

Project By:



Developer:

NIRMAN INFRA

Site: **ZILLION SPARSH,**

Between Tarsali to Kapurai Breedge,
N.H - 8, Opp. Dawat Hotel, Tarsali,
Vadodara - 390 009.

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ZILLION
S P A R S H

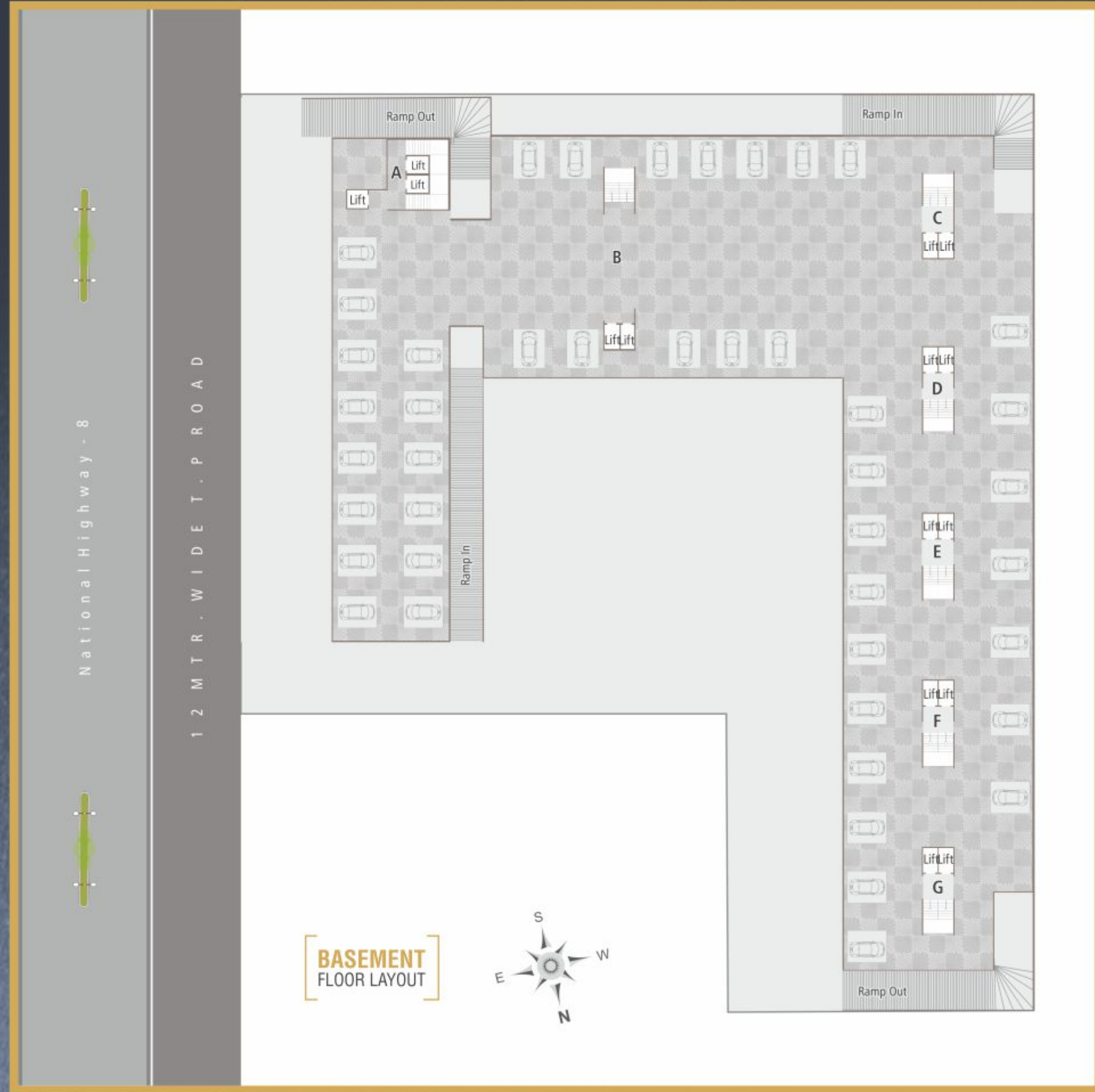
11 ZILLION SPARSH | 3D Visualisation by: LUCID - The Artistry

SHOPS - HOTELS & 2 BHK LUXURIOUS FLAT

it's a beginning of life, & we are here with you









it's a different life here...



with happiness...

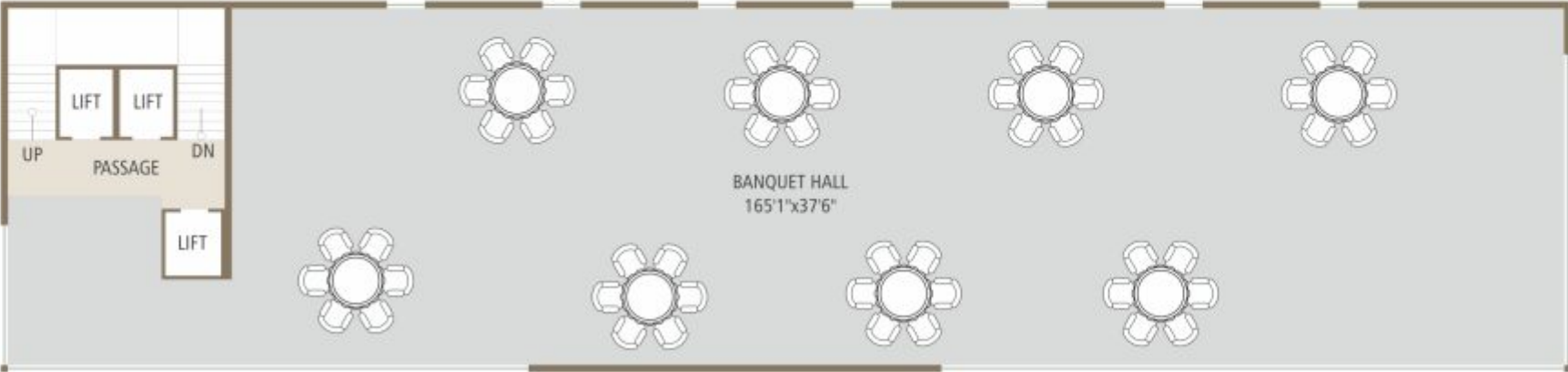
TOWER - A

GROUND
FLOOR PLAN



TOWER - A

3rd
FLOOR PLAN



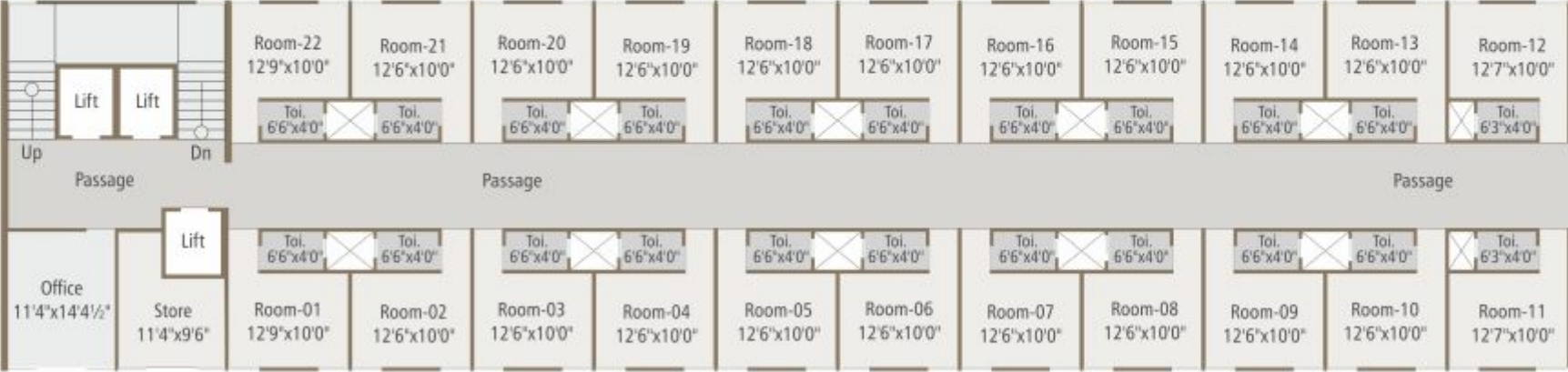
TOWER - A

1st & 2nd
TYPICAL FLOOR PLAN



TOWER - A

4th to 7th
TYPICAL FLOOR PLAN



the future of lifestyle...



TOWER B

TOWER C,D,E,F,G

a superbly integrated **lifestyle...**



AMENITIES



Decorative Main Gate
with Security Cabin



Multipurpose
Hall



Standard Quality
Passenger Elevator



CCTV Camera for
Security in Premises



Senior Citizen
Sitting



Children
Play Area



Jogging Track



Water Body



Garden



24 Hours
Water Supply



be as active as relaxed as you **desire...**



SPECIFICATION

STRUCTURE & WALL CONSTRUCTION

- Earthquake Resistant RCC Frame Structure Design
- Internal and External Masonary Works with Bricks
- Internal Walls Finished with Putty and Primer
- External walls Finished double coat plaster with standard semi Weather Proof Paint

INFRASTRUCTURE

- RCC Trimix Finish road with Paver Block / Parking Tiles

ELECTRIFICATION

- Sufficent Electric Points with Concealed Premium Quality Wiring and Branded Modular Switches

DOORS & WINDOWS

- Flush Door with both side Laminate
- M.S Rolling Shutter with Colour for Shops
- Aluminium Powder Coating Sliding openable Window

FLOORING & WALL CLADDING

- 600X600 Vitrified Tiles Flooring with Skirting in all units
- Passage Area & Staircase with Vitrified Tiles / Granite

WATER SUPPLY

- 24 hour Ground Water supply through Overhead and Underground Storage Tanks From Private Borewell
- CPVC/UPVC Plumbing Lines

developed with **credibility...**



planned to perfection...



Payment Modes : • 10% At the time of Booking • 15% Within 30 Days • 7% Basement Floor Slab • 6% Ground Floor Slab • 6% First Floor Slab • 6% Second Floor Slab • 6% Third Floor Slab • 6% Fourth Floor Slab • 6% Fifth Floor Slab • 6% Sixth Floor Slab • 6% Seventh Floor Slab • 5% Bricks Work • 5% Out side Plaster • 5% Flooring Level • 5% before Finishing

Notes: 1. The Following will be charged extra in advance/ as per government norms: (a) Stamp duty & Registration charges, (b) GST (as actual) or any such additional taxes if applicable in Future, (c) Maintenance Deposit, (d) Electrical Infrastructure charges and Deposit, for New Electrical Connection. 2. If any new Tax applicable by central or state Government in future, it will be borne by the buyers member. 3. Possession will be given only after one month of settlement of all accounts. 4. Continuous default in payments leads to cancellation. 10% Administrative charges will be deducted for any cancellation after one month of booking, and balance amount will be refunded back only after unit by new member. 5. The developer reserve all the right to change the plan, elevation, specification or any details will be binding to all. 6. Changes in structural design & changes in any external facade will Not be permitted under any circumstances. 7. Internal changes will only be permitted with prior permission. 8. Any balance FSI at present or in future shall be availed by the developer and no member would claim any right for the same. 9. This brochure is for information purpose only. It does not form part of the agreement or any legal documents. The developer retains the right to alter the specifications without any consent of the member.