

Developers :-

**MAA AMBE  
DEVELOPER**

Architect :-

**STUDIO RSX**  
Ar. Riteksh Patel  
Architect + Interior + Product  
Designer  
M : 97249 39696

Rera Reg. No. :

PR/GJ/VADODARA/VADODARA/  
Vadodara Municipal Corporation/

[www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)

Payment Terms :-

- 10% - Booking
- 20% - Agreement Level
- 15% - Plinth Level
- 25% - Slab level
- 05% - Plaster Level
- 15% - Finishing
- 10% - Final Agreement (Sale Deed)

Notes :- (1) Possession Will Be Given After one Month of Settlement of all Accounts (2) Stamp duty, Registration charges, GST or any new central govt, state govt, VUDA / VMSS taxes if applicable shall have to borne by the client (3) Extra work shall be executed only after making full advance Payment as per developers estimate, however change in elevation or Plan will not be allowed (4) Any delay in payment as per payment schedule shall be attract interest at the rate of 18 % P.A on outstanding amount and continuous default in payment shall lead to cancellation of booking (5) Developers reserve Full right to change alter or raise the scheme related measurement, design, drawing or any details herein and such change will be binding to all unconditionally. (6) In case of cancellation of Booking, Refund will be made only after New Booking (7) Any Plan, specifications or information in the brochure is subject to change and this brochure does not form part of an offer, agreement, contract or legal document (8) All dimensions are indicative and actual dimensions in each room might vary (9) Plot area shown in list as per site condition and may vary (10) All member shall have to essentially be the part of the society formed by the association members and shall have to agree by the society by laws. (11) After virtual completion of the work all repair and the maintenance like drainage, watchman salary, electricity bill etc. shall be borne by society members. (12) In Case of Delay in water Supply, Electricity Connection and Drainage work by authority, Developer will not be Responsible. (13) Timing of possession may be delayed due to unforeseen situation.

Site :-

“Swastik Villa, Opp. Panchvati Soc., Nr. GEB,  
Padra Dabhasa Road, Padra, Vadodara.

Booking Contact :-

+91 **84606 36457** | **91571 24516**

maaambedeveloper@gmail.com



શ્રી ૧૧:

**SWASTIK  
VILLA**  
3 BHK LAVISH DUPLEX



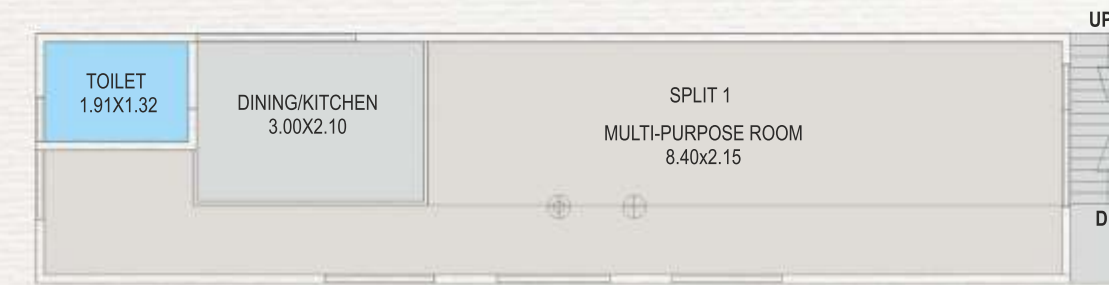
# MINUTE DETAILING, OUR HALLMARK



Plot No.	Area (Sq.Mt.)	Plot No.	Area (Sq.Mt.)	Plot No.	Area (Sq.Mt.)	Plot No.	Area (Sq.Mt.)
1-A	52.64	10	91.77	20-A	52.81	29	89.53
1-B	110.72	11	91.77	20-B	108.03	30	89.45
2	103.32	12	91.77	21	89.64	31	89.38
3	103.32	13	91.77	22	89.64	32	97.75
4	103.32	14	91.77	23	95.87	33-A	83.12
5	103.32	15	91.77	24	99.27	33-B	88.82
6	103.32	16	91.77	25	99.19	34	103.74
7	103.32	17	91.77	26	99.12	35	105.81
8	102.73	18	91.77	27	99.04	36	107.88
9	98.87	19	140.16	28	90.52	37	110.47



## PLAN CLUB HOUSE



FIRST FLOOR PLAN



GROUND FLOOR PLAN

## AMENITIES

Multipurpose Hall	Designer Elevation Gate with Security Cabin	Internal R.C.C. Road with Street light
Landscape Garden	Underground cabling for wire free look	CCTV Surveillance
Gym / Game Room	Society Boundary wall	Attractive number plates
Senior Citizen Seating	Children Play Area	Rain Water Harvesting system

## SPEIFICATION

### STRUCTURE

RCC & Brick / Blocks masonry work as per Structure Drawing

### FLOORING

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

### ELECTRIFICATION

Concealed copper ISI wiring & Branded modular switches with sufficient point.

### PAINT & FINISH

Internal : Smooth finish plaster with good quality paint.

External : Double coat finish plaster with good quality paint .

### DOORS & WINDOWS

Wooden frame with attractive main door other doors are laminated with Granite frame.

Aluminum sliding windows with mosquito net.

### KITCHEN

Granite Kitchen platform with S.S. Sink & designer tiles upto lintel level.

Wash area : Vitrified tiles dado and Natural stone flooring.

### WATER SUPPLY

24 hours water supply through Underground and overhead tank of sufficient size.

Provision for Corporation Water Connectivity.

### BATHROOMS & TOILETS

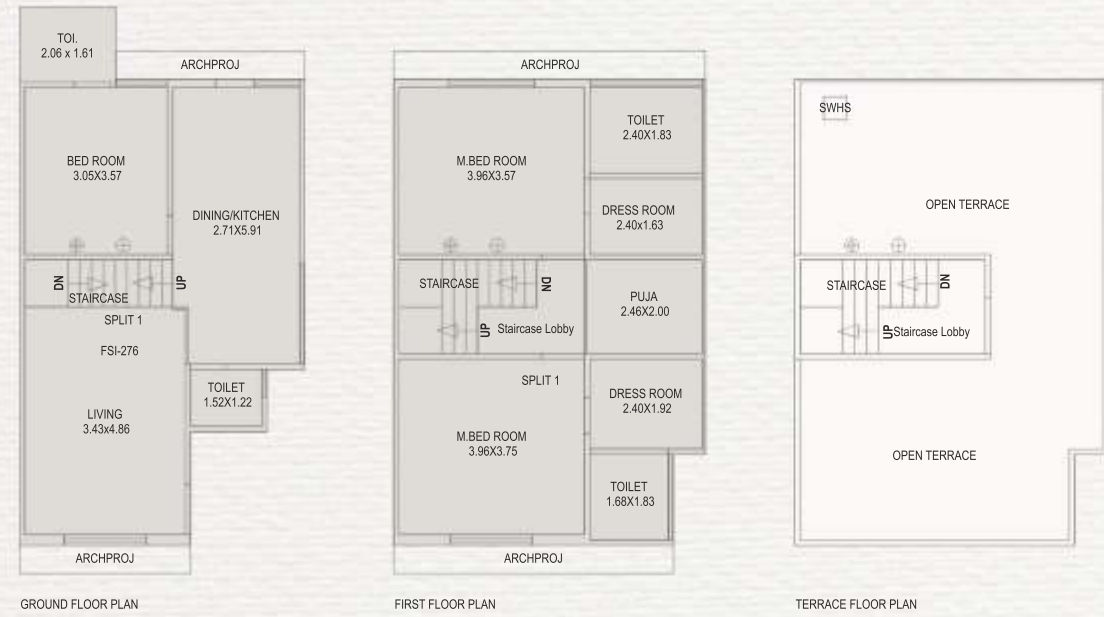
Designer bathrooms with premium tiles upto Lintel Level

Branded premium bath fittings premium branded plumbing fixtures and vessels

### TERRACE

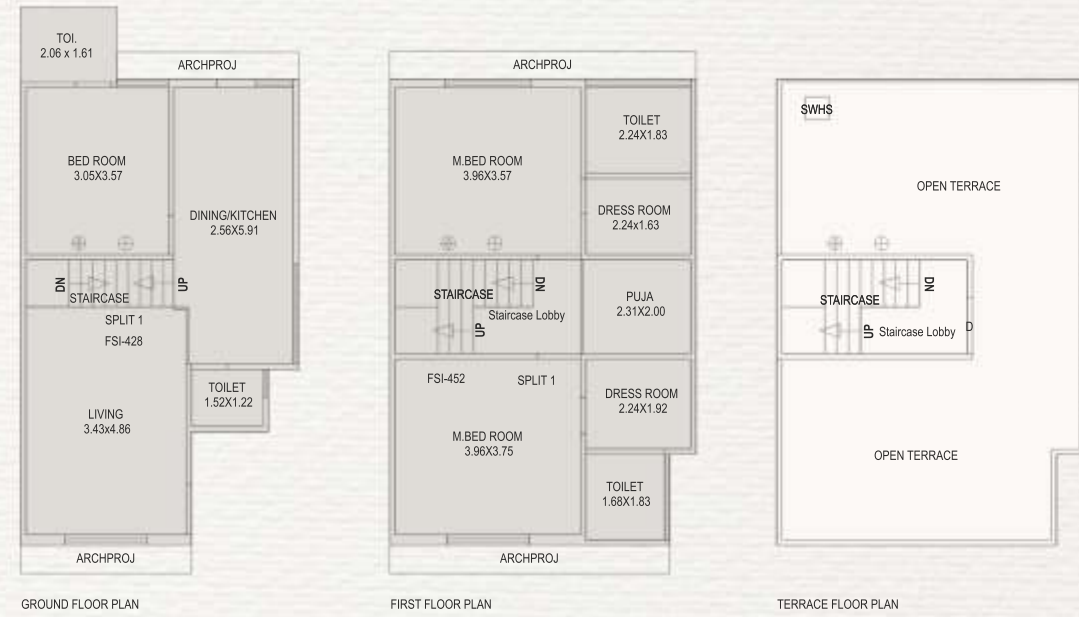
China Mosaic flooring with water proofing in terrace

**PLOT NO : 3,5,7**



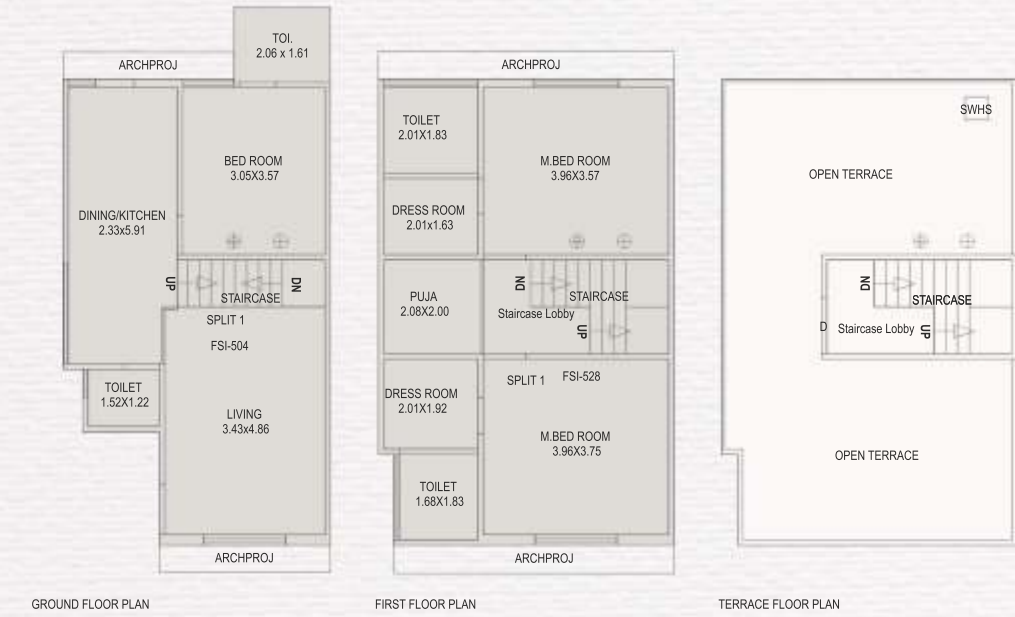
**TYPE (A)**

**PLOT NO : 10,12,14,16,18,34,36**



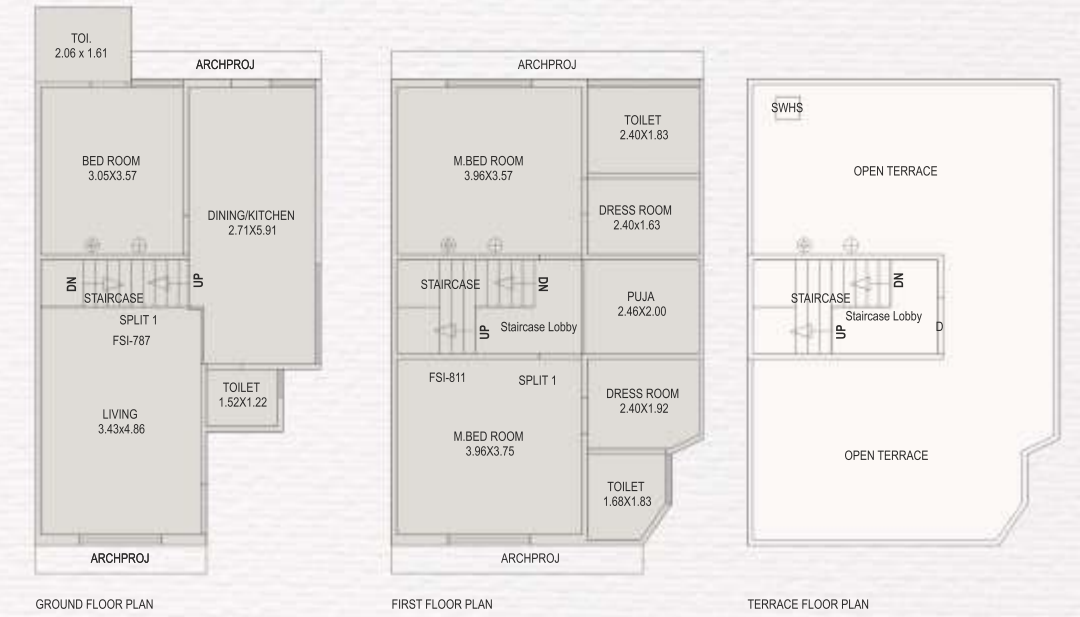
**TYPE (A2)**

**PLOT NO : 9,19,21,23,25,27,29,31**



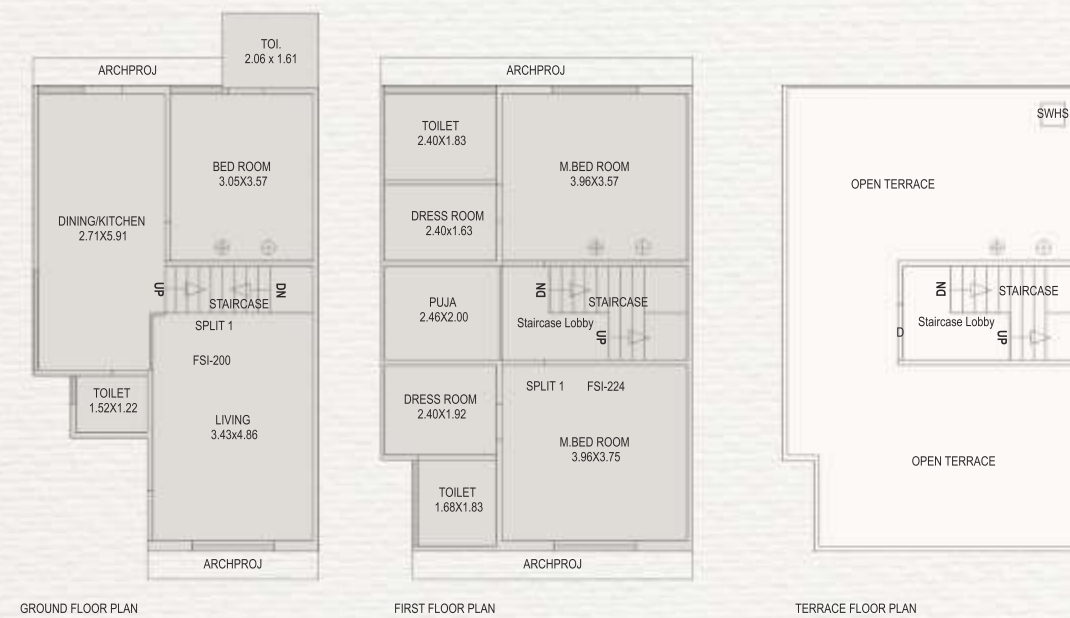
**TYPE (A4)**

**PLOT NO : 1**



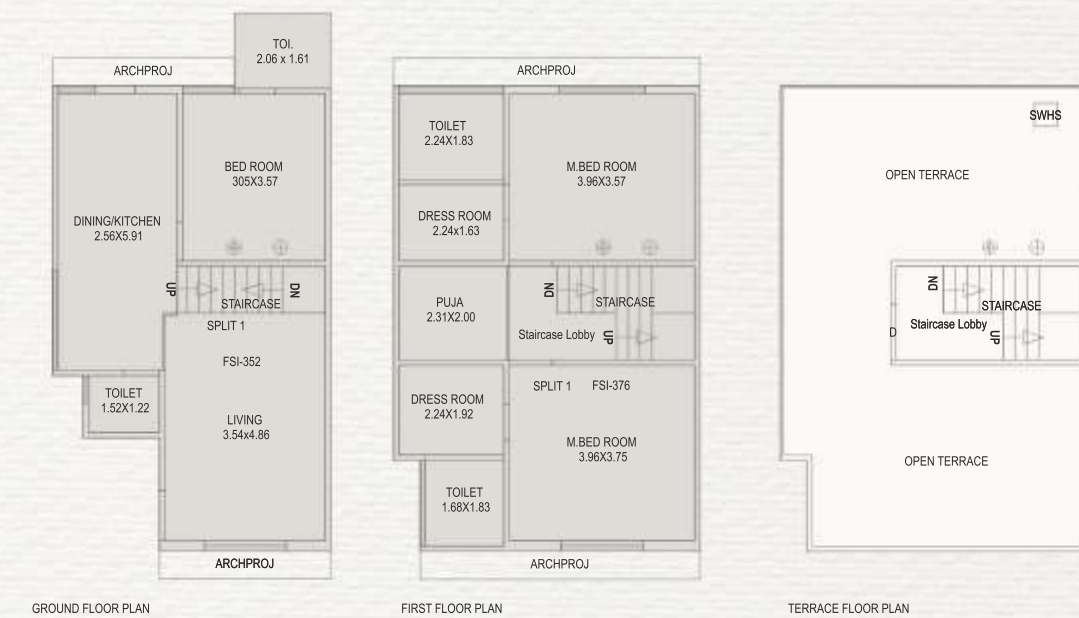
**TYPE (A6)**

**PLOT NO : 2,4,6,8**



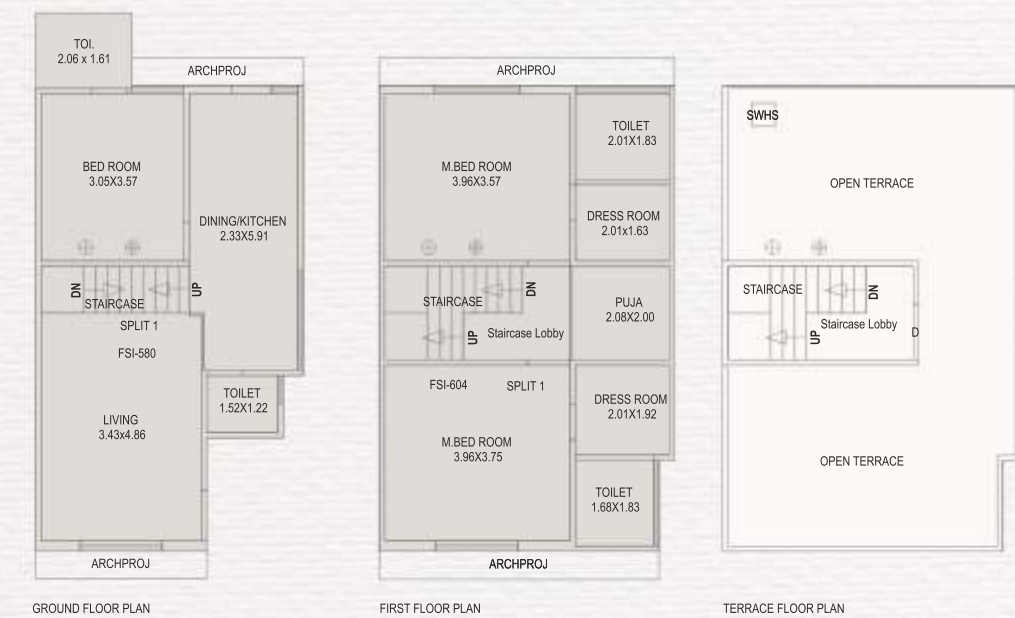
**TYPE (A1)**

**PLOT NO : 11,13,15,17,35,37**



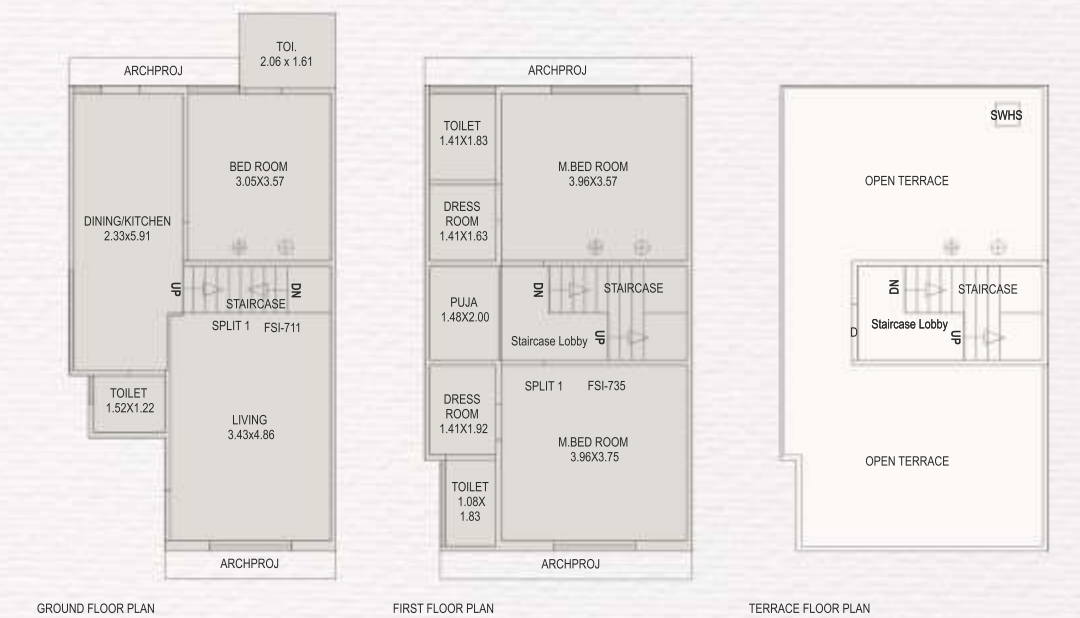
**TYPE (A3)**

**PLOT NO : 20,22,24,26,28,30,32**



**TYPE (A5)**

**PLOT NO : 33**



**TYPE (A7)**