



॥ दर्शनम् ॥ ocean



Developers:
OCEAN SMART SPACE

Site: **Darshanam Ocean**
Behind Gotri Police Station, Beside Surya Villas Society,
Gotri-Vasna 30 Mtr. Road, Gotri, Vadodara - 390021

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E: ocean@darshanam.co.in
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Architect



Structure
Ashok Shah & Associate

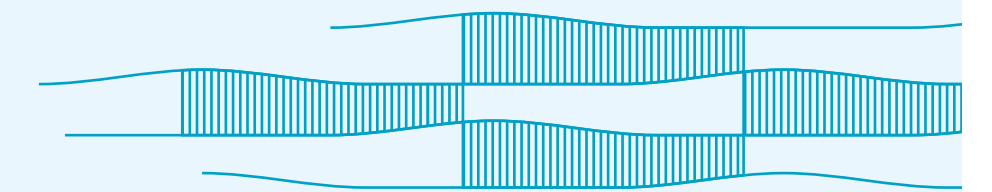
Payment Terms:
30% Booking amount Incl Token | 10% On Plinth Level | 4% x 12 = 48% On Each Slab Level | 4% On Plaster Level | 4% On Flooring Level | 4% Before Possession

We Request: (1) Maintenance Deposit, Document Charges, MGVCL Deposit and Municipal Charges to be paid extra. (2) Any External changes in elevation shall not be permitted. Additional work (if any) will be carried out after receiving full payment in advance. (3) Possession will be given after one month of settlement of all dues. (4) In case of delayed payment 24% interest will be charged & continuous default payments lead to cancellation. (5) In case of cancellation of booking the refundable amount shall be given only when the same property is booked and paid for by the new purchaser. Administration charges of 10% of the booking amount and the amount of extra work done (if any) shall be deducted from the refund. (6) All municipal taxes shall be the responsibility of the customer after the date of the booking. (7) Any delay of corporation activity shall be unitedly faced.

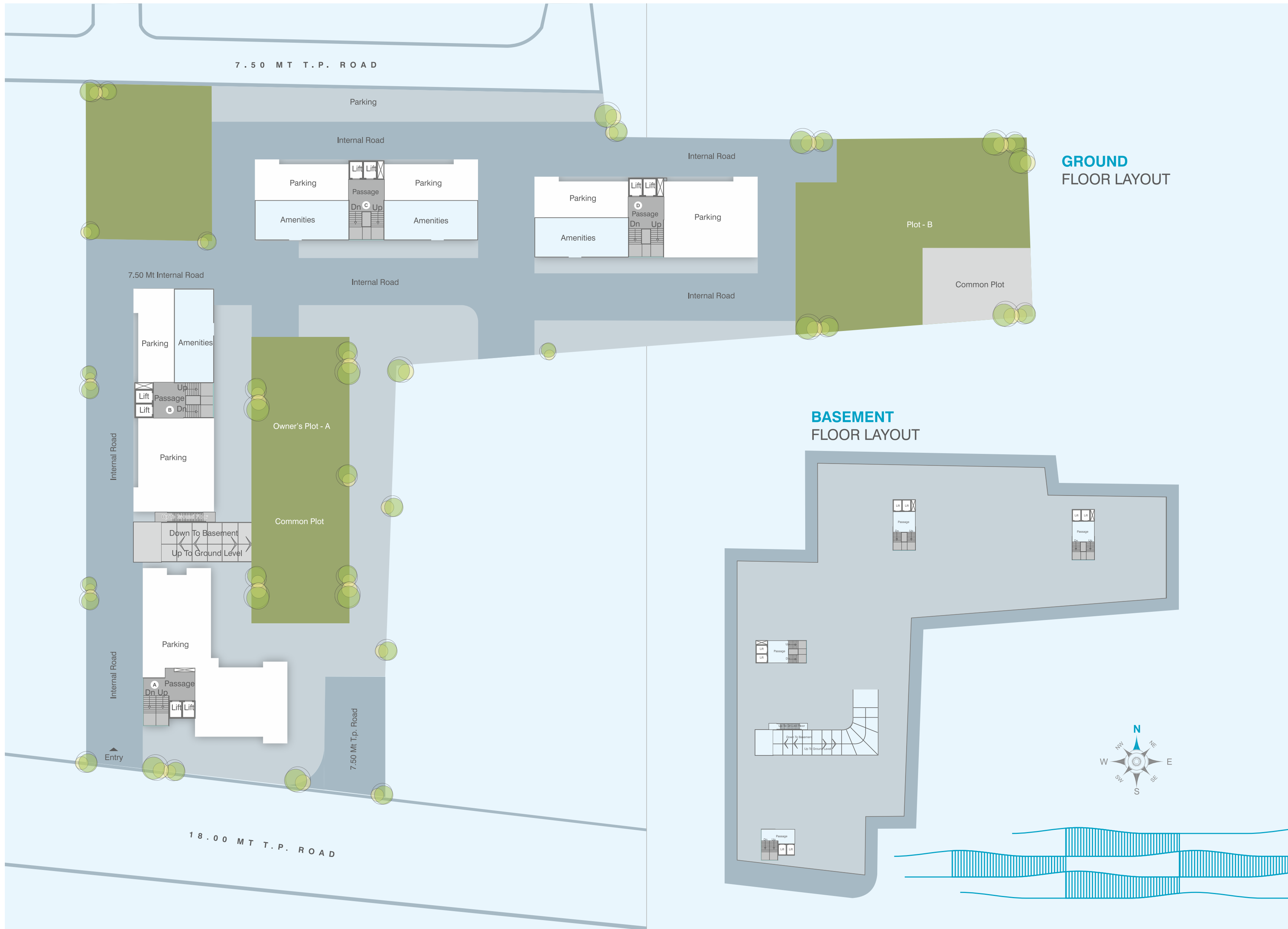
Disclaimer: All the content mentioned in this document is tentative and subject to variation at the sole discretion of the Company and/or the promoters. Visual references are purely conceptual and the brand names featured in them are for reference only. The Developers reserve the full right to alter design, plans or specifications where required or deemed necessary without any intimation or reason.

RUBEN RECORDS P 3

4 BHK EXCLUSIVE APARTMENT

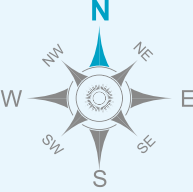


Welcome To A
Lifestyle That Knows
No Limits!

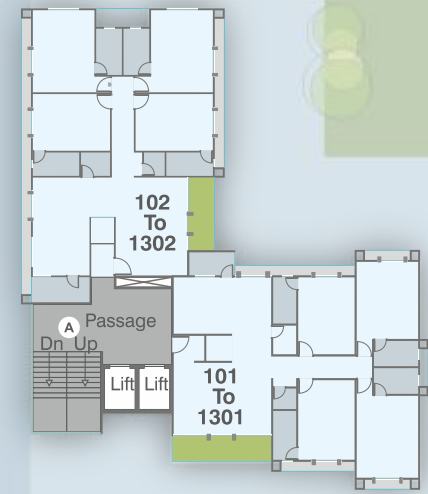
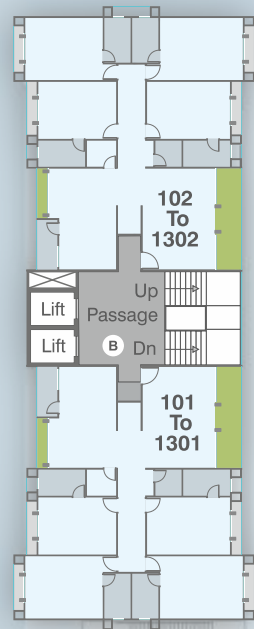
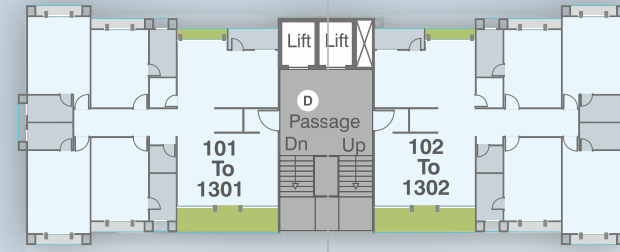
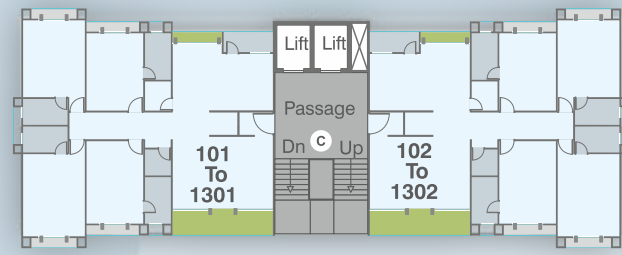


GROUND FLOOR LAYOUT

BASEMENT FLOOR LAYOUT

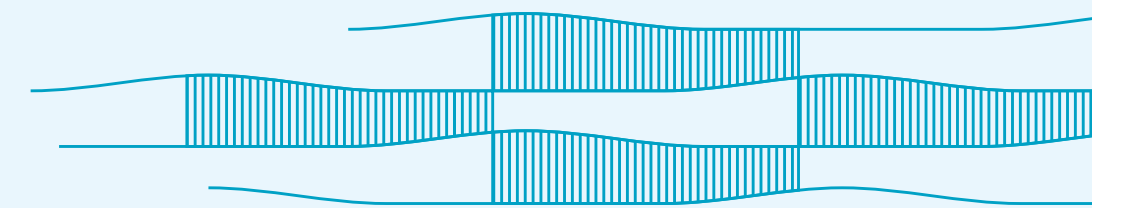
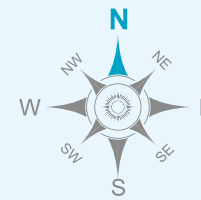


7.50 MT T.P. ROAD



18.00 MT T.P. ROAD

TYPICAL FLOOR LAYOUT



AMENITIES



Landscape Garden



Swimming Pool With Deck & Seating



Children Splash Pool



Indoor Games Area



Open to Sky Yoga / Aerobic zone



Mini Theater



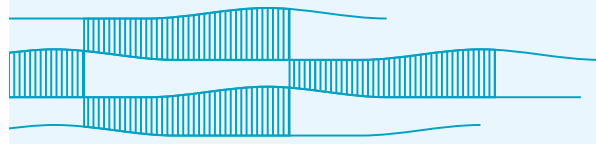
Multipurpose Hall



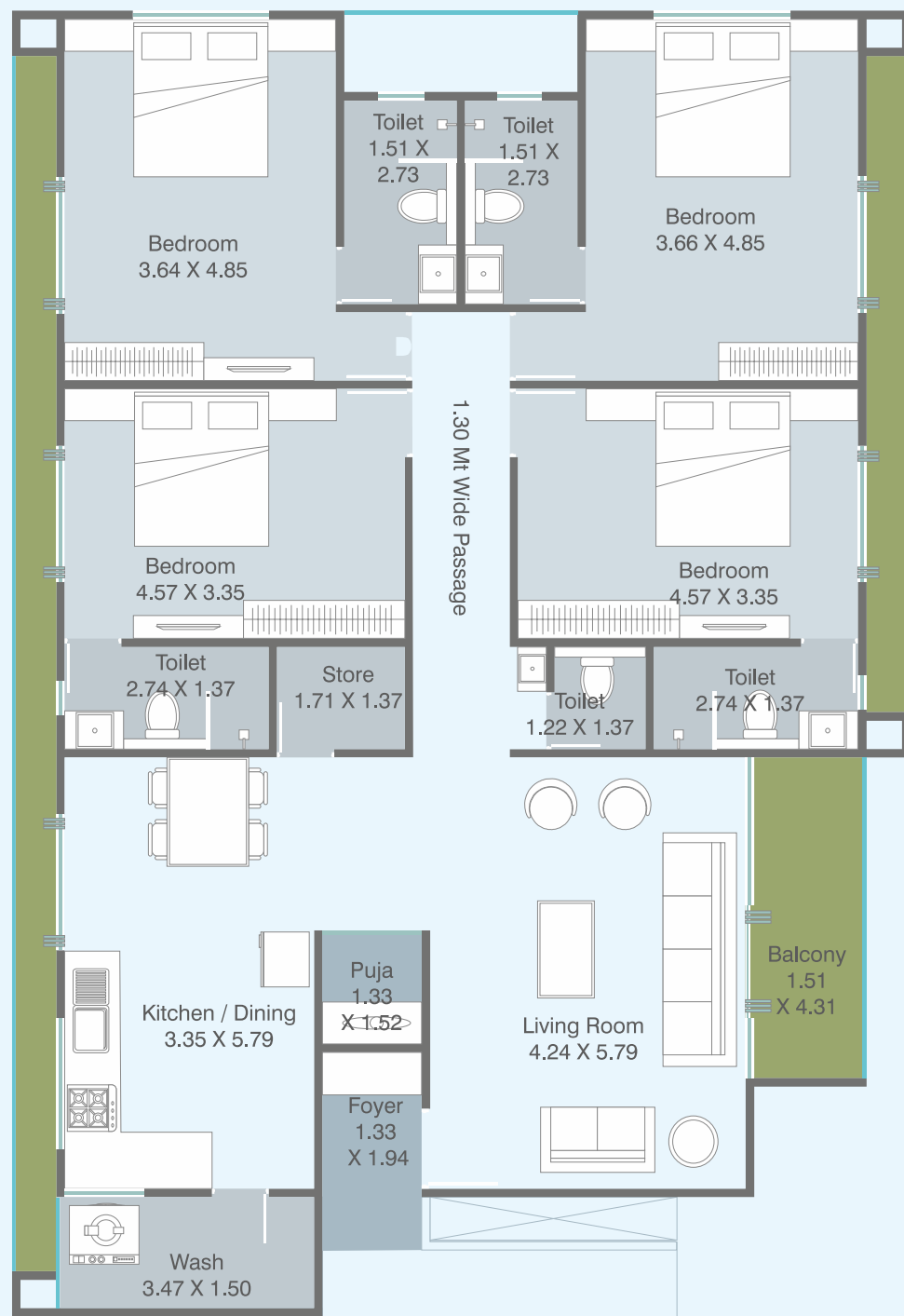
State Of The art Ac Gymnasium



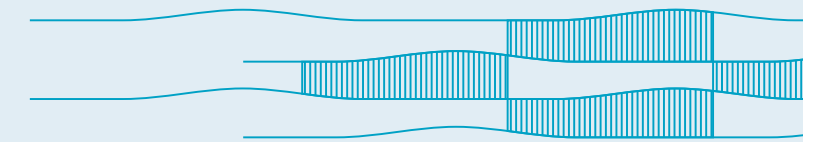
Elegant Foyer



TOWER A
TYPICAL FLOOR PLAN
1ST TO 13TH

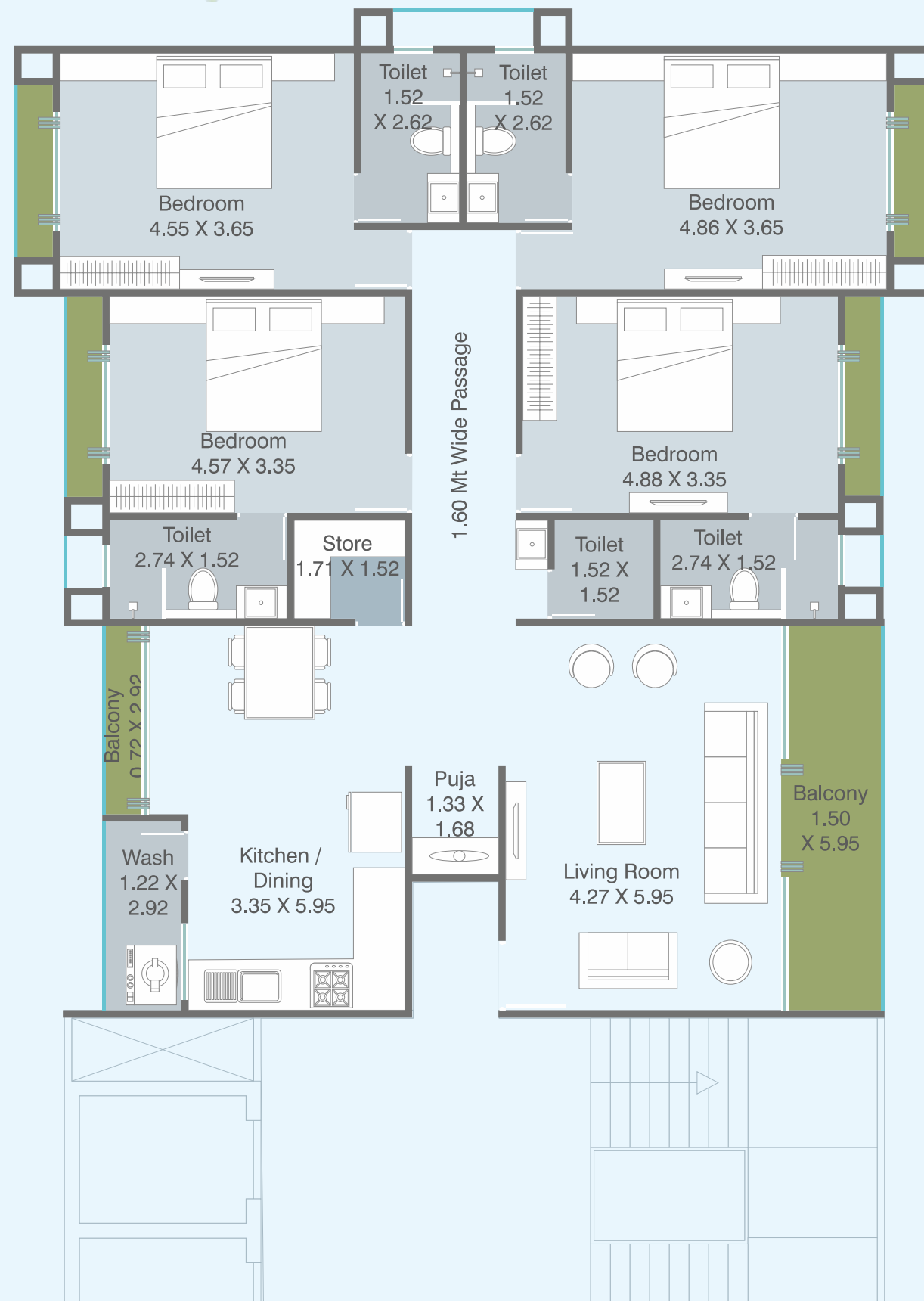


TOWER A
TYPICAL FLOOR PLAN
1ST TO 13TH





TOWER B-C-D
TYPICAL FLOOR PLAN
1ST TO 13TH



SPECIFICATION

STRUCTURE

- RCC earthquake resistance structure designed by approved Structural Engineer

FLOORING

- Premium Vitrified Flooring in Guest Lounge, Kitchen and Dining area
- Wooden Flooring in Master Bedroom
- Vitrified tiles in all other Bed Rooms
- Anti-skid flooring in balcony & wash

WALL FINISH

- Interiors: 2-coat Putty with Primer finish
- Exteriors: Weather Proof Paint

ELECTRICAL

- Concealed copper ISI wire with modular switches and sufficient electrical points

TERRACE

- Elegant China Mosaic finish with Water Proofing Treatment.

KITCHEN

- Granite platform and SS kitchen sink. Wash area with ceramic tiles dado & natural stone/anti-skid tile flooring

DOORS

- Main Door: High quality wooden frame door with veneer or laminate paneling on both sides
- Other Internal Doors: Wooden Frames with laminated flush doors

WINDOWS

- Colour Anodized Aluminium sliding windows

TOILETS

- Designer bathrooms with premium quality fittings & vessels. Glazed tile dado upto Door Height.

- Automatic passenger lifts
- Ample parking with decorative paving
- Stand-by generator for common amenities power backup
- Modern Fire fighting system
- Multi-band Security System (Gated Security, Intercom)
- Provision for AC Outdoor unit