

જય શ્રી સ્વામિનારાયણ  
શ્રી ગણેશાય નમઃ



**1 HK & 1-2 BHK  
LUXURIOUS FLATS**



#### AMENITIES



CCTV Camera



24 Hours Water Supply



Number Plate



Letterbox to Each Unit



Power back Lift

Developers:  
**Jabreshwar  
Developers**

Site Address:  
Varniraj Sparsh, Nr. Avadh Residency,  
Opp. Kiran Sethi Highschool, Tarsali,  
Vadadla, Vadodara 390009

Contact:  
+91 96380 44241  
+91 95749 02021

Architect:  
**ASQUARE**  
ARCHITECTURE & INTERIORS  
KETAN PATEL

Structure:  
Zarna Associates

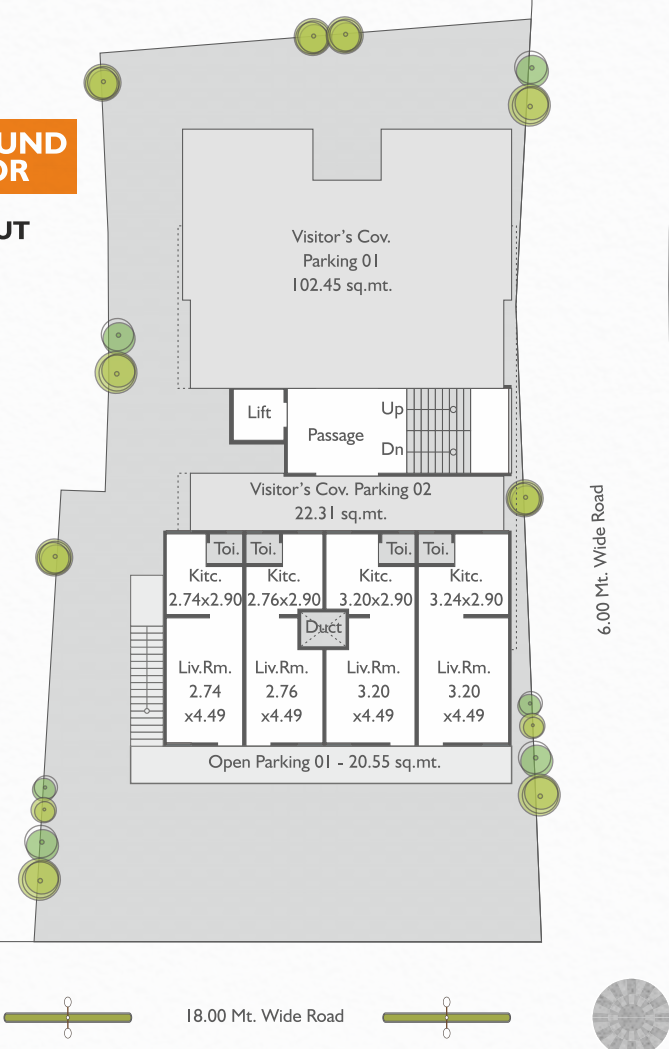
• Possession will be given after one month of settlement of all accounts as per schedule • Payment terms as per allotment letter • Maintenance deposit will be charged • Advance, annual maintenance of society will be charged as per expense budget of the year • Extra work will be executed after receipt of full advance payment • GEB deposit and load charges will be additional • Document charges, stamp duty, GST will be additional • Any new central or state government taxes, if applicable, will have to be borne by the clients • Legal document fees Rs. 10,000 • No changes or alteration will be allowed in the elevation • Continuous default payments will lead to cancellation • Refund in case of cancellation will be made within 45 days from the date of cancellation, provided the cancellation is for no fault of the builder. A booking and administrative charge of Rs. 50,000 along with the cost for additional provisions requested (if any) and other documentation charges (if any) will be deducted from the refund amount • Architect / Developers shall have the right to change / revise / improvise any details, which will be binding for all • In case of delays in water supply, electricity by the respective authorities, developers will not be responsible • Any plans, specifications or information in this brochure can not form legal part of an offer, contract or agreement. It is only depiction of the project





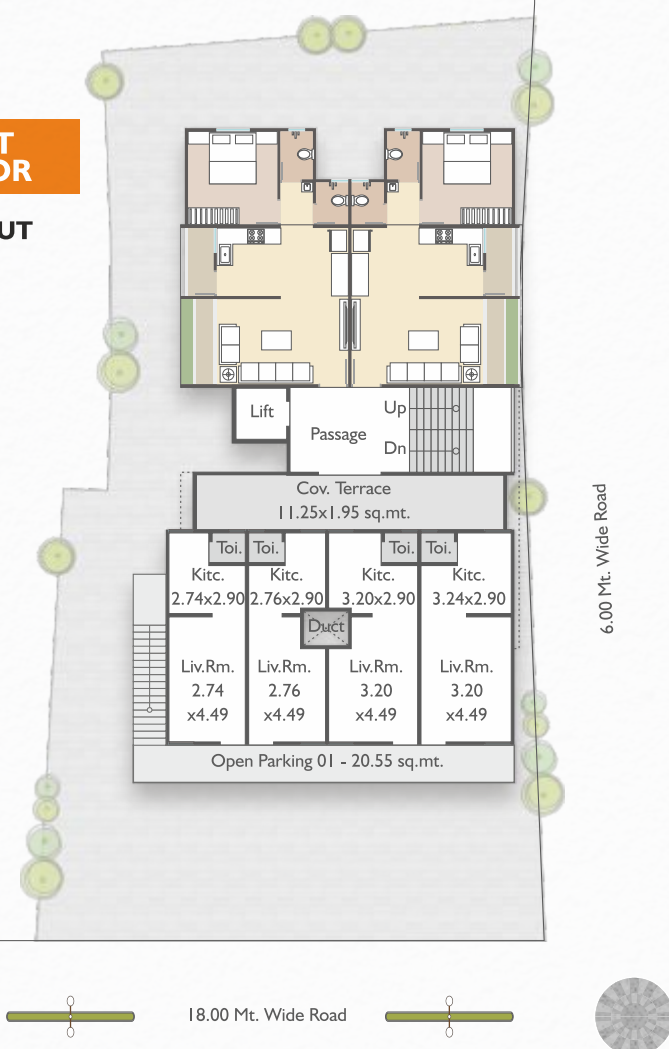
## GROUND FLOOR

### LAYOUT



## FIRST FLOOR

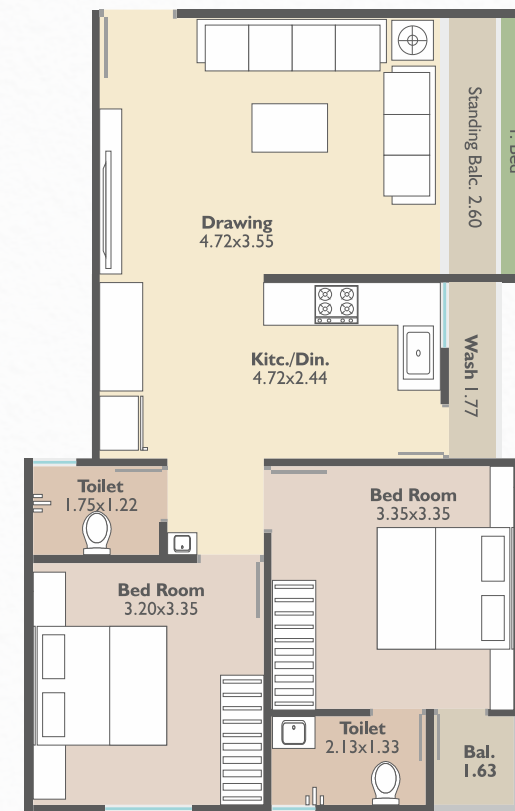
### LAYOUT



## 2 BHK

### TYPE - A

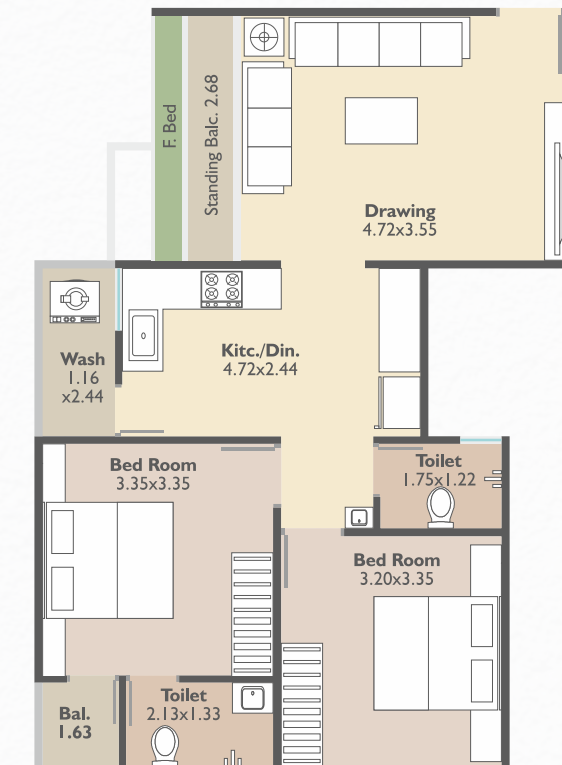
2nd to 5th Floor



## 2 BHK

### TYPE - B

2nd to 5th Floor



## TYPICAL FLOOR

### LAYOUT

2nd to 4th



## 5TH FLOOR

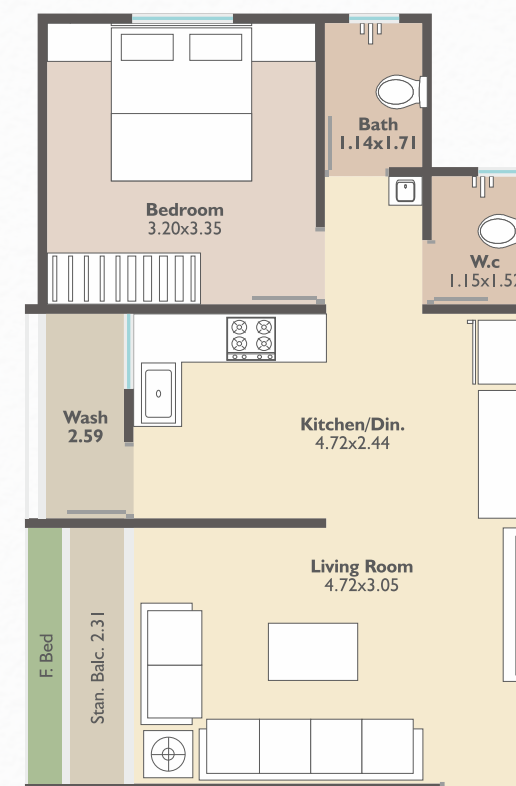
### LAYOUT



## I BHK

### TYPE - A

1st to 4th Floor



## SPECIFICATIONS & FEATURES

### STRUCTURE

Earthquake resistant as per architect's and structural engineer's design

### WALL FINISH

Primer coat and lapi coats on internal walls Water resistant exterior paint on the exterior wall as per architect's approved elevation

### FLOORING

Vitrified tiles all over

### KITCHEN

Granite platform with standard quality sink Ceramic tiles up to Lintel level

### DOOR & WINDOWS

Main door - Designer Door, flush door Other internal doors - flush doors Windows - Anodised aluminium sliding Windows

### ELECTRICAL

Branded modular switches. Concealed copper ISI wiring with sufficient points

### WASHROOMS

Bathroom designer wall tiles as per architect's drawing Branded sanitary ware.

Fittings and fixtures as per architect's design