



SOMNATH RIVIERA



3 BHK PREMIUM APARTMENTS



A PERFECT ABODE FOR YOUR FAMILY!

Somnath Riviera 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 because of its 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.

TYPICAL PLAN (1st to 7th FLOOR)



12 MT. WIDE ROAD

SECURITY CABIN

12 MT. WIDE ROAD

GROUND FLOOR PLAN



3BHK FLOOR PLAN



SPECIFICATION



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

FLOORING: Vitrified Flooring in Living, dining, kitchen and all the bedrooms. Paver Blocks in Parking Area.

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

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.

DOOR & WINDOWS: Decorative main door with standard safety lock and fittings. All other internal doors are flush doors with laminates and granite frame. Aluminum section windows with reflective glass.

ELECTRIFICATION: Concealed copper ISI Wiring and good quality modular switches with sufficient points. AC point in all bedrooms with AC copper concealed. MCB in main distribution board.

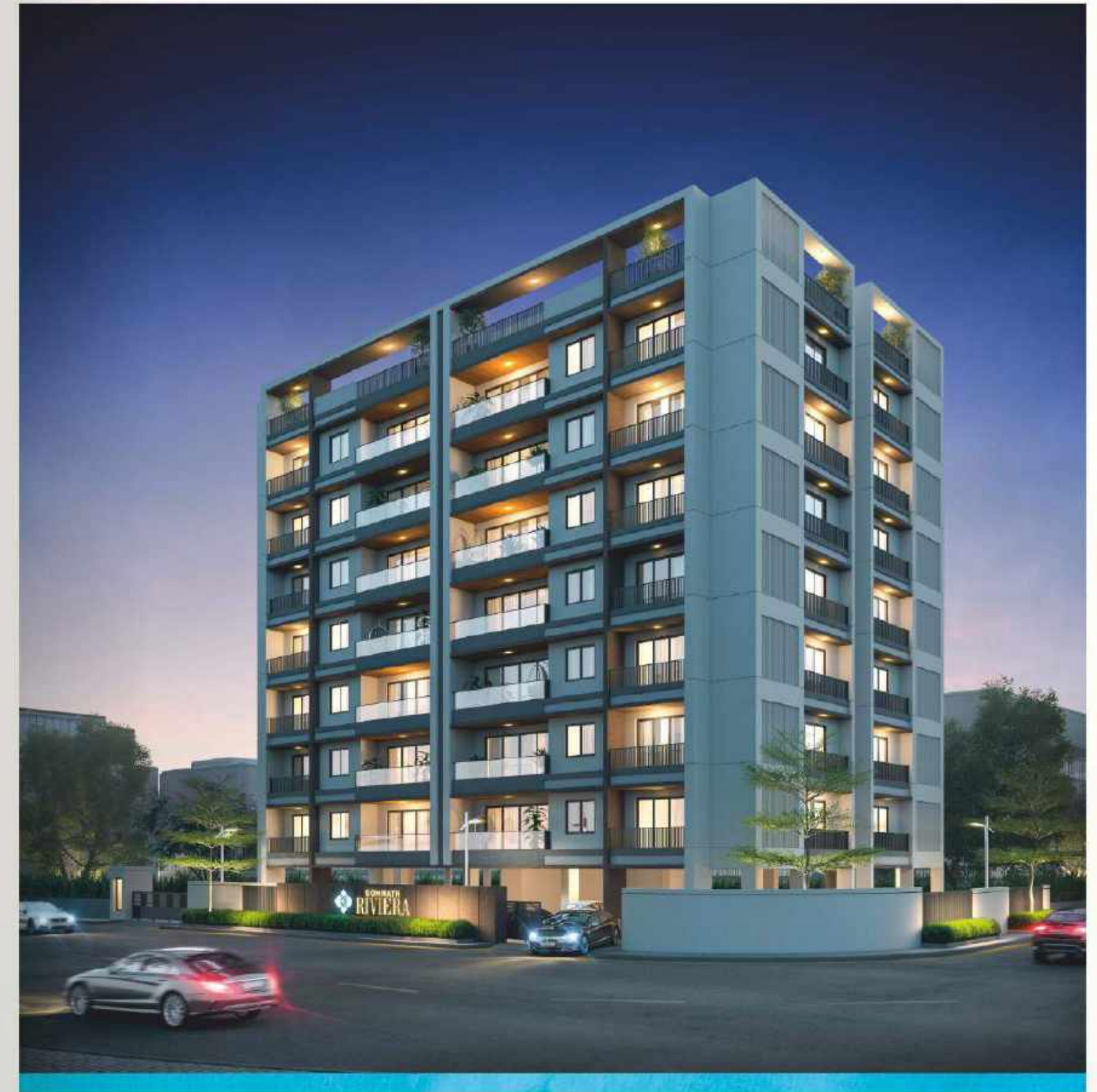
FINISHING: Finish plaster with double coat wall putty and primer on internal walls. External double coat plaster with weather proof paint.

TERRACE: Heat & waterproofing treatment on terrace.





AMENITIES  Multipurpose Hall  Terrace Landscaping  AC Gym  Indoor Games



SAFETY FEATURES

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

SALIENT FEATURES

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

ENERGY SAVING FEATURES

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

DESIGNER FEATURES

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

KEY PLAN



Developers:

Rohitsingh.G.Rajput & Jagdishbhai.G.Rajput

Site: Somnath Riviera, Besides Roseland Residency,
Opp. Vrundavan Duplex, Sama Savli Road, Vadodara.

Ph.: 93271 14074

Email: jairanchhodassociates@gmail.com

Architect: Janki Creation

Structural Consultant: Kambad Engineers

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%

RERA No: PR/GJ/VADODARA/VADODARA/Others/RAA08392/290421 **RERA Website:** gujrera.gujarat.gov.in

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, development charge 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 not be responsible, (9) Architect / Developers shall have the right to change of rise the scheme or any details hereon and any change of revision will be binding to all, (10) Any plans, specifications or information in this brochure can not form part of an offer, contract or agreement.