



VISHRANTI ENCLAVE

SHOPS & APARTMENTS





Great quality of construction, adequate design, attractive elevations, offering the best in prevailing living, YET AFFORDABLE but with modern amenities with Vastu Compliance.

VISHRANTI ENCLAVE - 2 & 3 BHK Spacious Apartments & Shops a perfect blend of living lifestyle.






VISHRANTI
ENCLAVE



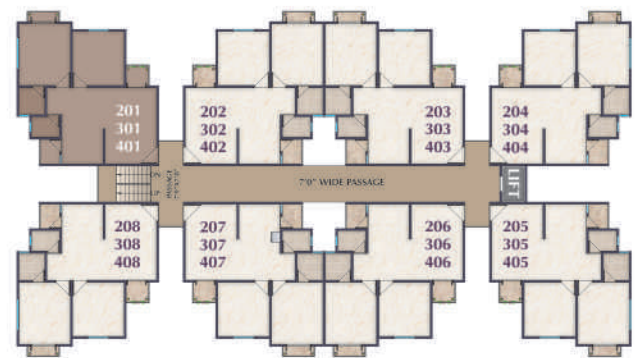
Elegant ambience, yet immensely affordable...
a dream come true...



TYPICAL FLOOR PLAN

2 BHK TOWER B

SBA: 937 SQ.FT.



TYPICAL FLOOR PLAN

3 BHK TOWER A

SBA: 1306 SQ.FT.







SPACIAL AMENITIES

- ◆ Club House
- ◆ Landscape Garden with Sitting
- ◆ Children's Play Area with Sand Pit
- ◆ Gazebo
- ◆ Indoor Game Zone
- ◆ Gymnasium
- ◆ Jogging Track
- ◆ 24X7 Power Backup Elevator
- ◆ Sufficient Parking Space

OTHER AMENITIES

- ◆ Exclusive entrance gate
- ◆ Security Cabin
- ◆ Paver block internal road
- ◆ Vibrant street lighting along paved sides
- ◆ Compound wall as per architect's design
- ◆ Anti-termite treatment
- ◆ Underground cabling for electricity, TV & Telephone for a wire look
- ◆ 24 hour water supply
- ◆ Individual Toilet in Each Shop
- ◆ Attractive Name Plate List at Ground Floor
- ◆ Individual Number's Letter Box at Ground Floor





SPECIFICATIONS



CONSTRUCTION:

As per Structural consultant's design

WALL FINISH:

Internal Wall with good quality plaster and External Wall with sand face plaster.

FLOORING:

Vitrified tiles flooring in all rooms.

TOILETS :

Ceramic Tile flooring & glazed tiles on wall up to lintel, Quality CP fittings. Toilet in each flat

WINDOWS:

Aluminium Glazed Windows with Safety Grill

DOORS:

Decorative main entrance door with S.S. hardware fittings and all internal laminated flush doors.

KITCHEN:

Granite Kitchen platform with S.S. Kitchen sink. Designer wall tiles dado up to lintel level

PAINT:

Good quality paint over internal wall and Weather paint over external wall.

ELEVATOR:

Standard Make

ELECTRIFICATION:

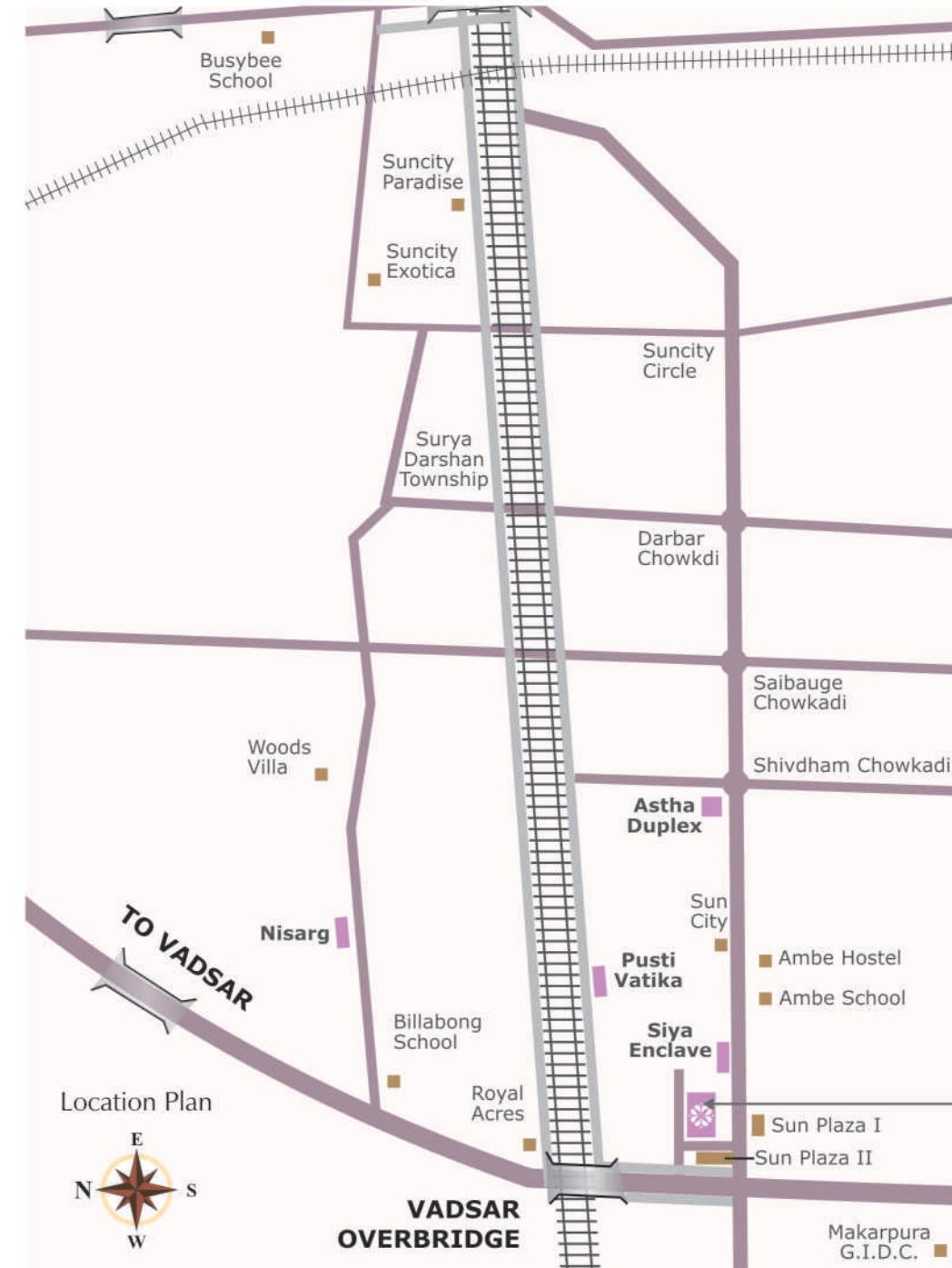
Concealed Copper electrical wiring, TV, Telephone, AC Point in Master Bed Room, & Geyser Point in Bathroom with quality switches.

PLUMBING:

Internal plumbing will be concealed with good quality fittings

UPPER TERRACE:

Good quality waterproofing with tiles



Notes: (1) Possession will be given after one month of settlement of all accounts. (2) Extra work will be executed after receipt of full advance payment. (3) Development charge and common maintenance charges should be paid extra. (4) Stamp Duty, Registration Charge, Service Tax or any new Central or State Govt. taxes, if applicable shall have to be borne by the client. (5) Continuous default payments leads to cancellation. (6) 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. (7) Incase of delay in water supply, light connection, drainage work by authority, developers will not be responsible. (8) Refund (exclude tax) incase of cancellation will be made within 7 days from the date of booking. (9) Any plans, specifications or information in this brochure cannot form part of an offer, contract or agreement. (10) All members shall have to essentially be the part of the society formed by the association members and shall have to abide by the society laws. After completion of the work all the repair and the maintenance like drainage, watchman salary, gardening, electricity bill etc. shall be borne by society members. (11) Subject to Vadodara Jurisdiction.

Payments Terms of Flats :

- ◆ Booking Amount (within 30 Days) **20%** ◆ On Parking Slab **15%** ◆ On First Floor Slab **15%**
- ◆ On Second Floor Slab **10%** ◆ On Third Floor Slab **10%** ◆ On Forth Floor Slab **10%** ◆ On Fifth Floor Slab **10%**
- ◆ On Plaster **5%** ◆ On Flooring/Finishing **5%**

Payments Terms of Shop's :

- ◆ Booking Amount (within 30 Days) **25%** ◆ Plinth **25%** ◆ Slab Level **20%** ◆ Brick Work **15%**
- ◆ Plaster **10%** ◆ Flooring/Finishing **5%**

A Project of



An ISO 9001:2008 Co.

Developer: Bhargavi Infra



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Site Location: 'VISHRANTI ENCLAVE'

Beside Sun Plaza - 2, Before Ambe Vidyalaya (Nr. Vadsar Bridge),
Manjalpur, Vadodara - 390 011, Gujarat (India)

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Architects:

Ruchir Sheth Design Studio

Structure Engineer:

Vishwakarma Associates