



M S DEVELOPER

Darshanam Crossroad, Somatalav Char Rasta,
Towards Somatalav To Pratap Nagar 36 MT. Road
Opp. Nilamber Aangan, Somatalav, Vadodara.

Architect : **space plus**
Structure : Ashok Shah & Associate

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RERA No: PR/GJ/VADODARA/VADODARA/Others/
CAA07561/191020 | W: www.gujrera.gujarat.gov.in

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Payment Modes: 30% At the time of Booking | 10% Plinth Level | 05% GF Slab Level | 05% First Floor Slab Level | 05% Second Floor Slab Level | 05% Third Floor Slab Level | 05% Fourth Floor Slab Level | 05% Fifth Floor Slab Level | 05% Sixth Floor Slab Level | 05% Seventh Floor Slab Level | 05% Eighth Floor Slab Level | 05% Ninth Floor Slab Level | 05% Plaster Level | 05% before Possession

NOTES: 1) Possession will be given after one month of settlement of all accounts. 2) Documentation charges, Development Charges, Stamp duty, MGCL & VUDA / VMS charges, GST, Legal Charges & common maintenance charges will be paid by the purchaser. 3) Any new Central or State Government Taxes, if applicable shall have to be borne by the purchaser. 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 rise the scheme or any details here in 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. In case of cancellation of booking 10% of the booking amount plus extra work (if done) will be deducted from the booking amount. 9) Any plans, specifications or information in this brochure can not form part of an offer, contract or agreement.

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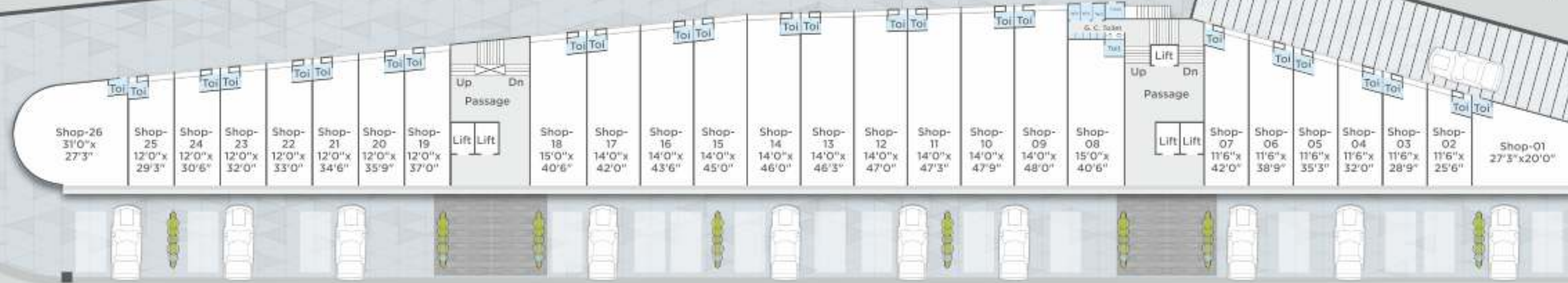


GROUND FLOOR LAYOUT

40.00 METER WIDE ROAD

18.00 METER DP WIDE ROAD

18.00 METER DP WIDE ROAD



36.00 METER WIDE ROAD

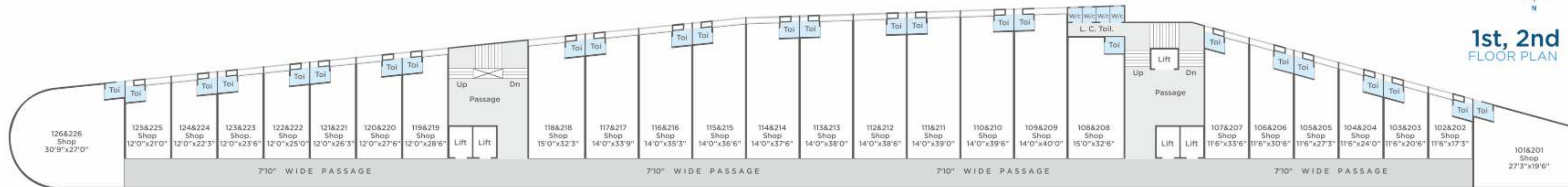
36.00 METER WIDE ROAD

WE MAKE FUTURE
FOR THE PRESENT

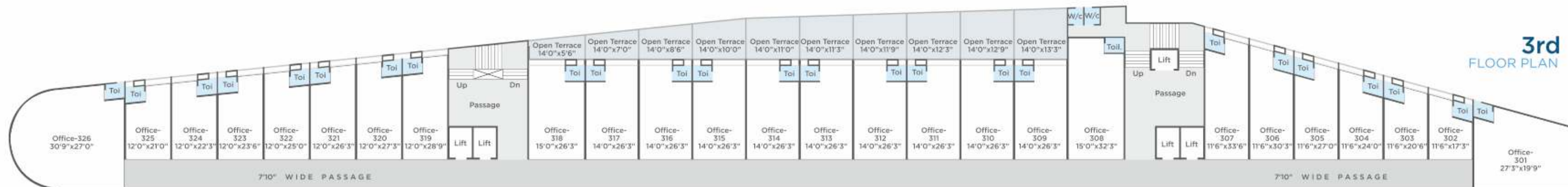


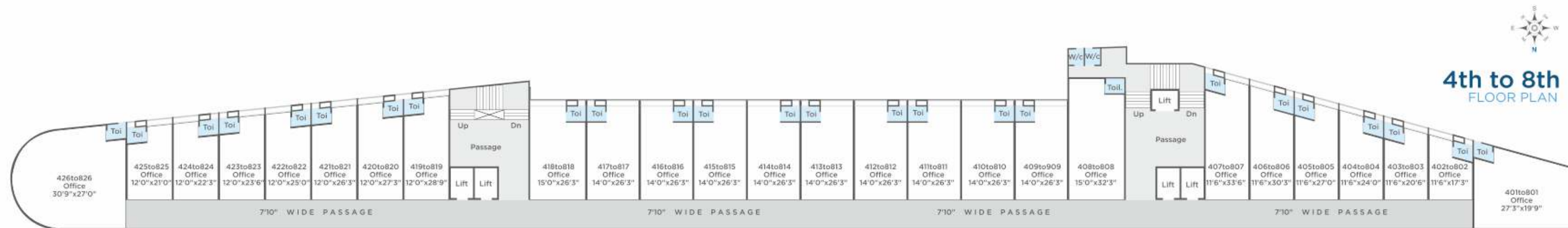


1st, 2nd FLOOR PLAN



3rd FLOOR PLAN





SPECIFICATION

STRUCTURE & CONSTRUCTION

- RCC Frame Structure with Earthquake resistance design
- Minimum Columns and Beams for maximum Flexibility in Interior Planning

FLOORING

- Vitrified tile flooring in all unit
- Natural stone / vitrified tile flooring in common area

PARKING

- Large Concrete / paved instant front parking on G.F. area with sufficient two level basement parking

ELECTRIFICATION

- Concealed copper ISI wiring with branded Modular Switches & A.C. Point
- Optical Fibre cable for TV, Telephone & Internet

FINISHING

- Inside plaster with Putty / Primer Finish
- Outside Plaster with Exterior Paints
- Provision for Drainage & Water Supply

SPECIAL FEATURES



Inventive Designed building



CCTV surveillance at strategic locations



Double Basement Vehicle parking



Wide passages & Corridors for easy mobility



Power backup for elevators & common services



Standard Elevators



Earthquake resistant structure design



Excellent frontage with magnificent visibility

