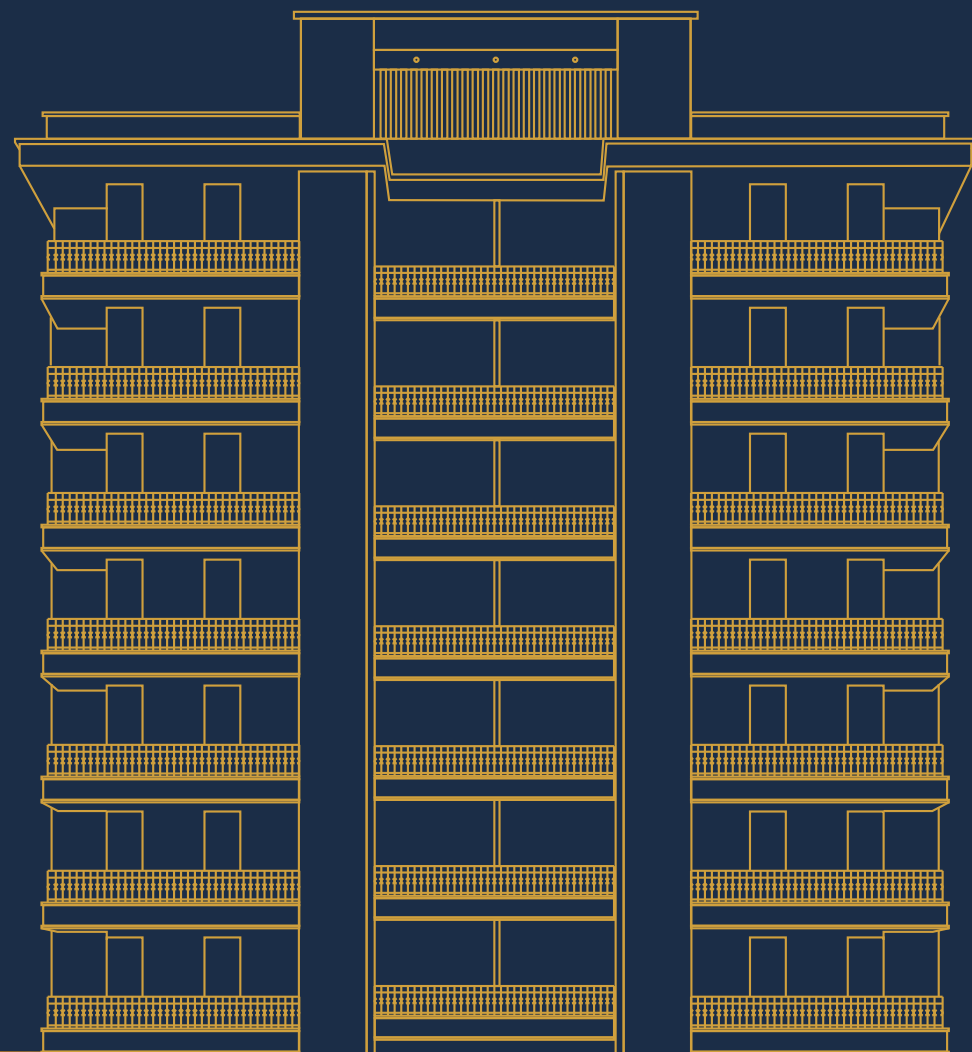




3 BHK PREMIUM APARTMENTS

Express Your Individuality at  
**SOMNATH HERITAGE**



A Perfect Abode  
For Your Family!

Somnath Heritage is envisioned to create a perfect living space for the elite residents of Vadodara. Located in the preferred residential locality of sama savli Road, it offers great convenience to its residents of only 28 families at prime location.

conceptualized to offer a comfortable lifestyle to its residents, the 3-BHK apartments shall suit your requirements perfectly. Spaciously planned and neatly finished, these living spaces shall be sheer delight for our members.

A host of lifestyle amenities and leisure facilities add up to create blissful living with pollution free and peaceful locality. A well experienced and committed team of real estate developers ensure that your home has a good quality finish, branded fittings and fixtures, spacious and well ventilated interiors, and timely completion.



#### Safety Features

- Closed Circuit Television(CCTV)System with Surveillance Cameras at Strategic Locations in Common Parking Area
- Gated community with round the clock security
- Fire Safety

#### Energy Saving Features

- Level controllers in water tanks to avoid wastage
- Use of premium energy saving electrical and plumbing fixtures

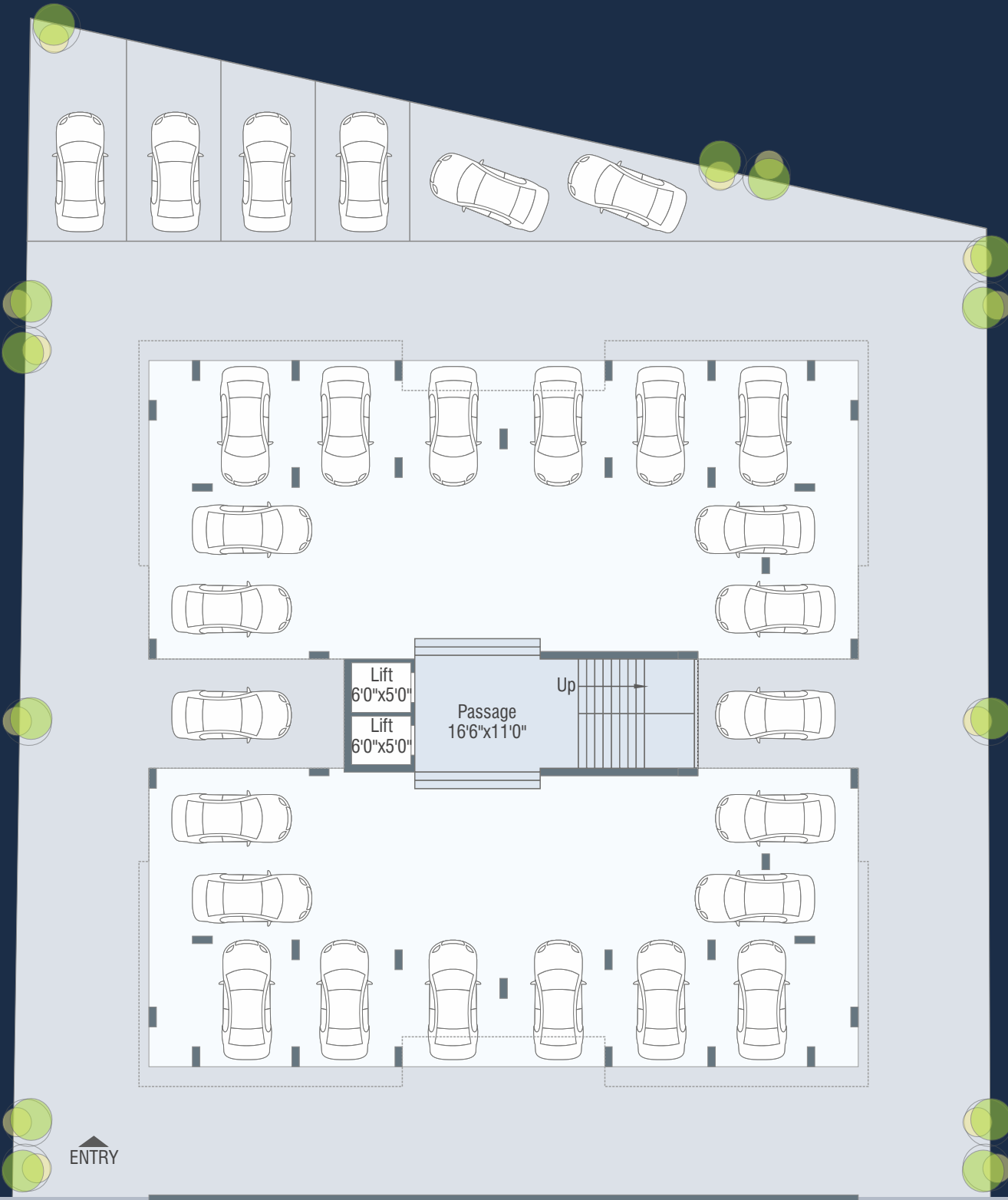
#### Salient Features

- Premium branded 2 elevators
- Power Backup (for common amenities)
- Uninterrupted water supply & Corporation Drainage
- 24 hours water supply
- Ground Level Parking

#### Designer Features

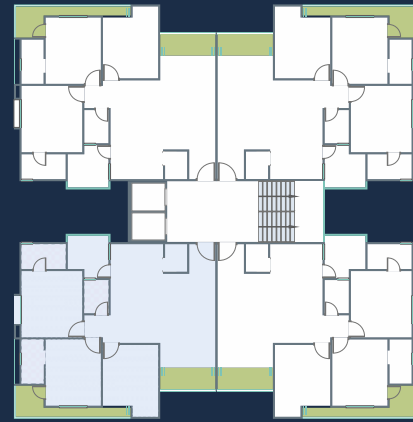
- Plush elevation with concrete Block and cement finish for a timeless look
- Terrace development with landscaping features

GROUND  
FLOOR LAYOUT



TYPICAL  
FLOOR LAYOUT  
1<sup>st</sup> - 7<sup>th</sup> Floor







## AMENITIES



MINI THEATER



AC GYM



INDOOR GAMES



INDOOR GAMES



## SPECIFICATION

### STRUCTURE:

Earthquake Resistance RCC Frame structure as per structural engineer's design.

### FLOORING:

Vitrified Flooring in Living, dining, kitchen and all the bedrooms. Parking tiles in parking Area.

### BATHROOMS & TOILETS:

Western concept designed toilets. Concealed plumbing with premium brand fittings. Geyser point in each bathroom. Anti-skid ceramic tiles flooring & wall tiles up to lintel level.

### PLUMBING:

Wall concealed CPV/UPVC plumbing fitting. Washing machine point in wash area.

### KITCHEN:

Granite platform with SS kitchen sink and designer tiles up to lintel level over the platform.

### DOOR & WINDOWS:

Decorative main door with standard safety lock and fittings. All other internal doors are flush doors with laminates and stone frame. Aluminium section windows with reflective glass.

### ELECTRIFICATION:

Concealed copper ISI Wiring and good quality modular switches with sufficient points. AC point in master bedroom with AC copper concealed. MCB in main distribution board.

### FINISHING:

Finish plaster with double coat wall putty and primer on internal walls. External double coat plaster with weather proof paint.

**TERRACE:** Heat & waterproofing treatment on terrace.





**Developers:** Rudra Developers

**SITE ADDRESS :**

Somnath Heritage, Beside Roseland Residency,  
Opp. Vrundavan Duplex, Sama Savli Road, Vadodara.

**M :** 93271 14074

**E :** rudradevelopers64@gmail.com

**Architect:**



**Structural Consultant:**  
KAMBAD ENGINEER

**Payment Terms:**

Booking 20% | Plinth 10% | Ground Slab 8% | 1st Slab 8% | 2nd Slab 8% | 3rd Slab 8% | 4th Slab 8% | 5th Slab 8% | 6th Slab 8%  
7th Slab 8% | Plaster 3% | Flooring 3%

**Notes :** (1) Possession will be given after 45 Days 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, etc will be extra. (4) Any new central or state government taxes, if applicable shall have to be borne by the client. (5) Continuous default payment leads to cancellation. (6) administrative expense of 20,000/- & the amount of 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 note 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, specifications or information in this brochure can not from part of an offer, contract or agreement. (11) 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 laws. (12) In Case of any Legal issues Vadodara Judicial Only.

RERA NO: | RERA Website: gujrera.gujarat.gov.in