



Developers:
Sarthak Developers

Site:
18 Mtr. New T.P. Road,
Behind Krishna Residency,
Kapurai, Vadodara-390 004.

Call: **+91 88492 76220**
email: sarthakbunglows@gmail.com

Architect:



Structure:





DIE CUT



WAKE UP TO A
GREEN & SERENE
LIFESTYLE





A HAVEN WHERE
**UNENDING
DISCOVERIES
BEGIN**

Start a lifestyle complete with unmatched luxuries and comforts in the Sarthak Bunglows at Kapurai.

It is crafted for the modern day achievers, complemented with the best-in-class amenities, splendid view of greens, and ample flow of clean air.



WAKE UP TO A
RICH & REGALE
LIFESTYLE





WAKE UP TO A
**CLASSIC &
CONTEMPORARY**
LIFESTYLE

At Sarthak, we offer you the best of both worlds – The connectivity to the urban landscape, as well as the serenity of a rural backdrop, the wisdom from age-old architecture along with the design from the future.



WAKE UP TO A
LAVISH & OPULENT
LIFESTYLE



LAYOUT PLAN



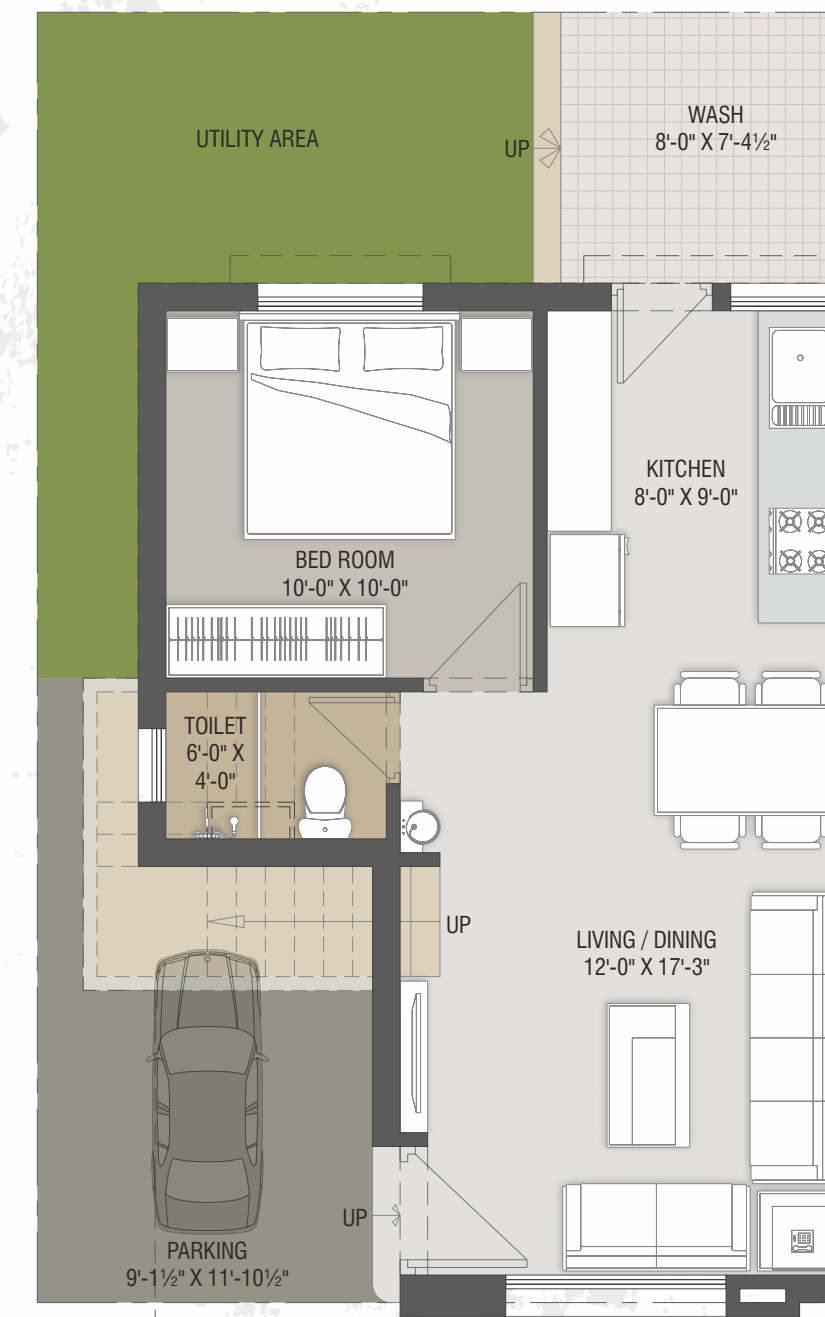
AREA TABLE

Plot No.	Area in sq.ft.	Plot No.	Area in sq.ft.
01	1595	32	782
02	1221	33	782
03	1221	34	1785
04	1221	35	1851
05	1649	36	782
06	827	37	782
07	837	38	782
08	837	39	781
09	837	40	791
10	837	41	966
11	837	42	781
12	1063	43	781
13	1055	44	781
14	781	45	799
15	781	46	781
16	781	47	781
17	781	48	781
18	1416	49	781
19	1196	50	1212
20	836	51	1860
21	836	52	1208
22	836	53	1175
23	2113	54	1124
24	2003	55	1421
25	871	56	1908
26	871	57	838
27	871	58	838
28	909	59	839
29	731	60	839
30	782	61	1109
31	781		

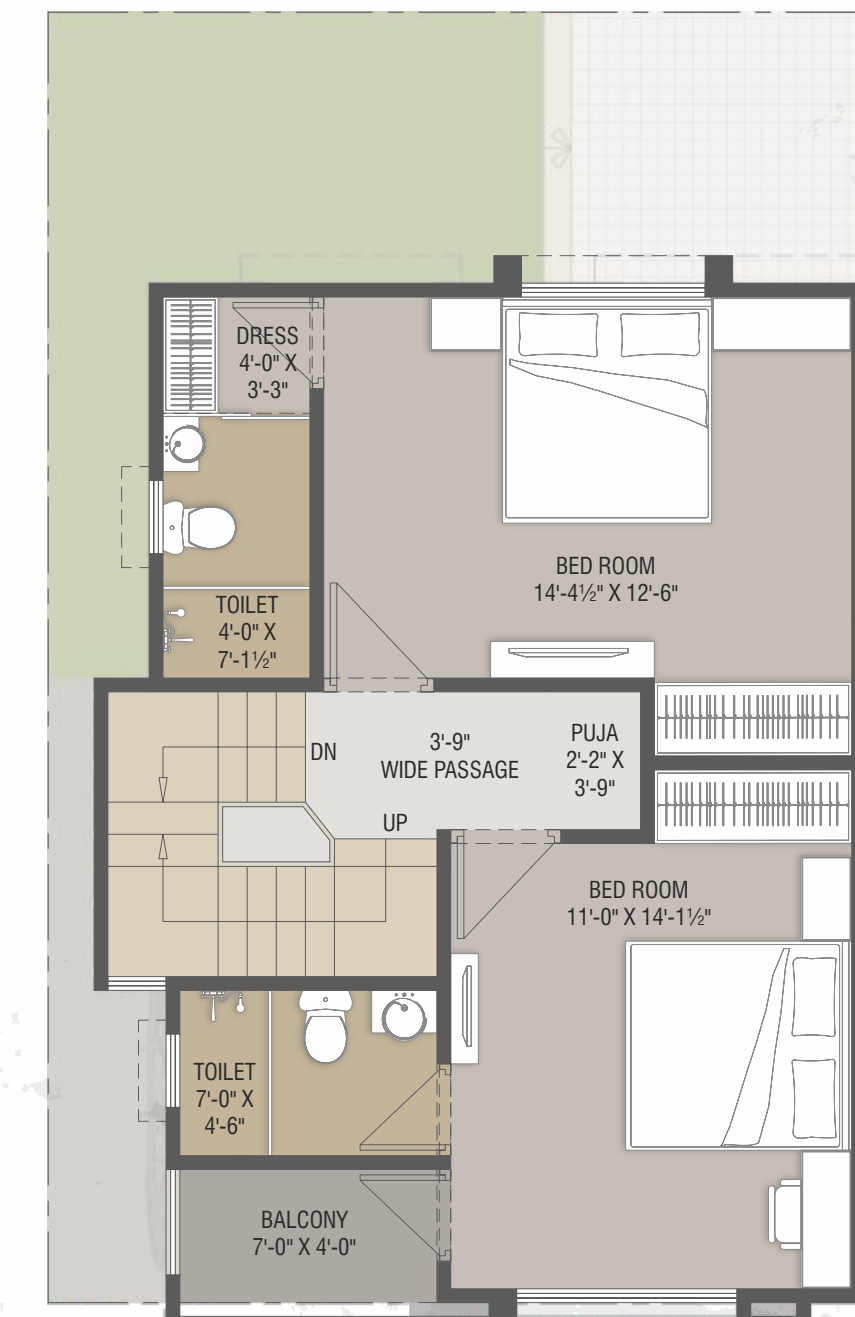


1 to 4 & 6 to 61

GROUND FLOOR



FIRST FLOOR





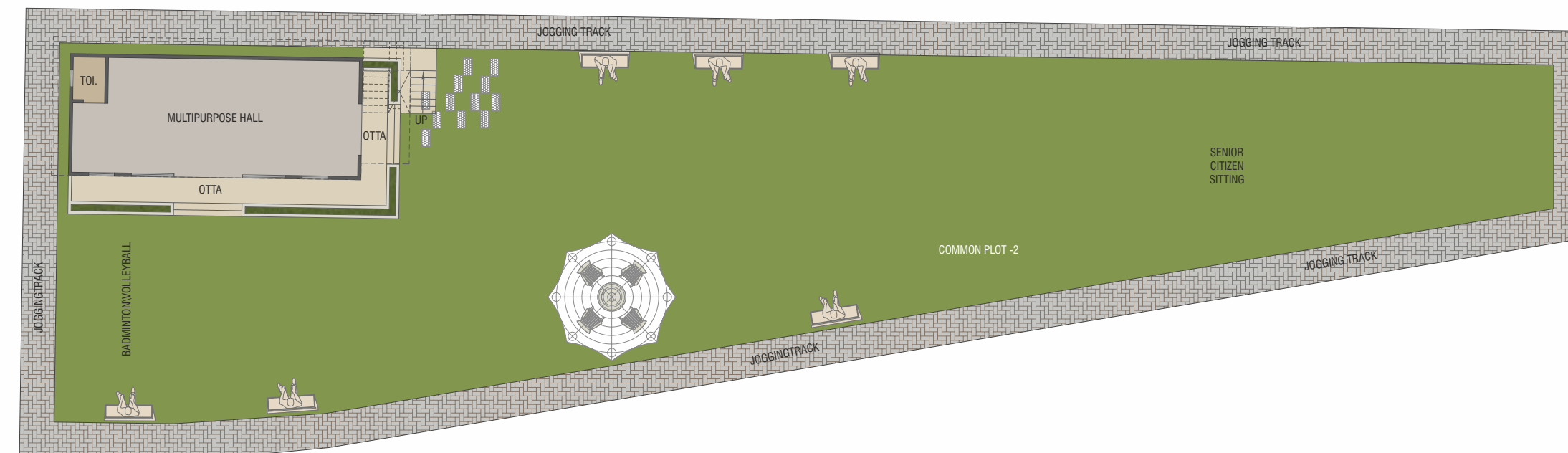
WHERE YOU CAN
FLY IN
UNSURPASSED
PEACE

Sarthak Bungalows comes with a host of options to unwind in style.

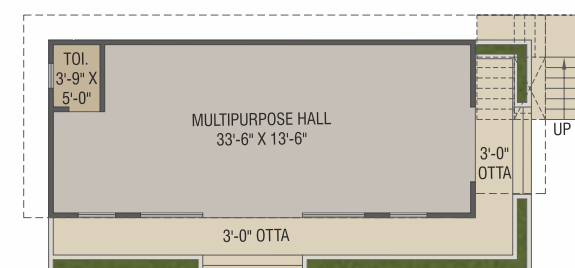
Train in the High class clubhouse, equipped with a gym, indoor games, Children Play area and more.



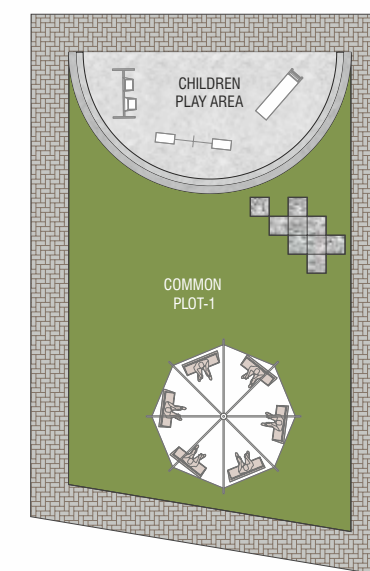
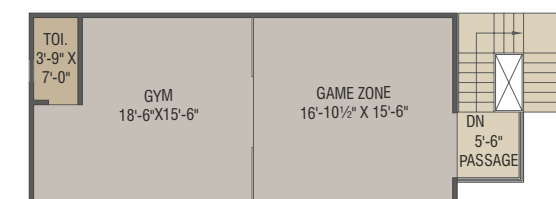
CLUB HOUSE



GROUND FLOOR



FIRST FLOOR



COMMON AMENITIES

- Internal RCC road with Paver Blocks & Streetlight
- 24 x 7 Security for Campus
- Compound wall in Each Bungalow
- Underground cabling for wire free look in the society
- Impressive main Entrance Gate with Security Cabin
- Single entry for surrounding campus
- Name plate for Bungalow to maintain the uniformity
- Anti-termite treatment
- Impressive Stair Railing
- Individual Domestic RO system for Drinking Water
- CCTV Main gate & Common Area
- Solar Power system for Common Utility



LEISURE AMENITIES

- Gymnasium
- Meditation Area
- Garden with Children Play Area
- Senior Citizen Sitting Area
- Jogging Track
- Indoor Game Room
- Outdoor Game
- Multipurpose Area

SPECIFICATION

Structure:

All RCC & Brick masonry works as per structural engineer's design.

Wall Finish:

Inside smooth plaster with Acrylic Wall Putty and Emulsion paint.
Outside surface with texture coat plaster and weather-resistant paint.

Flooring:

Branded Vitrified Tiles Flooring.

Doors:

Decorative Main door with Brass fittings & all internal doors of quality water proof flush doors.

Windows:

Powder coated aluminium section windows with Mosquito net & safety grill.

Kitchen:

Granite kitchen platform with SS sink, glazed tiles dado upto lintel level.

Toilets:

Designer Bathrooms with premium fittings & vessels, glazed tiles dado upto lintel level.

Electrification:

ISI Modular switches with Concealed copper wiring of approved quality, sufficient electrical points as per architect's plan.

Terrace:

Open terrace finished with water proofing.

R.O. System:

For each Bungalow for health & hygiene for drinking water

MODE OF PAYMENT...

10% At the time Booking | 20% after signing AFS | 15% Plinth Level | 25% Slab Level | 05% Bricks Masonary, Flooring & Plaster Work | 05% Sanitary Fitting & Common area finishing | 05% Plumbing, outer plaster & elevation treatment | 10% Finishing work | 05% At the time of saledeed and before possession.

NOTE:

(1) Stamp Duty, Registration charges, G.S.T. & any other Central - State Govt. Taxes should be born by members only. (2) Development charges & 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 members. (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 & other expenses. (6) Each purchaser / allottee will bare municipal taxes from the date of registration or possession whichever is earlier. (7) In deatl 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) The rights of the terrace to sell / lease / rent shall remain with the developers. (11) Subject to Vadodara Jurisdiction

Above project is registered under Gujrera. For further details: visit: www.gujrera.gujarat.gov.in under registered project.
RERA REGISTRATION NO.: PR/GJ/VADODARA/VADODARA/Others/RAA07082/010620

LOCATION

