

DEVELOPERS:  
**SWARUPAM**  
Developers

SITE:  
"Swarup Villa",  
Block No. 572 (F.P no 86), Bill Canal Rd,  
Ahead of Pratham Riviera, Bill,  
Vadodara, Gujarat-391410.

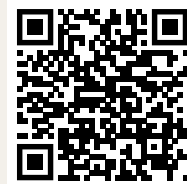
CALL:  
+91 63519 40192

EMAIL:  
swarupamdevelopers@gmail.com

ARCHITECT:  
DESIGN STUDIO  
architects & interiors  
At. RUCHIR SHETH

SCHEME DESIGN BY:  
NPA Nipul Pithadia  
& Associates

STRUCTURE:  
ZARNA  
ASSOCIATES



LOCATION



BROCHURE

Above project is registered under Gujreera.  
RERA REGISTRATION No.: PR/GJ/VADODARA/VADODARA/Vadodara Municipal Corporation/RAA15258/060424/311226  
For further details: visit: [www.gujreera.gujarat.gov.in](http://www.gujreera.gujarat.gov.in) under registered project.

  
**Swarup**  
villa

**4 BHK**  
LUXURIOUS VILLA



 **11** VILLAS

Welcome to a world of elegance and tranquility. As the sun sets, Swarup Villa comes alive with a symphony of lights and shadows, casting an enchanting spell over its surroundings. The majestic entry gate stands as a sentinel, inviting you to step into a realm of refined luxury and timeless charm.



## LAYOUT PLAN

Plot No	Type	Plot Area
1	C	1569.00
2	A	1456.00
3	A	1347.00
4	A	1549.00
5	A	1523.00
6	A	1258.00
7	A	1375.00
8	B	1014.00
9	B	1164.00
10	B	1127.00
11	A	1242.00

Area in Sq.Ft.

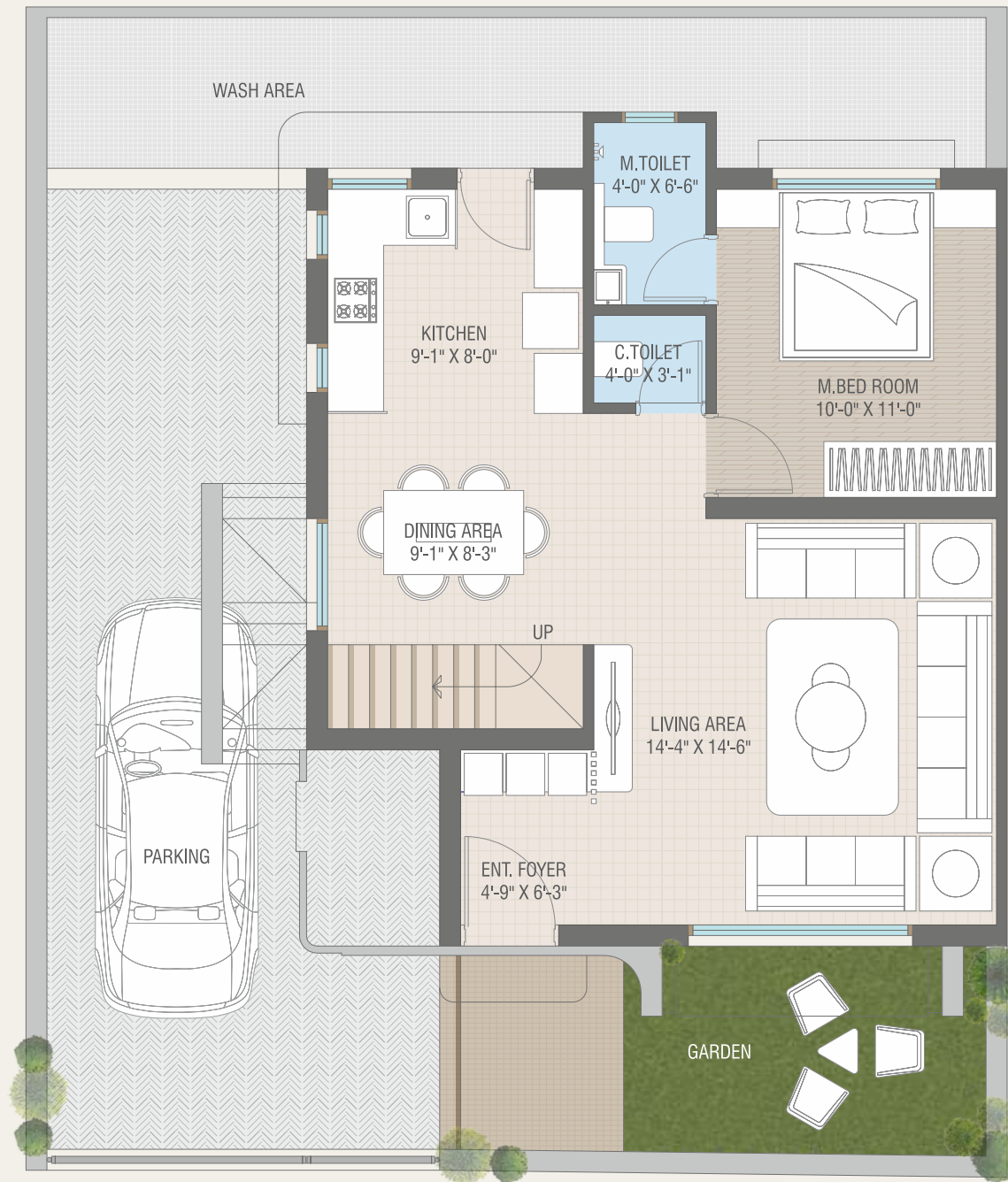




TYPE

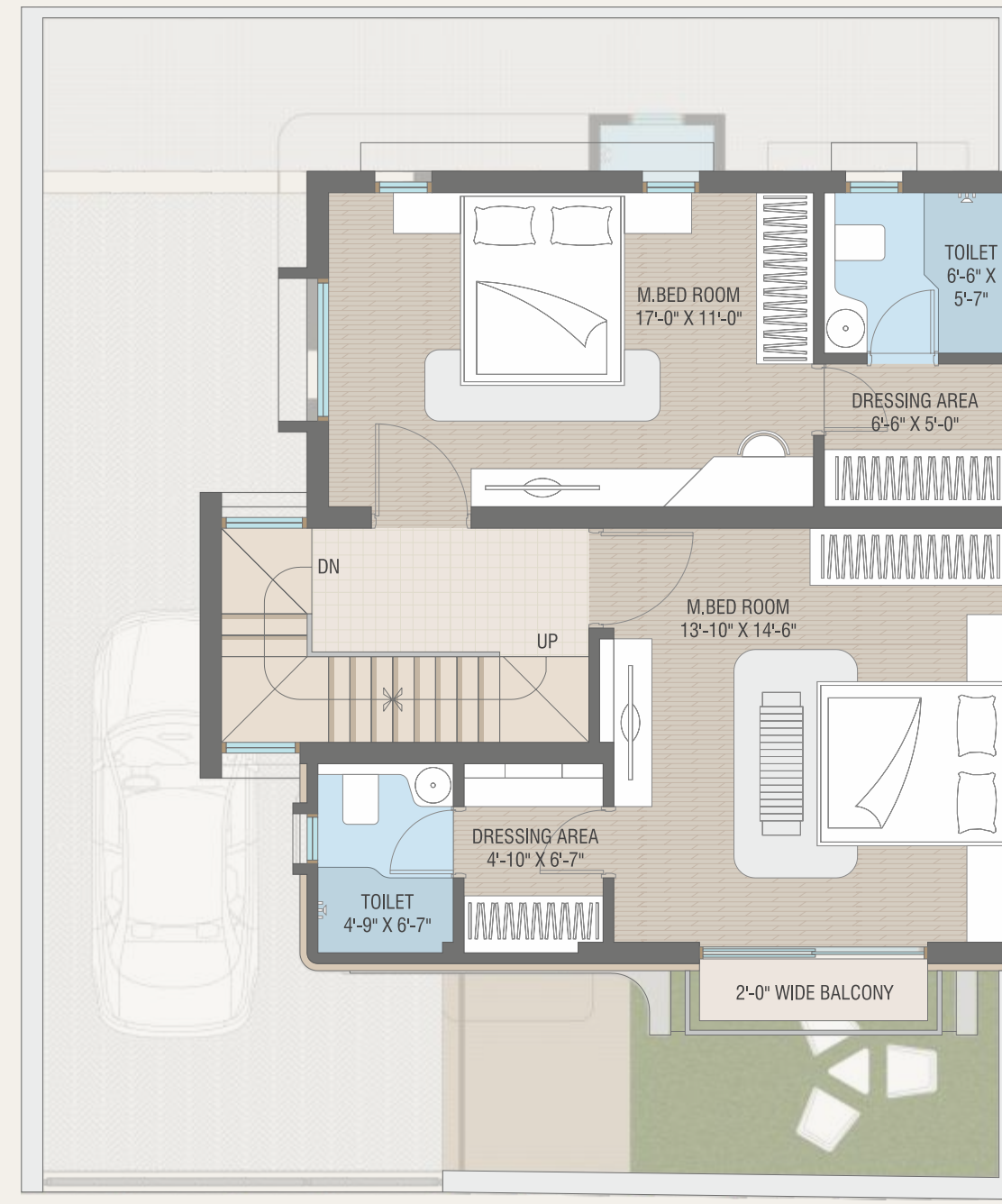
A

UNIT NO:  
2,3,4,5,6,7 & 11



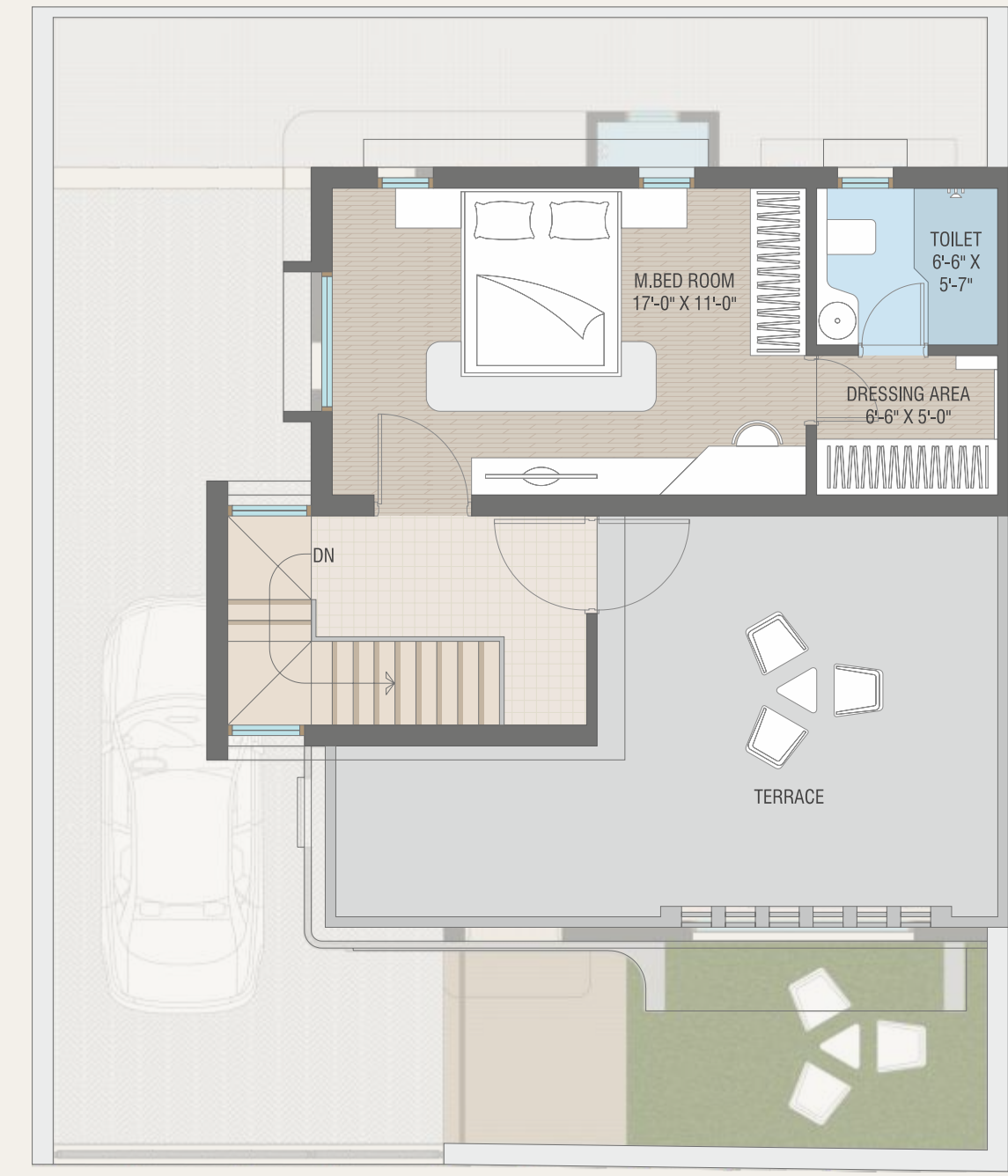
GROUND FLOOR PLAN

Built up Area : 670.00 SQ.FT



FIRST FLOOR PLAN

Built up Area : 765.00 SQ.FT



SECOND FLOOR PLAN

Built up Area : 438.00 SQ.FT

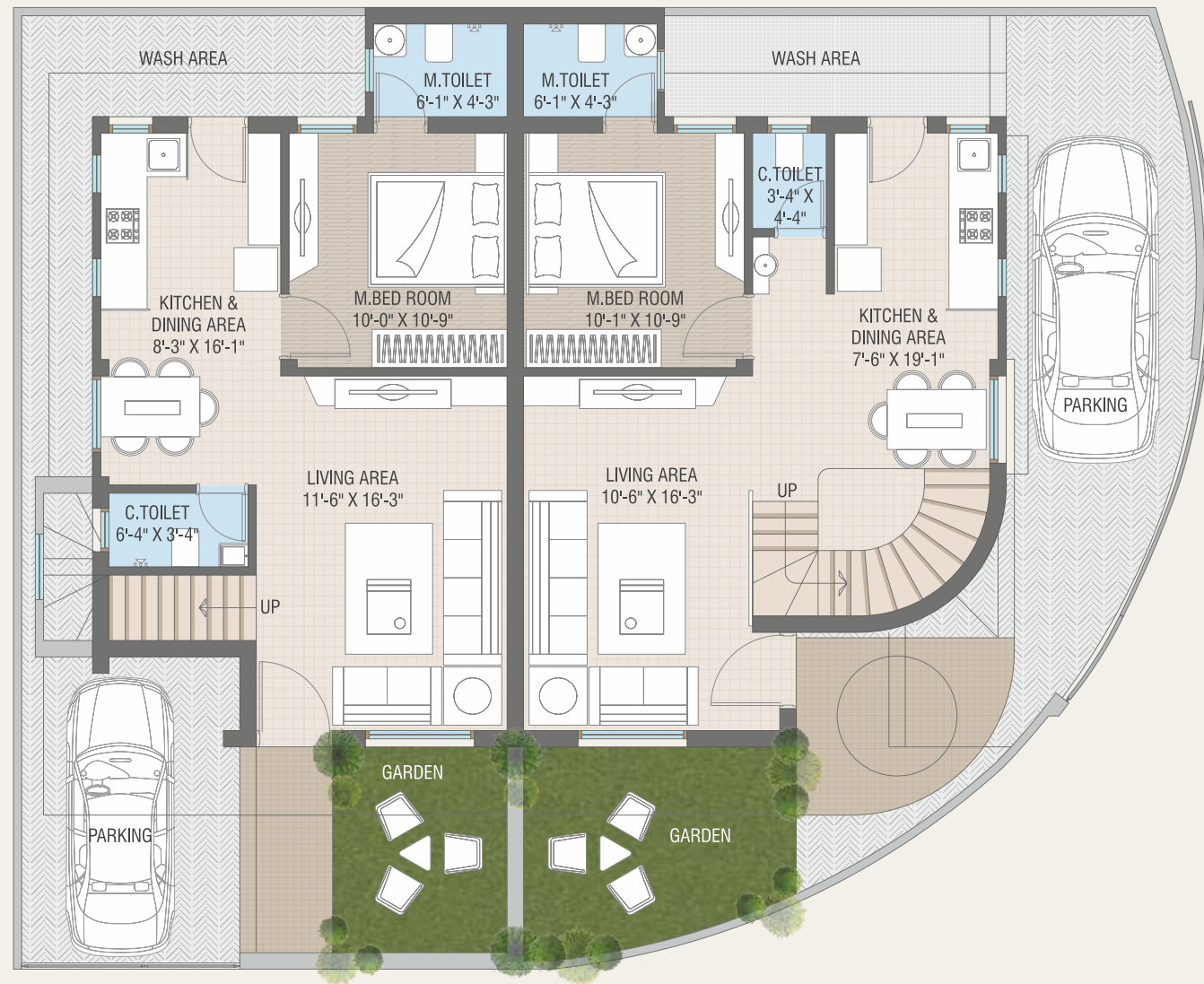




TYPE  
**B**

UNIT NO:  
8, 9 & 10

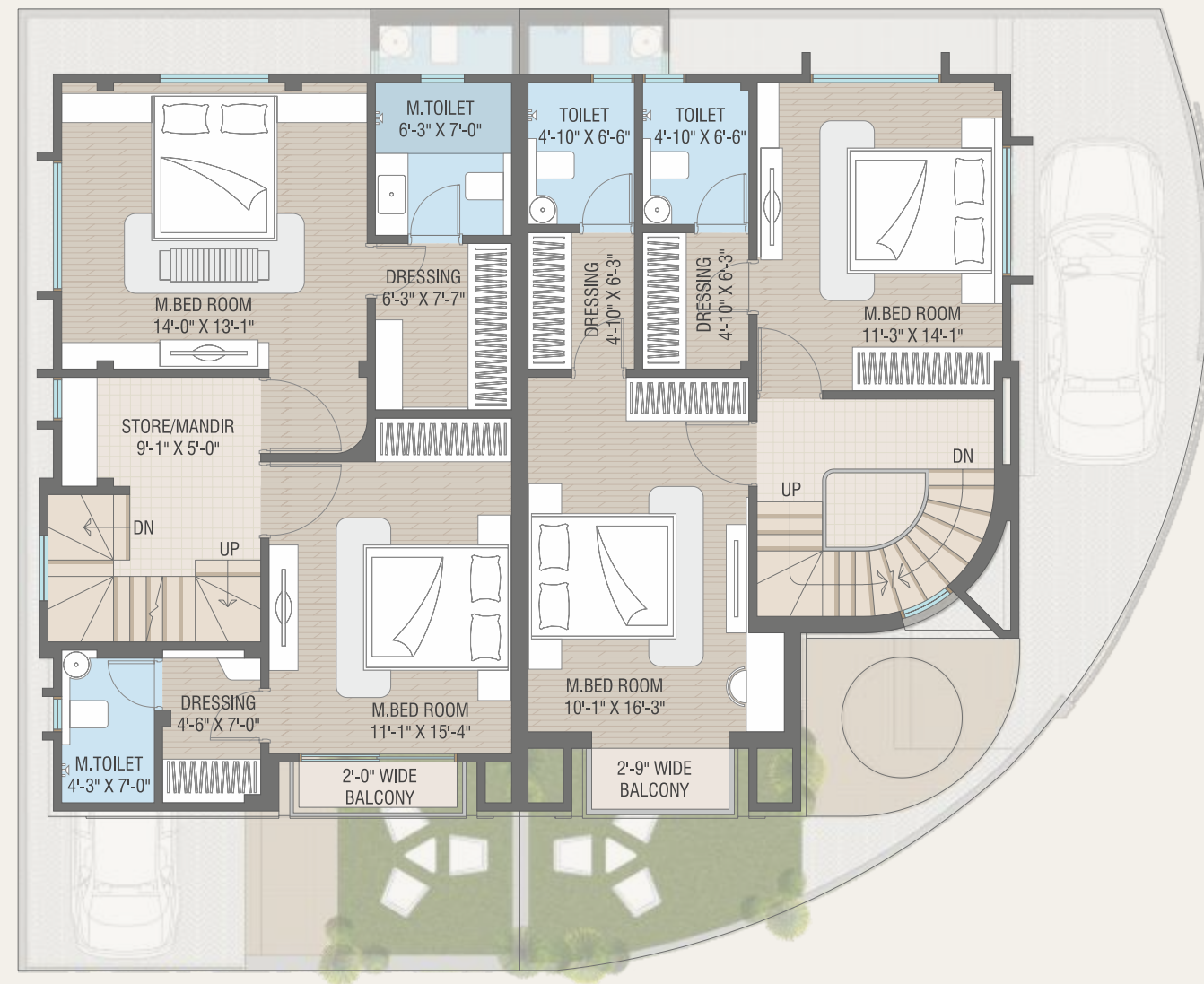
### GROUND FLOOR PLAN



Built up Area : 567.00 SQ.FT  
Unit No. 8, 10

Built up Area : 624.00 SQ.FT  
Unit No. 9

### FIRST FLOOR PLAN



Built up Area : 736.00 SQ.FT

Built up Area : 695.00 SQ.FT

### SECOND FLOOR PLAN



Built up Area : 461.00 SQ.FT

Built up Area : 420.00 SQ.FT

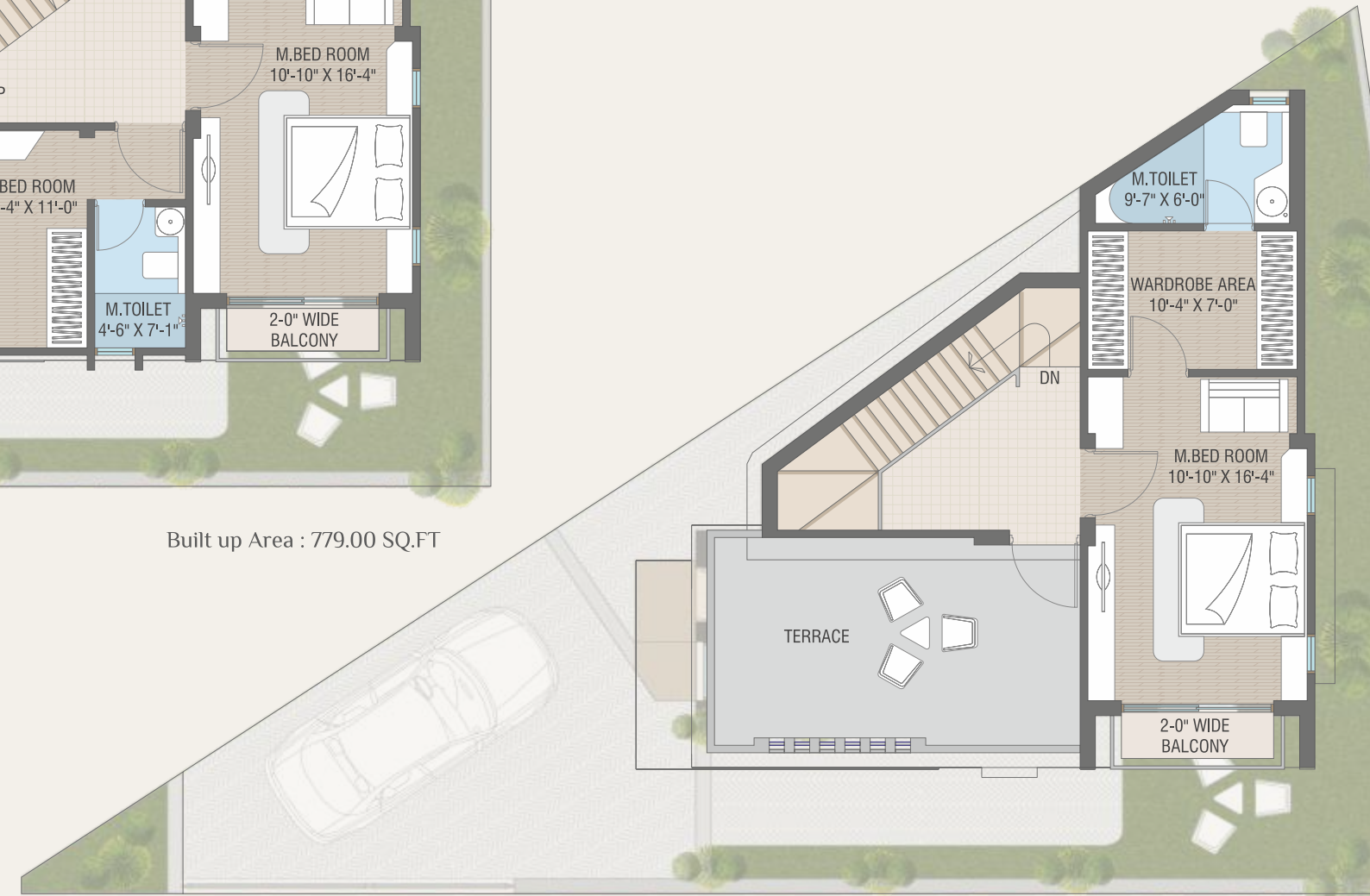
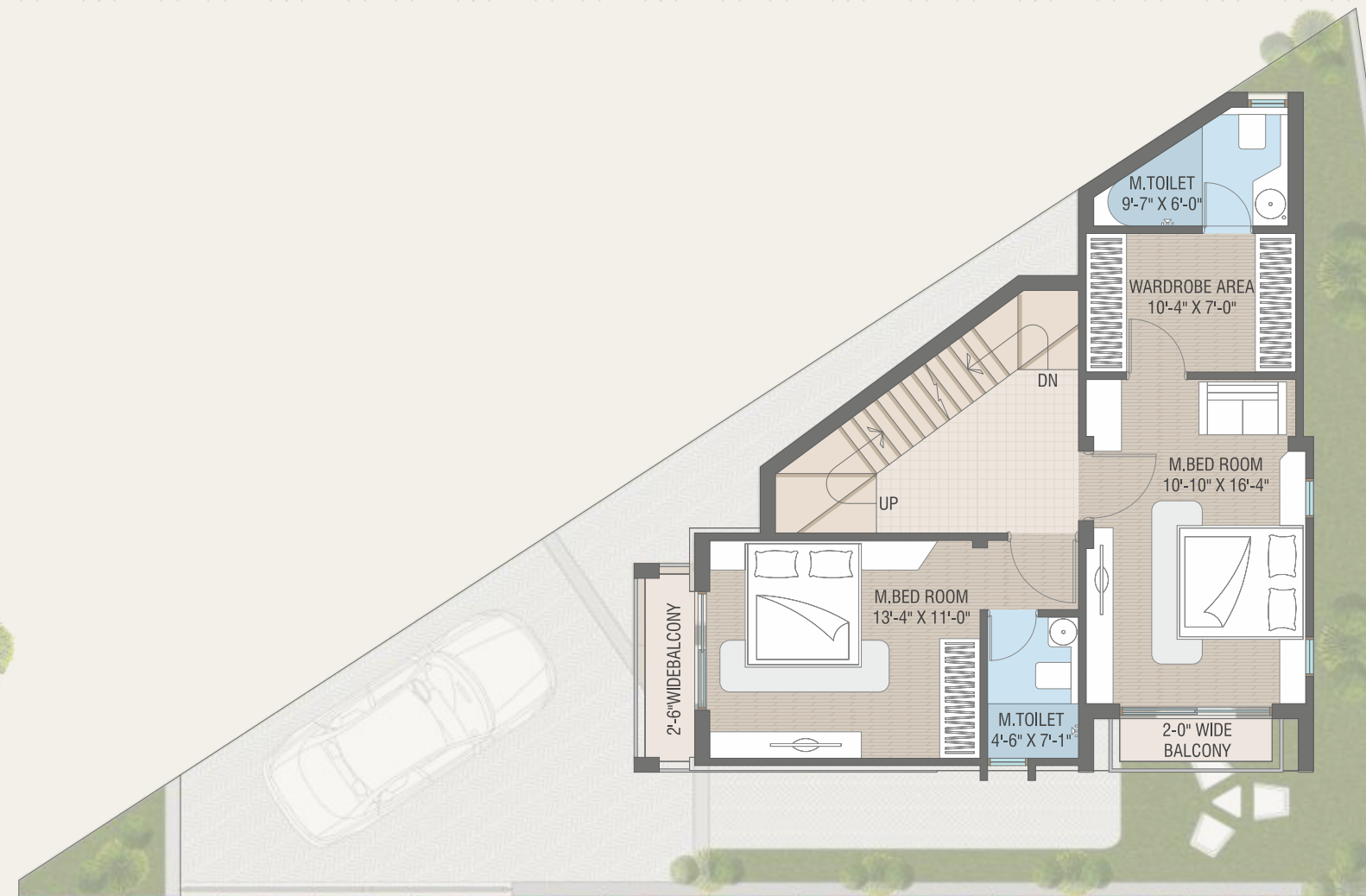


TYPE

C

UNIT NO:

1





## SPECIFICATION

### STRUCTURE

- Earthquake Resistant Pile Frame Structure.

### FLOORING

- Premium design tiles in living room and flooring in master bedroom
- Premium Vitrified tiles flooring in rest of the area.

### KITCHEN

- Granite platform with S.S. sink & glazed tiles dedo

### DOORS

- Attractive entrance door with safety lock and decorative fittings. Internal doors are laminated flush doors.

### WINDOWS

- Powder coated aluminum window with reflective glass and stone sill with safety grill.

### PLUMBING

- Concealed isi good quality CPVC/UPVC plumbing as per plumbing consultant design.

### BATH

- Designer bathroom with premium quality fittings & branded ceramic vessels.

### PAINT & FINISH:

- Interior: Smooth plaster with Acrylic putty
- Exterior: Double coat plaster with acrylic paint for water repellence

### WATER FACILITY

- Underground tank & overhead PVC tank in all bungalows.
- Personal Bore well facility with branded bore well motor in each bungalow.

### ELECTRIFICATION

- Concealed copper ISI wiring & branded modular switches with sufficient point in kitchen and all bedroom with MCB switch for your family safety

### TERRACE

- Open terrace finished with water proofing & china mosaic flooring/tiles.

### ANTI-TERMITE

- Anti termite treatment in each villa, as well as installation of anti termite piping in each bungalow.

**Payment Schedule :** On Booking - 10% | Plinth Level - 25% | Ground Floor Slab - 10% | First Floor Slab - 10% | Second Floor Slab - 10% | Plaster level - 20% | Flooring Work - 10% | Finishing Level - 5% + GST + Maintenance | Possession after 30 days of Full Payment

**Terms and Conditions :** 1) Additional charges such as common maintenance, stamp duty, registration charges, GST, MGVCCL Connection, legal documentation charges, municipal expense, property tax, and other expense as per any new bylaws shall be borne by the customer. 2) Any new central or state government tax, if applicable, shall have to be borne by the client. 3) The Developer will not be held responsible, in case of any delay in the light connection by the government authority. 4) Extra work, would be subject to approval, shall be allowed only with prior written agreement and executed only after receiving full payment in advance. 5) Change or alteration that may affect elevation, exterior color scheme or the look of the unit, or any other changes in any aspect affecting the overall design concept and outlook of the scheme/project or the unit shall be strictly prohibited. Any type of alteration in the structural design of the unit, either from inside or outside, will not be permitted. 6) In case of delayed payment, interest would be levied at the rate of 12% P.A. & continuous default on payments will lead to cancellation. 7) In the case of cancellation of a booking the refundable amount shall be given only when the same property/unit is booked and paid by the new purchaser. Amount paid for any extra work done or any payable tax, (if any) shall be deducted from the refund amount. 8) Possession of the property will be given after one month of settlement of all the accounts. Any type of celebration/Events whether be religious or non-religious will not be allowed in case of incomplete payment. 9) All the Dimensions are indicative and actual dimension in each room, plot, & S.B.A might vary. 10) The developer and the architect reserve full right to alter/revise any design details, plans or specification, where required or deemed necessary without any intimation or reason. 11) All members shall have to be essentially be the part of the society formed by the association members and shall have to abide by the laws. 12) After virtual completion of all the work all the repair and the maintenance like the drainage, watchman salary, common electricity bill, etc shall be borne by the members of the society. 13) Any plans, or 3-D views or information shown in Brochure or presentation cannot form a part of legal document or final details, it is just for easy display. 14) I/WE have fully read, and understood the terms and condition and agree to abide by the same without any reservations. 15) Subjected to Vadodara jurisdiction only.

**NOTE :-** This brochure is intended only for easy display and information of the project and does not form a part of any legal documentation.