



PREMIUM 2&3 BHK FLATS & SHOPS

Developers:
Shree Vinayak Buildcon

Site: Safal Vihaan,
Near Ganesh Nagar,
Waghodia D-Mart Road, Vadodara

Mob.: +91 8849954135, 8849381845

Email:
safalvihan@gmail.com

Architect: Design Associates

Structural Consultant: Zarna Associates

Electrical Consultant:
Oriental Electricals

Plumbing Consultant:
Krupalu Consultant



PAYMENT TERMS

Residential: 10% Booking | 15% Agreement for Sale | 15% Plinth Level | 40% 8 Floor Slab Level (GF to 7th Floor) | 05% Plaster Level | 10% Flooring Level | 05% Finishing Level

Commercial: 10% Booking | 15% Agreement for Sale | 20% Plinth Level | 30% First Floor Slab Level | 10% Plaster Level | 05% Flooring Level | 05% Finishing Level

Terms & Conditions:

(1) Possession will be given after 45 days of settlement of all accounts, (2) Stamp Duty, Registration, Legal Charges, GST, MGVCCL & VMC (VUDA) Charges, Society Maintenance Deposits & Development Charges, etc will be borne by the purchaser. (3) Any additional charges or duties levied by the Government / Local authorities during or after the completion of the scheme will be borne by the purchaser, (4) Extra work shall be executed after making full payment (5) Cancellation charges as per RERA. (6) In case of delay in water supply, electric light connection, drainage work by the concerned authority, developers will not be responsible. (7) Refund in case of cancellation will be made within 30 days from the date of booking of new client only. (8) Administrative expense of Rs. 20000/- & the amount of extra work (if any) will be deducted from refund amount. (9) All plans are subject to amendments and approval by the relevant authorities. (10) All photography and computer imagery are artist's impressions and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. (11) Subject to Vadodara Jurisdiction.

Above project is registered under Gujrera.

For further details: visit: www.gujrera.gujarat.gov.in under registered project. RERA REGISTRATION NO.:



PREMIUM 2&3 BHK FLATS & SHOPS





SAFAL
VIHAAN

PREMIUM 2&3 BHK FLATS & SHOPS

PRIME
LOCATION

THOUGHTFUL
AMENITIES

QUALITY
CONSTRUCTION

AFFORDABLE
PRICE

Safal Vihaan brings to you spaciouly designed 2 & 3 BHK Flats in multiple planning options apart from road facing shops. Offering a good quality infrastructure at an affordable price is what we strive to achieve.

Homes at Safal Vihaan offer a good lifestyle, with recreational facilities, good finish and well thought of planning, but at a very attractive price. It is located in the well developed residential locality of Waghodia, nearby to D-mart and all other urban utilities like schools, temples, hospitals, retail etc.

A well experienced and committed team of real estate developers ensure that your home has a superior finish, good quality fittings and fixtures and timely completion.

Safal Vihaan shall bring a truly elite lifestyle for you and your family today & forever !

TYPICAL FLOOR PLAN TOWER-1



TOWER 1 (2 BHK)

TOWER 1 (2 BHK)

TOWER 1 (2 BHK)

TOWER 1 (2 BHK)



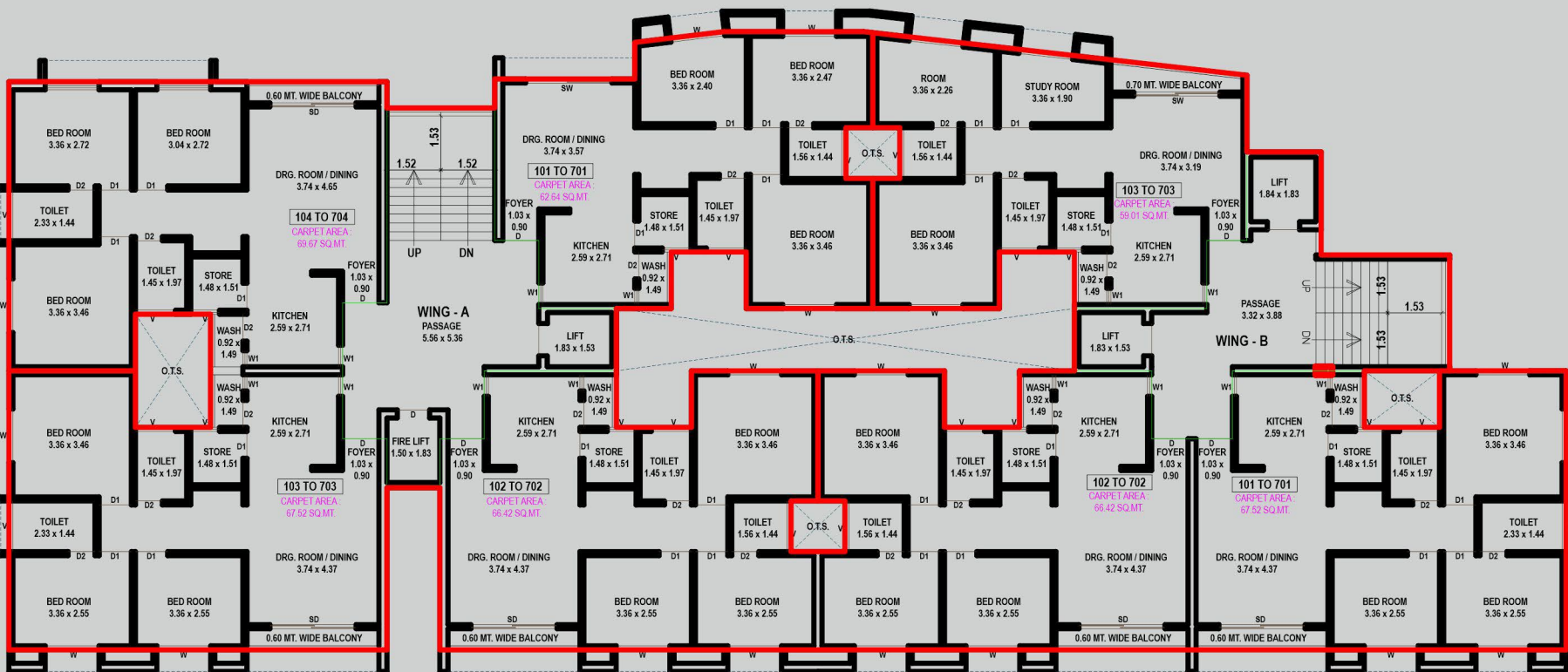
WING - A
BA - 61.06 SQMT. (104-704)
BA - 65.52 SQMT. (103-703)

WING - A
BA - 63.79 SQMT. (101-701)
BA - 64.43 SQMT. (102-702)

WING - B
BA - 61.49 SQMT.(103-703)
BA - 61.49 SQMT.(104-704)
BA - 61.49 SQMT.(105-705)
BA - 61.49 SQMT.(106-706)

WING - B
BA - 58.10 SQMT.(101-701)
BA - 59.64 SQMT.(102-702)

TOWER-2



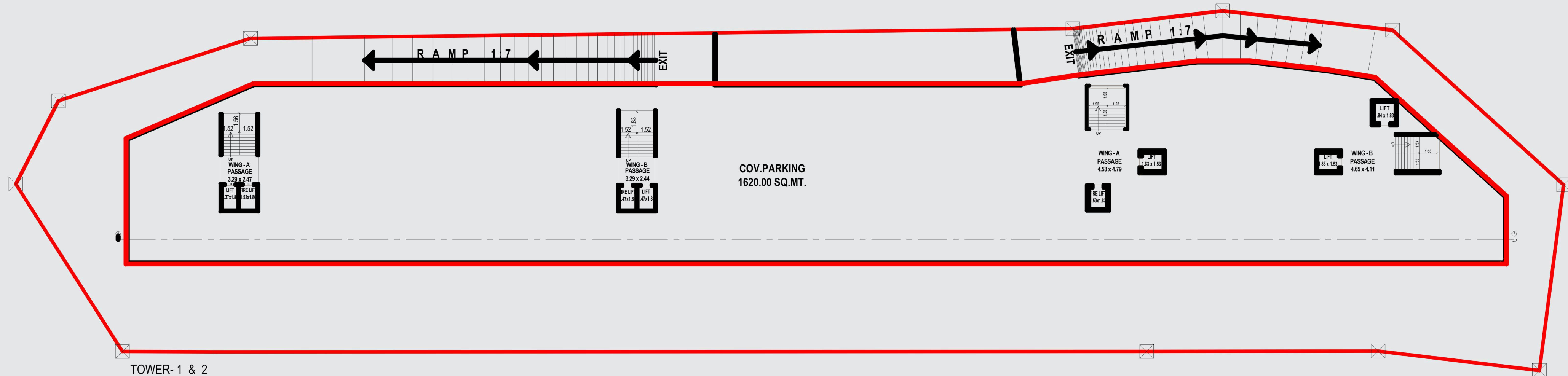
TOWER 2 (3 BHK)

TOWER 2 (3 BHK)

WING - A
BA - 79.72 SQMT.(101-701)
BA - 78.77 SQMT.(102-702)
BA - 78.71 SQMT.(103-703)
BA - 78.71 SQMT.(104-704)

WING - B
BA - 78.72 SQMT.(101-701)
BA - 78.41 SQMT.(102-702)
BA - 78.04 SQMT.(103-703)

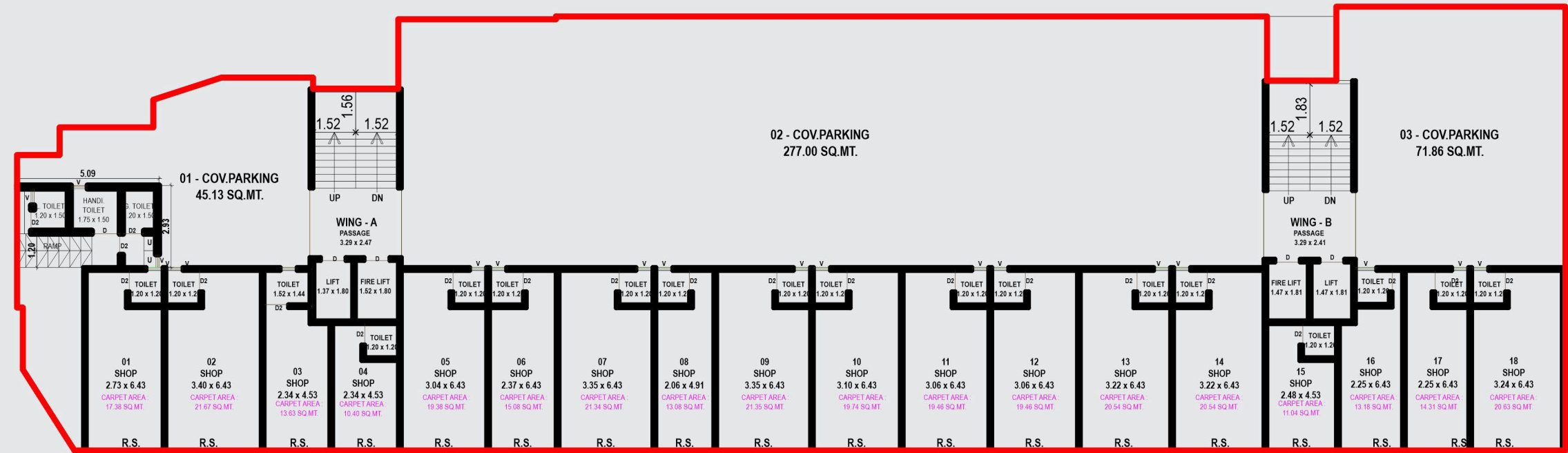
BASEMENT FLOOR PLAN (TOWER 1 & 2)



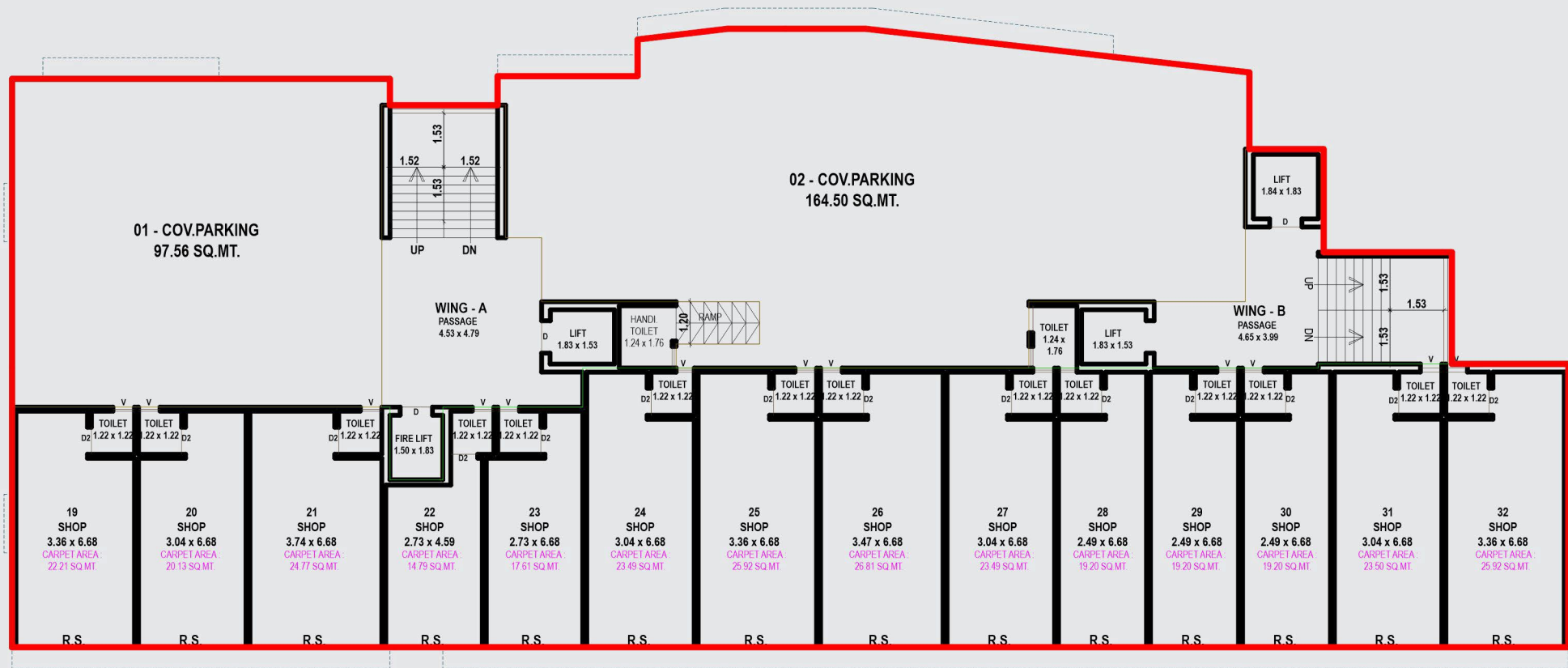
TOWER- 1 & 2



GROUND FLOOR PLAN (SHOPS) TOWER-1



TOWER-2





LEISURE AMENITIES



Landscaped Garden



Children's Play Area



Gazebo

SPECIFICATIONS

Structure:
Well designed RCC frame structure as per structural engineer's design.

Flooring:
2' x 2' Vitrified flooring in living, dining, kitchen, balcony, and all bedrooms, and ceramic tiles in bathrooms.

Kitchen:
Sandwich Granite platform with SS kitchen sink and designer tiles up to lintel level over the platform, Kotastone Flooring for wash area

Bathrooms:
Designer tiles up to lintel level with quality bath fittings, sanitary ware and glazed tiles. Geyser point in Bathrooms.

Plumbing:
Systematic wall concealed CPVC / UPVC branded plumbing

AMENITIES

- Decorative Entrance Gate & Compound Wall
- Standard quality passenger lift with power back-up
- Anti-termite treatment to the building
- Water proofing treatment on terrace with China Mosaic
- Ample car parking (GF & Basement)
- Paved compound with decorative lighting
- 24 hours water supply with underground and overhead water tank with sensor. Borewell.
- Gated Premises with CCTV Surveillance. Round the clock security.
- Underground Cabling for wire-free campus
- Individual nameplate & letterbox on Ground Floor

fitting.
Doors & Widows:
Decorative main door with standard safety lock and fittings. All other internal doors are flush doors with laminates. Aluminum section windows with reflective glass, safety grill & Mosquito Net.

Electrification:
Concealed copper ISI wiring and good quality modular switches with sufficient points. Provision for Split AC in master bedroom. Geyser point in all bathroom. TV Point in living room. MCB in main distribution board.

Finishing:
Internal smooth finish plaster and putty distemper paint on internal walls. External waterproof plaster with semi-acrylic exterior paint. Railing with enamel paint & exterior weather resistant paint.

