



LOCATION



| | |
|------------------------------------|-----|
| Booking | 25% |
| 1st floor slab | 15% |
| 3rd floor slab | 15% |
| 5th floor slab | 15% |
| 7th floor slab | 15% |
| Flooring and electrification | 10% |
| Possession | 05% |



Developers: SUNFIN REALTY PVT. LTD.
 'Namasya', Near Pancham Skys,
 Opp. Kamaxi Highrise, Abhilasha To Canal Road,
 New Sama, Vadodara.
 +91 99138 07699, 787430 0066, 93276 93182

Architect:
Manoj Lakhia
Structural Consultants
Zarna Associates



Terms & Conditions: (1)The following will be charged extra in advance/ as per government norms: (a) Stamp Duty & Registration Charges. (b) GST (as actual). (c) Maintenance Deposit, (d) Electrical infrastructure charge 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) In case of delay in water supply, light connection, drainage work by the concerned authority, developers will not be responsible. (6) Changes in any structural design & changes in any external facade will not be permitted under any circumstances. (7) Internal changes will only be permitted with prior permission.(8) Outdoor AC units will be fitted as per provision provided in the designated place by the architect. (9) Terrace rights will be exclusively lies with the developer & balance FSI at present or in future shall be solely lies with the developers.(10) This brochure is for information purpose only. It does not form a part of the agreement or any legal document. The developer retains the right to alter the specification without any consent of the member. (11) In case of cancellation of the said unit/units, if any charges in the unit are executed on request of the purchaser, cost of charges will be borne by the purchaser and on account of such charges, if any further expenses are incurred to bring out of the unit in its original design/layout such expenses will also be deducted from the amount to be paid towards cancellation.

design: stroke&arrow

**3 BHK LAVISH APARTMENTS
 @ SAMA, VADODARA**



EXQUISITE
HOMES
EXCLUSIVE
LIVING SPACES
ENAMOURING
LIFESTYLE

Dream homes are not just made of brick and mortar. They are the culmination of long years of thoughtful planning and a longing for the magical first step into one's own abode. A feeling like no other. A world that brings together all that you ever wished for!

Presenting Namasya, delightful 3 BHK apartments set in the one of Vadodara's most sought after residential localities of New Sama. With just 1 apartment per floor, get complete privacy and exclusivity apart from generous natural light and aeration, being 4-side open. A small cohesive community of just 7 units ensures an abundance of class, luxury and convenience all wrapped into one stunning building.





TYPICAL FLOOR PLAN

| | | |
|----|------------------|---------------|
| 01 | LIVING / DINNING | 12'6" x 16'0" |
| 1A | BALCONY | 12'6" x 4'6" |
| 02 | POOJA | 4'0" x 3'9" |
| 03 | KITCHEN | 8'0" x 11'0" |
| 3A | STORE | 4'0" x 7'0" |
| 3B | BALCONY / WASH | 8'0" x 4'0" |
| 04 | COM. TOILET | 7'7½" x 4'0" |
| 05 | BED ROOM | 11'0" x 11'0" |
| 06 | BED ROOM | 13'0" x 11'3" |
| 6A | AT. TOILET | 9'0" x 5'0" |
| 07 | BED ROOM | 13'0" x 11'3" |
| 7A | AT. TOILET | 9'0" x 5'0" |



12.00 MT. WIDE ROAD



SALIENT FEATURES

4-Side Open
planning- only 1 flat
per floor for
enhanced privacy

Small & cohesive
community for
greater
convenience

Smart planning
maximizes space
usage and better
interior layouts

Approved by
leading banks
for home loans

SPECIFICATIONS

STRUCTURE

- RCC frame structure designed as per Indian Standard code for safety aspects

WALL FINISH & PAINTS

- Smooth/ Mala finish internal plaster
- External surface finished plaster
- Internal putty finish & outside premium weather resistant paint

FLOORING

- Branded Vitrified tiles flooring with skirting
- Natural Stone/ Vitrified tile flooring in common areas

KITCHEN/STORE

- 15 mm full body smart marble Kitchen Platform top with Quartz Sink and designer Glazed tiles dado upto lintel level

DOORS & WINDOWS

- Wooden Frame with Decorative Main Door
- All other doors are flush doors with both side laminates
- Aluminum sliding windows with stone sills

BATHROOMS & TOILETS

- Designer bathrooms with branded sanitary fittings & CP Fittings
- Geyser point in each bathroom
- Anti-skid ceramic tiles flooring & ceramic tiles on walls upto lintel level

ELECTRIFICATION

- 3-phase connection provision
- Concealed good quality copper ISI wiring with branded modular switches
- AC points in all bedrooms & living room. TV point in living & master bedroom
- Sufficient electrical points as per electrical consultant's design

AIR CONDITIONING

- Copper Piping done from Indoor unit to Outdoor units for all Bedrooms.