



PARSHWA HIYA HARMONY



Luxurious lifestyle
within your reach

SHOPS

3 BHK PREMIUM
HOMES

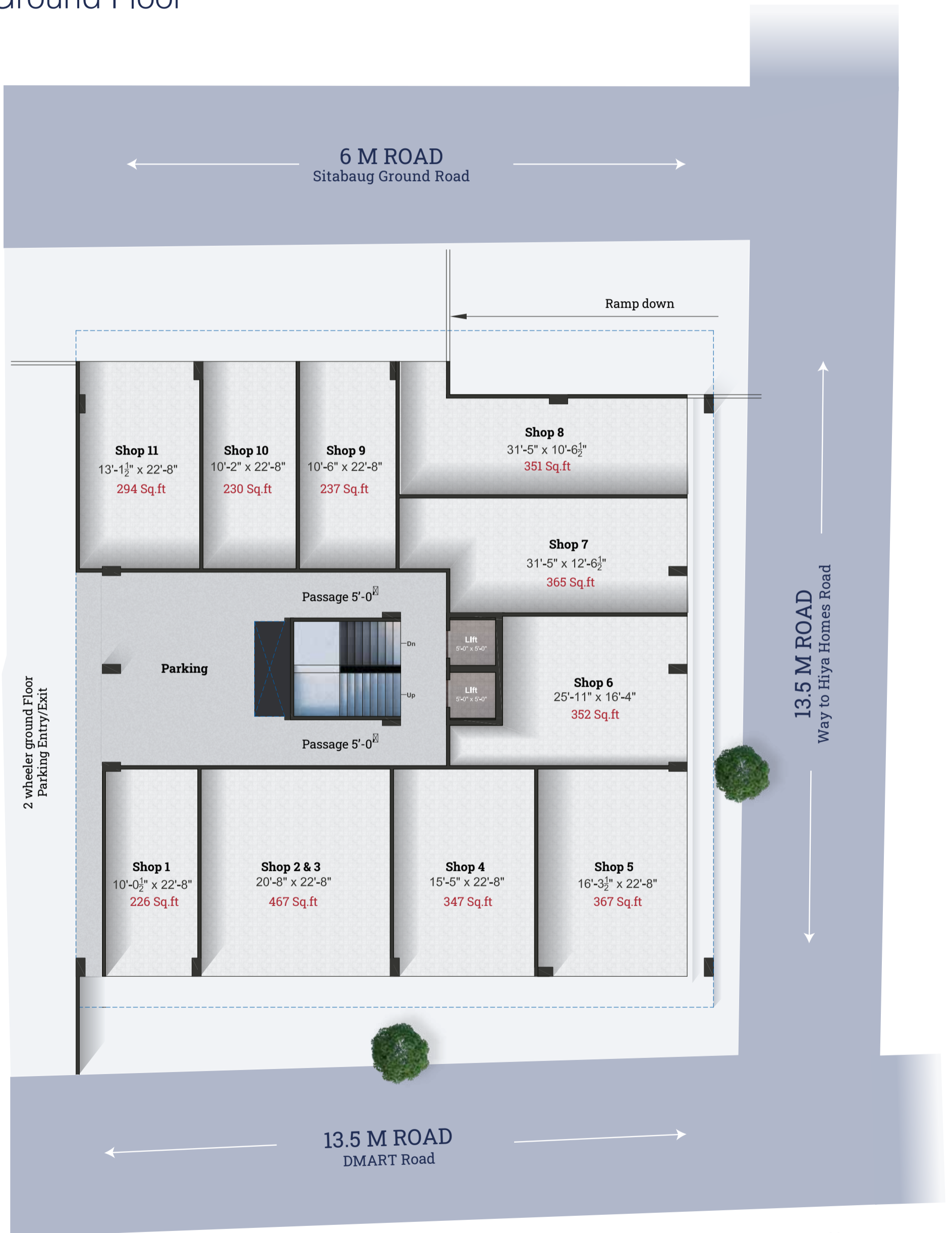
A Prime Location Elegant Elevation

Primium Finish & Fixtures Spacious Inside-Out



Shops Layout

Ground Floor



Typical Floor Layout

1st to 7th Floor



Typical Unit Plan

CARPET AREA

1210 Sq. Ft.

BUILT-UP AREA

1300 Sq. Ft.

SUPER BUILT-UP AREA

1800 Sq. Ft.



Home Specification

3 BHK Apartments

STRUCTURE		Earthquake Resistant RCC Beam Column Structure
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FLOORING	Common Areas	Anti-Skid Vitrified Tiles
	Bedrooms	Anti-Skid Vitrified Tiles

KITCHEN	Platform	Granite Top
	Wall Tiles	Vitrified Tiles Till Lintel Level
	Sink	Stainless Steel - Sink
	Water	24 Hrs Drinking Water
	Utility	Standing Wash Area with Electric & Plumbing Points for Washing Machines

BATHROOM	Wall Tiles	Premium Wall Tiles
	Floor	Anti Skid Tiles
	Sanitary Wear	Cera or Equivalent
	C P Fittings	Jaguar or Equivalent

DOORS & WINDOWS	Main Door	Teak Wood Frame with Flush Door and Veneer Finish
	Internal Doors	Waterproof Flush Doors with Laminate Finish
	Door Hardware	Europa or Equivalent
	Frames	Granite/Marble Frames
	Windows	Powder Coated Aluminium Sliding Windows with Mosquito Net
	Safety	Powder Coated Ms Safety Grills for Windows

PAINT	External	Asian Paints Ultima Protec or Equivalent
	Internal	Punning Walls with Double Coat Putty Finish

CEILINGS		Flat Gypsum Ceilings
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PARKING		1 car allotted parking at basement level.
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Common Specification

3 BHK Apartments

ELECTRICAL	Connection	3 Phase - MGVCL - Electric Connection
	Wiring	Concealed Fire Proof Copper Wiring of Anchor or Equivalent
	MCB & ELCB	Schneider or Equivalent
	Switches	Anchor or Equivalent
	TV	DTH Preparedness in all Bedrooms and Drawing Room

LIFT	2 x 6 Passenger High Speed Elevators-Unicorn Brand or Eq. with Power Back up
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AC	Provision for Air Conditioning Drain Outlet for Living, Drawing, and all Bedrooms. Designated Space will be Provided for Outdoor Units in Every Apartment.
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COMMON AREAS	3 Phase Common GEB Connection with Solar Roof Top System for Sufficient Power for Common Areas
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WATER	Underground and Over Head Tanks Separate Tanks for Drinking Water Personal Borewell Rain Water Harvesting System
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SECURITY	Video Door Phone with Access Control 24 Hours Security Guard CCTV Cameras in all Common Areas
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Common Amenities

TERRACE LEVEL	Terrace Garden with Artificial Lawn Walking Track & Senior Citizen Sitting Spaces
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THE MOBILE HUB

CENTURY

OVERALL

OVERALL

MULBERRY

LILY

LILY

FRESH

RADIANT

RADIANT

Location Advantage

Strategically Located, your new Home is well Connected with Hospitals, Recreational Place, Religious Places, Major Roads, and Daily Essential Shops.

Hospitals

Global Hospital	1 km.*
Banker's Multispecialty Hospital Manjalpur	1.2 kms.*
Spandan Hospital	1.5 kms.*
Sayaji Hospital	5 kms.*
Bhailal Amin Hospital	8 kms.*

Schools

Shreyas Vidyalaya	1 km.*
Bhavans Vidyalaya	1.2 kms.*
Delhi Public School	5 kms.*
Prince Ashok Raje Gaikwad School	3 kms.*
KidZee - Pre School	1 km.*

Entertainment & Recreational Zones

Manjalpur Sports Complex	2 kms.*
Eva Mall & PVR Multiplex	2 kms.*

Devotional Places

Jain Derasar	100 mtrs.*
Kubereshwar Mahadev	500 mtrs.*



A Host Of Amenities For A Beautiful Life

At Hiya Harmony, every care has been taken to offer best-in-class amenities that will help you unwind, relax and live blissfully.

Terrace Amenities



Jogging Track



Pergola



Shaded Courtyard



Terrace Garden



Price Structure

BASE PRICE

+

GST

+

DOCUMENTATION & LEGAL FEES

+

DEVELOPMENT CHARGES

+

MAINTENANCE DEPOSIT

Payment Plan

BOOKING	10%	FOURTH FLOOR SLAB	5%
FOUNDATION	20%	FIFTH FLOOR SLAB	5%
BASEMENT-1 SLAB	5%	SIXTH FLOOR SLAB	5%
BASEMENT-2 SLAB	5%	SEVENTH FLOOR SLAB	5%
GROUND FLOOR SLAB	5%	MASONARY	5%
FIRST FLOOR SLAB	5%	FLOORING	5%
SECOND FLOOR SLAB	5%	LIFT	5%
THIRD FLOOR SLAB	5%	POSSESSION	5%

- Legal Fees to be paid at the time of booking.
- GST 6% to be paid along with each payment at every stage.
- Development Charges and Maintenance Deposit to be paid at the time of Possession.
- Stamp Duty and Registrarion fees to be paid before execution of registered sale deed.

Please Note: Execution of Registered Sale Deed and Handing over the Possession of the Property shall be done within 30 days of receipt of final payments.

Architects

Studio Arpana



Soham Shah

www.studioarpana.com

+91 75740 03938

Structural Consultants



301 Shreenathji Apartment,
Opp. Ward Office No-6,
O. P. Road, Vadodara - 390020.

+91 99741 97429

galanistructures@gmail.com

Legal Advisors

Bharat T Majmundar
Advocate (Vadodara)
+91-9825025328

Developer



Deep Majmundar
For Sales Enquiry
+91 97129 69779
+91 98240 11062

**Corner of Dmart Manjalpur Road & Sitabaug Garba ground,
Near Deep Chambers, Manjalpur, Vadodara 390011**

RERA Number :

This sale is subject to terms of application form and Agreement for sale. Recipients are advised to apprise themselves of the necessary and relevant information of the project prior to making any purchase decisions. The furniture, accessories, paintings, items, electronic goods, additional fittings/fixtures, decorative items, false ceiling including finishing materials, shades, sizes and colour of the tiles and other details shown in the image are only indicative in nature and are only for the purpose of illustrating/indicating a possible layout and do not form part of the standard specifications/amenities/services to be provided in the flat. The recipients acknowledge agree and undertake to not hold the Company or any of its affiliates liable/responsible for any information stated, representation (s)/offer (s) made by any third parties to the user/customer(s) not make any claims/demands on the Company or any of its affiliates with respect thereto. T&C Apply.



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