



Developer  
**Akshar Infratech**

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Architect :



Structure :



**Payment Mode:**

10% Booking stage- 15% Excavation stage - 15% Plinth level - 10% Ground floor slab - 10% First floor slab - 06% Second floor slab - 06% Third floor slab - 06% Fourth floor slab - 06% Fifth floor slab - 06% Sixth floor Slab - 05% Flooring - 05% Finishing.

Notes: (1) Possession will be given after one month of settlements of all accounts. (2) Extra work will be executed after receipt of full advance payment. (3) Documentation charges, Stamp duty, GST, common maintenance charge will be extra. (4) Any new central or state government taxes, if applicable shall have to be borne by the clients. (5) Continuous default payments leads to cancellation. (6) Incase of cancellation extra work (if any) will be deducted from refund amount. (7) Refund in case of cancellation will be made within 30 days from the date of booking of new client only. (8) In case of delay of water supply, light connection, drainage work by VMSS/MGVCL, developers will not be responsible. (9) Architect/ Developers shall have the right to change of rise the scheme or any details herein and any change of revision will be binding to all. (10) Any plans, specification or information in this brochure can not from part of an offer, contract or agreement. (11) Subject to Vadodara Jurisdiction.



# SAFALYA

SHOPS & SHOWROOMS  
I & 2 BHK SPLENDID APARTMENTS





## BOTH WORLDS UNITED

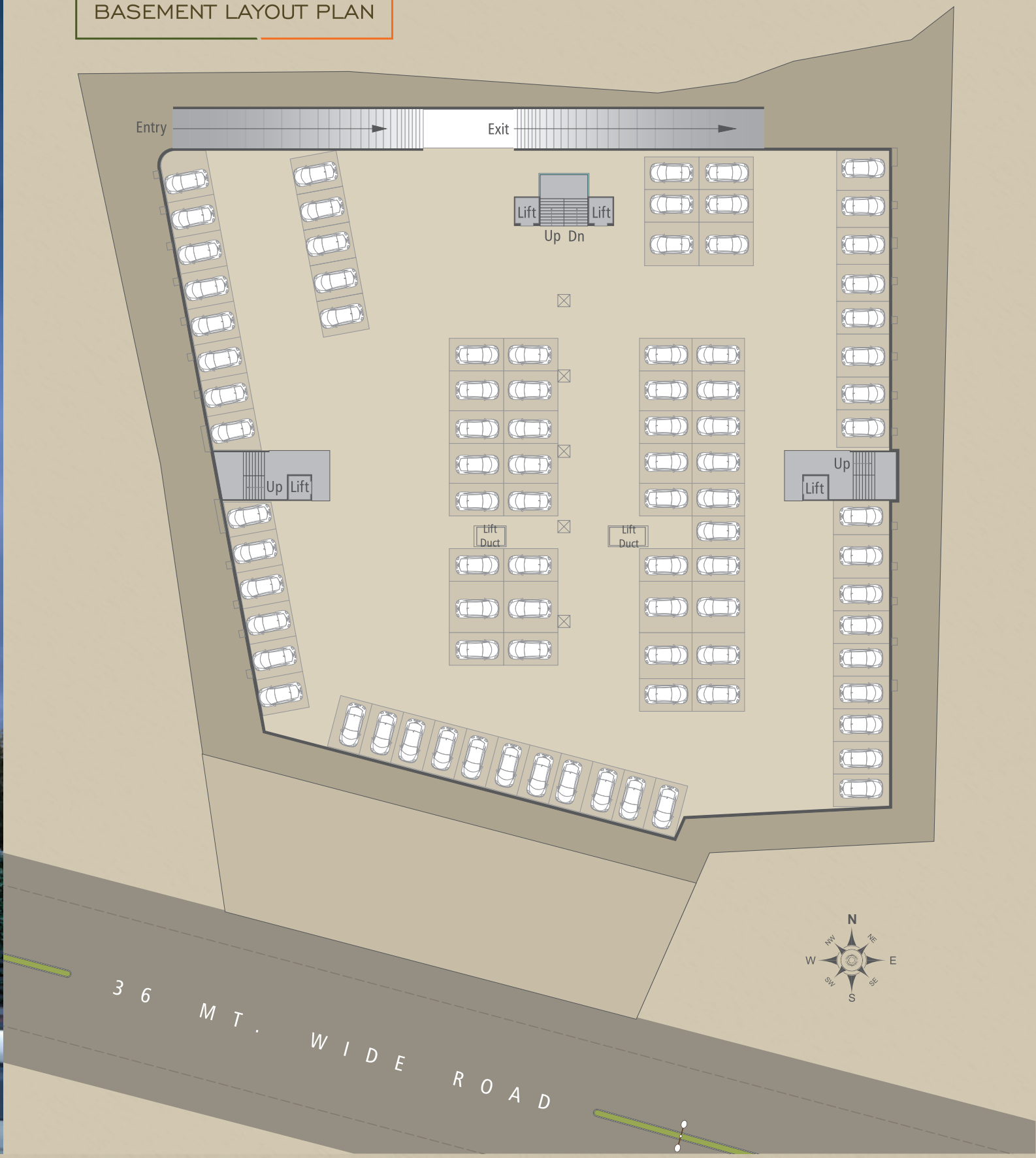
We came with a project that changes your mindset of habitation. You will get tremendous apartments and organised shops for your business.

The establishment of this project for those who strive for time management and want to live a life like an independent.





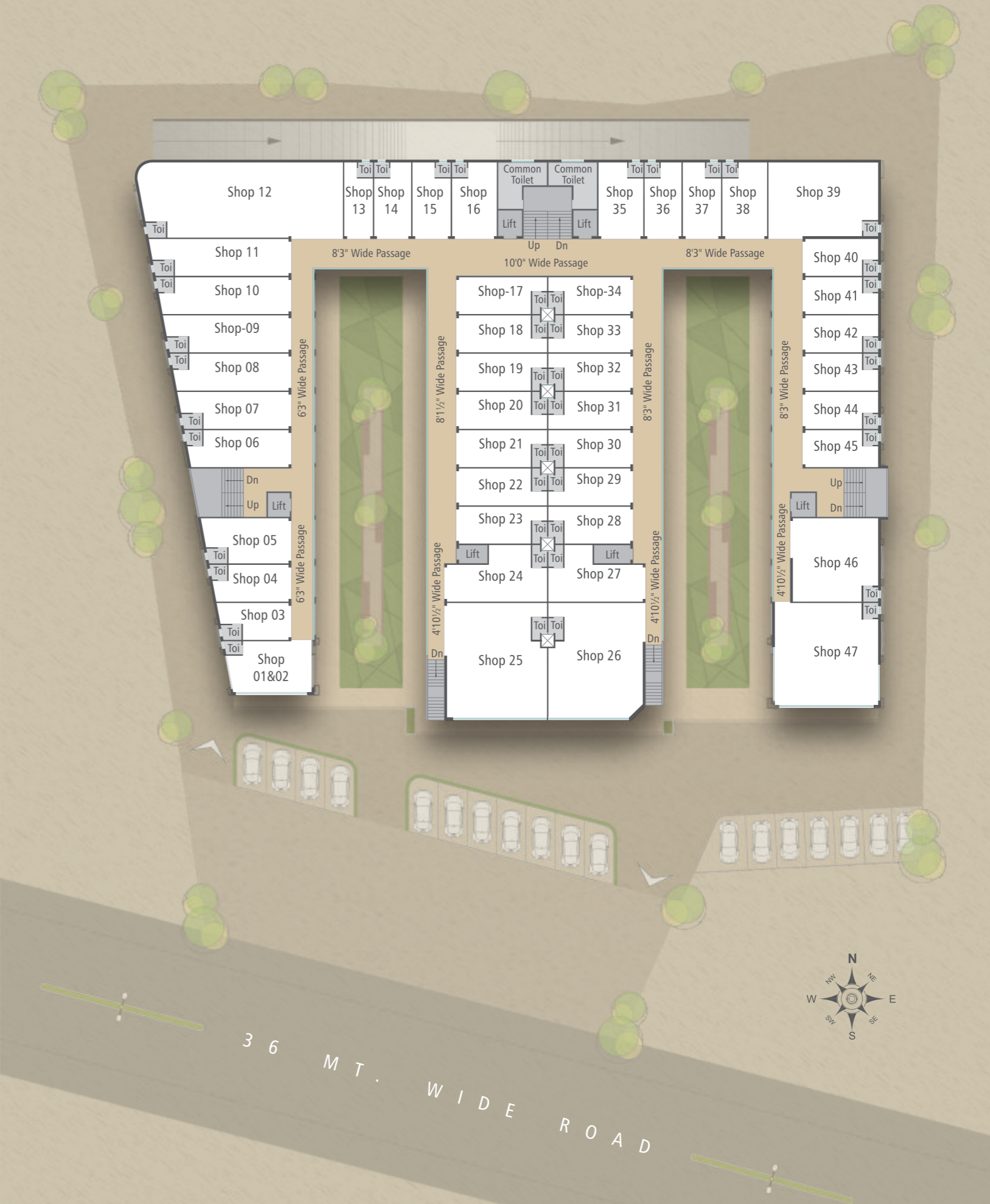
### BASEMENT LAYOUT PLAN





**GROUND FLOOR LAYOUT**

NO.	SIZE	C.A.
01	12'9"x14'6"	188
02	9'1½"x14'6"	132
03	25'7½"x10'0"	256
04	27'6"x10'0"	275
05	29'9"x12'3"	364
06	34'6"x10'0"	343
07	36'3"x10'0"	363
08	38'3"x10'0"	382
09	40'1½"x10'0"	401
10	42'1½"x10'0"	420
11	44'0"x10'0"	440
12	54'6"x20'4½"	1111
13	7'9"x20'9"	161
14	10'0"x20'9"	207
15	10'4½"x20'9"	215
16	12'1½"x20'9"	252
17	32'9"x10'0"	324
18	32'9"x10'0"	324
19	32'9"x10'0"	324
20	32'9"x10'0"	324
21	32'9"x10'0"	324
22	32'9"x10'0"	324
23	32'9"x10'0"	324
24	32'9"x15'4½"	408
25	32'9"x10'0"	324
26	13'4½"x21'4½"	304
27	13'4½"x21'4½"	282
28	12'7½"x21'4½"	266
29	12'7½"x21'4½"	265
30	31'3"x10'0"	307
31	31'3"x15'4½"	373
32	31'3"x10'0"	309
33	31'3"x10'0"	309
34	31'3"x10'0"	309
35	31'3"x10'0"	309
36	31'3"x10'0"	309
37	31'3"x10'0"	309
38	31'3"x10'0"	309
39	12'1½"x20'9"	252
40	10'0"x20'9"	208
41	10'4½"x20'9"	215
42	12'1½"x20'9"	252
43	29'9"x20'0"	600
44	23'0"x10'0"	230
45	28'9"x10'0"	288
46	28'9"x10'0"	288
47	28'9"x10'0"	288
48	28'9"x10'0"	288
49	28'9"x10'0"	288
50	28'9"x12'3"	352
51	28'9"x10'0"	286
52	28'9"x10'0"	286
53	14'6"x18'0"	258
54	13'10"x18'0"	250



**FIRST & SECOND FLOOR LAYOUT**

NO.	SIZE	C.A.
1&2	22'6"x13'9"	312
03	19'4"x10'0"	193
04	21'3"x10'0"	213
05	23'4½"x12'3"	287
06	28'1½"x10'0"	281
07	30'0"x10'0"	300
08	32'0"x10'0"	320
09	33'10½"x10'0"	339
10	35'10½"x10'0"	358
11	37'9"x10'0"	378
12	54'6"x20'4½"	1114
13	7'9"x20'9"	161
14	10'0"x20'9"	208
15	10'4"x20'9"	216
16	12'1½"x20'9"	252
17	24'7½"x10'0"	243
18	24'7½"x10'0"	243
19	24'7½"x10'0"	243
20	24'7½"x10'0"	243
21	24'7½"x10'0"	243
22	24'7½"x10'0"	243
23	24'7½"x10'0"	243
24	27'10½"x15'4½"	360
25	27'1½"x31'0"	843
26	25'7½"x31'0"	788
27	26'4½"x15'4½"	325
28	23'0"x10'0"	226
29	23'0"x10'0"	226
30	23'0"x10'0"	226
31	23'0"x10'0"	226
32	23'0"x10'0"	226
33	23'0"x10'0"	226
34	23'0"x10'0"	226
35	12'1½"x20'9"	252
36	10'0"x20'9"	208
37	10'4½"x20'9"	215
38	12'1½"x20'9"	252
39	29'9"x20'0"	602
40	20'6"x10'0"	205
41	20'6"x10'0"	205
42	20'6"x10'0"	205
43	20'6"x10'0"	205
44	20'6"x10'0"	205
45	20'6"x10'0"	205
46	23'1½"x22'7½"	530
47	28'0"x27'7½"	775



## SHOPS SPECIFICATIONS & FACILITIES

### Structure and Wall Construction

- Earthquake resistant RCC Frame Structure Design
- Internal and external masonry works with cement blocks
- Internal walls with putty and primer
- External walls with weather proof texture paint over double coat cured plaster
- Arrangement of Columns & Beams for maximum flexibility in Interior Planning Facade
- Exterior cladding & glazing work as per architect's design

### Doors and Windows

- Flush door with both side laminate & safety locks for offices / M.S. Rolling shutter with color for showrooms
- Powder coated aluminum sliding / glazing openable window

### Flooring and wall cladding

- Vitrified tile flooring with skirting in all units
- Passage area & staircase with premium quality vitrified Tile/Granite
- Granite or decorative wall cladding on lift wall

### Electrification

- Sufficient electric points with concealed premium quality wiring and branded modular switches
- Single Point solution for simple efficient electrification with MCB for each unit

### Water Supply

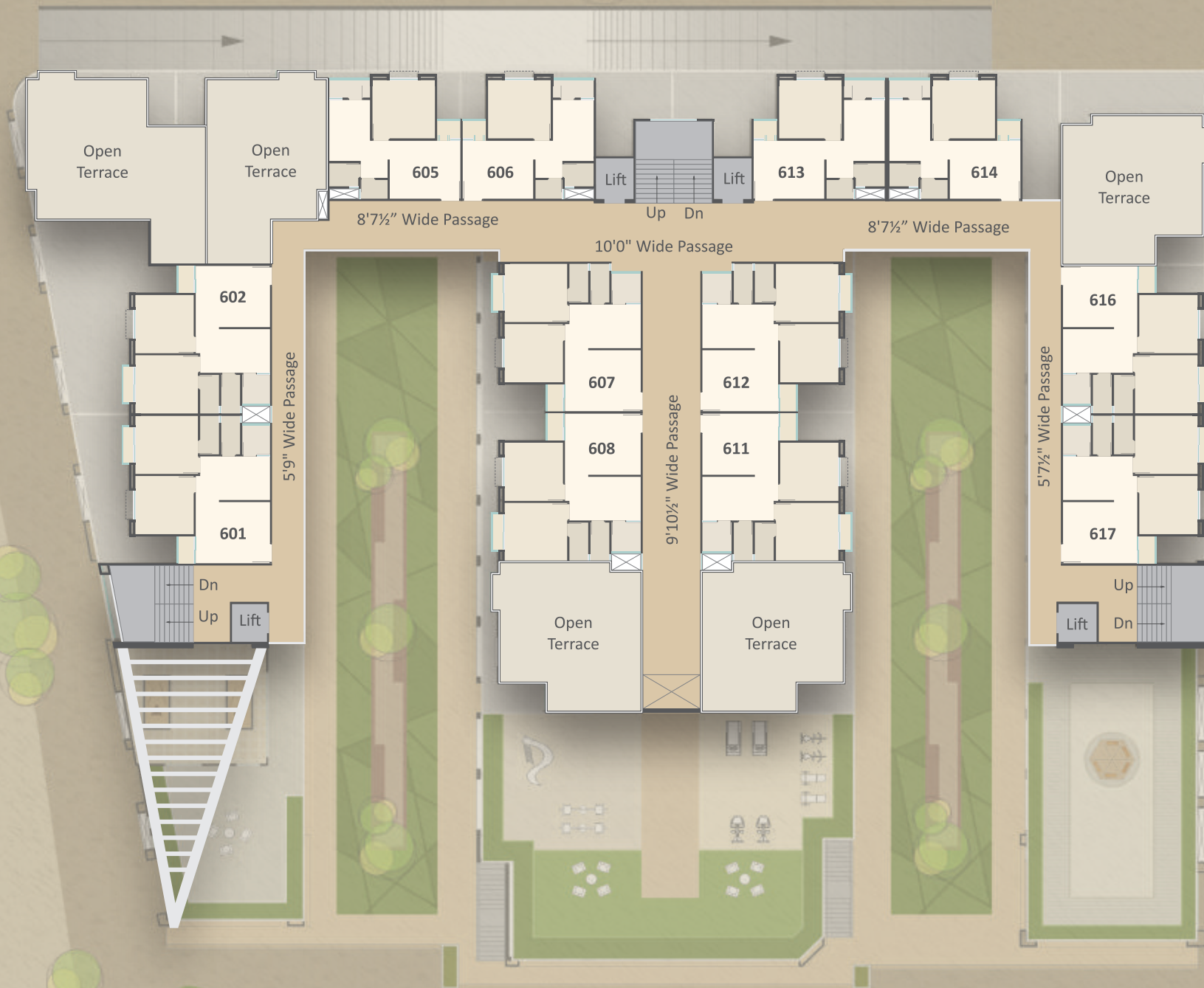
- 24 hour ground water supply through overhead and underground storage tanks

- Paved instant parking on Ground Floor area with sufficient basement parking.
- Power Back up system for all common facilities like lifts & common illumination.
- Showrooms at Ground Floor & First Floor, visible from main road.
- Provision for Telephone Lines and Television Cables for all units.
- Excellent frontage with magnificent visibility.

- Conduit AC Electrical Point to be facilitated to all units.
- Anti termite treatment to the building.
- CCTV surveillance system in common area for maximum security.
- Building is served by branded automatic elevator with contemporary interiors.
- Common Toilets on each floor.
- Heat proofing & water proofing treatment to the terrace.



3RD, 4TH & 5TH FLOOR LAYOUT



SIXTH FLOOR LAYOUT

1 BHK - TYPICAL FLOOR PLAN



Built up area : 450 sq.ft.



2 BHK - TYPICAL FLOOR PLAN



Built up area : 570 sq.ft.





## FLATS AMENITIES



Internal road with Automated Street Light



Open Gymnasium



4 Standard Quality Passenger Elevator



Tiles Flooring in all Parking Area



Power Backup For Lift & Common Lights



Gazebo



Children's Play Area



C.C.T.V. Camera in common Area



Indoor / Outdoor Game Area



Senior Citizen Sitings

## FLATS SPECIFICATIONS

### STRUCTURE

Earthquake resistant RCC frame structure & masonry work with cement block as per architects design. Compound wall around entire campus.

### FLOORING

Vitrified tiles flooring in all rooms. Black Granite kitchen platform with SS Sink & Glazed tile up to lintel level.

### PLUMBING

Hot and Cold Plumbing with Shower & Geyser Point in Bathrooms.

### DOORS

Decorative main door and all other flush doors with frame.

### WINDOWS

Fully glazed anodized Aluminum windows with safety grill.

### WATER

24 hour uninterrupted water supply through Underground and over head water tank.

### FINISHING

Inside : Smooth plaster with white cement putty finish.  
Outside : Sand face plaster with Exterior paints.

### RO WATER

RO water purifier system to each unit for pure water.

### ELECTRIFICATION

Concealed copper wiring of approved quality with TV. & Refrigerator point.