



Office : F/1,
Shree Jalanand Township,
Gorwa-Refinery Road, Gorwa,
Vadodara - 390 016.

Site : 'Park Woods'
Opp. Shree Jalanand Township,
Gorwa-Refinery Road, Gorwa,
Vadodara - 390 016.

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Architect : **Rishi Architect** : ph : 0265 6590 885

Structure : **P.M.Patel Associates**

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MODERNLY FACILITATE 1 BHK & 2 BHK AFFORDABLE FLATS



A FAMILY. OUR NEARER AND DEARER ONES.

A family. Our own immediate brood of near and dear ones. Whose company we would relish, at the end of a tiring day. Whose memories we would cherish, at the end of a long journey. A family we'd take care of. A family that'd take care of us. To look after our children, the way our parents looked after us. And to make sure that our loved ones are provided for, should anything ever happen to us...

Of the several ways to do so, one of the best, is to give them a roof over their head. A home, with all the luxuries you often dreamed of.

So that they know, that you cared.
So that when their time comes, they too can show that they care.....



A GIFT OF A LIFETIME...

Why not give them a gift of a lifetime...
The gift of PARK WOODS!

True to its name, it is replete with green wherever you look. Huge area of its plantations and landscaped gardens, taking you back to the nature. Because that's what people want today, more than anything else.

But that is not all. The project has within it, a host of facilities that are entirely at your disposal. Whenever the mood sets in. Be it their clubhouse with splash pool, or their children's play-area, or a table-tennis lounge, or a senior-citizen corner...

The most striking feature about this set-up, is its thematic nomenclature. Wherein each block has been given a distinct identity, to make it stand out from the rest.

And all the units are easily accessible by a well-developed vehicular path, running 'round the entire campus.

But simply telling you about it, is not enough. You need to be a part of this world, to really get the feel of things.....



SENTIMENTS TO TOUCH YOUR LIVES

PARKWOODS is the venture of Shree Sai Developers. The core of our Group's business philosophy can be summed up in two words: Delivering Quality.

This value nucleus is the reason behind the Group's impeccable reputation and the trust it inspires in those connected with the real estate or hospitality industry. The group prides itself on developing projects that are of real value, commercially viable, architecturally outstanding and structurally sound.

The Project

Spread over 6 acres, Parkwoods is a self-contained township offering a mix of 1BHK & 2 BHK Flats. Parkwoods shall truly be a colony of architecture, affluence and modern Utopian lifestyle that would always be cherished by its proud owners.

Our commitment to bring you the best stands strong. As we come to with PARKWOODS, GORWA, it will be with the same sentiment - to touch your lives and to live up to our word!

Parkwoods is well on its way of emerging as the most coveted and elite address in Vadodara.



AMENITIES

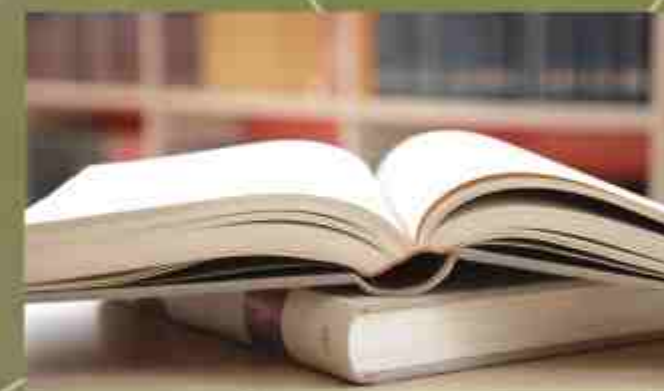
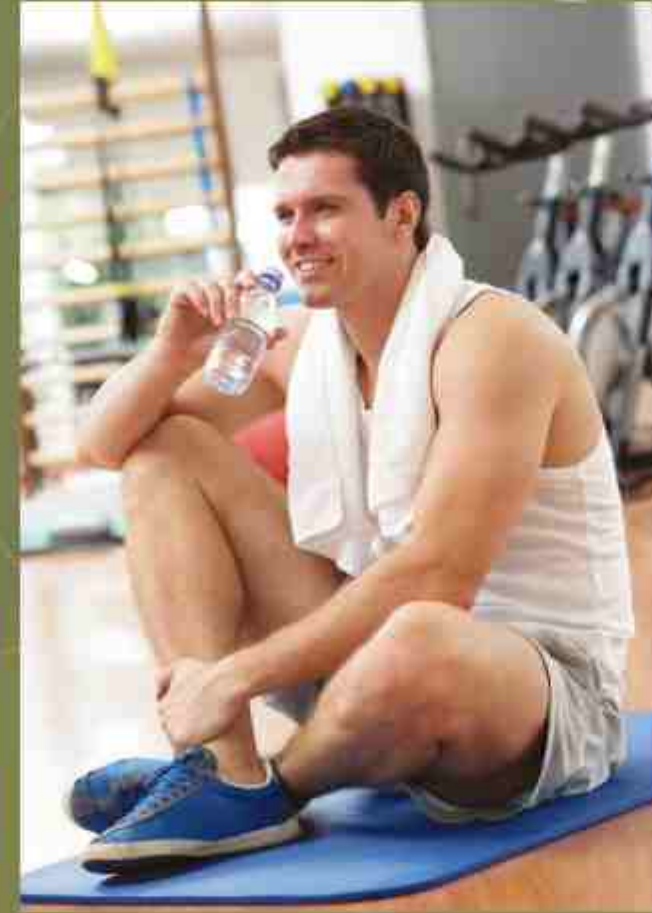
INVITATION TO LIVE A FULLER LIFE...



- Designer entrance gate with sound of water & it's unique water body.
- You & your family will be safe & secure through the 24 hour security & video door phone security system to each unit.
- Parkwoods' bus pickup point for easy access to all other areas of the city.
- RCC internal roads, paved sides, sitting benches, street lights & distinctive name of each tower speaks about whole campus beauty.
- Huge landscaped gardens to add touch of green to your every day.
- Tree plantation creates feel of nature & pleasant atmosphere for you.
- Senior citizen park, always blissful to your elder, to keep their evening enjoyable.
- Children play area with stylish toy gallery to boost entertainment of your kids.
- Modern club house will always be proved unique address due to it's amenities.
- Health is always priority to everyone's life which will be maintained in it's well equipped gym.
- A splash pool to add water fun to your children's routine.
- Library space helps to fulfill reader thrust & positivity creates in mind at yoga & meditation space.
- Jogging track gives you energetic morning as well as evening.
- Ample parking at ground floor for rest of your vehicle.
- Good quality elevator gives you easy access to your home.
- RO water purifier system to each unit for pure water.

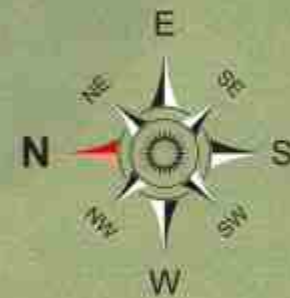


AMENITIES THE WORLD OF LEISURE LIFE...





LAYOUT OVER VIEW OF PROJECT...



1 BHK TYPICAL FLOOR PLAN...



2 BHK TYPICAL FLOOR PLAN...





SPECIFICATION

STYLE YOU NEVER EXPERIENCED...



Structure : Earthquake resistant RCC frame structure & Brick masonry work as per architects design. Compound wall around entire campus.

Flooring : Vitrified tiles flooring in all rooms. Black Granite kitchen platform with SS Sink & Glazed tile up to lintel level.

Electrification : Concealed copper wiring of approved quality with TV, Refrigerator & A.C. Point.

Plumbing : Hot and Cold Plumbing with Shower and Geyser Point in Bathrooms.

Doors : Decorative main door and all other flush doors with wooden frames.

Windows : Fully glazed powder coated Aluminum windows with MS Safety Bars.

Finishing : Inside : Smooth plaster with white cement putty finish. Outside : Sand face plaster with Exterior paints.

Water : 24 hour uninterrupted water supply through Under ground and over head water tank with individual bore well to each tower.



LOCATION

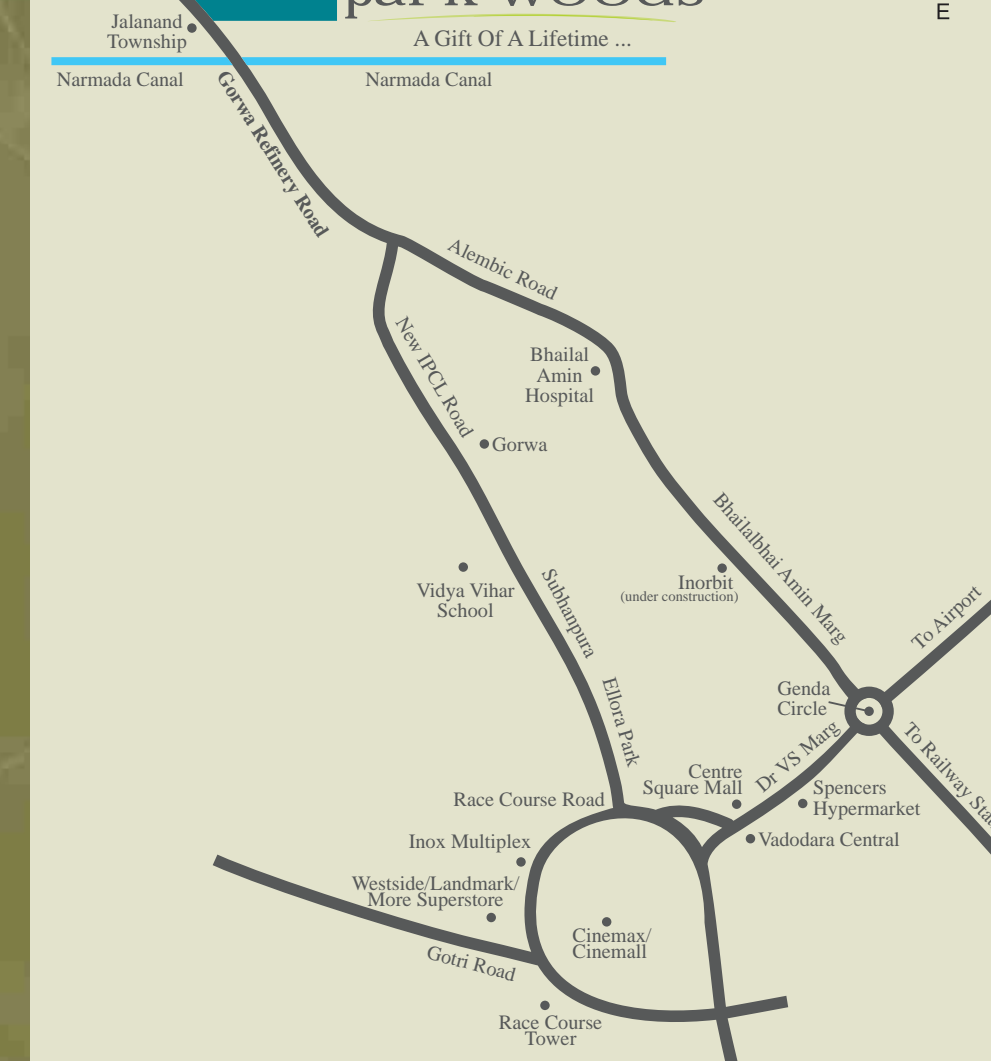
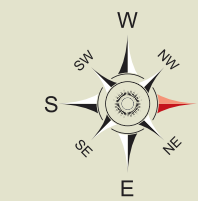
A LOCATION THAT'S UNRIVALLED...

Stay in the heart of civilisation. Life demands that you be at the Core, at the hub of all activities on one hand. On the other hand, life wants you to rest in the lap of nature. Parkwoods makes this impossible duality possible.

Plug into the whole network. Railway Station is just 4 kilometers & Airport is 9 kilometers away. Easy access of local transport to Parkwood's own bus pick up point makes easy to reach any part of Vadodara within 20 minutes.



A Gift Of A Lifetime ...



Notes : 1) Possession will be given after one month of settlement of all accounts. 2) Documentation charges, stamp duty, service tax & common maintenance charges will be extra. 3) Any new Central or State Government Taxes, if applicable shall have to be borne by the clients. 4) Extra work shall be executed after making full payment. 5) Continuous default payments leads to cancellation. 6) Developers shall have the right to change the plan, elevation, specification or any details, will be binding to all. 7) In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible. 8) Refund in case of cancellation will be made within 30 days from the date of booking of same unit by a new client. Administrative charges of 25,000/- & the amount of extra work (if any) will be deducted from refund amount. 9) Terrace rights & Future FSI rights will exclusively be of the developers only. 10) Any plans, specifications or information in this brochure can not form part of an offer, contract or agreement.

Mode of Payment :

- | | |
|---------------------------|-----------------------------|
| ▪ 25 % At the Booking. | ▪ 10 % Fourth Floor slab. |
| ▪ 15 % First Floor slab. | ▪ 10 % Fifth Floor slab. |
| ▪ 15 % Second Floor slab. | ▪ 10 % Plaster Level. |
| ▪ 10 % Third Floor slab | ▪ 05 % Flooring & Finishing |