

Developers:
Umiya Developers

Site:
" Umiya Heritage ",
Opp. Sanidhya Sparkle,
Near Narayan Green Woods,
Sama Savli Road, Chhani, Vadodara

Call:
97237 02513, 97129 00286, 84604 46674

Email:
umiyadeveloper0001@gmail.com

Website:
www.shreeumiyagroup.in



LOCATION



E-BROUCHER



WEBSITE



**UMIYA
HERITAGE**

3BHK PREMIUM LIVING



A LEGACY OF HERITAGE

Redefine heritage with the greatness of your premium flats at Umiya Heritage. Contemporary designs, spacious apartments and adorable interiors make you go back in time where royalty reigned the society. Get ready to soak in a new way of luxurious life at Umiya Heritage.

A RICH SKYRISE

Beginning with an extraordinary living space in an ultra luxurious sky rise. Enjoy flamboyant set up that makes you experience the sight of heritage and luxury.

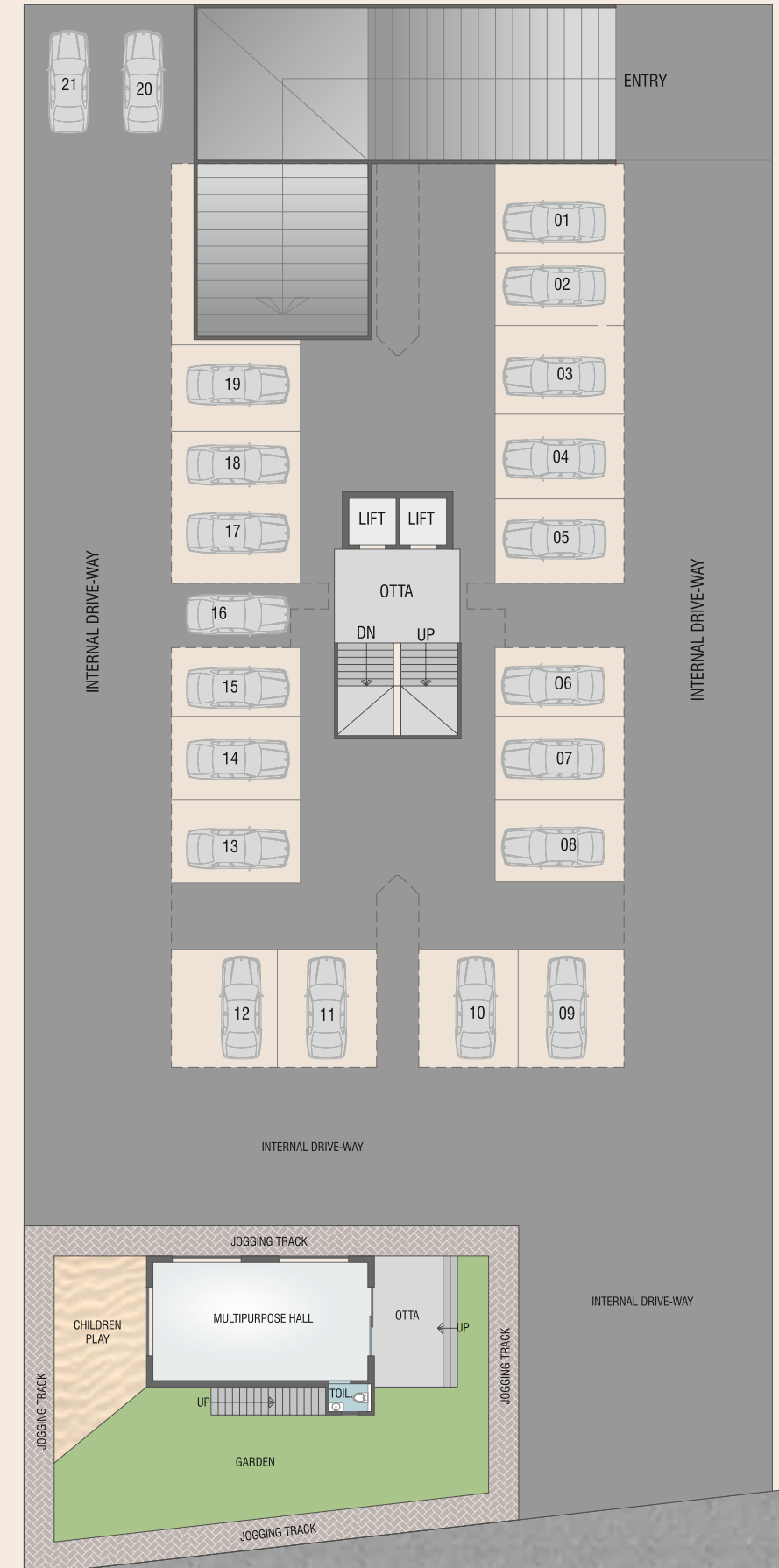


BASEMENT



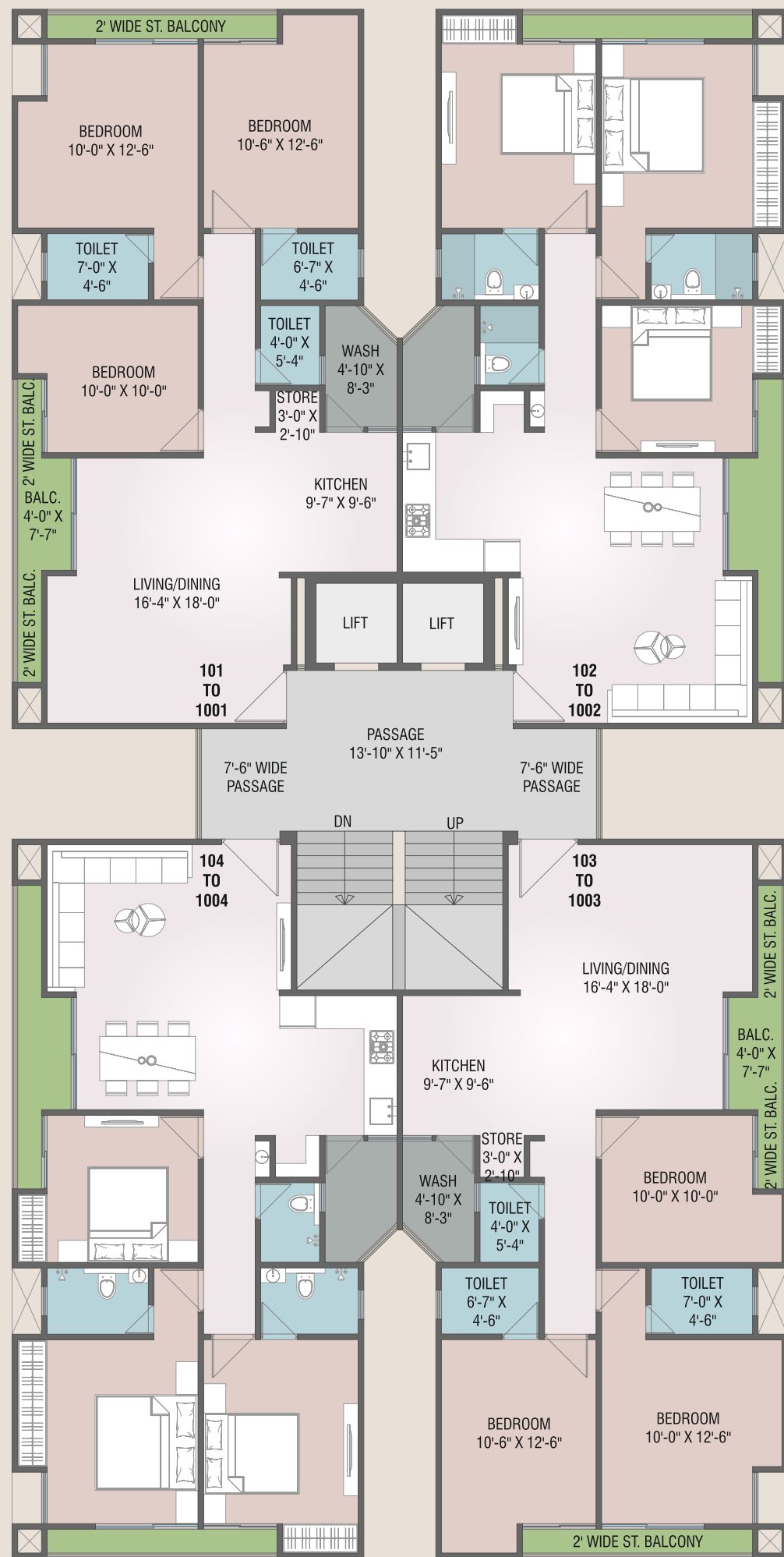
30.00 MTS. WIDER ROAD

GROUND FLOOR

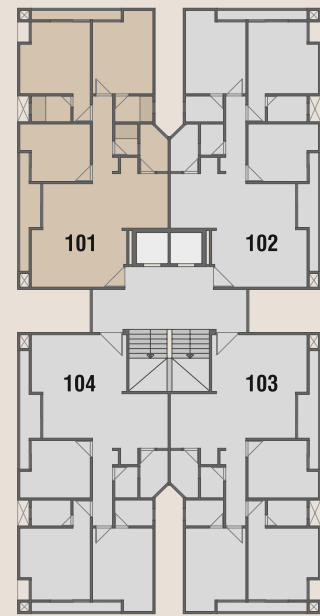
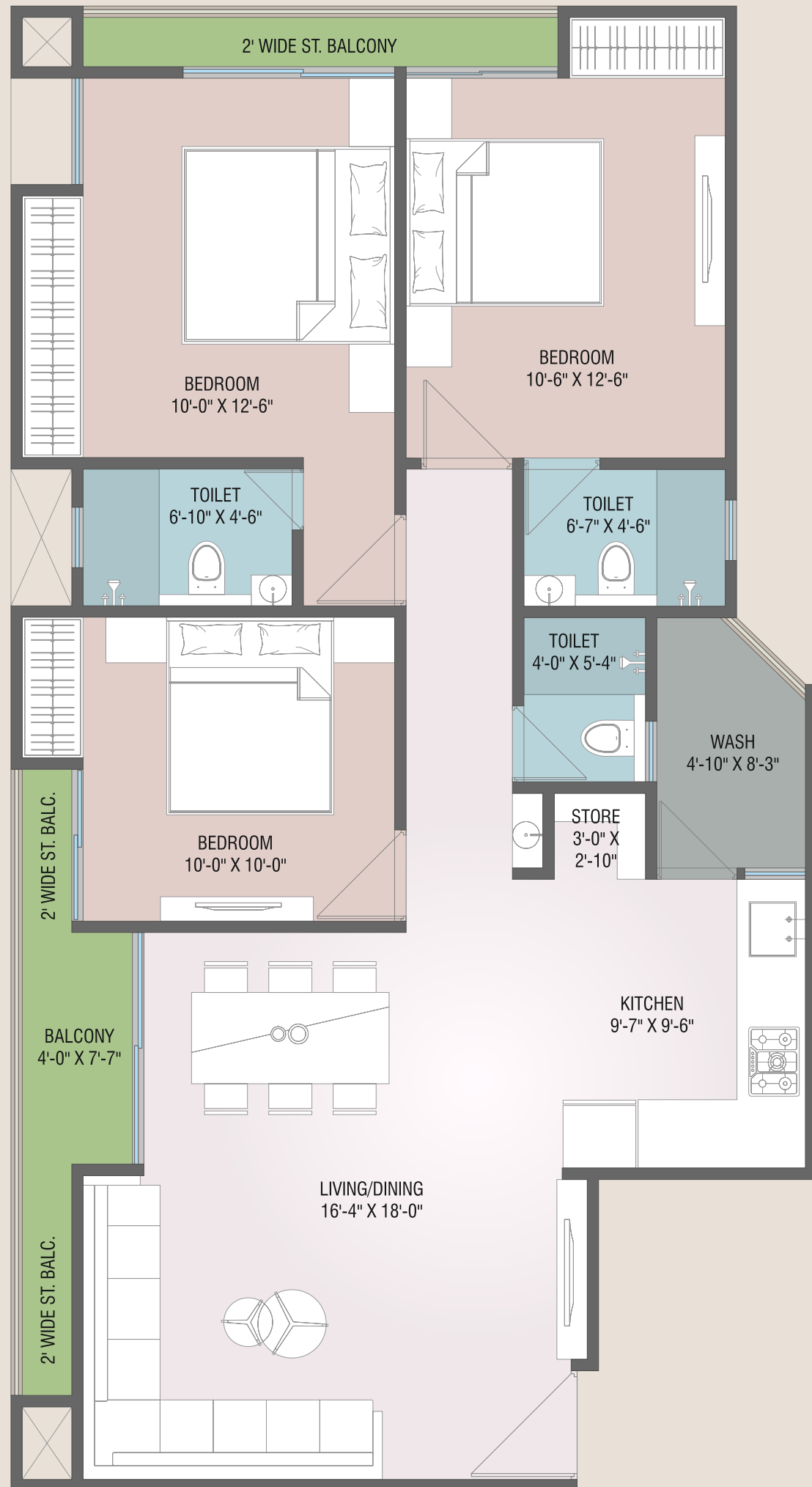


30.00 MTS. WIDER ROAD

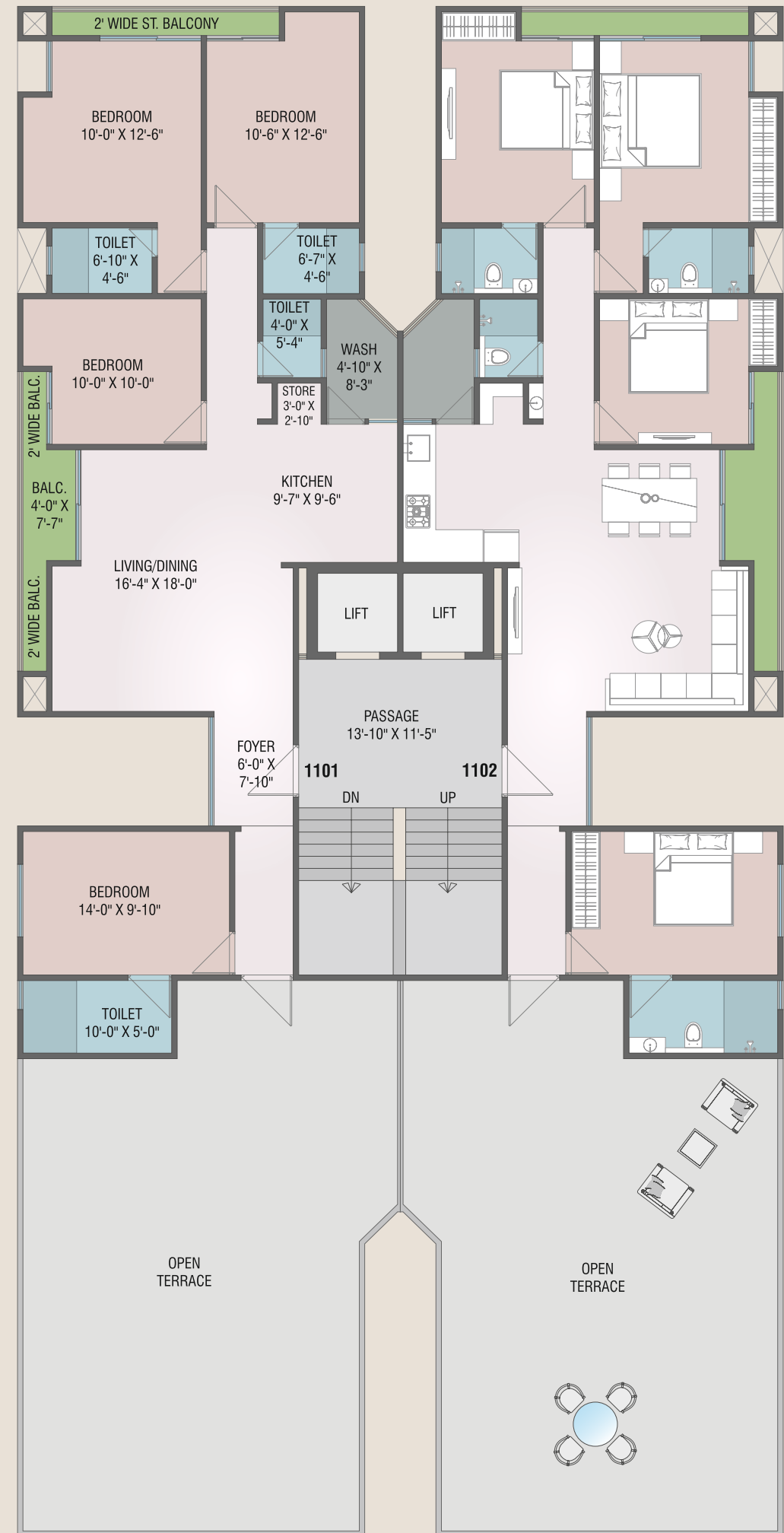
TYPICAL FLOOR PLAN



UNIT FLOOR PLAN (3BHK)



TERRACE FLAT (4BHK)



A BOASTFUL DWELLING





AMENITIES



24x7 Security



CCTV in all common area



Auto door elevators



Multipurpose Hall



Kids Play Area



Senior citizen sitting area



Allotted Car Parking



Landscaped Garden



Gym Area



24x7 Power backup in all common area



SPECIFICATION

STRUCTURE

RCC frame structure as per structure designer with partition Brick/Block masonry

WALL FINISH

Internal walls with smooth finish plaster of putty & primer.
External walls with double coat plaster and weather coat.

FLOORING

Premium Vitrified tiles flooring in all room.

ELECTRIFICATION

Concealed copper wiring with adequate points in all rooms.

DOORS

Internal flush doors with stone frame Attractive
Entrance door with wooden frame with std quality safety lock.

BATH

Ceramic tiles with Jaguar, Cera, Hindware or equivalent CP fittings and sanitary.

WINDOWS

Aluminum sections with stone frame.

KITCHEN

Granite sandwich working top

UMIYA HERITAGE

3BHK PREMIUM LIVING

Project By
UMIYA GROUP
-WE BUILT TRUST-

ARCHITECT:
ASQUARE
KETAN PATEL

STRUCTURE:
ASHOK SHAH & ASSOCIATES

PLUMBING & ELECTRIC
Technobrain MEP Consultants
PINAKIN PATEL
DAXESH DAVE

PAYMENT TERMS: 20% At the time of Booking | 10% Plinth level | 5% Ground Floor Slab
55% 1st to 11th Slab Level) | 5% Flooring Level | 5% Finishing Level

TERMS AND CONDITION/DISCLAIMER

(01) The Booking of the unit is confirmed only after receiving 30% of total cost, till then it will be treated as advance for allotted unit. (02) Possession will be given after one month of settlement of all account. Also vastupuja, furniture work will be permitted only after possession. (03) Development Charge, Stamp Duty, GST, Common Maintenance Charges, Legal Charges, Gas Connection, MGVC, VMSS/VUDA Charges will be paid by the purchaser. (04) Any new Central or State Gov. Taxes, if applicable shall have to borne by purchaser. (05) Payment dues are to be paid within 7 days from the date of completion of each stage of work or as per commitment. (06) For dealy in payment as per the above schedule, Interest as per RERA will be charged extra. If the due/committed payment is deayed continuously for more than 90 days. the developers reserves all rights to cancel that booking by giving simple notice & booking amount will be refund within 30 days after the new booking of same unit. (07) Administrative expense of 20,000/- or 10% of the booking amount whichever will be higher plus amount of extra work will be deducted from booking amount. Developers shall have the right to change the plan, elevation, specification or extend the scheme or any details herein will be binding to all. (08) In case of delay in the procedure or any activity of corporation/VUDA, MGVC or any authority shall be faced united. (09) Extra work shall be executed only after receiving full payment in advance-subject to approval. (10) Any kind of alteration or change is strictly not allowed inside or outside of unit which affect the elevation or outer look or strength of the unit or project. (11) Any plans, specifications or information in this brochure cannot form legal part of an offer, contract or agreement. It is only depiction of the project. (12) All Images Shown are for Illustration Purpose only. (13) All disputes are subject to Vadodara jurisdiction.

Brands We Use or Equivalent

