

3 BHK LUXURIOUS FLATS & PENTHOUSE

# An ode to the delightful and much loved city of Baroda.

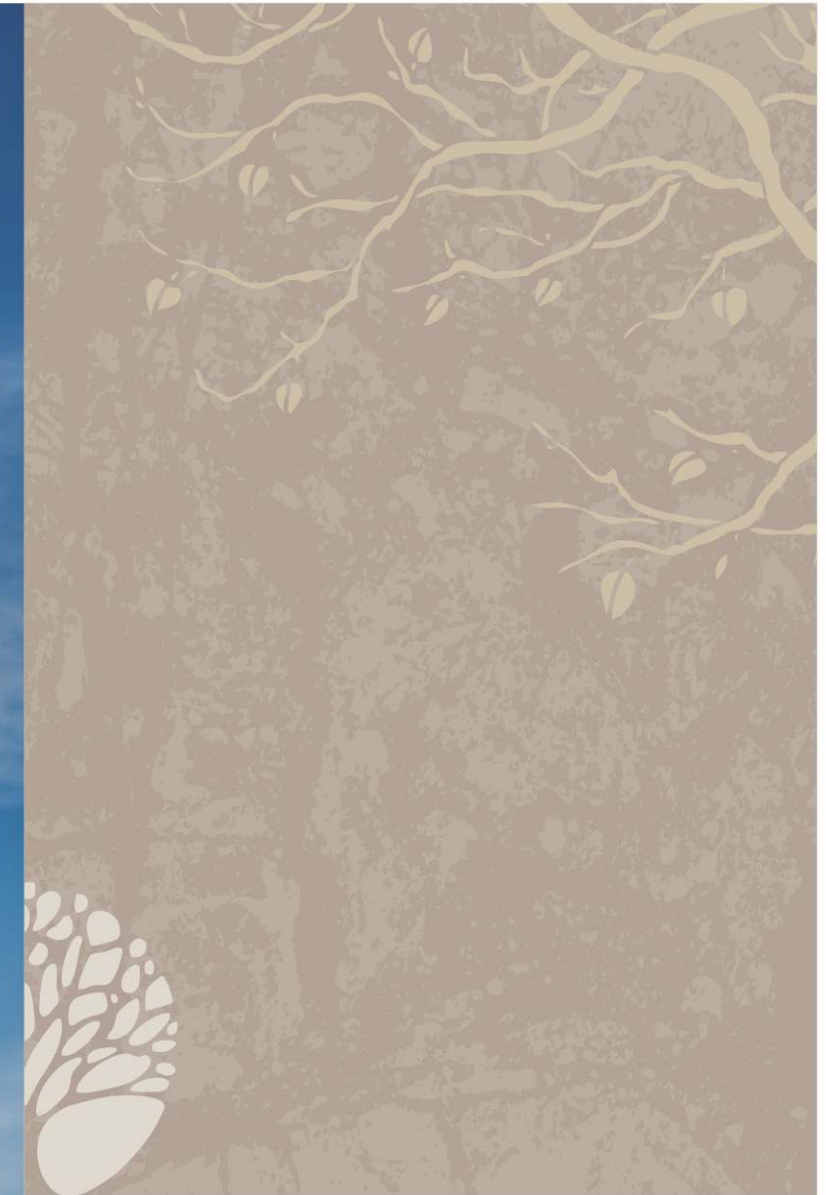
A city that is big enough to offer the best urban facilities and small enough to easy commute within. A city with renowned educational institutions, a city is often called the cultural capital of Gujarat or the 'Sanskar Nagari'. A city with a heart and soul, a city that grows on to you even if you don't belong to it in the first place. A city with a rich, educated and vibrant population, and one that offers the best quality of living.

Sai Grace is a reflection of Vadodara's quest to transform into a modern city, but firmly connected to its roots. A campus that is aesthetically designed, offering the best finish, with thoughtful planning to ensure a life full of bliss for its residents. Welcome to the good life!



An elevating experience in a living that spawns unparalleled lifestyle advantages; the luxurious finish that embraces the entire entity to exude a refined sense of design finesse.





Located in the prime surroundings of Nilamber Circle, amidst luxury commercial & residential development lies Sai Grace. The project of limited edition 3-BHK spacious Apartments & Terrace Apartments with its unbeatable location makes a winning combination. Truly a rare combination, justifying its name...indeed the grace of god!

An ode to good living, the elegant exterior elevation, coupled with an high quality interior finish and spacious planning creates a delightful living space.

Move over to your new abode, an investment that shall give you and your family a lifetime of happiness and opulent living!



## AMENITIES

- Attractive Entrance Gate
- Club House
- 24 Hours Power Back-up in Common Areas
- Standard Quality Lift with Power Backup
- Tastefully Done Decorative Entrance Lobby
- CCTV Cameras

## LEISURE AMENITIES

- Banquet Hall / Multi-purpose Hall
- AC Gym
- Indoor Games Room
- Landscaped Garden
- Splash Pool
- Children's Play Area





# TYPICAL LAYOUT PLAN | 1<sup>ST</sup> TO 7<sup>TH</sup> FLOOR

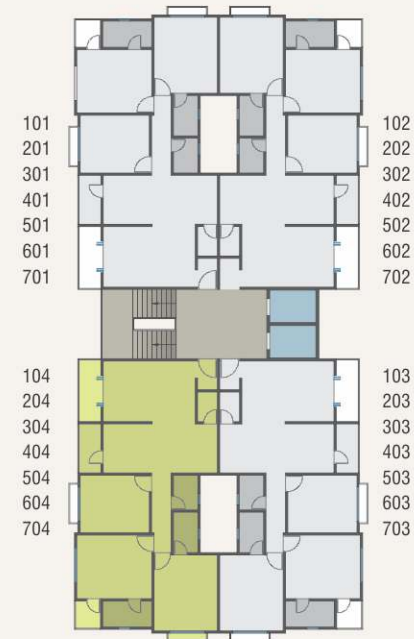
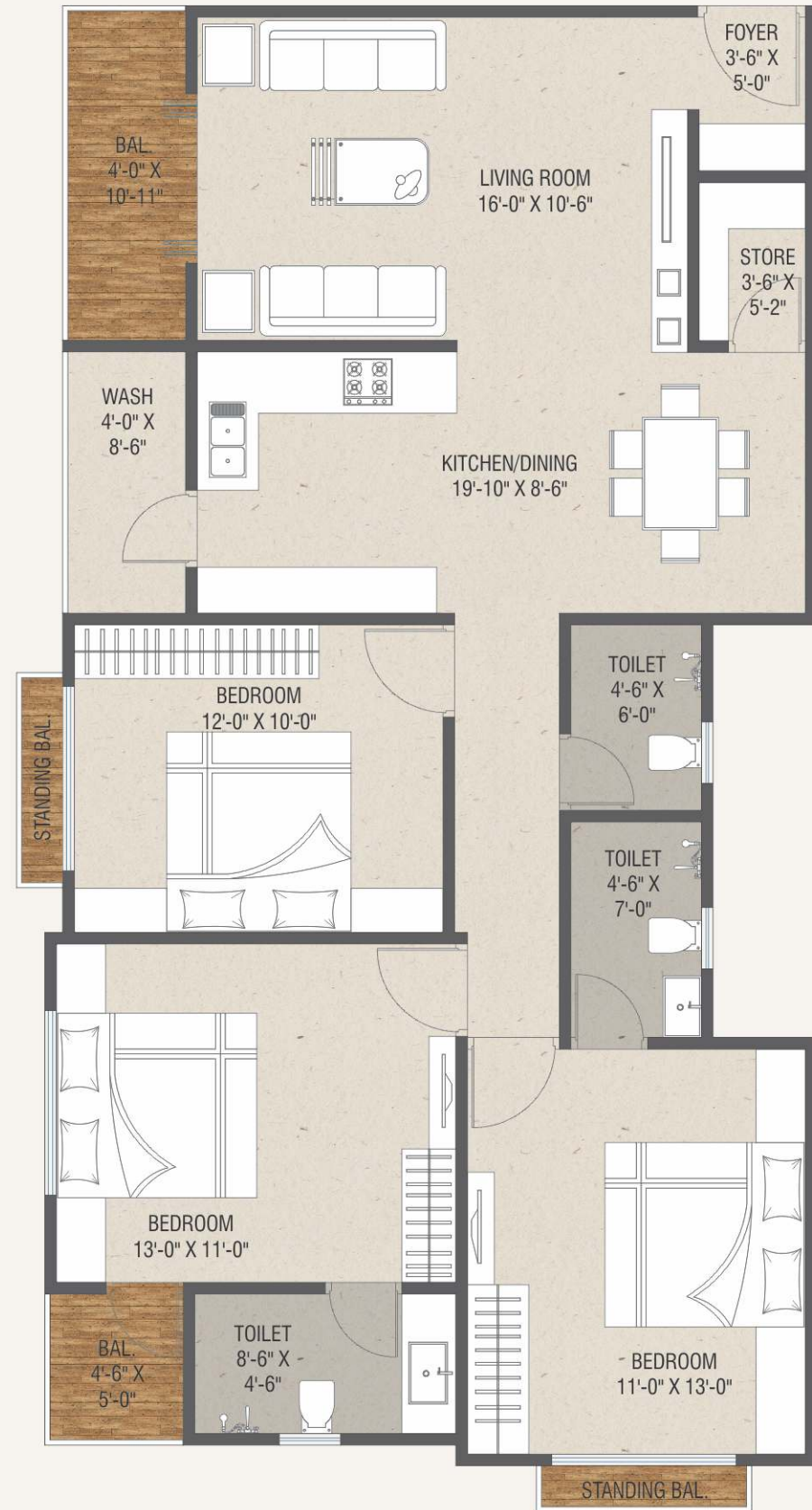


# FLOOR PLAN | 8<sup>TH</sup> FLOOR

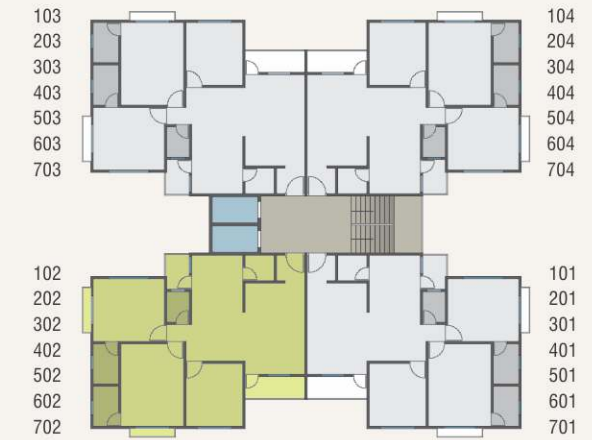
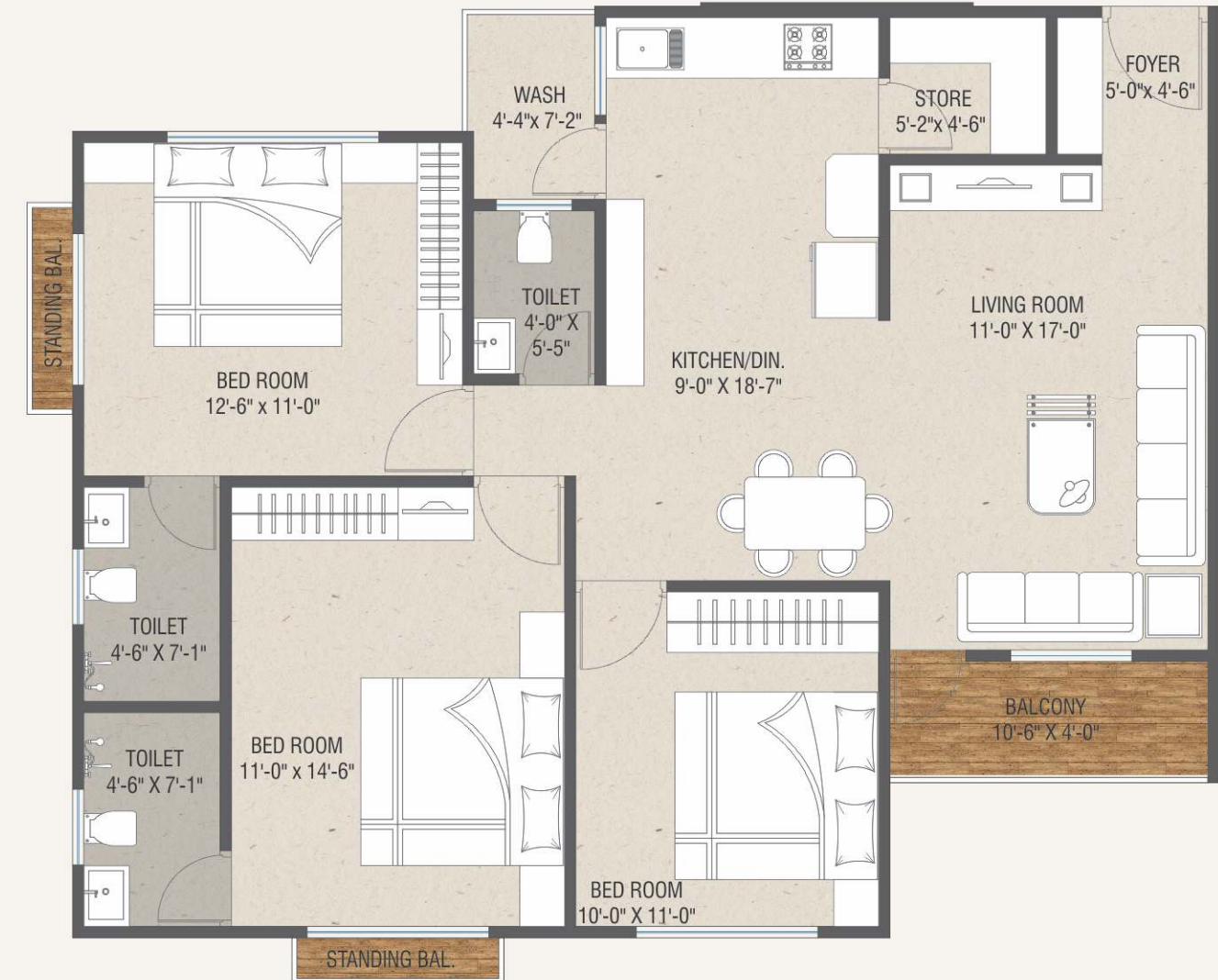




TOWER A | TYPICAL FLOOR PLAN | 1<sup>ST</sup> TO 7<sup>TH</sup> FLOOR



TOWER B | TYPICAL FLOOR PLAN | 1<sup>ST</sup> TO 7<sup>TH</sup> FLOOR





## SPECIFICATIONS

- Vitrified Tiles Flooring
- Decorative Main Door & Internal Laminated Doors
- Systematic Wall Concealed CPVC Plumbing, Good Quality Fitting & Tiles Dado up to Slab Level
- Provision for Electric Geyser in Bathroom
- Abundant Electric Point with Modular Switches
- Color Anodized Aluminium Windows with Safety Grills
- Granite Platform with C.P Fitting & S.S. Sink in Kitchen
- Internal Wall finished with Putty & Primer
- External Walls finished with Weather Proof Acrylic Paint
- Borewell & Corporation Water



### Payment Terms:

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

**Notes:** • Possession will be given after one month of settlement of all accounts. • Documentation charges, stamp duty, GST, MGVCCL connection charges, & common maintenance charges will be extra. • Any new central/state government taxes, if applicable shall have to be borne by the clients. • Extra work shall be executed only after making full payment in advance. • Continuous default in payment leads to cancellation. • In case of delay in water supply, light connection, drainage work by authority, the developers will not be responsible. • Refund in case of cancellation will be made after the booking of same unit by a new client, administrative charges of Rs. 30,000/- and the amount of extra work (if any) will be deducted from refund amount. • Terrace rights, future FSI rights will be exclusively be with the developers only. • External elevation change are strictly not allowed. • Any plans, specification or information in this brochure cannot form part of an offer, a contract or an agreement. This brochure shall not be treated as a legal document, it is only for visual depiction and information of the project.



Developers:

**UNITED INFRA**

Call: +91 95129 66611, 95129 66622

Site: SAI GRACE, Besides Shantam Square, Off Nilamber Circle,  
30 mtrs. Vasna-Dandia Bazaar Road, Vadodara.

Architect: Ruchir Sheth



DESIGN STUDIO  
architects & interiors

Structural Consultant:

Zarna Associates