




**MANGALAM**  
HEIGHTS

Developers: Mangalam Developers

Site: Mangalam Heights, Narmada Park Society,  
Nr. Panchvati, Gorwa, Vadodara.

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Architect:  DESIGN STUDIO  
architects & interiors  
Structural Consultant: Zarna Associates

RERA Website: <https://gujrera.gujarat.gov.in> | RERA Reg.No.:



## VALUE-ADDED AMENITIES

- RCC internal paved area
- Geyser points in all bathrooms
- Attractive name plates in ground floor area and number plate on each unit
- Termite resistance treatment
- AC plug and switch in all rooms
- Water proofing treatment on terrace with china mosaic
- Underground and overhead water tank with sensor
- RO water provision in kitchen

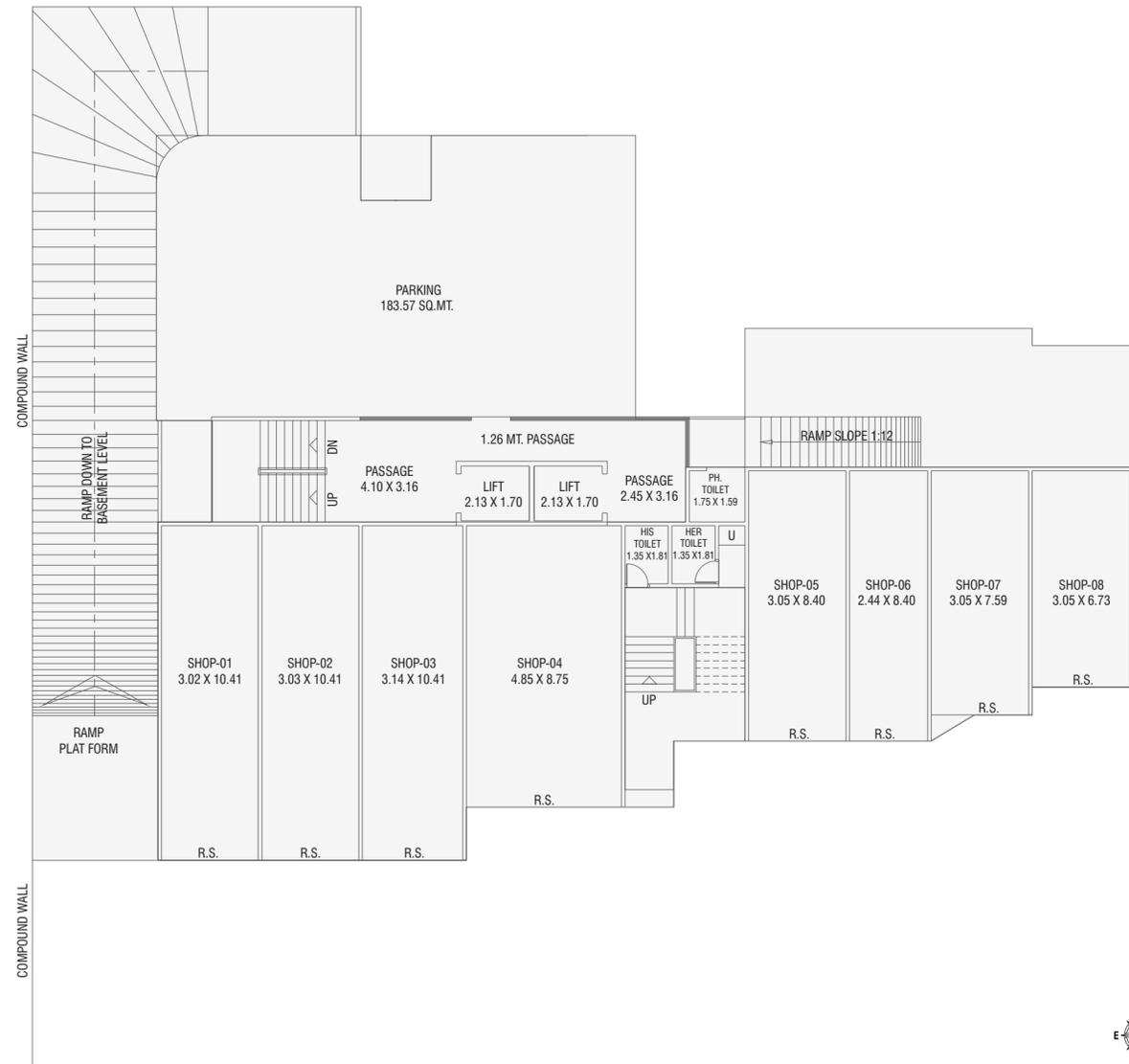


Well defined living spaces designed to offer a spacious living with abundant natural light and aeration makes homes at Mangalam Heights desirable.

## SALIENT FEATURES

- Paved area all around the campus
- Branded elevators
- Located at Vadodara's preferred locality of Gorwa
- All urban conveniences within easy access
- Best in class specifications & amenities

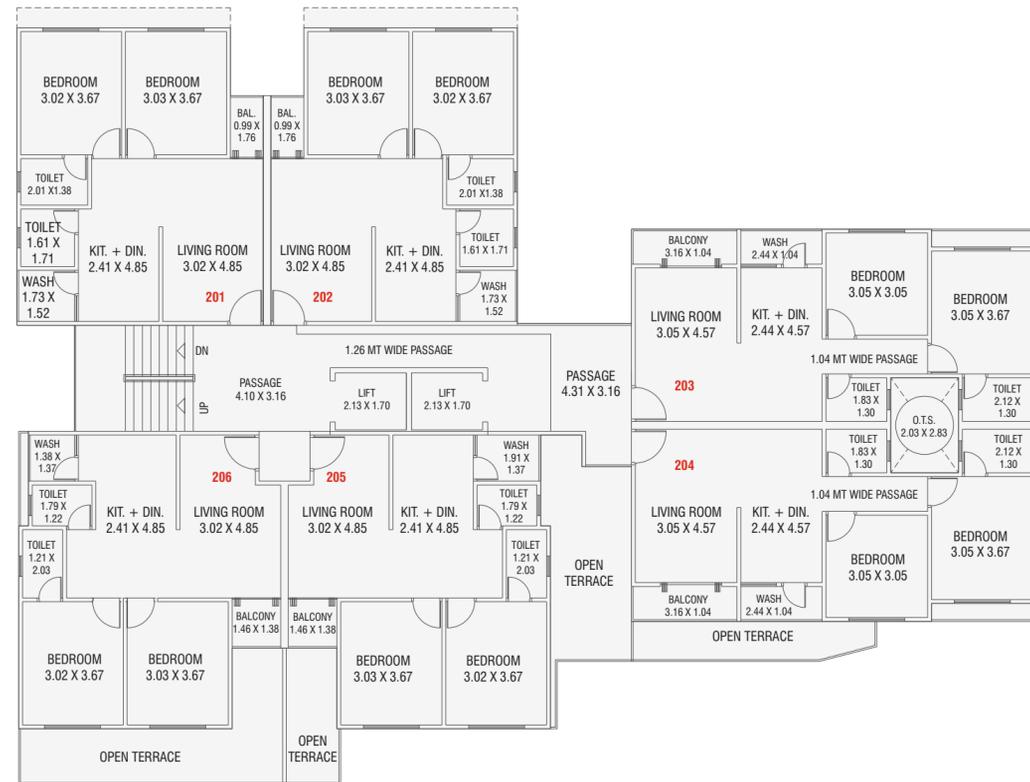
GORUND  
FLOOR



FIRST  
FLOOR



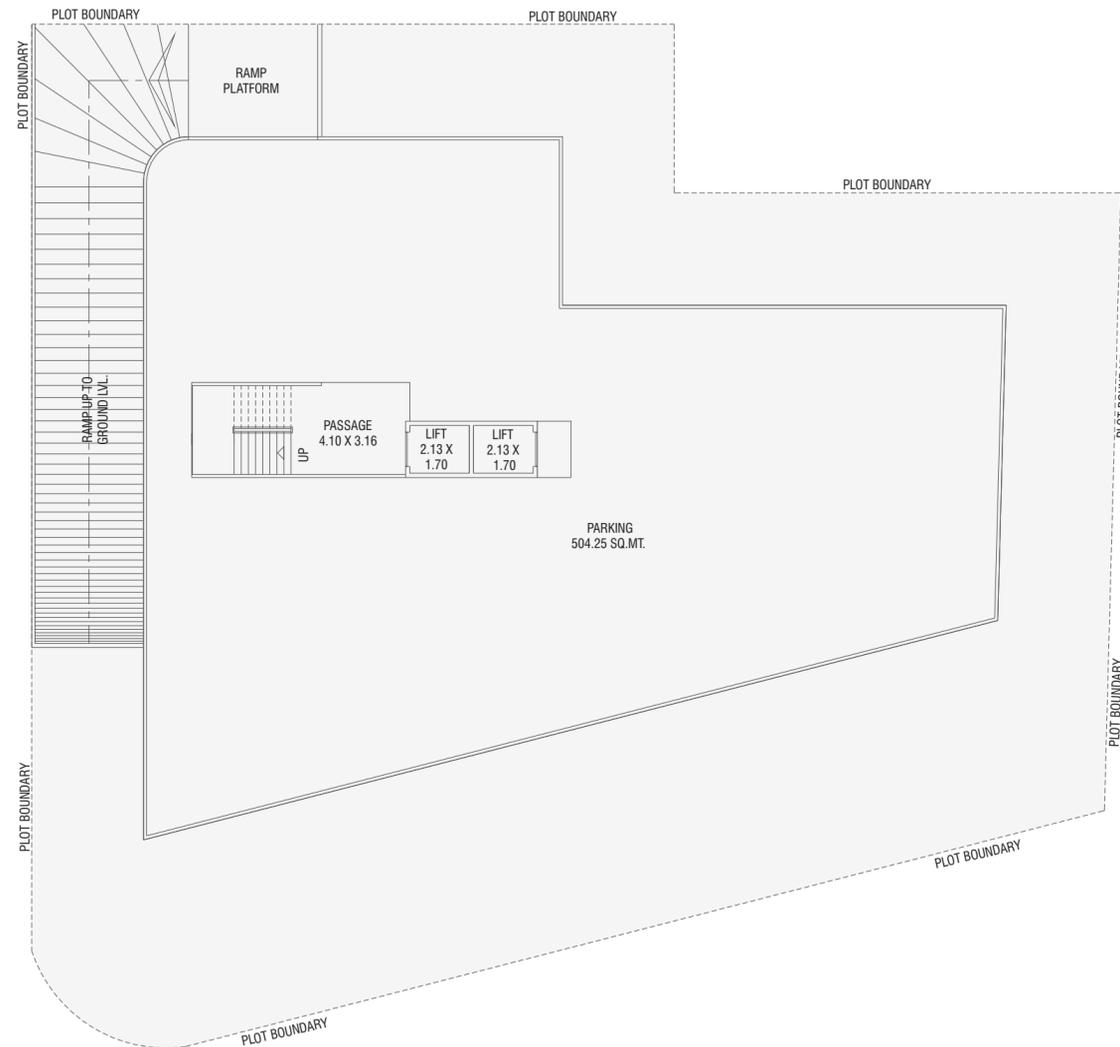
SECOND FLOOR



TYPICAL FLOOR  
3RD TO 7TH FLOOR



## BASEMENT FLOOR



## SPECIFICATIONS (RESIDENTIAL)

### STRUCTURE

RCC earthquake resistance structure designed by approved Structural Engineer

### FLOORING

Vitrified Flooring in Living Room, Kitchen and Dining area  
Vitrified tiles in all other Bed Rooms  
Anti-skid flooring in balcony & wash

### WALL FINISH

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

### ELECTRICAL

Concealed copper ISI wire with modular switches  
Sufficient electrical points, as per architect's planning  
MCB for each apartment

### KITCHEN

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

### BATH

Designer bathrooms with good quality fittings & vessels.  
Gleazed tile dado upto Lintel Height.  
Good quality concealed PVC Plumbing.

### DOORS

Main Door: High quality wooden frame door with decorative door shutter  
Other Internal Doors: Stone frame with laminated flush doors  
All doors with Lock Fittings

### WINDOWS

Anodized Aluminium sliding windows

### TERRACE

Elegant China Mosaic finish with Water Proofing Treatment.

10% of booking amount ( including token amount ) | 20% Paid to the Promoter after the execution of Agreement ( Not exceeding 30% of the total Consideration ) | 15% on Plinth level ( Not exceeding 45% of the total consideration ) | 25% on completion of the Slab ( Not exceeding 70% of the total consideration ) | 5% on completion of the Walls, Internal Plaster, Floorings doors and Windows ( Not exceeding 75% of the total consideration ) | 5% on completion of the Sanitary fittings, Staircases, Lift wells, lobbies, ( Not exceeding 80% of the total consideration ) | 5% on completion of the External Plumbing and External plaster elevation, Terrace with Waterproofing (Not exceeding 85% of the total consideration ) | 10% on completion of the Lifts, Water Pumps, Electrical Fittings, Electro, Entrance Lobby's, etc. and Other requirements. (Not exceeding 95% of the total consideration ) | 5% On handing over of the Possession the Apartment .

We Request: (1) Maintenance Deposit, Document Charges, MGCL 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 unilaterally 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.

## (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.