



Key Plan

SATYAM

RESIDENCY

at: Talsat, Vadodara.

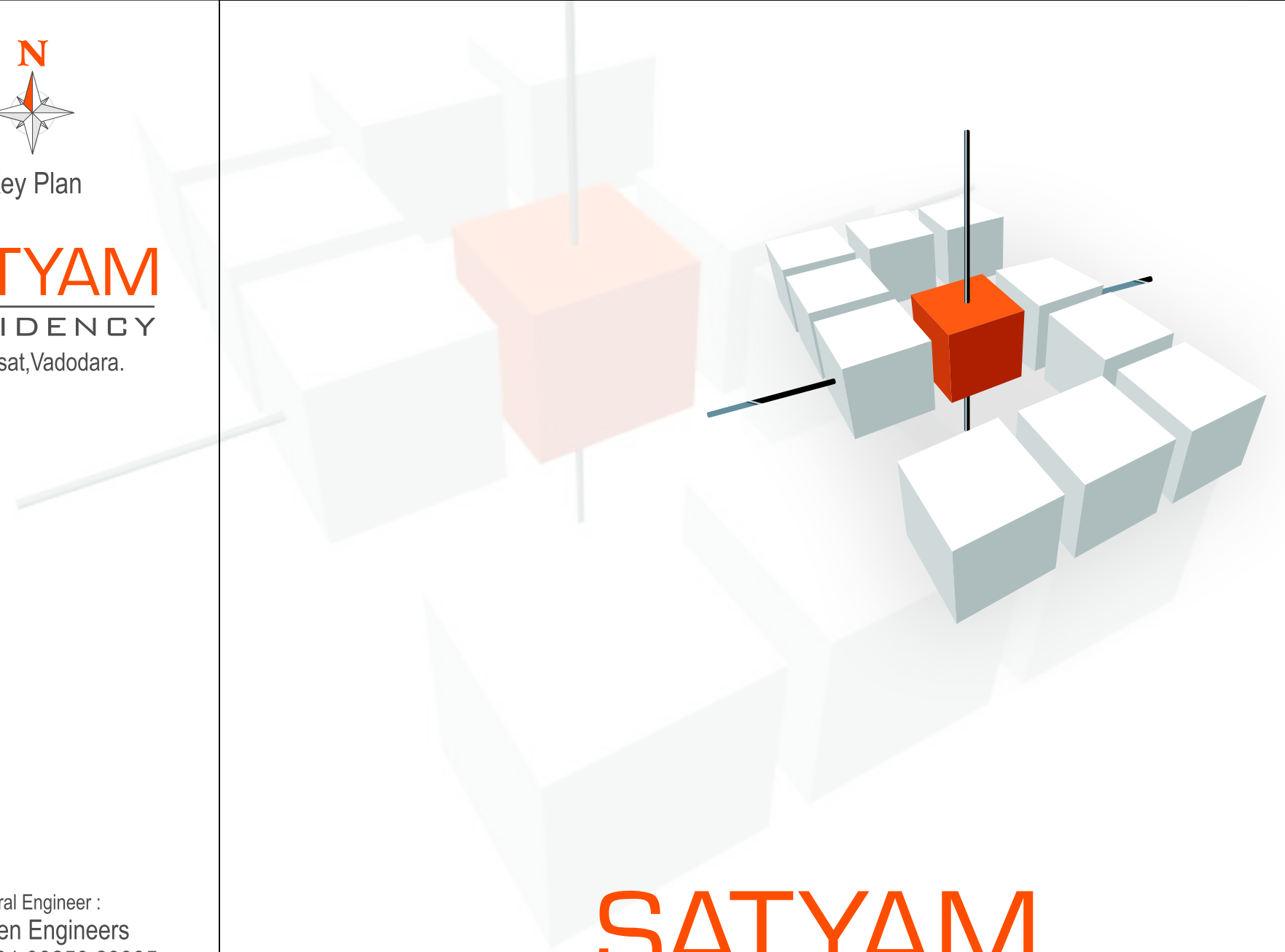
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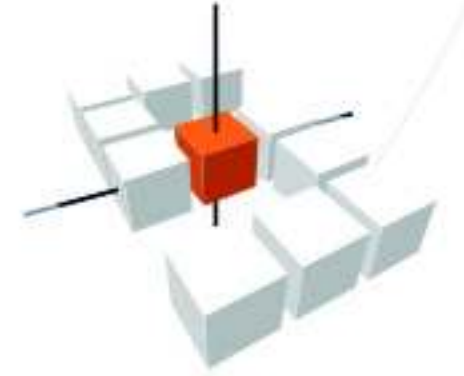
- Notes :**
- The Developer reserve the rights to make necessary changes in the specification without any prior notice. Such changes would be binding to all the members. ■ This brochure is meant for easy presentation of the project and should not be treated as a legal document, offer or contract. ■ Any additional FSI at present or in future would be availed by the Developer and no member would be claiming any right for the same. ■ Stamp Duty, Registration Charges would be borne by member. ■ Maintenance Deposit/Charges & MGVCL charges will be borne by member. ■ All kind of taxes or Govt. Charges will be borne by member. ■ Irregular payment shall be caused of cancellation. ■ Cancellation shall be permitted within 30 days of booking. ■ Refund shall be made after the same flat booked by another client. ■ Cancellation charges of Rs.25,000/-(Rupees Twenty Five Thousand only) will be levied on cancellation. ■ Possession will be given to member after 30 days after settlement of all accounts.



SATYAM

RESIDENCY

Sweet Dream Sweet Home





AMENITIES

- Club House with full facilities for indoor game.
- Aesthetic look of campus.
- Well developed landscape garden.
- Jogging track
- Decorative entrance gate with security cabin.
- Intercom facility and CCTV cameras for security.
- Provision for internet, tv, cable & telephone connection.
- Spacious children play area & senior citizen sitting area.
- Street light on internal road.
- RCC trimix road with paver blocks along both sides of road.
- Underground electric cabling for wire free look.
- Standard quality passenger elevators.
- Individual RO system provided in kitchen.
- Water proofing in terrace with appropriate flooring.
- 24 hrs. borewell and govt. connecting for water supply.
- Underground and overhead tanks with sensors in all towers.
- Power backup generator facility for borewell and elevators.
- Name plate at parking level.





SPECIFICATIONS



Structure : Earthquake resistant RCC structure as per structural consultants design

Lobby : Elegant ground floor paver's block / P.C.C

Flooring : Wall to wall vitrified floor

Kitchen : Black granite counter with bowl SS sink and ceramic tile upto 2 feet height above granite counter.

Toilets : Anti skid ceramic tiles flooring with premium quality sanitary and CP fittings. Designer tiles on walls upto lintel level. ceramic wash basin in all toilets.

Plumbing : Standard quality U.P.V.C pipe line
Provide C.P.V.C for Geyser Line.

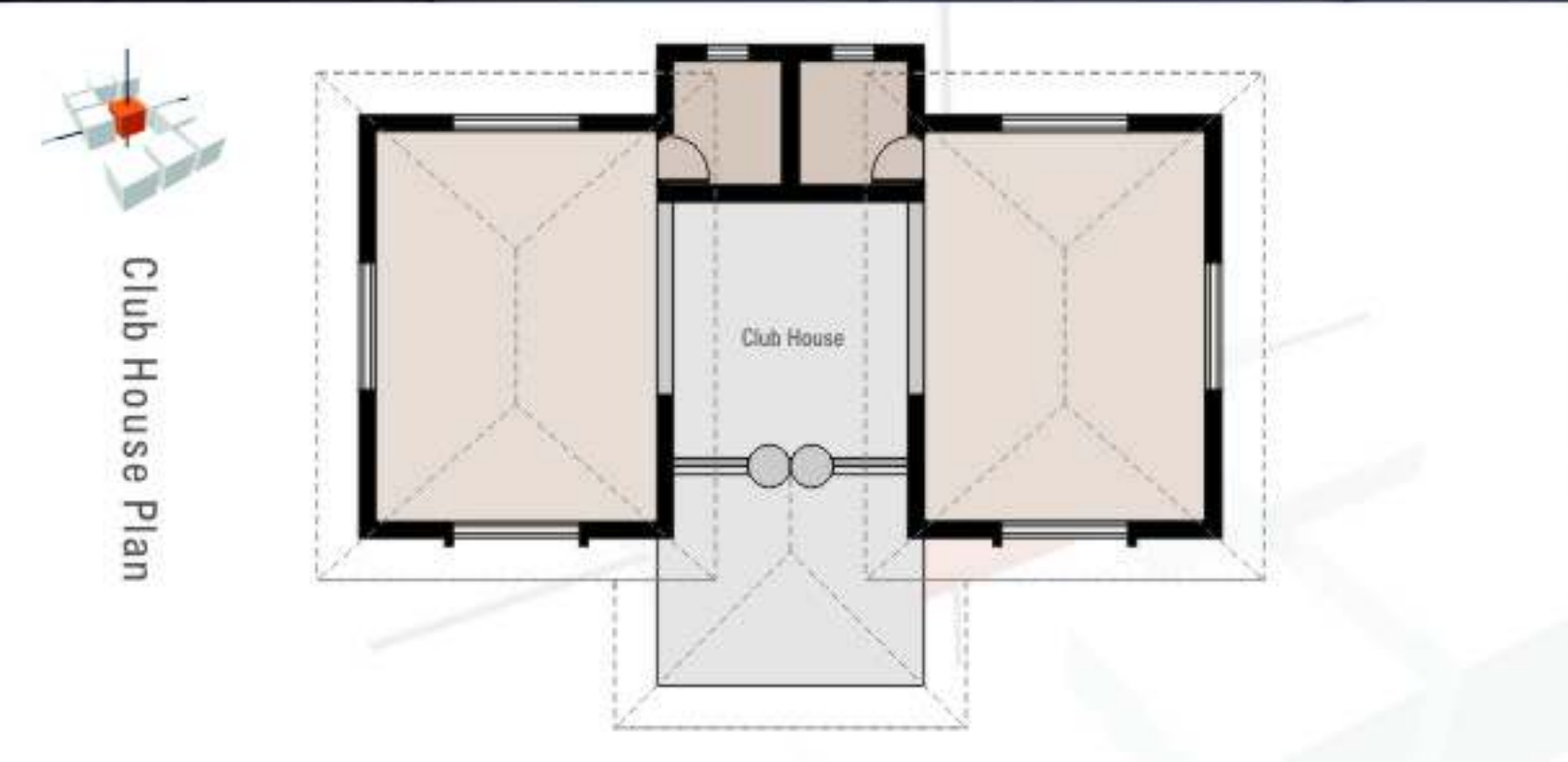
Window : Fully glazed aluminum windows.

Doors : Decorative Entrance Main Door and Internal flush doors with one Side laminate and SS fittings. with designer handle/lock

Painting : External walls finished with stone cladding Effect Plaster and weather coat Apex paint Internal wall smooth finish with 2 coat of cement base putty

Electrical : All electrical wiring done with concealed PVC insulated wires and modular switches with sufficient power light and power outlets. TV and telephone points in living room, AC point in masters bedroom, MCB in main distribution

Parking : Sufficient car parking.



Club House Plan



2 BHK FLAT Typical Floor Plan

