

a project by:

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Site: Glade Centrum & Aroma, Besides Snehal Printing Press, Near Indian Oil Petrol Pump, New VIP Road, Vadodara.

Architect: UNEVEN, IN UNEVEN PRODUCT Structural Consultant: Padaria Associates

Website QR Code: Website

Walk-through Film QR Code:



Payment mode: Booking amount 10% | At The Time of Agreement to Sale 20% (Within One Month) | Plinth level 15% | 1st Slab 10% | 3rd Slab 05% | 5th Slab 05% | 7th Slab 05% | Brick Masonry work 10% | Plaster level 10% Flooring level & Finishing 05% | Possession 05%

Notes: • Stamp duty, registration charge, maintenance charges, GST or any new central govt., vtDA Taxes & legal charges, if applicable shall have to be born by the client. • Architect/Developers shall have the rights to change or revise the scheme or any details herein and any change or revision will be binding to all. • All dimensions are indicative and actual dimensions in each unit might vary. • Refund (exclude Tax) shall be given in case of cancellation of the booking only after the same premises is re-booked and the payment for the same is received from the new customer. We shall deduct a minimum administrative charge of Rs. 50000/-. • Possession will be given after execution of sale deed and after getting permanent electricity connection in name of applicant. • Internal changes/ alterations/additions in construction/specifications shall be considered as extra work. The charges for the same shall be seperate and has to be paid fully in advance. • Rights of changes/ alterations in plan, elevation, FSI statements, specifications shall lie solely with the developers. • In case of delay in Connections of Water Supply, Electricity and Drainage by the respective government authorities, the developers shall not be responsible for delayed possession. • Association will be formed between all members of the complex and the members shall be bound by its rules & regulations. • Right of common terrace on the top floor and balance or additional FSI if any and future construction only. customer shall not claim any right for same. • This brochure is not a legal document, any information in this brochure can not form part of an offer, contract or agreement.

3-4 BHK LUXURY APARTMENTS & SHOPS



RERA Reg.: PR/GJ/VADODARA/VADODARA/Others/MAA05564/170619 RERA Website: www.gujrera.gujarat.gov.in

santramgroup.com



# DISCOVER THE FRAGRANCE OF GRAND LIVING!

A cultivated balance of sophisticated design, grand lifestyle, and serene environs which come together to frame a picture perfect life. A premium, thoughtfully planned campus that blends 3-4 BHK elegant apartments and stylish commercial spaces perfectly. Meticulously created residences that ensure exclusivity, abundant natural vistas, airy layouts, warm interiors and elite amenities.

Modern, road-facing business premises that offer both maximum visibility for external customers and greatest convenience for resident clientele. Team this up with the fast developing locality of new VIP Road for a complete bouquet of fragrant living.

This is where life blissfully blooms to spread the aroma of luxurious living. This is Glade Aroma!





# SPECIFICATIONS

## FOR RESIDENTIAL

## RCC Structure:

All RCC & brick or block masonry works as per structural engineer's design.

#### Floorir

Premium vitrified tile flooring. Anti skid tiles in bathrooms & balconies.

## Bathrooms & Toilets:

Designer bathrooms with premium glazed tiles upto lintel level. Premium branded bath fittings and vessels.

#### Doors and Windows:

<u>Doors</u>: Elegant main entrance door with veneer finish. Internal flush doors with decorative laminates.

<u>Windows</u>: Powder coated aluminium section windows as per architect's design with mosquito net, safety grill & natural stone sill.

#### Paint and Finish:

<u>Interiors</u>: Walls finished with distemper.

Exteriors: Double coat plaster with water proof and fungal resistant paint.

#### Electrification:

Concealed copper wiring of approved quality. Branded premium quality modular switches with sufficient electrical points as per architect's plan.

#### Kitchen:

Kitchen platform of premium granite with SS sink. Ceramic tiles cladding over kitchen platform upto lintel level.

#### Terrace:

Open terrace finished with chemical water proofing and china mosaic flooring/tiles.

## FOR COMMERCIAL

Gives you an advantage of maximum visibility

## Flooring:

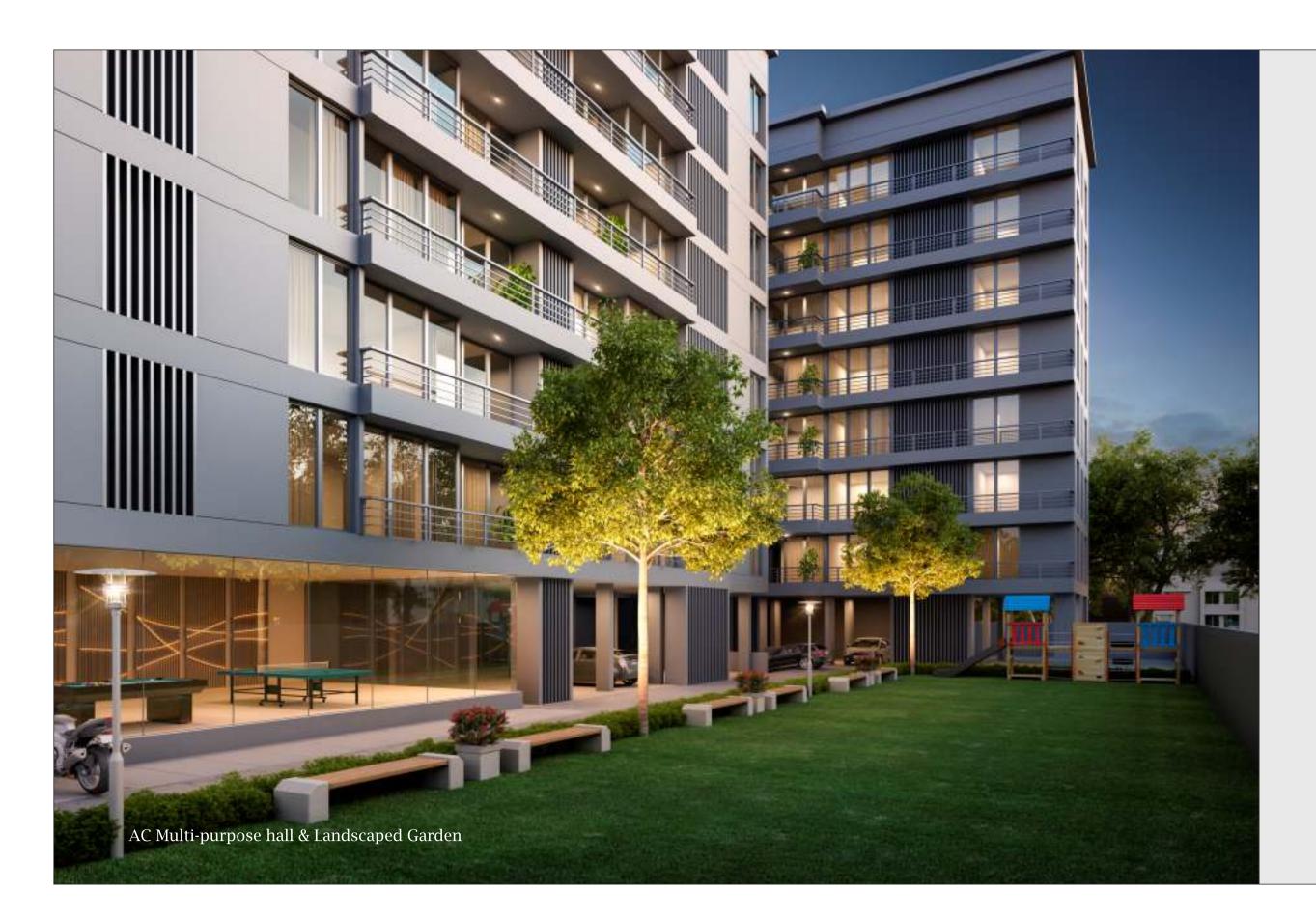
Premium vitrified tile flooring.

## Electrification:

Concealed copper wiring of approved quality. Branded premium quality modular switches with sufficient electrical points as per architect's plan.

G.I. / M.S. rolling shutter with colour for shops.





## PREMIUM AMENITIES



Landscaped Garden



Indoor Games Room



AC Multi-Purpose Hall



Children's Play Area



Senior Citizen's Seating



Automatic good quality passenger lifts



CCTV cameras in common areas for round the clock surveillance



Allotted car parking only for Apartments



## VALUE-ADDED AMENITIES

- RCC internal roads
- Geyser points in all bathrooms
- 24x7 security through centralized security cabin at the gate
- Attractive name plates on each unit to maintain uniformity
- Termite resistance treatment
- Power back-up for common areas
- Conduit AC piping in all apartments as per architect's planning
- Heat proofing and water proofing treatment on terrace
- Underground and overhead water tank with sensor
- RO water system in kitchen





# 1<sup>ST</sup> FLOOR PLAN





13.5 MTR WIDE ROAD

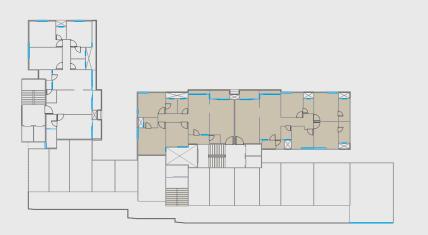
# TOWER-C (4 BHK) 1<sup>ST</sup> FLOOR





TOWER-B (3 & 4 BHK)

1<sup>ST</sup> FLOOR





BUILT UP AREA: 1162.1 sq.ft. CARPET AREA: 1000.8 sq.ft.

BUILT UP AREA: 1371.26 sq.ft. CARPET AREA: 1221.81 sq.ft.



# TOWER-C (3 BHK) 2<sup>ND</sup> TO 7<sup>TH</sup> FLOOR

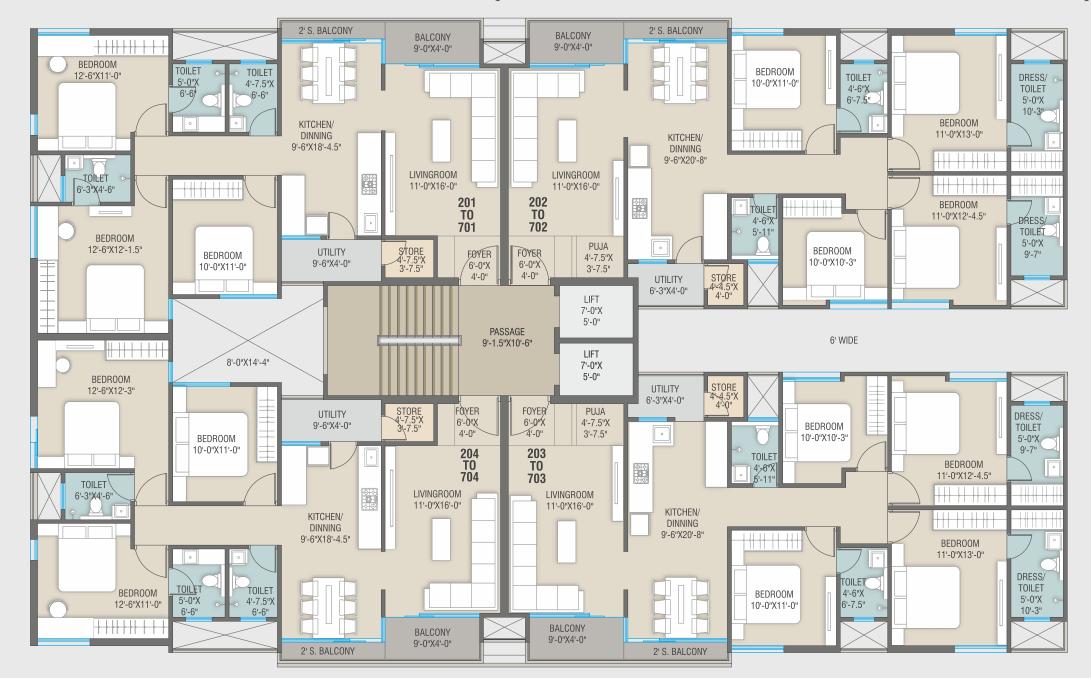




# TOWER-B (3 & 4 BHK) 2<sup>ND</sup> TO 7<sup>TH</sup> FLOOR

BUILT UP AREA: 1162.1 sq.ft. CARPET AREA: 1000.8 sq.ft.

BUILT UP AREA: 1371.26 sq.ft. CARPET AREA: 1221.81 sq.ft.



BUILT UP AREA: 1163.4 sq.ft. CARPET AREA: 1010.1 sq.ft.

BUILT UP AREA: 1371.26 sq.ft. CARPET AREA: 1221.81 sq.ft.

## BASEMENT FLOOR



