



LOCATION



BROCHURE



WEBSITE



Developers
**Samruddhi
Developers**

Site : **Samartha Springs**
Inside Shrimay Campus, Opp. Suzlon,
Before Sumandip University,
New Waghodia Road, Vadodara

Contact
84601 81202

Architect
Rishit
Architect & Interior Designer

Structure
**ZARNA
ASSOCIATES**

Payment Mode : 10% Booking | 25% Plinth Level | 20% Ground Floor Slab | 20% First Floor Slab | 15% Plaster Level | 5% Flooring Level | 5% Final Finishing

Notes: **(01)** The Booking of the unit is confirmed only after receiving 30% of total cost, till then it will be treated as advance for allotted unit. **(02)** Possession will be given after one month of settlement of all accounts. Also vastupuja, furniture work will be permitted only after possession. **(03)** Development Charge, Stamp Duty, GST, Common Maintenance Charges, Legal Fees, MGVCL, VMSS/VUDA Charges will be paid by the purchaser. **(04)** Payment dues are to be paid within 7 days from the date of completion of each stage of work or as per commitment. **(05)** For delay in payment as per the above schedule, 18% interest per annum will be charged extra. If the due/committed payment is delayed continuously for more than 90 days, the developer reserves all rights to cancel that booking by giving simple notice and booking amount will be returned only after the sale of the same unit and after deduction of 10% plus extra work cost (if done) from booking amount. **(06)** Any new Central or State Gov. Taxes, if applicable shall have to borne by purchaser. **(07)** Developers shall have the right to change the plan, elevation, specification or extend the scheme or any details herein will be binding to all. **(08)** In case of delay in the procedure or any activity of corporation/VUDA/Gram Panchayat, MGVCL or any authority shall be faced united. **(09)** Extra work shall be executed only after receiving full payment in advance - subject to approval. **(10)** 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. **(11)** Any kind of alteration or change is strictly not allowed inside or outside of unit which affect the elevation or outer look or strength of the unit or project. **(12)** All disputes are subject to Vadodara jurisdiction.

design: C.F. | www.Mercat_25@96241_8508

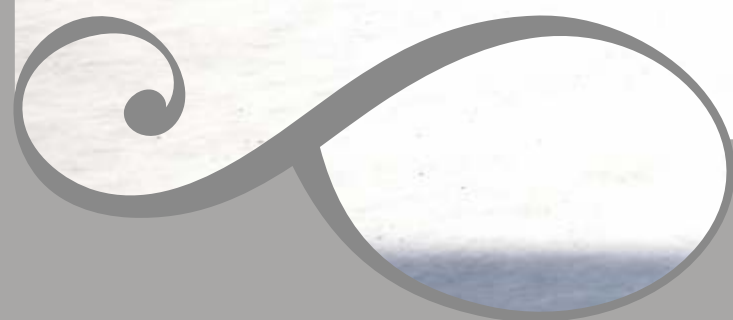


**3.5 BHK
OPULENCE BUNGALOWS**



welcome
TO SAMARTHA SPRINGS

Step into a world of elegance and tranquility, where every detail of the entry gate reflects sophistication and grandeur, inviting you to your dream lifestyle.



Wake up to breathtaking views and let the gentle breeze soothe your soul. Your balcony at Samartha Springs is your personal retreat in nature.

unwind
WITH NATURE



Discover streets designed for harmony and beauty, blending modern architecture with lush surroundings for a serene living experience.

a neighborhood
OF DISTINCTION

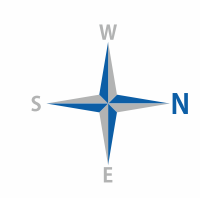


LAYOUT PLAN

AREA TABLE	
PLOT NO.	PLOT AREA
01 to 05	1226.25
6	1444.25
7	1086.50
08 to 11	922.50
12	1047.50
13	1191
14 to 19	922.50
20	1133.68
21	1702.29
22 to 26	922.50
27 & 28	1137.75
29 to 33	922.50
34	1317.05
35 to 37	902.50
38	1137.75
39	1137.75
40	902.00

AREA TABLE	
PLOT NO.	PLOT AREA
41 to 42	902.00
43	1005.06
44	1231.25
45 & 46	922.5
47	1137.75
48	1014.70
49 & 50	902.00
51	1017.32
52	1277.24
53	1047.5
54 to 56	922.5
57 to 62	922.5
63	1086.5
64	1444.25
65 to 69	1226.25
70 to 73	1226.25
74	1226.25

AREA IN SQ.FT.

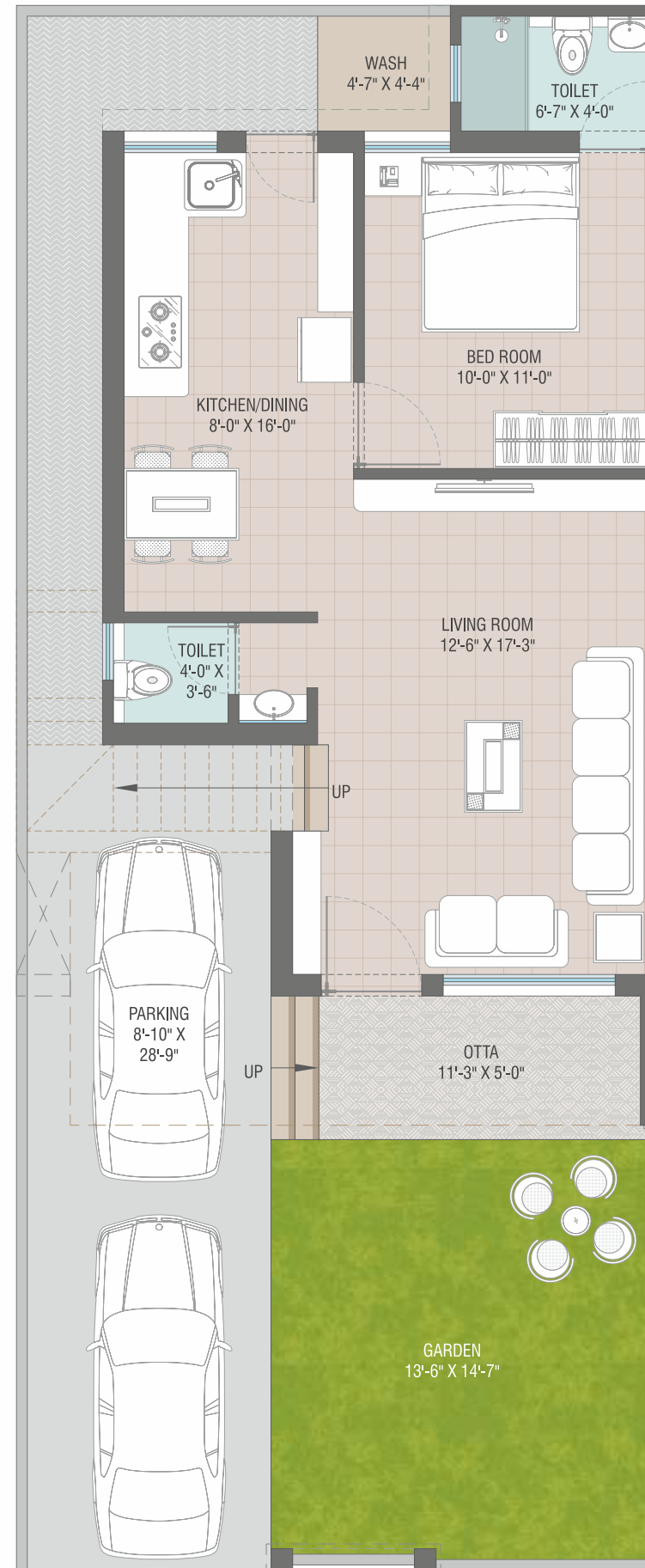




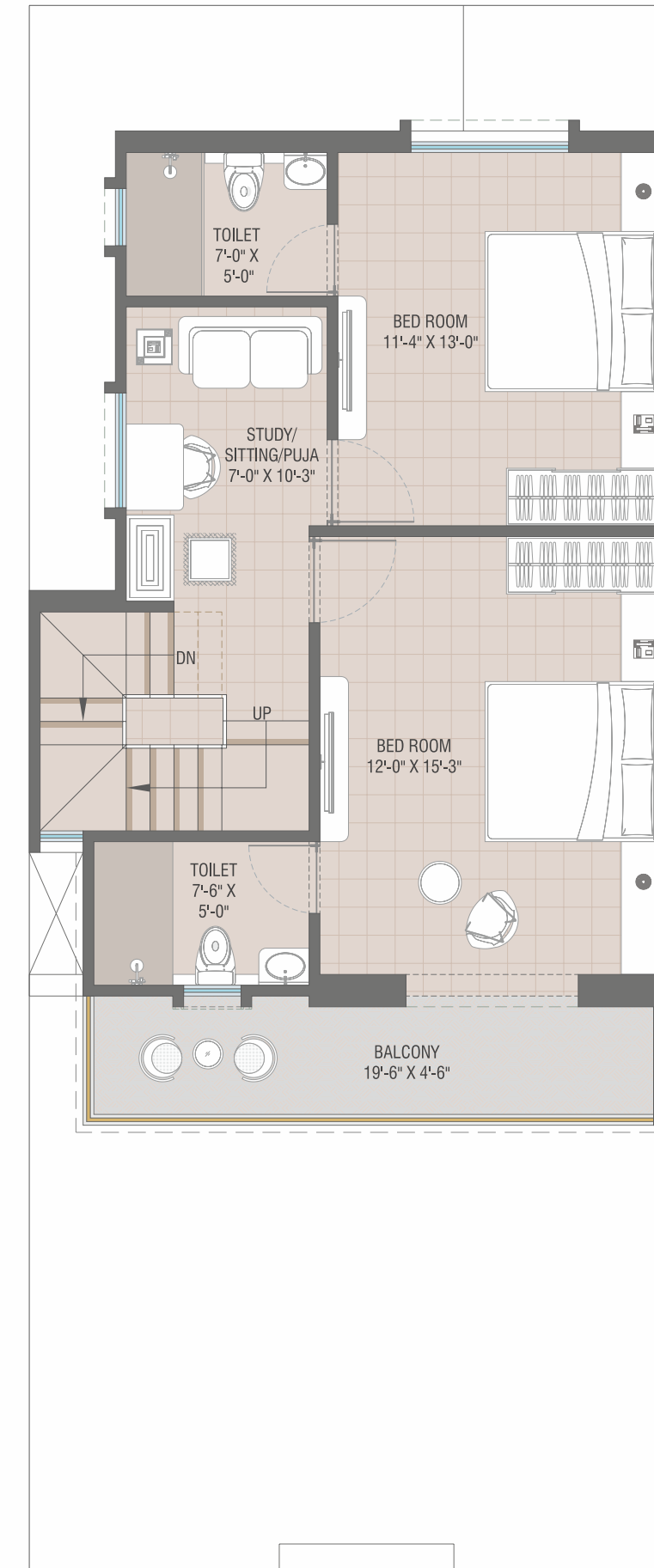
PLOT NO.
01 TO 06
64 TO 74

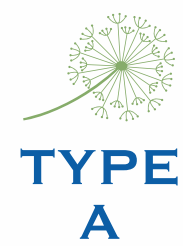
GROUND FLOOR BUILT UP	746.00 SQ.FT.
FIRST FLOOR BUILT UP	713.00 SQ.FT.
CABIN BUILT UP	95.00 SQ.FT.
TOTAL BUILT UP	1554.00 SQ.FT.
MINIMUM PLOT AREA	1226.00 SQ.FT.

GROUND FLOOR PLAN



FIRST FLOOR PLAN



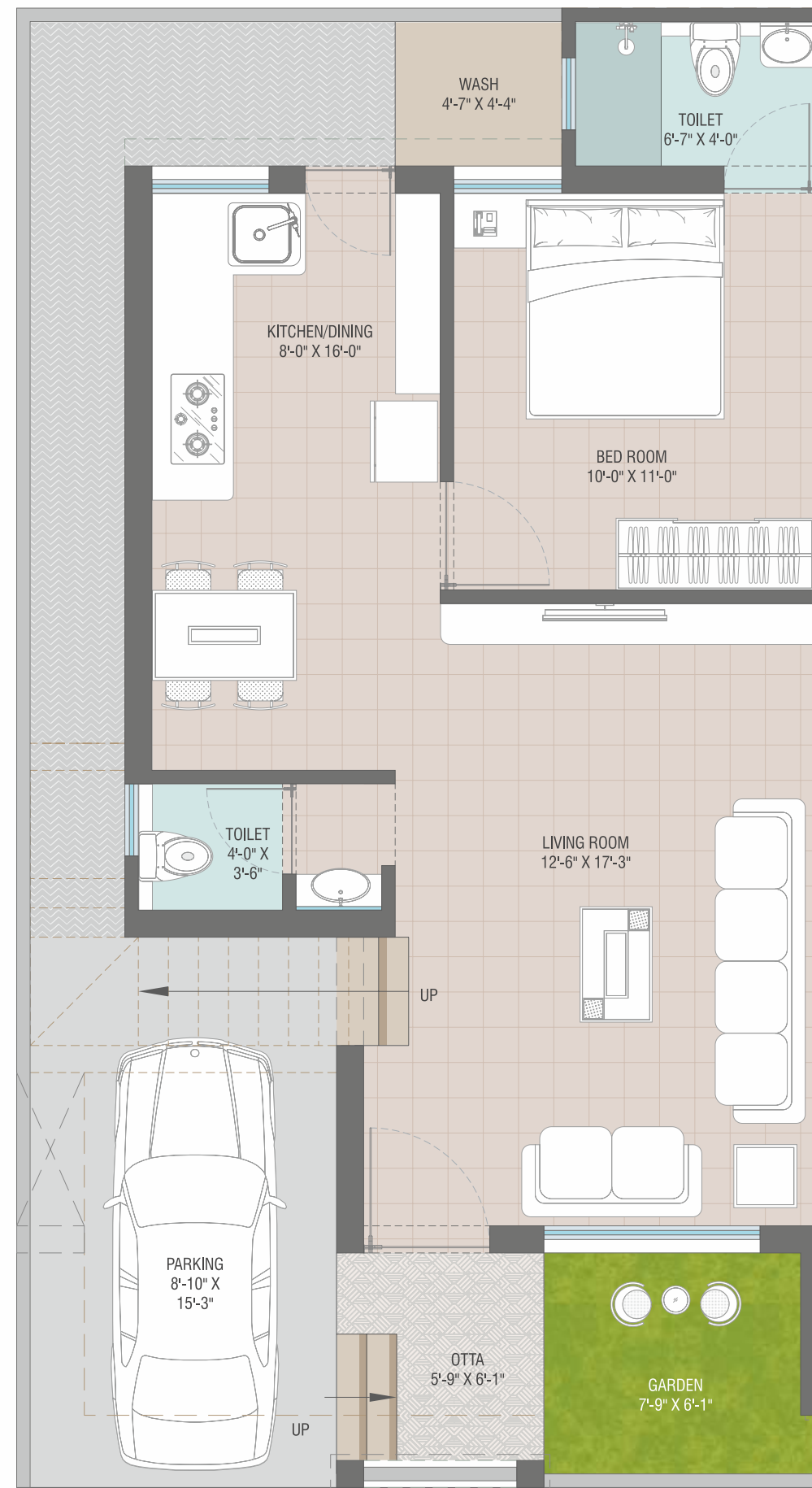


**TYPE
A**

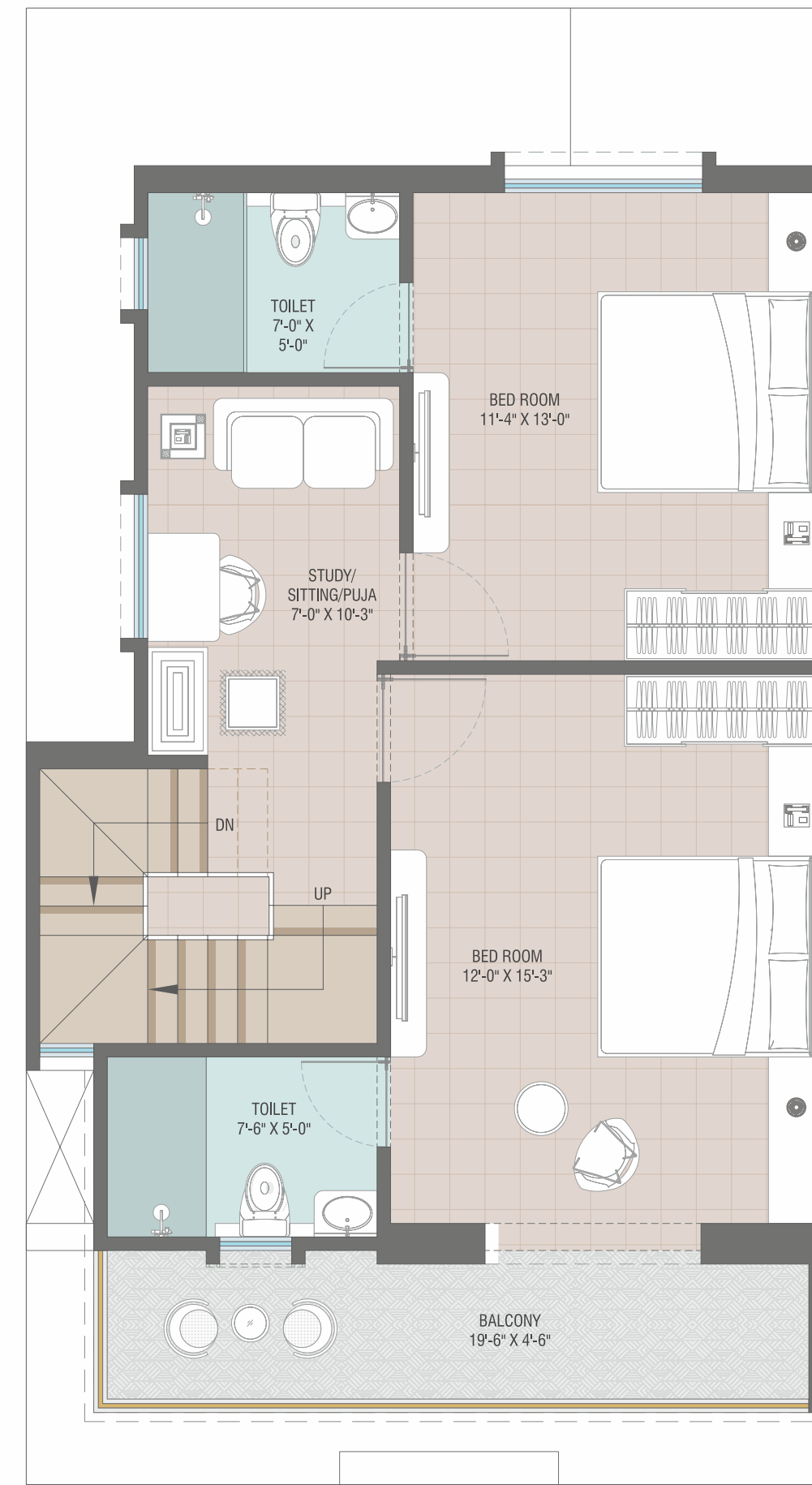
PLOT NO.
07 TO 12
53 TO 63

GROUND FLOOR BUILT UP	746.00 SQ.FT.
FIRST FLOOR BUILT UP	713.00 SQ.FT.
CABIN BUILT UP	95.00 SQ.FT.
TOTAL BUILT UP	1554.09 SQ.FT.
MINIMUM PLOT AREA	923 SQ.FT.

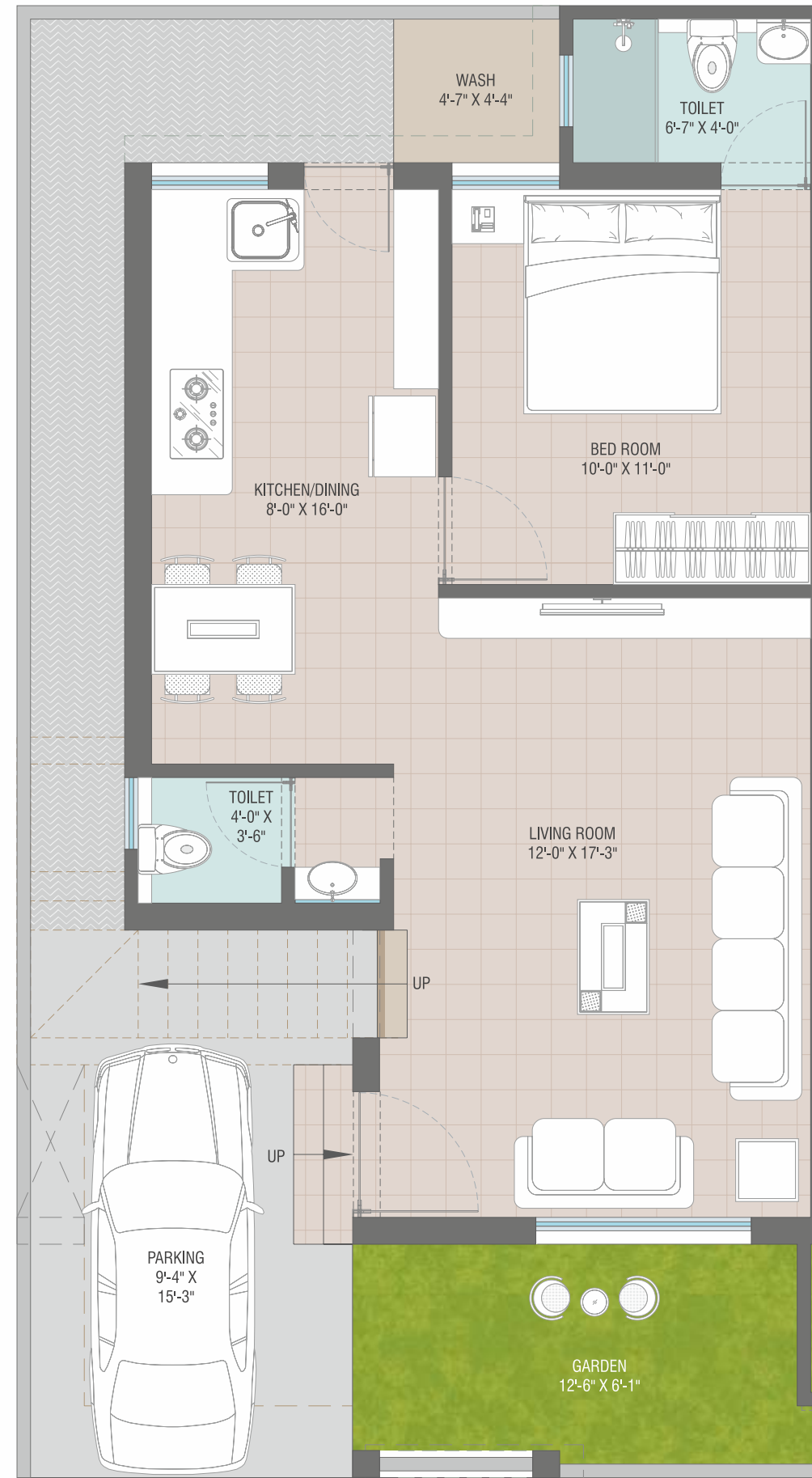
GROUND FLOOR PLAN



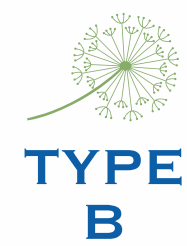
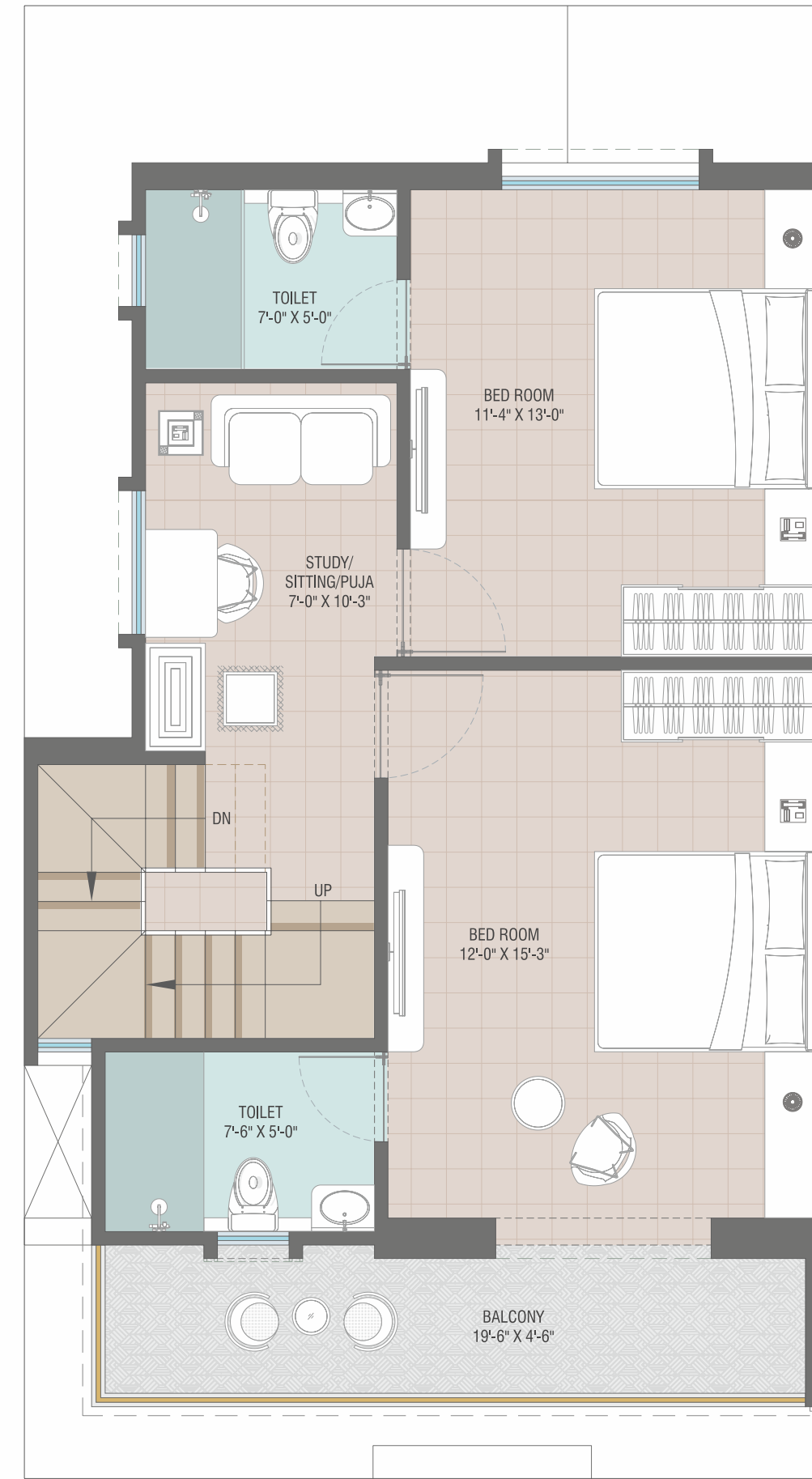
FIRST FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

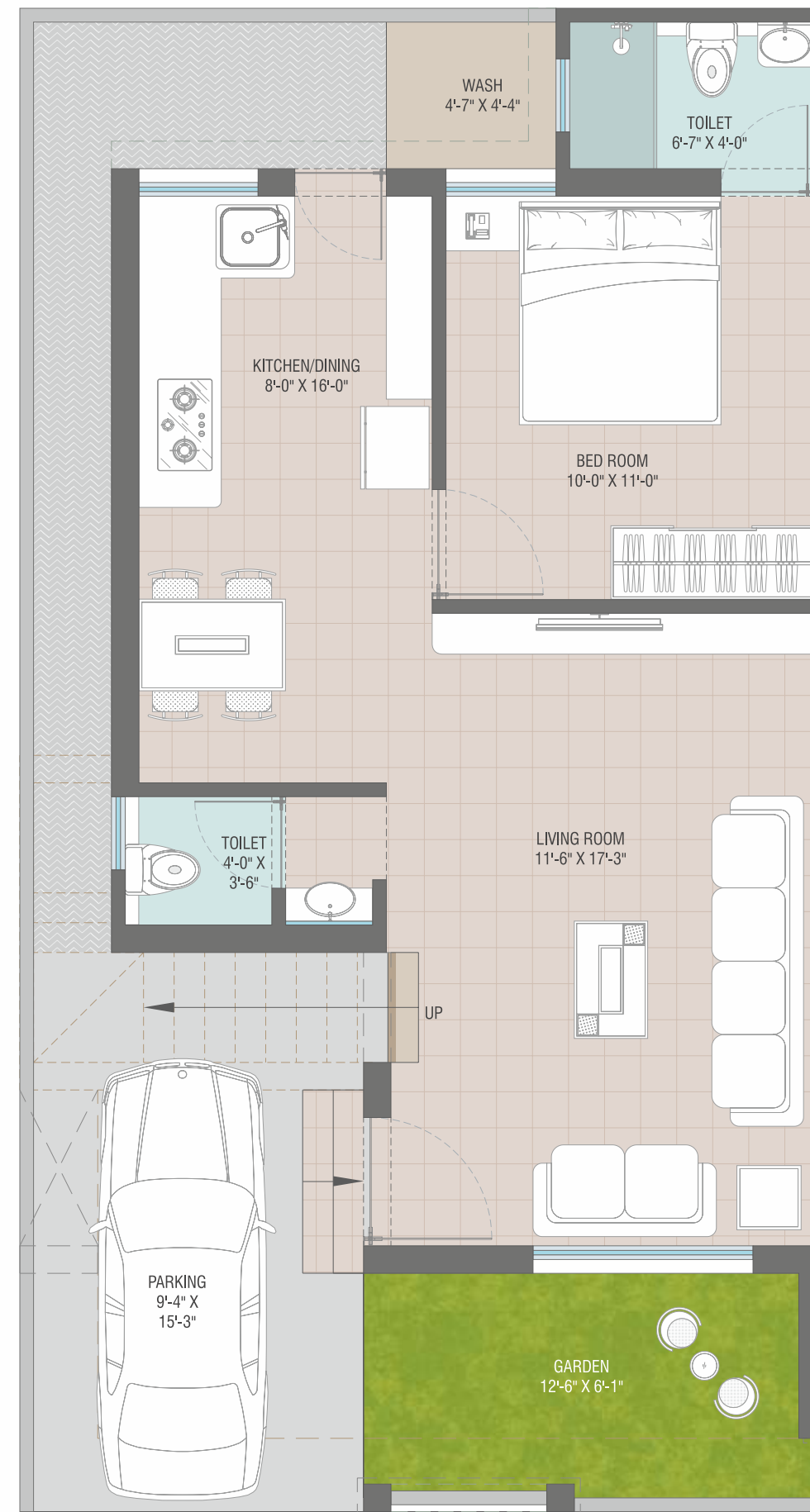


PLOT NO.
13 TO 38
44 TO 47

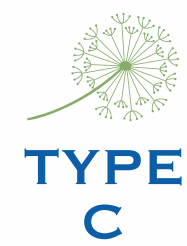
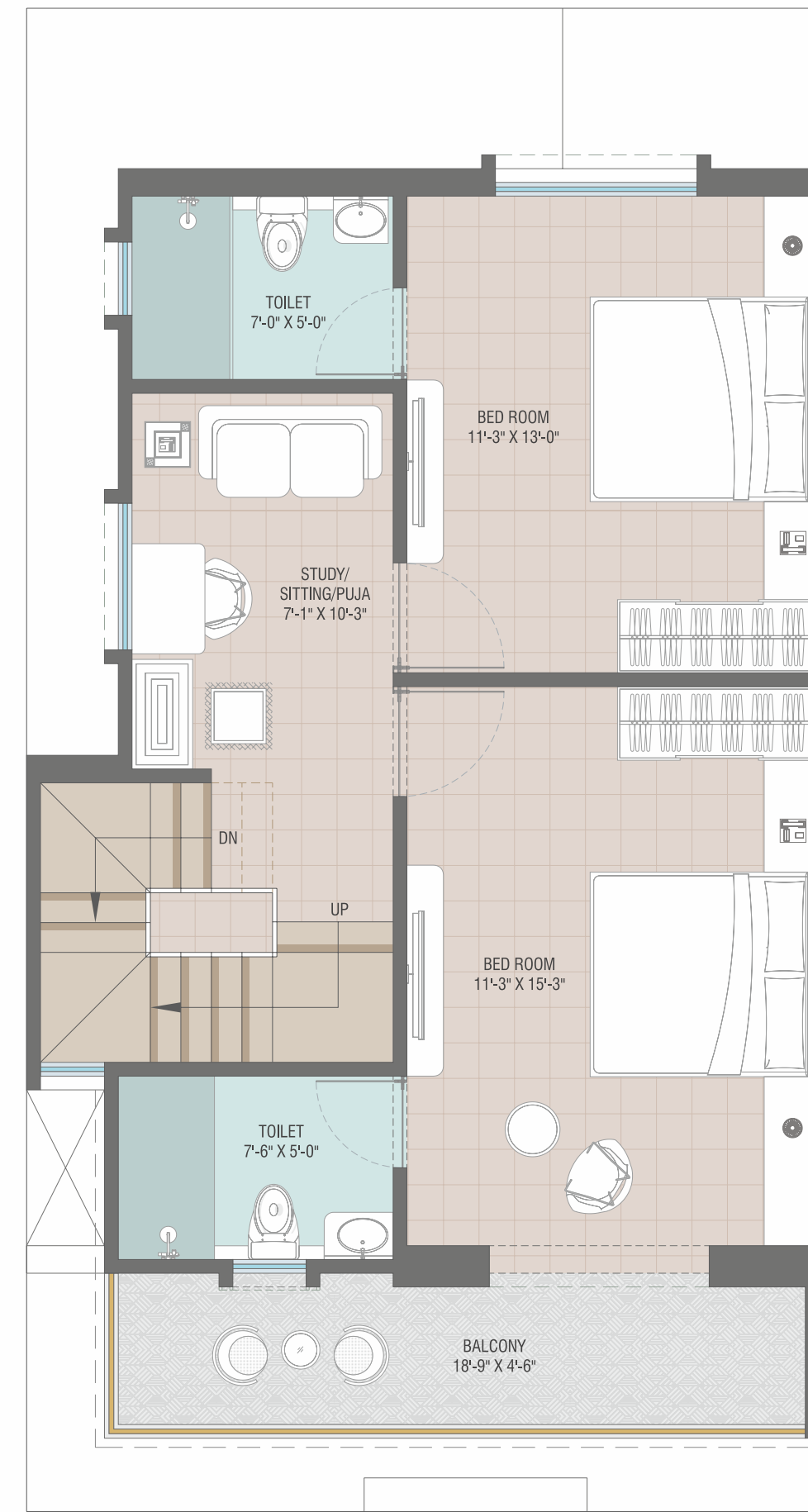
GROUND FLOOR BUILT UP	746.00 SQ.FT.
FIRST FLOOR BUILT UP	713.00 SQ.FT.
CABIN BUILT UP	95.00 SQ.FT.
TOTAL BUILT UP	1554.00 SQ.FT.
MINIMUM PLOT AREA	923.00 SQ.FT.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



**TYPE
C**

PLOT NO.
**39 TO 43
48 TO 51**

GROUND FLOOR BUILT UP	734 SQ.FT.
FIRST FLOOR BUILT UP	702 SQ.FT.
CABIN BUILT UP	98.09 SQ.FT.
TOTAL BUILT UP	1534.09 SQ.FT.
MINIMUM PLOT AREA	902 SQ.FT.

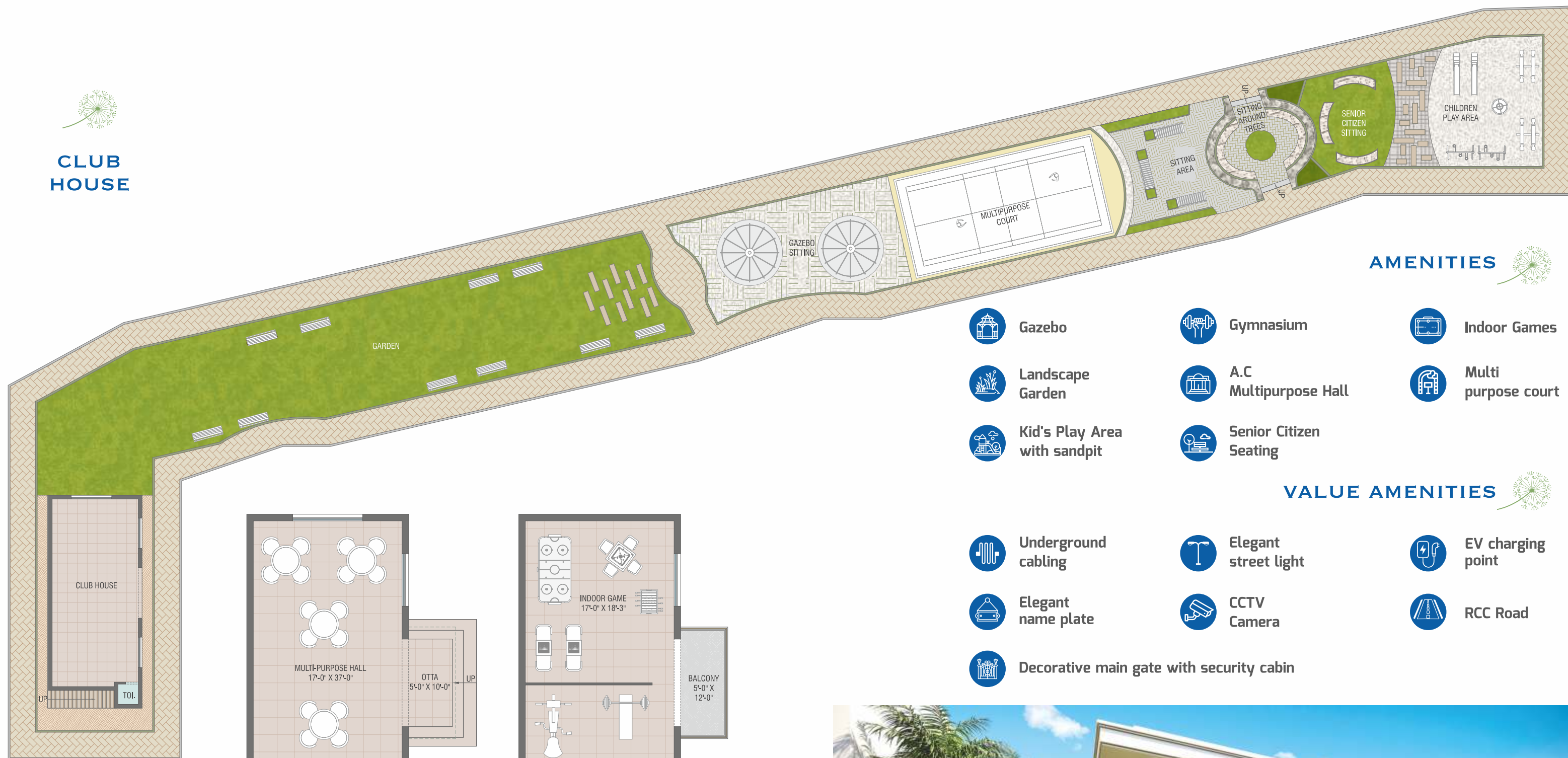












Experience peace and luxury from your balcony, where every sunrise and sunset feels like a masterpiece of Smartha Springs.

serene
MOMENTS AWAIT








CLUB HOUSE

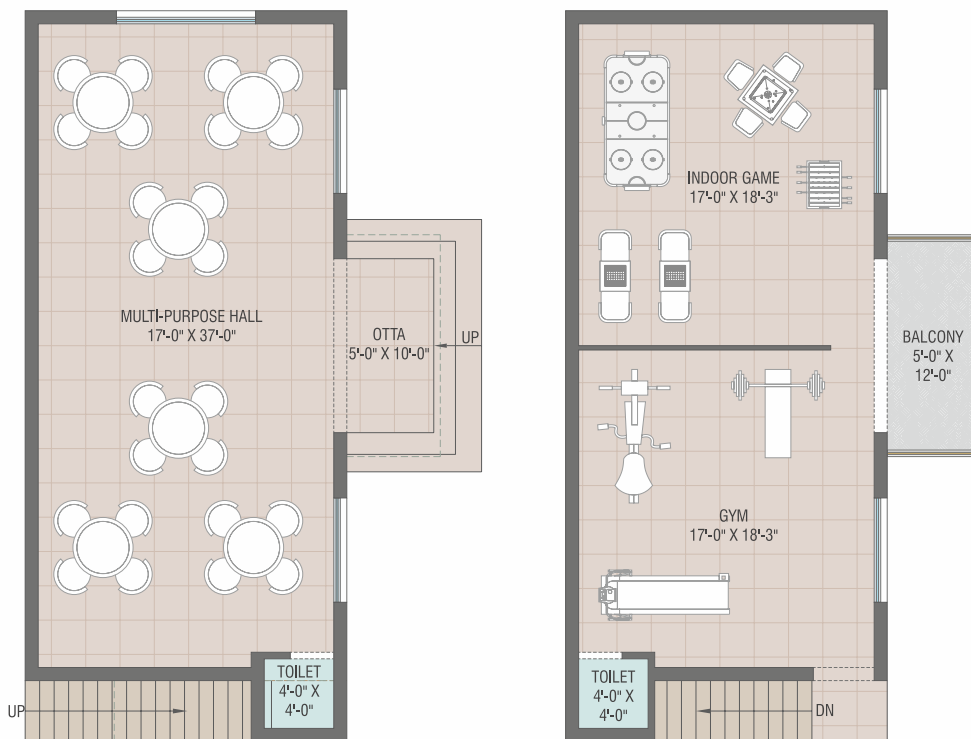


AMENITIES 

-  Gazebo
-  Gymnasium
-  Indoor Games
-  Landscape Garden
-  A.C Multipurpose Hall
-  Multi purpose court
-  Kid's Play Area with sandpit
-  Senior Citizen Seating

VALUE AMENITIES 

-  Underground cabling
-  Elegant street light
-  EV charging point
-  Elegant name plate
-  CCTV Camera
-  RCC Road
-  Decorative main gate with security cabin



GROUND FLOOR PLAN

FIRST FLOOR PLAN



crafted
FOR YOUR COMFORT



 **SPECIFICATION**



Structure & Masonary

- Structure as per architect's design. Brick Masonary for external & internal Walls.



Wall Finish

- Internal Single coat plaster with wall putty & primer.
- External double coat plaster with weather resistant paint.



Flooring

- Verified tiles in living, dining, kitchen & bedrooms.
- Anti-kids flooring in bathrooms & balcony.



Stair case

- Furnished with granite / verified with railing



Toilet

- Designer wall tiles upto lintel level as per architect's design & specifications.
- Jaquar or other Premium brand C.P. fittings & sanitary vessels.



Water & Plumbing

- Concealed plumbing with CPVC & UPVC pipes
- Overhead & under ground water tank for each unit



Doors

- Decorative main door
- Internal flush doors with laminate.



Windows

- Good quality aluminum section powder coated windows with mosquito net with safety grill.



Kitchen

- Granite kitchen platform with S.S. Sink & designer wall tiles upto lintel level.



Electrification

- Branded ISI concealed copper wiring with elegant branded modular switches.



Wash Yard

- Wash yard with glazed tiles dado & anti-skid flooring.



Terrace Finish

- Elegant China Mosaic finish with proofing treatment



Anti-Termite

- Anit-termite treatment