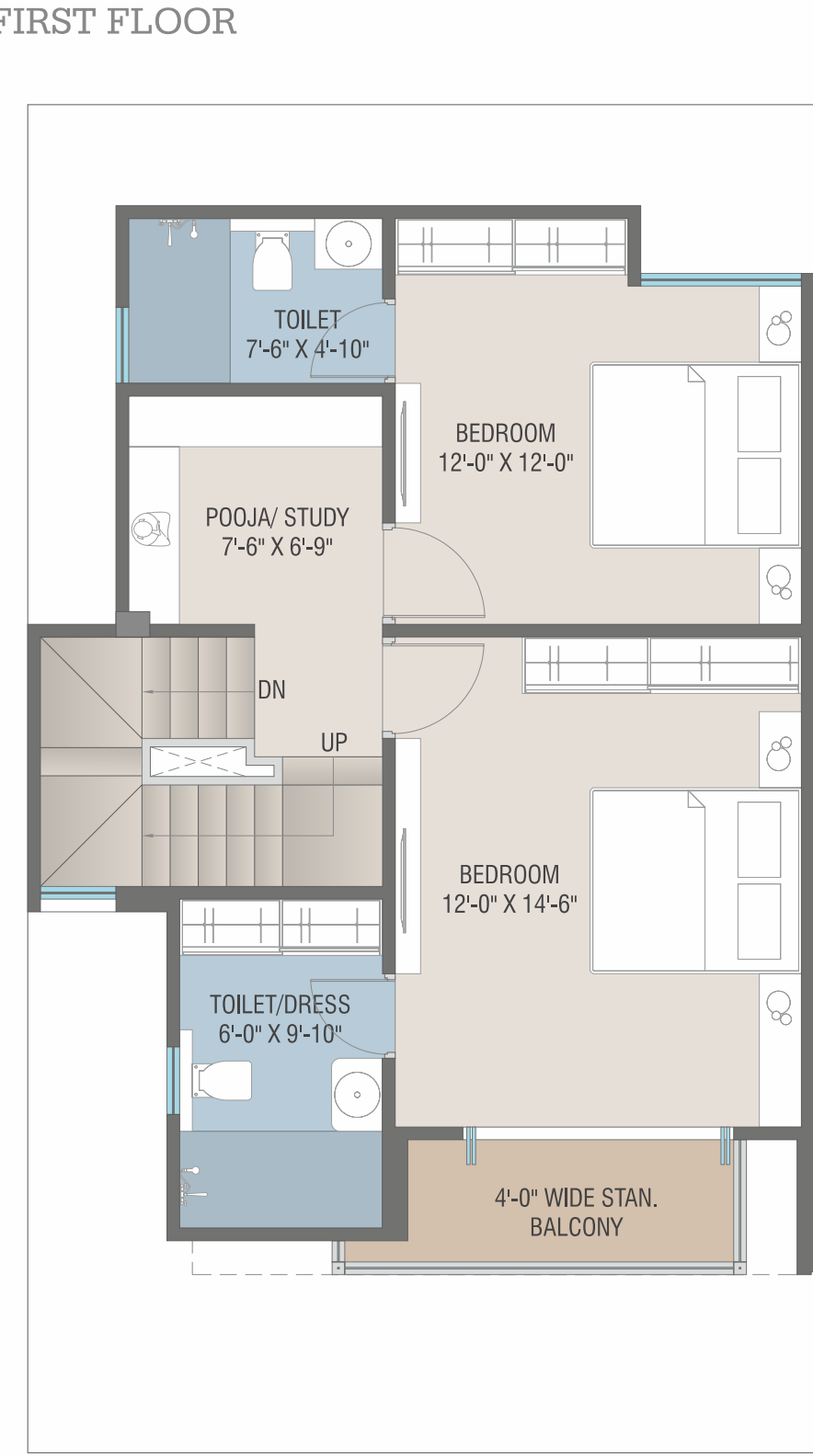
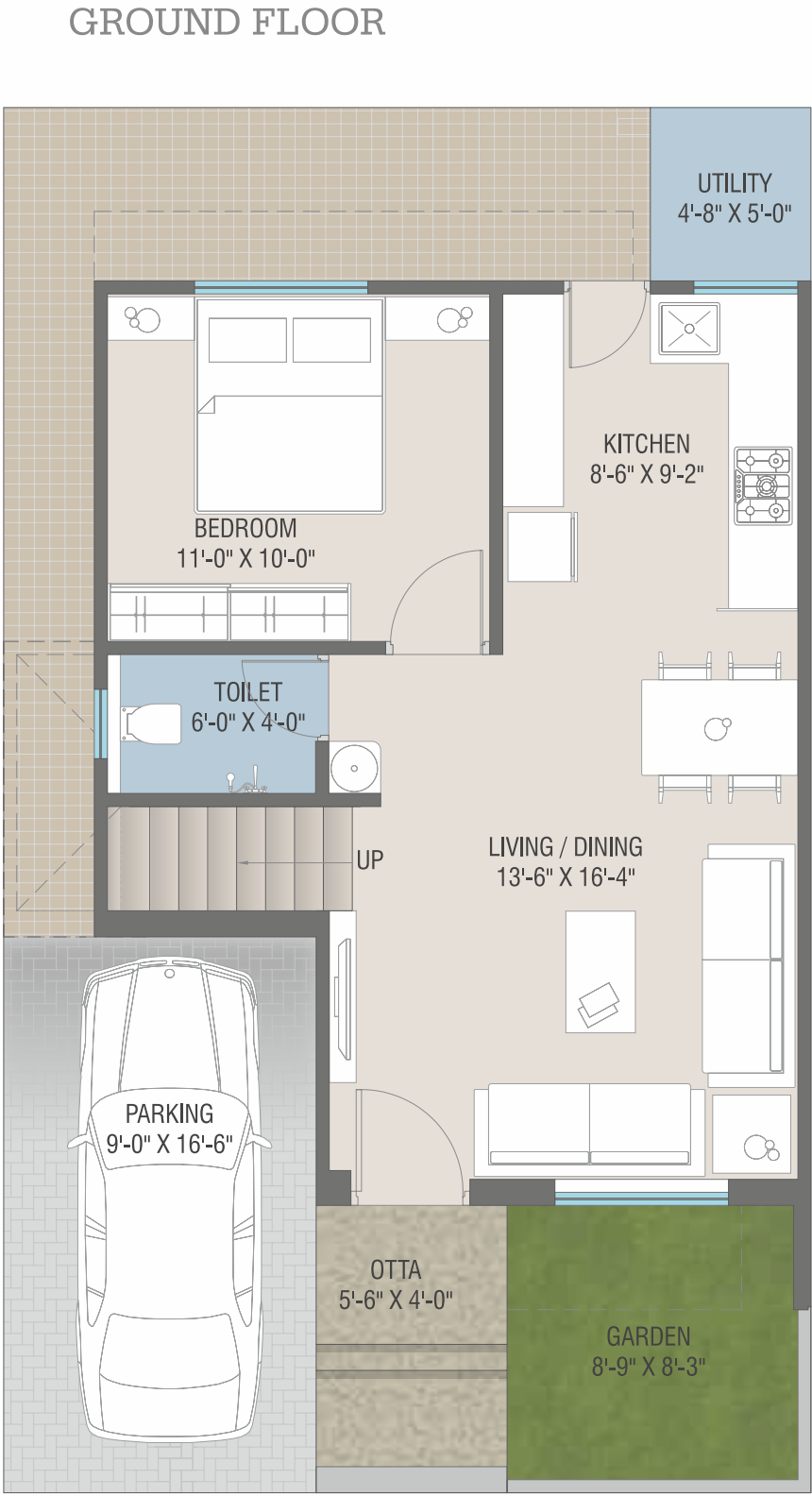




TYPE C

(PLOT 34 TO 88)

TOTAL CONSTRUCTION AREA  
1390.00 SQ.FT.





THE  
CLUB HOUSE



## AMENITIES

- AC MULTIPURPOSE HALL
- AC GAME & GYMNASIUM
- CHILDREN PLAY AREA
- LANDSCAPE GARDEN
- UNDERGROUND ELECTRIC CABLING FOR WIRE FREE CAMPUS
- ANTI -TERMITE TREATMENT TO EACH UNIT
- R.O. WATER PURIFIER TO EACH UNIT
- TRIMIX CONCRETE INTERNAL ROAD WITH SIDE PAVER BLOCKS



## VALUE ADDED AMENITIES

- SINGLE ENTRY GATE WITH SECURITY CABIN
- CCTV SURVEILLANCE IN COMMON AREA
- RAIN WATER HARVESTING
- AUTOMATED STREET LIGHT IN ENTIRE COMMEN AREA CAMPUS
- NAME AND NUMBER PLATE FOR EACH UNIT



## SPECIFICATION

### STRUCTURE:

ALL RCC & BRICK MASONARY STRUCTURE AS PER STRUCTURAL ENGINEER'S DESIGN

### FLOORING:

PREMIUM GRADE VITRIFIED TILES IN ALL ROOMS

### KITCHEN :

GRANITE PLATFORM WITH S.S. SINK & PREMIUM BRANDED WALL TILES UP TO LINTEL LEVEL

### DOORS :

DECORATIVE WOODEN MAIN ENTRANCE DOOR WITH FITTINGS AND INTERNAL FLUSH DOORS WITH BOTH SIDE LAMINATE & STANDARD FITTINGS IN STONE FRAMES

### WINDOW:

COLOUR ANODIZED ALUMINIUM WINDOWS WITH MOSQUITO NET AND NATURAL STONE SILL WITH SAFETY GRILLS

### ELECTRIFICATION:

CONCELAED ISI MARK COPPER WIRING WITH GOOD QUALITY MODULAR SWITHCES SUFFICIENT ELECTRICAL POINTS AS PER ARCHITECT'S PLAN , A.C. POINT IN LIVING- ROOM AND ALL BED ROOMS.

### BATHROOMS:

DESIGNER TILES UP TO LINTEL LEVEL WITH PREMIUM BRANDED PLUMING FIXTURE AND VESSELS.

### FINISHING & PAINTS:

INTERIOR: SMOOTH FINISH PLASTER WITH 2 COAT PUTTY AND PRIMER.

EXTERIOR: DOUBLE COAT PLASTER WITH WEATHER RESISTANT PAINT.

### COMPOUND WALL :

LOW HEIGHT COMPOUND WALL WITH ANTI SKID FLOORING.

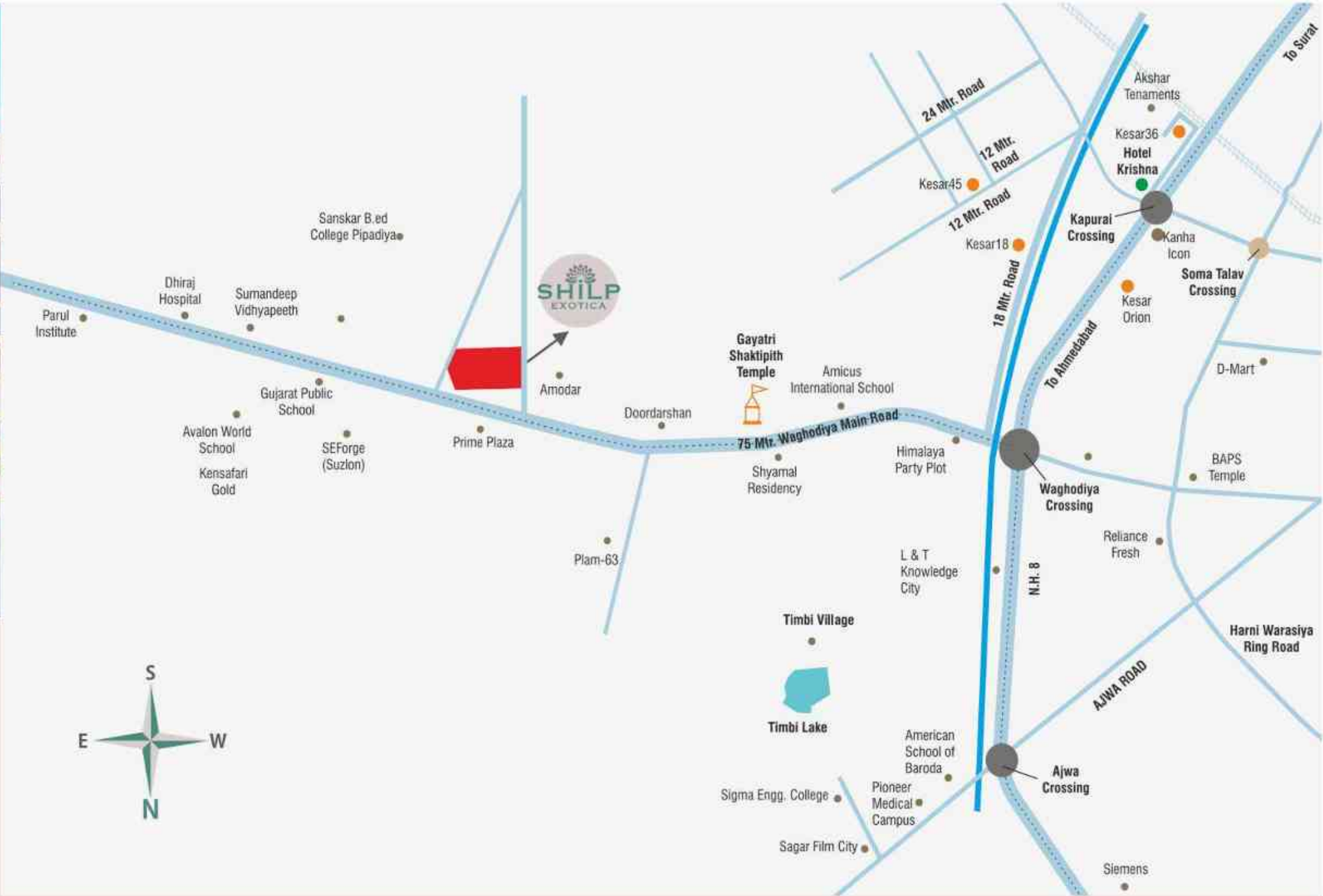
### WATER TANK:

1500 LTR CAPACITY OF UNDERGROUND WATER TANK AND 1000 LTR CAPACITY OF OVERHEAD WATER TANK.

### TERRACE:

OPEN TERRACE FINISHED WITH CHINA MOSAIC.

WATER SUPPLY BY COMMON BOREWELL TO EACH UNIT



Developer : **SANDERI INFRASPACE**

Site Address:

**SHILP EXOTICA**

Opp. Prime Plaza,  
Vadodra-Waghodia Road.,  
Amodar,  
Vadodra-390 019.

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Email:

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Architecture:

**space plus**  
Architects & Planning  
and  
**ANJALI Associate**

Structure:

**ASHOK SHAH  
& ASSOCIATES**

Location:



Payment Mode : 10% Booking | 15% Plinth Level | 20% Ground Floor Slab | 20% First Floor Slab | 20% Plaster Level • 10% Flooring Level • 5% Final Finishing

NOTE: • Possession will be given after one month of settlement of all accounts. • Documentation charges, stamp duty, gst,mgvc meter deposit, legal charges & common maintainance and development charges will be extra. Any new central or state government taxes, if applicable shall have to be borne by the clients. • Extra work shall be executed after making full payment, continuous default payments leads to cancellation. • Architect/developers shall have the rights to change or raise the scheme or any details herein and any change or revision will be binding to all. • In case of delay in water supply, light conection , draingage work by authority, developers will not be responsible. • Refund in case of cancellation will be made withing 30 days from the date of booking of new client only. • The delivery schedule etc will be maintained only if the work is to be done as per the sample. • Any plans, specification or information in this brochure can not form of an offer, contract or agreement. • This brochure does not contain any legal part as per verna.

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