



|| તીર્થ || EXOTICA

SHOPS - 2&3 BHK PREMIUM FLATS

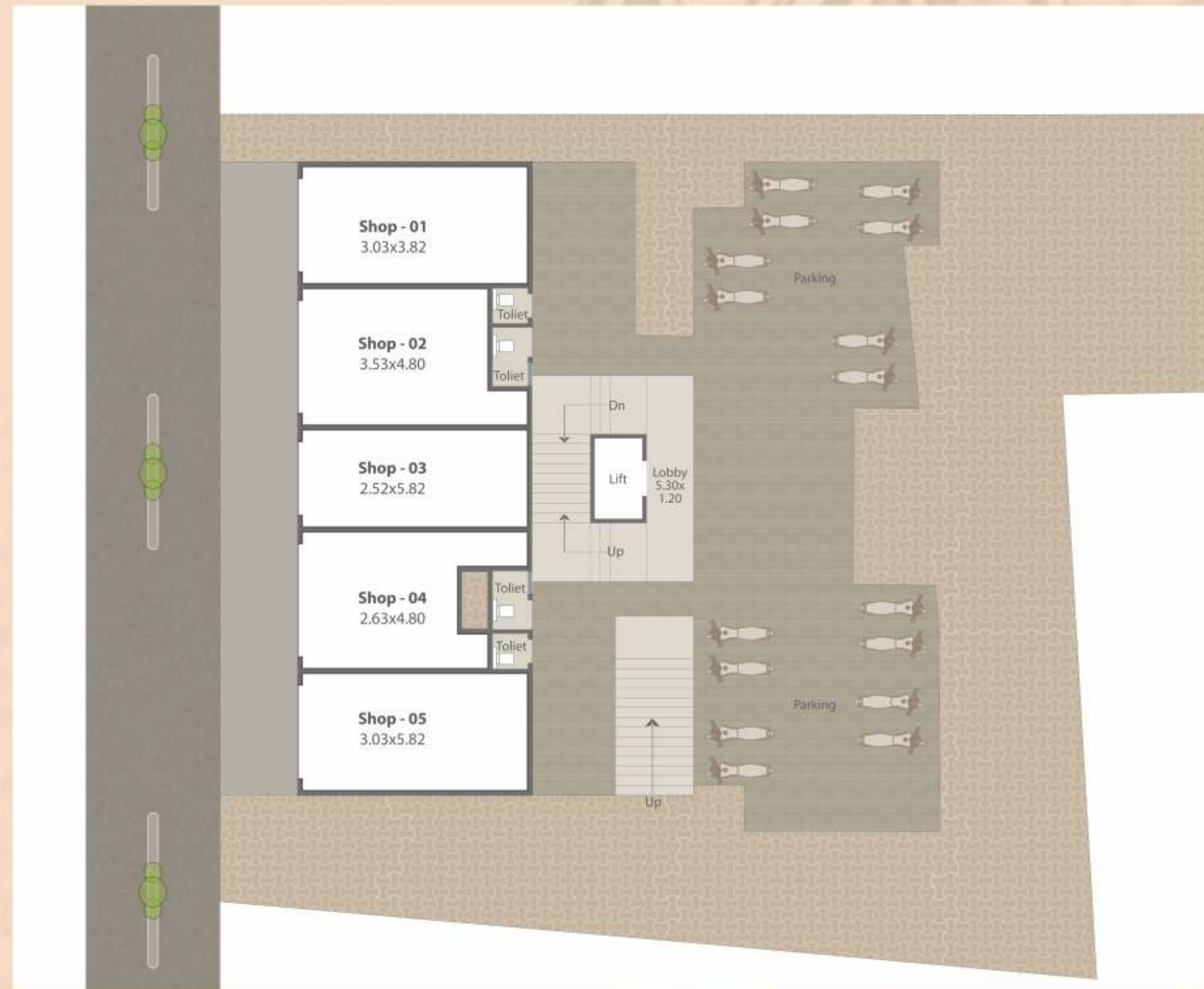
Developers: OMKAR DEVELOPERS	Site Address : Tirth Exotica, Bs. Navapura Police Station, Nr. Gangotri, R.V. Desai Road, Vadodara.	M : +91 98240 81428 +91 83201 79189 E : tirthexotica01@gmail.com	Architect : Ambica Consultants	Structure : Adstruct Consulting Engineer.
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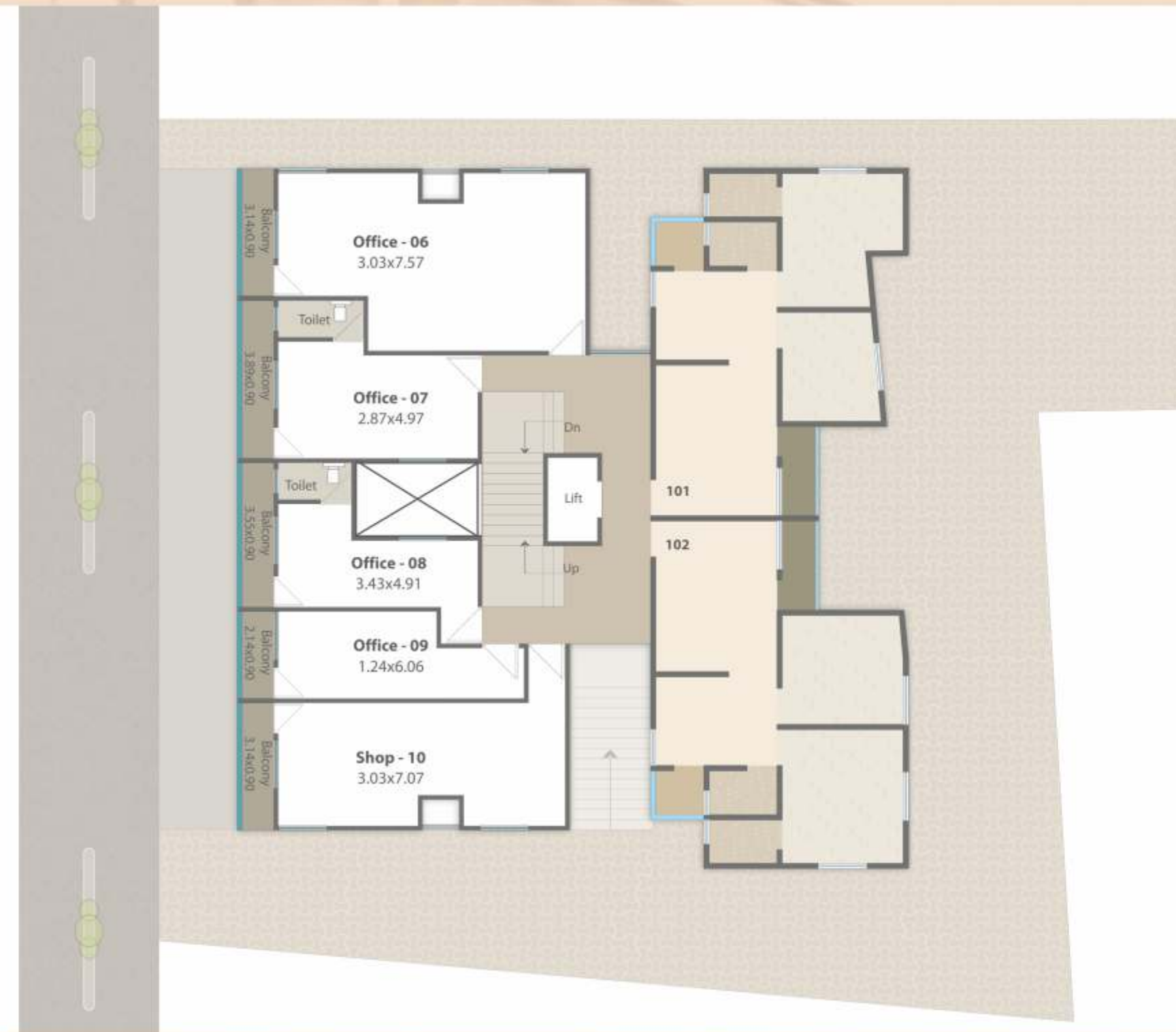
For those Who love to live On their own terms

Here's the opportunity to re-define your living standards. With heritage. Living has a whole new meaning. The uber-chic lifestyle residence spaces will enchant . You with its stunning vistas of the city into a magical realm, a realm which is real. Enough to career to your sense of lifestyle, luxury & comfort. It's time to think big, rise above the rest, experience grand living.



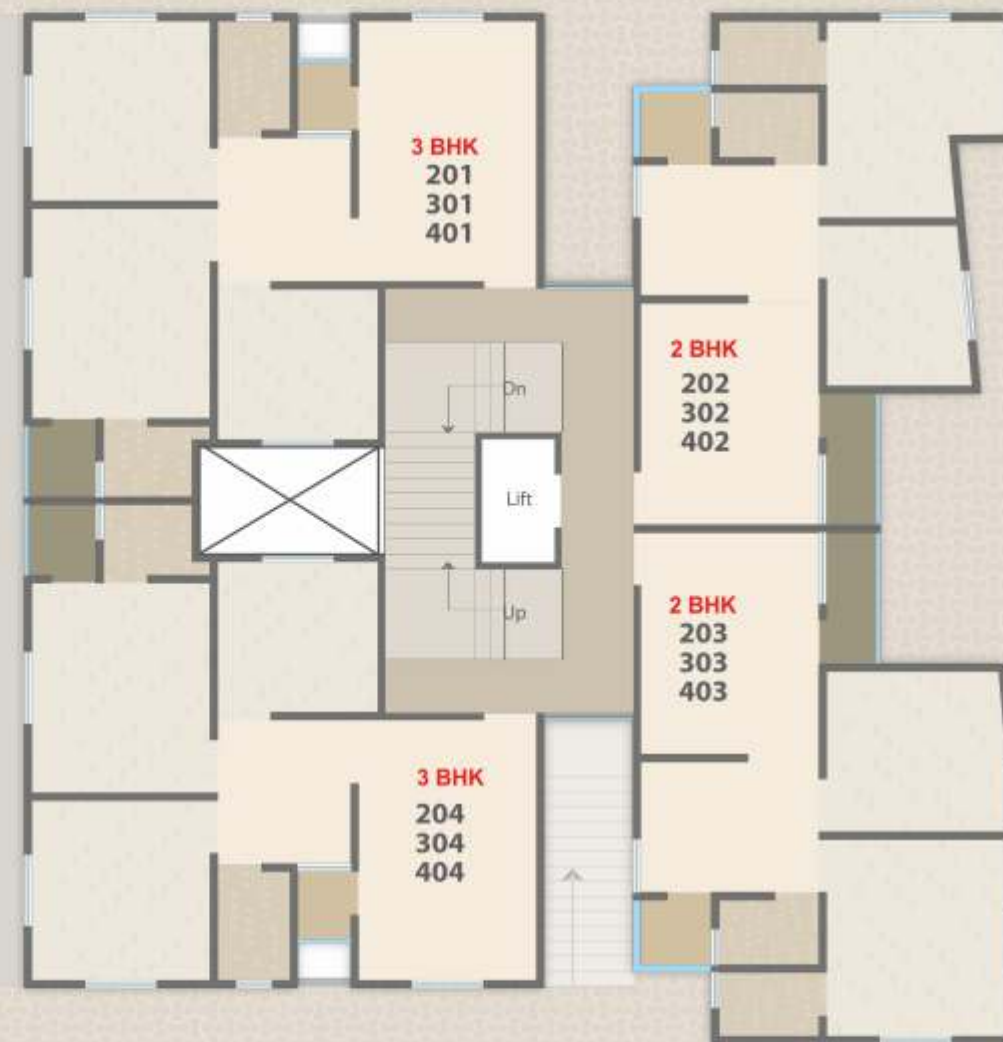


GROUND
FLOOR LAYOUT



FIRST
FLOOR LAYOUT





TYPICAL
FLOOR LAYOUT



STRUCTURE



- Earthquake resistant RCC frame structure as per structure design.

DOORS / WINDOWS



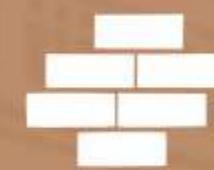
- Elegant entrance door & internal flush door
- Marble Frame with Colour anodized aluminum section windows

TOILET / PLUMBING



- Standard quality sanitary ware branded plumbing fittings.
- Glazed tiles dedo upto slab level.
- Ceramic tiles in flooring.

FLOORING



- 32"x32" Vitrified flooring with apoxi
- Paver blocks in parking area

COLOUR



- Internal smooth finish plaster with white putty & external plaster with weather proof paint.

ELECTRIFICATION



- Concealed good quality copper ISI wiring branded modular switches
- T.V. point in living room & all Master bedrooms.
- A.C. point in all bedrooms.
- General lighting in common areas.

KITCHEN



- Granite top platform with S.S. sink.
- Decorative glazed tiles dedo up to slab level.

SPECIFICATIONS

extra ordinary



3BHK FLOOR PLAN



2BHK FLOOR PLAN





Valuable Features

-  Elevator
-  24 Hours Water Supply
-  Elegant Number Plate To Each Unit
-  POP Ceiling in living room
-  Electric Geyser Point in all bathrooms.
-  Single entry campus with CCTV Camera.
-  R.O. system for each flat



Payment Mode: 30% On Booking • 10% Plinth • 10% Ground Floor Slab • 10% First Floor Slab • 10% Second Floor Slab • 10% Third Floor Slab • 10% Fourth Floor Slab • 05% Plaster Level • 05% Flooring Level

Notes: (1) Possession will be given after one month of settlement of all accounts. (2) Extra work will be executed after receipt of full advance payment, as per developers estimate. (3) Documentation charge such as stamp duty, legal MGVL deposit charge & relevant expenditure, GST will be extra. (4) Any new central or state Govt. taxes if applicable shall have to be borne by the client. (5) Elevation, alteration will not be allowed in any circumstances. (6) Architect / Developer shall have the right to change or revise the scheme or any change or revision of specification, planning & elevation shall be binding to all. (7) Delay on account of respective permission from corporation shall be unitedly faced. (8) Refund in case of cancellation will be made 90 days from the date of booking or replace of other client. **In case of cancellation 25000 Rs. charge will be applicable.** (9) Each member will bear corporation tax from the date of issue of completion by the authority. (10) Any plans specifications of information in this brochure cannot from part of an offer, contract or agreement.