

॥ दर्शनम् ॥



SPLENDORA

4B2HK LUXURIOUS FLATS & 6 BHK BUNGALOWS



Developers:

**Darshanam**  
Life Space Pvt. Ltd.

An ISO 9001:2008 Certified Company

Site: Darshanam Splendora,  
Opp. Spring Retreat II, B/h Bright School to  
Akshar Pavilion Road, Bhayli TP-1, Vadodara

Call : 63590 04242  
Email: splendora@darshanam.co.in  
www.darshanam.co.in

Architect:  
Placekinesis Associates, Ahmedabad  
Model Architect, Vadodara

Structural Consultant:  
Ashok Shah & Associates

Payment Terms:

For **BUNGALOWS**: 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  
For **FLATS**: 30% Booking amount Incl Token | 10% On Plinth Level | 4% x 12 = 48% On Ground Floor Slab Level | 4% On Plaster Level | 4% On Flooring Level | 4% Before Possession

**We Request:** (1) Maintenance Deposit, Document Charges, MGVCIL 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 untended 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.

design: srinivas&partner@ 9824022110



## ULTRA LUXE LIVING EXPERIENCE



Actual Photo-Model Flat

True to its name Darshanam Splendor offers sheer splendor and an opulent living for its proud owners. Offering premium residential spaces - Luxury Bungalows & Apartments with a host of lifestyle club amenities, a classy finish and an overall luxurious campus. Come revel in the grandeur of one of our most ambitious and premium projects till date.

A project that has been planned to perfection by master architect Mr. Bhaskar Narula and has an indelible mark of excellence and commitment of the Darshanam Group.

# LAYOUT PLAN



The campus is arranged in a unique layout allowing ample privacy to the bungalows and an open frontage to the apartments. Allowing a liberal view of the greens and ample natural aeration and sunlight. In keeping with the boutique style the exteriors are treated differently, creating a campus of unique texture, structure, elevation...and most importantly, a unique lifestyle.



## PREMIUM LEISURE AMENITIES

The 3-Level Clubhouse is a treasure-trove of fun and leisure. Indulge in the multiple activities, de-stress, cement present relationships and build new ones!

- Landscaped Garden
- Senior Citizen's Seating
- Library
- Swimming Pool with Deck & Seating
- Children's Splash Pool
- Children's Play Area
- Open air garden with Nice sit-outs
- Multi-Purpose Banquet Hall with Kitchen Facilities
- Elegant Foyer / Waiting Lounge
- Advance AC Gymnasium & Landscaped Court
- Pool / Snooker Area
- Indoor games room like Table Tennis & Other
- Open to Sky Yoga / Aerobic Zone
- Home Theater
- Contemporary Interiors in All Amenities
- Discotheque
- Virtual Video Game room
- Steam Bath
- Card room





Actual Photograph of Elegant Foyer

BASEMENT FLOOR



Actual Photograph of Waiting Lounge

GROUND FLOOR

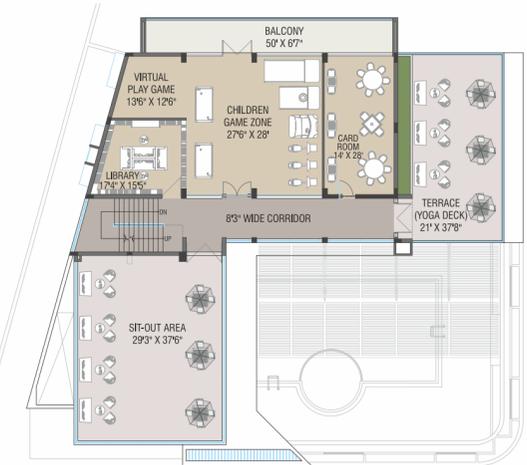
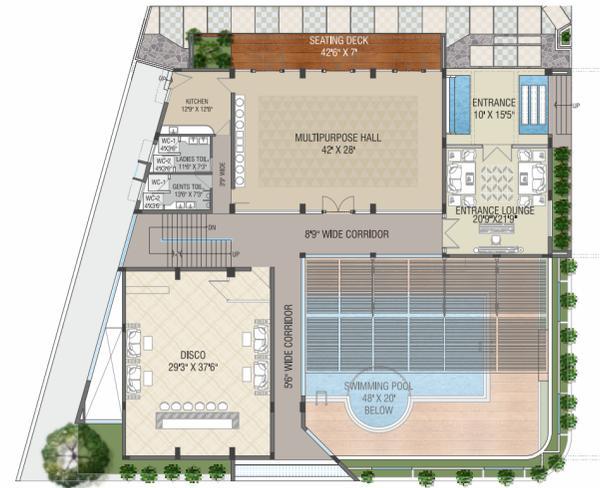
FIRST FLOOR

## CLUB HOUSE

Presenting one of the

- ✓ Most Premium
- ✓ Most Amenities Packed
- ✓ Most Luxurious

Club Facilities in a residential campus in Vadodara





Actual Photograph of Children's Splash Pool & Swimming Pool



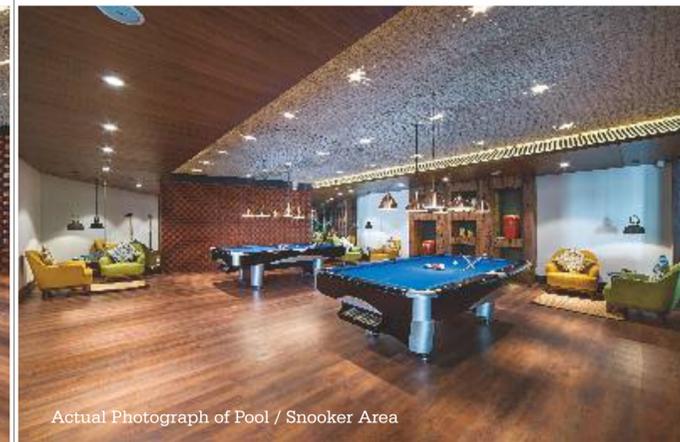
Actual Photograph of Discotheque



Actual Photograph of Children's Splash Pool & Swimming Pool



Actual Photograph of Table Tennis Area



Actual Photograph of Pool / Snooker Area



Actual Photograph of Multi-Purpose Banquet Hall with Kitchen



Actual Photograph of Home Theatre



AC Gymnasium with all modern equipments



Actual Photograph of Library



Actual Photograph of Children's Play Area



Actual Photograph of Card/Carom Room



Actual Photograph of Administrative Office



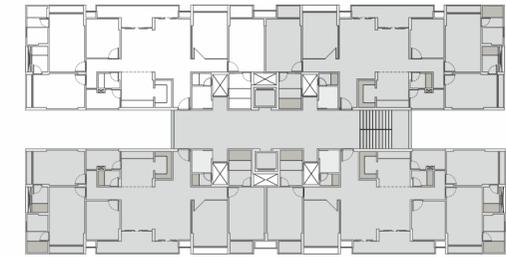
## SUPERLATIVE LIVING



Immensely stylish, Darshanam Splendor offers spacious contemporary styled super spacious 4B2HK apartments. Exclusivity is guaranteed alongside the array of new leisure amenities that shall define good life. Our commitment to a truly rich lifestyle means room sizes are well above average and display the very best in layout and fittings in spacious, naturally-lit surroundings.

# APARTMENT

TYPICAL PLAN



# APARTMENT TYPICAL FLOOR PLAN





Actual Photo-Model Flat



Actual Photo-Model Flat

## APARTMENT SPECIFICATIONS

At Darshanam Splendor life takes a relaxing turn. The 4B2HK Apartments offer great ventilation and a sense of spaciousness. Rest assured that each detail is being taken care of, as nothing seems to be compromised. Enjoy the airiness of the spaces and feel the warmth of the interiors; evident details of the undivided attention to each aspect of planning!

### STRUCTURE

- RCC earthquake resistance structure designed by approved Structural Engineer

### FLOORING

- Premium Vitrified Flooring in Guest Lounge, Kitchen and Dining area
- Wooden Flooring in Master Bedroom
- Vitrified tiles in all other Bed Rooms
- Anti-skid flooring in balcony & wash

### WALL FINISH

**Interiors:** 2-coat Putty with Primer finish

**Exteriors:** Texture with Weather Resistant Paint

### ELECTRICAL

- Concealed copper ISI wire (Finolex) with modular switches (Norisys)
- Sufficient electrical points, as per architect's planning
- MCB for each apartment (Hager)

### KITCHEN

- Exclusive Quartz (AGL) kitchen platform and kitchen sink (Carysil). Wash area with ceramic tiles dado & natural stone / anti-skid tile flooring

### BATH

- Designer bathrooms with premium quality fittings & vessels (Kohler).
- Glazed tile dado upto Door Height.
- Concealed PVC Plumbing (Ashirwad). Silent Pipes (Huliot).

### DOORS

- Main Door: High quality wooden frame door with veneer paneling on both sides
- Other Internal Doors: Wooden Frames with laminated branded flush doors (Bloom)
- All doors with Godrej Lock Fittings

### WINDOWS

- UPVC sliding windows with mosquito net (Finesta)

### TERRACE

- Elegant China Mosaic finish with Water Proofing Treatment.

### OTHER

- Servant Room with toilet

- An inviting Entrance Gate / Admin Office
- Secured gated community with Intercom
- 24 x 7 Security with Security Cabin
- CCTV Enable Campus
- Electric fencing Surrounding Campus
- 2 Allotted Parking with sufficient guest parking
- Power Back-up for Common Areas
- Individual RO System
- Centralize water softening plant
- Drivers room for guest
- 2 Automatic Elevators for each Tower
- 24 Hours Water supply through centralized pressure system
- Centralized hot water plumbing for flats
- Garbage disposal system
- Elegant entry lounge
- Rain water harvesting
- Underground Cabling of wires



Actual Photo-Model Flat



Actual Photo-Model Flat



Actual Photo-Model Flat



Actual Photo-Model Flat



Actual Photo-Model Flat



Actual Photo-Model Flat



Actual Site Image

## THE STATELY BUNGALOWS...



Actual Site Image

The bungalows with their modern charm and serene presence welcome you. Designed as a spacious dwelling for a small or large family, its 6-BHK planning extends from the Ground up to the First Floor for living spaces. The Second Floor is dedicated to the recreational area with a Sitting Lounge, A Home Theater and a large Open Terrace.

Undoubtedly a perfect planning for the new age family!

# BUNGALOW TYPE A

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



# BUNGALOW TYPE B

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





Actual Photo-Model Bungalow

## ULTRA LUXE BUNGALOW SPECIFICATIONS

### STRUCTURE:

- All RCC & Brick work as per Structural Engineer's design.

### FLOORING:

- Italian Marble in Guest Lounge, Kitchen and Dining area
- Wooden Flooring in Master Bedroom
- Vitrified tiles in all other Bed Rooms

### KITCHEN:

- Exclusive Quartz (AGL) kitchen platform and kitchen sink (Carysil) with designer tiles upto Door Height
- Wash area with ceramic tiles dado & natural stone/ anti-skid tile flooring

### BATH:

- Designer bathrooms with premium quality fittings & vessels (Kohler).
- Glazed tile dado upto Door Height.
- Concealed PVC Plumbing (Ashirwad). Silent Pipes (Huliot).



Actual Photo-Model Bungalow

### ELECTRIFICATION:

- Concealed copper ISI wire (Finolex) with modular switches (Norisys)
- Sufficient electrical points, as per architect's planning
- MCB for each bungalow (Hager)

### DOORS:

- Main Door: High quality wooden frame door with veneer paneling on both sides
- Other Internal Doors: Wooden Frames with laminated branded flush doors (Bloom)
- All doors with Godrej Lock Fittings

### WINDOWS:

- UPVC sliding windows with mosquito net (Finesta)

### PAINT & FINISH:

- Internal smooth finish plaster with Putty, Primer and External Double Coat Plaster with Texture & Exterior Paint

### TERRACE FINISH:

- Elegant China Mosaic finish with Water Proofing Treatment.

- An inviting Entrance Gate / Admin Office
- Secured gated community with Intercom
- 24 x 7 Security with Security Cabin
- CCTV Enable Campus
- Electric fencing Surrounding Campus
- Video door phone for individual units
- Termite Resistance Treatment
- Power Back-up for Common Areas
- Individual RO System
- Centralize water softening plant
- 24 Hours Water supply through centralized pressure system
- Rain water harvesting
- Thimix / Block Roads with Street Lights and Decorative Paving
- Number Plates on each unit to maintain uniformity
- Underground Cabling of wires



Actual Photo-Model Bungalow



Actual Photo-Model Bungalow



Actual Photo-Model Bungalow



Actual Photo-Model Bungalow



Actual Photo-Model Bungalow



Actual Photo-Model Bungalow

Every aspect of development aims at creating splendour

## BRANDED HOMES @ DARSHANAM SPLENDORA

At Darshanam Splendor we have used some of the most premium and respected brands to create a truly remarkable home. You are assured of the utmost quality at every aspect, be it the materials which are obvious to the one's which are concealed. Thus enhancing the aesthetics, the functionality and providing a long lasting, trouble free usage.



Disclaimer: The developers reserve the right to change/ alter the brands specified above, subject to its availability to an equivalent and competitive product.



Google Co-ordinates  
22°17'46.7"N 73°07'53.1"E

### CONVENIENTLY LOCATED

Darshanam Splendor is located strategically being equi-distant from both Vasna Bhayli Main Road & New 30 mt. Dandia bazar - bhayli Main Road. Also it is very near to the road that connects it to Old Padra Road & further to Gotri-Sevasi Road.

**Educational Institutions:**  
Navrachna International School, Navrachna University, Bright School, Poddar School, GPS, DPS, St. Kabir, Ira International, Vibgyor

**Temples:**  
Raneshwar Mahadev Temple, Iskcon Temple, Ayyapa Temple, Swaminarayan Temple, Jain Derasar

**Petrol Pump:** Within 1 Kms.  
**Railway Station:** 6 Kms (approx.)  
**Airport:** 12 kms (approx.)

**Retail Outlets:**  
D-Mart, Pancham Icon, BCH, KP Luxuria, Rajpath, Triumph, Darshanam Oxy Park, Bansal Mall and many new complexes under construction