

Developers:



**DEV SATYA CORPORATION**

Ph.: 97277 39006, 99789 39006  
Email: devsatya.corporation@yahoo.in  
web: www.devsatyacorporation.com

**Site: Dev Krupa Bungalows**

Opp. American School,  
Ajwa- Nimeta Road,  
Sayajipura, Vadodara.

**Architect:**

**UNEVEN, www.uneven.in**

**Visual Consultant:**

**Param Interactive**

**Structural Consultant:**

**Ashok Shah & Associates**

**Plumbing & Electrical Consultant:**

**Artech Engineering Solutions**

**Investment Schedule:** 20% Down Payment @ Booking a Unit | 20% Payment @ Plinth Level | 15% Payment @ GF Slab Level | 15% Payment @ FF Slab Level | 15% Payment @ Plaster Level | 10% Payment @ Flooring | 05% Payments @ Time of Possession

**IMPORTANT TERMS & CONDITIONS:** Please note that actual Possession of the Unit shall be handed over to the Member within 15 days of the settling of all the accounts and dues. Sale Deed, Documentation Charges, Stamp Duty Charges, Common Maintenance Charges, Service Tax Charges etc. will be Extra be borne by the Buyers as per Govt. Law. • Payment Schedule must be followed strictly; any delay in payment shall incur Interest penalty at the rate of 15% P.A. on outstanding amount. Continuous default in payment shall lead to total cancellation of the Unit. • Total Amount of the Extra Work must be deposited in full in advance then only work shall be executed. • Sale Deed (Dastavej) to be done after settlement of all accounts. • Maintenance Deposit per unit must be deposited before possession of the unit • In case of cancellation of any Unit, an amount of Rs. 50,000/- + Amount of Extra Work, (if any) will be deducted towards Administrative Charges from the Refund Amount. The Refund shall be paid only after the New Booking of the booked Unit. • Actual Dimensions may vary as per the site conditions • Developers/Architect reserves the right to change/alter/raise scheme related measurement, design, Drawings and price per unit etc and shall be binding to the Buyers unconditionally. • Buyer's are not allowed to do any external change in elevation of the Bungalow. • This brochure is not a legal document, this is only for presentation of the project.

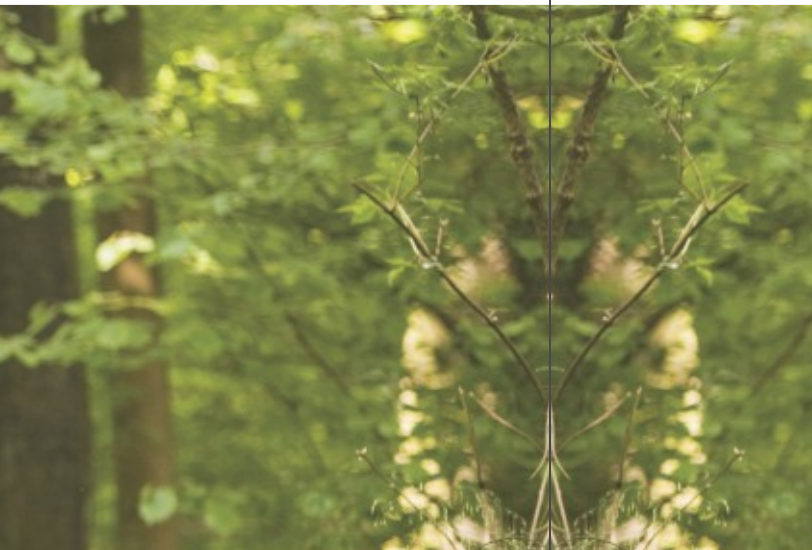
design: srinika&karim@98240 92010



JAY SWAMINARAYAN

# DEV KRUPA

3 BHK DUPLEX BUNGALOWS



# DEV KRUPA



170

Dev Krupa Bungalows is quite indisputably an address that will become a landmark in the future. A secure cluster of 170 exquisite bungalows. A home at Dev Krupa leaves nothing left to desire.

The landscaping, the space planning, the top-notch features, the clubhouse and the amenities are so refined in look and feel that everything else seems ordinary!



**ENTER**

A world full of Luxury.  
A Dream come true!

# THIS IS ME!

My Life, My Home,  
My Wishes...fulfilled.





05

06

**A PERFECT HOME**  
A Home that gives comfort & a Modern Lifestyle!

# A LIFE COMPLETE

A Home that fulfils your heart with Happiness!



Phase I	●
Phase II	●
Phase III	●

# LAYOUT PLAN



# SPECIFICATIONS

**RCC STRUCTURE:**  
Earthquake resistant combine structure as per structural engineer's design

**DOORS & WINDOWS:**  
Full Granite Framing for all Doors & Windows  
Decorative & Elegant entrance door with designer handle  
Molded flushed internal doors with locks for all bedrooms & toilets  
High quality color anodized aluminum windows with Safety Grills

**FLOORING:**  
2 x 2 high grade vitrified; Anti skid tiles in balconies

**PREMIUM PAINTS:**  
Interiors: Birla white putty with acrylic washable distemper  
Exteriors: Double coat plaster with acrylic weather coat paint

**BATHROOMS & TOILETS:** Moisture resistant plaster finish with emulsion paint. Branded Bath fittings,  
Good quality Plumbing fixtures and sanitary ware. Concealed Plumbing Fittings with separate  
HOT water Pipeline for geysers.

**ELECTRICAL WIRING:** Branded Premium quality modular switches

**KITCHEN:** Granite platform with SS sink with designer tiles up to lintel level over the platform

**WATER SUPPLY:** Water supply through U/G & O/H Tanks from VMC/VUDA Water Supply



# GROUND FLOOR



# FIRST FLOOR







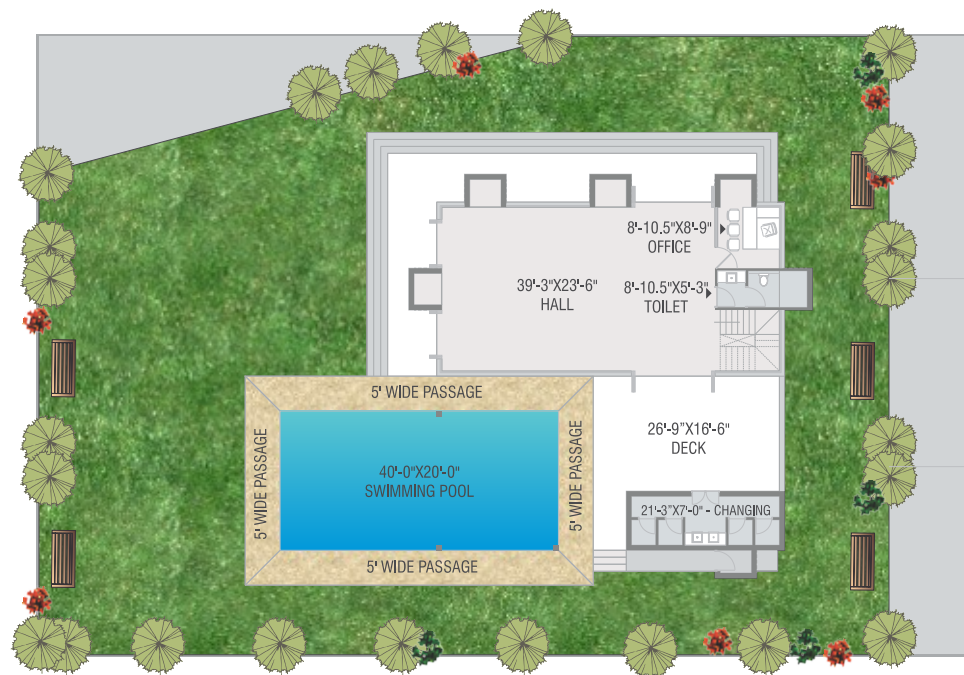
# WELCOME TO THE XTRA- ORDINARY

Your home at Dev Krupa Bungalows will be a serene retreat for you & your family. It can also turn into an impressive venue for a party to entertain friends.

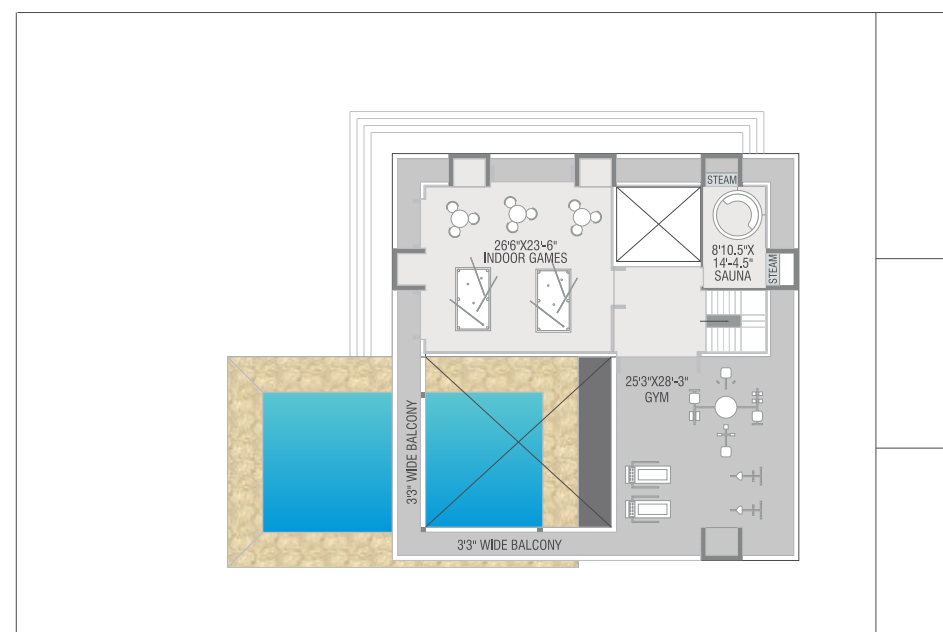
The spacious interiors are well laid out, and are lit up by natural light, as large windows & balconies open out to clean air and unspoilt views. Fine finishing, excellent material specifications & premium branded fixtures shall transform your home into a stylish living space.

The imposing structure, smart clean lines, elegance personified...and a plush feel!





CLUB HOUSE (GROUND FLOOR)



CLUB HOUSE (FIRST FLOOR)

## AMENITIES

Fun & frolic, great companionship & recreation for the whole family is what we at Dev Krupa had in mind for you. Enjoy premium leisure amenities at the Club which has facilities that competes with a star-resort.

- ✦ Two Common Plots with Landscaped Garden and Senior Citizen Seating
- ✦ A Designer Club House with
  - Fully Functional Gymnasium
  - Indoor Games
  - Banquet Hall
  - Swimming pool with Deck
- ✦ Multi Court Facility
- ✦ Jogger's Track
- ✦ Children's Play Area & Amphitheater
- ✦ Designer Entrance Gate with 24/7 Security
- ✦ Compound Wall surrounding the community
- ✦ RCC Internal Roads with Street Lights
- ✦ Extra Electrical Outlet for Air Conditioner in all the bedrooms
- ✦ Spacious Car Porch
- ✦ Instant Water Geyser (01 No) to all Units
- ✦ Pest Control with piping system for permanent solution of pest. (3 years warranty for all units)
- ✦ Water Proofing treatment for all units
- ✦ Number Plates on each Units to maintain uniformity
- ✦ Each Bungalow with individual Boundary Wall
- ✦ Underground Cabling for Electricity & Telephone Lines
- ✦ Rain Water Harvesting
- ✦ Tree Plantation