

SAMANVAY[®]
SAPTARSHI

2 & 3 BHK APARTMENTS - 4 & 5 BHK BUNGALOWS - SHOPS





Conveniently Close to Everywhere

As the city grows larger, your home will need to be at a place that comprises a social infrastructure and connected nearby to all daily needs of day to day lifestyle.

Presenting SAMANVAY SPTARSHI at the most happening and centrally located area of Manjalpur.

Development of this project at prime location will boost the feasibility of this area. Aesthetic looks, modern architectural infrastructure with added amenities gives the landmark identity of the area.

SHOPS, APARTMENTS, LUXURIOUS BUNGALOWS



Welcome to a remarkable lifestyle

The Contemporary lifestyle
Unite the calmness and beauty of nature with
state of the art innovation in living.

Wide range of modern amenities
that cater to Contemporary tested, and
are Living examples of great space planning.

SHOPS, APARTMENTS, LUXURIOUS BUNGALOWS



18.00 MT WIDE ROAD



18.00 MT WIDE ROAD

ENTRY

ENTRY



RETAIL SHOPS



SAMANVAY SAPTARSHI

APARTMENTS - BUNGALOWS - SHOPS

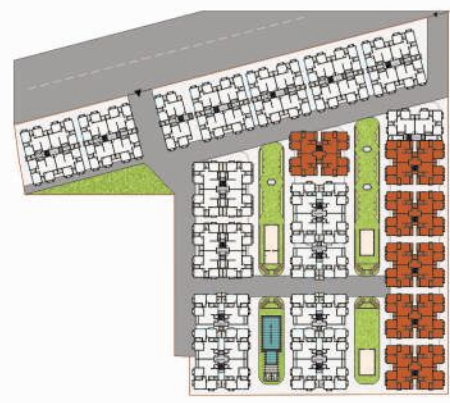
2 BHK

TOWER NO.: B1, B2, B3, B4, B5, B6



3 BHK

TOWER NO.: A1, A2, A3, A4, A5, A6, A7, A8



3 BHK

TOWER NO.: A9, A12, A14/1



TOWER NO.: A10, A11, A14/2



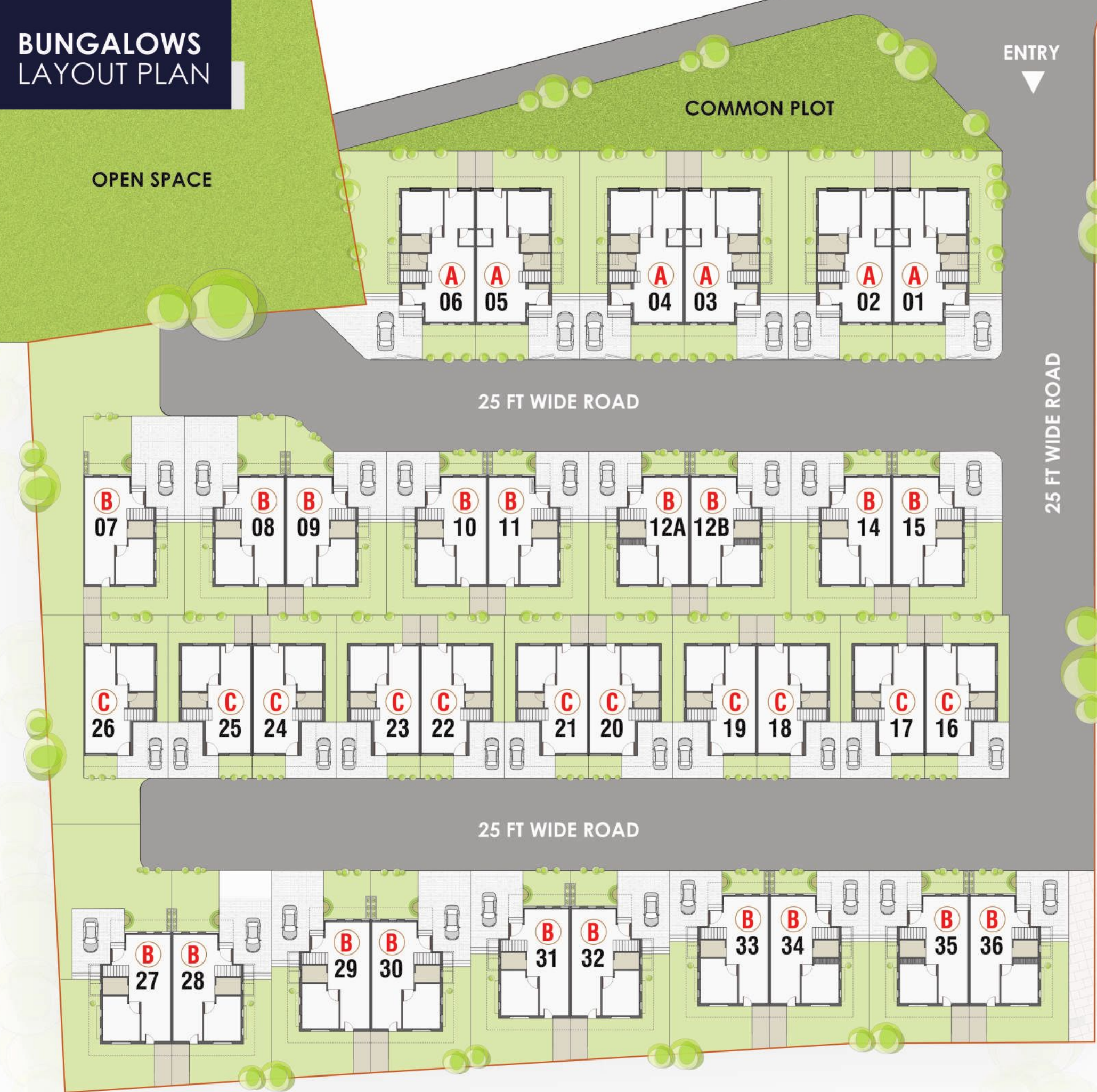
3 BHK

TOWER NO.: A15, A16



BUNGALOWS LAYOUT PLAN

OPEN SPACE



UNIT No.	TYPE	PLOT AREA IN SQ. FT.
01	A	1615
02	A	1548
03	A	1548
04	A	1548
05	A	1548
06	A	1874
07	B	2884
08	B	1427
09	B	1229
10	B	1168
11	B	1168
12/A	B	1168
12/B	B	1168
14	B	1168
15	B	1277
16	C	887
17	C	976
18	C	976
19	C	976
20	C	976
21	C	976
22	C	976
23	C	976
24	C	976
25	C	976
26	C	1598
27	B	1961
28	B	1495
29	B	1450
30	B	1407
31	B	1363
32	B	1320
33	B	1277
34	B	1238
35	B	1220
36	B	1229



TYPE-A

BUNGALOW
NO.: 1 TO 6

5 BHK

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

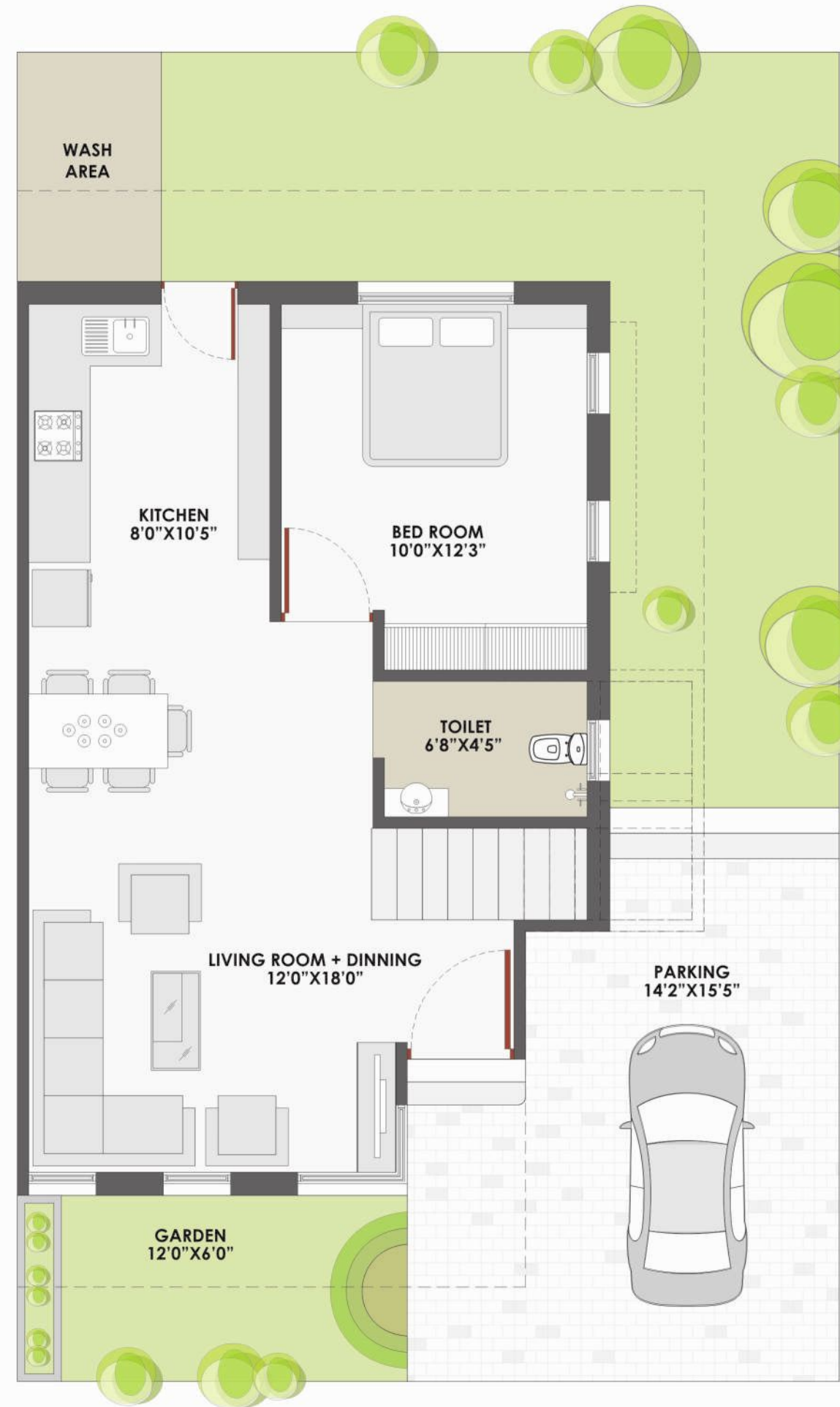


TYPE-B

BUNGALOW
NO.: 7 TO 15, & 27 TO 36

5 BHK

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

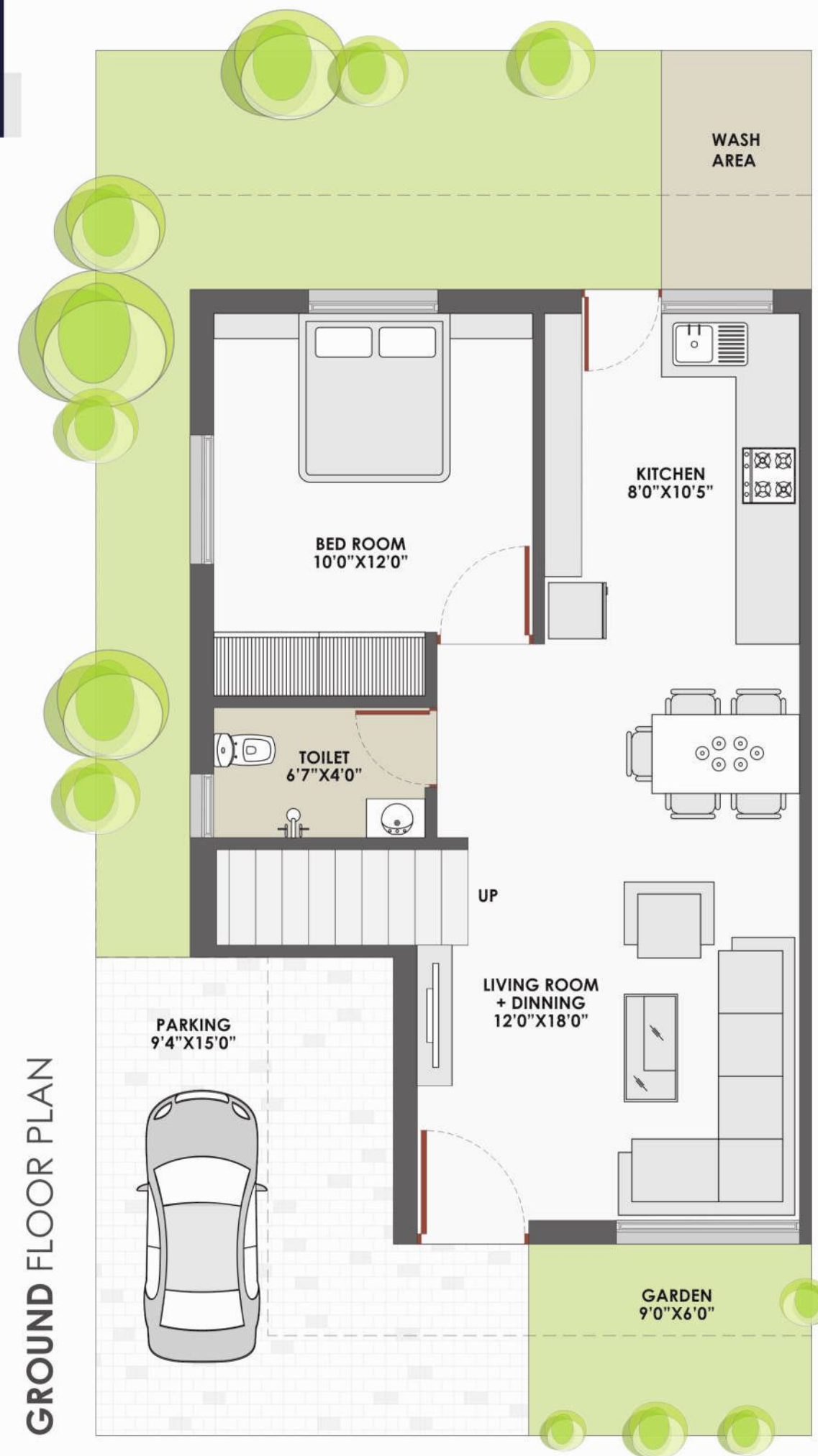


TYPE-C

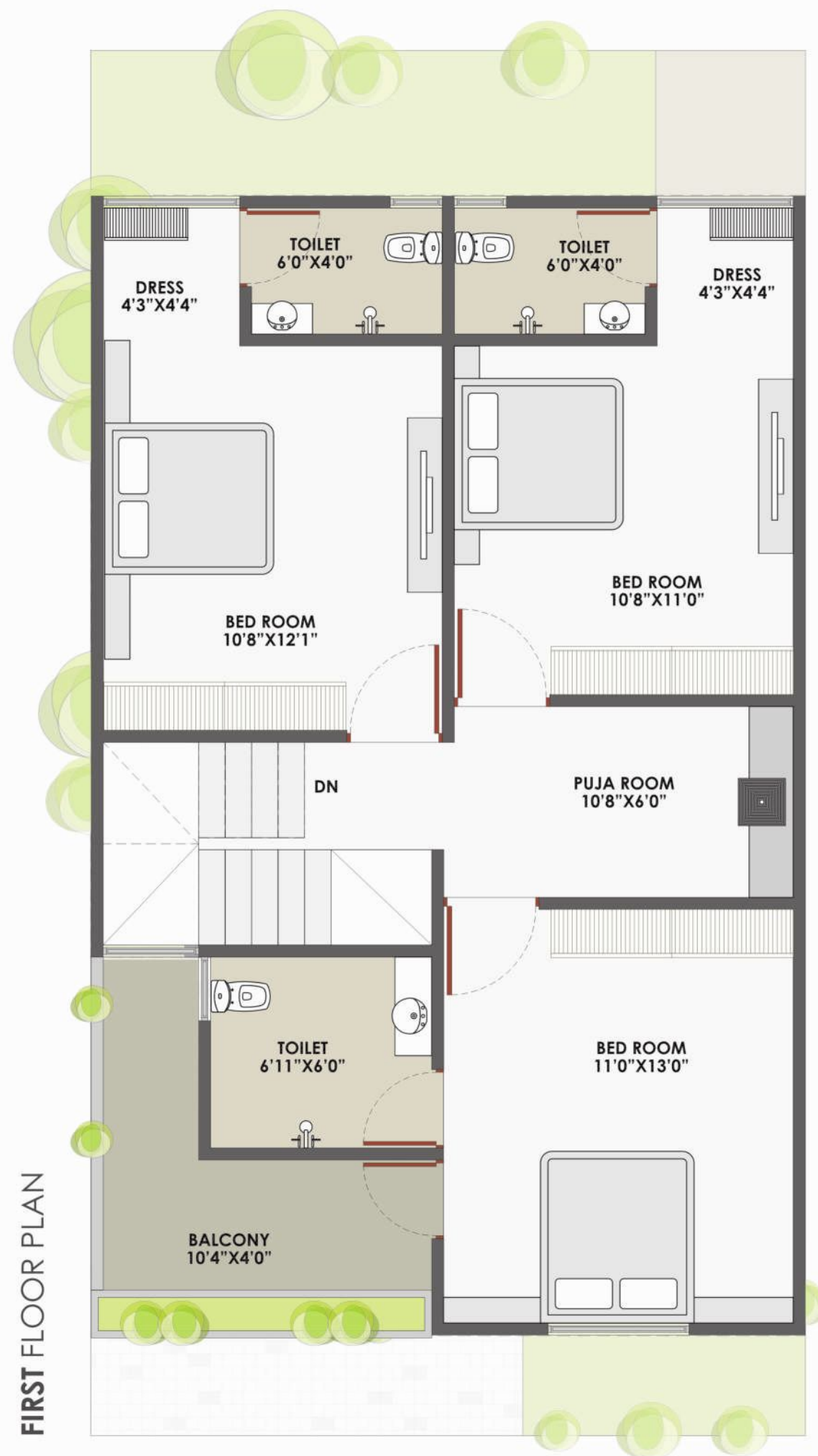
BUNGALOW
NO.: 16 TO 26

4 BHK

GROUND FLOOR PLAN



FIRST FLOOR PLAN



TYPE-A

OPTIONAL PLAN

5 BHK

BUNGALOW
NO.: 1 TO 6

FIRST FLOOR PLAN



SECOND FLOOR PLAN



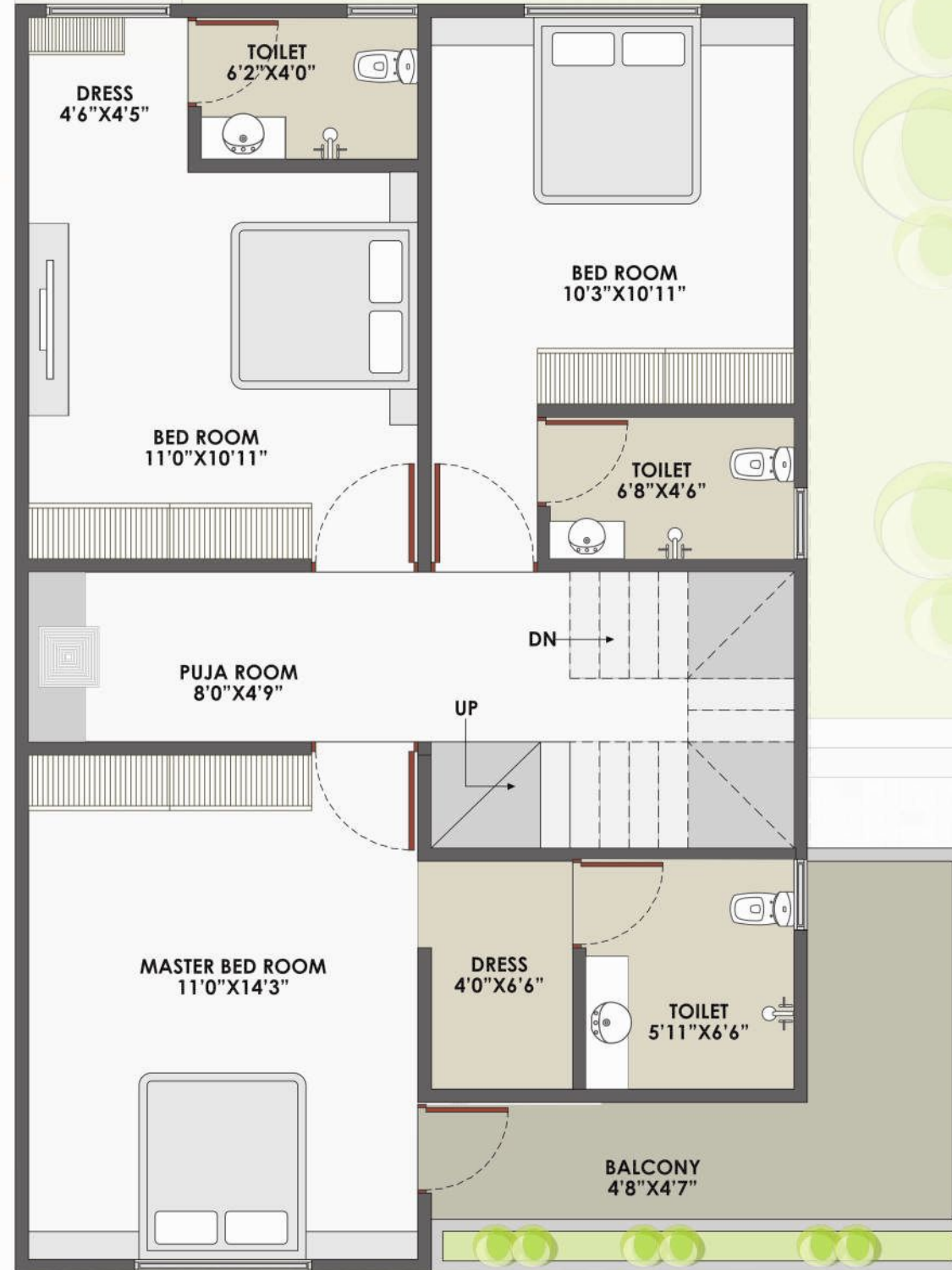
TYPE-B

OPTIONAL PLAN

5 BHK

BUNGALOW
NO.: 7 TO 15, & 27 TO 36

FIRST FLOOR PLAN



SECOND FLOOR PLAN





A HAVEN OF PRIVACY AND LUXURY SAMANVAY SAPTARSHI BUNGALOWS

FLOORING:

- High quality vitrified tiles
- Wooden flooring in master bedroom
- Weather protected anti-skid flooring in parking & outdoor Area

DOORS & WINDOWS:

- Wooden main door with veneer paneling
- Internal laminated wooden flush doors
- Powder coated aluminium windows
- Stone frames

BATHROOMS FITTINGS:

- Kohler or equivalent with 10 years warranty
- Designer wall tiles up to lintel level

ELECTRICAL:

- A/C point in all bedrooms and living room
- Concealed copper wiring of ISI approved make
- Domestic point in kitchen (Chimney, Refrigerator, Microwave Ovens/Mixer/Grinders & Washing Machine Point in utility area)
- MCB for each rooms
- Switches of reputed brand (Schneider or equivalent)

PAINT:

- Weather proof exterior paint
- 2 coat putty with primer finish on internal walls

KITCHEN:

- Granite platform with stainless steel sink
- Tiling up to lintel level

OTHER

- Underground RCC tank with approx 2000 liters capacity to each villa
- Overhead RCC tank with approx 1000 liters capacity with provision for solar water heater



Lifestyle Amenities:

Entrance Gate With Security Cabin ♦ R.C.C Internal Roads ♦ Underground Wiring ♦ Five Common Plots ♦ Children's Play Area
Gym, Indoor Games Rooms ♦ Swimming Pool ♦ Library ♦ Community Hall ♦ Land Landscape Garden

APARTMENTS - BUNGALOWS - SHOPS

A Project by:
SAMANVAY REALTY



2&3 BHK APARTMENTS - 4&5 BHK BUNGALOWS - SHOPS

Site: 'SAMANVAY SAPTARSHI'
Old MORE Mega Store Campus,
Near Lalbagh Crossing, Manjalpur, Vadodara - 390 011,
Gujarat (INDIA)

For further details,

Call: +91 83478 33456, 83478 35500

E-mail: samanvaysaptarshi@gmail.com

Visit: www.samanvayrealty.in

Architect:
KIRIT PATEL ARCHITECTS & ENGINEERS
0265-2310330

Structure:
HARYANI ASSOCIATES

Terms & Conditions: (1) The following will be charges extra in advance / as per government norms: (a) Stamp Duty & Registration Charges, (b) Service Tax (as actual), VAT or any such additional government taxes if applicable in future, (c) Maintenance Deposit, (d) Electrical Infrastructure Charges and Deposit for New Electric Connection. (2) If any new tax applicable by Central or State Government in future, it will be borne by the buyers/members. (3) Possession will be given only after one month of settlement of all accounts. (4) Continuous default in payments leads to cancellation. The developers reserve all the rights to change the plan, elevation, specification or any details will be binding to all. (5) Changes in any structural design & changes in any external facade will not be permitted under any circumstances. (6) Internal changes will be only be permitted with prior permission. (7) Outdoor AC units will be fitted as per provision provided in the designated place by the architect (8) Any balance FSI at present or in future shall be availed by the developer and no member would claim any right for the same. (9) This brochure is for information purpose only. It does not form a part of the agreement of any legal document. The developer retains the right to alter the specifications without any consent of the member.

Payment Terms: Apartment : (1) 25% Booking (2) 15% Plinth Level (3) 10% 1st Slab (4) 10% 2nd Slab (5) 10% 3rd Slab (6) 10% 4th Slab (7) 10% 5th Slab (8) 5% Masonry (9) 5% Flooring

Payment Terms: Bungalow : (1) 25% Booking (2) 20% Plinth Level (3) 15% Ground Floor Slab (4) 15% First Floor Slab (5) 15% Brick Work (6) 5% Flooring (7) 5% Two Month Before Possession

Payment Terms: Shops : (1) 25% Booking (2) 15% Plinth Level (3) 10% 1st Slab (4) 10% 2nd Slab (5) 10% 3rd Slab (6) 10% 4th Slab (7) 10% 5th Slab (8) 5% Masonry (9) 5% Flooring