

DEVELOPERS:



Site : Nr. Sai Sarjan, Opp. Pratham
Upavan, Sun Pharma Road, Vadodara. Call : 0265 - 6531101

www.darshanam.co.in elite@darshanam.co.in

ARCHITECT:

MATAI ASSOCIATES, VADODARA
DISHA ARCHITECTS, VADODARA.

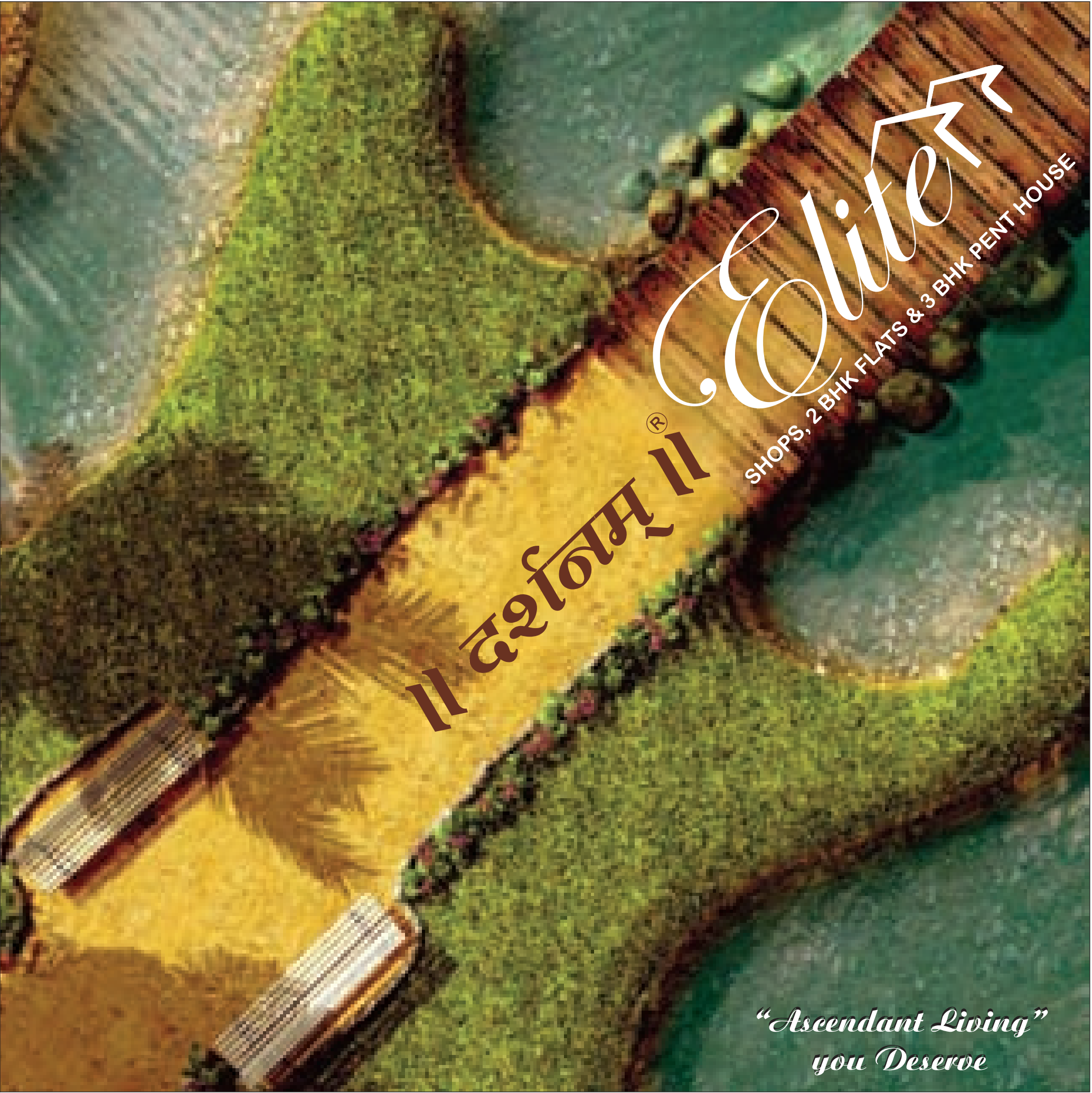
STRUCTURAL CONSULTANT:
ASHOK SHAH & ASSOCIATES

PAYMENT SCHEDULE:

-10% Booking Amount	-5% 6th Floor Slab
-20% Within 30 Days of Booking	-5% 7th Floor Slab
-5% Basement Slab	-5% 8th Floor Slab
-5% 1st Floor Slab	-5% 9th Floor Slab
-5% 2nd Floor Slab	-5% At Brick Masonary
-5% 3rd Floor Slab	-5 % At Outside Plaster
-5% 4th Floor Slab	-5% At Flooring
-5% 5th Floor Slab	-5% Finishing / Possession

WE RUEQUEST-

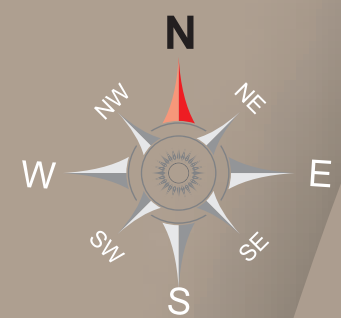
POSSESSION WILL BE GIVEN AFTER ONE MONTH OF SETTLEMENT OF ALL ACCOUNTS. EXTRA WORK WILL BE EXECUTED AFTER RECEIPT OF FULL ADVANCE AS PER DEVELOPERS ESTIMATE. DOCUMENTATION CHARGES SUCH AS STAMP DUTY, REGISTRATION, LEGAL, TYPING AND RELATED EXPENDITURES, SERVICE TAX & COMMON MAINTENANCE CHARGES WILL BE EXTRA. ANY NEW CENTRAL OR STATE GOVERNMENT TAXES,IF APPLICABLE SHALL HAVE TO BE BORNE BY THE CLIENTS. ELEVATION ALTERATION WILL BE NOT ALLOWED IN ANY CIRCUMSTANCES. IN CASE OF DELAYED PAYMENT 24% INTEREST WILL BE CHARGES AND CONTINUOUS DEFAULT PAYMENTS LEADS TO CANCELLATION. ARCHITECT / DEVELOPERS SHALL HAVE THE RIGHT TO CHANGE OR RAISE THE SCHEME OR ANY DETAILS HEREIN AND ANY CHANGES OR REVISION OF SPECIFICATION, PLANNING AND ELEVATION WILL BE BINDING TO ALL. ANY DELAY OF CORPORATION ACTIVITY SHALL BE UNITEDLY FACED. REFUND IN CASE OF CANCELLATION WILL BE MADE WITHIN 30 DAYS FROM THE DATE OF BOOKING OF NEW CLIENT ONLY. ADMINISTRATIVE EXPENSE OF 20000/- AND THE AMOUNT OF EXTRA WORK (IF ANY) WILL BE DEDUCTED FROM REFUND AMOUNT. THE DELIVERY SCHEDULE ETC. WILL BE MAINTAINED ONLY IF THE WORK IS TO BE DONE AS PER THE SAMPLE. ANY PLANS, SPECIFICATIONS OR INFORMATION IN THIS BROCHURE CANNOT FORM PART OF AN OFFER, CONTRACT OR AGREEMENT.



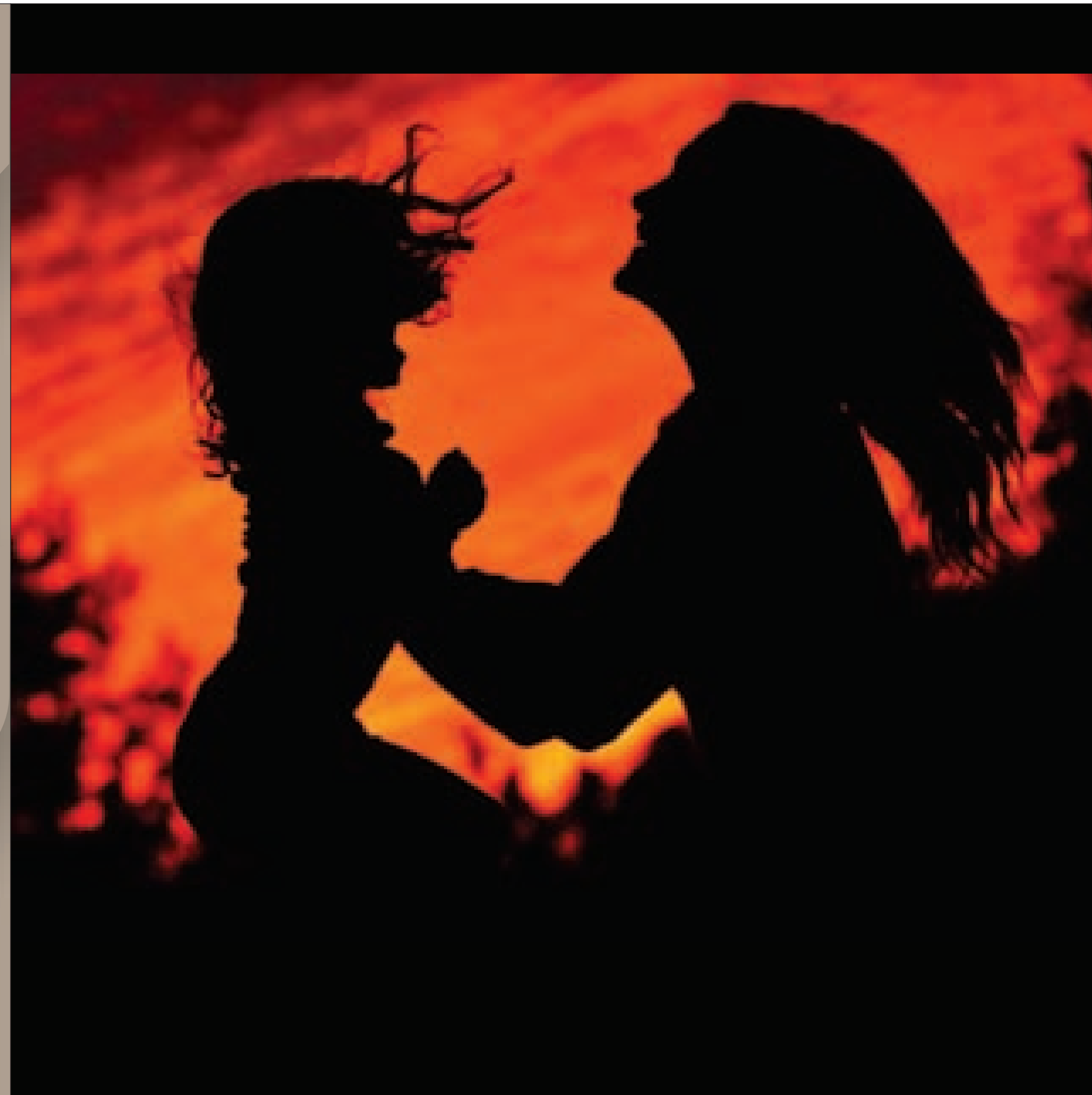
॥ दर्शनम् ॥ Elite

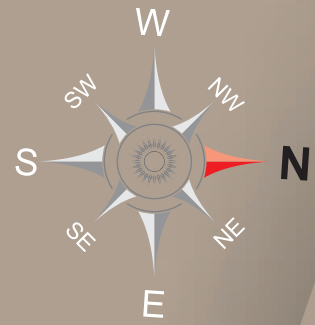
Inspired by the concept of “ascendant living” Darshanam Elite exudes pure sophistication, heightened style and practical luxury. The elegant highrise tower offers a choice of very premium located shops which suits all kind of business opportunities & residential 2BHK flats & 3BHK pent houses designed to compliment your taste for the finest in life. Every residence combines a modern & convenient planning and spacious proportions. Every individual unit is resplendent with superb finishing, fixtures and fittings.





Key Plan





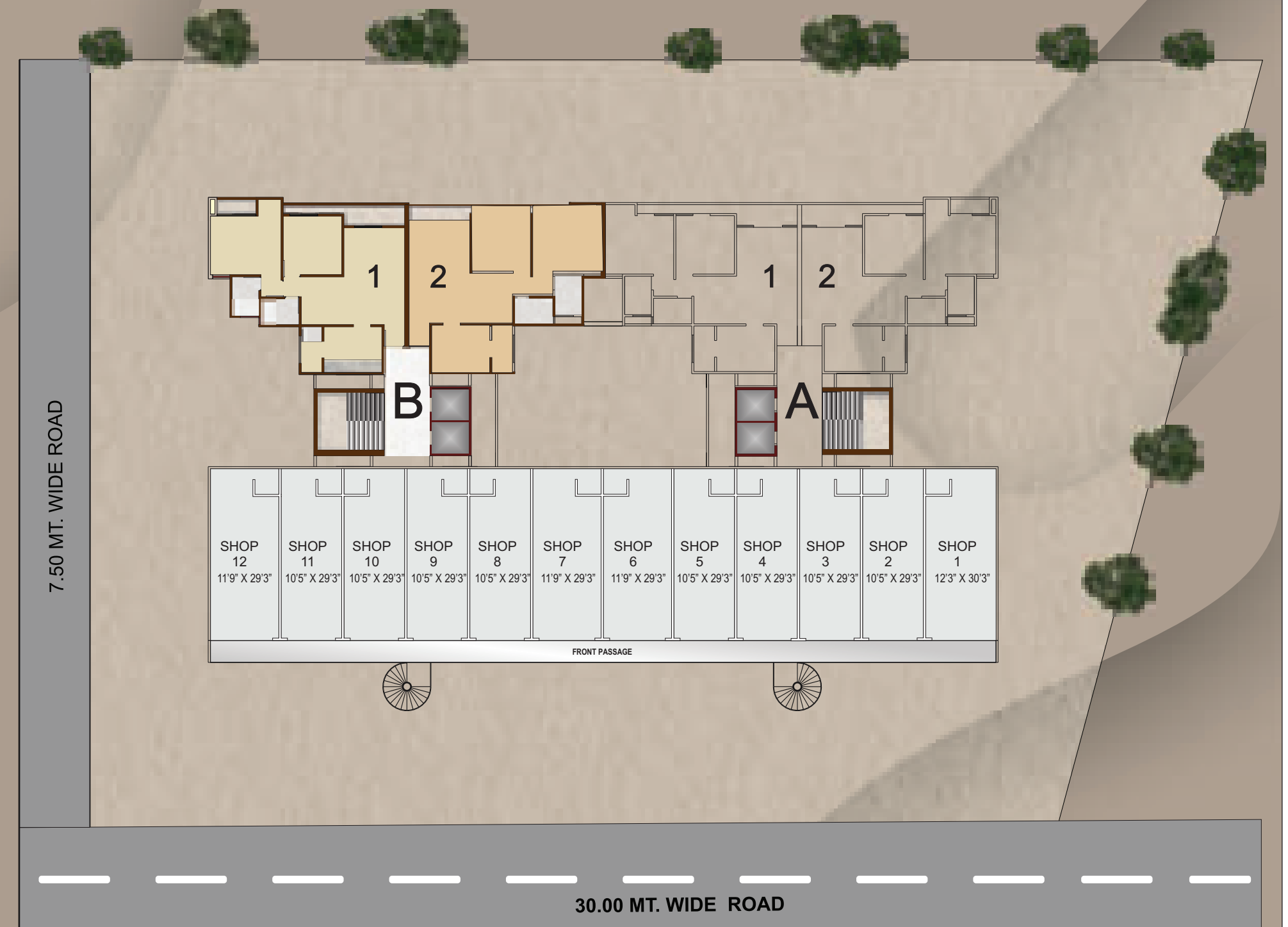
Floor Plan

(Ground Floor - Shops)



Floor Plan

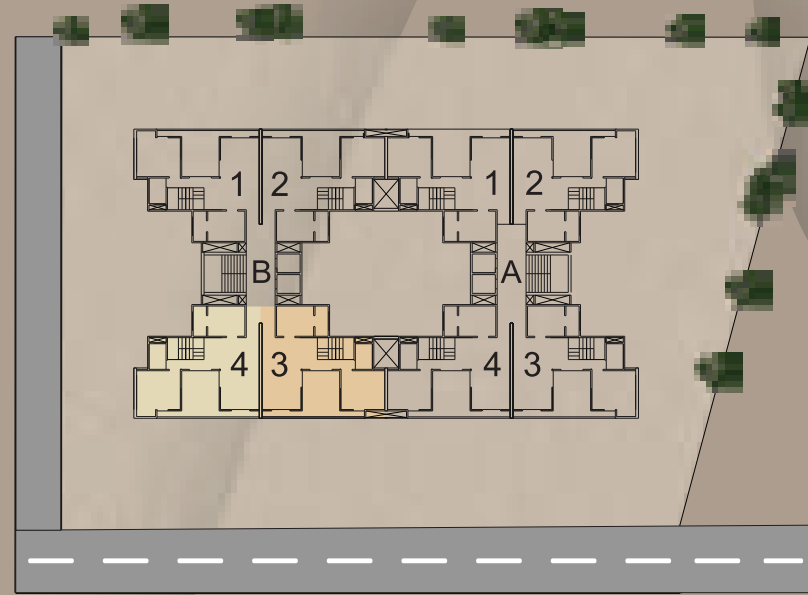
(1st Floor - Shops)



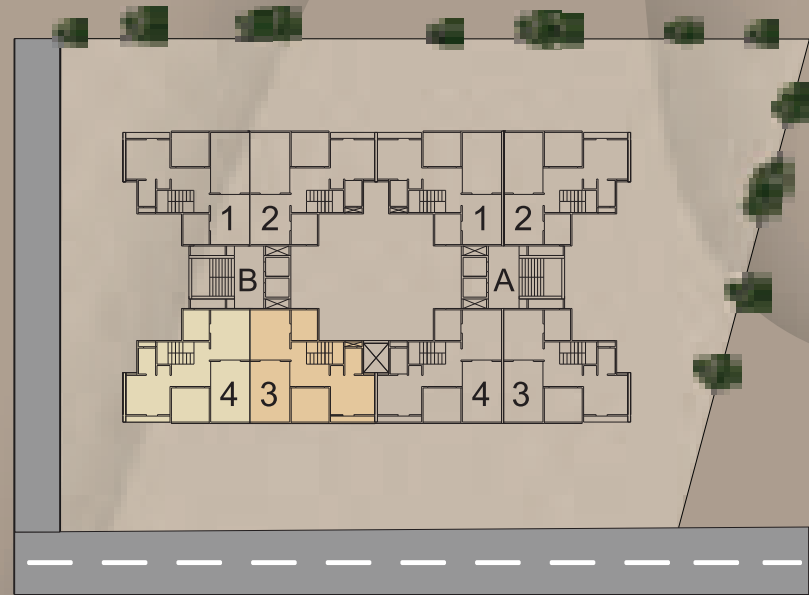
Typical Plan

(2 bhk - 2nd to 7th Floor)





Lower Level Plan
(3 bhk Pent House-8th Floor)



Upper Level Plan
(3 bhk Pent House-9th Floor)



THE CLUB



Amenities

- SEPARATE ENTRY & EXIT GATE WITH SECURITY CABIN
- TERRACE CLUB HOUSE WITH INDOOR GAMES AND AIR
CONDITIONED GYM.
- TERRACE GARDEN FOR GET TOGETHER & PARTY.
- ALLOTED PARKING FOR EACH FLAT ON GROUND
FLOOR AND BASEMENT.
- SUFFICIENT PARKING FOR COMMERCIAL IN FRONT OF SHOPS.
- STANDARD MAKE ELEVATOR (2 NOS. PER TOWER) WITH POWER BACKUP.
- POWER BACK FOR COMMON UTILITY.
- UNDER GROUP AND OVERHEAD WATER TANK.
- 24 HRS WATER SUPPLY WITH BOREWELL.
- INTERCOM CONNECTIVITY.
- FIRE FIGHTING SYSTEM.

Specifications

- **CONSTRUCTION-**
- EARTHQUAKE RESISTANT R.C.C. FRAME STRUCTURE
- COMPOUND WALL COVERING ENTIRE CAMPUS.
- **FLOORING-**
- VITRIFIED FLOORING IN ALL ROOMS.
- BLACK GRANITE KITCHEN PLATFORM WITH S.S. SINK WITH
PREMIUM WALL TILES UPTO LINTEL LEVEL.
- PAVER BLOCKS IN PARKING AREA.
- **ELECTRIFICATION-**
- CONCEALED COPPER WIRING WITH BRANDED MODULAR
SWITCHES OF APPROVED MAKE WITH T.V.,
REFRIGERATOR, GEYSER AND A.C. POINTS.
- **PLUMBING-**
- CONCEALED CPVC PLUMBING WITH BRANDED FITTINGS.
- HOT AND COLD PLUMBING WITH SHOWER AND GEYSER
POINTS IN BATHROOMS.
- **DOORS AND WINDOWS-**
- DECORATIVE MAIN DOOR AND ALL OTHER INTERNAL FLUSH
DOORS WITH WOODEN FRAMES.
- FULLY GLAZED ALUMINIUM WINDOWS WITH M.S. SAFETY GRILL.
- **FINISHING-**
- INSIDE SMOOTH PLASTER WITH PUTTI / PRIMER FINISH.
- OUTSIDE SANDFACE PLASTER WITH EXTERIOR PAINTS.

