

Developers : UNITY DEVELOPERS

Site Address : FP NO. 21 SEVASI TP3,  
NEAR GOPI PARTY PLOT, OPPOSITE JALSA,  
NEAR CANAL ROAD, VADODARA,  
Gujarat 391101

E : unitydevelopers2022@gmail.com

M : +91 90166 02849 | +91 92657 63167

Architect : **ALTER**  
ARCHITECTS

Structure : **KAMBAD**  
ENGINEERS

**Payment Mode For Flats :**

- 20% on Booking
- 10% Basement level
- 15% Plinth Level
- 40% Slab Level (4% Per slab)
- 05% Plaster
- 05% Finishing Work
- 05% Sale Deed OR Before Possession

**Notes:**

1. No changes, Modification or additions allowed of a nature which may affect the exterior elevation of buildings 2. Internal changes will be allowed after necessary approval of structure consultant and architects approval and charged extra at actuals. these will be executed only after receiving full advance payment. 3. Possession shall be given after one month of settlement of all accounts. 4. The payment terms shall be as agreed mutually and specified in allotment letter. 5. Documentation charges, legal Fee, Stamp Duty, Registration Fee, GST as applicable will be extra. 6. Any changes in government Levies, New taxes if any, shall be in the scope of buyer. 7. Electricity connection expenses and deposits shall be extra as per load applied for. 8. One time maintenance Deposit as defined by developer shall be paid by each buyer before possession 9. Additional Yearly maintenance will be defined once the common services are functional and after reviewing the expenses and planned to be collected yearly advance for the smooth functioning of common services. 10. Continuous defaults in payment terms as agreed may lead to cancellation of unit. 11. after completing necessary formalities and applications, developers will not be responsible for any delays in electricity and water supplies from respective authorities.12. Architects/developers have the right to change/revise/improve any details in the project permissible as per building rules. 13. This brochure is only for information and presentation purpose and does not form a part of any agreement/contact or legal document.

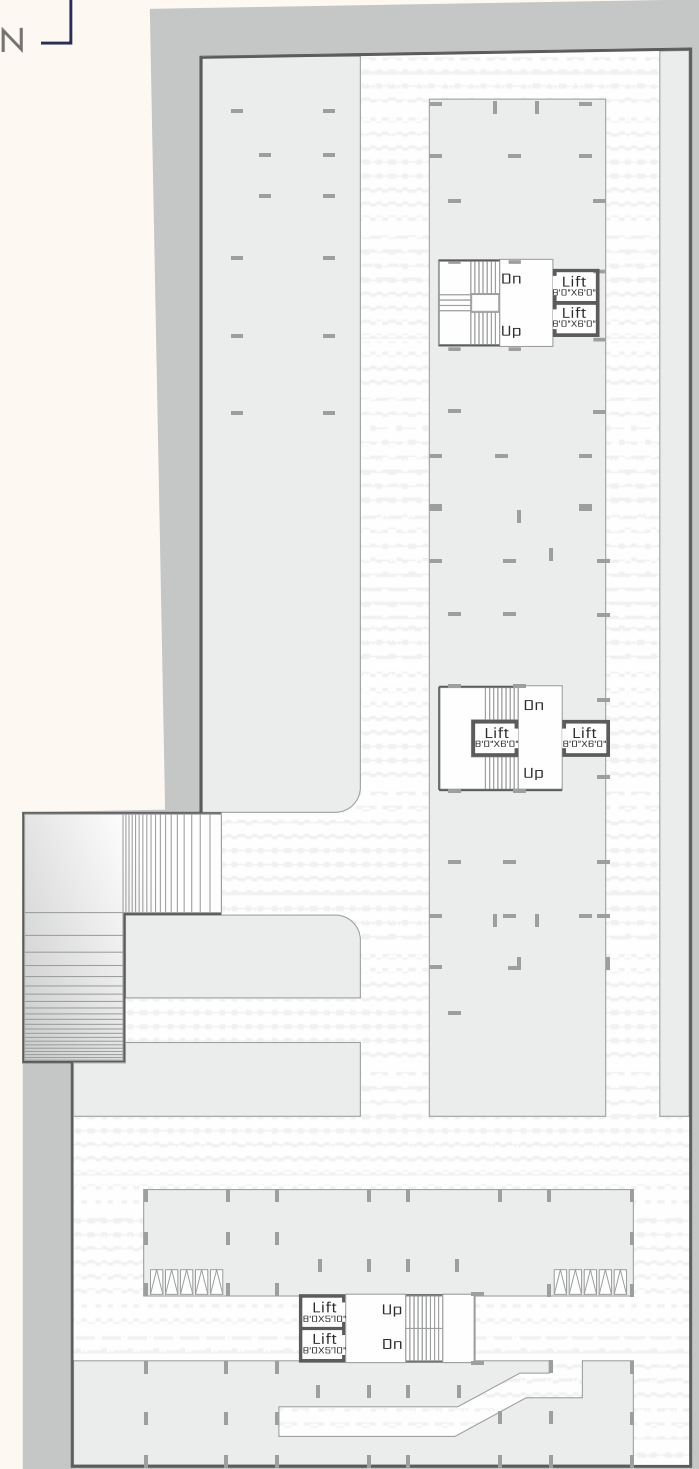


QR for Location

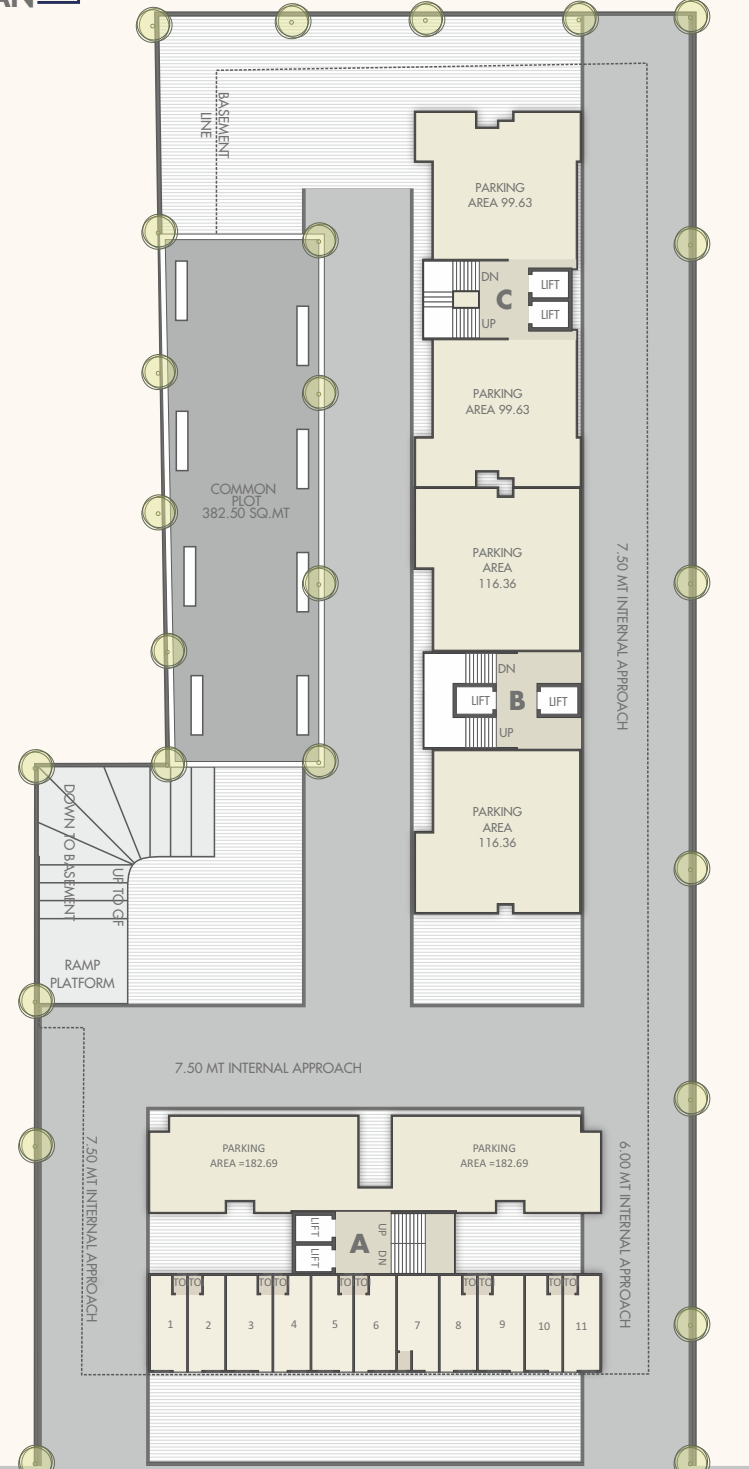




Basement  
FLOOR PLAN



LAYOUT PLAN



18.00 mt. WIDE ROAD

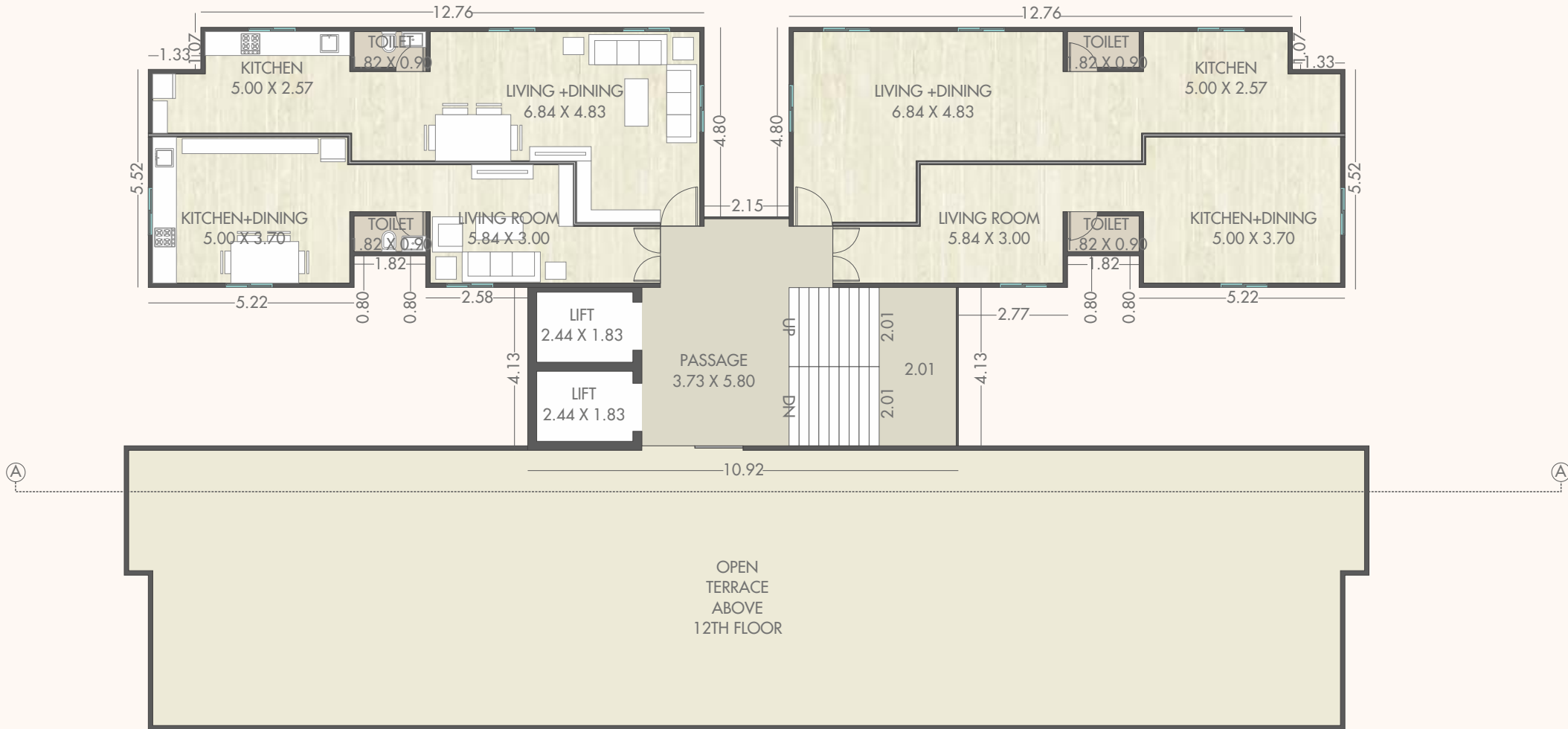
**GROUND FLOOR**  
(TOWER-A)



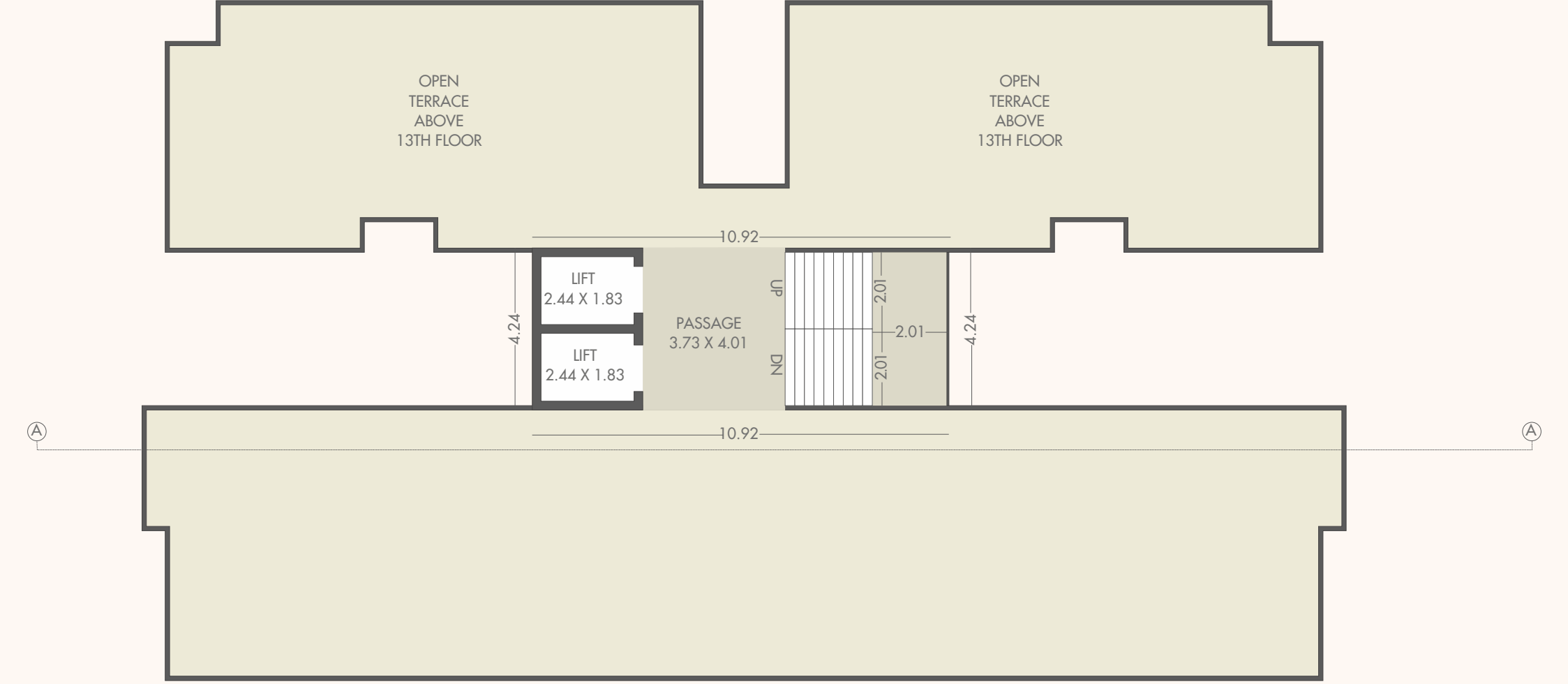
**1st to 12th FLOOR**  
(TYPICAL TOWER-A)



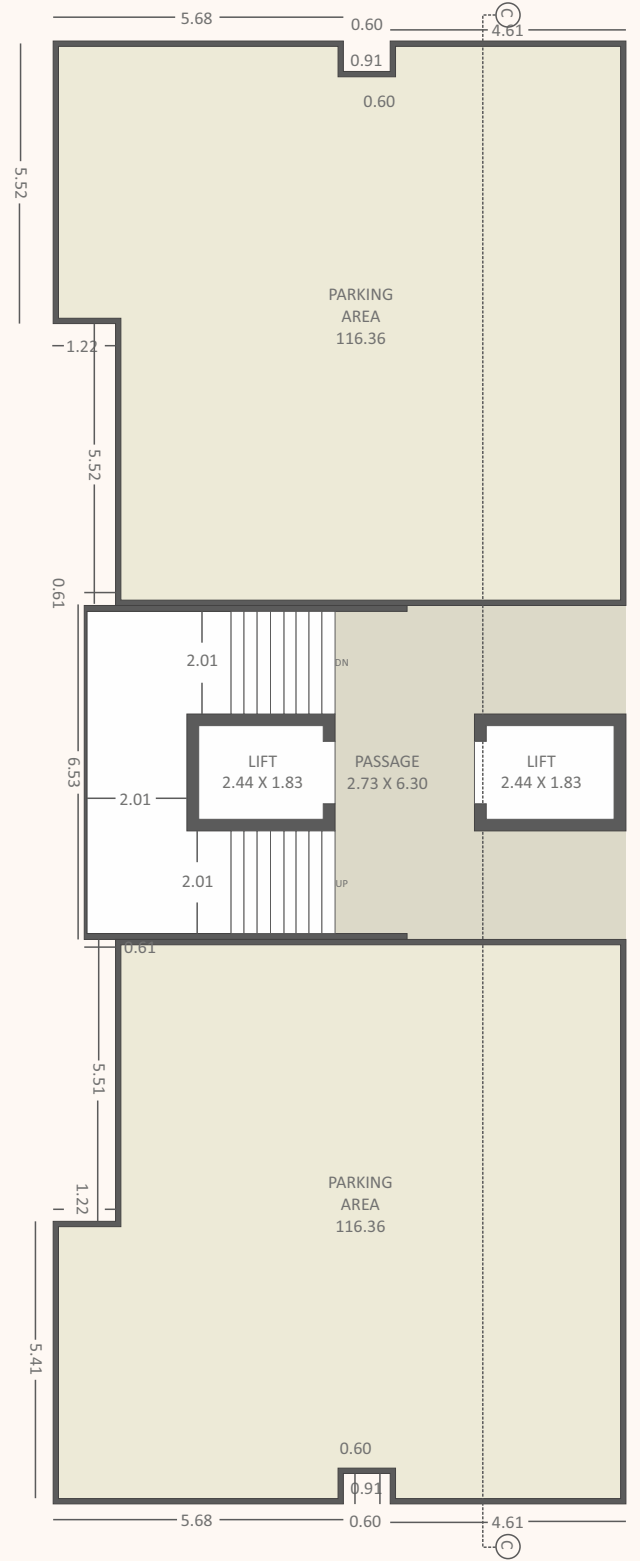
**13TH FLOOR**  
(TOWER-A)



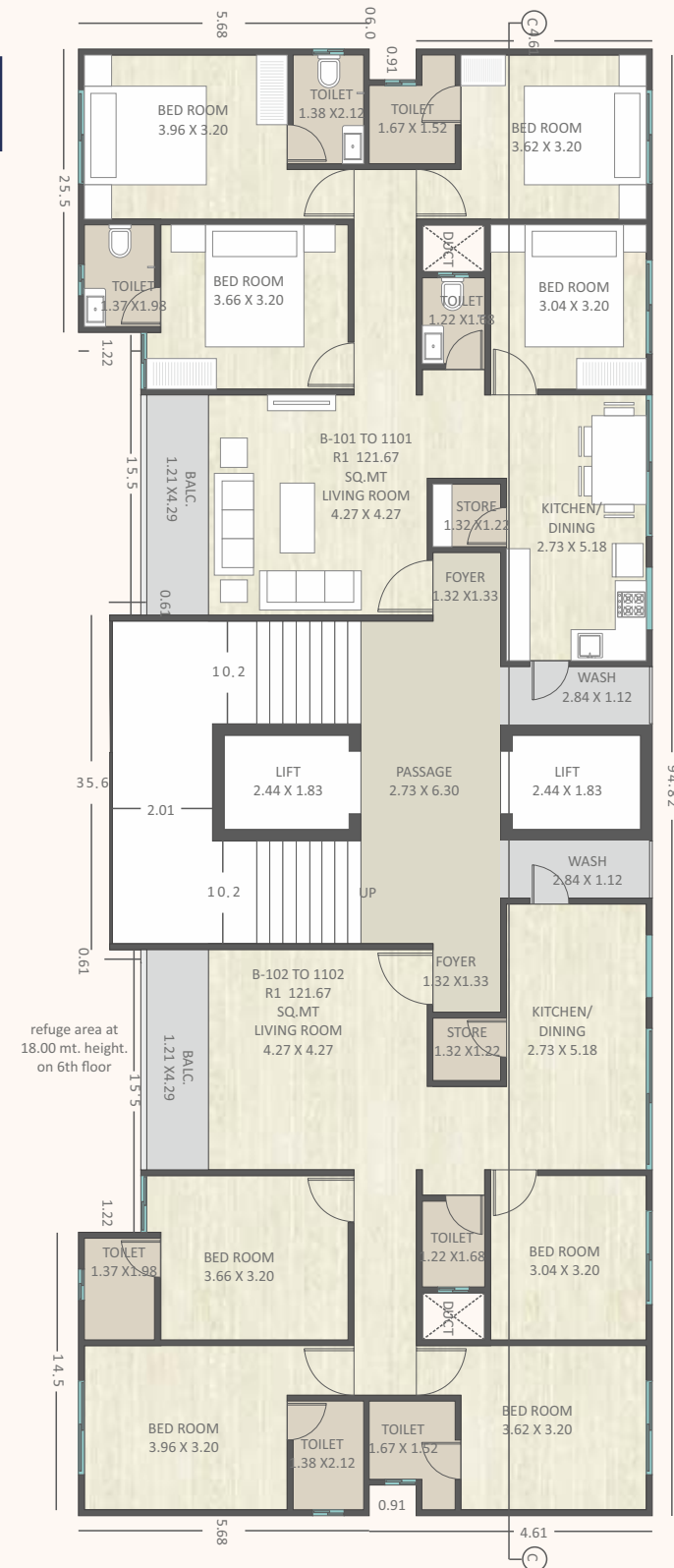
**TERRACE FLOOR**  
(TOWER-A)



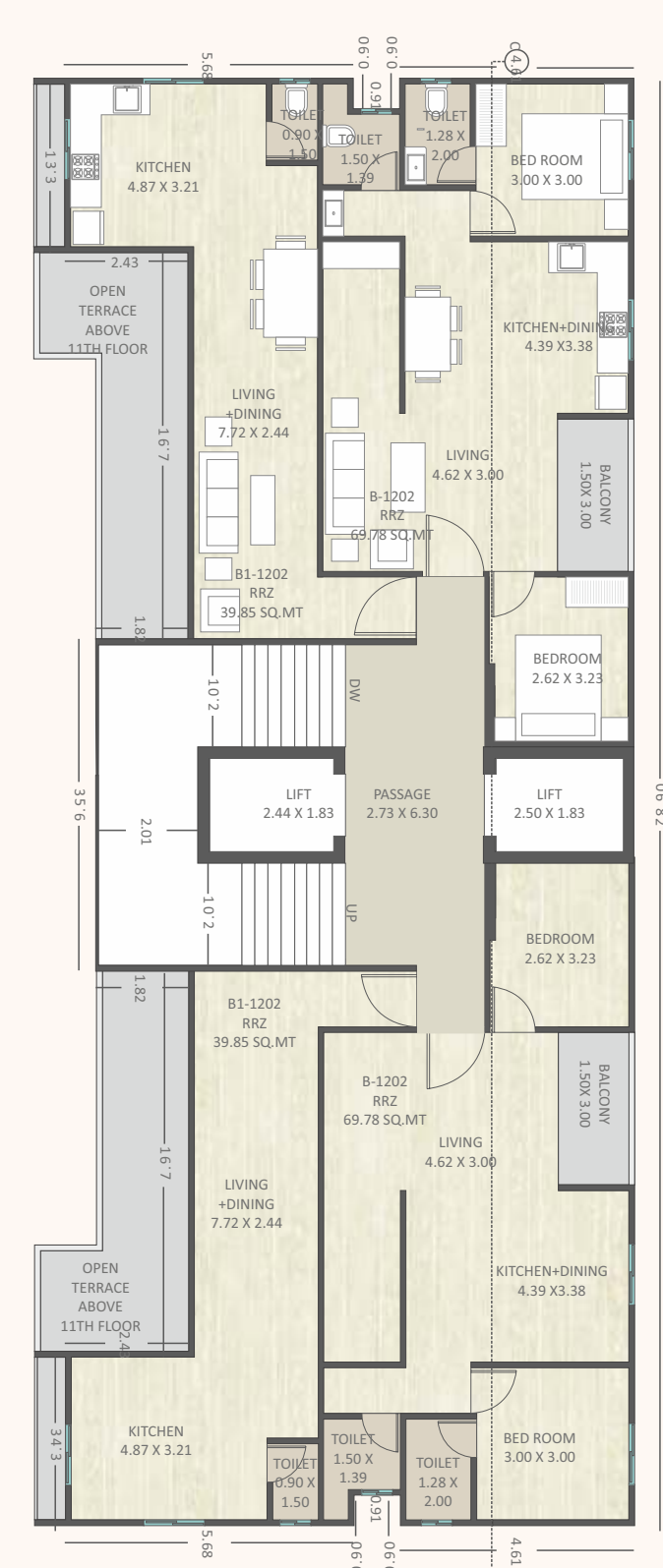
**GROUND FLOOR  
(TOWER-B)**



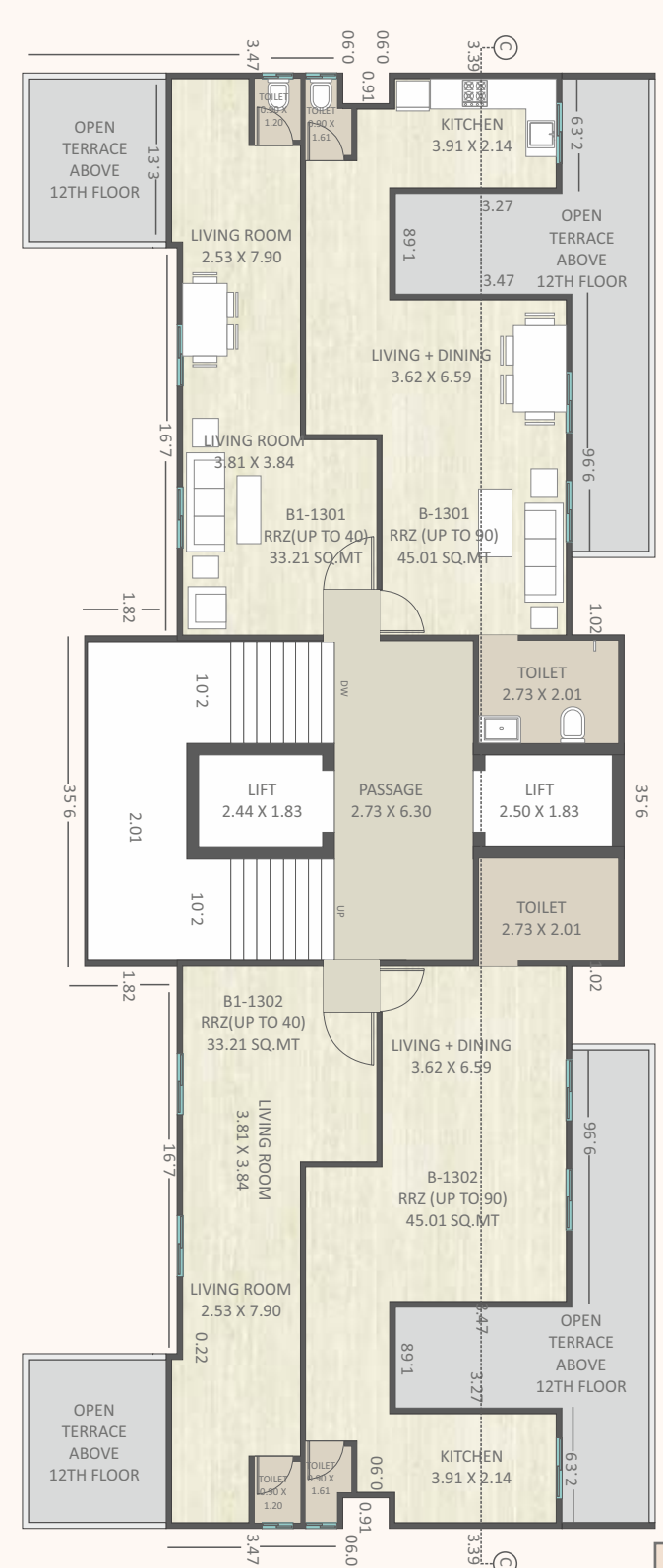
**1st to 11th FLOOR  
(TYPICAL TOWER-B)**



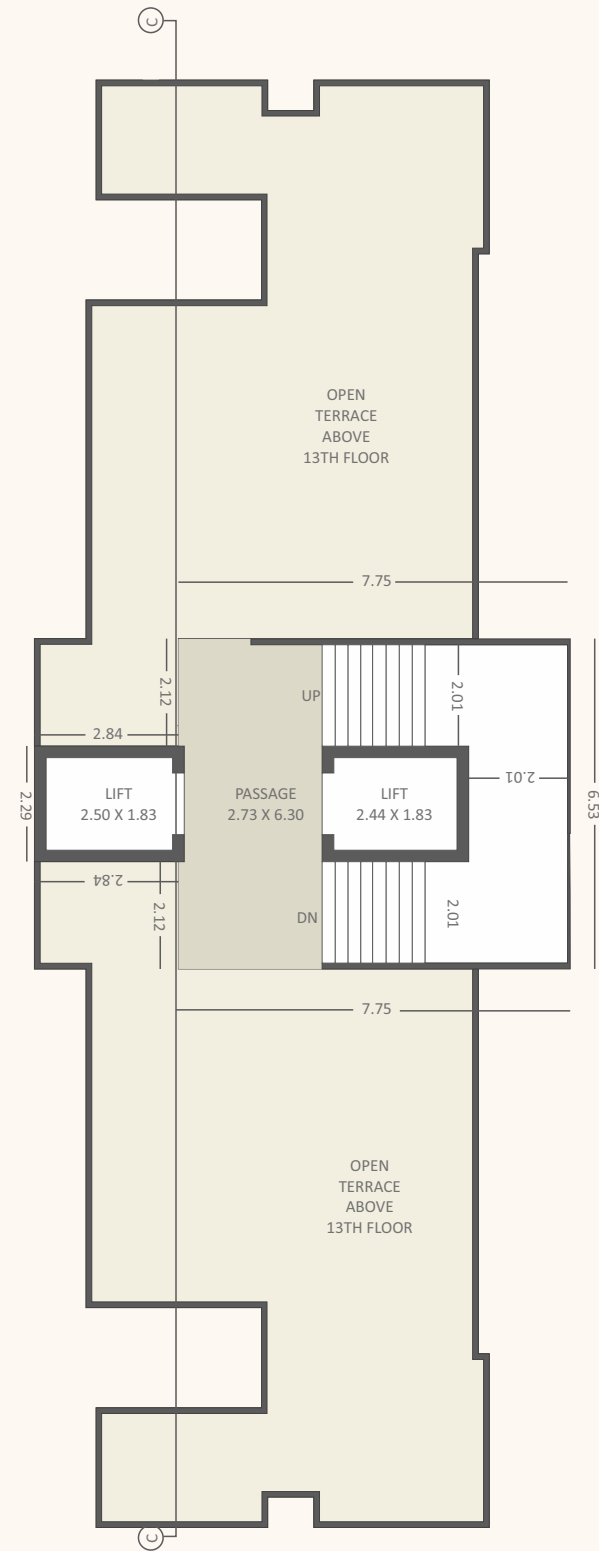
**12TH FLOOR  
(TOWER-B)**



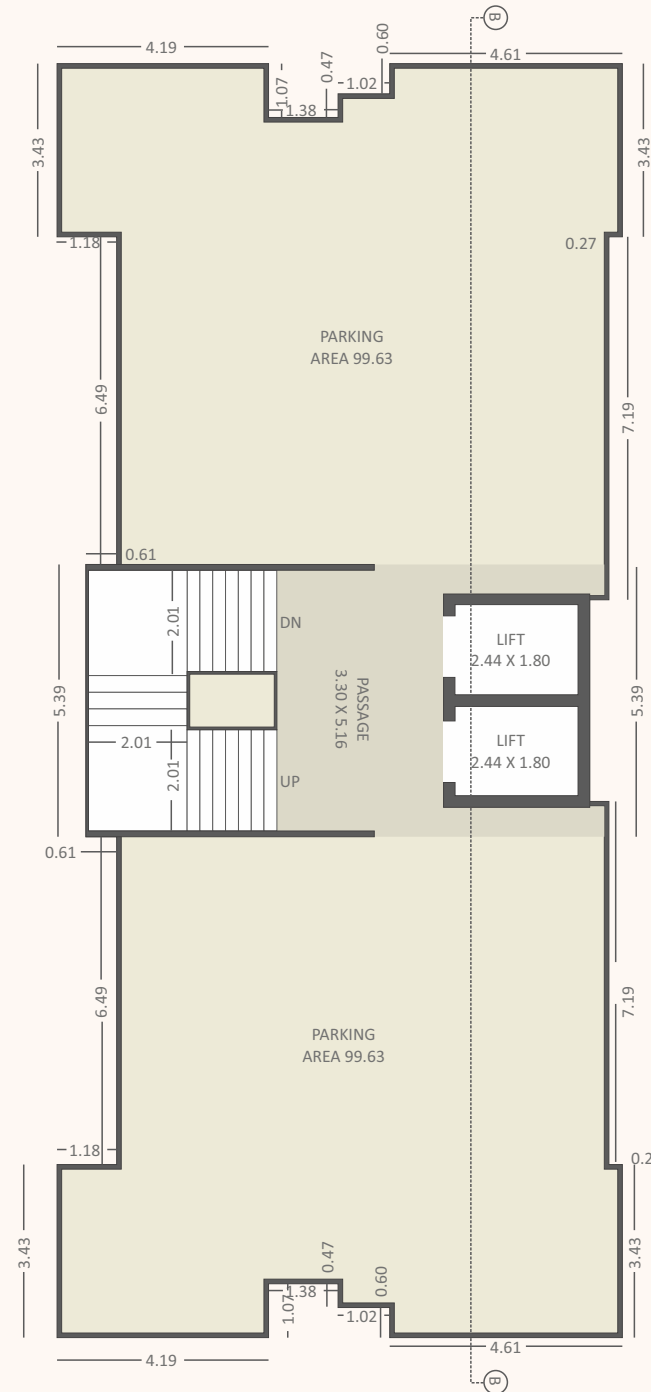
**13th UPPER FLOOR  
(TOWER-B)**



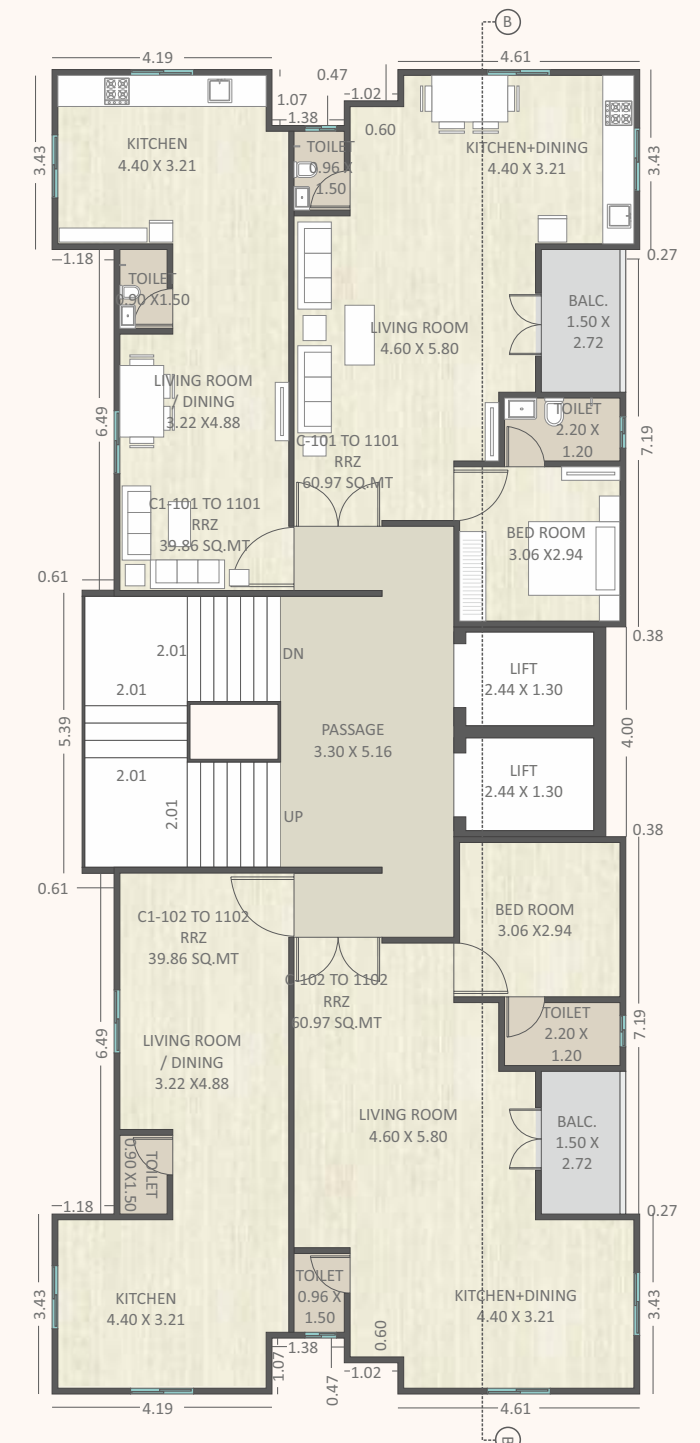
**TERRACE FLOOR  
(TOWER-B)**



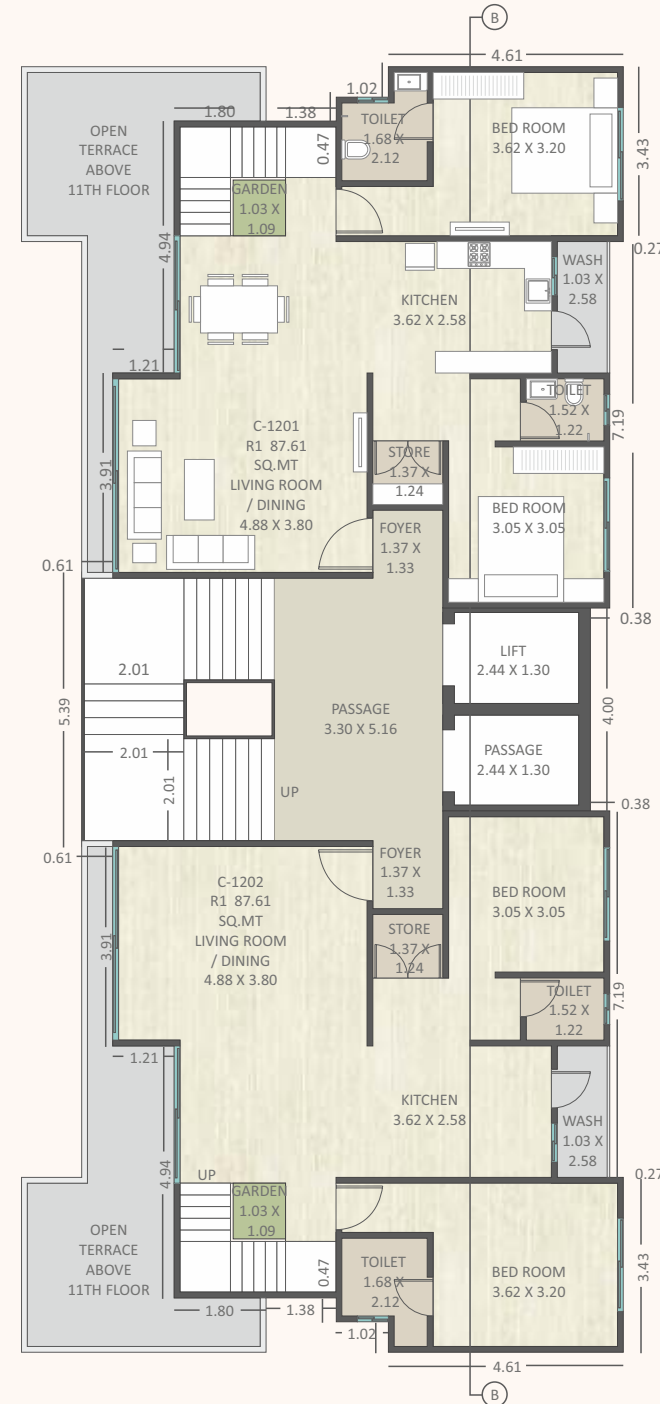
**GROUND FLOOR  
(TOWER-C)**



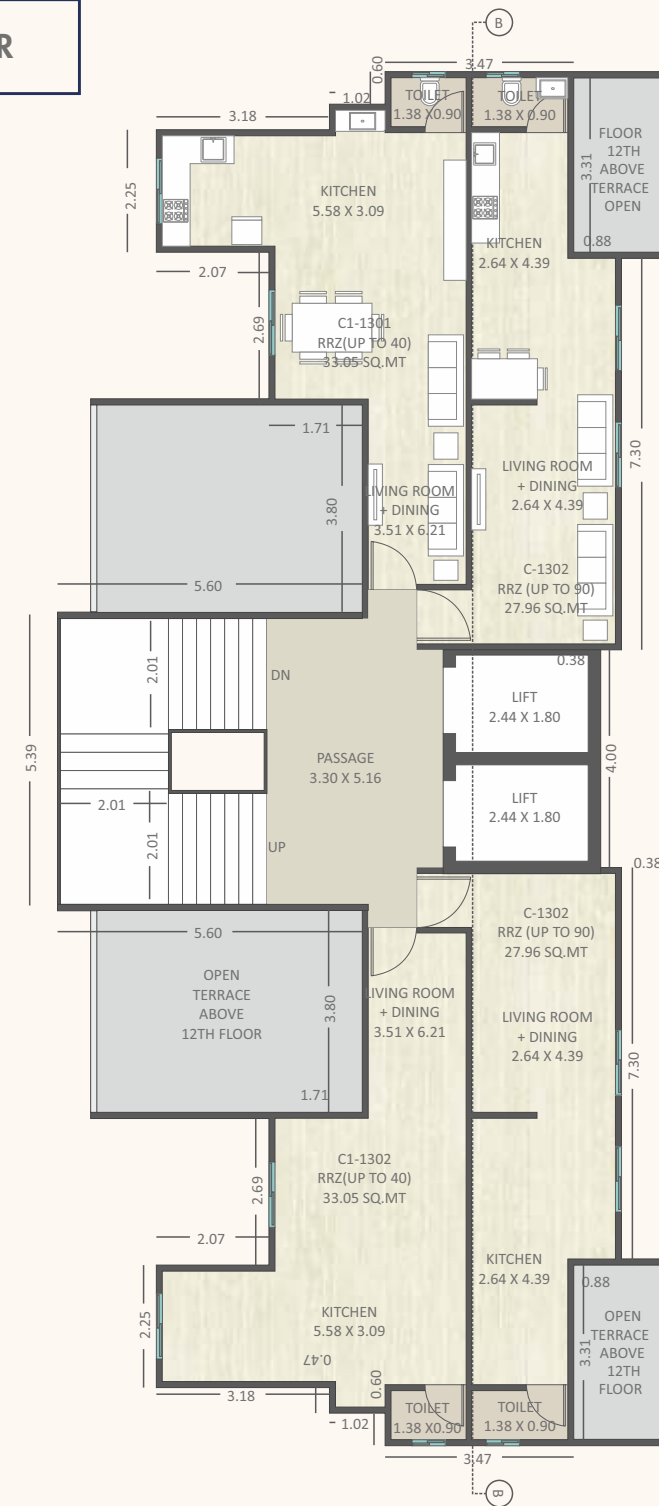
**1ST TO 11TH FLOOR  
(TYPICAL TOWER-C)**



**12TH LOWER FLOOR  
(TOWER-C)**



**13TH UPPER FLOOR  
(TOWER-C)**



**Common Amenities**

- Well Equipped Gymnasium
- Banquet / Multipurpose Hall for parties / functions etc activities
- Indoor Games Hall
- Walkway around the building and Garden
- Kids Games room with kids Library
- Sr. Citizen Garden Area with Gazebo
- Well Equipped Children Play Area
- Swimming Pool with Deck and Changing Rooms



## Common Infrastructure

- Gated Campus with Round the clock security

- CCTV Surveillance for common Area with  
• anywhere access to all members

- Intercom Facility covering all flats & common places

- 24 Hrs Water Supply automated with multipoint sensors for borewell ,  
underground and overhead water storage

- Rain Water Harvesting

- Dual Elevators to each building with Power Backup out of which  
one will be of stretcher size in each building , can be used for goods as well

- Automated Power Backup for common passage area, parking areas,  
pumping, amenities area in the campus

- Name Plate & Mail Box at ground floor in each tower

- Allotted Car Parking for each unit in basement / Ground

- Decorative LED based Street Lights in campus & Green Area

- Anti Termite treatment for the building foundation and common areas

- Earthquake Resistance RCC Frame Structure  
Designs as per building code

- Fire & Safety Provisions as per standards

## Internal Specifications for Flats

- Decorative Laminated Main Door with heavy duty safety lock & standard fittings.

- All Internal doors are Flush doors with Laminate Finish & standard fittings

- Walls & Ceiling with Smooth Plaster, white putty finish

- PVC Coated moisture resistant ceiling in Master Bathroom

- equivalent or higher size Vitrified Tiles in living all rooms,  
Anti Skid tiles in Bathrooms, Balconies

- Fully Glazed designer tiles on Bathroom Walls upto full height

- Glazed Tiles on kitchen dado upto slab level

- Granite or equivalent Platform in Kitchen with Stainless Steel Sink

- Anodized Aluminum Windows with tinted glass

- Mosquito protection net shutter in windows

- Natural / Artificial Stone Door Frames & Windows Sills

- Electrical Concealed Copper wiring

- Good Quality Modular Socket & Switches

- TV & Telephone Points in Living Room & Master Bedroom

- Split AC Provision with Copper pipe, drain pipe & electrical point

- Defined AC Outdoor Unit spaces

- Provision for Washing Machine with electric point

- Provision of Chimney with electrical point in Kitchen

- Geyser Point in all bathrooms and Kitchen

- Contemporary Sanitary ware & CP Fittings form Leading brands