

A Project by :



Developers :

SHREEJI BUILDCON

Site:

"Darshanam Hyde Park",
Nr. Ambe School, Opp. Anaya Lawns,
Manjalpur, Vadodara.

Contact:

+91 635 900 6565

W. : www.darshanam.co.in
E. : hydepark@darshanam.co.in

Architect:



Ruchir Sheth (Design Studio)
architects & interiors

Structure:

**ASHOK SHAH
& ASSOCIATES**



E-BROCHER



LOCATION

॥ दर्शनम् ॥[®]



HYDE PARK

2 & 3 BHK FLATS
SHOPS | SHOWROOMS | OFFICES

TRANSFORM
YOUR LIFESTYLE
INTO A ROYAL AFFAIR





॥ दर्शनिम् ॥®



HYDE PARK

It is a privilege to live like an Englishman reaping the perks of a royally good lifestyle with all luxury, comfort and convenience available right at the same place. That's Hyde Park for you.

ARCHITECT'S NOTE

A sleek, urbane and contemporary design that breaks free from the mundane and live a future-ready lifestyle. The front adorned by massive retail and showroom spaces and above that, there are exquisite residences that perfectly befit your status.

Architect:





INDULGE LIKE AN ENGLISHMAN

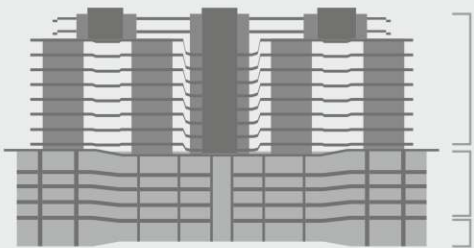
High-end showrooms, retail spaces and offices make you feel really upscale, making an impression on your guests and customers and giving you an edge that you always desired.



A NOTCH
ABOVE
THE REST



GROUND FLOOR
LAYOUT PLAN



SHOWROOMS

AREA TABLE IN SQ. FT.

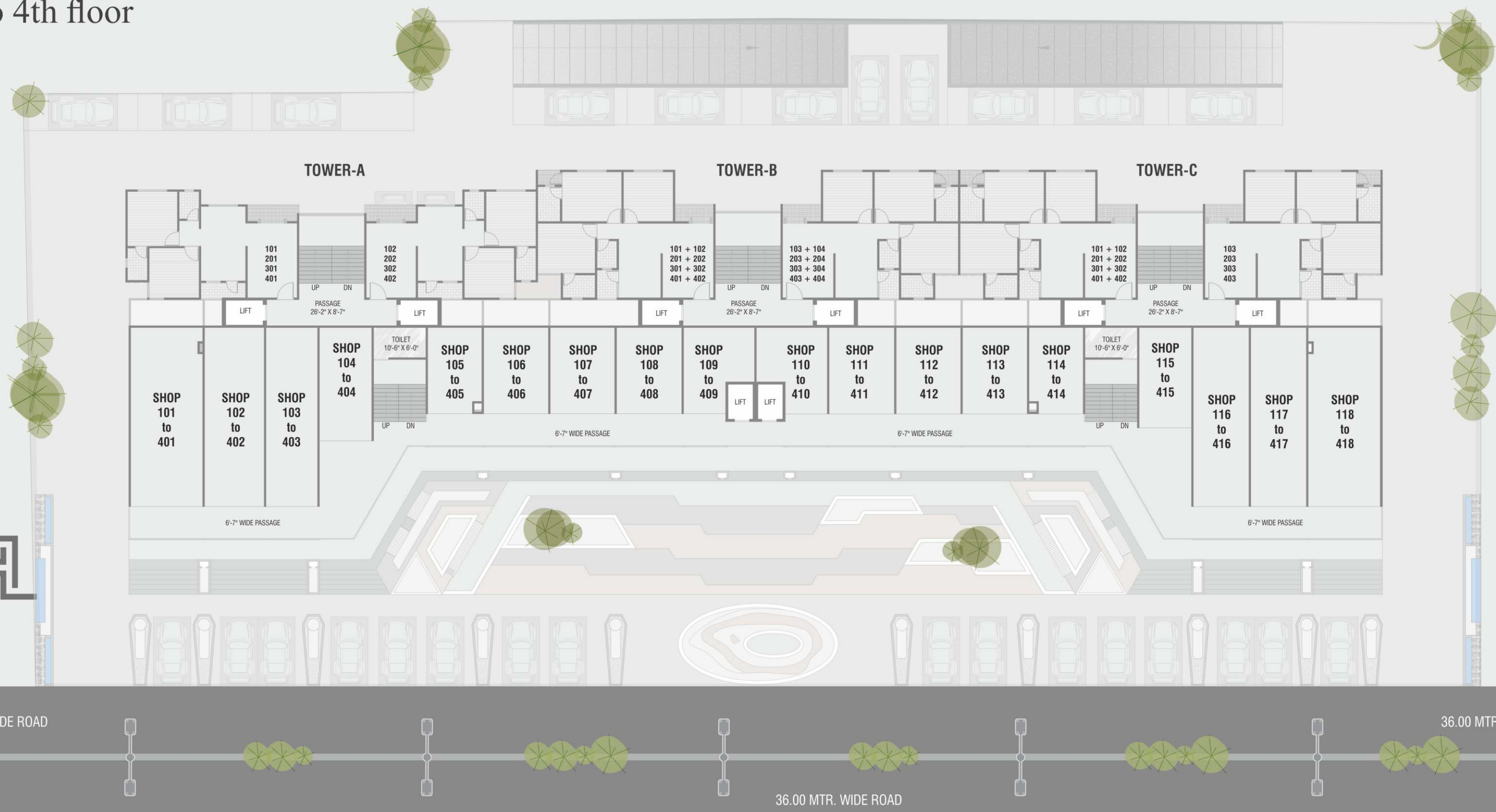
NO.	AREA	CARPET	SBA
01	14'-6" X 48'-3"	695.00	1216.00
02	12'-0" X 48'-3"	531.00	929.00
03	10'-5" X 42'-7"	443.00	775.00
04	10'-6" X 35'-10"	377.00	660.00
05	11'-0" X 29'-7"	305.00	534.00
06	13'-0" X 29'-7"	384.00	672.00
07	13'-0" X 29'-7"	408.00	714.00

NO.	AREA	CARPET	SBA
08	13'-2" X 24'-0"	314.00	550.00
09	14'-3" X 24'-0"	266.00	466.00
10	14'-3" X 24'-0"	266.00	466.00
11	13'-2" X 29'-7"	361.00	632.00
12	13'-0" X 29'-7"	384.00	672.00
13	13'-0" X 29'-7"	384.00	672.00
14	11'-0" X 29'-7"	291.00	509.00

NO.	AREA	CARPET	SBA
15	10'-7" X 33'-5"	354.00	620.00
16	11'-2" X 42'-7"	474.00	830.00
17	11'-3" X 48'-3"	515.00	901.00
18	14'-6" X 48'-3"	695.00	1216.00



TYPICAL FLOOR PLAN
1st to 4th floor



AREA TABLE IN SQ. FT.

NO.	AREA	CA	SBA
101 to 401	14'-6" X 36'-0"	520.00	910.00
102 to 402	12'-0" X 36'-0"	432.00	756.00
103 to 403	10'-5" X 36'-0"	374.00	655.00
104 to 404	10'-6" X 22'-9"	240.00	420.00
105 to 405	11'-0" X 17'-4"	189.00	331.00
106 to 406	13'-0" X 17'-4"	226.00	396.00

NO.	AREA	CA	SBA
107 to 407	13'-0" X 17'-4"	226.00	396.00
108 to 408	13'-2" X 17'-4"	228.00	399.00
109 to 409	14'-3" X 17'-4"	210.00	368.00
110 to 410	14'-3" X 17'-4"	210.00	368.00
111 to 411	13'-2" X 17'-4"	228.00	399.00
112 to 412	13'-0" X 17'-4"	226.00	396.00

NO.	AREA	CA	SBA
113 to 413	13'-0" X 17'-4"	226.00	396.00
114 to 414	11'-0" X 17'-4"	189.00	331.00
115 to 415	10'-6" X 20'-2"	212.00	371.00
116 to 416	11'-2" X 36'-0"	403.00	705.00
117 to 417	11'-2" X 36'-0"	403.00	705.00
118 to 418	14'-6" X 36'-0"	520.00	910.00

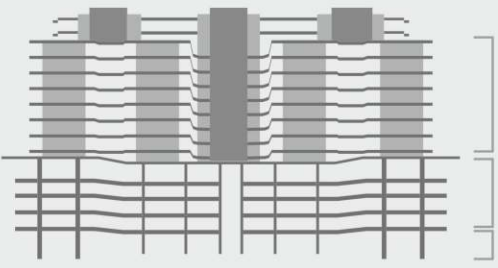


FLATS

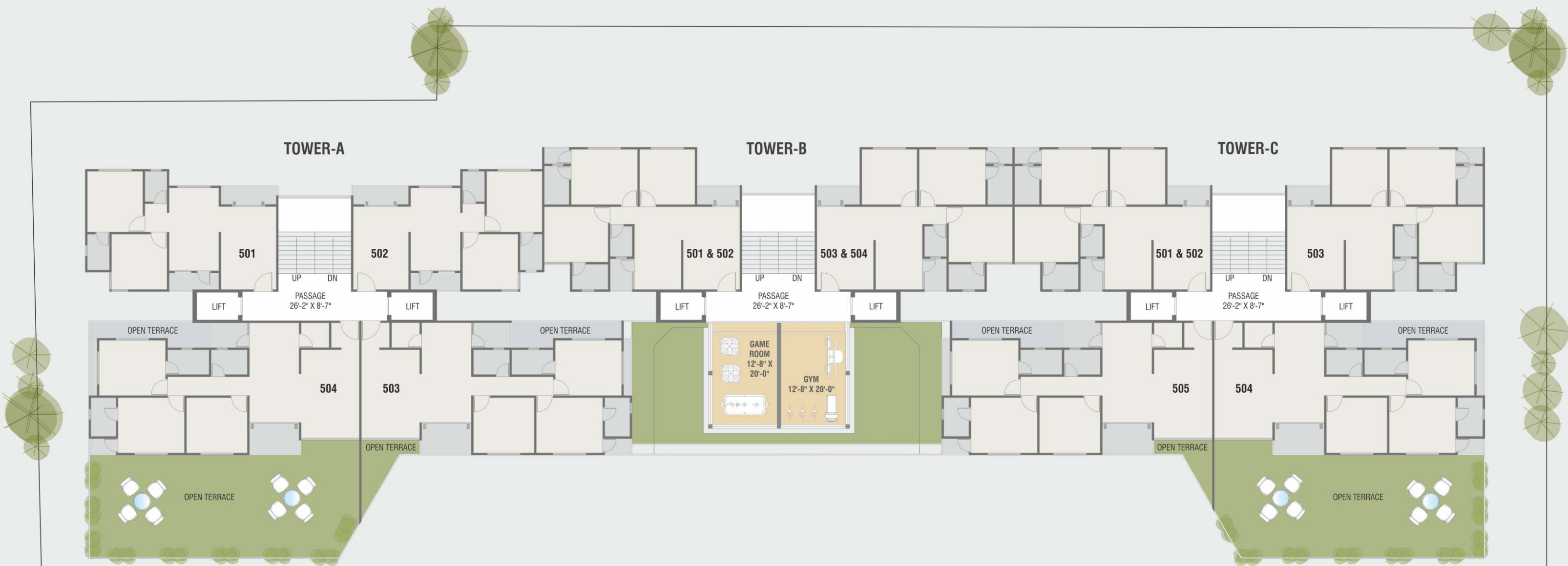
OFFICES
SHOPS



5th Floor PLAN
(TERRACE FLAT
& GARDEN)



FLATS



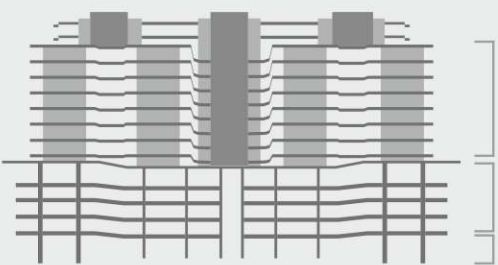
36.00 MTR. WIDE ROAD

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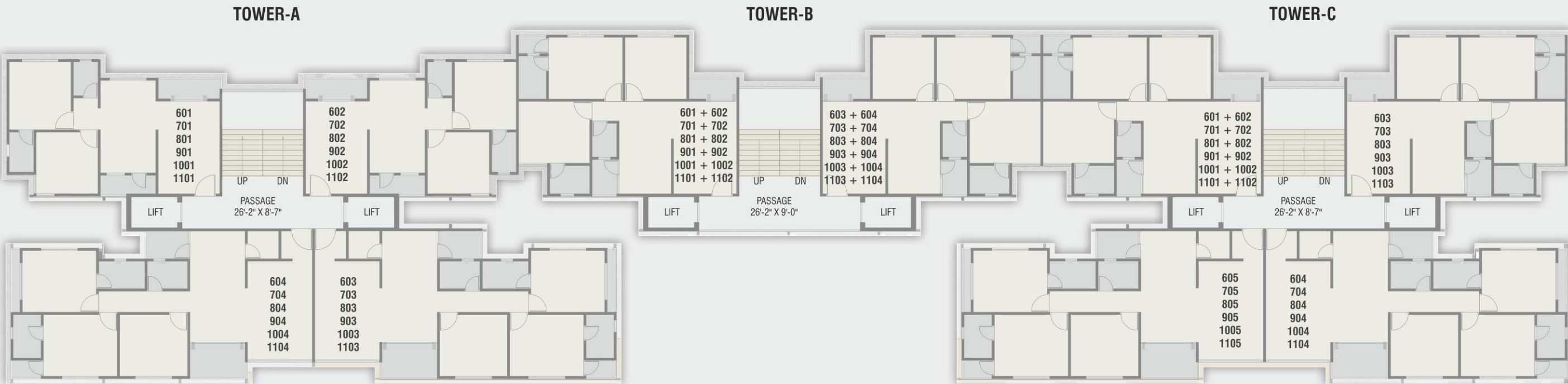
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TYPICAL FLOOR PLAN

6th to 11th floor



FLATS

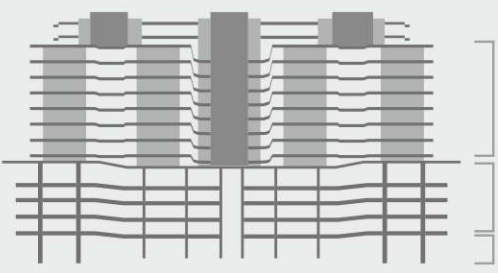


36.00 MTR. WIDE ROAD

36.00 MTR. WIDE ROAD

36.00 MTR. WIDE ROAD

LAYOUT PLAN
12th Floor

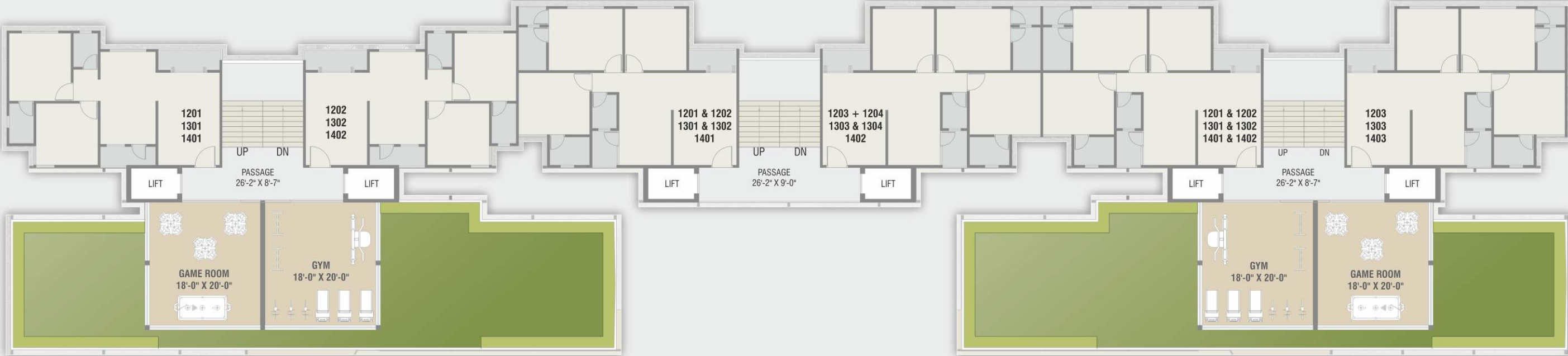


FLATS

TOWER-A

TOWER-B

TOWER-C

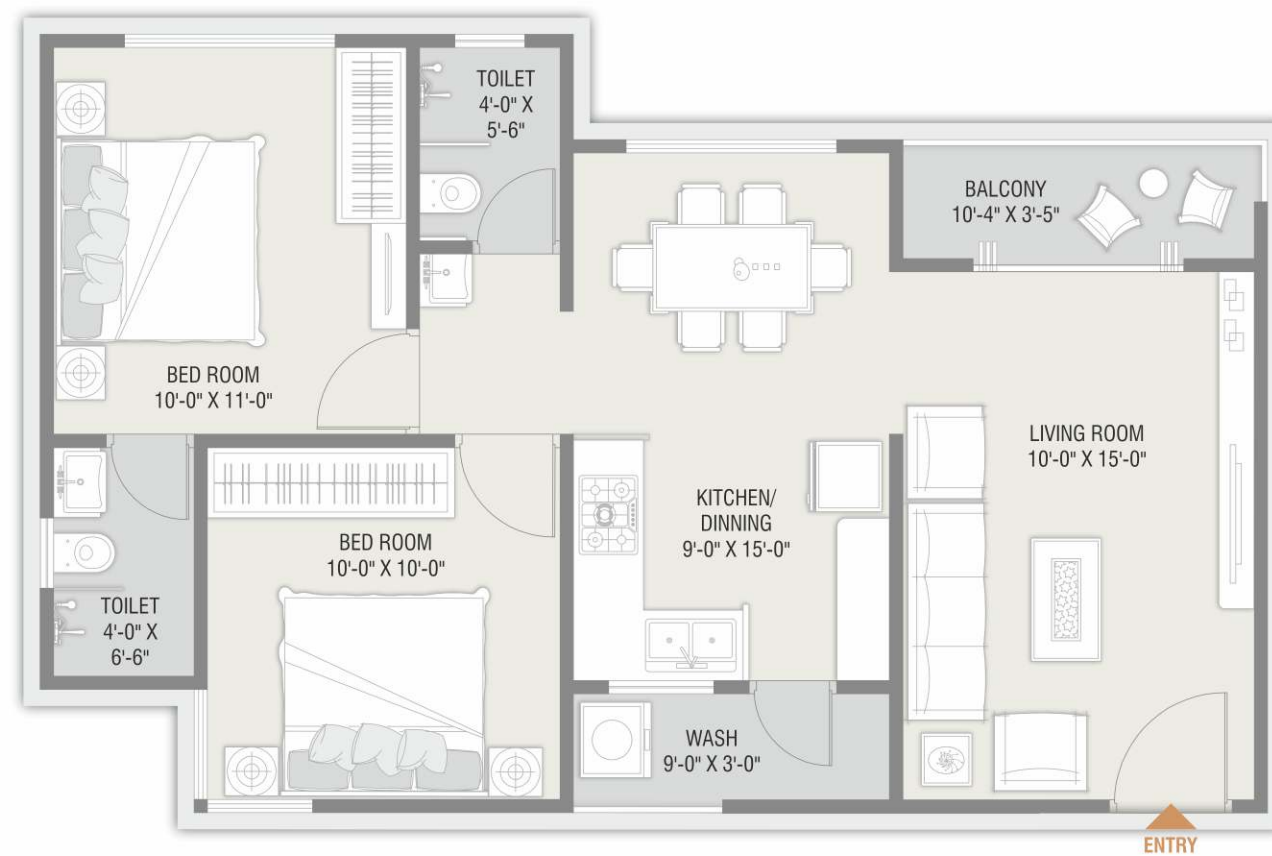


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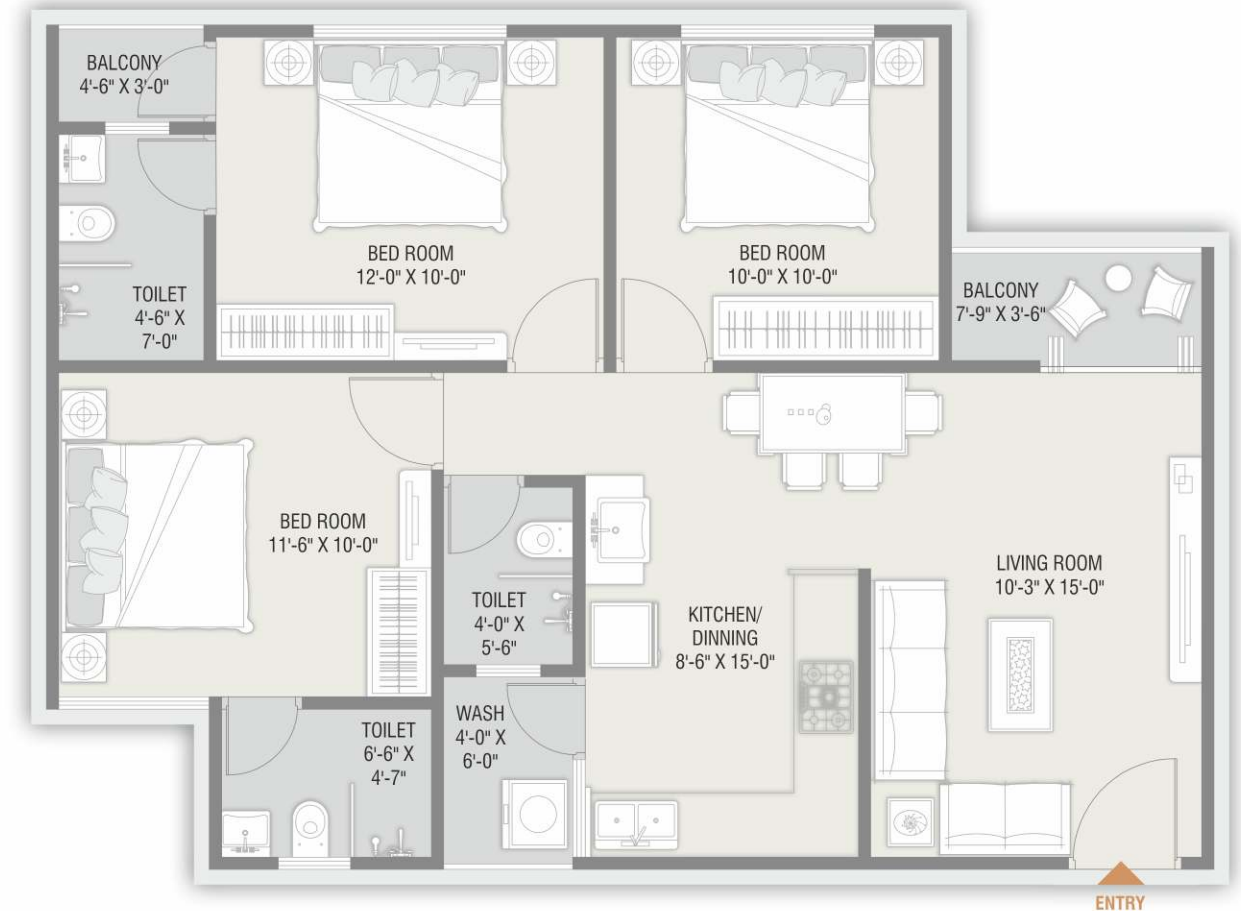
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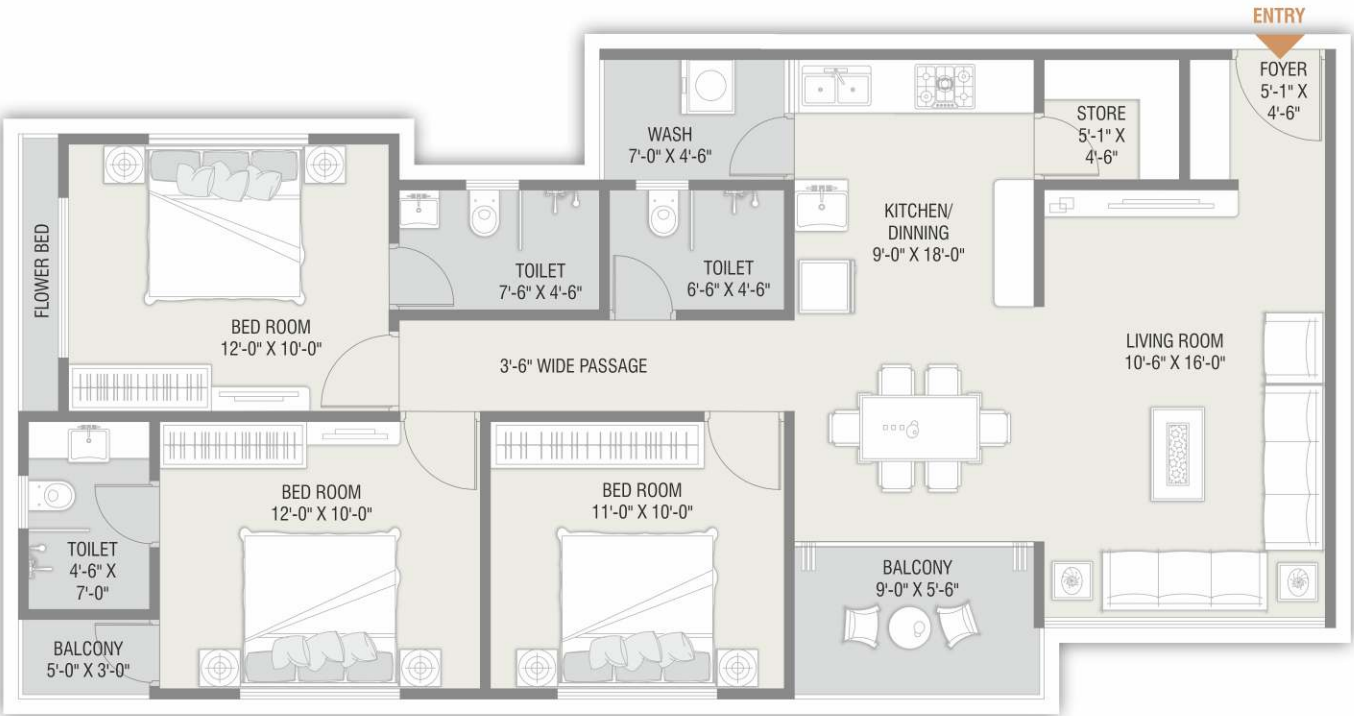
2BHK FLOOR PLAN



3BHK FLOOR PLAN



3 BHK FLOOR PLAN



LIFESTYLE FOR A ROYAL FEW

Hyde Park is as English as it can get - tall pillars on the exterior giving the retail and showrooms that height and grandeur they deserve. The residences are planned such that they make you feel like the Kings & Queens.



COMMON AMENITIES

- Gymnasium
- Indoor Game Room
- Sitting area

VALUABLE FACILITY IN FLATS

- Eco-Friendly Surrounding environment
- CCTV camera in Common area (for Residence)
- 24 Hours water supply
- Common Underground & Overhead water tank
- Ample Car Parking space in double layer
- 2 Standard quality passenger automatic elevators each tower (for Residence)
- 2 Standard quality passenger automatic elevators (Commercial)
- Power back up for common utility (Residence & Commercial)
- Indian Brick bat water proofing treatment in terrace
- Attractive name plate & letter box to maintain the uniformity of the project



SPECIFICATION

RESIDENSIAL

Structure : Earthquake resistant RCC frame structure as per structure design	Windows : Powder coated Aluminum windows with MS safety grill
Finishing : Internal smooth plaster with putty & primer External plaster with Exterior paint	Kitchen : Granite platform with SS Sink & premium branded wall tiles upto lintel level
Flooring : Vitrified tiles flooring in all rooms	Bathroom : Designer tiles upto lintel level with standard quality C.P. Fittings
Doors : Elegant entrance door & Internal flush door with laminate	Electrification : Concealed Electrification with branded modular switches with ISI cooper wiring

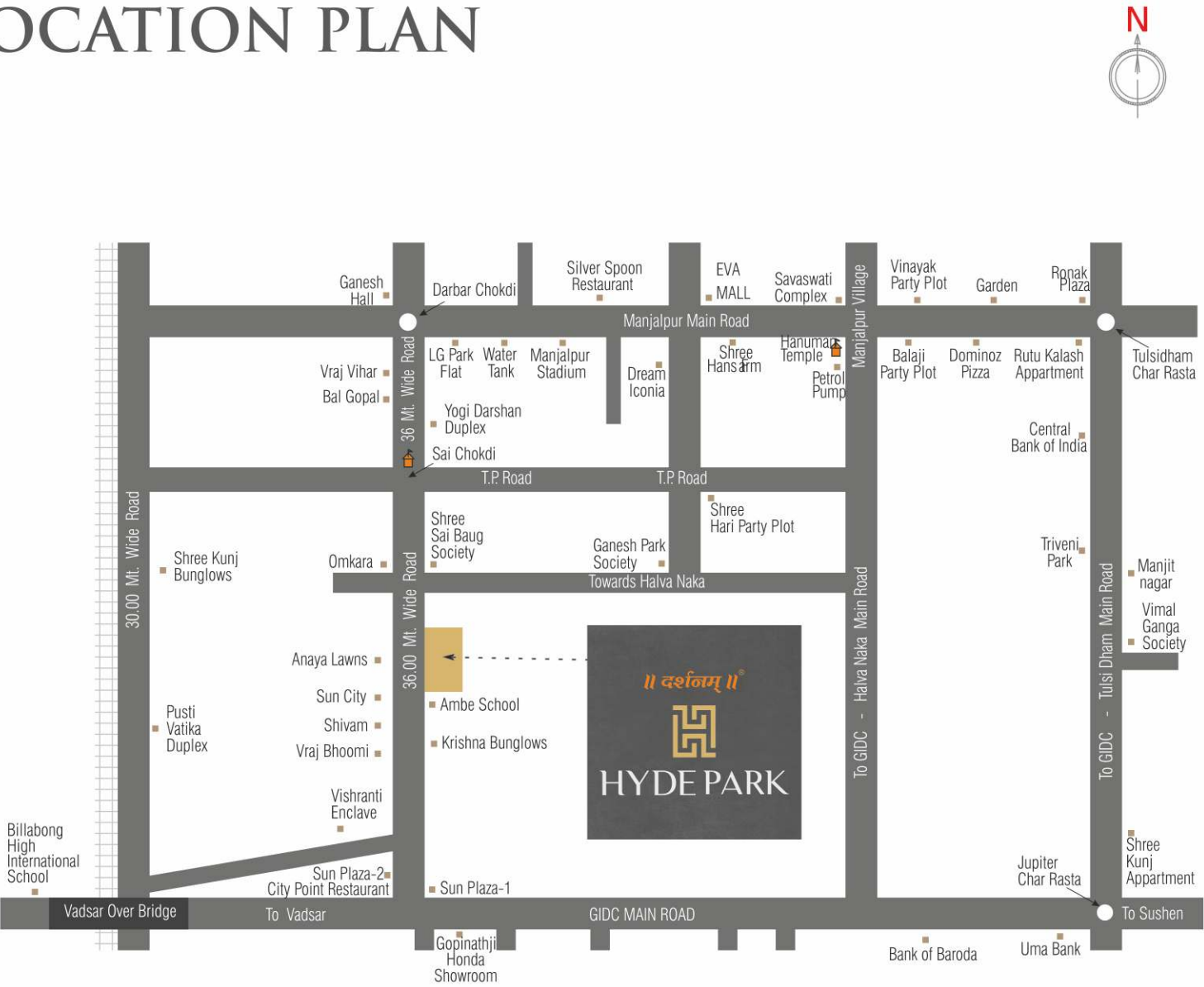
COMMERCIAL

Structure : Earthquake resistant RCC frame structure as per structure design	Lift : Fully automatic passanger lifts with S.S. finish cabin of approved brand.
Walls : Internal & external masonry work with bricks/blocks.	Washroom : Well design common wash rooms on each floor with good quality C.P. fittings & vessels. Good quality ceramic tiles dado upto lintel level. Wash room provision to majority shops and offices.
Flooring : Premium vitrified tile flooring with skirting. Natural stone/ vitrified tile flooring in common area.	Electrification : Concealed good quality copper wiring with require Light, TV/ Network cable & 1 A.C. Point In each unit. Good quality switches & accessories.
Wall Finish : Interiors : Smooth plaster with wall putty and primer. Exteriors : double coat plaster with acrylic paint or texture as par Architect design.	Sign Board : Shops Sign board of every unit will be provided by us at extra cost as par architect design & size...
Doors : M.S. rolling shutter with syenthetical enamel paint	

SPECIAL FEATURES FOR COMMERCIAL

Parking Space	: Ample parking space
Power	: Power Backup (D.G.) for Common Lights & Lifts.

LOCATION PLAN



Above project is registred under Gujrera. Rera Reg. No.: PR/GJ/VADODARA/VADODARA/OTHERS/MAA08723/05072021
For futher details visit: www.gujrera.gujarat.gov.in under registered project.

MODE OF PAYMENT :
SHOPS - 25% Booking 15% Plinth Level 10% Each Floor Slab (10% x 5 no's slab = 50%) 5% Plaster 3% Flooring 2% Before Possession
FLATS - 25% Booking 10% Plinth Level 4% Each Floor Slab (4% x 15 no's slab = 60%) 3% Flooring 2% Before Possession

DISCLAIMER : The Booking of Unit is confirmed after receiving 25% of total cost and till then it will be treated as advance for allocated unit valid upto 1 month . However missing out on payment within specified time would be considered as cancellation without prior notice. | Possession will be given after one month of completing whole payable amount. | Documentation charges, GST, Development Charges and Common Maintenance Charges will be extra. Municipal House Tax charges will be borne by the client. | Any new Central or State Govt. Taxes, if applicable shall have to be borne by the client. | Extra work shall be executed after making full payment in advance - subject to approval. Architect/ Developers shall have the rights to change or raise the scheme or any details herein and any change or revision will be binding to all. | In case of delay of corporation or Govt. Authority / MGVCCL activites shall be unitedly faced. | While every reasonable care has been taken in preparing presentation and brochure details. | All Plans, Information and Specifications are subject to change. Brochure or presentation cannot form a part of legal document or final details, it is just for easy display. Subject to Vadodara Jurisdctions. | I/We are well aware of the due payments is to be on progress as per the above payment schedule and the due amount is to be paid within 7 days from the date of completion of each stage of work as specified and delay of Payment schedule and the due amount is to be paid within 7 days from the date of completion of each stage of work as specified and any delay of payment shall attract @ 18% per annum. | I/We not ask for any structural changes in my UNIT Any kind of alteration and extra work inside or outside of UNIT will not be permitted. | I/We here by confirm that in the event of default of making any two scheduled instalment, my/our booking is liable to be cancelled by giving 15 days prior notice in writing and in such case the deposited will be refunded only after the rebooking and the receipt of payment of the said premises. In the event of cancellation/ termination of booking the developer share stand forfeited or recover from me/us. 10% of sale value, shall have no claim for this cancellation/termination. | I/We hereby agree to take possession only after one month form the date of completing whole payable amount and receipt of possession letter from the developers. Also I/We are well aware that the house warming ceremony, furniture work will be possible only after possession. | I/We request you to execute the sale documents on my/our above name & address. | Any kind of alteration or change is strictly not allowed in elevation or exterior which may affect out look of unit or project. | I/We have fully read, understood the term and conditions and agree to abide by the same without any reservations. | I/We will agree for future communication for future plan, information & new projects by SMS, What'sapp or Mail to abide by the same without any reservations.