



sherwoods

4 BHK LIFE STYLE VILLAS

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a project by Sachin Patel Associates



Home

*is where our story begins...
an environment offering warmth, security and happiness.*



PLOT AREA STARTS FROM
1900 SQ.FT. TO 4071 SQ.FT.

Unit No.	Sq.Ft. Area
01	3305 sq.ft.
02	2347 sq.ft.
03	2287 sq.ft.
04	2227 sq.ft.
05	2173 sq.ft.
06	2129 sq.ft.
07	2085 sq.ft.
08	2042 sq.ft.
09	2027 sq.ft.
10	2027 sq.ft.
11	2125 sq.ft.
12	4071 sq.ft.
14	1901 sq.ft.
15	1901 sq.ft.
16	3024 sq.ft.
17	2673 sq.ft.
18	2569 sq.ft.
19	1873 sq.ft.
20	1995 sq.ft.
21	2118 sq.ft.
22	2240 sq.ft.
23	2362 sq.ft.
24	3127 sq.ft.



* External Kitchen option available with additional cost.

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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AMENITIES :

- Elegant entrance gate with security cabin
- RCC internal road and street light
- Landscaped garden with lifestyle club house, swimming pool and gym.
- Underground cabling for electricity



SPECIFICATIONS :

Structure :

- As per architect and structural engineers design.

Wall Finish :

- Plastic paint with two coat putty on internal walls.
- Exposed brick on front exterior wall, exterior paint on other exterior walls.

Flooring :

- Vitrified tiles in the dining, living, passages and all bedrooms.
- Ceramic tiles in all balconies.

Kitchen :

- Granite platform with stainless steel sink.
- Ceramic tiles up to lintel level.

Doors & Windows :

- Main door : Wooden frame door with veneer.
- Other internal doors : Wooden frames with coloured flush doors.
- Powder coated aluminum sliding windows with safety grill & granite frame.

Electrical :

- Good quality modular switches.
- Provision for TV and AC points at convenient locations.

Toilets :

- Designer wall tiles up to lintel level.
- Equivalent to Kohler sanitary and plumbing fixtures.
- Granite door frames.

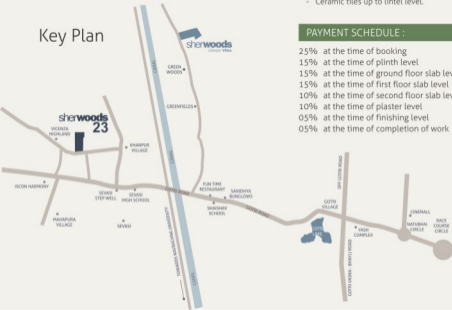
PAYMENT SCHEDULE :

- 25% at the time of booking
- 15% at the time of plinth level
- 15% at the time of ground floor slab level
- 15% at the time of first floor slab level
- 10% at the time of second floor slab level
- 10% at the time of plaster level
- 05% at the time of finishing level
- 05% at the time of completion of work

TERMS & CONDITIONS :

1. Possession will be given after one month of settlement of all accounts.
2. Extra work will be executed after receipt of full advance payment.
3. Document charges, stamp duty, service tax, development charge and common maintenance charges will be extra.
4. Any new central or state government taxes, if applicable, will have to be borne by the clients.
5. Elevation alteration will not allowed in any circumstances.
6. Continuous default payments leads to cancellation.
7. Architect / developers shall have the right to change or raise any details herein and any change or revision will be binding to all.
8. In case of delay in water supply, light connection work by the respective authority, developers will not be responsible.
9. Any plans, specification or information in this brochure can not form legal part of an offer, contract or agreement. It is only depiction of project.

Key Plan



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400K LIFE STYLE VILLAS
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Developer
Sachin Patel Developer
www.sachinpatel.in

Site Address:
Sherwoods 23
Besides Vicenza Highland Bungalows,
Behind FGI Building, Sevasi Road,
Vadodara.
Phone: +91 9429534439 / 9104641897

Regd. Office:
Cinemall, Race Course Circle, Vadodara.
Phone: +91 265 2324393
E: sherwoods.baroda@gmail.com

Architects :
Uneven Architects, Vadodara.

Structural Consultant :
Aashutosh Desai

Electrical Consultant :
Oriental Electricals