



Developers:

**Darshanam**  
Life Space Pvt. Ltd.

An ISO 9001:2008 Certified Company

THIS PROJECT IS FUNDED BY

**TATA CAPITAL**  
HOUSING FINANCE LIMITED

Home loans are brought to you by  
Tata Capital Housing Finance Limited and are of their sole discretion.  
Terms and conditions apply.

Site: Darshanam Club Life, Ahead of Narayan Gardens,  
Next to Kalp Desire, Near Pratham Shrushti,  
Opp. Yash Complex 30 meters Road, Gotri, Vadodara.

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Architect:  
Urvi Shah Associates  
architects Vadodra

Structural Consultant:  
Ashok Shah & Associates

Payment Terms:  
30% Booking Amount | 15% Plinth Level | 20% Ground Floor Slab Level | 15% First Floor Slab Level | 10% outside Plaster Level | 5% Flooring Level | 5% Finishing Level

design: urvi@urviassociates.com

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**CLUB LIFE**  
4-SIDE OPEN PREMIUM CLUB VILLAS





Welcome to a home that  
is **complete** in all respects

A campus that makes you  
feel as if you **live in a resort**

A villa that offers an abode  
that is **truly distinctive!**

Darshanam Club Life was conceived as a luxury project which shall offer a Club Lifestyle Home for the elite of Vadodara. As the name suggests you not only get a super-spacious 4B2HK Villa to live in, but your home is surrounded by a picture perfect campus. A campus which offers the best of modern recreational amenities & services. Thus allowing your family a resort lifestyle 365 days a year.

This project comes from the Darshanam Group, one of the leading real estate developers of this region. With an eye on detail, timely completion and transparency in dealing, an acquisition of your dream home at Darshanam Club Life shall be the best investment you could ever make!



## Drive into a paradise of greenery & heightened amenities!

Interweaving the living spaces and the recreational amenities seamlessly, it promises truly a refined living for its lucky few residents. The world is truly at Darshanam Club Life, an address that everyone shall recognize

- 🏠 Secure Campus with 24/7 Security
- 📹 CCTV Surveillance at strategic points
- 📞 Video Door Phone from each Villa
- 🌿 Landscaped inviting Entrance Gate



 a large campus with a stately look!



## Three Levels Of Blissful Luxury

The exposed brick and wood elevation reminds us of the lavish villas created in the golden era of the yesteryears. Timeless in appeal and artistic in its design, it welcomes you to your dream abode every time to approach it.

Each of the villas at Darshanam Club Life possesses a private garden, spacious parking space and 3 floors of well defined living spaces. The 2nd floor offers a large hall connected to a semi covered & an open terrace which can be converted either into a large master bedroom or two standard sized bedrooms or a plush home theater. The options for customization of this large space are multiple... we are there to help you develop your dream space!

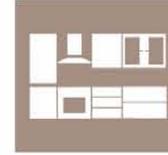
# Specifications



**STRUCTURE:**  
All RCC & Brick work as per structural engineer's design.



**FLOORING:**  
Premium Vitrified Tiles in Guest Lounge, Kitchen and Dining area.  
Wooden Flooring in Master Bedroom.  
Vitrified tiles in all other Bed Rooms



**KITCHEN:**  
Exclusive Granite Platform with S.S Sink with designer tiles upto Door Height.  
Wash area with ceramic tiles dado and natural stone flooring.



**TOILET:**  
Designer bathrooms with premium quality fittings & vessels.  
Glazed tile dado upto Door Height.



**ELECTRIFICATION:**  
Concealed copper ISI wiring and branded modular switches with sufficient points.



**DOORS:**  
Main Door: High quality wooden frame door with veneer paneling on both sides.  
Other Internal Doors: Wooden Frames with laminated flush doors.



**WINDOWS:**  
Anodized Aluminum Window with Safety Grill.



**PAINT & FINISH:**  
Internal smooth finish plaster with Birla Putty, Primer and External Double Coat Plaster with Exterior Paint.



**TERRACE FINISH:**  
Elegant China Mosaic finish with Water Proofing Treatment.



Your private Club Complex  
awaits your arrival!



A host of club amenities  
that makes a vibrant and joyful  
community!

One of the key highlights of Darshanam Club Life is its wide range of premium club facilities. Unlike most projects which offer these for namesake, you can be assured that here you shall get facilities at par with any good private club. Be it sufficient area dedicated for each facility, the use of branded equipments, a well thought of plan for the maintenance...all efforts have been done to ensure that it shall be a campus which you shall be proud of.

And your family would enjoy these facilities to the fullest, without

# Club House

## Ground Floor

1	Reception	25'-7" X 31'-0"
2	Kids Game Zone	18'-7" X 25'-0"
3	Library	18'-8" X 25'-0"
4	Banquet Hall	1474 sq.ft.
4a	Kitchen	19'-7" X 11'-9"
4b	Store	12'-9" X 11'-9"
5	Elder's Pool	52'-0" X 20'-0"
5a	Toddler's Pool	10'-8" X 20'-0"
6	Sit-out Space	-
6a	Deck	-
7	Indoor Games	25'-1" X 24'-9"
8	Gymnasium	25'-1" X 40'-8"
9	Table Tennis Room	25'-1" X 24'-8"
10	Gents Toilet	18'-4" X 12'-3"
11	Ladies Toilet	18'-7" X 12'-3"
12	Lawn 2	2079 Sq. ft.
13	Lawn 1	2510 Sq. ft.
14	Landscape Garden	8733 Sq. ft.

## First Floor

1	Virtual Play Area	18'-8" X 25'-0"
2	Billiard	47'-1" X 25'-0"
3	A.V. Room(72 Capacity)	1476.9 Sq.ft.
4	Guest Room-4	15'-8" X 12'-2"
5	Guest Room-3	15'-8" X 12'-2"
6	Reception & Waiting	13'-11" X 20'-5"
7	Ladies Spa 1	10'-10" X 9'-9"
8	Ladies Spa 2	10'-10" X 10'-0"
9	Gents Spa 2	10'-10" X 10'-0"
10	Gents Spa 1	10'-10" X 9'-9"
11	Guest Room-2	15'-8" X 12'-2"
12	Guest Room-1	15'-8" X 12'-2"



## Amenities



**General Facilities:**  
 Welcoming Reception  
 Multiple Landscaped Gardens  
 Senior Citizen's Seating  
 Children's Play Area / Sandpit

**Leisure Facilities:**  
 Large A.V. Theater Room (70+ capacity)  
 Indoor Kids Play Area  
 Large Lounge & Library  
 Ladies & Gents Spa

**Games & Sports Facilities:**  
 Indoor Games Hall  
 Billiards Room  
 Gymnasium / Health Club  
 Table Tennis Room  
 Swimming Pool  
 Deck/Sitout facing the Pool  
 Toddler's Pool

**Ideal for Celebrations:**  
 Banquet Hall with Kitchen  
 Party Lawns connected to Banquet  
 Furnished Guest Suites





A generous mix of outdoor & indoor delights to thrill your senses



The Clubhouse at Darshanam Club Life offers exciting outdoor amenities as well as enjoyable indoor facilities for leisure. There is something for every age group. Indeed, it is a venue where life shall bloom and new relationships shall get forged with like minded neighbours.



A mix of old world elegance  
& modern comforts



With a touch of elegance, thoughtful planning and a galore of flawless qualities Darshanam Club Life is a dream come true for the elite.

Never before has Vadodara seen such a project which offers a world of club amenities and a stately 4B2HK Villa in multiple layout options. Choose from the super spacious 4-side open planning or the delightful 3-side open Villas, you are sure to enjoy a life of undiluted comfort, privacy and value additions.



 Type A



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

 Type A1



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



# Type A2



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

## Value Additions

- † Trimix / Block roads with street lights & decorative paving
- † Termite Resistance Treatment
- † Rain Water Harvesting
- † 24 hours water supply
- † Number Plates on each unit to maintain uniformity
- † Underground Cabling of wires
- † Stand-by generator for common amenities power backup
- † Individual 3-phase electric connection





## KEY PLAN



Creating a blissful neighbourhood

**We Request:** (1) Maintenance Deposit, Document Charges, MGCL Deposit and Municipal Charges to be paid extra. (2) Any External changes in elevation shall not be permitted. Additional work (if any) will be carried out after receiving full payment in advance. (3) Possession will be given after one month of settlement of all dues. (4) In case of delayed payment 24% interest will be charged & continuous default payments lead to cancellation. (5) In case of cancellation of booking the refundable amount shall be given only when the same property is booked and paid for by the new purchaser. Administration charges of 10% of the booking amount and the amount of extra work done (if any) shall be deducted from the refund. (6) All municipal taxes shall be the responsibility of the customer after the date of the booking. (7) Any delay of corporation activity shall be unilaterally faced.

**Disclaimer:** All the content mentioned in this document is tentative and subject to variation at the sole discretion of the Company and/or the promoters. Visual references are purely conceptual and the brand names featured in them are for reference only. The Developers reserve the full right to alter design, plans or specifications where required or deemed necessary without any intimation or reason.





- TYPE A
- TYPE A1
- TYPE A2