VINAYAK

SAPPHIRE II

3 BHK

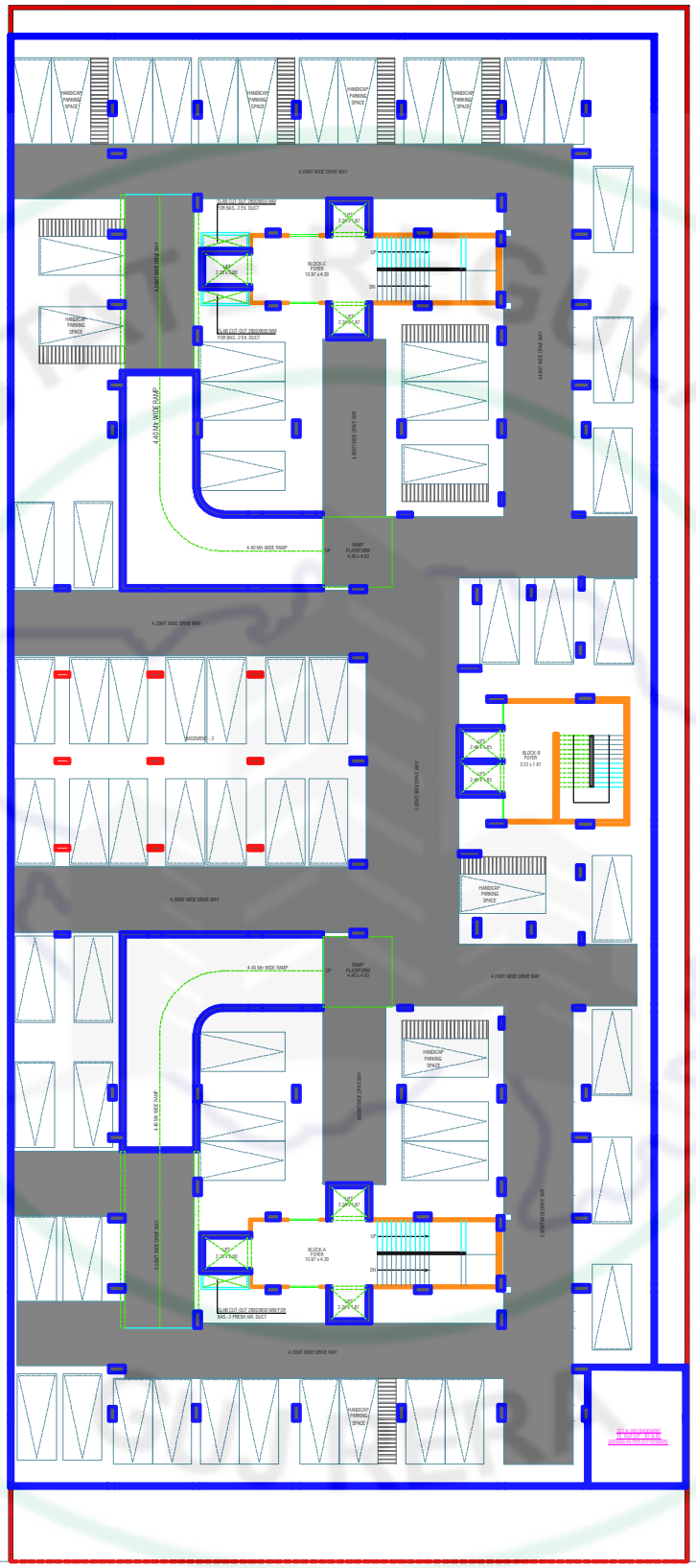
APARTMENTS

SITE ADDRESS:

GANDHINAGAR - KOBA HIGHWAY, NEAR NEXA SERVICE STATION ,
BEHIND RADHE EMPIRE, KUDASAN, GANDHINAGAR, GUJARAT-382421

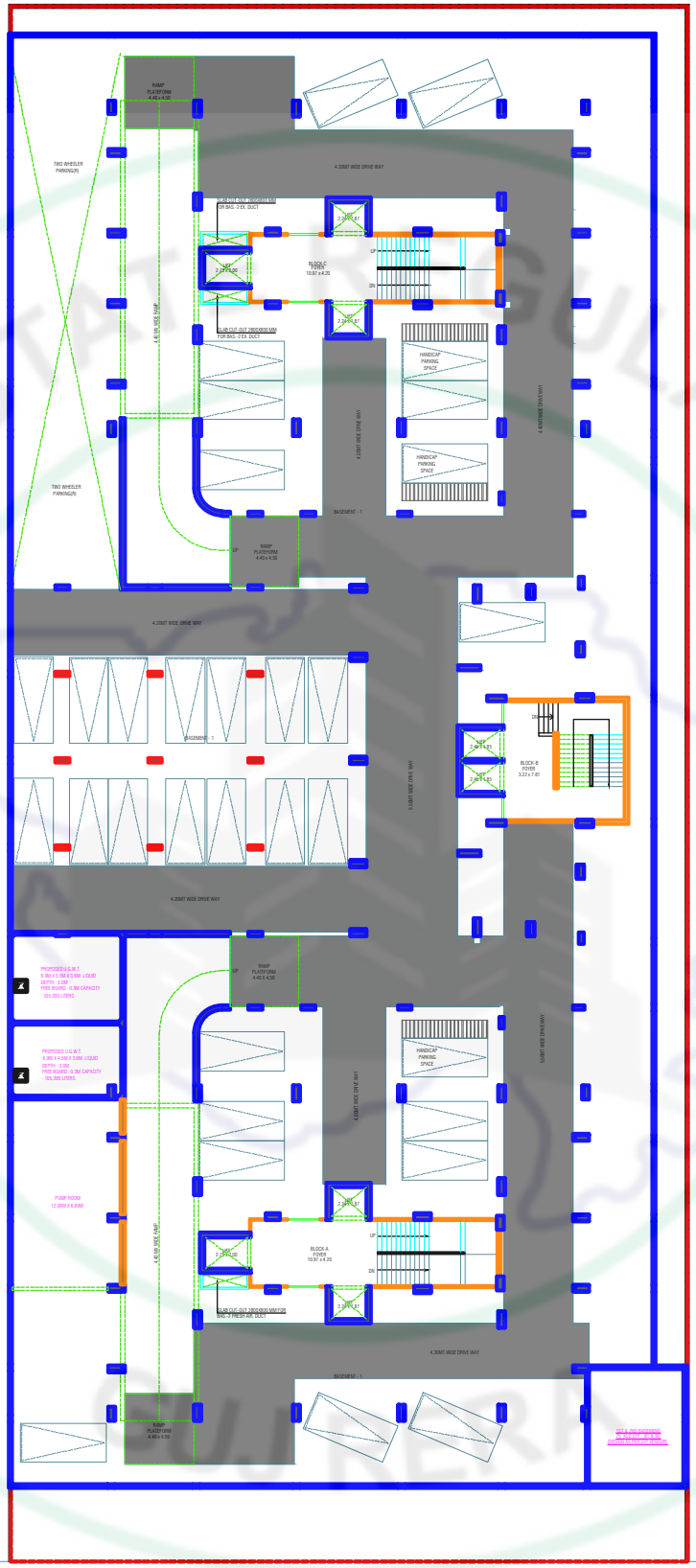
CALL:

+91 98254 05859 | +91 99986 50977



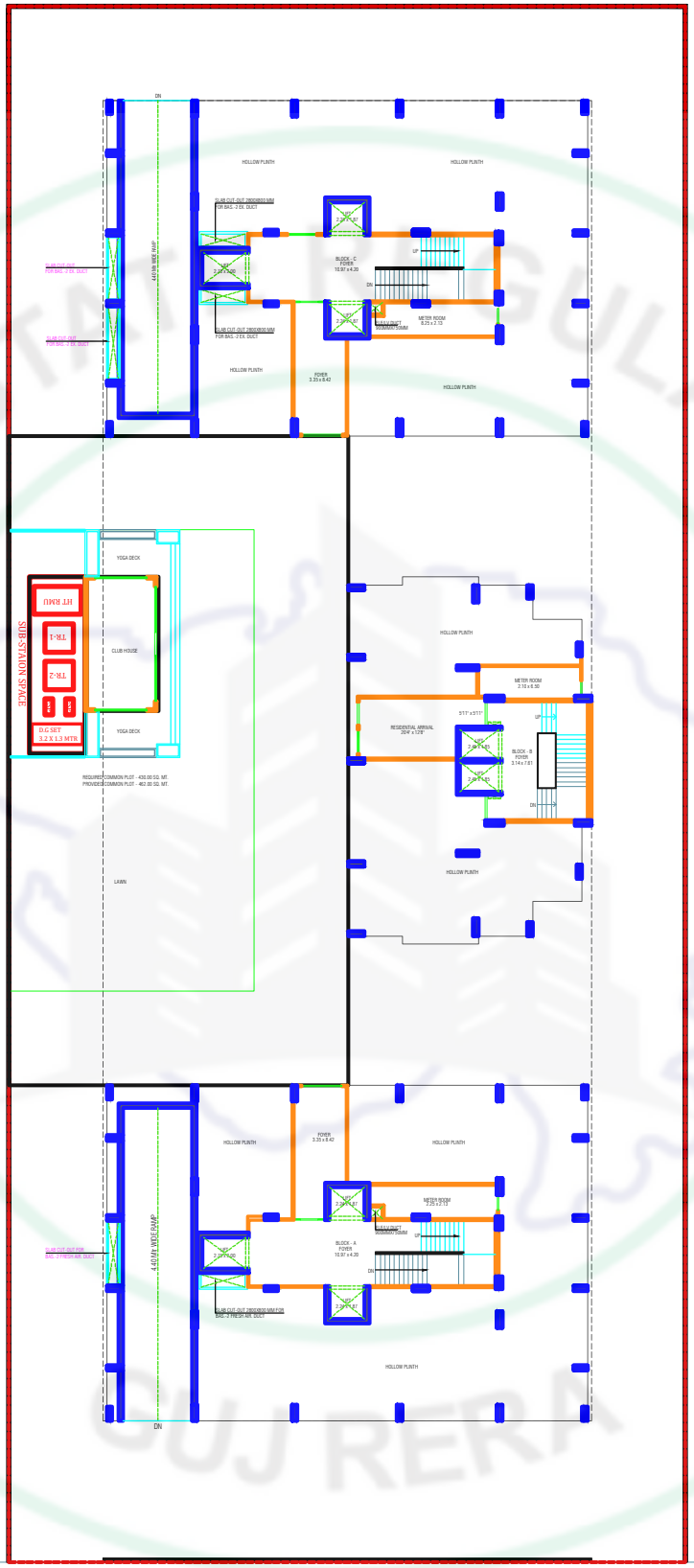
90.00 M. WIDE HIGHWAY

N



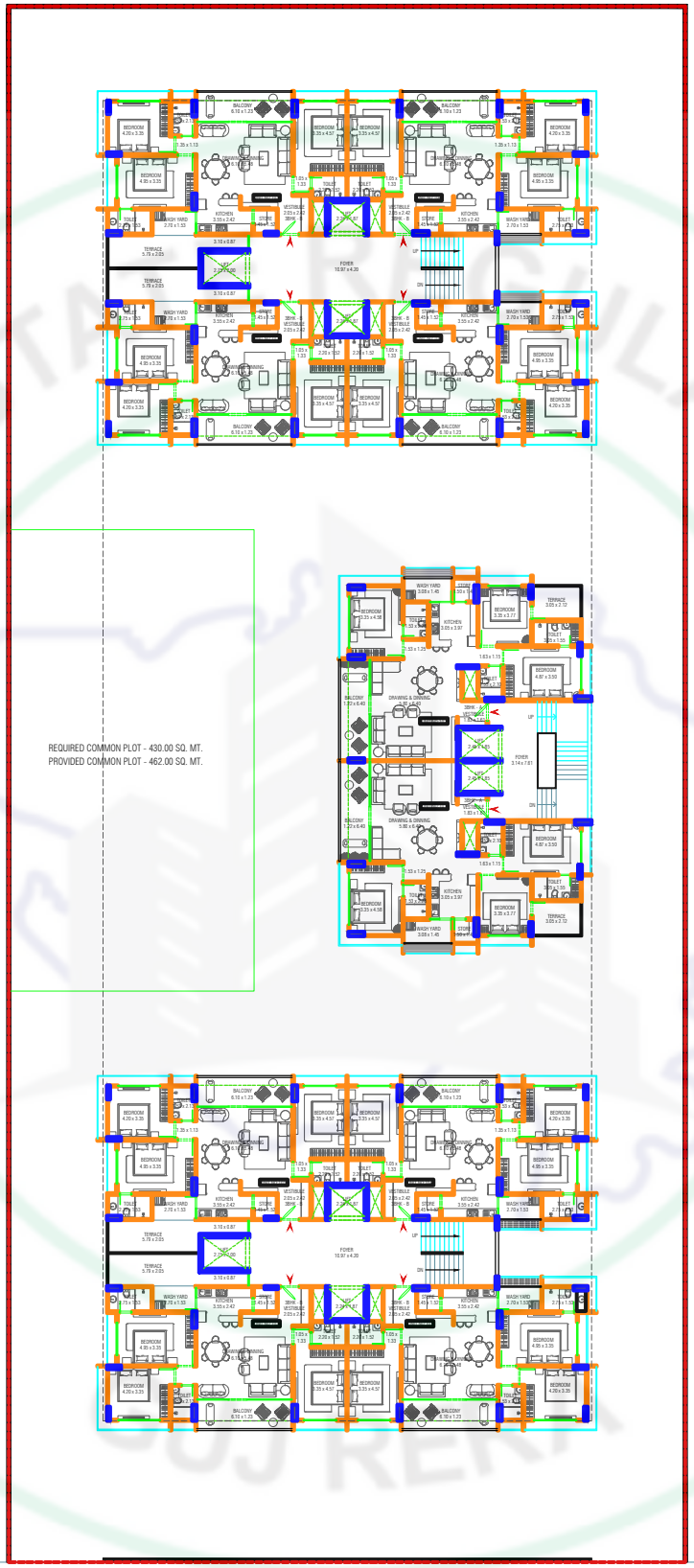
GUJARAT REAL ESTATE REGULATORY AUTHORITY

Basement - 1 Floor Plan



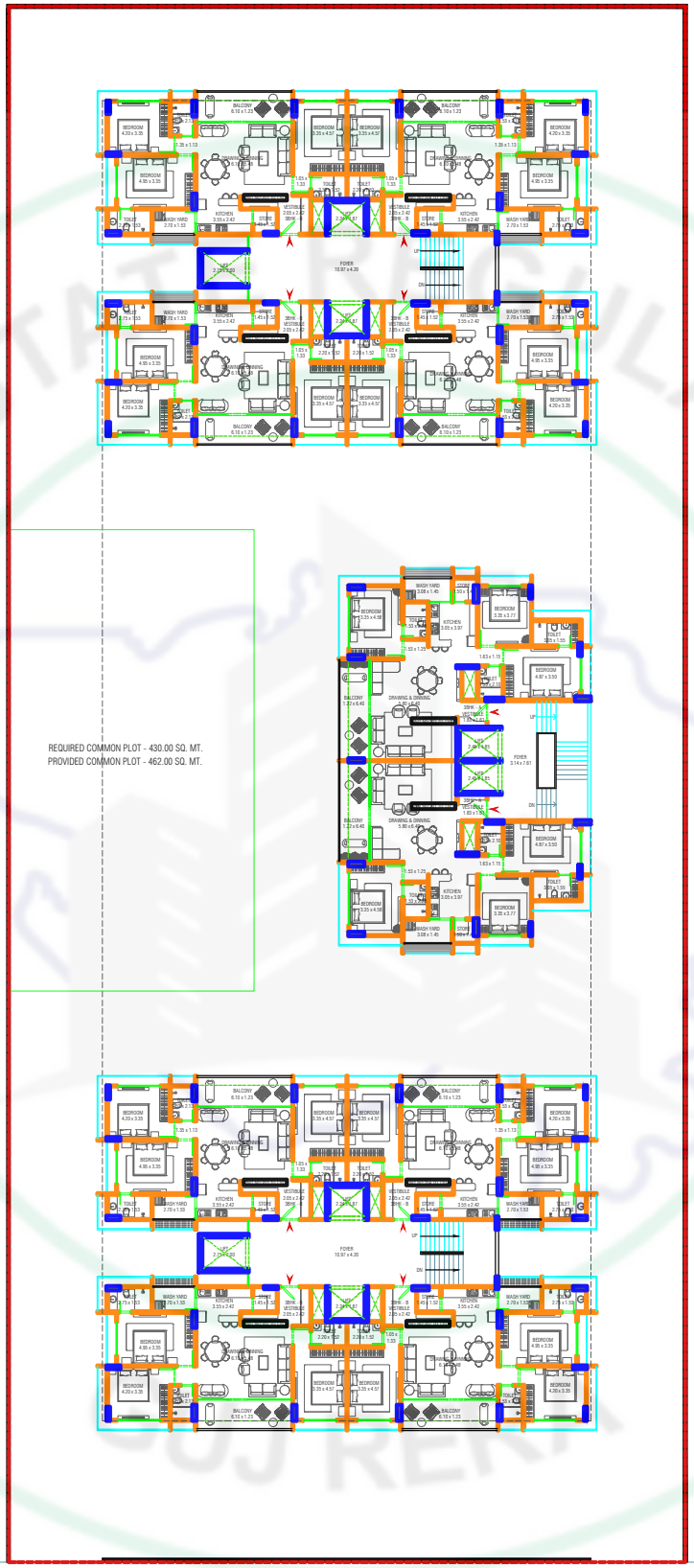
90.00 M. WIDE HIGHWAY

N



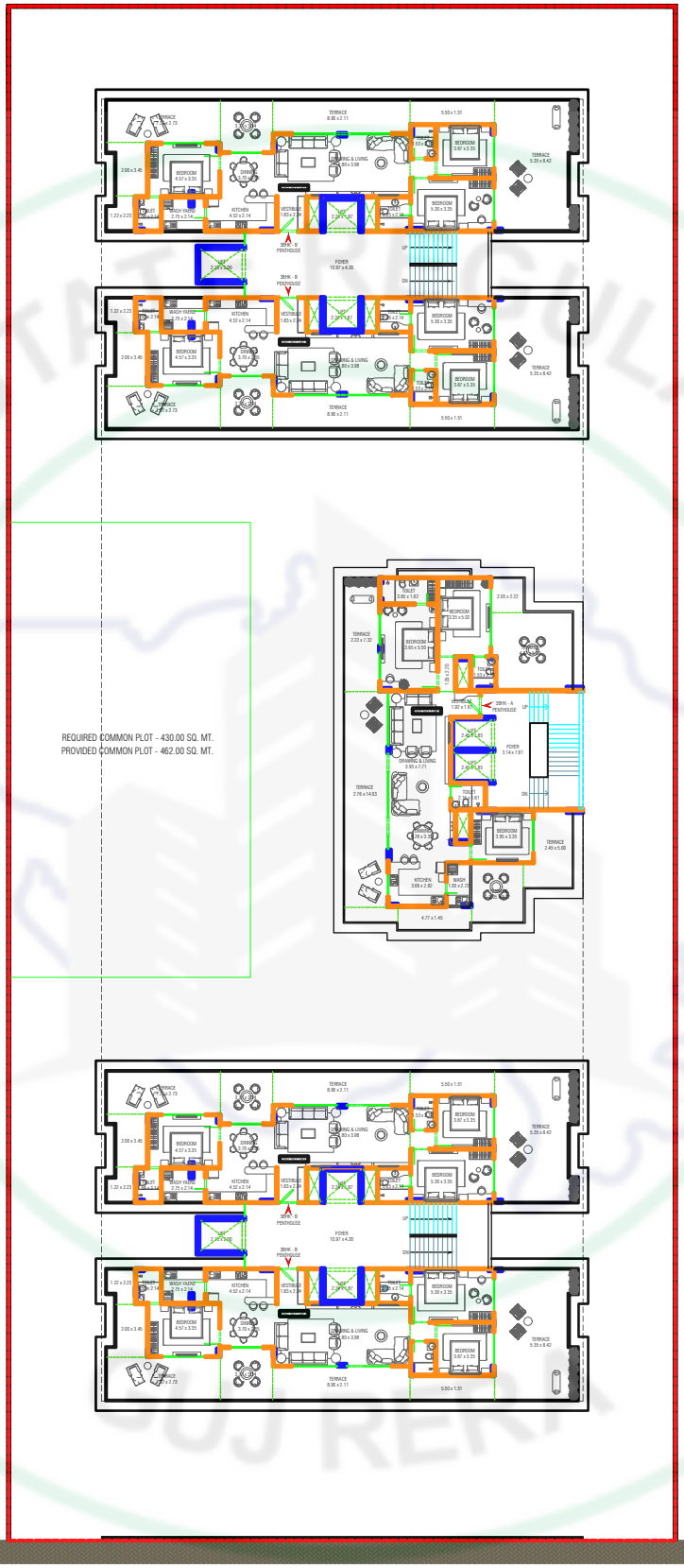
90.00 M. WIDE HIGHWAY

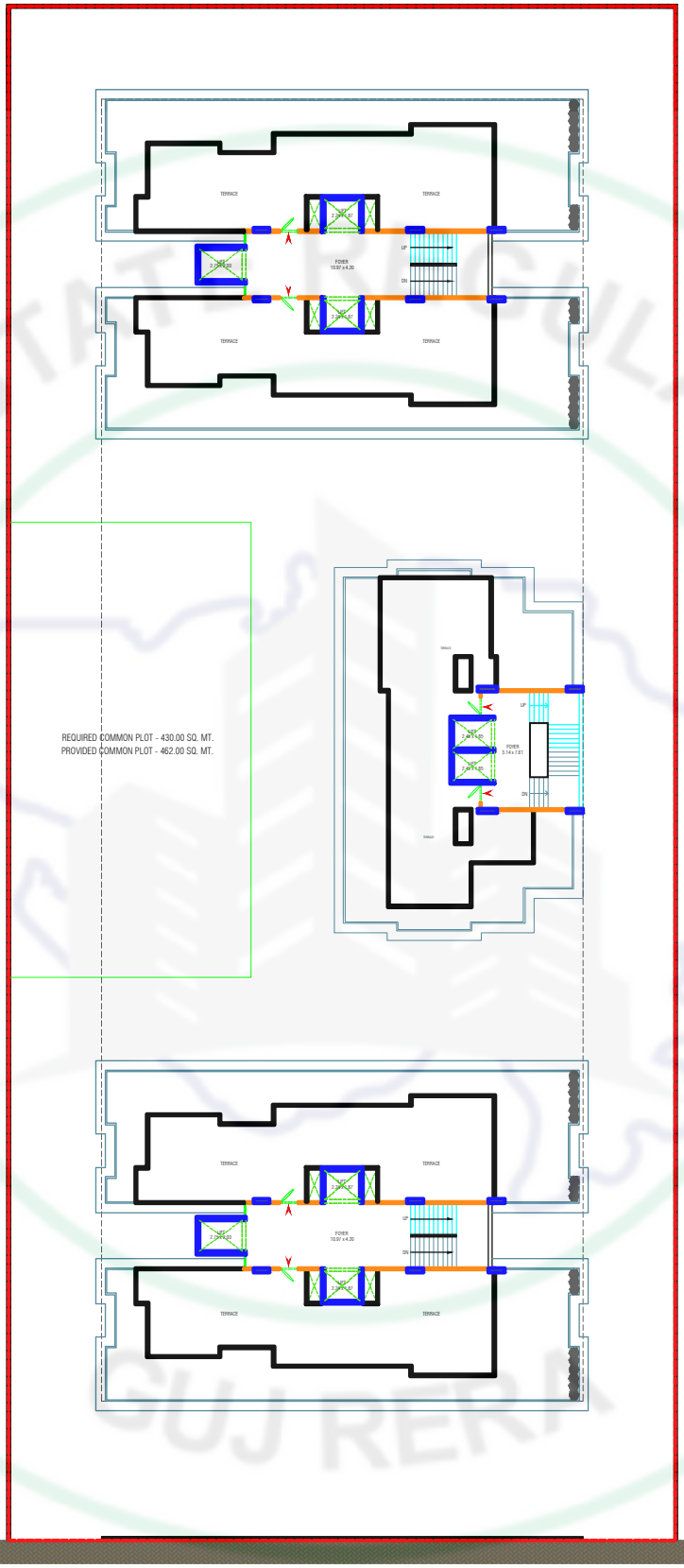
N



90.00 M. WIDE HIGHWAY

N


REQUIRED COMMON PLOT - 430.00 SQ. MT.
PROVIDED COMMON PLOT - 462.00 SQ. MT.
90.00 M. WIDE HIGHWAY
N



90.00 M. WIDE HIGHWAY

AMENITIES

1. 24 Hours Security
2. Children Play Area
3. Event Lawn
4. Attractive Entrance Foyer
5. Senior Citizen Sitting Area
6. Open Deck / Yoga Deck
7. Cctv Surveillance
8. Ample Parking
9. Power Backup For Common Areas
10. Branded Fully Automatic Lift
11. Provision For Gas Line,
12. Fire Safety System
13. 24 Hour Water Supply

II SPECIFICATIONS

STRUCTURE
- Earthquake resistant RCC Frame Structure.

FLOORING & WALL TILING
- Premium quality vitrified tiles in entire flats.
- Granite platform in kitchen with S.S Sink.
- Designer tiles up-to beam bottom above kitchen platform.
- Kota stone shelf in store room.
- Granite / Kota stone flooring in wash area.
- Anti Skid flooring in toilets.

DOORS & WINDOWS
- Main door with wooden frame & safety locks.
- Internal doors with wooden frame, flush shutter & safety locks.
- Superior Quality hardware fittings.
- Anodized aluminum sliding window with granite stone framing.

WALL FINISH
- Internal: - Finished mala plaster with putty finish.
- External: - Double coat sand face plaster / Texture with acrylic paint.

HVAC
- Provision for air conditioning

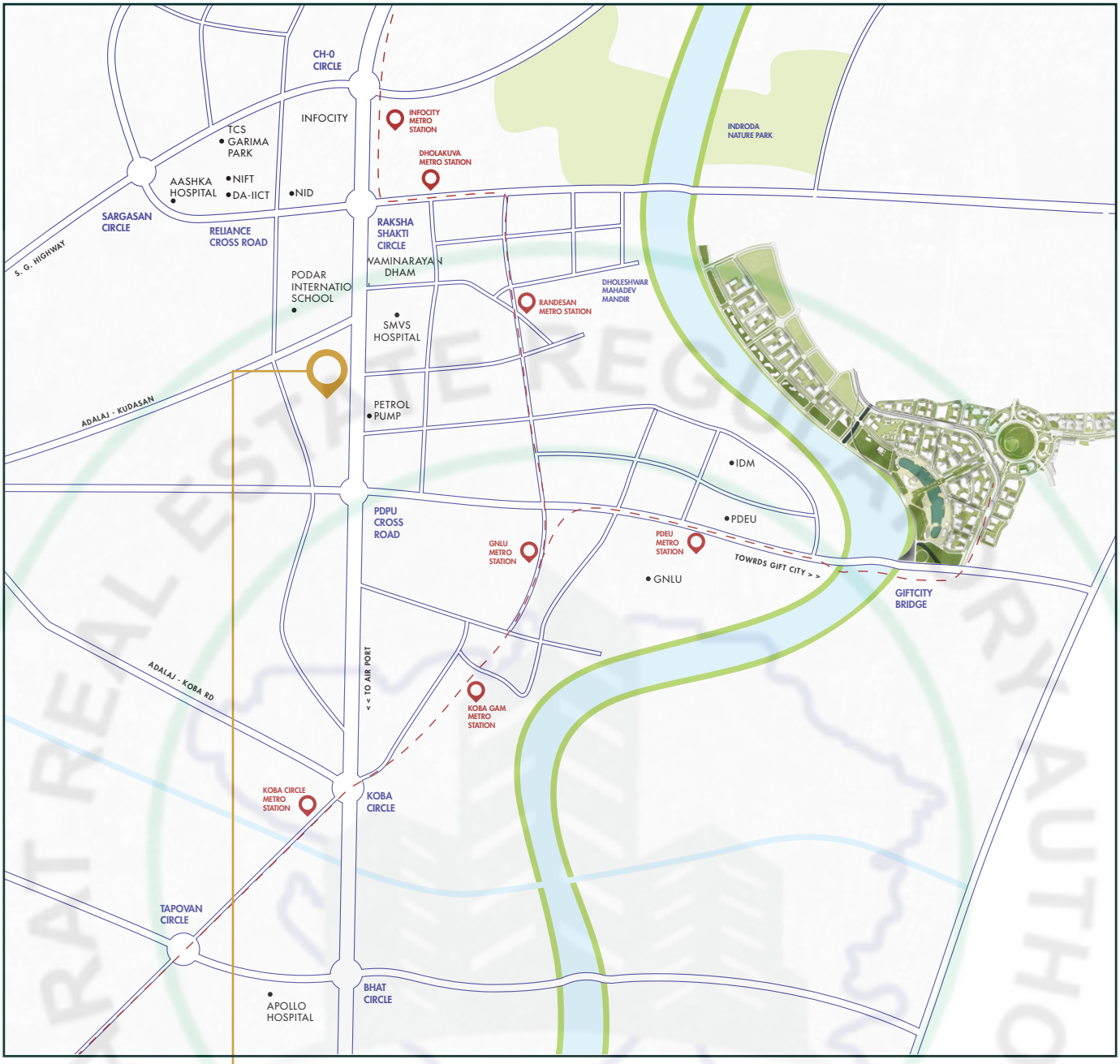
ELECTRICAL WORK
- 3-Phase concealed conduits with PVC insulated ISI copper Wiring.
- Distribution board with separate MCB & ELCB for all area.
- ISI marked standard modular switches.
- Provision for broadband, telecom & Television.

TOILETS
- Western concept designed toilet.
- Vitrified tiles in flooring and dado up-to beam bottom.
- Granite counter with ceramic washbasin.
- CPVC/ UPVC with brass ends.

PLUMBING & SANITATION
- Premium Quality sanitary ware & plumbing fixtures.

II DISCLAIMER

NOTES: G.E.B. charges, Legal charges, GUDA/GMC charges, deposits & other Govt. charges shall be paid separately. | Maintenance advance and deposit should be paid separately | Right of any changes in dimensions, design & specifications reserved with the developer, which shall be binding for all members. | **EXTERNAL CHANGES NOT ALLOWED.** | Stamp duty, registration fees, service charges, &/or GST on allotment and possession of flat shall be borne by the members as applicable per prevailing law. | Any additional liabilities due to change in the bye-laws, stamp duty, Govt. laws shall be borne by the member. in the event of cancellation for any reason, 10% of the basic amount plus applicable govt, levies will be deducted and balance amount will be refunded after the new booking of same unit(s). | Terms & conditions as per separate agreement. | **THIS BROCHURE IS MEANT FOR INFORMATION PRESENTATION & GUIDANCE PURPOSE ONLY,** it is not an authorized document or agreement. | This brochure does not form the basis of any contract. | Variations may occur as per local regulations and our policy of improvement. [Subject to Gandhinagar jurisdiction.



VINAYAK SAPPHIRE II

DEVELOPER:

VINAYAK™ LANDMARK

SITE ADDRESS:

GANDHINAGAR - KOBA HIGHWAY, NEAR NEXA SERVICE STATION ,
BEHIND RADHE EMPIRE, KUDASAN, GANDHINAGAR, GUJARAT-382421

CALL:

+91 98254 05859 | +91 99986 50977

RERA NO & WEBSITE:

XXXXX/XXXXX/XXXXX | WWW.GUJRERA.GUJARAT.GOV.IN

MEPF CONSULTANT: SP ENGINEERING CONSULTANTS

STRUCTURAL ENGINEER: MARUTI ASSOCIATES

ARCHITECT: H M Architects