

# Key Plan



A project by  
**Eshanya Group**

Project promoted by:  
**S. B. Patel Infrastructure Pvt. Ltd.**  
(An ISO 9001:2008 certified company)

Developers:  
**Urban  
Developers**

**Site:** Opp. Eshanya Florenza,  
Eshanya Marg, Besides Gayatri Petrol Pump,  
Near IPCL Cricket Ground, Undera, Vadodara.

Ph.:  
**+91 9909233278, 9909233379**  
Email: [www.sbpatelinfra.com](http://www.sbpatelinfra.com)

Architects:  
**Design Era**  
(Rahul & Komal Patel)  
Structural Consultant:  
**Zarna Associates**

**Payment Terms:**  
20 % Booking Amount  
20 % GF Slab  
20 % Individual Slab  
15 % Masonary Work  
10 % Plaster Level  
10 % Flooring  
05 % Finishing Level

**Notes:** ◊ Documentation, Stamp duty, all Municipal taxes, Development, VAT, Meter charges and Service tax will be separate. ◊ Maintenance deposit will be extra. ◊ Architect and Developers reserve the right to change or raise the scheme or any details herein and any change will be binding to all. ◊ Terrace rights would rest with developers. ◊ Any Additional FSI at present or in future would be availed by the developers and no member would claim any rights for the same. ◊ All dimensions given are unfinished & approximate. ◊ Any additional duty or charges levied by the central or state government/ local authorities during the completion of the scheme will be borne by the purchaser. ◊ Extra work shall be executed after receipt of full payment of the same in advance. ◊ Default payment leads to cancellation without any prior notice to the purchaser and the developers reserve the rights to transfer the property to a new client. In case of cancellation, refund will be made after 30 days from date of booking of new client. Administrative expenses of Rs. 20,000 shall be deducted. ◊ Possession shall be given one month after the settlement of all accounts. ◊ This brochure is for information purpose and is not a legal document. Any plans, specifications or information in this brochure can not form part of an offer or agreement.





**Eshanya Shantigram** offers elegant apartments and commercial spaces in the fast developing locality of Gorwa. With focus on providing the best product at the most competitive price, Eshanya Shantigram ensures that the dreams of the urban population of Vadodara are fulfilled to the fullest.

Ample Aeration & Natural Lighting, Landscaped Garden with Club and Children's Play Area, Sufficient Parking, Good Quality finish and Superior Material Specifications ensure you get a home that sets in your budget without any compromises.

Truly the best option for you and your family!

 **Eshanya**  
*Shantigram*

# Specifications

**Structure:** Earthquake resistant RCC framed structure as per architect and structure design.

**Walls:** Inside : Mala plaster with putty finish  
 Outside: Double coat plaster with Snowcem or equivalent paint.

**Flooring:** Vitrified flooring in all rooms.

**Doors:** Elegant main door and all internal doors will be good quality flush doors.

**Windows:** Aluminium sliding windows with coloured power coating.

**Kitchen:** Black granite kitchen platform with SS sink, good quality glazed tiles upto lintel level.

**Plumbing:** Internal plumbing concealed with good quality CP/UPVC fittings.

**Water supply:** 24 hrs. Water Supply

**Bathroom:** Glazed tiles, branded fittings with geyser points in bathroom.

**Electrification:** Concealed ISI mark copper wiring with good quality modular switches and ample number points in the flat for AC, TV, Internet etc..

**Water proofing:** Water proofing treatment in all flats.

# Amenities

Landscaped Garden

Indoor Games Room

Multi-purpose Hall

Senior citizen's Garden

Children's Play Area

Jogging Track & Gate with Security Cabin

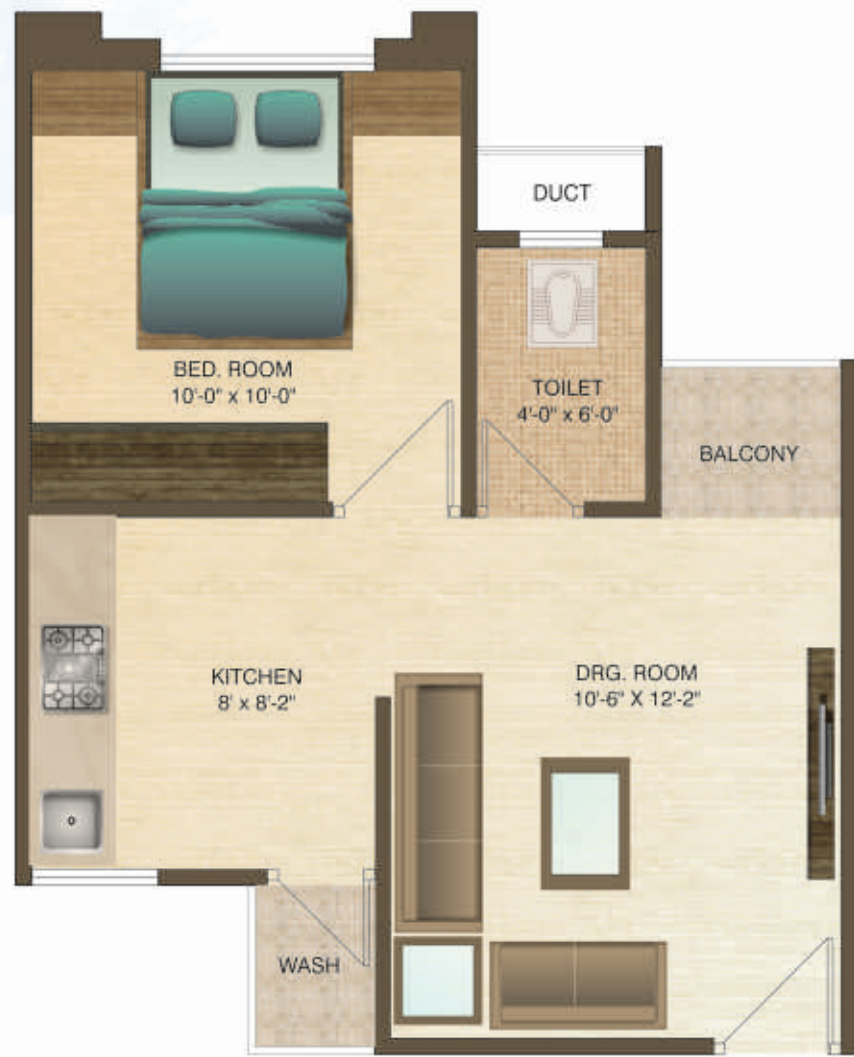


# Layout Plan N

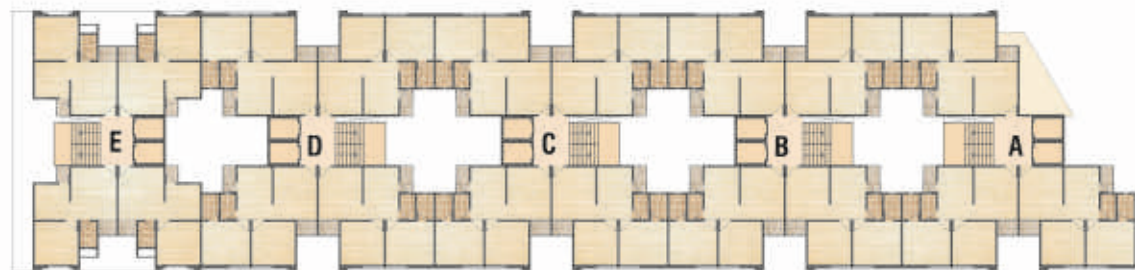


# Typical Floor Plan

2nd to 9th floor

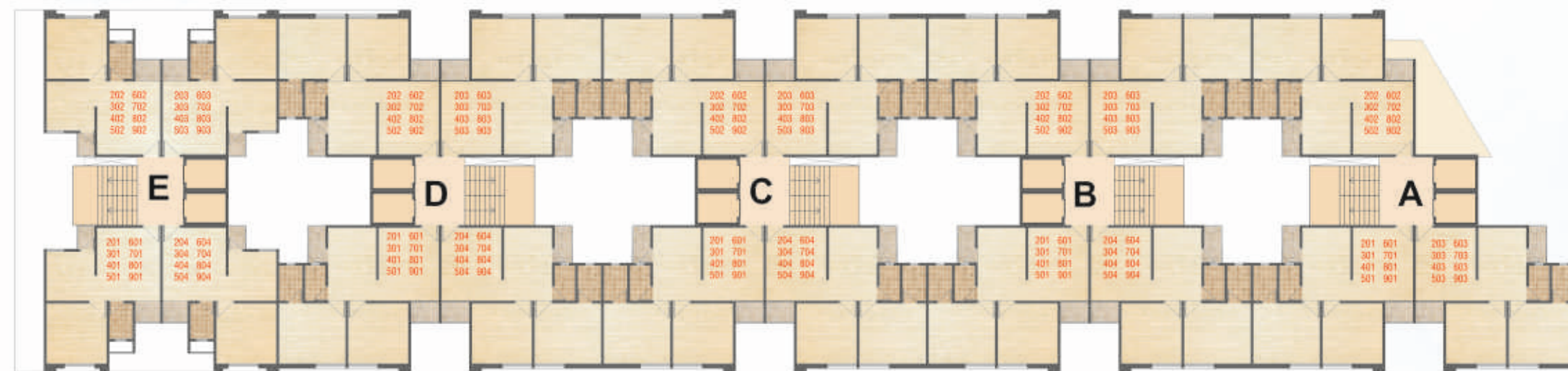


1 BHK (Tower-E)



2 BHK (Tower-A,B,C,D)

# Typical Floor Plan



# First Floor Plan

