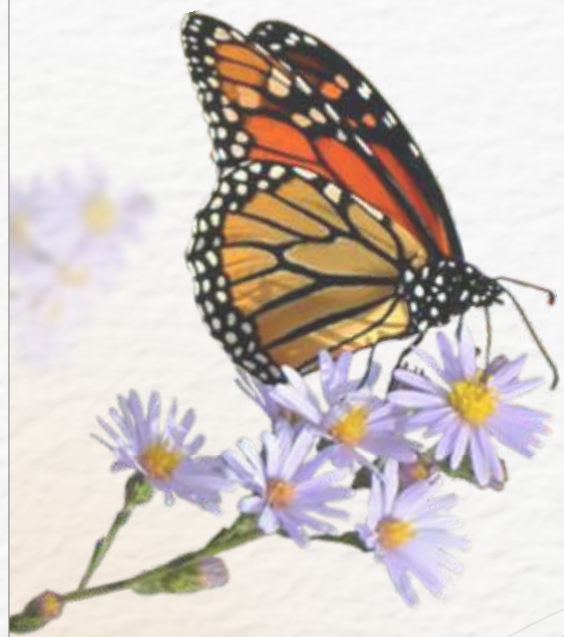


A PROJECT BY



DEVELOPERS:
SHREE BALAJI INFRACON

SITE:
**Sanidhya Aster,
Opp. Casa Lakeside,
Bill Chapad Road, Vadodara**

MOB.:
+91 63525 44117, 74339 44405

EMAIL:
sanidhyasparkle@gmail.com



E-BROUCHER



LOCATION

Member of:
CREDAI VADODARA
AFFILIATED TO CREDAI-GUJARAT & CREDAI INDIA

H_NEST CR_98243 85608





ARCHITECT NOTE

Primarily used for leisure activities such as strolling, chilling with family and friends and resting, terraces have become a major necessity for those seeking peace in today's chaotic world. More and more apartments are inculcating activities of leisure and peace for physical and mental wellbeing and Sanidhya Aster takes it to the next level with a long list of contemporary amenities.

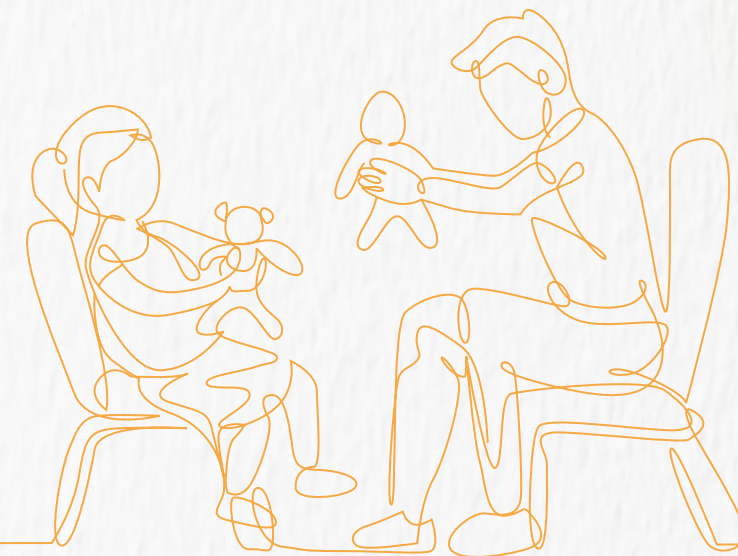
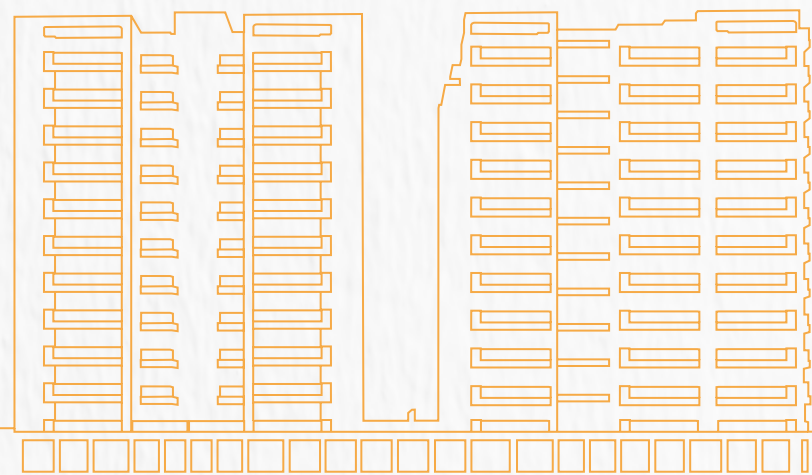


Happiness is not a matter of money but health and harmony.

Luxury homes are not only about living in style and comfort but also living with peace of mind. Sanidhya Aster is designed and developed based on this concept. It is one of the best residential projects in the area as it comes with a plethora of amenities where you and your family can relax and play. With an ac gym, clubhouse, swimming pool and garden, there are various ways to meet with friends and live an enriching life.



Luxurious
LIVING LIFE





*A thing is deemed beautiful
when its parts are in perfect harmony.*

When you live in a close-knit community,
you share the friendships that blossom
when living close to your neighbours.
It allows for a truly connected lifestyle.
Also, you'll enjoy amenities that will bring
about further peace and harmony.



CONCEPT OF HARMONY





Social
LIVING LIFE

Research shows that frequent social interaction is linked with improved quality of life, so improve your social life.

It will not only bring some more fun until your days, but it can help your overall health as well. And what better way than meeting new like-minded people in your very own home?

Start doing interesting things with interesting people, and you'll likely see your life improve for the better.





Lavish
LIVING LIFE

When you find simplicity, you find harmony.

Understanding that aesthetics are important for residents, the interiors and exteriors are designed to be simple, suave and sophisticated. This tall structure in serene white and tan presents a contrast that is eye-catching and instantly draws the attention. The bay-style sitting areas, terrace gardens, home theatre and a plethora of other amenities, Sanidhya Aster promises a truly lavish lifestyle.





TOWER (A-B)
GROUND FLOOR
LAYOUT PLAN



SHOP	Dimensions	C.A.	SQ.FT.
SHOP-01	10'-0" X 27'-2"	C.A.	271.00
SHOP-02	9'-0" X 27'-2"	C.A.	244.00
SHOP-03	11'-0" X 27'-2"	C.A.	297.00
SHOP-04	8'-0" X 27'-2"	C.A.	217.00
SHOP-05	6'-10" X 14'-9"	C.A.	101.00
SHOP-06	6'-10" X 14'-9"	C.A.	101.00
SHOP-07	8'-0" X 27'-2"	C.A.	217.00
SHOP-08	11'-0" X 27'-2"	C.A.	297.00
SHOP-09	9'-8" X 27'-2"	C.A.	262.00
SHOP-10	9'-4" X 26'-10"	C.A.	249.00
SHOP-11	9'-8" X 26'-10"	C.A.	258.00
SHOP-12	9'-6" X 26'-10"	C.A.	254.00
SHOP-13	9'-8" X 26'-10"	C.A.	259.00
SHOP-14	12'-0" X 26'-10"	C.A.	322.00
SHOP-15	11'-0" X 26'-10"	C.A.	293.00
SHOP-16	8'-0" X 26'-10"	C.A.	215.00
SHOP-17	8'-0" X 26'-10"	C.A.	215.00
SHOP-18	9'-0" X 26'-10"	C.A.	240.00
SHOP-19	9'-0" X 26'-10"	C.A.	240.00
SHOP-20	9'-9" X 26'-10"	C.A.	260.00
SHOP-21	9'-0" X 26'-10"	C.A.	240.00
SHOP-22	9'-0" X 26'-10"	C.A.	240.00
SHOP-23	8'-1" X 18'-10"	C.A.	152.00





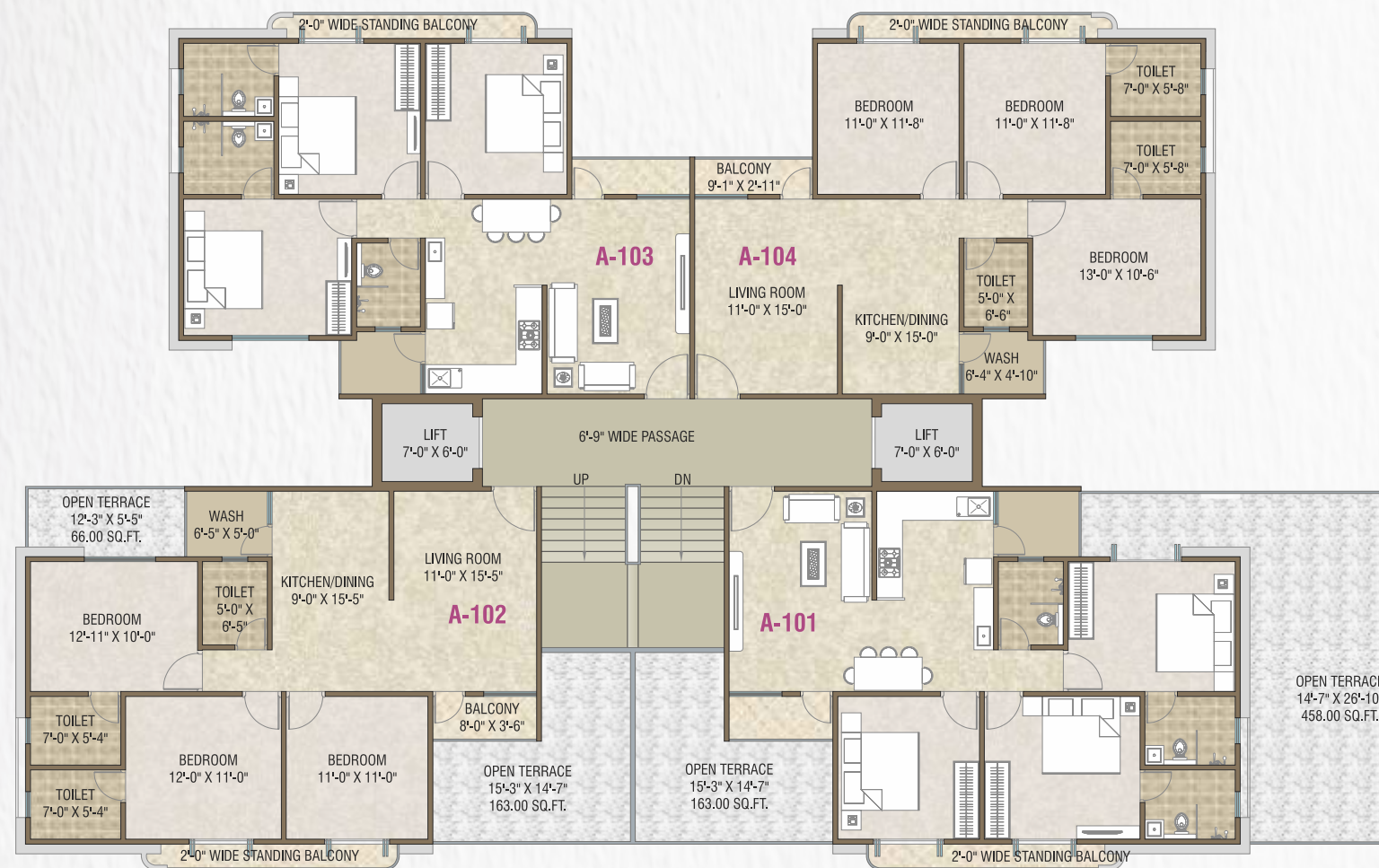
FIRST FLOOR PLAN

(2 & 3-BHK WITH TERRACE)



TOWER-A (3BHK)

CARPET AREA | B-UP AREA
883.00 SQ.FT. | 958.00 SQ.FT.



TOWER-B (2BHK)

CARPET AREA | B-UP AREA
699.00 SQ.FT. | 756.00 SQ.FT.





TYPICAL FLOOR PLAN

(2ND TO 11TH FLOOR)



TOWER-A (3BHK)

CARPET AREA | B-UP AREA
883.00 SQ.FT. | 958.00 SQ.FT.





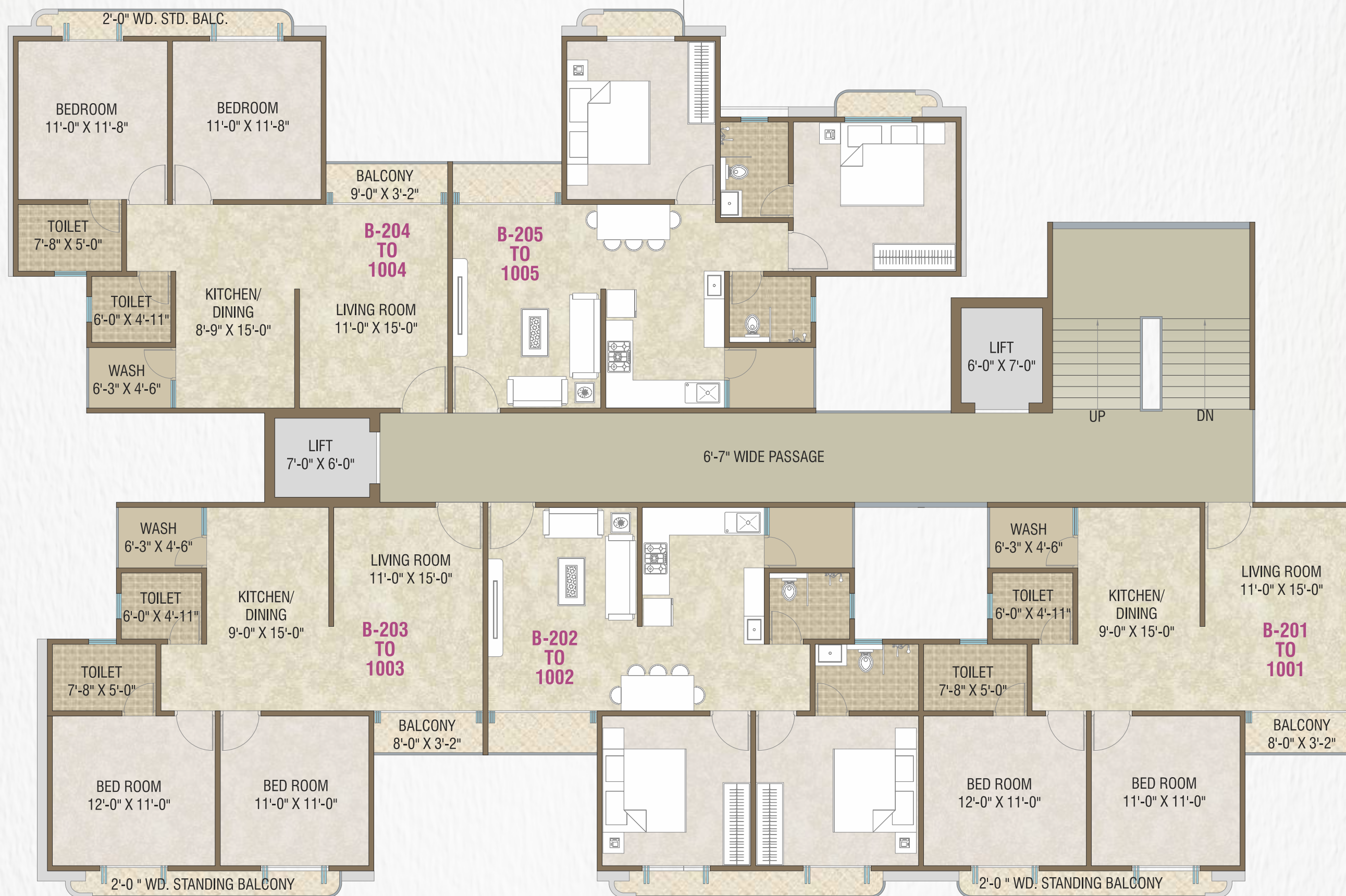
TYPICAL FLOOR PLAN

(2ND TO 10TH FLOOR)



TOWER-B (2BHK)

CARPET AREA | B-UP AREA
699.00 SQ.FT. | 756.00 SQ.FT.





11th FLOOR PLAN



TOWER-B (2BHK)

CARPET AREA | B-UP AREA
699.00 SQ.FT. | 756.00 SQ.FT.





LEISURE AMENITIES

- Elegant entrance gate with security cabin
- R.O. system for each flat
- Power back-up for Lift, Passage & Parking light
- Landscape garden with children play equipment
- Standard quality lift
- Brickbat water proofing treatment and mosaic on terrace
- Underground cabling for esthetic look of the project
- RCC trimix road with designed street light poles
- Single entry campus with CCTV camera
- Solar panel on each tower of common utility & club house





AMENITIES FLOOR PLAN

(12TH FLOOR)



TOWER-A (3BHK)





AMENITIES FLOOR PLAN

(12TH FLOOR)



TOWER-B (2BHK)





Lavish

LIVING LIFE



CLUB HOUSE



SWIMMING POOL



A/C GYMNASIUM



TERRACE GARDEN



YOGA DECK



CAR PARKING



INDOOR GAME



POWER BACKUP



HOME THEATER



CHILDREN PLAY AREA



SENIOR CITIZEN SEATING



SPECIFICATION



STRUCTURE

- All RCC & Masonry work as per structural engineer's design.
- Elevation work as per Architect Design.
- Fire system in each tower



DOORS & WINDOWS

- Attractive Entrance Door with frames and standard quality safety lock
- Others are flush doors with granite frames and Both side decorative laminate,
- Fully Glazed aluminum powder coated section windows with safety grills



ELECTRIFICATION

- Concealed copper ISI wiring & Branded modular switches with sufficient point in kitchen and all bedroom with ELCB switch for your family safety
- AC points in all bedrooms & living room with copper piping



BATHROOMS

- Designer Glazed tiles Fitting
- Designer bathroom with premium quality fitting & vessels
- Concealed internal plumbing



PAINT & FINISH

- Internal : Smooth cement plaster with putty & primer
- External : Double coat plaster with acrylic paint for weather proof.



TERRACE

- Open terrace finished with chemical water proofing and China Mosiac/Tiles Flooring



KITCHEN

- Granite Platform with Modern Sink & designer tiles



FLOORING

- Vitrified tiles flooring in all rooms.
- Granite flooring in stair case with S.S. railing



WATER SUPPLY

- Underground & Overhead Water tank
- Submersible Pump with auto sensor

CREDITS

A PROJECT BY



ARCHITECT:



STRUCTURE:



PLUMBING AND ELECTRICAL CONSULTANT:



PAYMENT (SHOPS)

25% Booking | 35% Plinth Level | 15% Ground Floor Slab | 15% First Floor Slab | 10% Finishing Level

PAYMENT TERMS : 05% Booking Amount | 35% within fifteen days of banakhat | 5% After completion of Plinth | 10% on 2nd Slab | 10% 5th Slab | 5% on 7th Slab 5% on Brick & Internal plaster completion | 5% on completion of Sanitary, Lift & Stairs | 5% On outside plumbing & plaster | 10% Lift, Waterpump & Electric Fittings 5% On possession

PLEASE NOTE : Premium quality materials or equivalent branded products shall be used for all construction work. - Right of any changes in dimensions, design & specifications will be reserved with the developer, which shall be binding for all members. - External changes are strictly not allowed. - Development charges, documentation charges, stamp duty, all municipal taxes, GST tax, G.E.B. meter deposit should be levied separately. - Each member needs to pay maintenance deposits separately. - In case of booking cancellation, amount will be refunded from the booking of same premise after deducting 10% of booking amount. - Possession will be given after one month of all settlement of account. - Extra work at the cost of client with prior estimate needs to be given in advance but no change in elevation and plan will be done. - The developer reserve the full right to make any changes. - This brochure does not form a part of agreement or any legal document, It is easy display of project only.

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