

KEY PLAN



LOCATION



Developers:  
**GOVARDHAN INFRA**  
Site: Paradise 19, Behind Waves Club,  
Opp. Earth Acropolis-I, Vasna Bhayli Road,  
Vadodara.

M.: 99247 52439, 99248 82439

Architect: Ruchir Sheth  
**DESIGN STUDIO**  
architects & interiors

Structural Consultant:  
Zarna Associates

**PAYMENT SCHEDULE :**  
On Booking **30%** | On Completion of Plinth **15%** | On Completion of Ground Floor Slab **10%** | On Completion of First Floor Slab **10%** | On Completion of Second Floor Slab **10%**  
On Completion of Plaster Level **10%** | On Completion of Flooring Level **10%** | On Finishing Stage **05%** (+ GST + Maintenance Deposit + Development Charge.)  
Possession after 30 days of full payment.

- TERMS & CONDITIONS**
1. Possession will be given one month after the settlement of accounts as per the payment schedule.
  2. Extra work will be executed after receipt of full payment in advance.
  3. Maintenance deposit, Document charge, GST, Development charge, MGVCL charges, Legal charges\* & any other charges (if applicable) should be levied separately.
  4. Annual maintenance charges of the society as per the expense estimate of the year will be collected before possession.
  5. Any new central or state government taxes, if applicable, will have to be borne by the client.

6. Continuous default in payment will lead to cancellation.
7. In case of cancellation booking and administrative charge of Rs. Rs. 50,000 (Plus GST) will be deducted from the refund amount.
8. Developer shall not be held responsible, in case of delays in water supply, drainage & electricity by the respective authorities.
9. Developers/ Architect shall have full rights to change/ revise/ improvise any design details, which will be binding for all.
10. Any plans, 3-D views or information shown in brochure cannot form a legal part of the sales agreement. It is only for purpose of depiction of the project.

design: stroke architects 824092010



**PARADISE 19**  
4B2HK LUXURIOUS BUNGALOWS

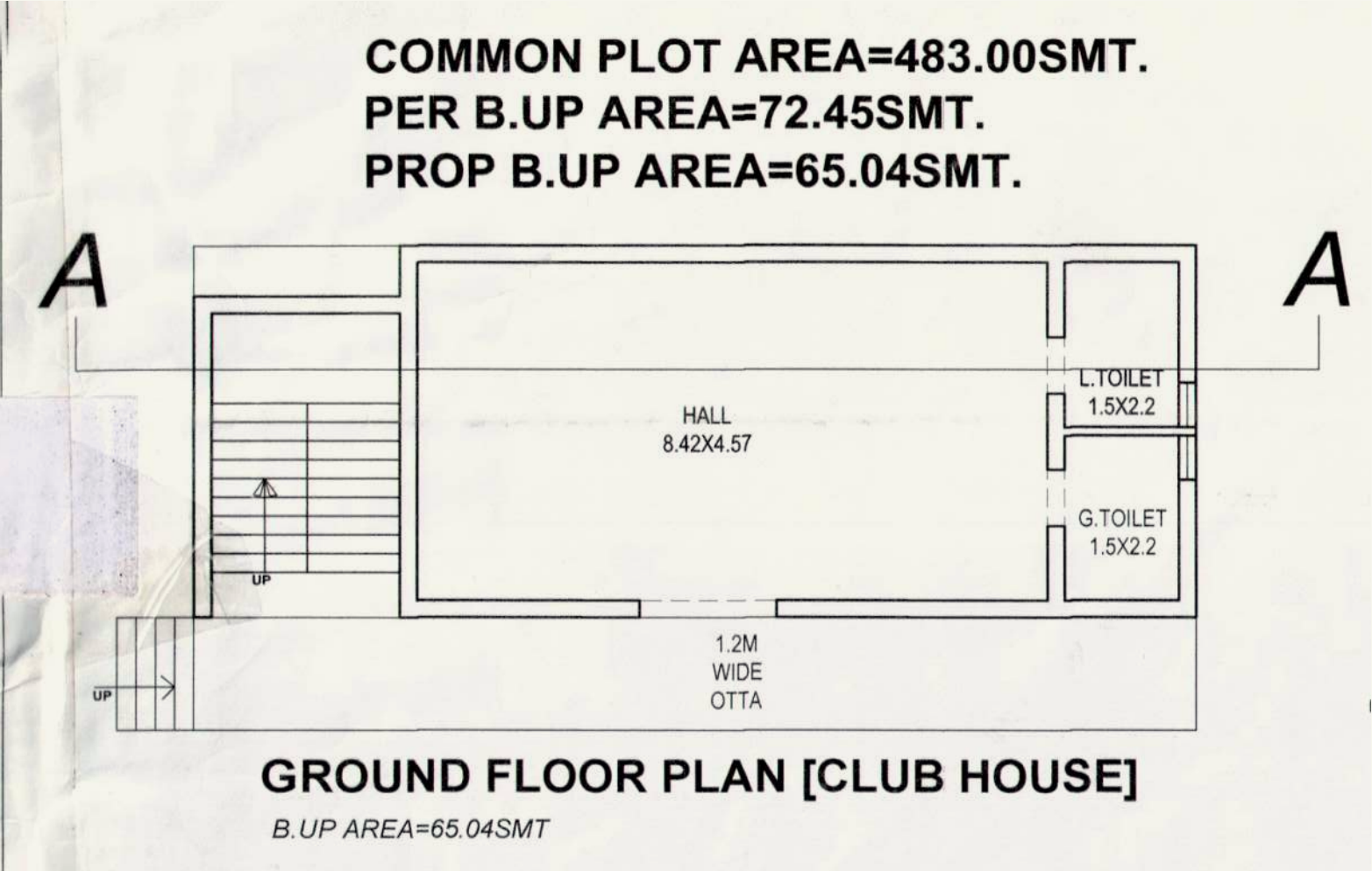


# SPECIFICATIONS

- STRUCTURE:**
- RCC & Brick Masonry work as per Structural Consultant & Architect’s design.
- WALL FINISH:**
- Interior Single coat plaster with wall putty and Exterior double coat plaster with texture and good quality paint
- FLOORING:**
- Italian tiles in living, dining and kitchen area
  - Vitrified tiles flooring in rest of the area

- TOILETS:**
- Designer Bathrooms with premium quality fittings & vessels
  - Designer tiles upto lintel level
- PLUMBING:**
- Concealed CPVC / UPVC plumbing as per plumbing consultant’s design
- KITCHEN:**
- Quartz Kitchen platform with SS sink & designer tiles upto lintel level
- DOORS:**
- Decorative main door with standard safety lock & fittings
  - All other internal doors are flush doors with both side laminate

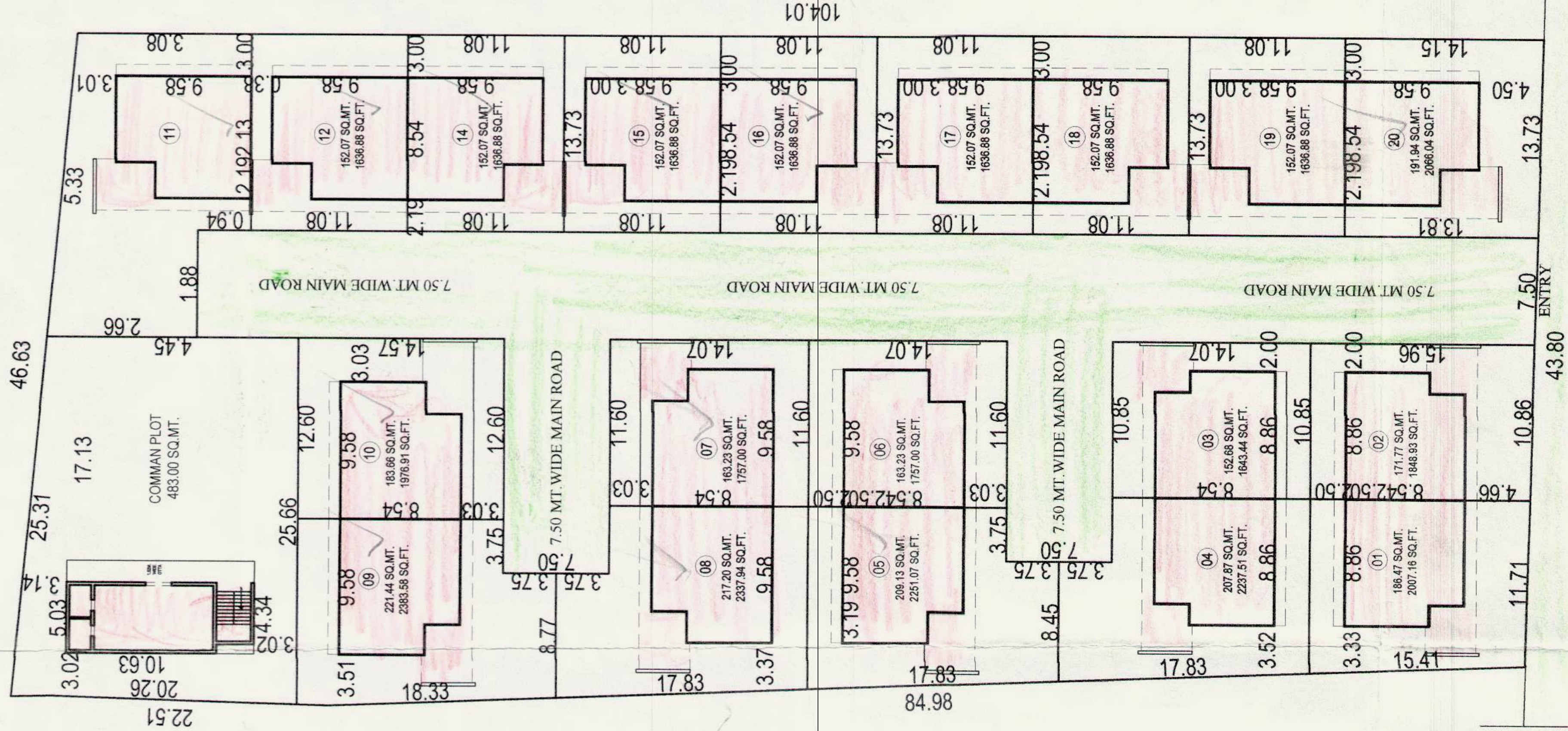
## CLUB HOUSE



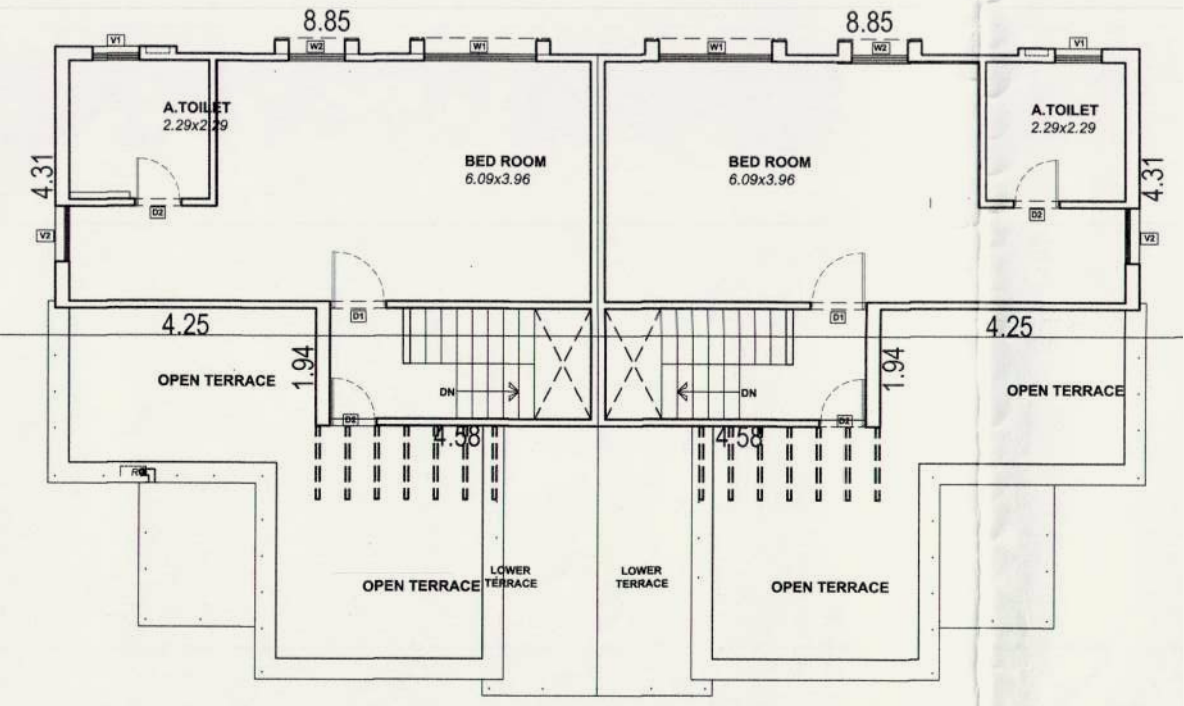
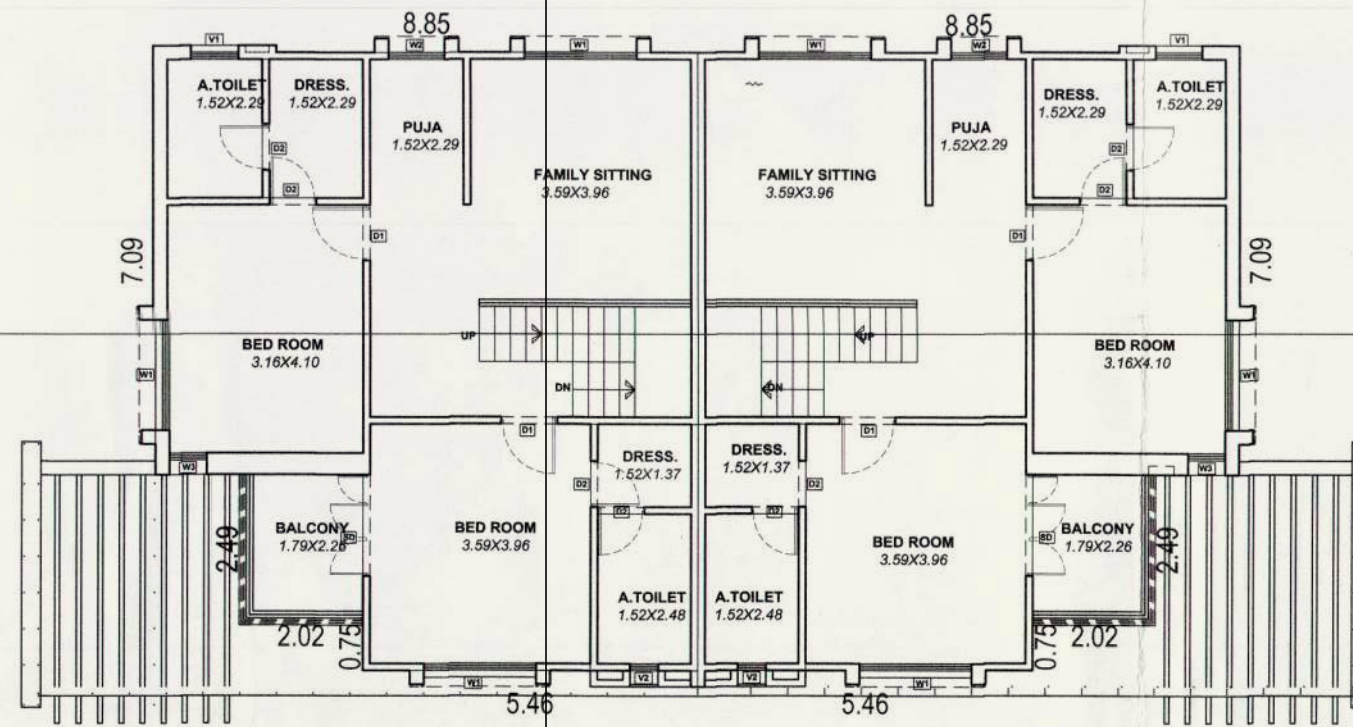
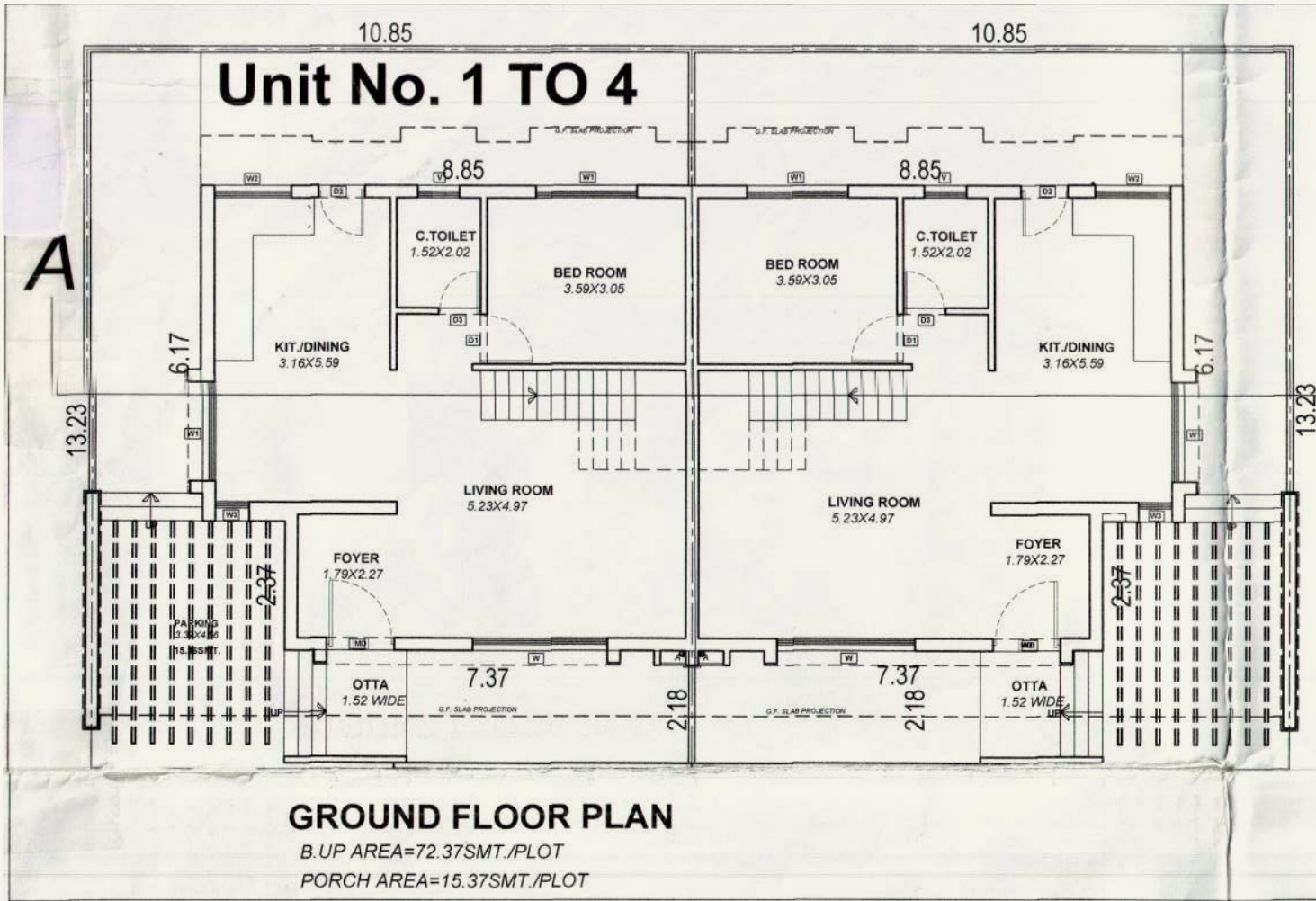
- WINDOWS:**
- Good quality UPVC / Dumat windows with mosquito net
- ELECTRIFICATION:**
- Concealed Copper ISI wiring, MCB / ELCB
  - Branded modular switches with sufficient electrical points
- ANTI-TERMITE:**
- Anti-termite treatment in each villa
- TERRACE FINISH:**
- Anti-skid tiles on lower terrace and elegant china mosaic finish on upper terrace with water proofing treatment

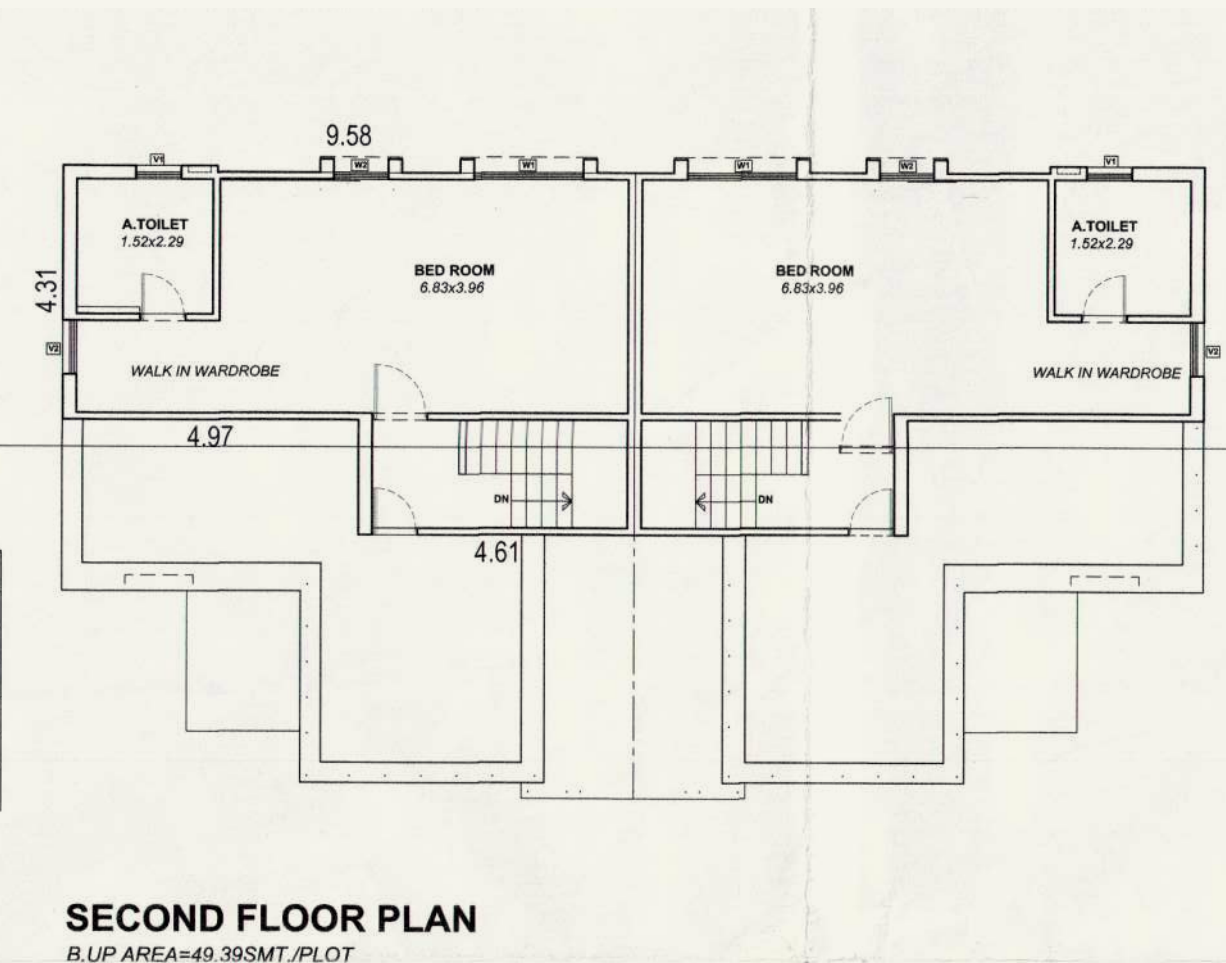
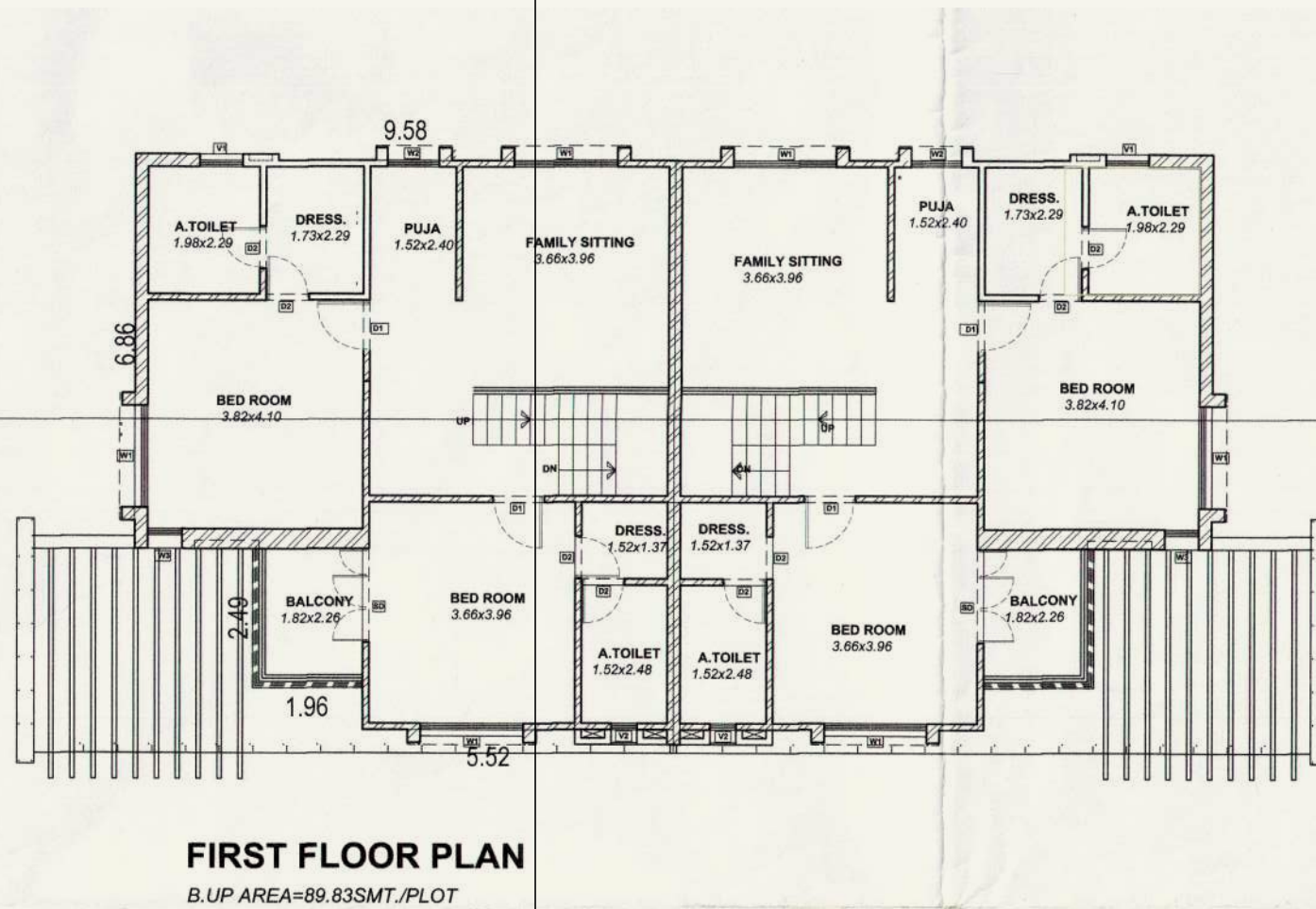
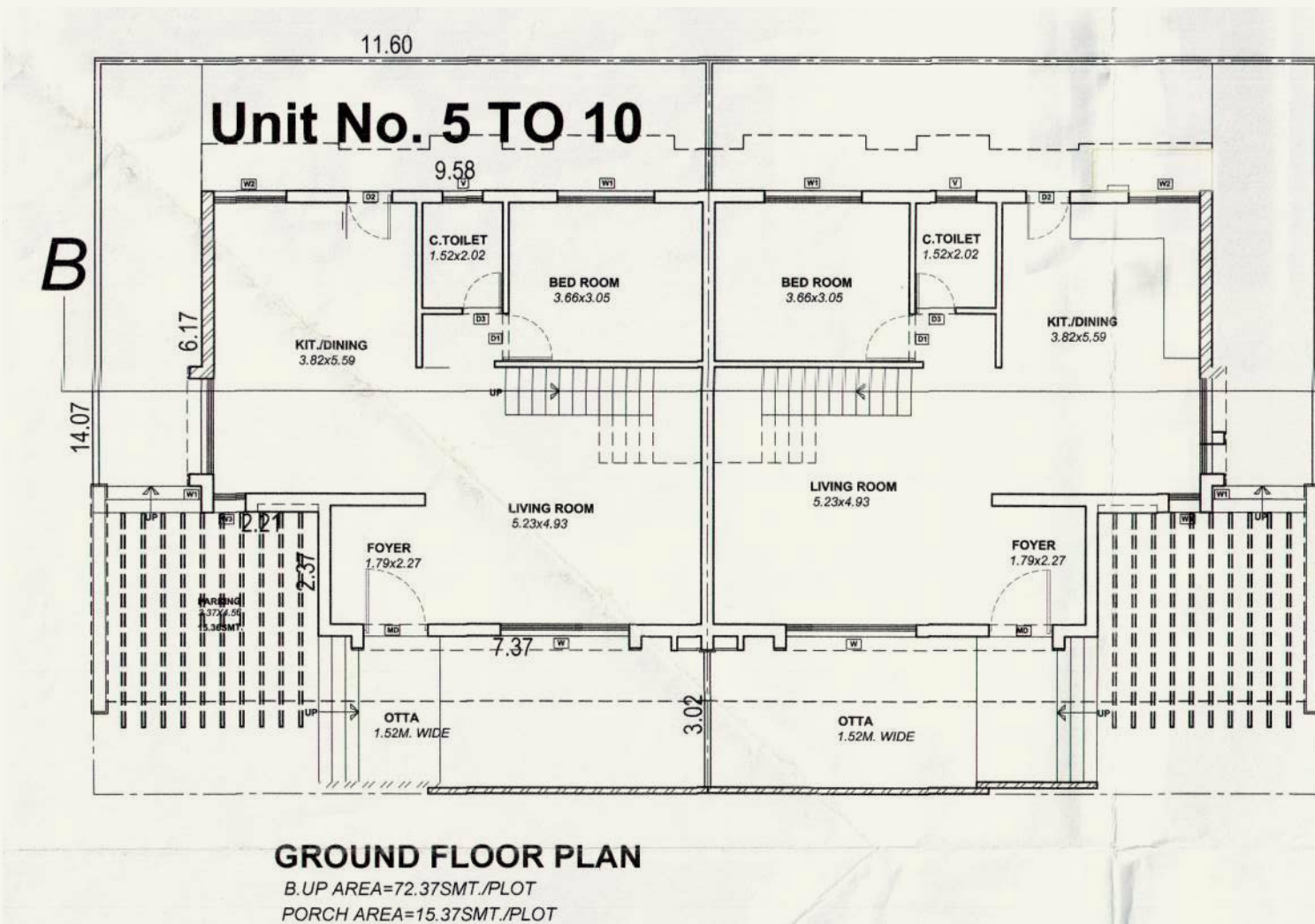


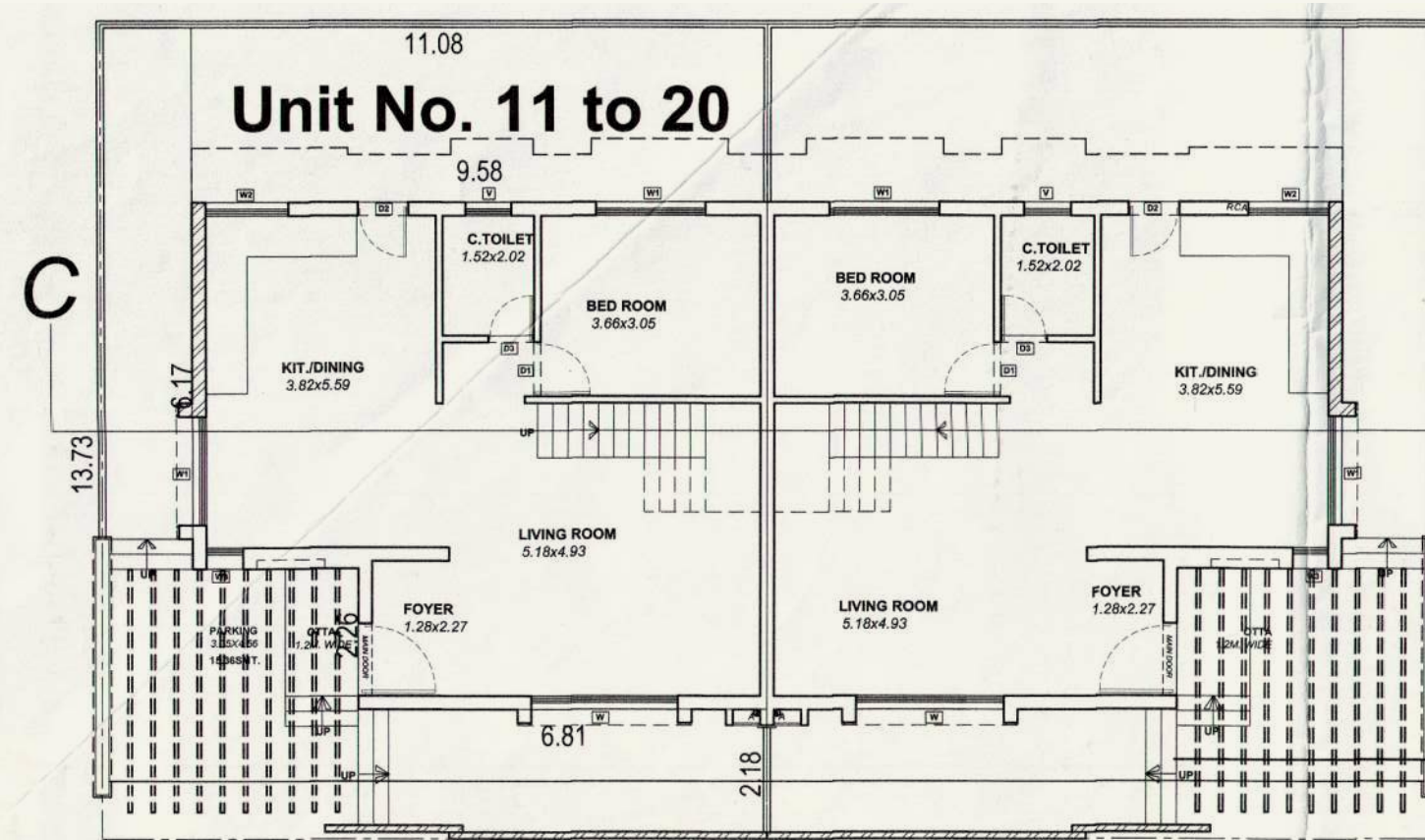
# LAYOUT PLAN



15.00 MT. WIDE MAIN ROAD

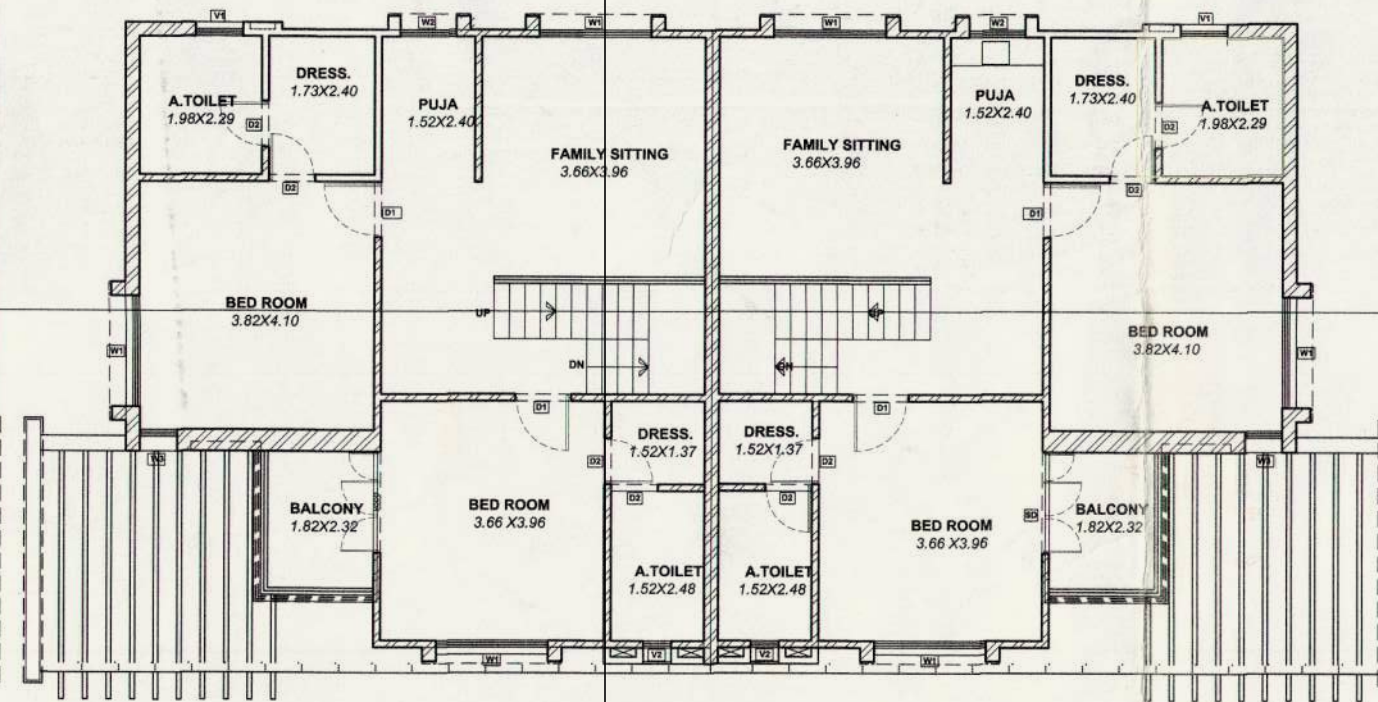






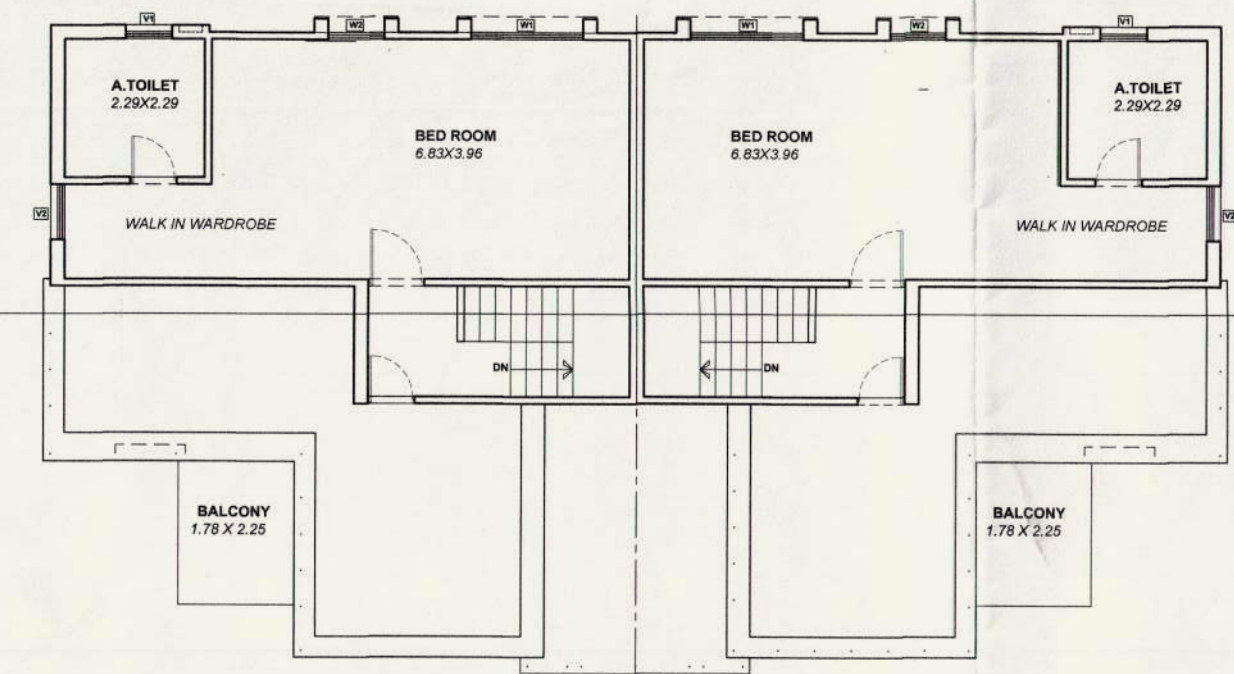
**GROUND FLOOR PLAN**

B. UP AREA=75.25SMT./PLOT  
PORCH AREA=15.37SMT./PLOT



**FIRST FLOOR PLAN**

B. UP AREA=89.92SMT./PLOT



**SECOND FLOOR PLAN**

B. UP AREA=49.39SMT./PLOT