



DEVELOPERS  
**Samarthsai Realty Pvt. Ltd.**

SAMARTHA MEADOWS,  
Near Kesar 45, Kapurai Dabhoi Road,  
Vadodara.

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Email: info@samarthsairealty.com  
website: www.samarthavadodara.com

ARCHITECT



STRUCTURAL CONSULTANT  
**Ashok Shah & Associates**



QR code for  
Location



QR code for  
Brochure



RERA Website: gujrera.gujarat.gov.in • RERA Reg. No.: PR/GJ/VADODARA/VADODARA/Others/RAA10504/270722

design: smshk&arnav@98240 92010

*Live the Good Life!*



3 BHK DELIGHTFUL BUNGALOWS

*Well Come to in Your  
Dream Home.*



### **A well crafted home is the gateway to a blissful life.**

Welcome to SAMARTHA MEADOWS, an extraordinary living experience, designed to wrap you in luxury. An elegant residential community of charming 3 BHK Bungalows that brings together every element required for a life of your dreams. Located in the emerging residential neighbourhood of Kapurai, your home will offer much more than a just roof above your head. The campus is a serene world which holds the best of urban lifestyle within its walls. From premium abodes to assured safety to modern amenities to great connectivity, SAMARTHA MEADOWS offers it all!





## Specifications



### STRUCTURE & MASONARY:

- Structure as per architect's design. Brick Masonary for External and Internal walls.



### WALL FINISH:

- Internal Single coat plaster with wall putty & primer. External double coat plaster with weather resistant paint.



### FLOORING:

- Vitrified tiles in Living, Dining, Kitchen and Bedrooms
- Anti-skid flooring in Bathrooms & Balcony



### STAIR CASE:

- Furnished with Granite / Vitrified with railing



### TOILET:

- Designer wall tiles upto lintel level as per architect's design & specifications
- Premium Brand C.P. Fittings and Sanitary vessels



### WATER & PLUMBING:

- Concealed Plumbing with CPVC & UPVC pipes
- Overhead & Under Ground Water Tank for each unit



### DOORS:

- Decorative Main door
- Internal flush doors with laminate



### WINDOWS:

- Good quality aluminum section powder coated windows with mosquito net



### KITCHEN:

- Granite kitchen platform with S.S. Sink and designer wall tiles upto lintel level



### ELECTRIFICATION:

- Branded ISI Concealed copper wiring with elegant branded modular switches



### WASH YARD:

- Wash yard with glazed tiles dado & anti-skid flooring



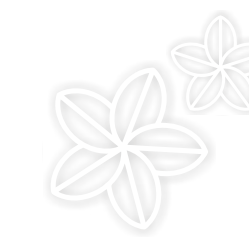
### TERRACE FINISH:

- Elegant China Mosaic finish with water proofing treatment



### ANTI-TERMITE:

- Anti-termite Treatment

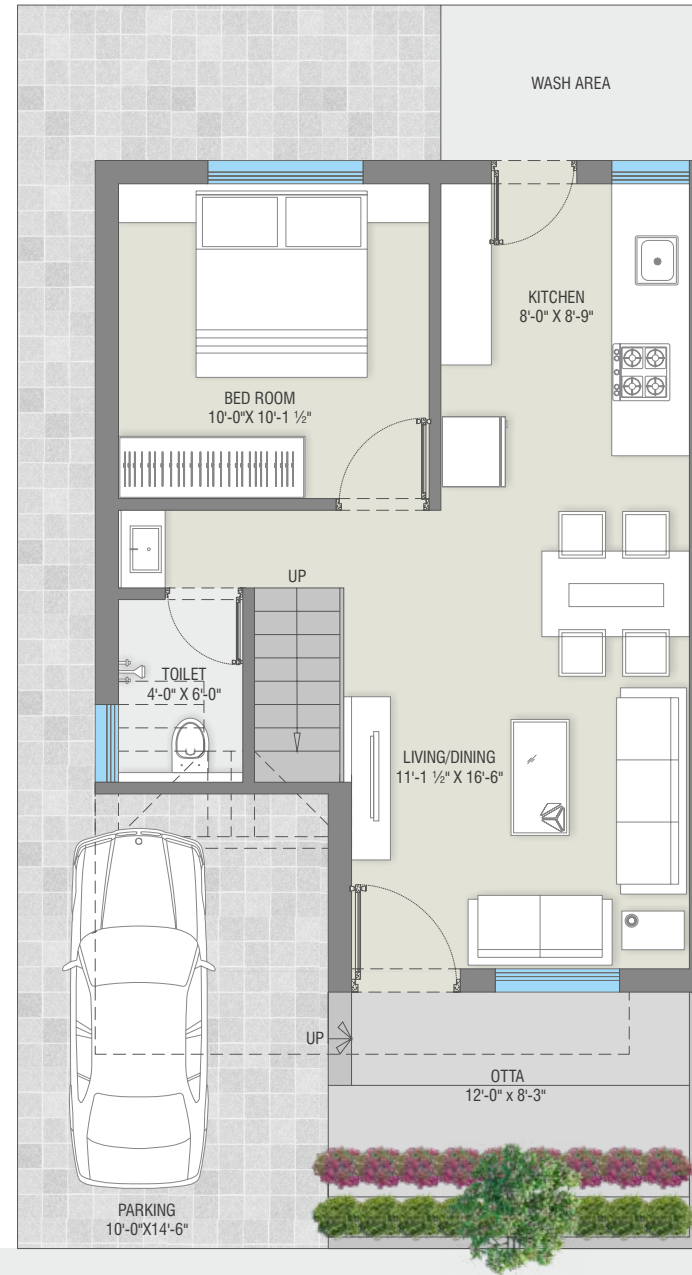
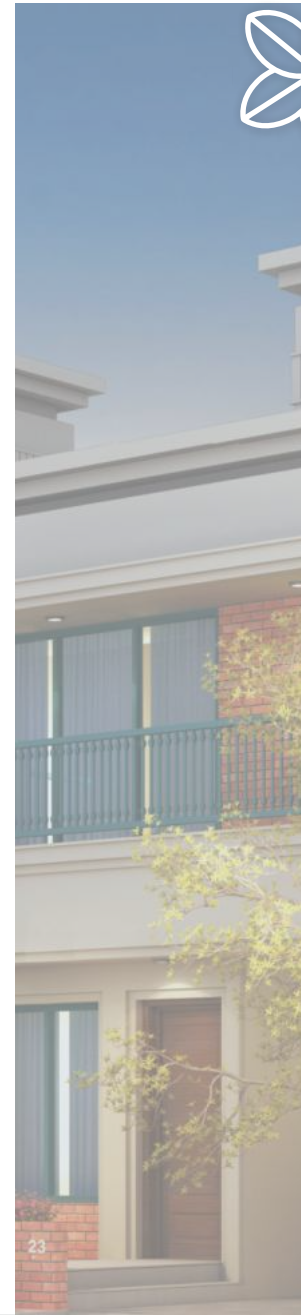




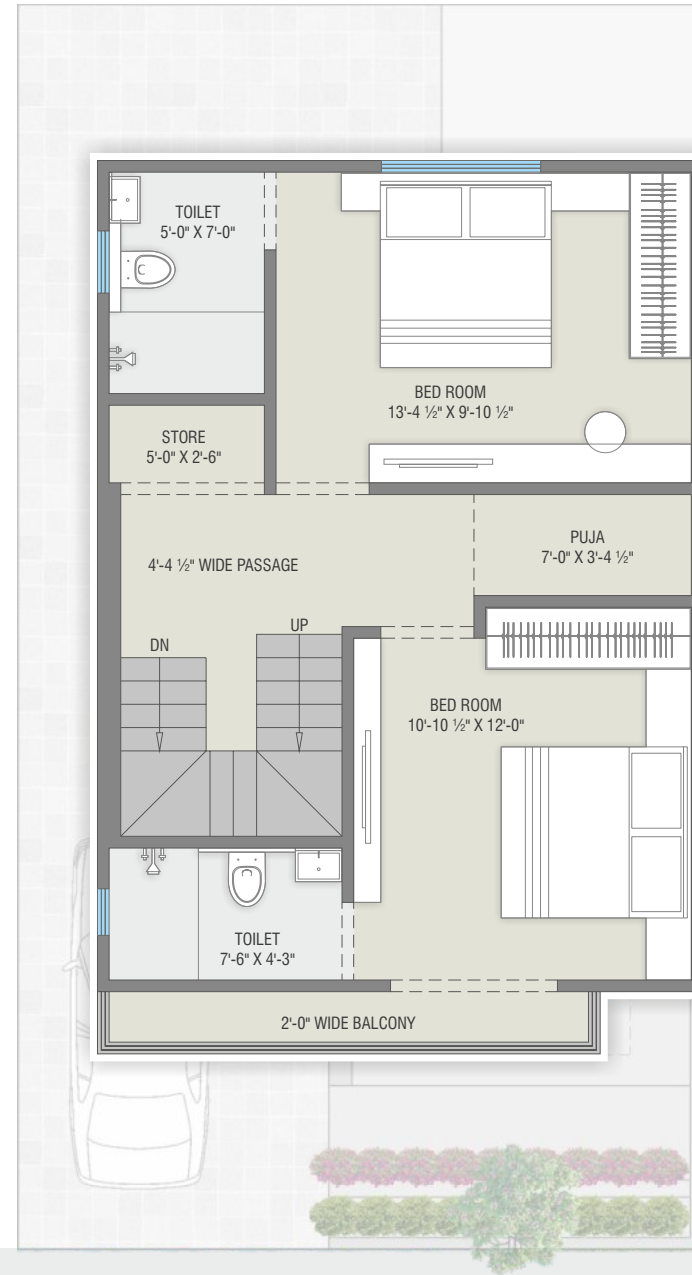
### Layout Plan

	NO	PLOT AREA	NO	PLOT AREA
TYPE A	1	1273	15	958
TYPE B	2	880	16	1380
	3	880	17	1292
	4	880	18	848
	5	880	19	848
	6	880	20	848
	7	880	21	848
	8	1516	22	1023
	9	1014	23	1100
	10	839	24	908
	11	839	25	908
	12	1073	26	908
	13	1071	27	908
	14	921	28	1032

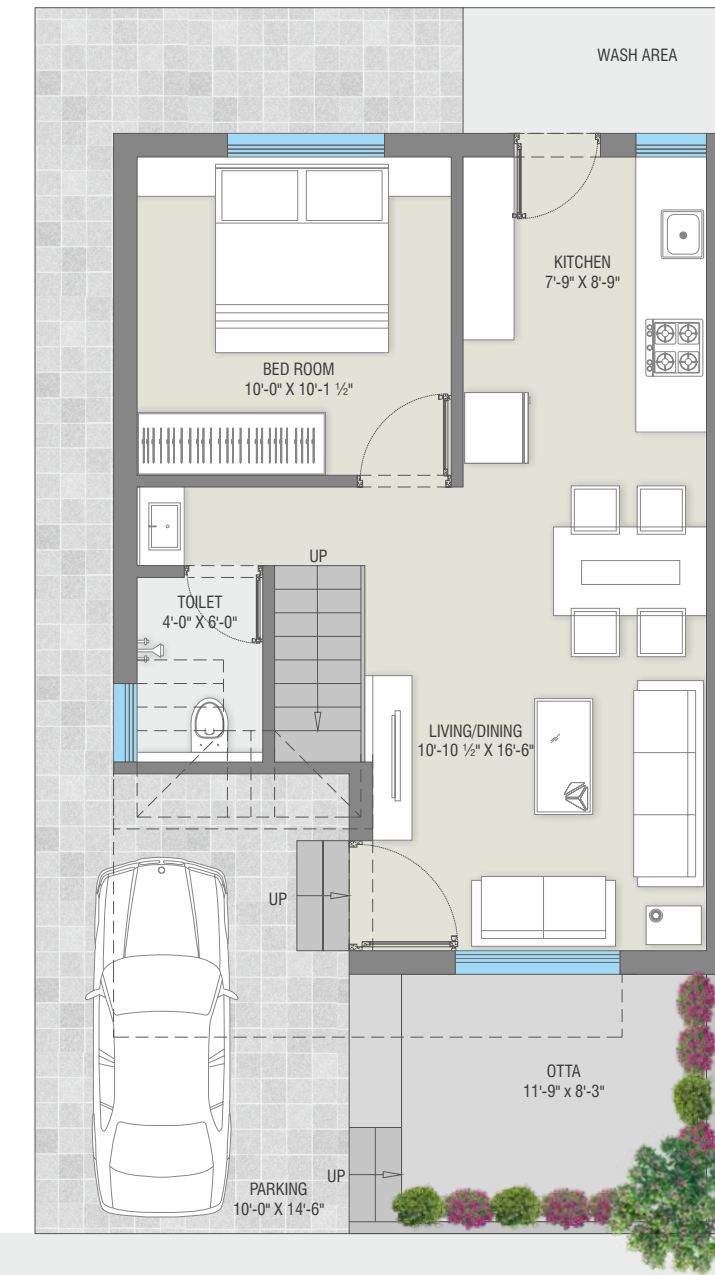
ARE IN SQ.FT.



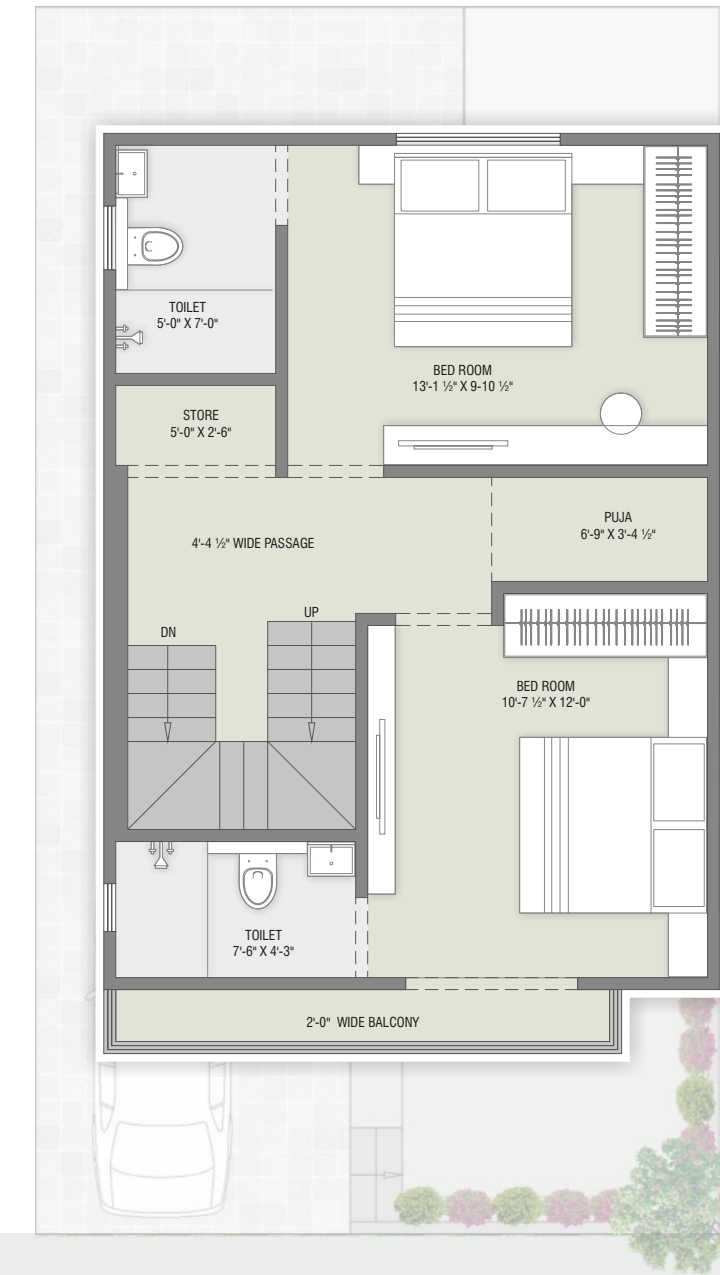
**Type-A**  
Ground Floor Plan  
Built-up Area: 1217 Sq. Ft.



First Floor Plan



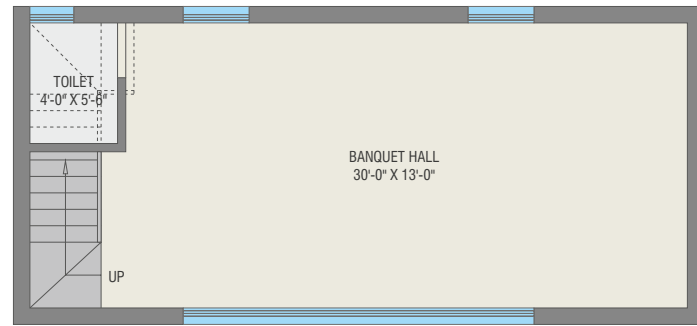
**Type-B**  
Ground Floor Plan  
Built-up Area: 1203 Sq. Ft.



First Floor Plan



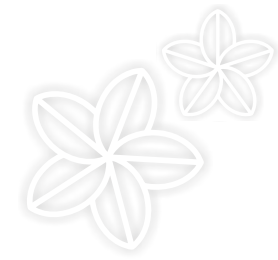
# Clubhouse



Ground Floor



First Floor



## Leisure Amenities



LANDSCAPED GARDEN



INDOOR GAMES



AC BANQUET HALL



MEDITATION/YOGA DECK



SENIOR CITIZEN'S SEATING



KID'S PLAY AREA WITH SANDPIT



LOUNGE STYLE OUTDOOR SEATING

## Value Added Amenities

Attractive Entrance gate with security cabin

24 x 7 CCTV camera surveillance

Underground cabling for cleaner look

EV Charging Point for each unit

Elegant name plate & letter box

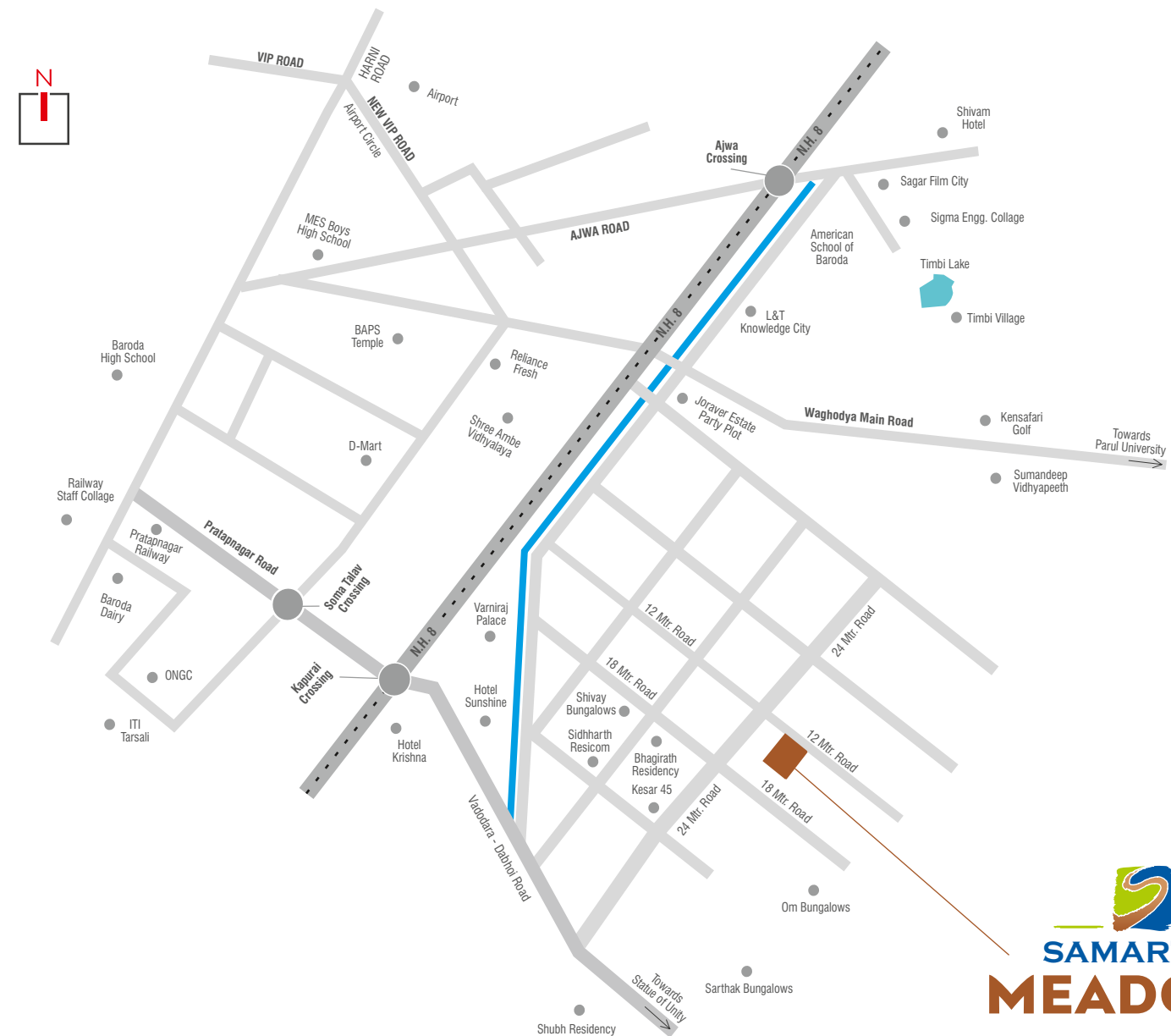
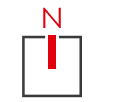
Decorative Street Lights

Tremix internal roads with decorative paving





## Key Plan



### TERMS & CONDITIONS

1. Possession will be given one month after the settlement of accounts as per the payment schedule. 2. Extra work will be executed after receipt of full payment in advance. 3. Maintenance deposit, Document charge, GST, Development charge, MGCL charges, Legal charges\* & any other charges (if applicable) should be levied separately. 4. Annual maintenance charges of the society as per the expense estimate of the year will be collected before possession. 5. Any new central or state government taxes, if applicable, will have to be borne by the client. 6. No changes or alteration will be allowed in the elevation. 7. Continuous default in payment will lead to cancellation. 8. Refund in case of cancellation (before agreement of sale), will be made after 30 days from the request for cancellation. A booking & administrative charge of Rs. 50,000 (Plus GST) will be deducted from the refund amount. 9. Refund in case of cancellation (after agreement of sale), will be as per T&C stated within the agreement of sale (Banakhat) & Booking form. 10. Developer shall not be held responsible, in case of delays in water supply, drainage & electricity by the respective authorities. 11. Developers/ Architect shall have full rights to change/ revise/ improvise any design details, which will be binding for all. 12. Any plans or information depicted in brochure, presentation book, presentation video, walk-through, 3-D model or other sales material cannot form a legal part of the sales agreement. It is only for the purpose of depiction of the project.

### PAYMENT TERMS

10% Booking | 20% After Agreement to Sale Execution | 15% Plinth Level | 10% Ground Floor Slab | 10% First Floor Slab | 05% Second Floor Slab | 10% Masonry | 10% Plaster & Flooring | 10% Sanitary, Plumbing, Electrical fittings & other finishing work