



sundar one

2-3 BHK LUXURIOUS BUNGALOWS






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An elevation that spells class, an ambience that is elegant, and an investment that is affordable!

Every aspect of Sundar One has been conceived with a thought to create a unique campus. One that evokes quality, thoughtful planing, Excellent finish, a green-serene campus, and all at a very attractive price.

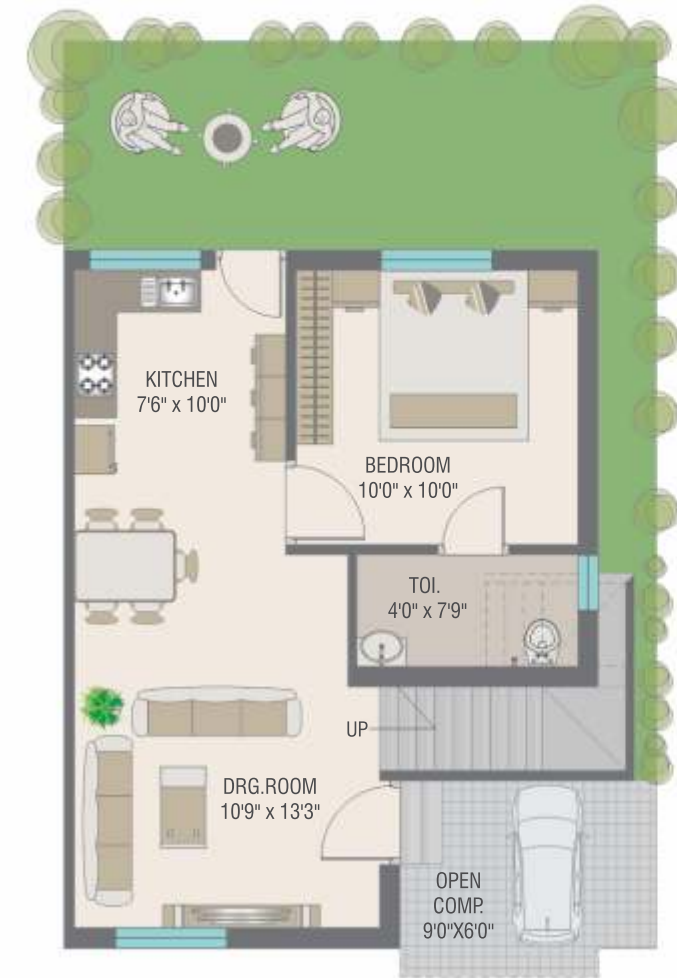
Offering spacious 2-3 BHK Duplex Bungalows, these living spaces reflect the modern lifestyle needs. Wide

roads, spacious room sizes, abundant natural light, aeration & greenery and premium club amenities ensure that your life will be nothing but magical, once you shift over to Sundar One .

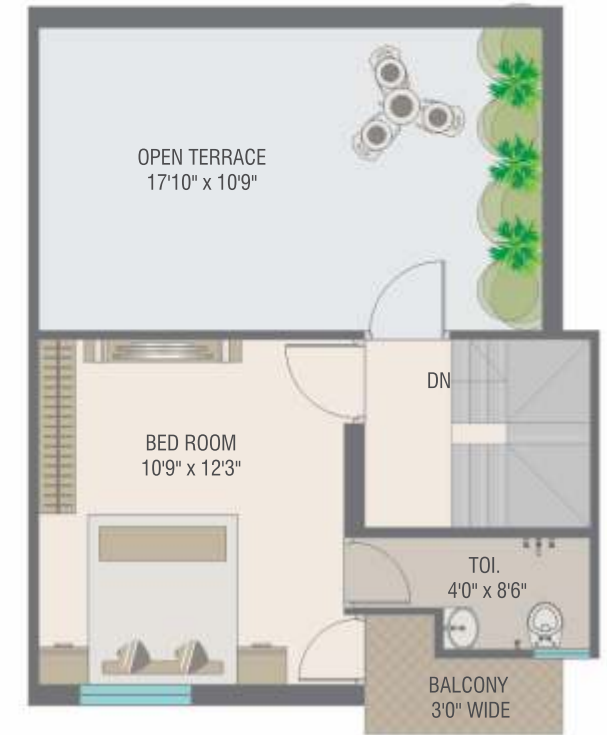
Give yourself and your family a gift that they shall cherish over a lifetime!



PLOT NO	PLOT AREA (IN SQ. FT.)
1	1013.00
2	778.00
3	770.00
4	1317.00
5 to 12	675.00
13	1341.00
14 to 21	675.00
22	1394.00
23	1472.00
24 to 39	675.00
40	1550.00
41	1571.00
42 to 47	788.00
48 to 52	727.00
53	1509.00
54	1409.00
55 to 64	675.00
65	1356.00
66	1319.00
67	730.00
68	723.00
69	715.00
70	708.00
71	700.00
72	917.00



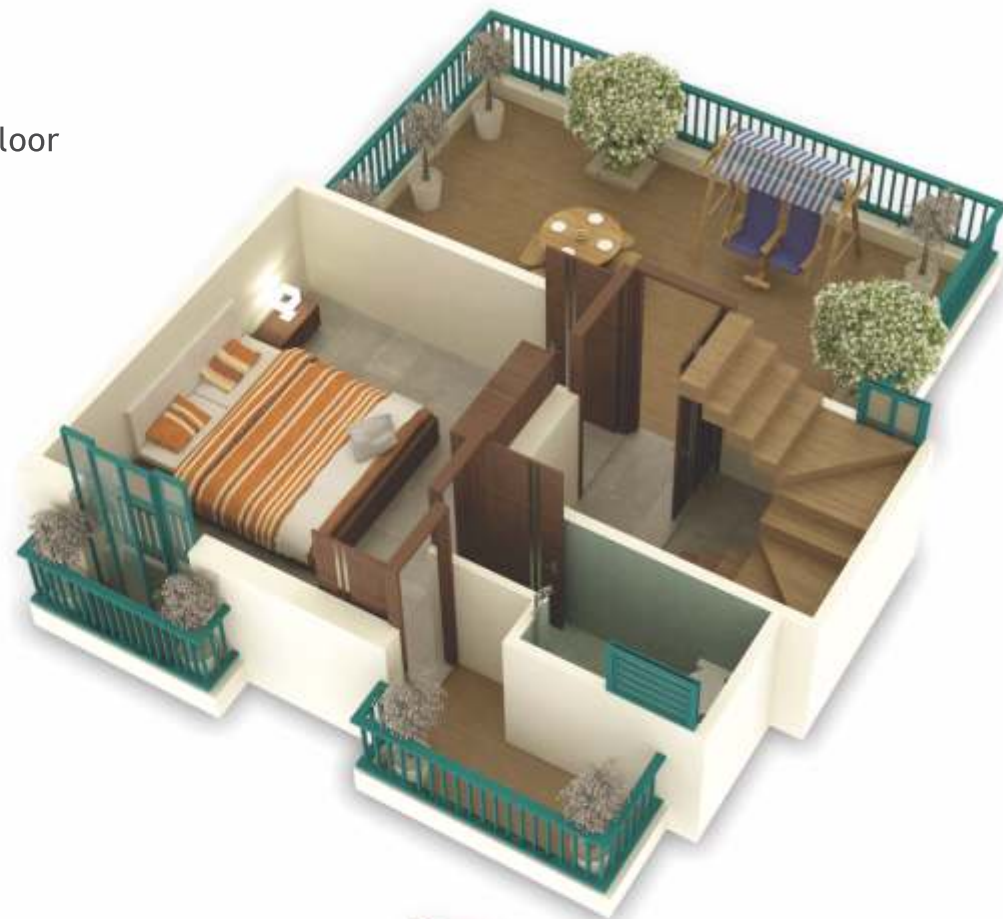
404 Sq. Ft.



274 Sq. Ft. + 186 Sq. Ft. Terrace



First Floor



Ground Floor



Amenities

- Elegant entrance gate with security cabin
- Splash Pool
- Children's Play Area
- RCC Internal Roads with Street Lights
- Landscaped garden with lifestyle Club house, Multipurpose Hall & Indoor Games Room.
- Underground cabling for a wire-free look

Specifications

Structure: RCC Frame Structure & Brick Masonry works as per structural engineer's design

Wall Finish: Inside smooth plaster with Acrylic Wall Putty & outside surface to be painted with weather-resistant paint

Flooring: Vitrified Tiles Flooring

Doors: Decorative Main & Internal doors

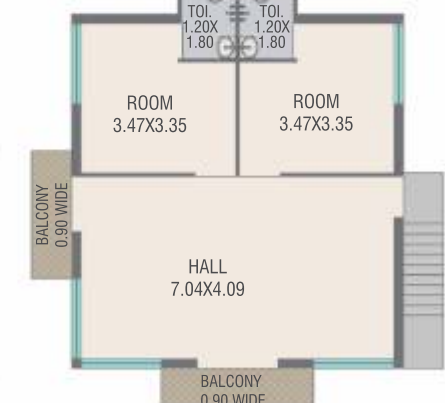
Windows: Aluminium Section Windows

Club House

Ground Floor



First Floor



Terrace: China mosaic in terrace

Kitchen: Granite kitchen platform with SS Sink, glazed tiles dado up to Lintel level

Toilets: Designer Bathrooms with Jaquar fittings & Sanitary ware, glazed tiles dado up to Lintel level

Electrification: Modular switches with Concealed copper wiring of approved quality, sufficient electrical points as per architect's plan



Developers:

Theme Infrastructure

Ph.: +91 89800 99696

Email: themeinfra@gmail.com

www.sundarone.com

Site: "SUNDAR ONE", Opp. Green Silhouette, Sundarpura,

Nr. Jambuva GEB Sub-Station, Makarpura, Vadodara.

Office: 308, Ocean, Near Center Square, Vikram Sarabhai Marg, Vadodara.

Architect: Ranjit Rajput

Structural Consultant: Ami Desai

Payment Schedule: Booking 25% | Plinth Level 15% | Slab Level 25% | Plaster 15% | Flooring 10% | Painting 05% | Possession 05%

Notes: Possession will be given after one month of settlement of all accounts. • Documentation charges, Service Tax, Municipal House Tax & common maintenance charges will be extra. • Any new Central or State Government Taxes, if applicable shall have to be borne by the members. • Extra work shall be executed after making full payment. • Continuous default payments leads to cancellation. • Architect/Developers shall have the right to change or raise the scheme or any details herein and any change or revision will be binding to all. • Refund in case of cancellation will be made within 30 days from the date of booking of new member only. Administrative expense of Rs. 20,000 & the amount of extra work (if any) will be deducted from refund amount. • In case of delay of corporation/MGVCL activity, it shall be unitedly faced. • Members are not allowed to make changes to facade and elevation. • While every reasonable care has been taken in preparing this brochure, the organizers are not responsible for any inaccuracy in this contents. All plans, information and specifications are subject to change. This brochure is not a part of a legal document.