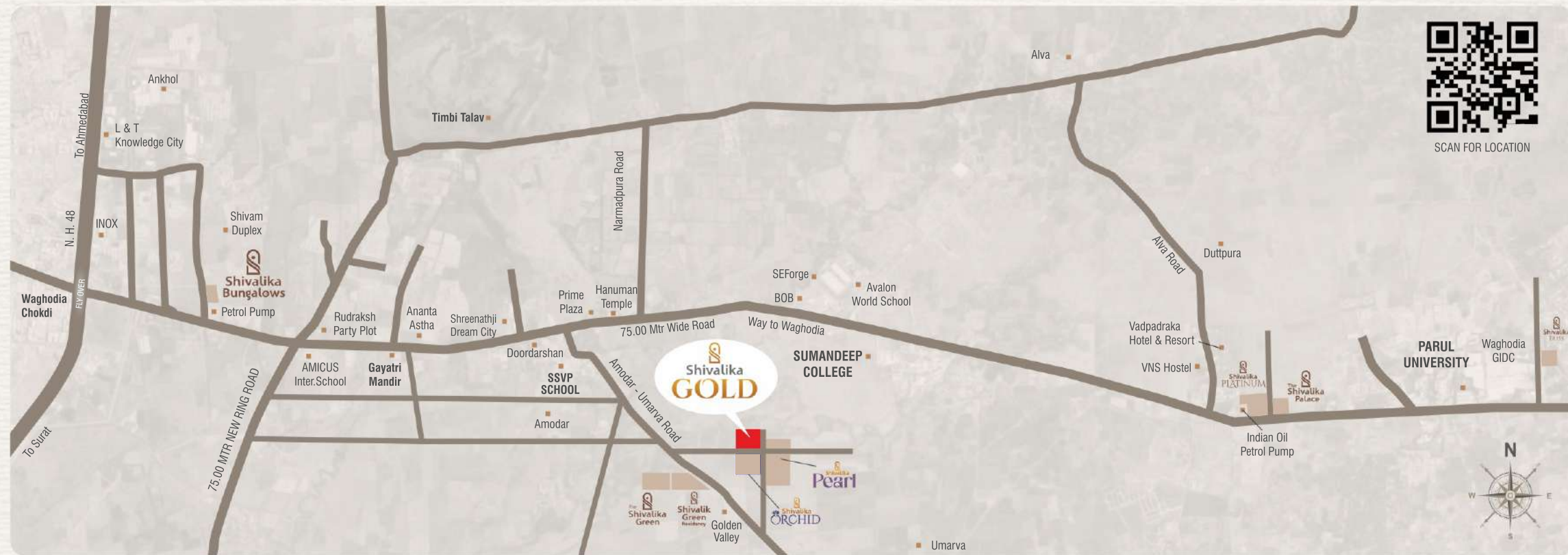




Project By :-



Developers :

OM ENTERPRISE

Site :-

“Shivalika Gold” Opp. Golden Valley, Nr. SSV School,
Amodar - Umarva Road, Waghodia Road, Vadodra.

Contact :

+91 9558817578 | 9979897578

omenterprise1770@gmail.com

Architect :-

Advance
Engineers Architects

Structure :-

Adstruck
Design Limited

Payment Terms :-

25% - Booking | 25% - Plinth Level | 25% - Ground floor slab level

10% - Plaster Level | 10% - Flooring Level | 05% - Finishing Level

Note : (1) Stamp Duty, Registration charges, G.S.T. & any other Central - State Govt. Taxes should be borne by members only. (2) Development charges (Light, Water & Drainage) & common maintenance charges(fund) will be extra. (3) Any additional charges or duties levied by the Central or State Government/ Local Authorities during construction or after the completion of the scheme will be borne by the members only. (4) Architect/Developers reserve right to change or raise the scheme or any details herein and any change or revision will be binding to all memers. (5) In case of booking cancellation, amount will be refunded after re-booking of the same premises. Refund will be given after deduction of administrative and other expenses. (6) Each purchaser/allotee will bare municipal taxes from the date of sale deed or possession whichever is earlier. (7) In dealt of VMSS/MGVCL activity shall be united faced. (8) 3 times default payments leads to cancellation & cancellation charges will be applicable. (9) Possession will be given after 90 days of settlement of all accounts. (10) Subject to Vadodara Jurisdiction. (11) Any Plans information in this brochure cannot form part of an offer, contract or agreement.



Shivalika GOLD

4.5BHK BUNGALOWS | 1 BHK TENAMENT

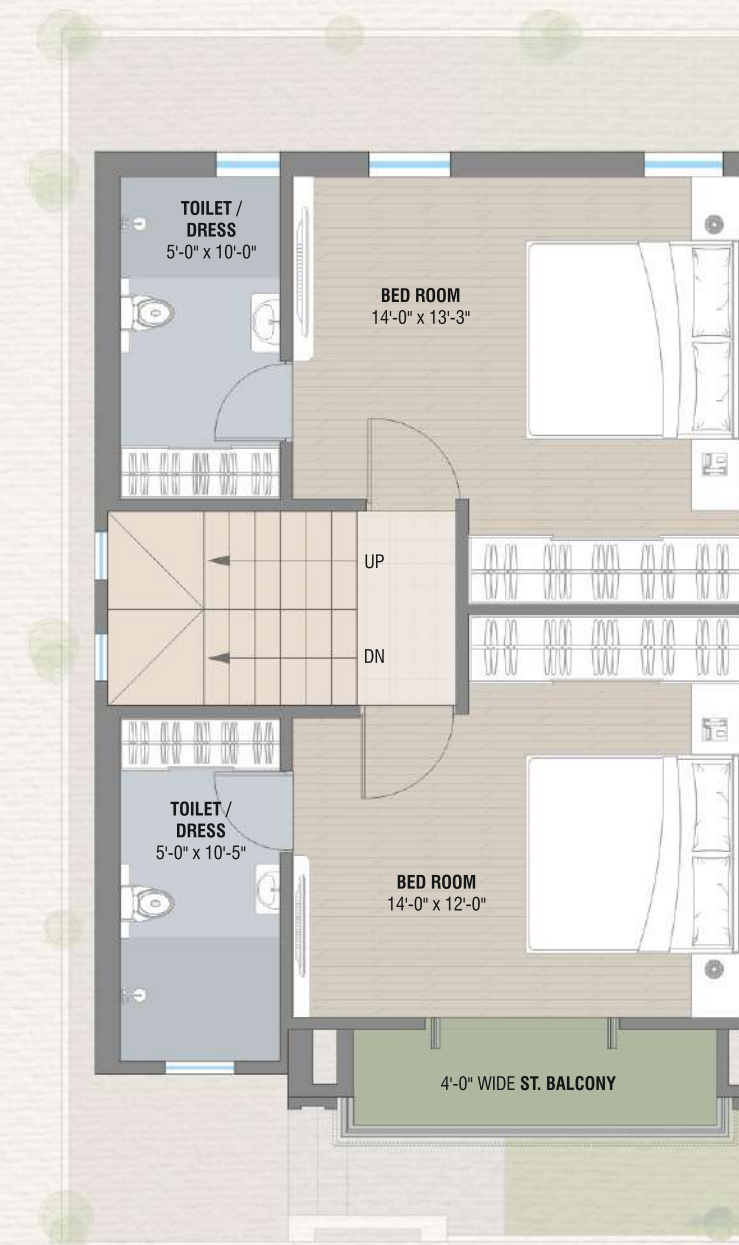




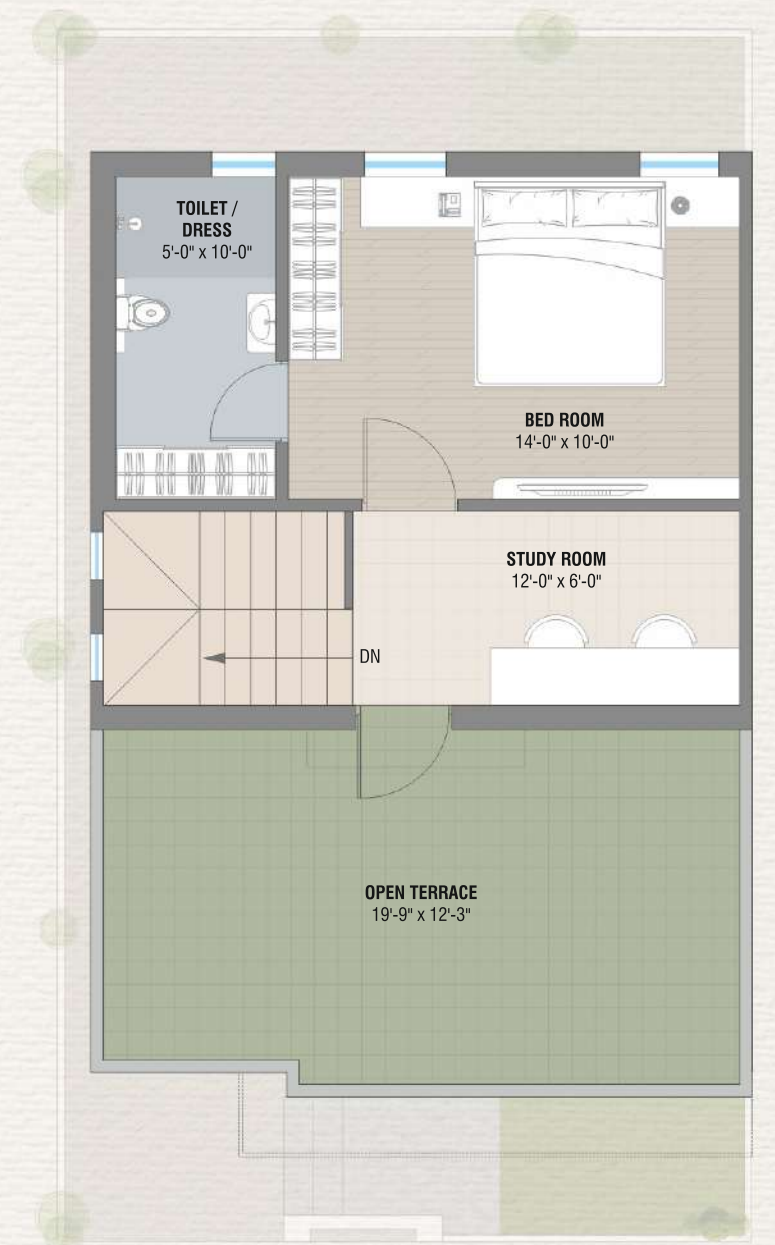
4.5 BHK
BUNGALOWS



Ground Floor Plan



First Floor Plan



Second Floor Plan




1 BHK
TENAMENT



Plot No.	Area (Sq. ft.)	Plot No.	Area (Sq. ft.)
C-531	1300	C-668 to C-691	881
C-532 to C-547	885	C-692 & C-693	918
C-548 to 563	881	C-694 to C-701	881
C-564 & C-565	1300	C-702 & C-703	1320
C-566 to C-597	881	C-704 to C-711	881
C-598 & C-599	1300	C-712 & C-713	918
C-600 to C-631	881	C-714 to C-721	881
C-632 & C-633	1300	C-722 to C-740	872
C-634 to C-665	881	C-741	1300
C-666 & C-667	1300		



CLUB HOUSE PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN





AMENITIES



Underground
cabling



Landscape
Garden



Children
Play Area



Gazebo with Senior
Citizen Seating



Gymnasium



Indoor
Game



Library
Room



Multipurpose
Hall



Box
Cricket



Yoga
Area



Jogging
Track



Attractive
Entrance Gate



CCTV
Surveillance



Security
Cabin



Open
Theatre



Street
Light



Rainwater
Harvesting system



Compound
wall



Attractive
number plates



Internal R.C.C. Road
with side Pave Block



East West
Entrance



SPECIFICATION

STRUCTURE:
Earthquake resistant RCC & Brick masonry work as per structural engineer's design.

FLOORING:
Premium Vitrified tile flooring in all rooms as per architect's design.

KITCHEN:
Good quality granite sandwich platform with SS Sink & fully glazed tile dado upto lintel level.

BATHROOMS:
Premium quality glazed tile dado up to lintel level, branded sanitary ware.

PAINT & FINISH:
Internal walls : smooth finish plaster with putty & primer.

Exterior walls : Double coat finish plaster with weather resistant paint.

DOOR & WINDOWS:
Granite frame with attractive main door & other flush doors with both side laminated sheet. Aluminum fully glazed windows with safety grill.

PLUMBING:
PVC Concealed pipe with good quality CP fittings.

ELECTRIFICATION:
Concealed copper ISI wiring & modular switches with sufficient point. A.C. Point in 1 bedroom, geyser point in 1 bathroom & solar line in 2 bathrooms.

TERRACE:
China mosaic flooring in terrace area.

WATER SUPPLY:
Underground and overhead tank for water supply with common borewell.

