

Developer : SHIVAM INFRATECH

Darshanam Celestial, Opp. Akshar Farm, Near Sneh Residency,
Bhayli-Raipura Road, Vadodara-391410.
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Architect :

ASQUARE
ARCHITECTURE & INTERIORS
KETAN PATEL

Landscape Architect :

Club & Overall Landscape Developed
KARAMVIR GHATHE & ASSOCIATES
VADODARA

Structure :

ASHOK SHAH
& ASSOCIATES

Design By :  3D By : LUCID

LET THE
SHOWER OF DIVINITY
WITH HEAVEN TOUCH
LIFESTYLE

4B 2HK LUXURIOUS BUNGALOWS

॥दर्शनिम्॥
CELESTIAL



DESIGNED BY GOD PLANNED BY MAN

A view of Darshanam Celestial you with its natural beauty, abounding with trees. And living here, unfolds the perfection of its planning. Every requirement of contemporary living has been thought of and provided for, in a way that blends seamlessly with the natural landscape. All integrate beautifully and seamlessly into their lush, verdant surroundings





A PRIVILEGE FOR LIFE.

At Darshanam Celestial, the most thoughtful planing, the finest fittings and finishes, and the most meticulous detailing come together to provide you with a residence that breathes pure luxury.





A BEAUTIFUL LIFE

Only a true visionary could transform this beautiful landscape into a beautiful life, while painstakingly preserving the delicate balance and fragile eco-systems that make Darshanam Celestial what it is: a haven where man and nature live in perfect harmony, nurturing one another.

AMENITIES

GENERAL FACILITIES:

- CCTV Camera for 24x7 Security
- Welcoming Reception
- Changing Room & Steam Bath
- Multiple Landscape Gardens
- Children's Play Area / Sandpit

LEISURE FACILITIES:

- Home Theater Room
- Indoor Kids Play Area
- Hobby Room
- Ladies & Gents Steam Room

GAMES & SPORTS FACILITIES:

- Indoor Games Hall
- Billiards Room
- Gymnasium / Health Club
- Table Tennis Room
- Swimming Pool
- Deck / Sitout Facing the Pool
- Toddler's Pool

IDEAL FOR CELEBRATIONS:

- Multipurpose Hall
- Party Lawns



PALATIAL LIFESTYLE BY
DARSHANAM CELESTIAL

"Luxury must be comfortable, otherwise it is not luxury."

And a Darshanam Celestial, your lifestyle is just not comfortable but also palatial in every aspect! Grand interiors, a back drop of greenery & superior exteriors; your life is supremely styled by them!!



SPECIFICATIONS

STRUCTURE • All RCC & Brick work as per structural engineer's design.	ELECTRIFICATION • Concealed copper ISI wiring and branded modular switches with sufficient points,
FLOORING • Italian Marble in Guest Lounge, kitchen and Dining area • Wooden Flooring in Master bedroom • Vitrified tiles in all other Bed	DOORS • Main Door: High quality wooden frame door with veneer panelling on both sides. • Other Internal Doors: Wooden Frames with laminated flush doors.
KITCHEN • Exclusive material platform with S.S. Sink designer tiles upto Door Height • Wash area with ceramic tiles dado and natural stone flooring	WINDOWS • Anodized Aluminium / UPVC Window with Safety Grill.
TOILET • Designer bathrooms with premium quality fittings & vessels. Glazed the dado upto Door Height.	PAINT & FINISH • Internal smooth finish plaster with Birla Putty, Primer and External Double Coat Plaster with Exterior Paint
TERRACE FINISH • Elegant China Mosaic finish with Water Proofing Treatment.	





METICULOUSLY PLANNED

If you ever imagined having all the pleasures and opportunities under one roof then 'this is it'. 'Darshanam Celestial' brings with it a plethora of classy amenities you ever dreamed of having and then some more right at your doorstep.



LAYOUT PLAN



◀ To Raipura 2.0 KMS

24.00 MT. WIDE ROAD

To Bhayali 0.5 KMS ▶



VALUE ADDITIONS

- An Inviting Entrance Gate
- 24x7 Security with Security Cabin
- Trimix Internal roads with street lights & decorative paving
- Termite Resistance Treatment
- Rain Water Harvesting
- 24 Hours water supply
- Number Plates on each unit to maintain Uniformity
- Under ground Cabling of wires
- Stand-by generator for common amenities power backup
- Individual 3-phase electric connection
- Compound Wall surrounding the community



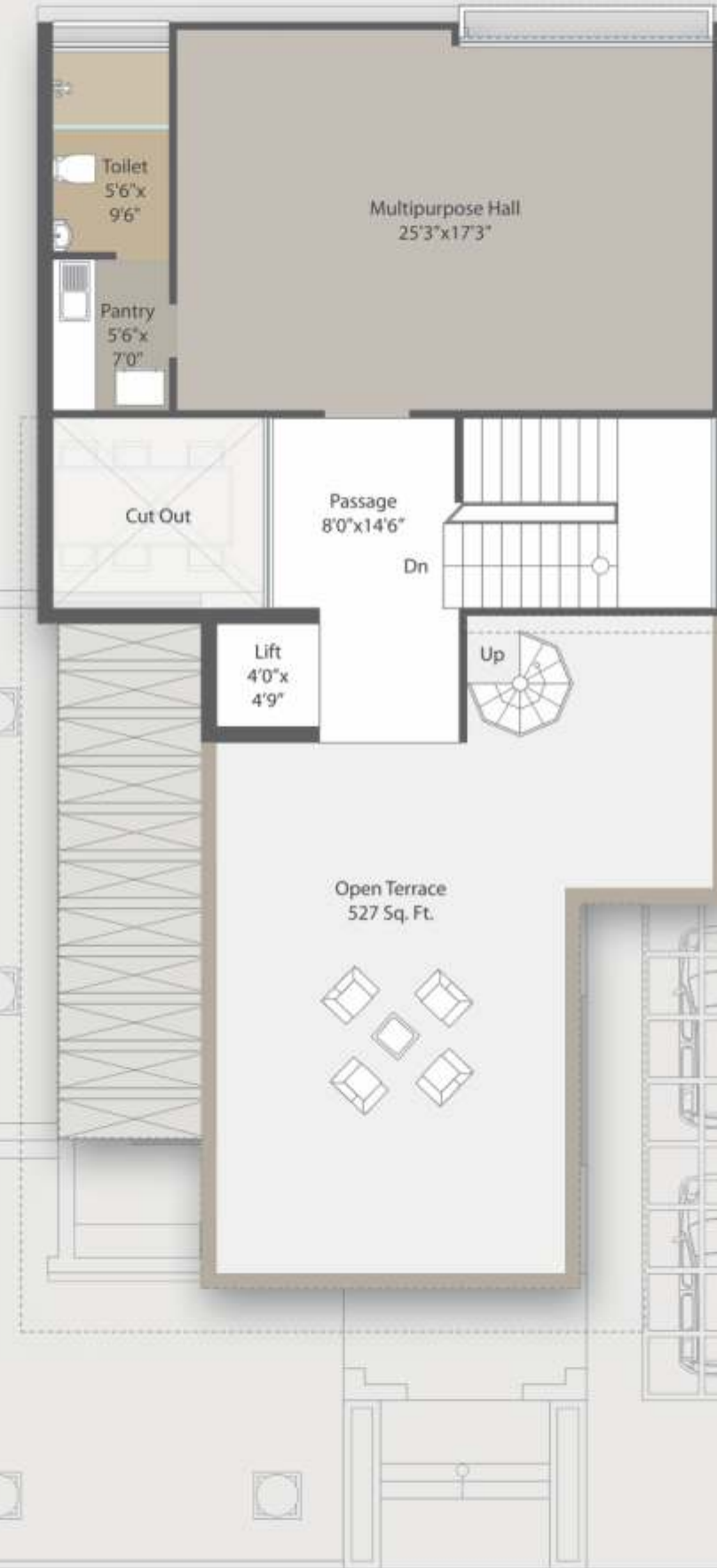
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G R O U N D F L O O R P L A N



F I R S T F L O O R P L A N



S E C O N D F L O O R P L A N

W i d e R o a d



PAMPER YOUR SENSE

Surround yourself with the comforts and indulgences that constitute the fine life. Every convenience that pampers and invigorates you, is at hand.

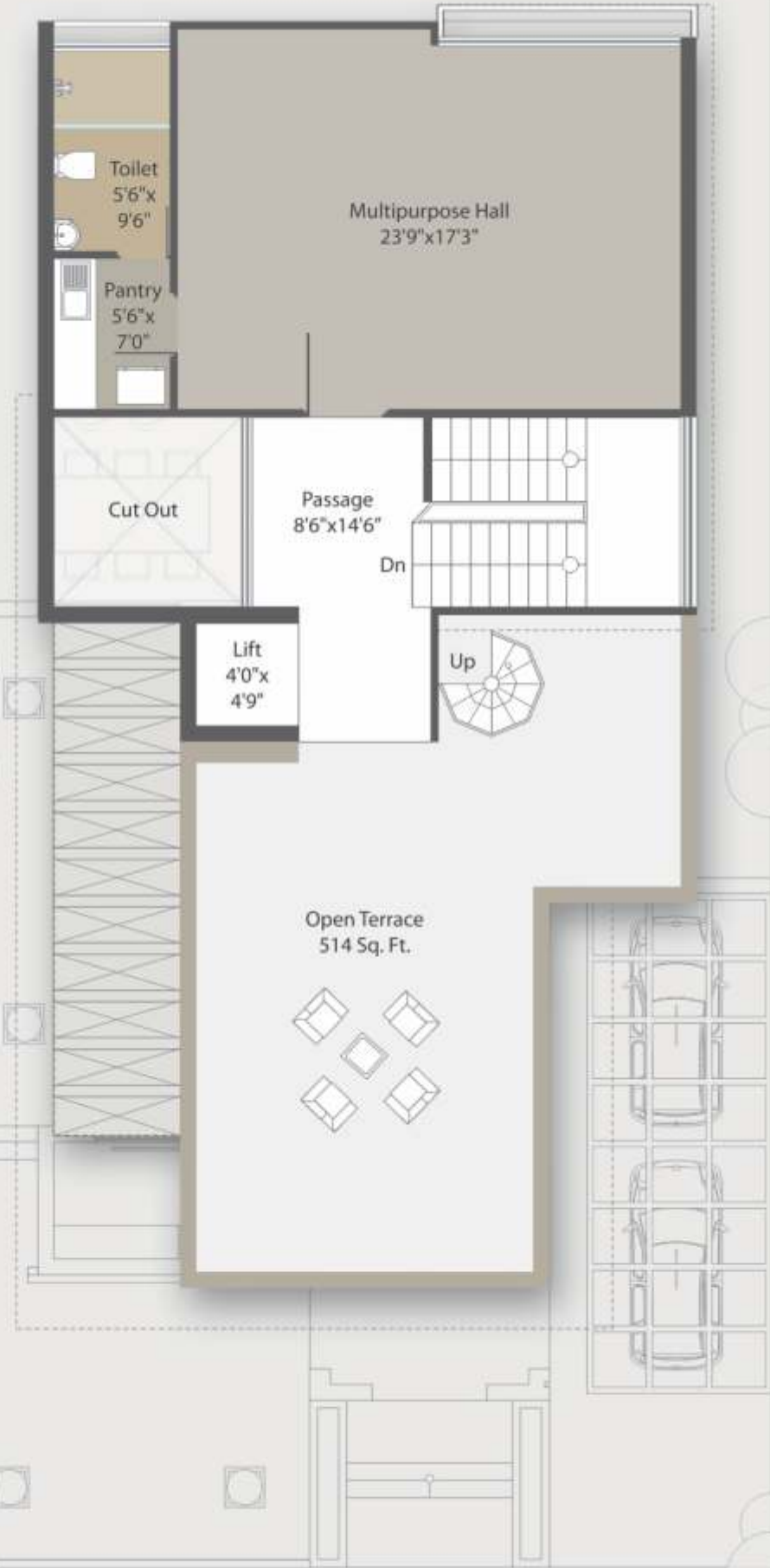
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G R O U N D F L O O R P L A N



F I R S T F L O O R P L A N



S E C O N D F L O O R P L A N

W i d e R o a d



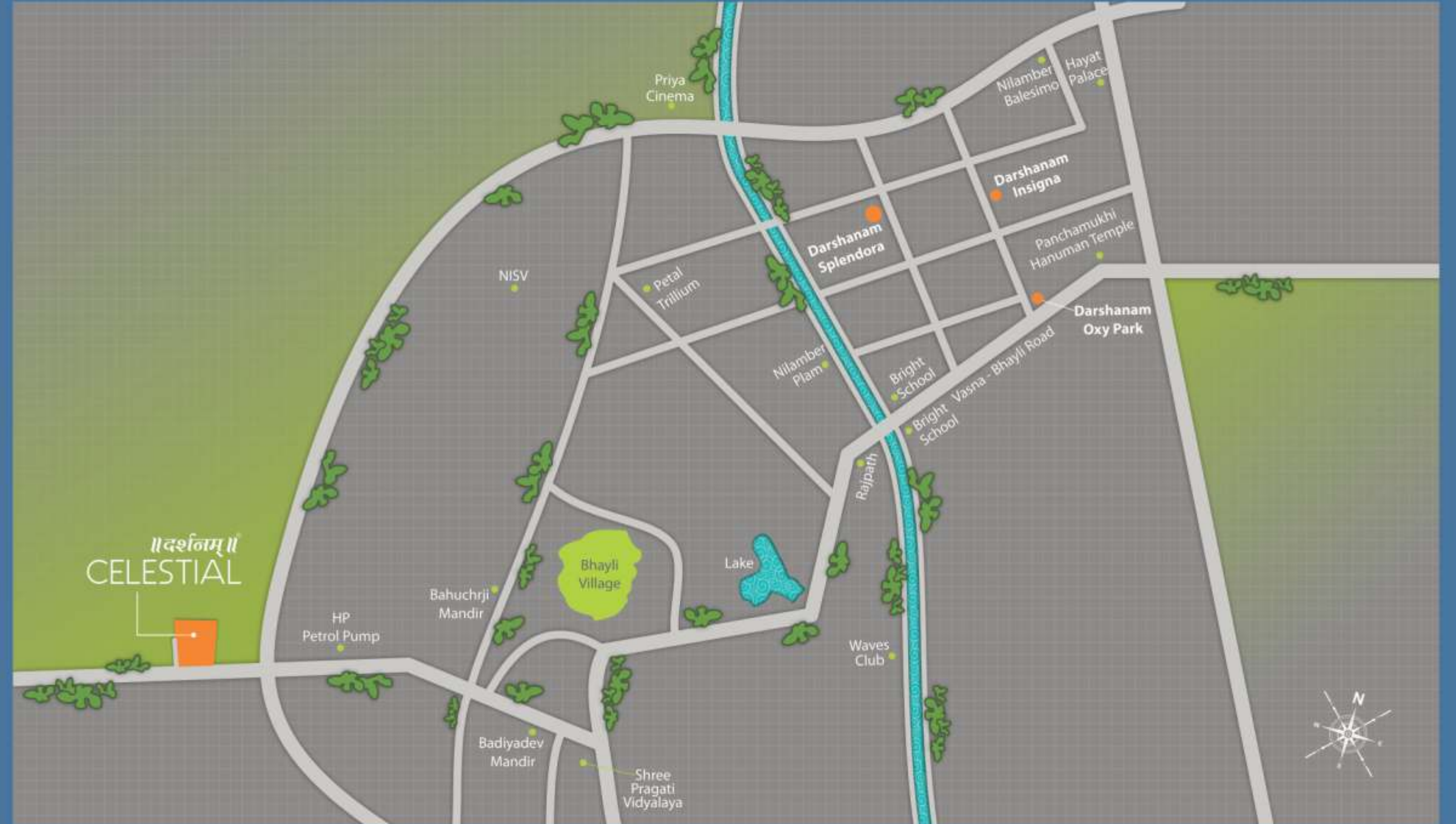
MAKE YOUR LIFE MORE LUXURIOUS

Darshanam Celestial is a unique housing project; it is engulfed luxury living from the start to finish. Come make life a grand affair, here!





LOCATION PLAN



Payment Modes : • 30% At the time of Booking • 15% Plinth Level • 20% Ground Floor Slab Level • 15% First Floor Slab Level • 10% Plaster Level • 05% Flooring Level • 05% before Possession

Notes : **1)** The Booking of unit is confirmed after receiving 30% of total cost and till then it will be treated as advance for allocated unit. **2)** Possession will be given after one month of completing whole payable amount. **3)** Documentation charges, GST, Municipal Houses Tax & Common Maintenance Charges Will be extra. **4)** Development, MGVC & Property Tax charges will be borne by the client. **5)** Any new Central or State Government Taxes, if applicable shall have to be borne by the client. **6)** Extra work shall be executed after making full payment in advance - subject to approval. **7)** Architect / Developers shall have the rights to change or raise the scheme or any details here in and any change or revision will be binding to all. **8)** In case of delay of corporation or authority/ MGVC activity it shall be unitedly faced. **9)** While every reasonable care has been taken in preparing presentation and brochure details. **10)** All Plans, Information and specification are subject to change. Brochure or presentation cannot from a part of legal document or final details, it is just for easy display. Subject to Vadodara Jurisdictions. **11)** I/We are will aware of the due payment is to be on progress as per the above payment schedule and the due amount is to be paid within 7 days from the date of completion of each stage of work as specified and delay of payment schedule and the due amount is to be paid within 7 days from the date of completion of each stage of work as specified and any delay of payment shall attract @ 18% per annum. **12)** I/We not ask for any structural changes in my UNIT. Any kind of alteration and extra work inside or outside of unit will not be permitted. **13)** I/We here by confirm that in the event of default of making any two scheduled instalment, my/our booking is liable to be cancelled by giving 15 day prior notice in writing and In such case the deposited will be refunded only after the re-booking and developer share stand for feited or recover from me/us. 10% of sale value, shall have no clam for this cancellation / termination. **14)** I/We here by agree to take possession only after one month From the date of completing whole payable amount and receipt of possession letter From the developers. Also I/We are well aware that the house warming ceremony, furniture work will be possible only after possession. **15)** I/We request you to execute the sale documents on my/our above name & address. **16)** Any kind of alteration or change is strictly not allowed in elevation of exterior which may affect out look of unit or project. **17)** I/We have fully read, understood the term and conditions and agree to abide by the same without any reservations. **18)** This Brochure does not contain any legal part as per rera.