



Developers:  
**SHREE BALAJI INFRA**

Site:  
Nr. Narayan Green Woods,  
Chhani TP 46,  
Sama Savli Road, Vadodara

Email:  
sanidhyasparkle@gmail.com

Web:  
www.sanidhyagroup.com

Mob.:  
**74330 75556**



E-BROCHURE



LOCATION



VIRTUAL TOUR

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

HONEST CR\_98243 855808

# શ્રીધ્ય

SPARKLE

4BHK & 5B2HK LUXURIOUS  
INDEPENDENT BUNGALOWS

A RADIANT  
LIFE  
BECKONS



A JEWEL  
DOESN'T NEED  
TO BORROW  
ITS SHINE.

ITS RADIANCE  
COMES FROM WITHIN.

Just like a jewel shines from within, a truly radiant lifestyle doesn't come from external factors.  
**It comes from the pride and peace of living a truly privileged life.** A radiant life beckons at **Sanidhya Sparkle** – your shining jewel in Vadodara's most happening location.



BRILLIANCE  
IS IN THE  
DETAILS



Lalitha  
SPARKLE

S 88 F 880



## LIFE GETS A NEW SHEEN

When you live with all the comforts and conveniences of modern life, your life gets a new sheen.

**Experience the true radiance of a luxurious life** where flawless planning and fabulous amenities await you. Watch the light in your loved ones' eyes as they experience life's best pleasures.



SPARKLING  
WITH LUXURY





## EMANATING RADIANCE. EXUDING WARMTH.

There's a big difference between living in a place that you simply rely on for necessity and living in a place that you really take pride in, that outshines everything in life...

**A home that feels like your own private paradise and provides** you a true sense of comfort, precluding the **radiance of happiness and bliss.**



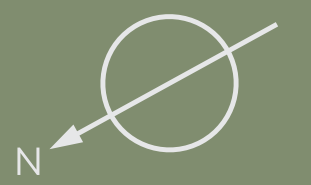
BEAMING  
WITH BLISS

09

10



LAYOUT  
PLAN







# CLUB HOUSE & LAYOUT PLAN

## GROUND FLOOR



## FIRST FLOOR



**AREA TABLE**  
(IN SQ.FT)

PLOT	AREA
01	1760
02	1661
03	1738
04	1816
05	1893
06	1971
07	2499

PLOT	AREA
08	1575
09	1296
10	1296
11	1296
12	1296
13	1296
14	1617

PLOT	AREA
15	1628
16	1318
17	1318
18	1318
19	1318
20	1318
21	1318

PLOT	AREA
22	1428
23	1278
24	1280
25	1286
26	1290
27	2098



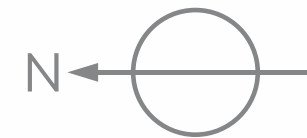


## FLOOR PLAN

### 4-BHK BUNGALOWS

TOTAL BUILT UP:  
2090.00 Sq.ft.

TOTAL CARPET:  
1929.00 Sq.ft.



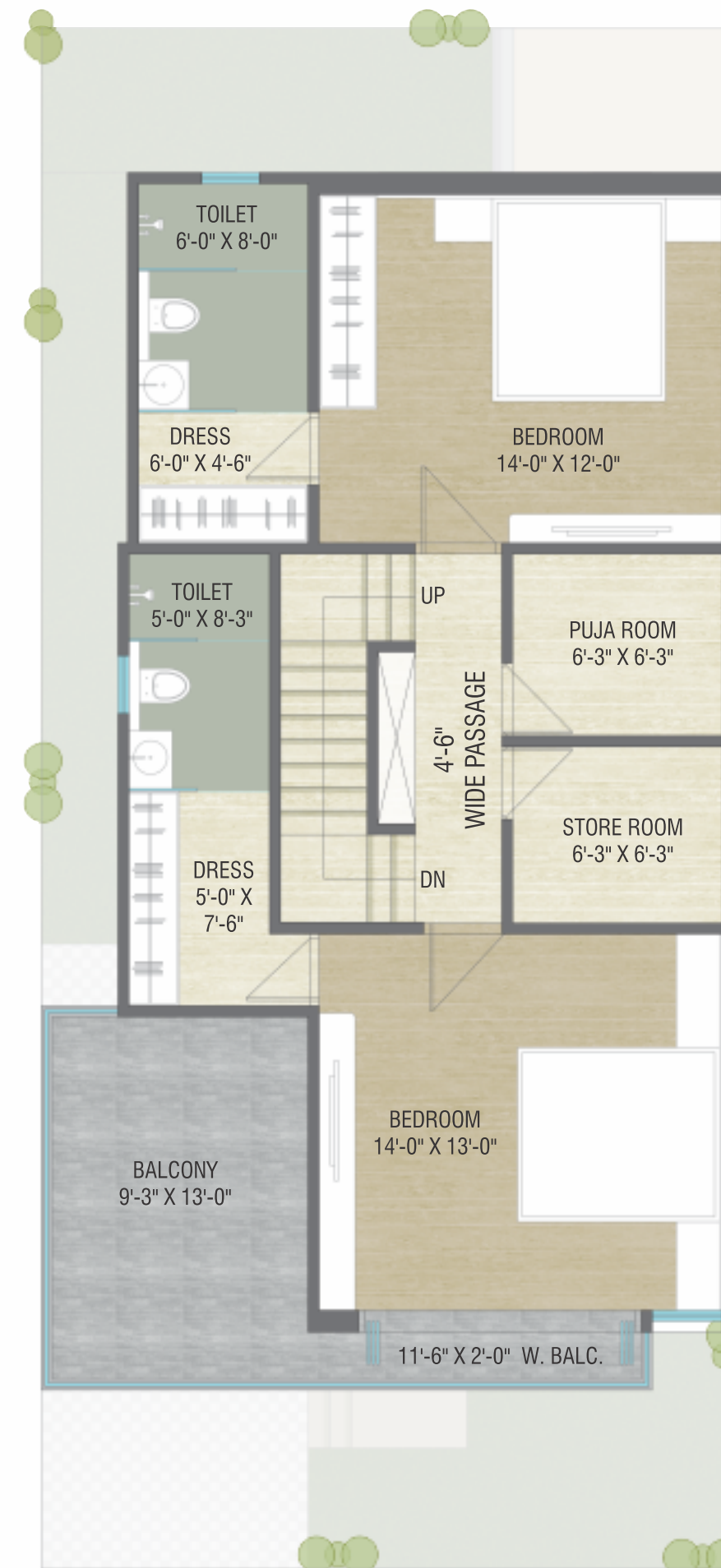
#### GROUND FLOOR

BUILT UP : 755 SQ.FT.  
CARPET : 690 SQ.FT.



#### FIRST FLOOR

BUILT UP : 920 SQ.FT.  
CARPET : 865 SQ.FT.



#### SECOND FLOOR

BUILT UP : 415 SQ.FT.  
CARPET : 374 SQ.FT.



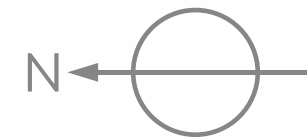


# FLOOR PLAN

## 5-B2HK BUNGALOWS

TOTAL BUILT UP: 2595.00 Sq.ft.

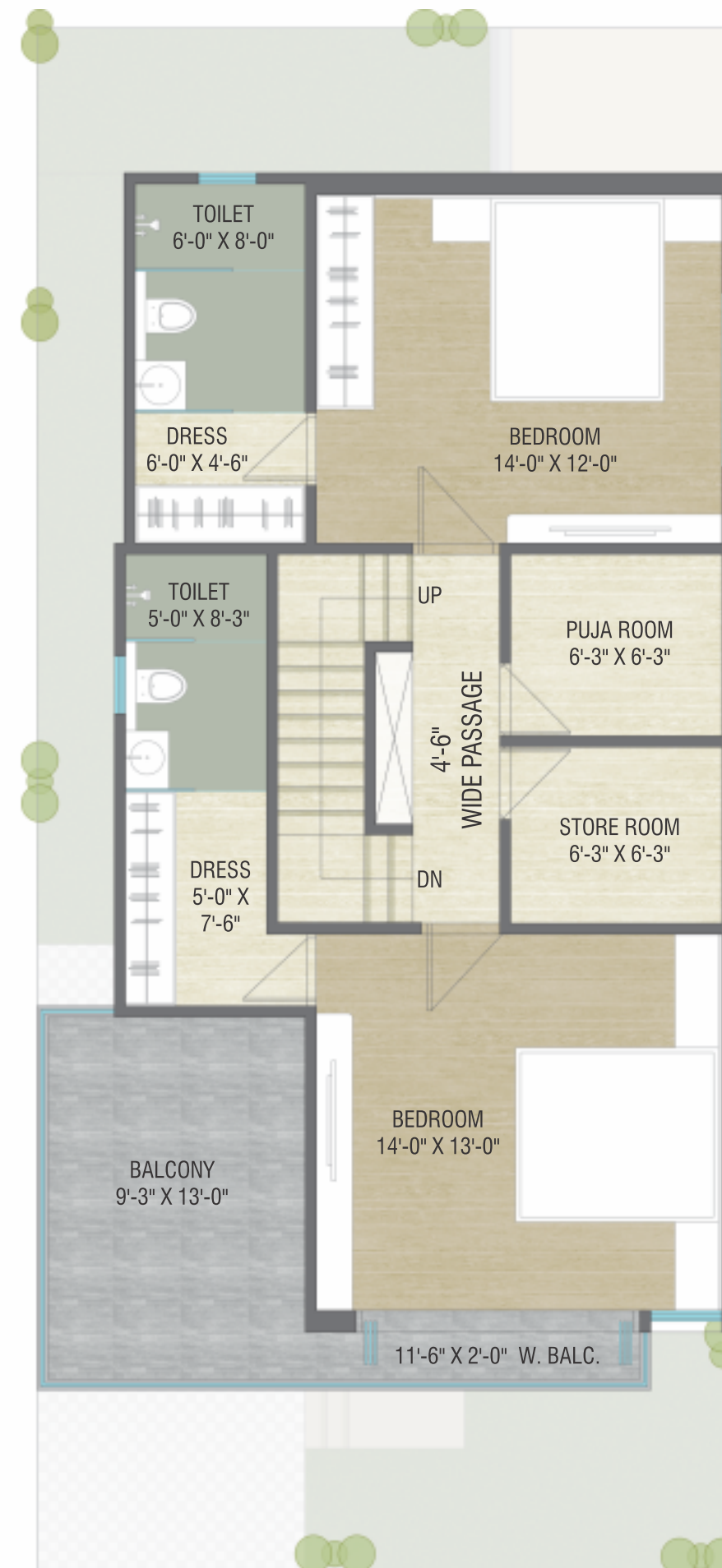
TOTAL CARPET: 2420.00 Sq.ft.



**GROUND FLOOR** BUILT UP : 755 SQ.FT. CARPET : 690 SQ.FT.



**FIRST FLOOR** BUILT UP : 920 SQ.FT. CARPET : 865 SQ.FT.



**SECOND FLOOR** BUILT UP : 920 SQ.FT. CARPET : 865 SQ.FT.





LIFESTYLE GETS  
A NEW LEASE



## AMENITIES

- Elegant Entrance Gate
- 24 x 7 Security Intercom System with Security Cabin
- CCTV Surveillance
- Club House with Roof Top Solar System
- AC Gymnasium with the latest Equipment
- Multipurpose Hall with mini Home Theater
- Wifi Zone in Club House
- Lush Green Garden with Jogging Track
- Children Play Area
- Informal Sitting
- Swimming Pool
- 9.00 mtr. Trimix Internal Road with Paved Blocks
- Designed LED Street Lights with Poles
- 24 Hours Water Supply
- Underground Cabling
- Each Bungalows 4K.W. Solar System





## VALUABLE AMENITIES

- Video Door Security System
- RO Water Purifier System for Health & Hygiene
- Individual Water Softener Plant with Common Bore Well
- Fire Extinguisher for Common Areas
- Anti-Termite Treatment with Porous Pipe in Each Bungalow
- Number Plates on Each Unit to Maintain Uniformity





# SPECIFICATION



### STRUCTURE:

- All RCC & Masonry work as per structural Engineer's design
- Elevation work as per Architect Design.
- Anti-termite treatment of Ground floor with Piping



### DOORS & WINDOWS:

- Attractive Entrance Door with wooden frames with standard quality safety lock
- Others are flush doors with granite frames and Both side decorative laminate,
- Fully Glazed aluminum powder coated dumat(UPVC) section windows with safety grills & mosquito nets



### FLOORING:

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



### BATHROOMS:

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



### KITCHEN:

- Granite Platform with Modern Sink & designer tiles



### 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.



### PAINT & FINISH:

- Internal : Smooth cement plaster with putty, Plastic emulsion paints
- External : Double coat plaster with acrylic paint for weather proof.



### WATER SUPPLY

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



### TERRACE:

- Open terrace finished with China Mosiac/Tiles Flooring



### SOLAR PLANT:

- Each Bungalows 4K.W. Solar system



## BRANDS WE USE

### STEEL



### CEMENT



### TILES



### BATHROOM FIXTURES & SANITARY



### PLUMBING & PIPES



### ELECTRIC



### COLOUR



### WINDOWS



## CREDITS

### A PROJECT BY



### ARCHITECT:



### STRUCTURE:



### PLUMBING AND ELECTRICAL CONSULTANT:



MODE OF PAYMENT : 10% Booking | 10% after Booking of 1 month | 20% Plinth Level | 10% G.F. Slab | 10% F.F. Slab | 10% S.F. Slab | 10% Masonary Work | 10% At Plaster | 05% At Flooring | 05% On Finishing

Terms & Conditions: • Possession will be given after one month of settlement of account. • Extra work will be executed after receipt of full advance payment • Stamp duty, Registration charge, GST tax or any New Central Govt., VMC taxes. If applicable shall have to be borne by the client. • Continuous default payments leads to cancellation • Architect/Developers shall have the rights or revise the scheme of any details, here in and any change or revision will be binding to all. • In case of delay in light connection by authority, developers will not be responsible • All dimensions are indicative and actual dimensions in each room, plot area & S.B.A might vary • Common compound wall will be as per architect's design • In case cancellation of booking, 5% of the total value of the bungalow & Payable tax will not be refunded • Any plans, specifications of information in this brochure can not form party of an offer, contract or agreement • All members shall have to essentially be the part of the society formed by the association members and shall have to abide by the society by laws. • After virtual completion of the work all the repair and the maintenance other drainage, Water, Security, Sweeper salary, electricity bill etc. shall be borne by society members • Members of society are not allowed to change elevation of Bungalows in any circumstances • This brochure shall not be treated as a legal document, it is only for the purpose information.