

#### The Team

##### S B Patel Infrastructure Pvt. Ltd.

Eshanya Homes comes from a committed, well experienced and technically competent team of developers, with high ethical standards. The quality and customer friendly attitude is well reflected in our successfully accomplished projects like Eshanya Habitat, Onyx Villa, Vaibhav Bunglow & many more...

#### Architects:

Design Era (Principal Architects: Rahul & Komal Patel)

Armed with Master's Degrees in Construction Management from the US, Rahul & Komal give a new dimension to planning at Eshanya Homes & also Eshanya Florenza. In the recent past. Using innovative planning to create individual living spaces, yet keeping the project affordable for the citizen's of Vadodara.

#### Developers:

##### S B Patel Infrastructure Pvt. Ltd.

(an ISO 9001:2008 certified company)

#### Architects:

##### Design Era

(Rahul & Komal Patel)

#### Structural Consultant:

##### Zarna Associates

A project by Darpan Group

#### Payment Terms

20 % Booking Amount

20 % GF Slab

20 % FF Slab

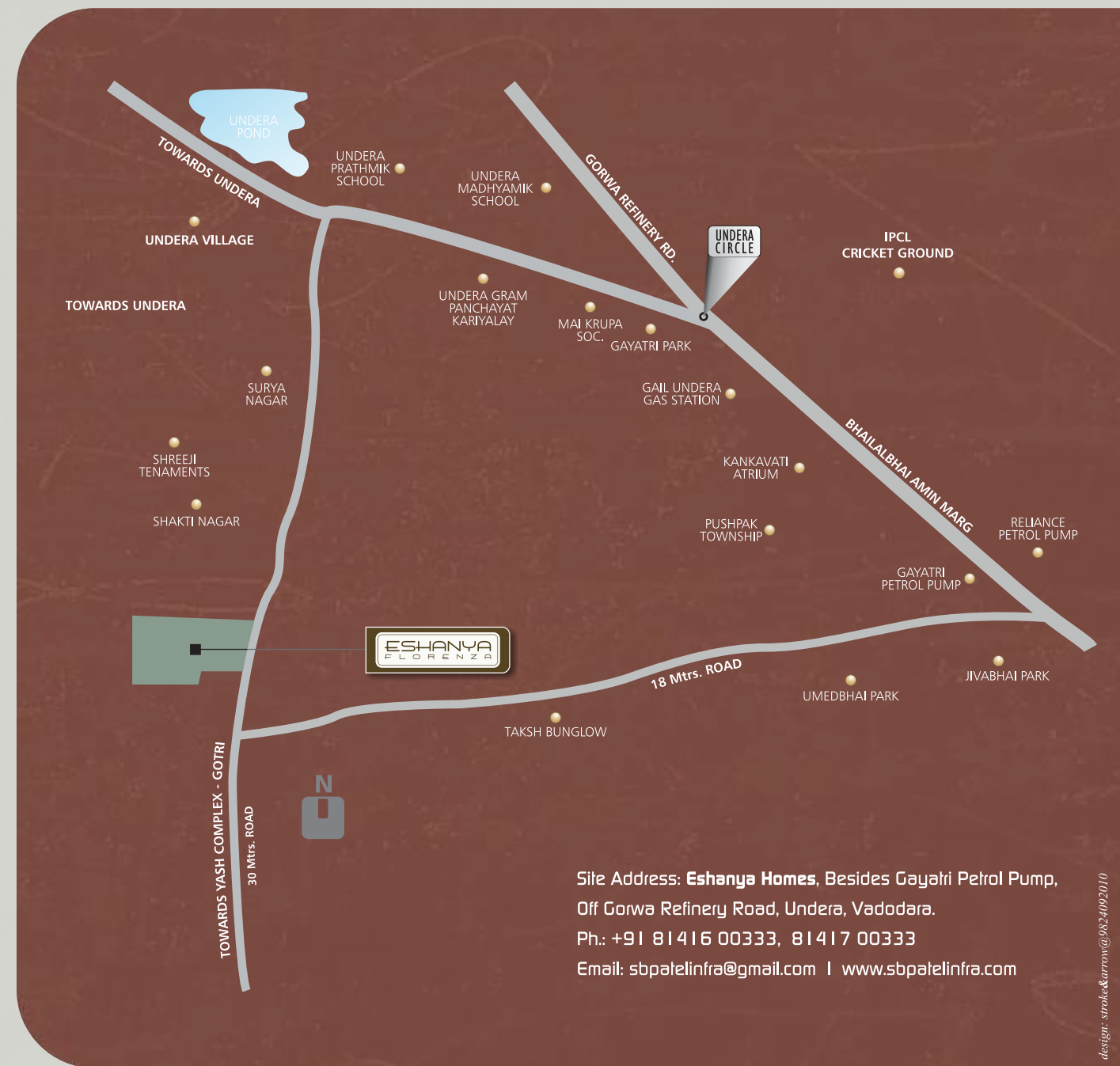
15 % Masonary Work

10 % Plaster Level

10 % Flooring

05 % Finishing Level

**Notes:** ♦ Documentation, Stamp duty, all Municipal taxes, Development, VAT, Meter charges and Service tax will be separate. ♦ Maintenance deposit will be extra. ♦ Architect and Developers reserve the right to change or raise the scheme or any details herein and any change will be binding to all. ♦ Terrace rights would rest with developers. ♦ Any Additional FSI at present or in future would be availed by the developers and no member would claim any rights for the same. ♦ All dimensions given are unfinished & approximate. ♦ Any additional duty or charges levied by the central or state government/ local authorities during the completion of the scheme will be borne by the purchaser. ♦ Extra work shall be executed after receipt of full payment of the same in advance. ♦ Default payments lead to cancellation. In case of cancellation, refund will be made after 30 days from date of booking of new client. Administrative expenses of Rs. 20,000 shall be deducted. ♦ Possession shall be given one month after the settlement of all accounts. ♦ This brochure is for information purpose and is not a legal document. Any plans, specifications or information in this brochure can not form part of an offer or agreement.



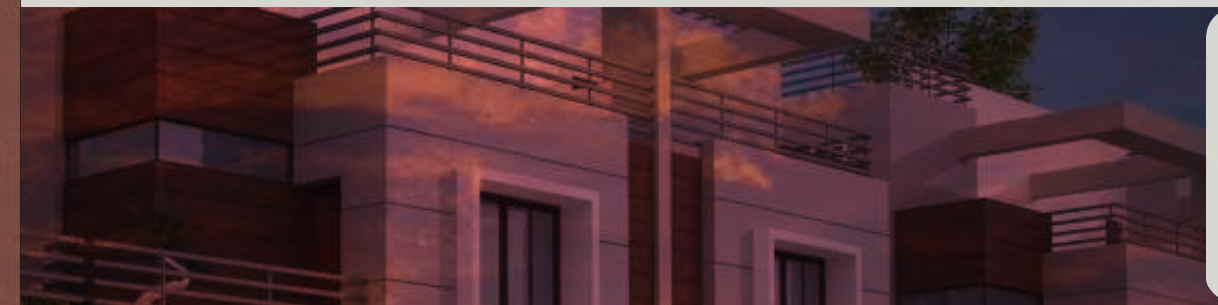
Site Address: **Eshanya Homes**, Besides Gayatri Petrol Pump,

Off Gorwa Refinery Road, Undera, Vadodara.

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**Eshanya**  
*Homes*

4 BHK Bungalows







Nestled off the Gorwa Refinery Road at Undera, surrounded by greenery & fast development of housing options lies Eshanya Homes. A gated community of luxury 4-BHK bungalows with landscaping, leisure spaces, elegant elevation and intelligent planning.

Inspired by the modern architectural style, one that remains fresh & contemporary forever, the sprawling campus offers a picture-perfect life for its residents, away from the bustle of urban life, yet being close enough for comfort & convenience.

Life takes a new tune, as you enter into Eshanya Homes. The stress and the tiredness gives away for bliss and happiness. Where smiles are permanent, and life vibrant.

An offering from a very well experienced team of developers, who have an uncompromising attitude towards quality construction and sound urban planning. At a very attractive pricing, an investment at Eshanya Homes shall be a decision you & your family shall cherish!





# Layout Plan



A host of leisure amenities which makes life a celebration at Eshanya Homes!

## Amenities

- 1. Multipurpose Hall
- 2. Party Lawn
- 3. Jogging Track
- 4. Senior Citizen Area
- 5. Children Play Area





## SPECIAL AMENITIES

- Impressive entrance with security cabin and landscaped area
- Tree Plantation around boundary wall & internal roads
- Landscaped Garden with Clubhouse & sitting areas
- R.C.C. roads with decorative street lights
- Water Supply through Corporation & Borewell

## SPECIFICATIONS

### Structure

All RCC work & Brick masonry as per structural engineer's design.

### Wall Finish

Inside smooth plaster with primer & putty & outside double coat sandface to be cement painted.

### Flooring

Vitrified Flooring in all rooms. Terrace flooring with water proofing.

### Doors

Decorative main door with brass fittings & all internal doors will be good quality water proof flush doors.

### Windows

Fully glazed Aluminium Section windows with safety grills.

### Kitchen

Black Granite platform with SS sink. Glazed tile dado upto lintel level. Granite service platform.

### Toilets

Ceramic tiles flooring & decorative glazed tile dado upto door top.

### Plumbing

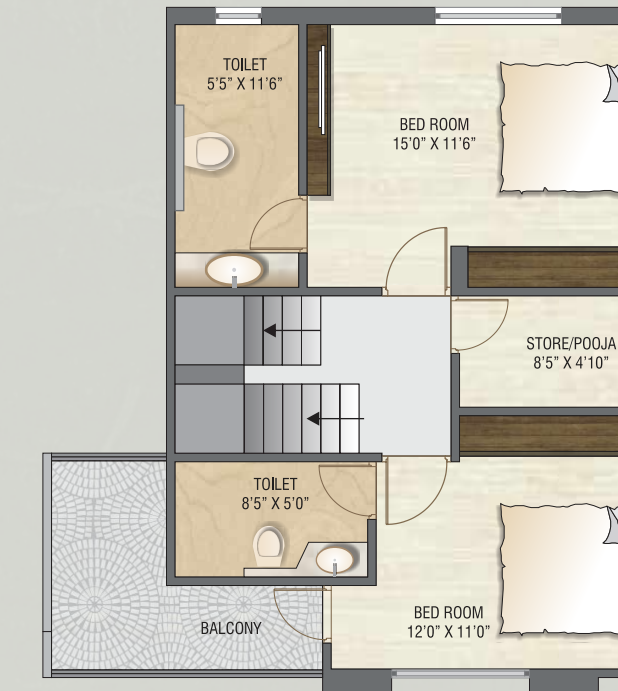
Internal plumbing (CPVC & UPVC) will be concealed with good quality CP fittings.

### Electrical

Concealed Copper ISI wiring with sufficient plug points. Geyser points in bathrooms, One TV & Two Telephone points.



Ground Plan



First Floor Plan



Second Floor Plan