



SARJAN
— 466 —

2 BHK LUXURIOUS FLATS

*Richly Crafted - Thoughtfully Planned
Passionately Built - Located Centrally
A Perfect Abode of Sheer Luxury!*



Sarjan 466 possesses all the qualities of a luxury residence. Located centrally, yet it is shielded from the hustle & bustle of the main road.

It's elegant and modern elevation, enables you to enjoy it's richness for the years to come. Elegant exteriors coupled with richly crafted interiors and spacious layouts ensure your shall live a life full of luxury and opulence.





PLUSH LANDSCAPED TERRACE GARDEN



VALUE ADDED AMENITIES

- Elevator of reputed brand
- Ample Parking Space with decorative paving
- Gated community with round the clock security
- CCTV surveillance camera in common areas
- Under Ground & Overhead Water Tanks with sensor for 24 hours water supply
- Anti-termite treatment to the building
- Attractive name plate & letterbox

ELEGANT TERRACE GARDEN

The 5th Floor Terrace at Sarjan 466 offers a wonderful landscaped garden that shall help the residents escape from the urban pressures and allow them to de-stress. Enjoy an evening sitting with family, have yoga sessions with neighbours in the morning or have a get-together...

SPECIFICATIONS

Structure: Earthquake Resistant RCC frame structure.

Finishing: Internal Smooth Plaster with Wall Putty. External Plaster with Weather proof Paint.

Flooring: Vitrified Tiles flooring in all rooms.

Doors: Decorative Entrance Door & Internal Flush Door with Lock.

Windows: Colour Anodized Aluminum section windows and Natural Stone Sills.

Electrification: Concealed ISI mark Copper Wiring. Good Quality Modular Switches with sufficient electrical points.

Kitchen: Granite Platform with SS Sink & premium Wall Tiles.

Bathroom: Designer Bath with Branded C.P Fittings .



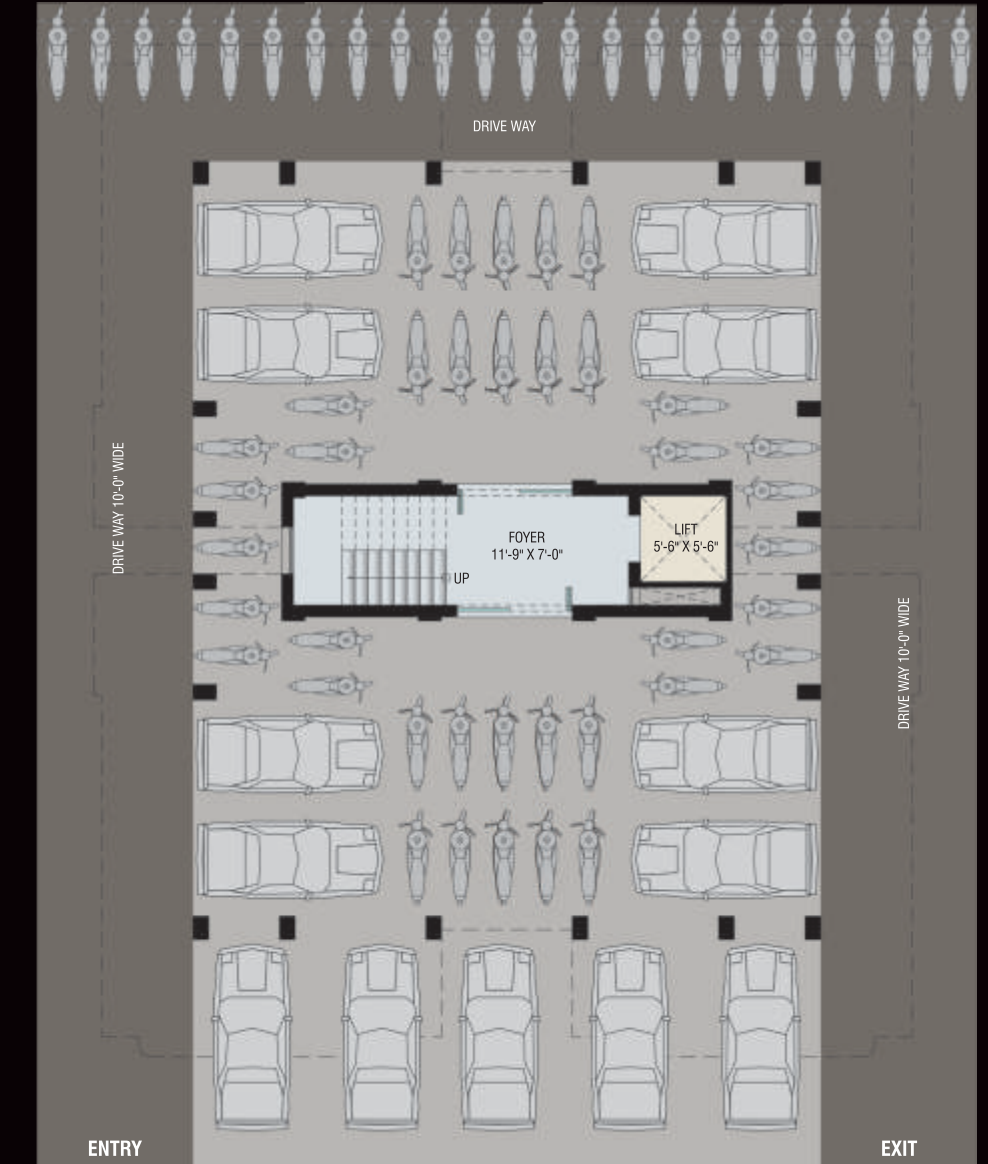
TYPICAL FLOOR PLAN



TERRACE PLAN



GROUND FLOOR / PARKING PLAN





Developers: Sarjan Buildcon

Site: "Sarjan 466",
Plot No.466, Bavis Gam Vidyalaya Road,
Near I.B. Patel Garden, Mahadev Area,
Vallabh Vidyanagar, Anand - 388120.

For Booking: +91 9727 006000
Email: rajanankleshwaria@yahoo.com



Architect:
Talib Patel Associates
Vadodara

Structural Consultant:
Sahajanand Consultants, Anand

Terms & Conditions:

• Booking of unit shall be confirmed only after 20% payment. • Possession will be given after one month of settlements of all accounts & subject to status of construction. • Each purchaser will bear municipal taxes from the date of sale deed. • Cheque bounce incidents/default in payments leads to cancellation. • In case of cancellation the booking amounts will be refunded only after booking of same unit and after deducting Rs. 25,000/- . • The developers will not be responsible in case of delay in water supply, electricity connection, drainage works by authority. • All members must essentially be the part of the society formed by the association of members & shall abide by the society by laws. • Developers shall have all rights to change, raise the scheme or any details herein and any revision will be binding to all. • Change in elevation of any kind is not permitted. • The following shall be charged Extra per flat: 1) Stamp Duty & Registration Charges. 2) Service Tax, VAT, any such additional Govt. Taxes. 3) Maintenance Deposit. 4.) Development Charges. 5) GEB Electrical deposit and meter charges. • Any additional taxes implemented by the Government or Local Authorities during or after completion of the project are to be borne by the member. • Internal Changes would be permitted with prior permission of developer only. Changes which do not affect the structural design shall only be permitted. • 3D views are for general idea only, actual product may differ. • Changes in planning, amenities, facilities and maintenance charges shall be binding to all members. • The outdoor units of AC shall be placed only in the designated place as per architect's plan. • Any balance FSI at present or in future shall be availed by the developer and no member would claim any right for the same. • This brochure is for information purpose only. It does not form a part of agreement or any legal document. The developer retains the right to alter the specifications without consent of the member.

Payment Schedule : Booking Amount **20%** | Plinth Level **20%** | 1st Slab **15%** | 3rd Slab **15%** | Plaster Level **10%** | Flooring **10%** | Before Possession **10%**