



# SHIV DARSHAN 53

3 BHK DUPLEX BUNGALOWS

Developers: Laxmi Enterprise

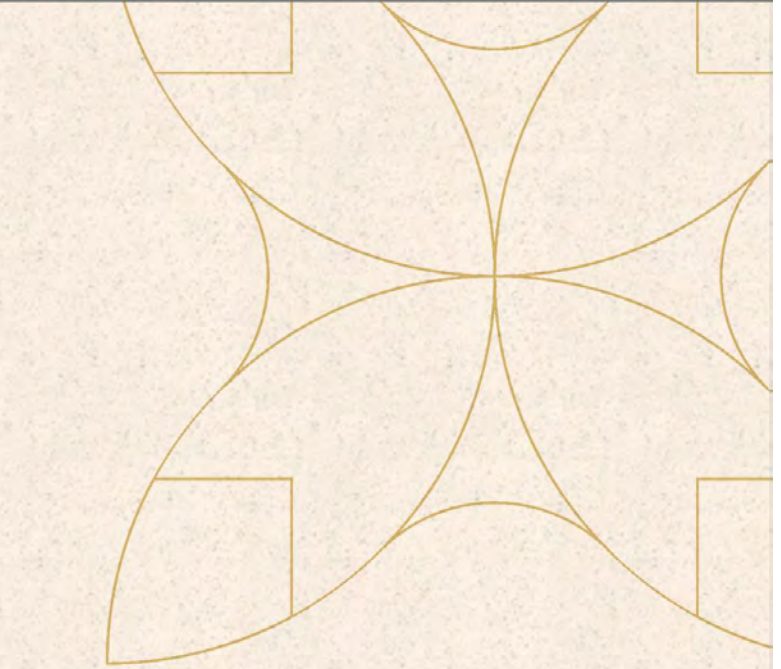
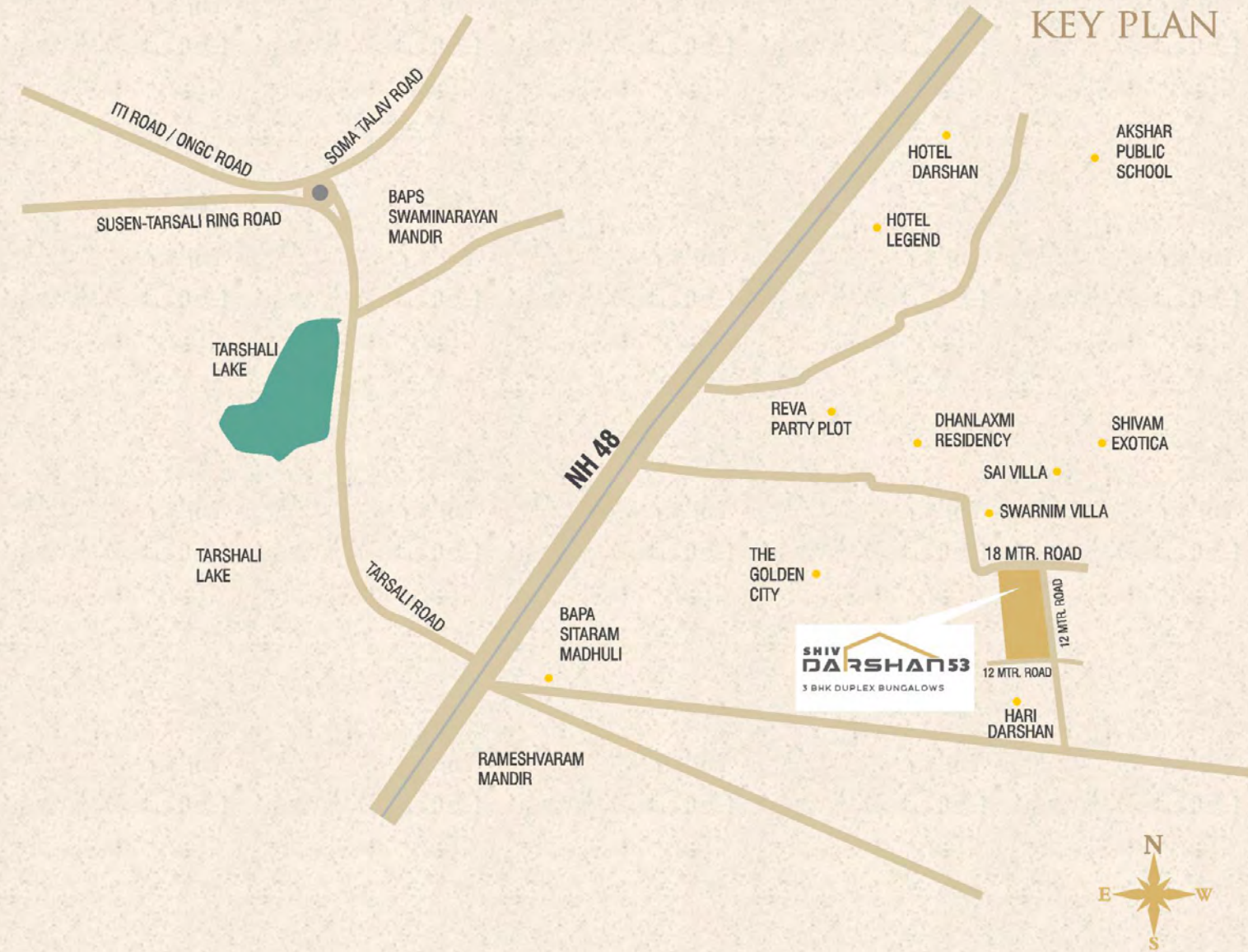
Site: Shiv Darshan 53, Opp. Sai Villa Duplex,  
Next to Gold City, Tarsali, Vadodara.  
M.: +91 99242 73774  
E.: laxmienterprise 0403@gmail.com

Architect:



Structural Consultant:  
Zarna Associates

Rera No.  
gujrera.gujarat.gov.in



# SHIV DARSHAN 53

3 BHK DUPLEX BUNGALOWS



## A LUXURY ABODE AWAITS YOU!

Set amidst the fast growing residential vicinity of Tarsali, Shiv Darshan 53 Bungalows is your perfect abode of peace and tranquility.

A project with class and elegance in every aspect of its development, Shiv Darshan 53 offers plush 3 BHK Luxury Duplex Bungalows.

Designed & built to high standards of quality, the project evokes awe the moment you step inside the campus. Wide roads, greenery all around, a soothing & modern elevation, spacious room sizes, premium leisure amenities...  
the list goes on and on!

Shiv Darshan 53 is truly a remarkable development for the elite. Come experience a peaceful and fulfilling life!





## SPECIFICATIONS

- 🏠
**Structure** : All RCC & Brick Masonry works as per structural engineer's design. All works are done with footing system

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- 🧱
**Wall Finish** : Inside smooth plaster with two coat putty with paint & external plaster with acrylic paint

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- 🏠
**Flooring** : Vitrified flooring in all rooms.

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- 🚪
**Doors** : Decorative main door and all internal flush doors with laminate.

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- 🪟
**Windows** : Color anodized Aluminum section windows.

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- 🍳
**Kitchen** : Granite kitchen platform with SS Sink, glazed tiles dado up to lintel level.

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- 🚿
**Bathrooms & Toilets** : Designer Bathrooms with premium fittings & vessels with full glazed tiles up to lintel level.

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- ⚡
**Electrification** : Concealed copper wiring of approved quality, sufficient electrical points as per architect's plan.

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- 🏠
**Water Supply** : Bore Well Water Supply.





  
 A LUXURY ABODE  
 AWAITS YOU!



### VALUE ADDED AMENITIES

- 

24 x 7 CCTV Surveillance



Tremix Internal Roads with LED Street Lights and Decorative Paving
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Underground Cabling of wires for a wire-free look in the campus



Underground & Overhead Water Tank



### LEISURE AMENITIES

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Multi-purpose Hall
- 

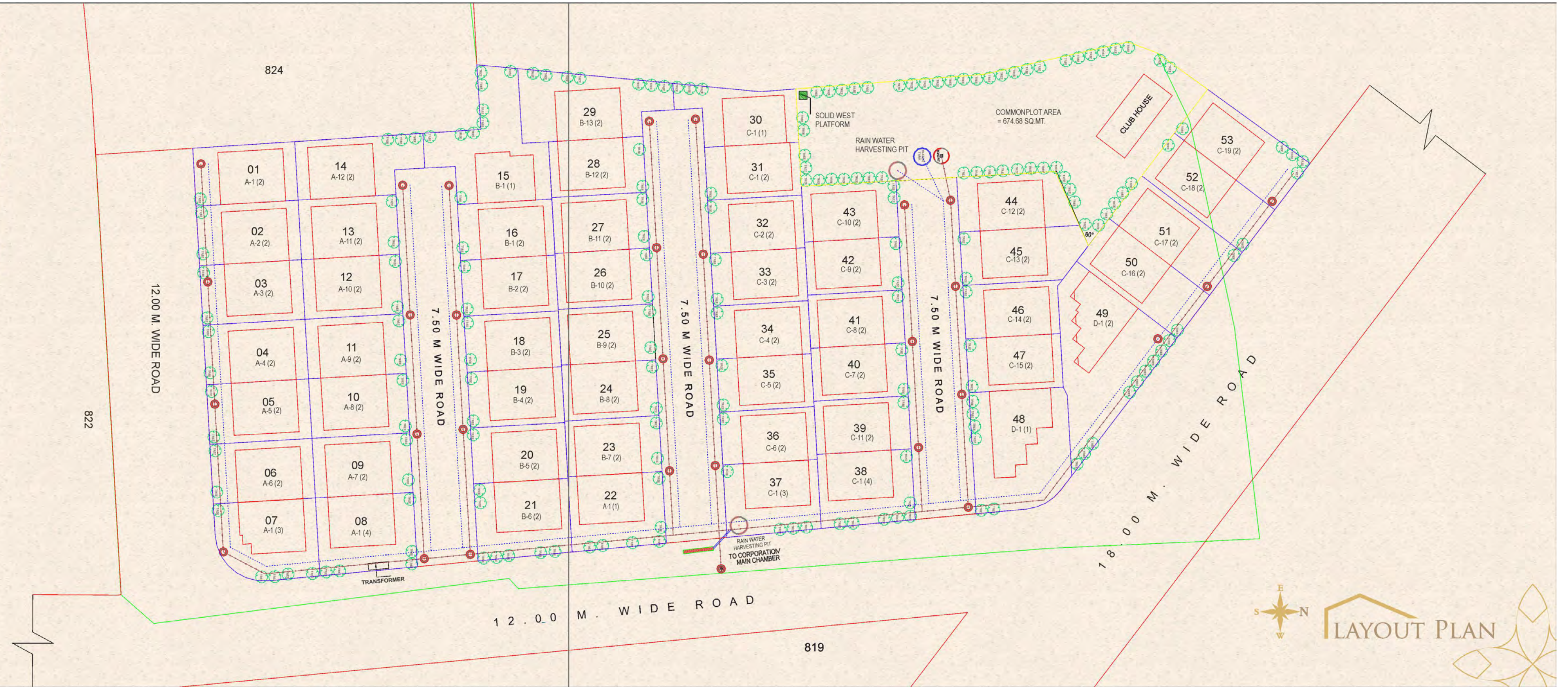
Landscaped Garden
- 

Children's Play Area
- 

Senior Citizen Seating Area
- 

Gym



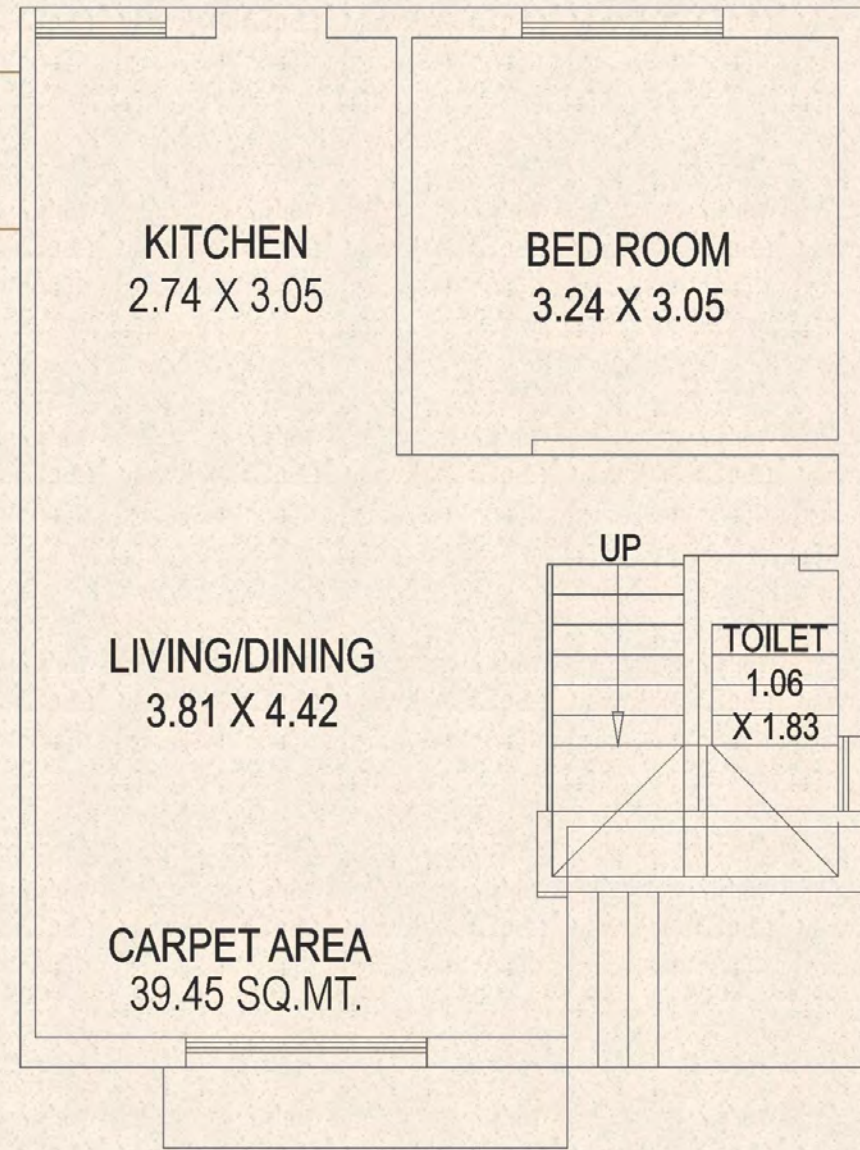


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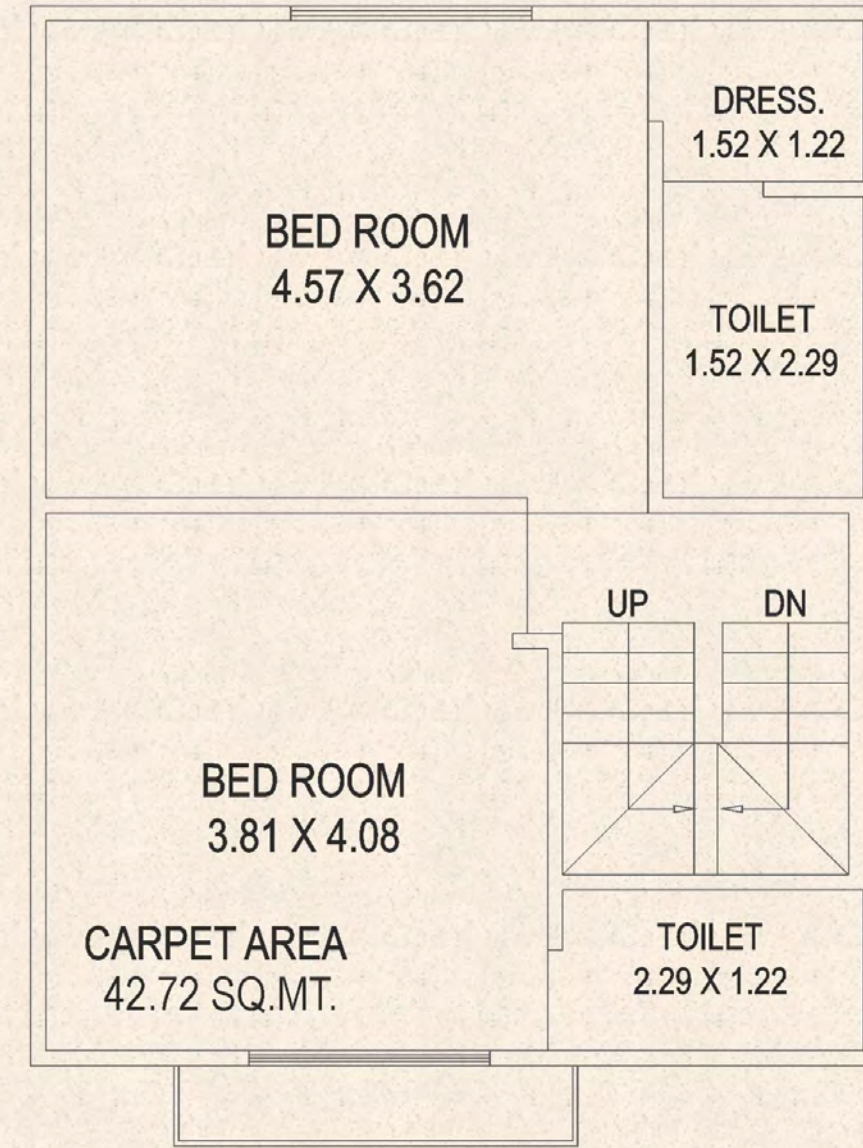
B.NO.- 01 TO 06, 09 TO 14

GROUND FLOOR  
B.UP/FSI=51.76 SQ.MT.

FIRST FLOOR  
B.UP/FSI=51.76 SQ.MT.



GROUND FLOOR PLAN

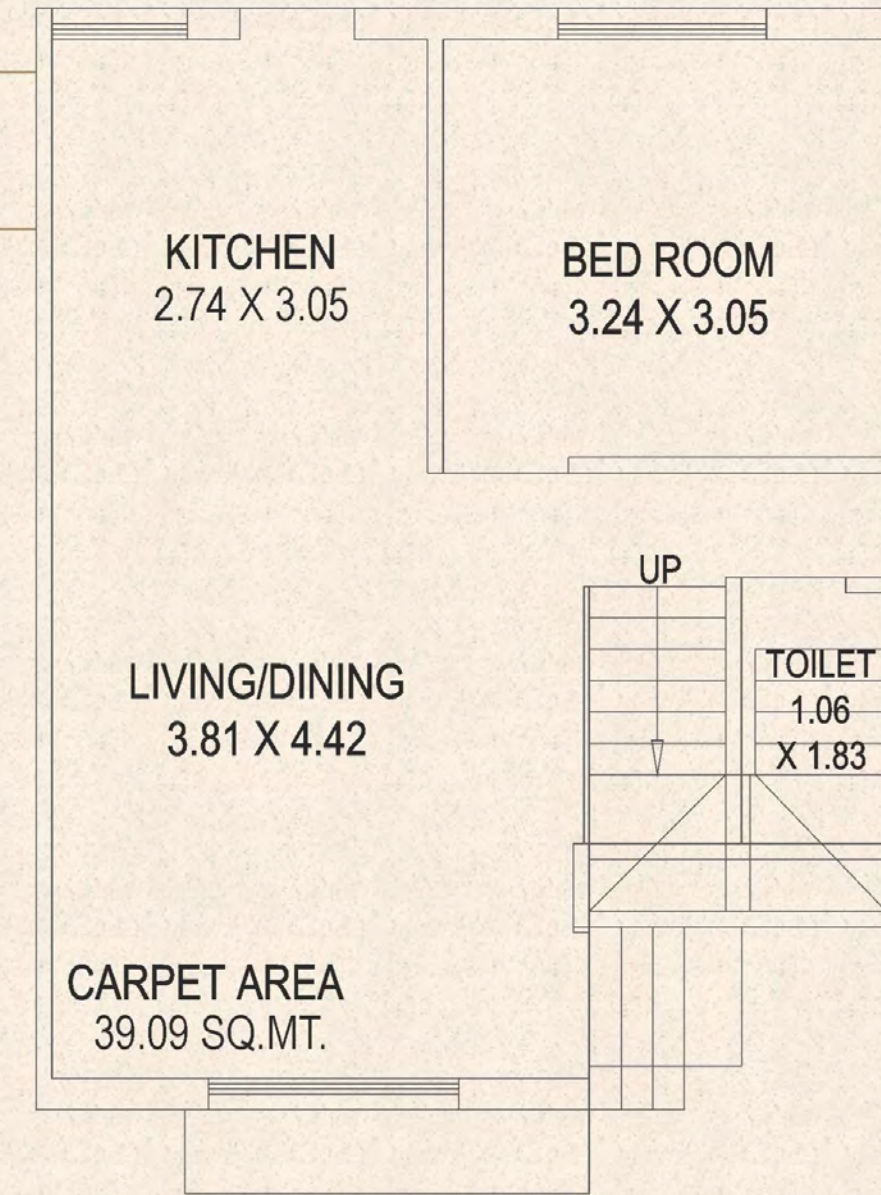


FIRST FLOOR PLAN

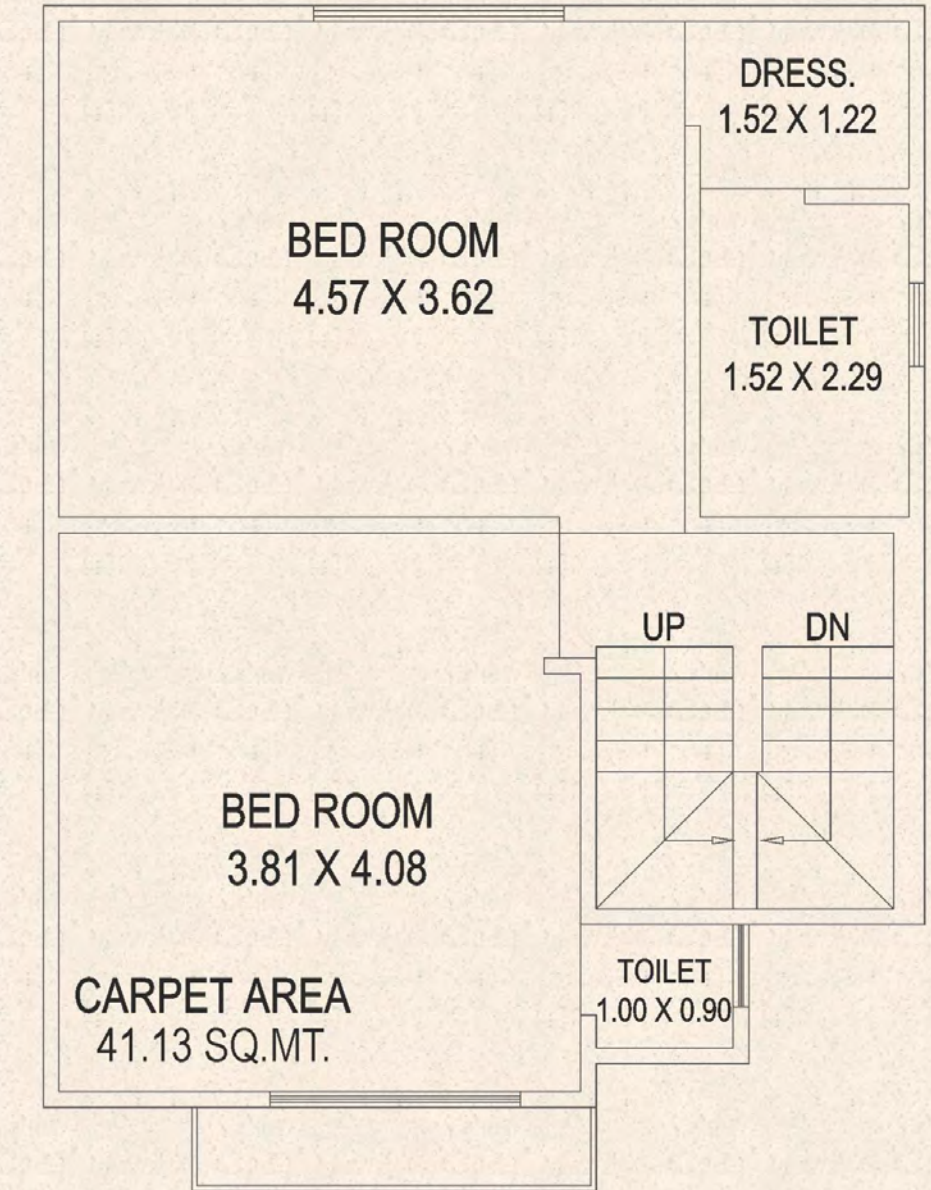
B.NO.- 07

GROUND FLOOR  
B.UP/FSI= 49.70 SQ.MT.

FIRST FLOOR  
B.UP/FSI= 49.69 SQ.MT.



GROUND FLOOR PLAN



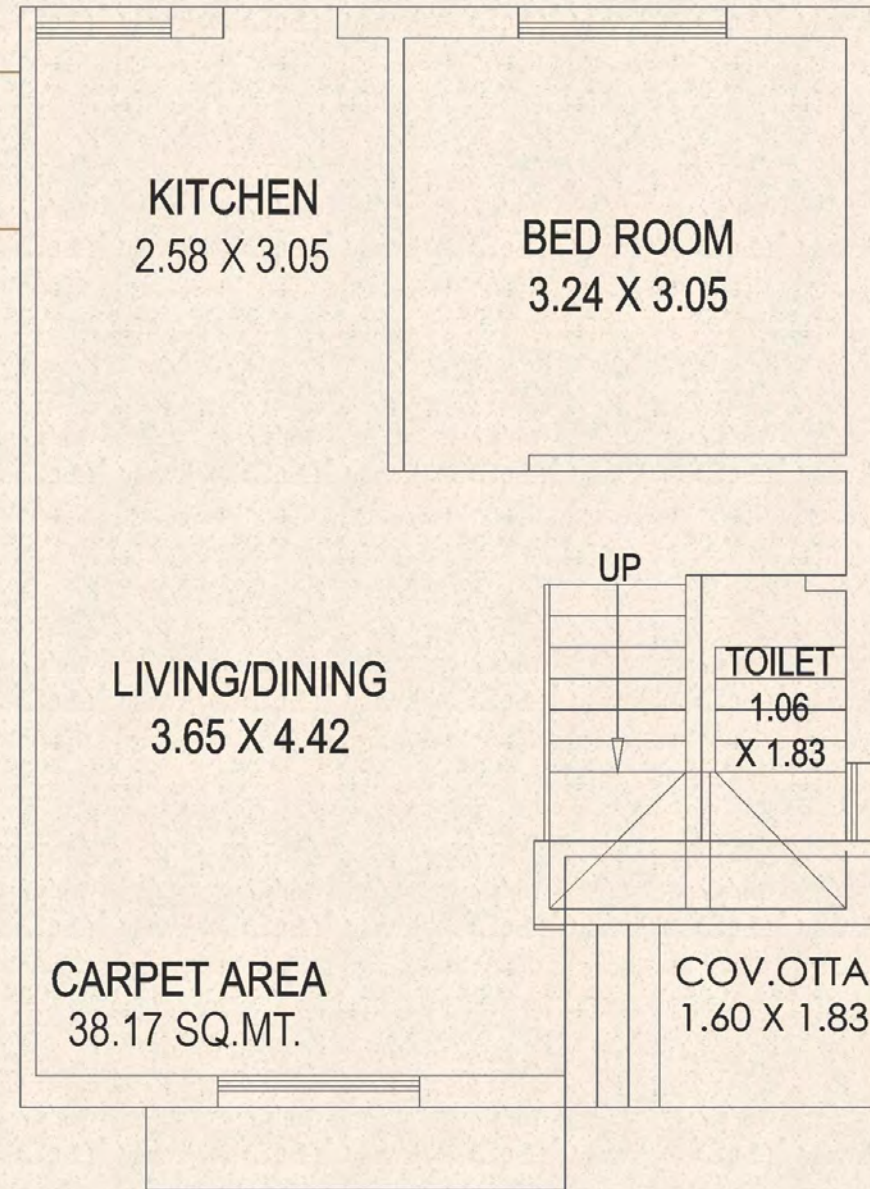
FIRST FLOOR PLAN

### TYPE A

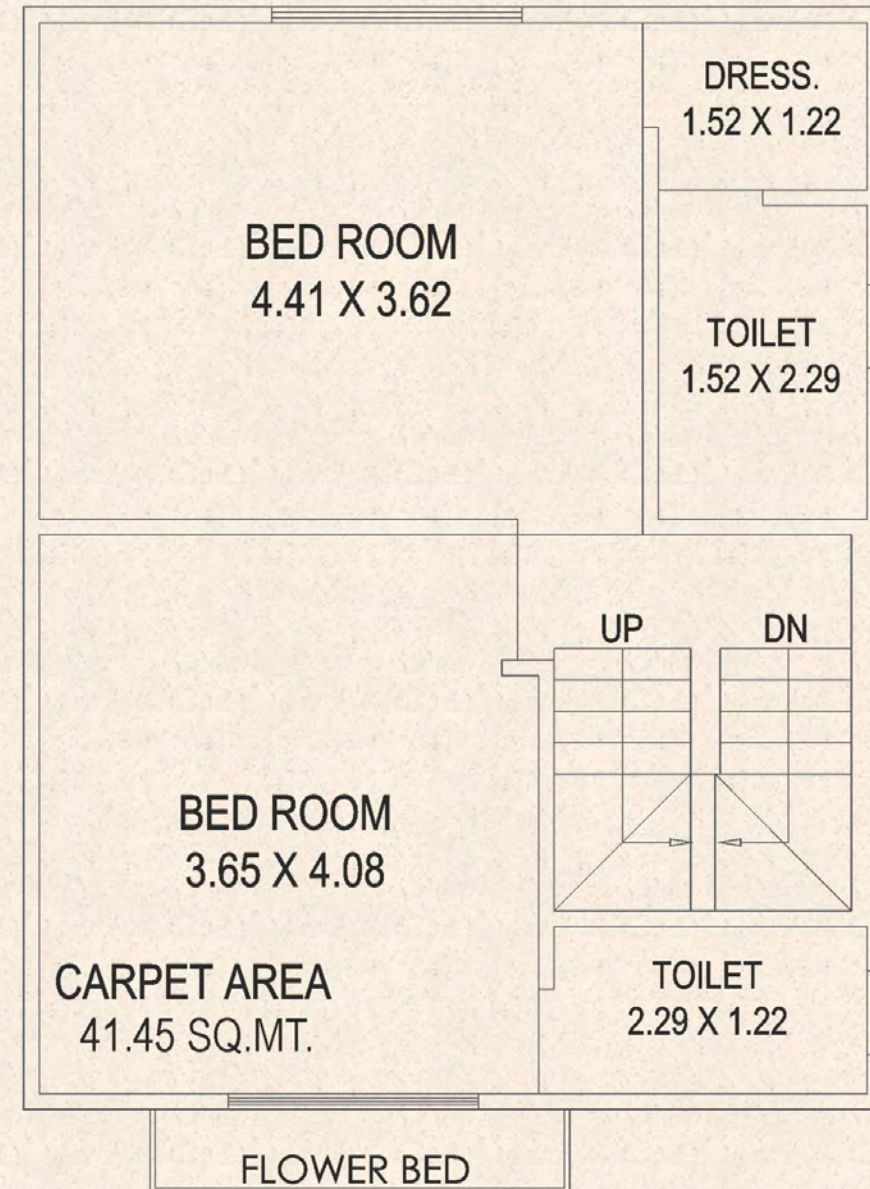
B.NO.- 08

GROUND FLOOR  
B.UP/FSI=50.45 SQ.MT.

FIRST FLOOR  
B.UP/FSI=50.45 SQ.MT.



GROUND FLOOR PLAN



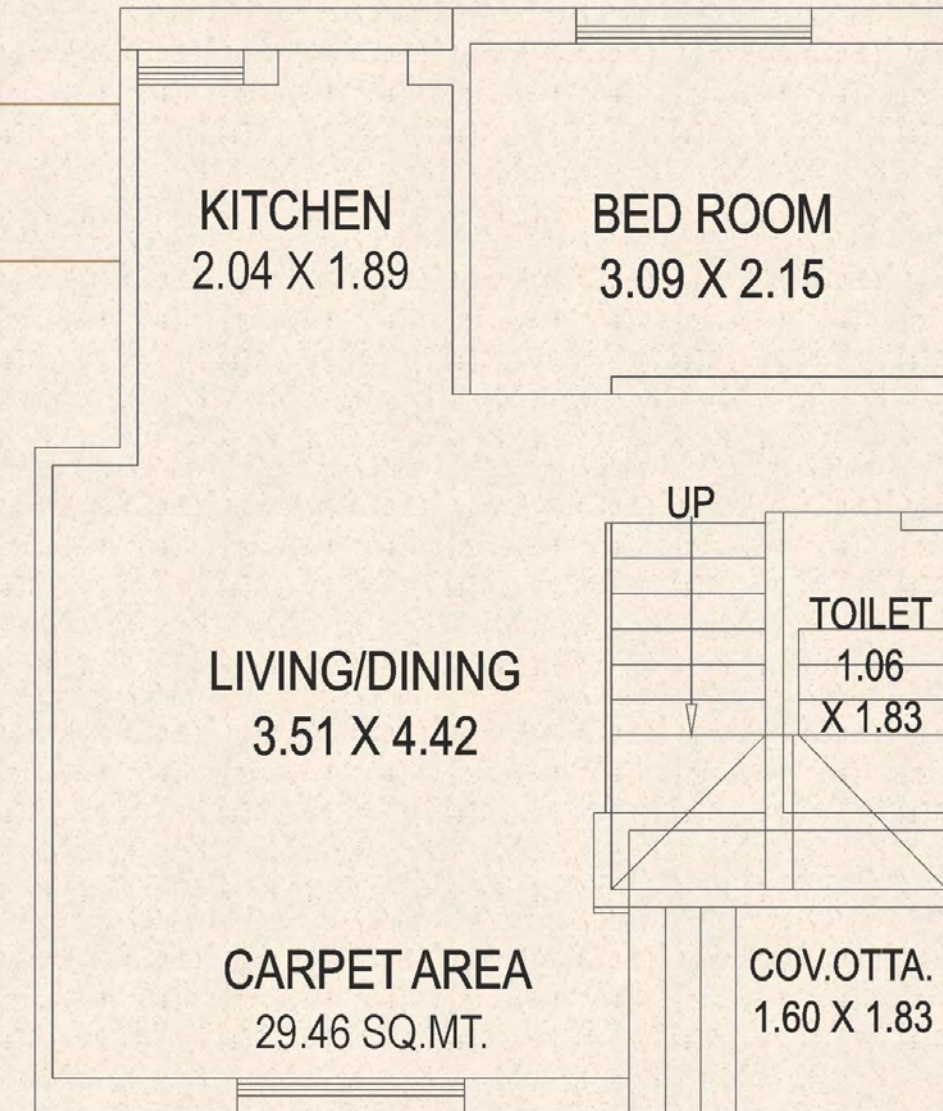
FIRST FLOOR PLAN

### TYPE B

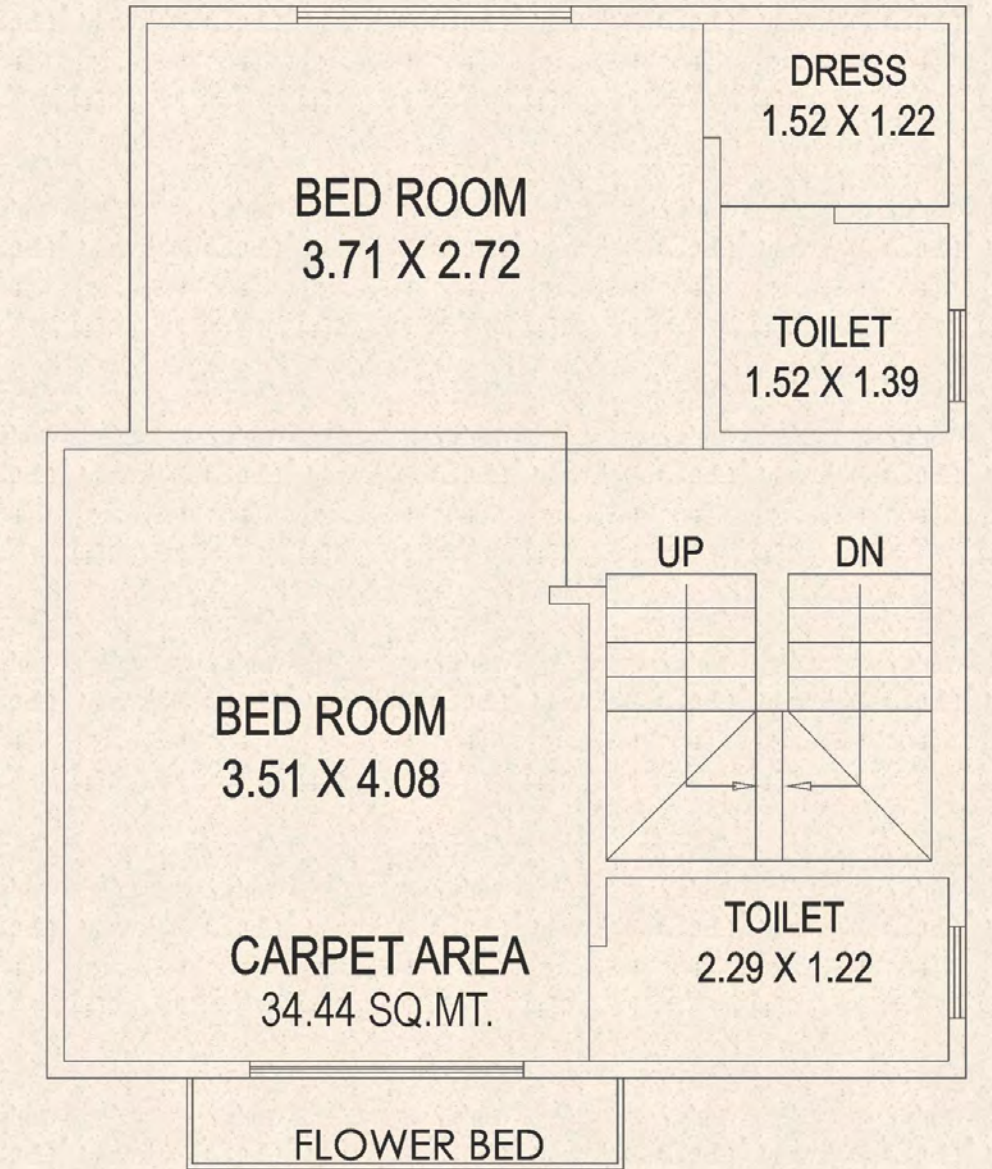
B.NO.- 15

GROUND FLOOR  
B.UP/FSI=42.25 SQ.MT.

FIRST FLOOR  
B.UP/FSI=42.25 SQ.MT.



GROUND FLOOR PLAN



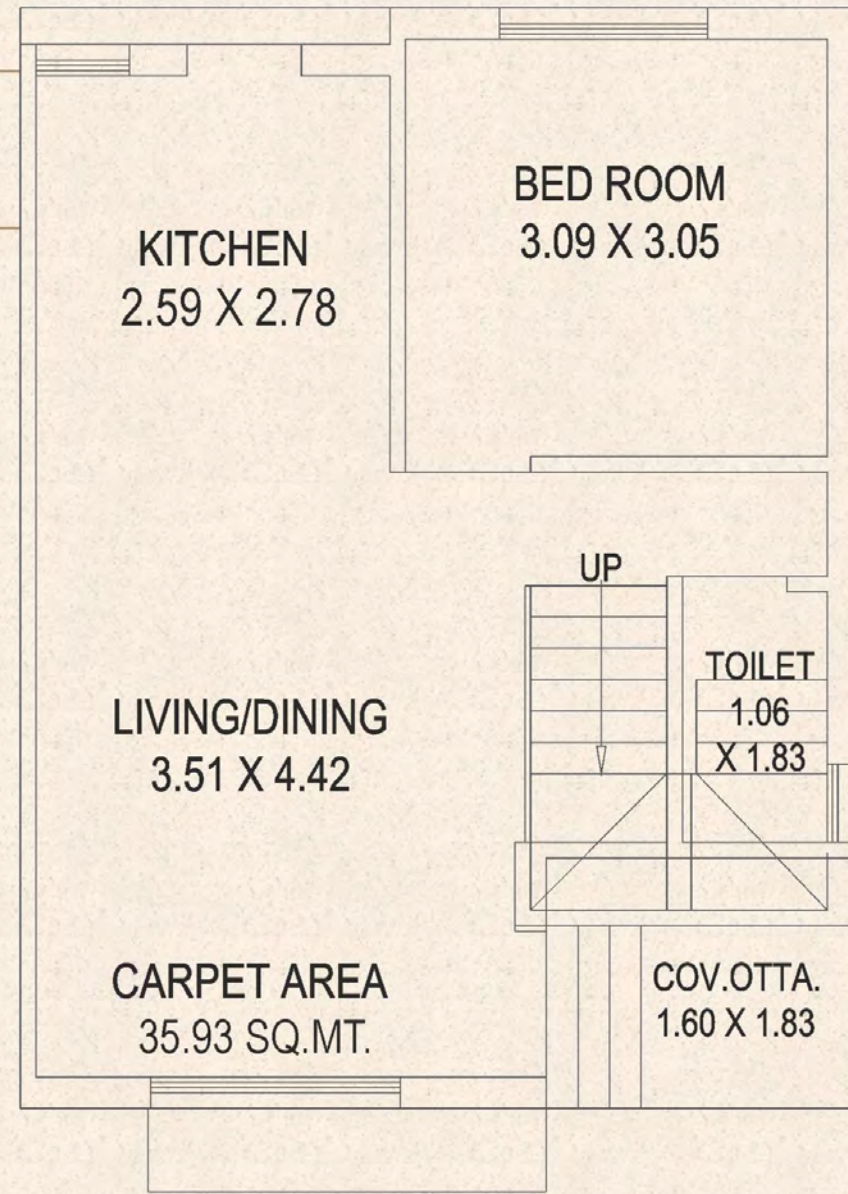
FIRST FLOOR PLAN

### TYPE B

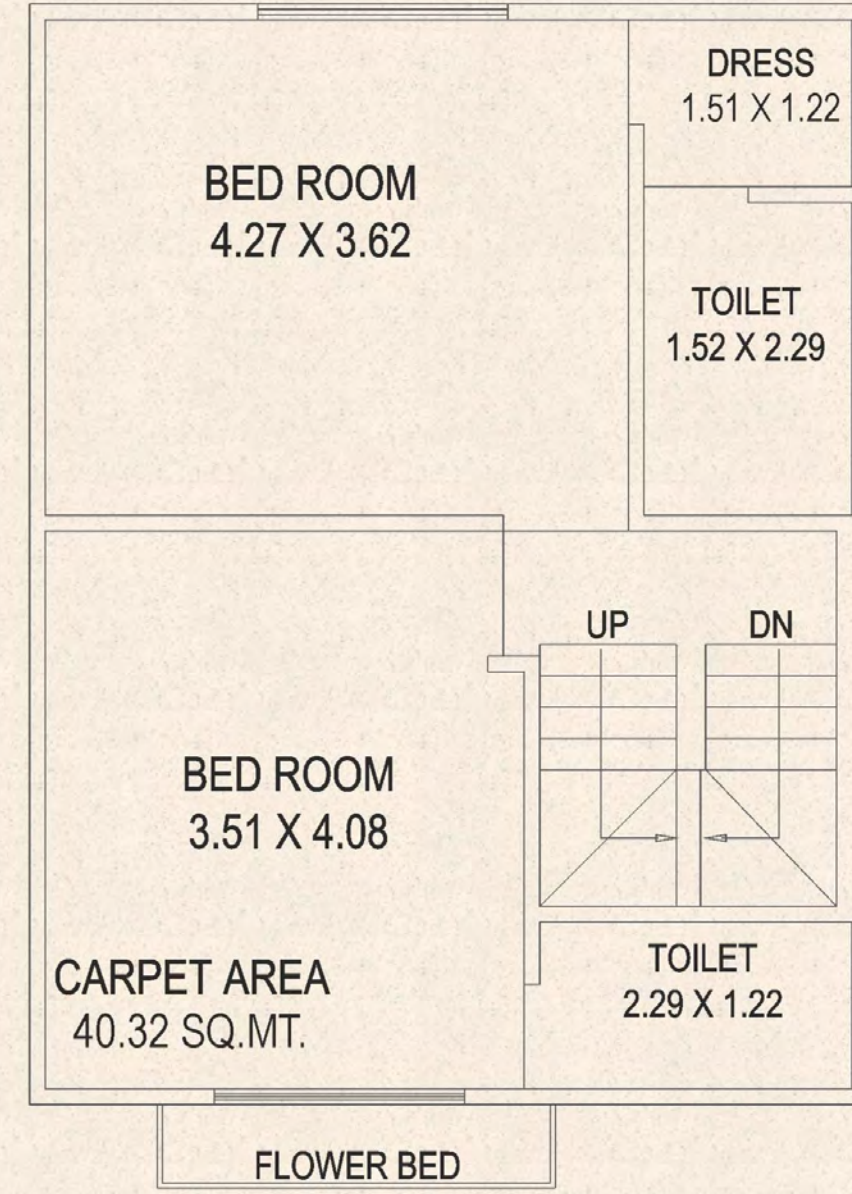
B.NO.- 16 TO 21, 23 TO 29

GROUND FLOOR  
B.UP/FSI=49.31 SQ.MT.

FIRST FLOOR  
B.UP/FSI=49.31 SQ.MT.



GROUND FLOOR PLAN



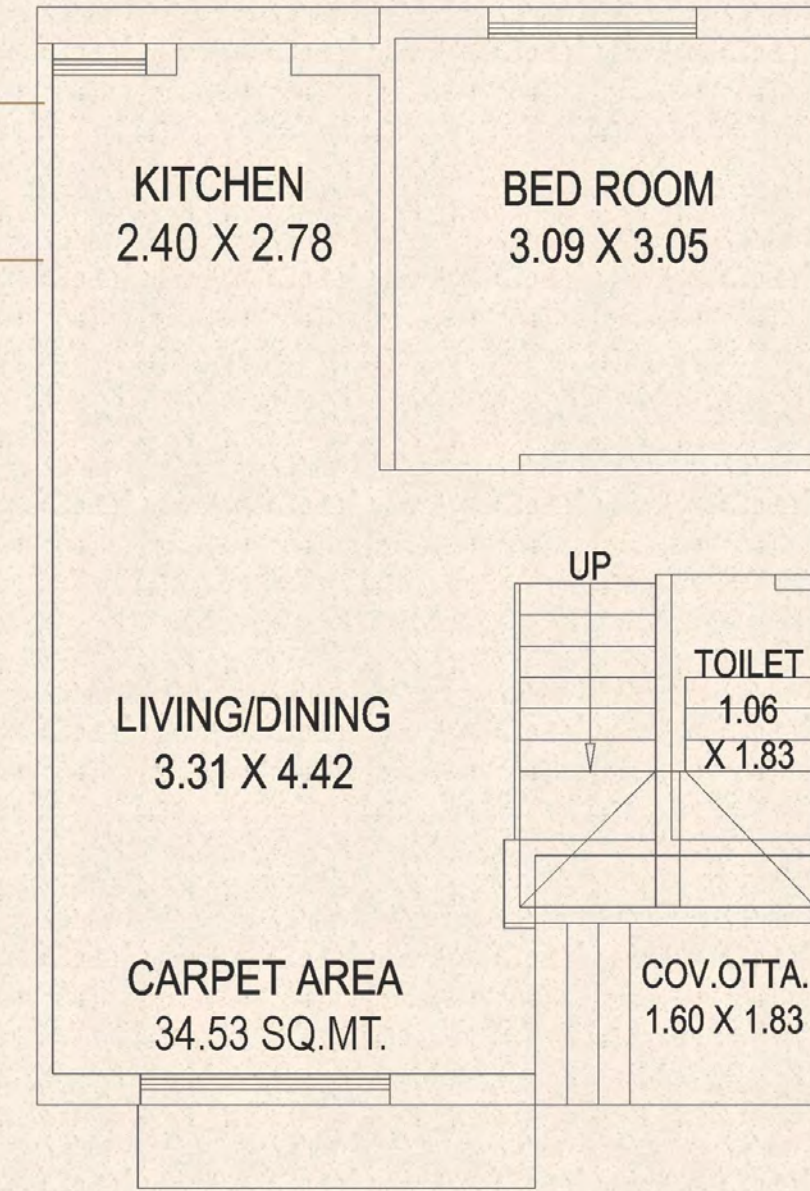
FIRST FLOOR PLAN

### TYPE A

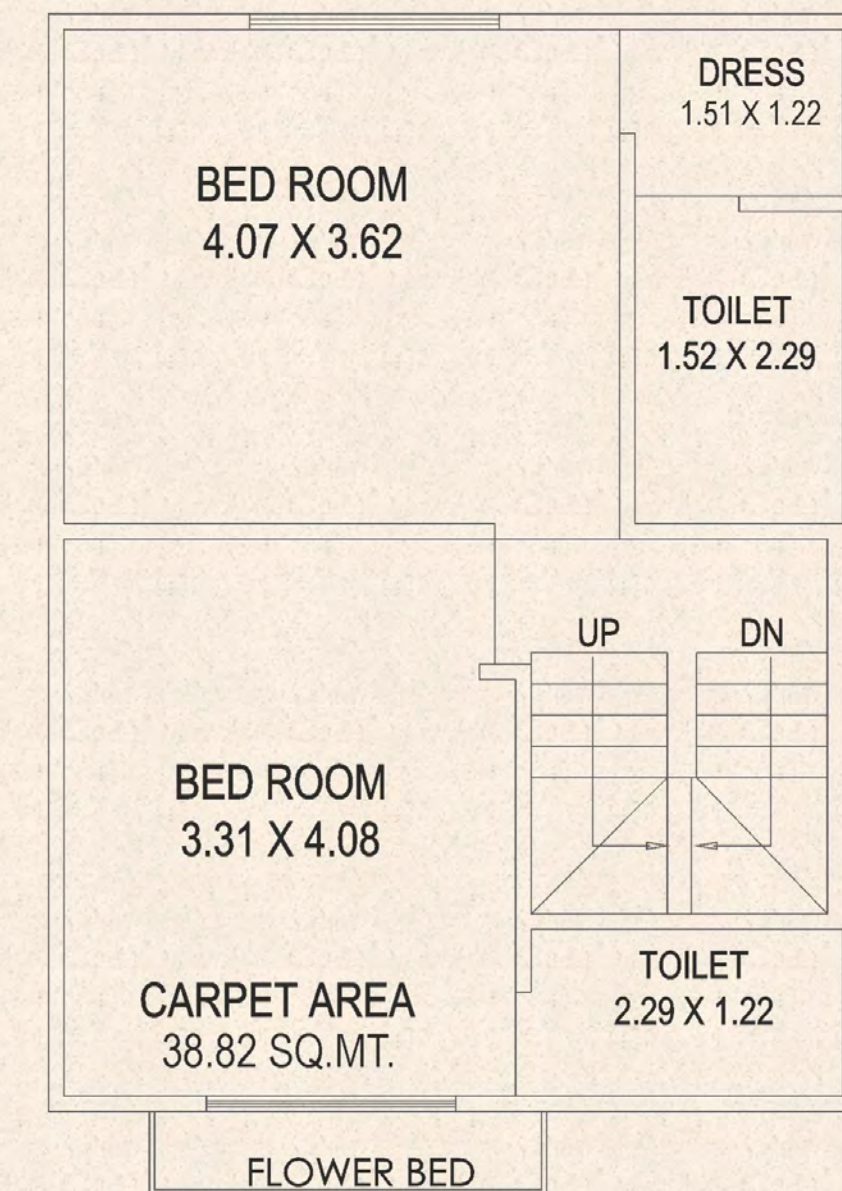
B.NO.- 22

GROUND FLOOR  
B.UP/FSI=47.75 SQ.MT.

FIRST FLOOR  
B.UP/FSI=47.75 SQ.MT.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

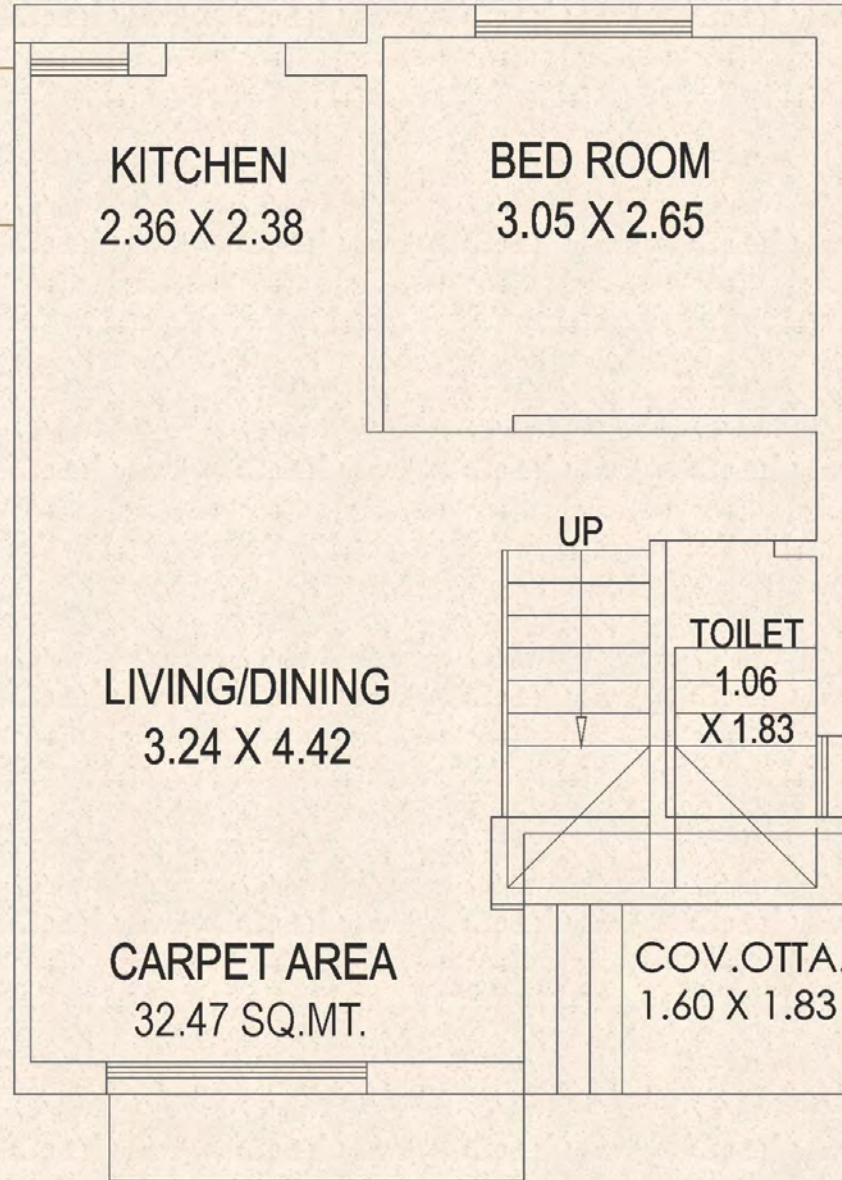


### TYPE C

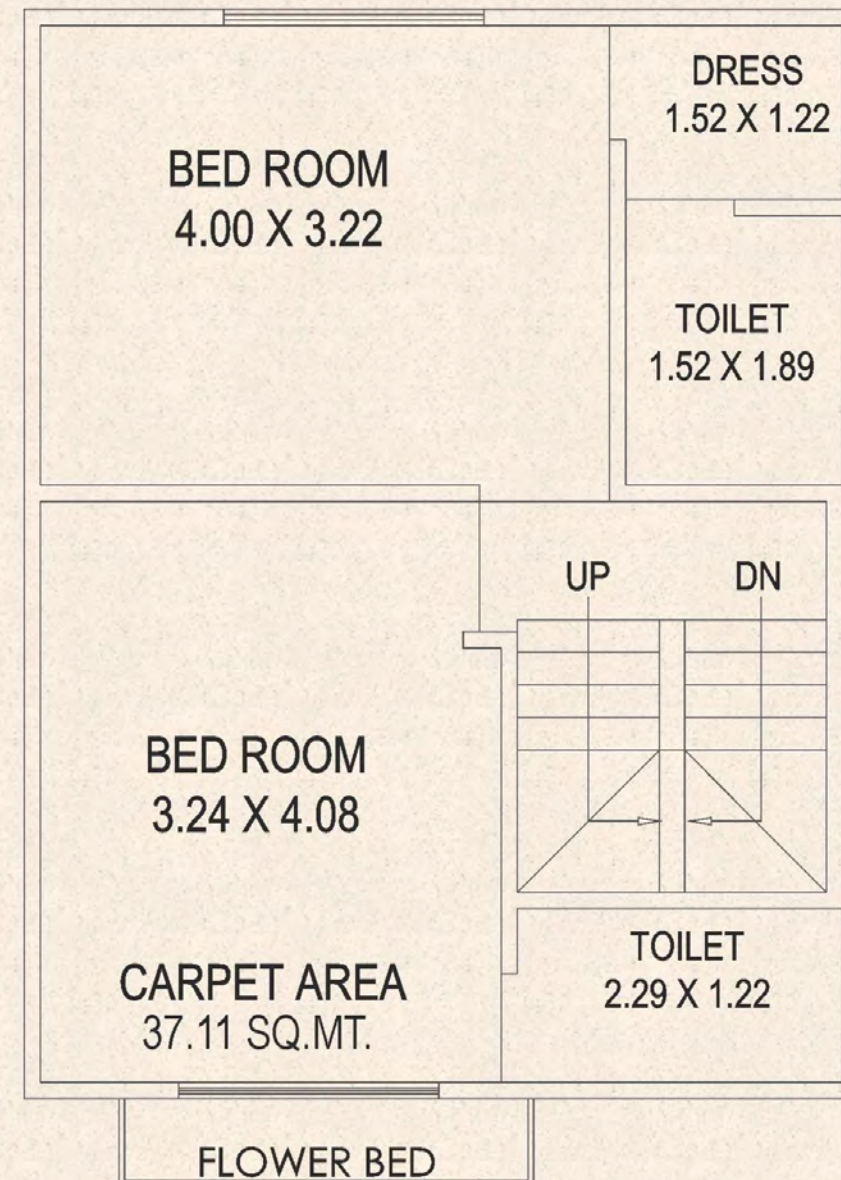
B.NO.-: 30

GROUND FLOOR  
B.UP/FSI=44.87 SQ.MT.

FIRST FLOOR  
B.UP/FSI=44.85 SQ.MT.



GROUND FLOOR PLAN



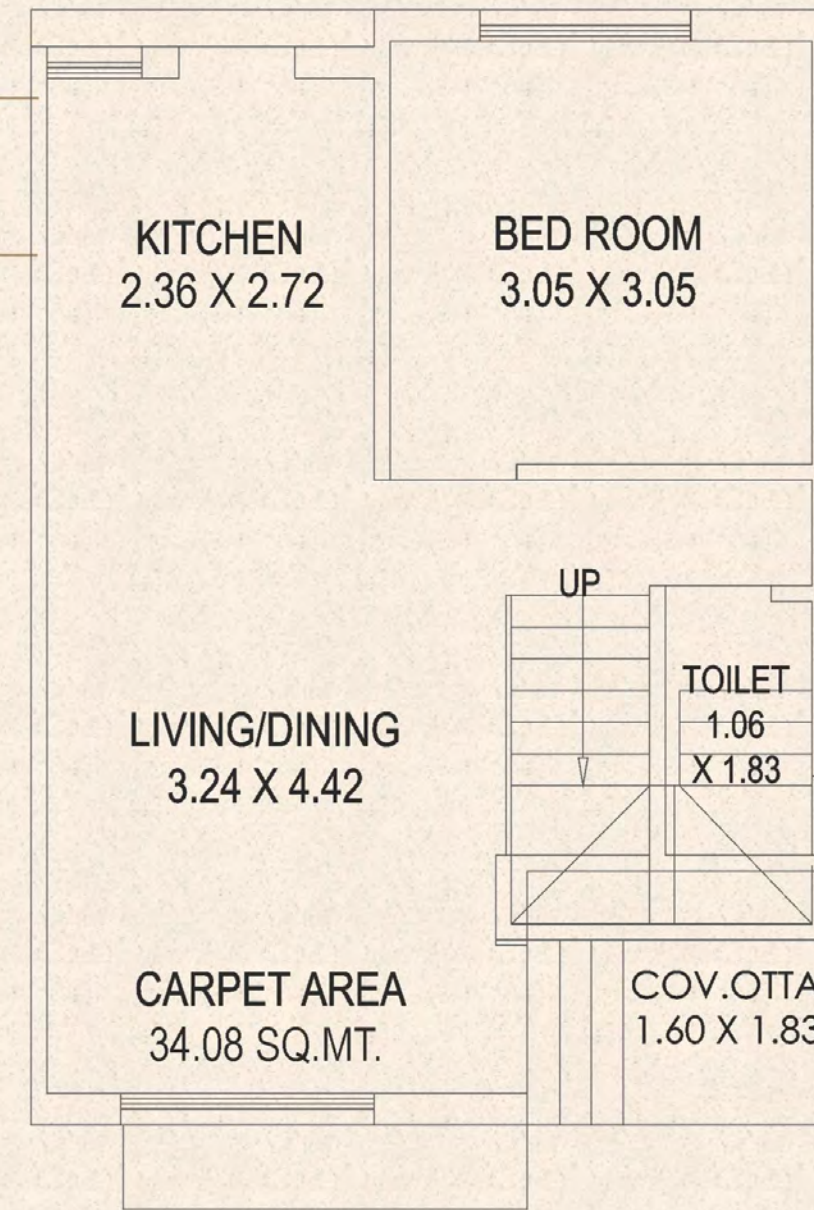
FIRST FLOOR PLAN

### TYPE C

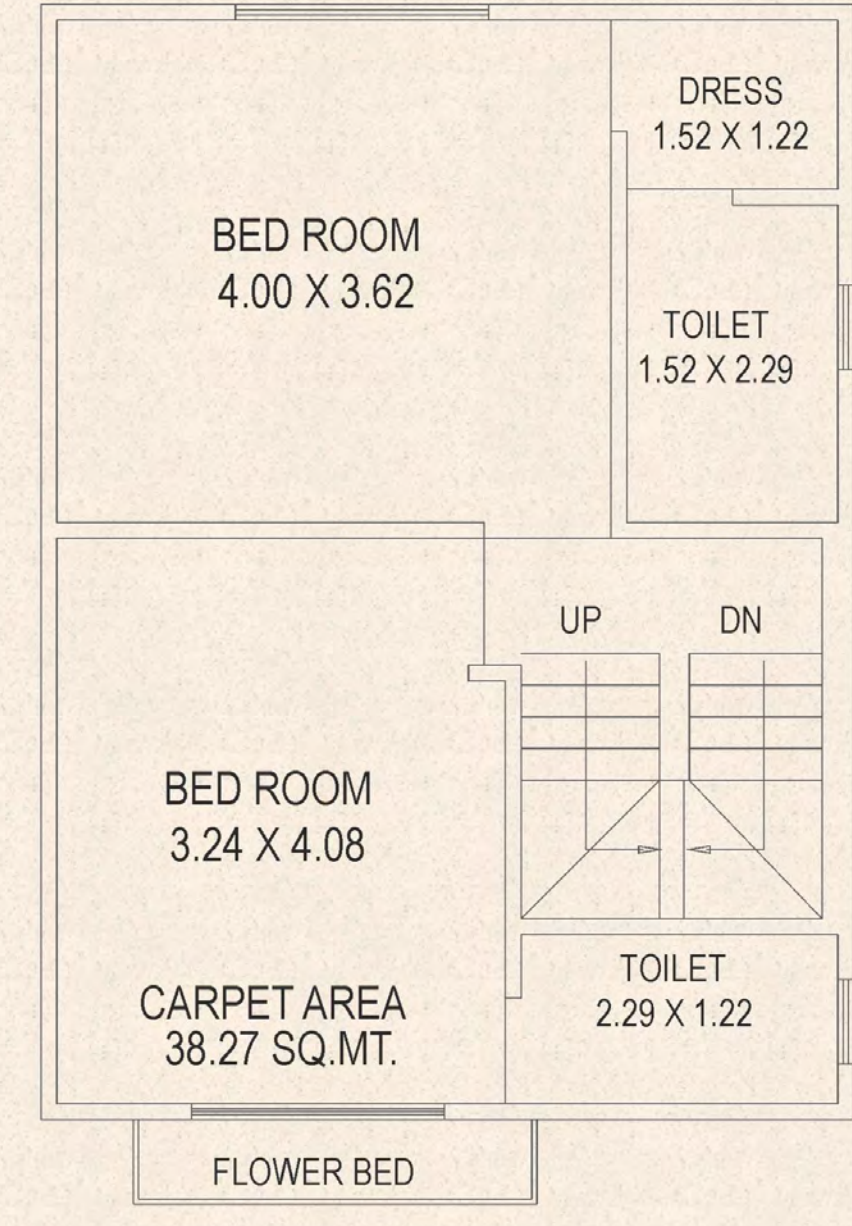
B.NO.-: 31 TO 36, 39 TO 47, 50 TO 53

GROUND FLOOR  
B.UP/FSI=47.17 SQ.MT.

FIRST FLOOR  
B.UP/FSI=47.17 SQ.MT.



GROUND FLOOR PLAN



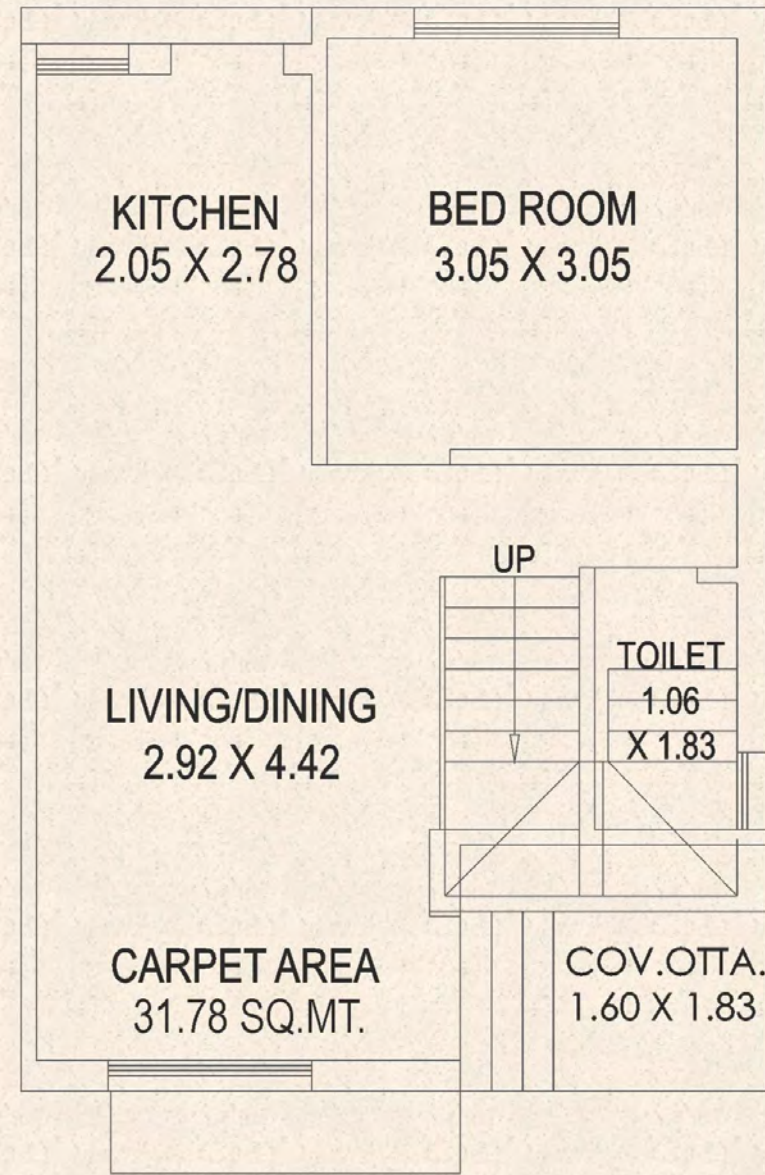
FIRST FLOOR PLAN

### TYPE C

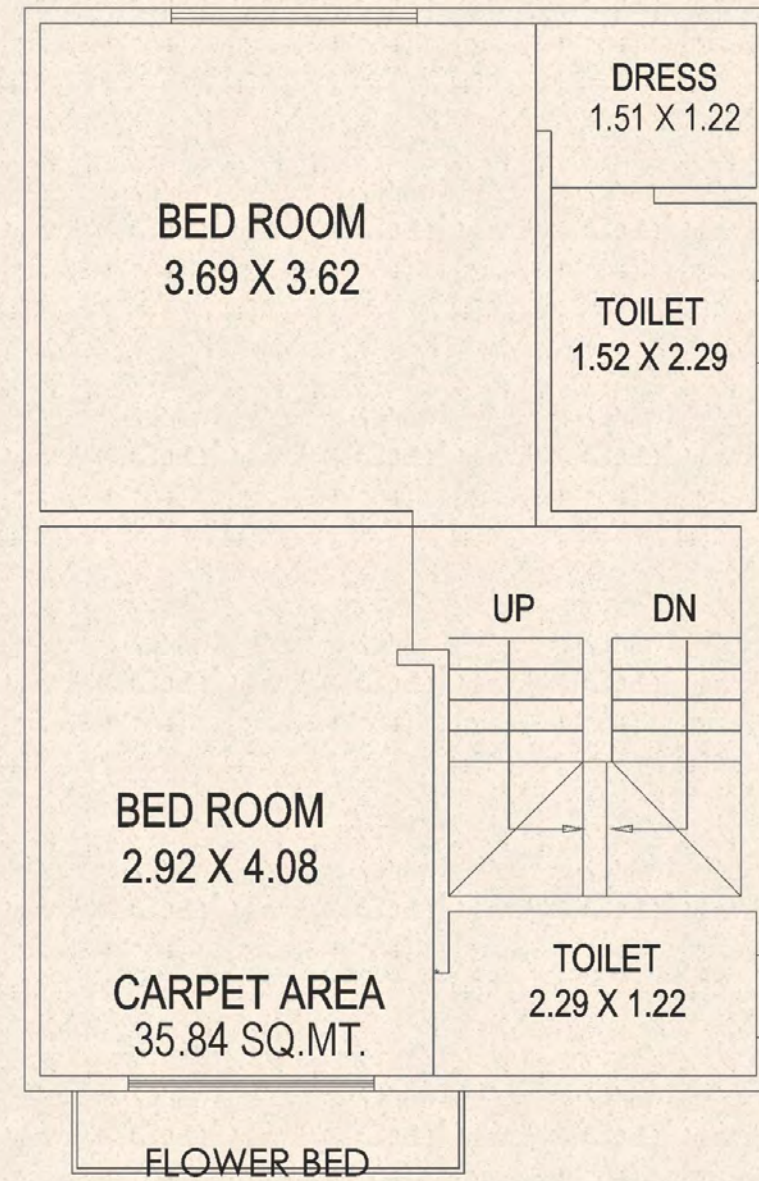
B.NO.-: 37

GROUND FLOOR  
B.UP/FSI=44.63 SQ.MT.

FIRST FLOOR  
B.UP/FSI=44.68 SQ.MT.



GROUND FLOOR PLAN



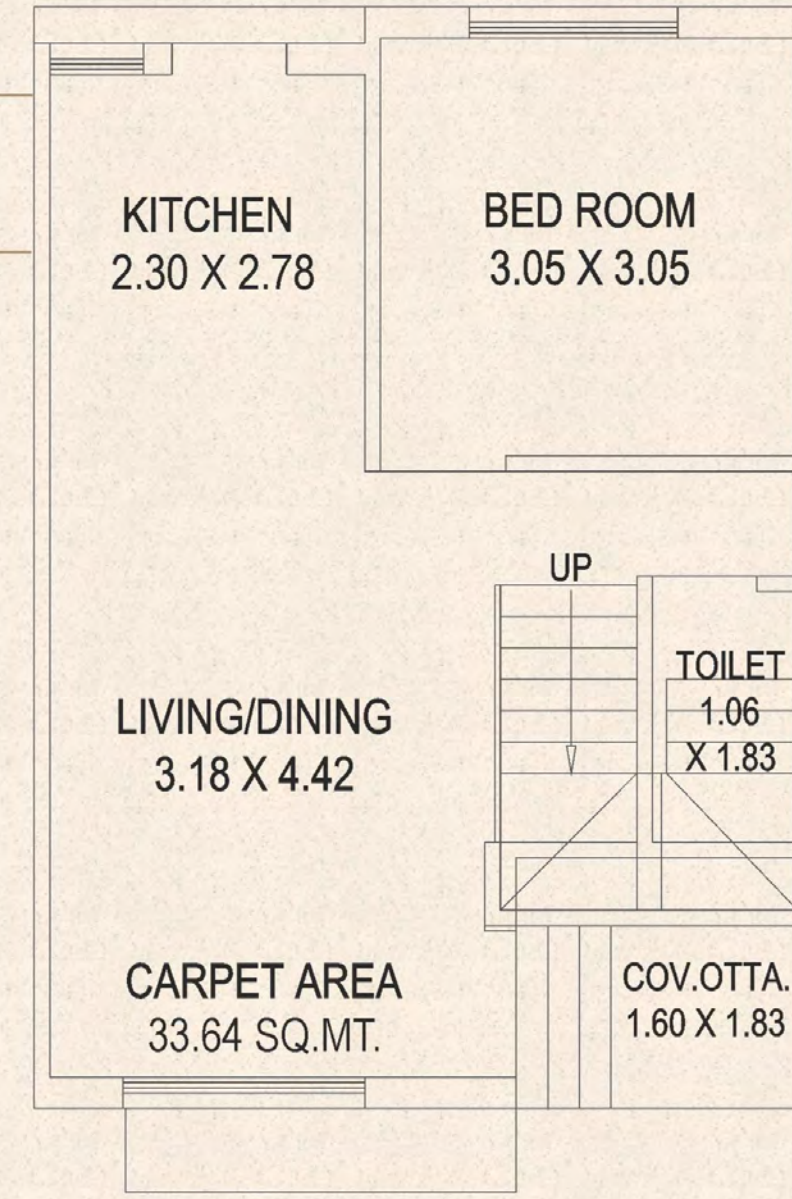
FIRST FLOOR PLAN

### TYPE C

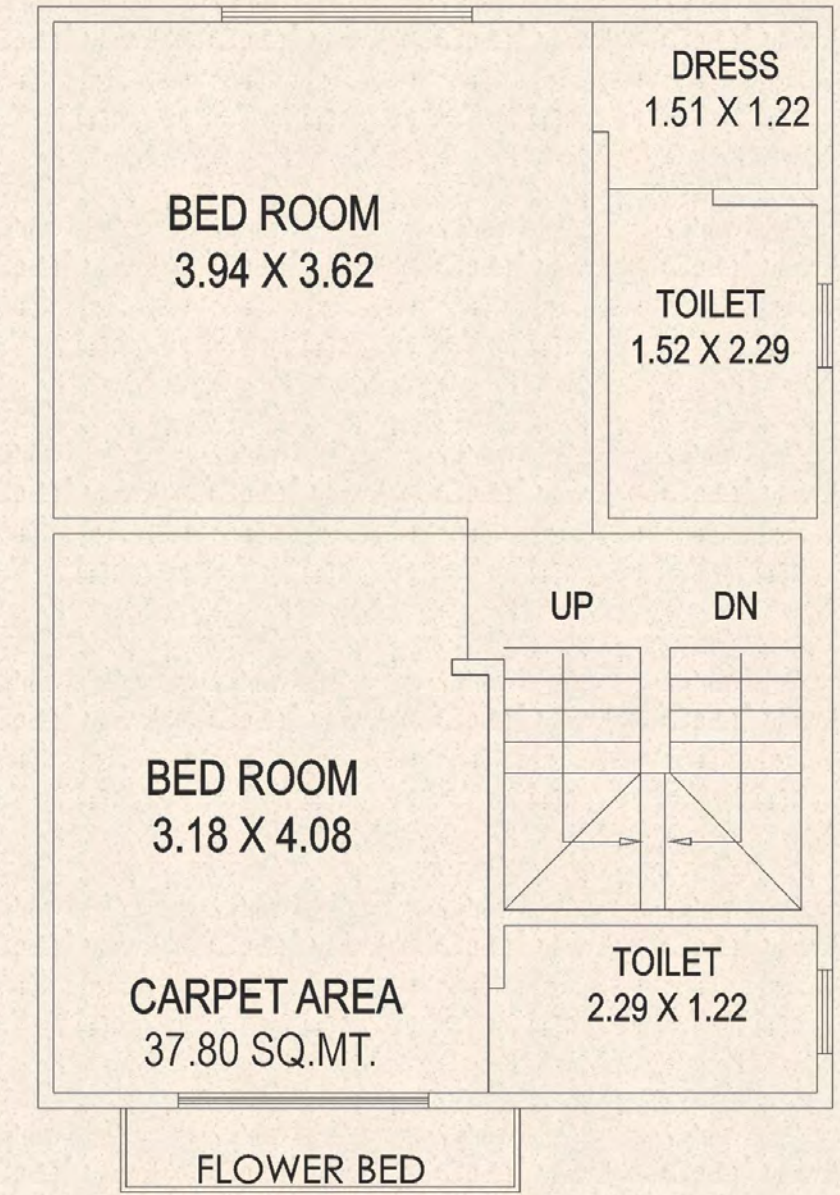
B.NO.-: 38

GROUND FLOOR  
B.UP/FSI=46.68 SQ.MT.

FIRST FLOOR  
B.UP/FSI=46.68 SQ.MT.



GROUND FLOOR PLAN



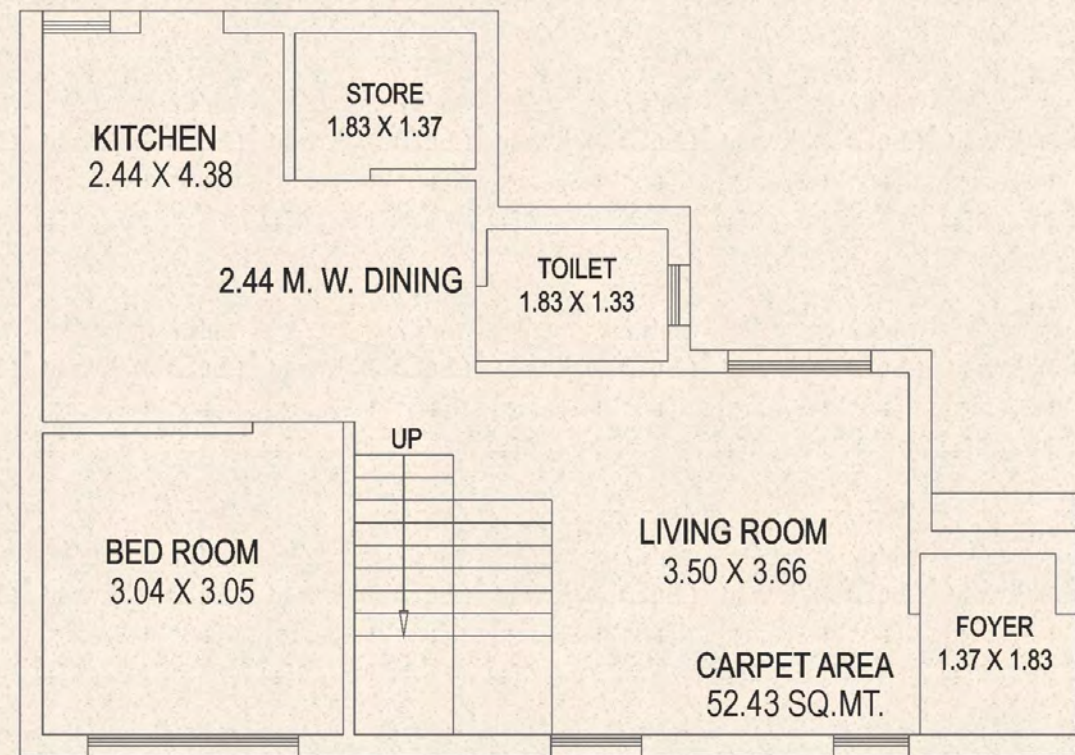
FIRST FLOOR PLAN

### TYPE D

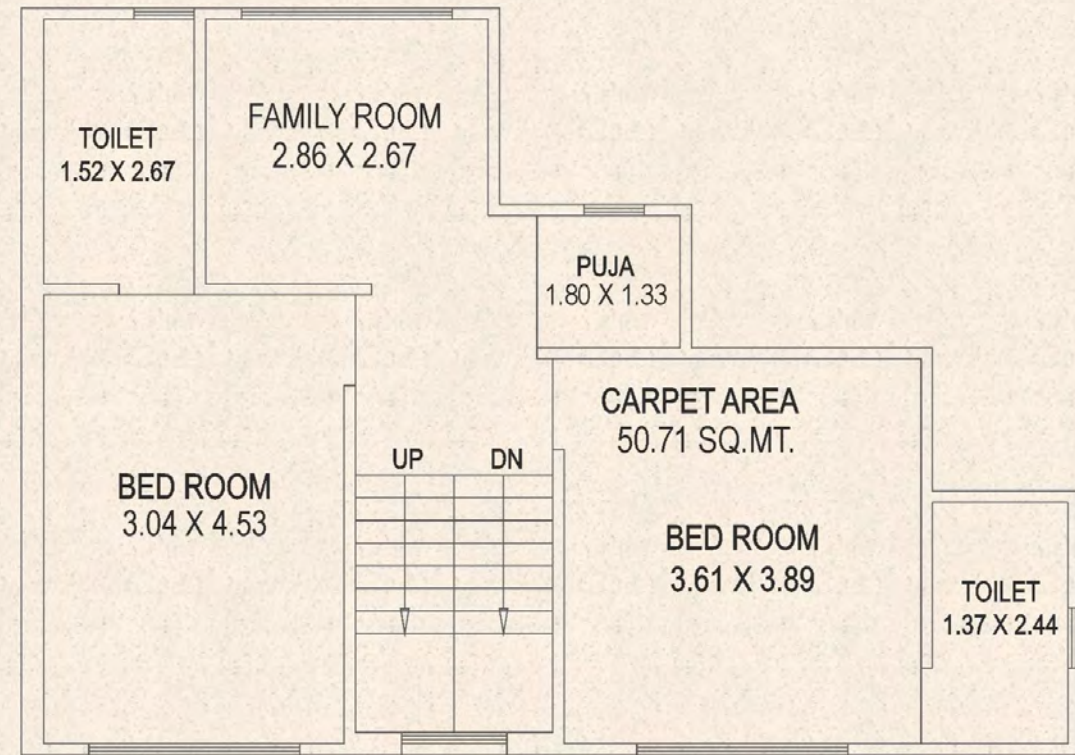
B.NO.- 48

GROUND FLOOR  
B.U.P/FSI=61.31 SQ.MT.

FIRST FLOOR  
B.U.P/FSI=61.31 SQ.MT.



GROUND FLOOR PLAN



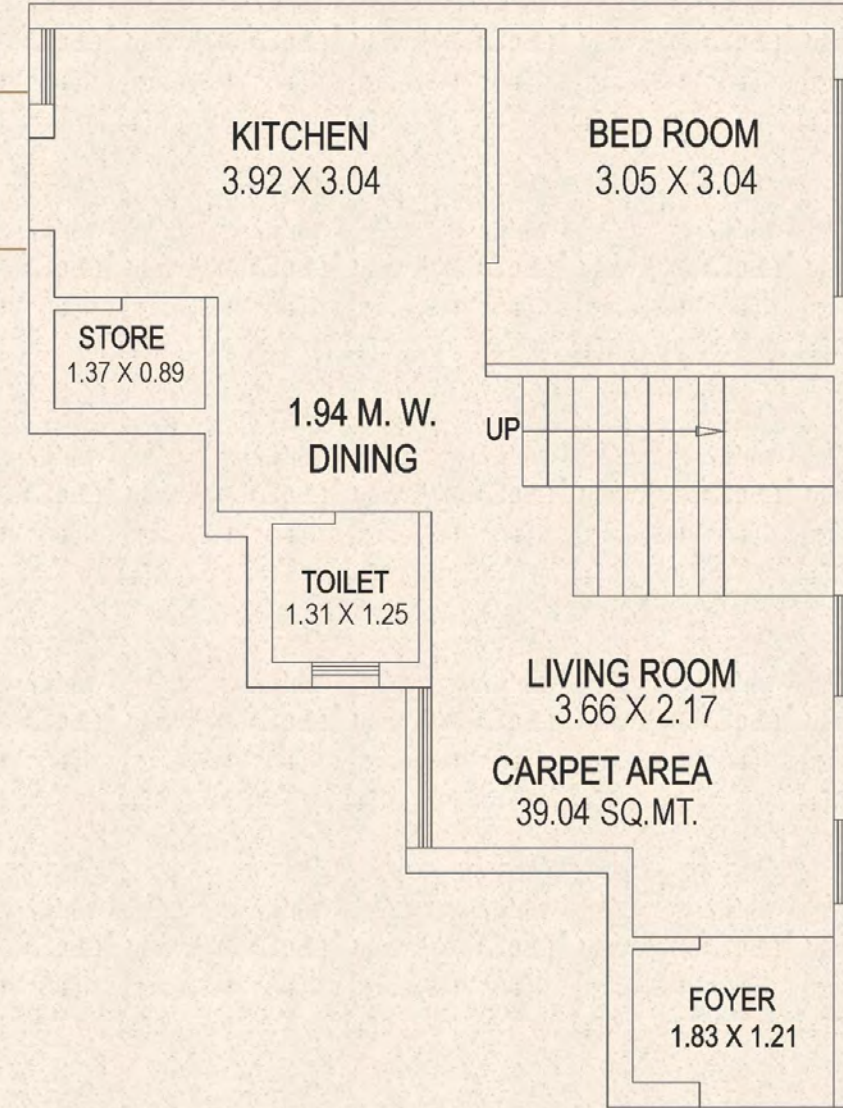
FIRST FLOOR PLAN

### TYPE D

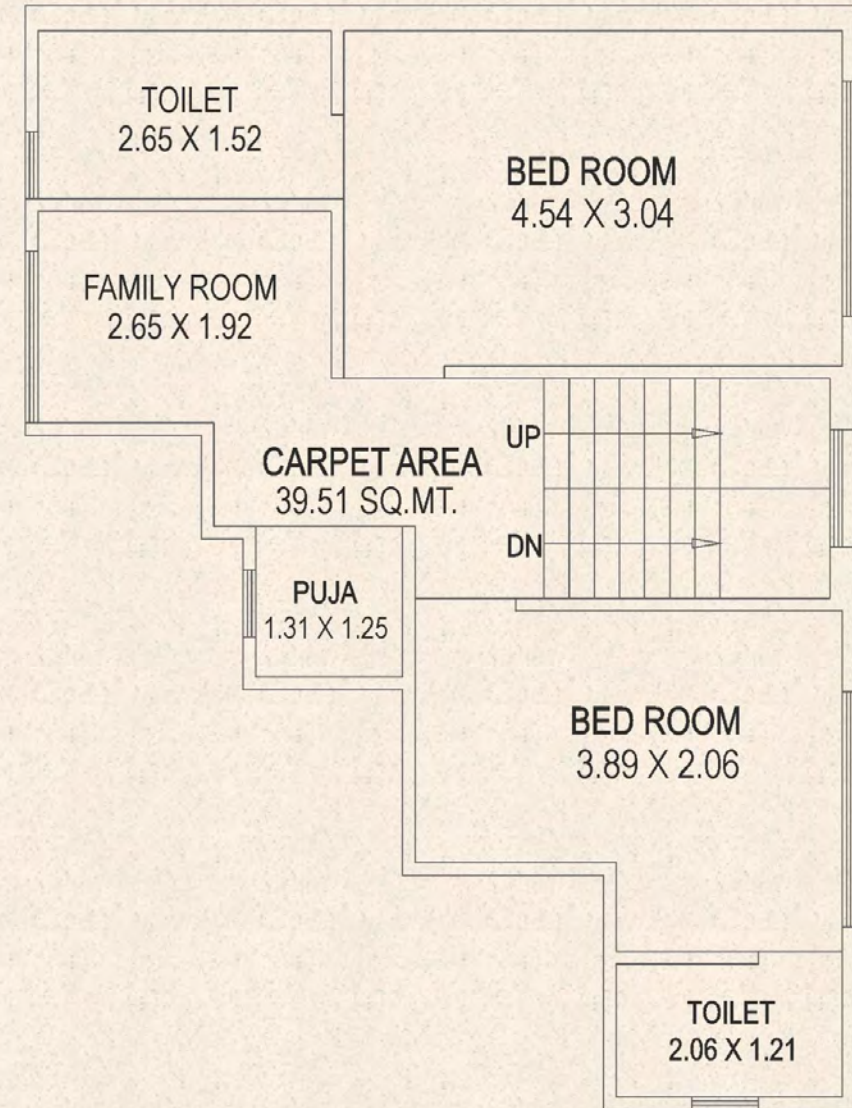
B.NO.- 49

GROUND FLOOR  
B.U.P/FSI=49.43 SQ.MT.

FIRST FLOOR  
B.U.P/FSI=49.43 SQ.MT.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



**Payment Term: 10% Booking, 20% Plinth level, 15% Ground Floor Slab, 15 % First Floor Slab, 15% Plaster Level, 10% Flooring Levels, 10% Coloring, 5% at the time of Possession.**

**Terms & Conditions:** (1) Possession will be given after 30 days of settlement of all accounts. (2) Stamp Duty, Registration & Legal Charges, Society Maintenance Deposits & Development Charges, etc will be borne by the purchaser. (3) Any additional charges or duties levied by the Government / Local authorities during or after the completion of the scheme will be borne by the purchaser. (4) Extra work shall be executed after making full payment (5) Cancellation charges as per RERA. (6) In case of delay in water supply, electric light connection, drainage work by the concerned authority, developers will not be responsible. (7) Refund in case of cancellation will be made within 90 days from the date of booking of new client only. (8) Administrative expense of Rs. 20000/- & the amount of extra work (if any) will be deducted from refund amount. (9) All plans are subject to amendments and approval by the relevant authorities. (10) All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. (11) Subject to Vadodra Jurisdiction.