



Site: Nr. Surya Palace, Sayajigunj, Vadodara.
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Architect:
Placekinesis Associates, Ahmedabad

Plumbing Consultant:
Vraj Sanitation, Vadodara

Electrical Consultant:
J. P. Electric Consultant, Vadodara

We Request: (1) Maintenance Deposit, Document Charges, MGVL Deposit and Municipal Charges to be paid extra. (2) Any External changes in elevation shall not be permitted. Additional work (if any) will be carried out after receiving full payment in advance. (3) Terrace rights retained by the developers. (4) Possession will be given after one month of settlement of all dues. (5) In case of delayed payment 24% interest will be charged & continuous default payments lead to cancellation. (6) In case of cancellation of booking the refundable amount shall be given only when the same property is booked and paid for by the new purchaser. Administration charges of 10% of the booking amount and the amount of extra work done (if any) shall be deducted from the refund. (7) All municipal taxes shall be the responsibility of the customer after the date of the booking. (8) Any delay of corporation activity shall be unitedly faced.

Disclaimer: All the content mentioned in this document is tentative and subject to variation at the sole discretion of the Company and/or the promoters. Visual references are purely conceptual and the brand names featured in them are for reference only. The Developers reserve the full right to alter design, plans or specifications where required or deemed necessary without any intimation or reason.

design: stroke&arrow@9824092010

the center of your world!





a world of DELIGHT
a world of BLISS



central to your everyday Destinations

Located in the heart of the city, at Sayajigunj,

Your new home shall be close to your office, your kid's school, the market, the entertainment facilities, the hospitals, the railway station, the airport...in short anything & everything that you need. Save time in traveling, instead spend it with your loved ones!

The time has come to stop compromising, and start living. Demand the best location, the choicest of amenities, and huge open spaces.

No wonder you'd say...I love my new home!





Centrally Located is a word often used and abused. Darshanam Central Park justifies it to the fullest. Located in the center of the city, it is equidistant from all utilities...& spells pure convenience!

Educational Institutions:		Clubs		Entertainment:	
MS University	0.75 Km.	Bal Bhavan Activity Center:	3 Kms.	Fame Multiplex (Seven Seas Mall)	3 Kms.
Kala Bhavan	2 Kms.	Polo Club:	2.5 Kms.	Inox/Cinemall	3 Kms.
Rosary School, Convent of Jesus & Mary	2 Kms.	Gayakwad Golf Club:	2.5 Kms.	Rajshree Talkies:	1 Km.
Navrachna School, Sama Road	5 Kms.				
Baroda High School, Alkapuri	2.5 kms.				
Medical		Hotels & Restaurants		Park:	
SSG Hospital	1 Km.	Surya Palace Hotel, Sayaji Hotel,	0.5 Km.	Sayaji Baug & Zoo	1 Km.
Shantadevi Hospital, Narhari Hospital	2 Kms.	Kalyan, Havmor, Dairy Den	0.75 Km.		
Bankers Heart Insti., Baroda Heart Insti.	4 Kms.	Welcom Hotel Vadodara, Gateway (Taj):	2.5 Kms.	Stock Exchange:	1 Km.
		Rangoli Restaurent, Fatehgunj	3 Kms.	Closest Petrol Pump:	1 Km.
Temple/ Religious		Retail		Railway Station:	1 Km.
Panchmukhi Hanuman Temple	1 Km.	Kadak Bazaar	1 Km.	City Bus Depot:	1.5 Kms.
Kashi Vishwanath Temple	3 Kms.	Seven Seas Mall/ Big Bazaar	3 Kms.	Airport :	6 Kms.
Parsi Agyari	0.5 Km.	Khanderao Market	3 Kms.		
		Vadodara Central/ Center Square/ Spensers:	3 Kms.		
		More Mega Mall, Manjalpur	5 Kms.		





central to your happiness

Imagine a home where your kid can walk down to a cricket ground, while you watch him play from your balcony.

Imagine a home where the concept of a membership to a Club loses its meaning.

At your disposal is a huge swimming pool, indoor games area, a multi-court, fully equipped Gymnasium, Mini Golf....the list is endless. And not to mention, large spaces with landscaping elements & dense vegetation.

There is something for every member of the family...relax, rejuvenate, socialize and live life to the fullest. It's a celebration 365 days a year!

Cricket Fever...all through the year
A Cricket Ground, right in the heart of the campus!





Tee Time...at the Mini Golf Course
A never before leisure facility, that truly enriches the lives of the residents.

Let the never ending celebration, begin!

Be able to get away from the pressures of the urban life, while still being in the heart of it. A welcoming, plush lifestyle awaits you at the campus. Fitness as well as relaxation, the two different yet vital aspects to a happy, enriched well being are achieved by the interesting fix of leisure facilities

- ▣ Landscaped Garden with water bodies
- ▣ Clubhouse
- ▣ Children's Play area
- ▣ Mini Golf
- ▣ Yoga Deck
- ▣ Swimming Pool
- ▣ TV Room/ AC Lounge
- ▣ Cards Room
- ▣ Gymnasium
- ▣ Cricket Pitch
- ▣ Ladies Garden
- ▣ Senior Citizen Garden
- ▣ Walking Track
- ▣ Adventure Park





CENTRAL to a host of UNIQUE attractions

Imagine a home with a palace on one side & the famed MS University on another. Look outside your window to the generous view of the Laxmi Vilas Palace, the golf course and the integral part of the city, the Vishwamitri river.

Enjoy the cool breeze across the river from the Palace Grounds. The temperatures surely are a degree lesser due to the dense vegetation across the river. The future unfolds the Vishwamitri River Front Development. Once that happens, residents can enjoy water flowing past them all through the year...and loads of entertainment opportunities on the river banks.





...because its
centrally located
...because it'll be the
center of your world
...because it's the
center-point of a good life!

Welcome to a world called...

॥ दर्शनम् ॥[®]


CENTRAL
PARK

Inspired by the concept of "living in a park" Darshanam Central Park exudes pure sophistication, heightened style and practical luxury. The elegant 20 towers offer a choice of a 2,3 & 4 BHK living accommodation, to suit all lifestyles. Coupled with an impressive array of recreational facilities carefully blended with stunning landscaping and glorious vistas.

Designed to compliment your tastes for the finest in life, every apartment at Darshanam Central Park combines a modern & convenient planning, and spacious proportions. Offering a broad selection of layouts to choose from, every individual home is resplendent with superb finishing, fixtures and fittings.

Truly one of its kind living experience.



VALUE ADDED AMENITIES

Large Open Spaces, over 1.5 Lac sq. ft. of Landscaped Garden

A huge campus of 20 towers - 720 apartments

Lifts of Standard Quality, access of lifts from basement parking

Sufficient Parking with Decorative Paving & Illumination

Basement: 2 Lac sq. ft.(approx.) of parking space

300+ car parking on Ground Level

Facilities in Basement: Store, Servant Room, Workshop Area, Laundry Area, Garbage Store

Advanced Fire Fighting System

Comprehensive 24x7 security system for a safe campus

Underground cabling for a wire free look in the campus

Tremix concrete internal road with tree plantation & streetlights

Back-up Generator for common areas & lifts

Rain water harvesting system





the CLUB



Mini Golf

A unique facility to hone your golf skills before you plunge into some serious golfing, across the river. The mini Golf course allows adults as well as kids a great place to play and to socialize. One of it's kind in Vadodara!



Cricket Pitch

A highlight of Darshanam Central Park is a dedicated cricket pitch and a ground of almost 30,000 sq. ft. Forget broken window panes or gully cricket, the residents shall enjoy cricket in a specially created ground just across their apartment block.



Auditorium

Enjoy the latest movie blockbuster or that exciting cricket match. Get the perfect audio-visual experience at the auditorium with comfortable seating and a great ambience.



Swimming pool

Take a plunge into the cool blue waters of the large sized swimming pool. Hear the water cascading, take a lap, or just chill sitting on the pool deck...a perfect place to enjoy summers. The partially covered roof structure, shields you from the nature's extremities.



Gymnasium

Spend the mornings & evenings at the fully equipped health club & gymnasium where the state-of-the-art equipment and the perfect ambience motivates you to stay fit. Forget memberships to city's various Gym's, you have one of your own in your backyard!



Amphitheater

The Amphitheater, Open Air Theater & Yoga Deck adds up to be a multi-utility facility. The central ground shall be a perfect place for a performance, just for kids to play, while elders sit on the steps. The mornings shall witness Yoga



Squash Room

Take shorts at the swanky Squash court. Enjoy an exhilarating game with your partner. An excellent way to de-stress and exercise!



Cafeteria

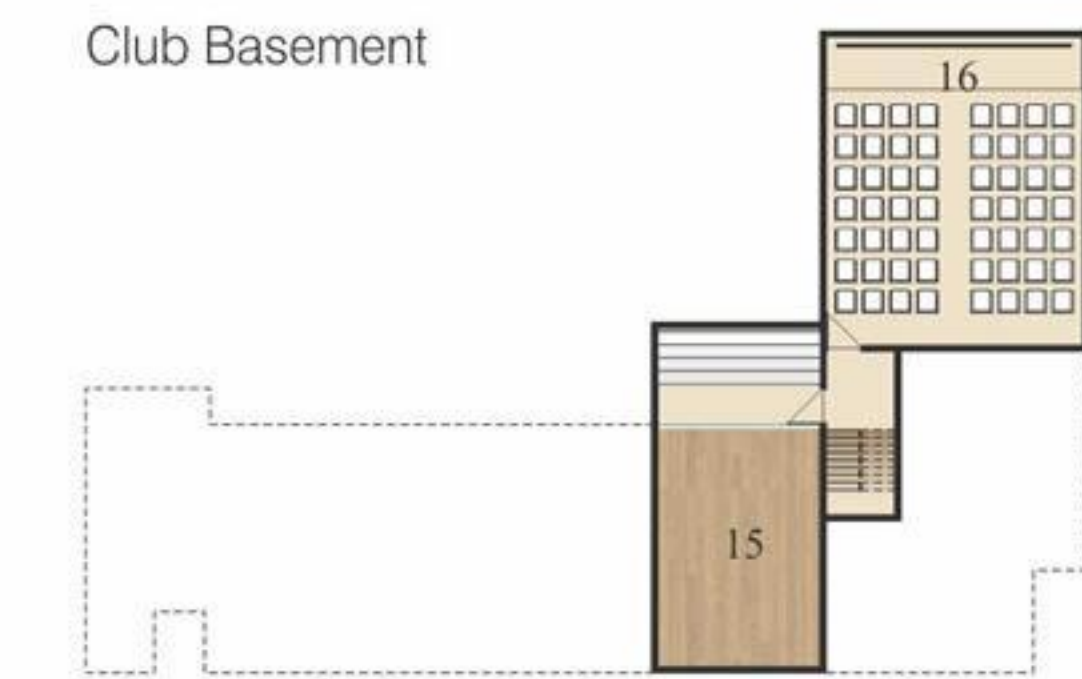
Enjoy a hot cup of coffee at the Cafeteria surrounded by landscaped gardens on both sides. Get a great view, a stimulating ambience and companionship of friends & family, in the convenient proximity of your home.



- Type 1 (4BHK)
Tower: A,B
- Type 2 (3BHK)
Tower: N,O,P,Q,R,S
- Type 3 (2BHK)
Tower: C,D,E,F,G,T
- Type 4 (2BHK)
Tower: H,I,J,K,L,M

- 1 Entrance Gate
- 2 Security Cabin
- 3 Green Divider
- 4 Water Cascade
- 5 Clubentrance
- 6 Children's Play Area
- 7 Mini Golf
- 8 Skating Ring
- 9 Swimming Pool
- 10 Admin. Office
- 11 T.V. Room/A.C. Lounge
- 12 Kitchen
- 13 Card Room
- 14 Gymnasium
- 15 Squash
- 16 Auditorium
- 17 Gazebo
- 18 Fountain
- 19 Table Tennis
- 20 Billard
- 21 Business Centre
- 22 Library
- 23 Cricket Pitch
- 24 Ladies Garden
- 25 Senior Citizen Garden
- 26 Ramp For Basement
- 27 Green Island
- 28 Walking Track
- 29 Adventure Park
- 30 Coffee Shop
- 31 Aroma Garden
- 32 Open Air Theatre
- 33 Amphitheatre
- 34 Yoga Deck
- 35 Volley Ball / Badminton Basket Ball

Club Basement



Club Ground Floor



LAYOUT PLAN



Specifications

STRUCTURE

Earthquake resistant structural design

FLOORING

Vitrified tiles in the dining, living, passages and all other bedrooms
Anti-skid ceramic tiles in all balconies

WALL FINISH

Distemper paint with putty on internal wall
Weather proof cement paint on external walls

TOILET

Designer wall tiles upto lintel level
Anti-skid ceramic tile flooring
High quality branded sanitary & plumbing fixtures

KITCHEN

Granite platform with stainless steel sink
Vitrified tile flooring
Ceramic tiles upto 2 ft. height over the platform
Wash area with ceramic tiles dado

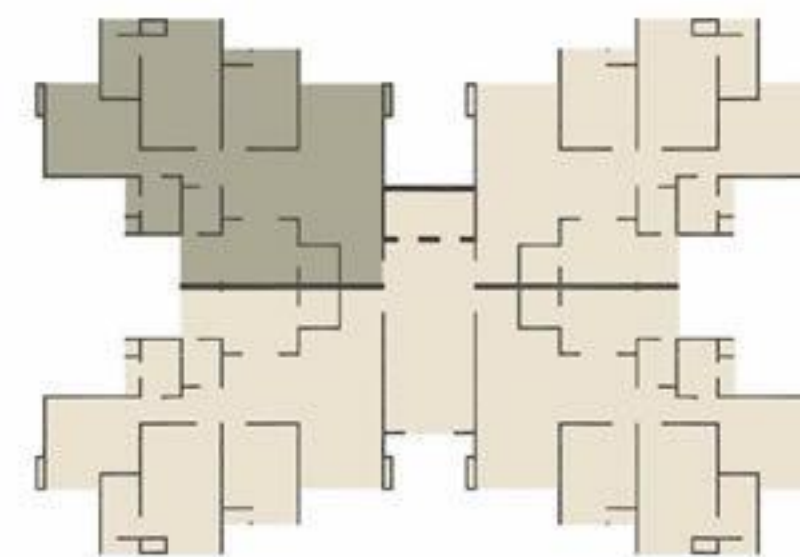
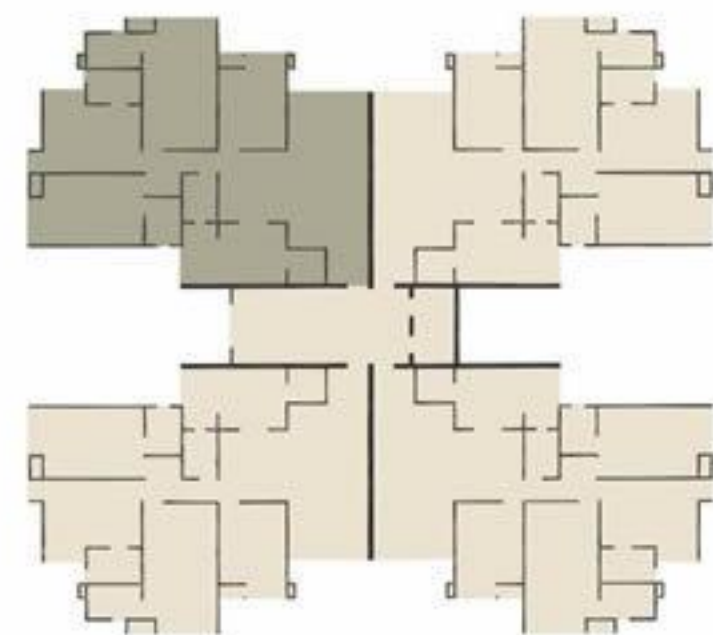
DOORS & WINDOWS

Main Door: High quality Designer Main Door
Other Internal Doors: Wooden frames with flush doors
Anodized/ Powder coated aluminium sliding windows

ELECTRICAL

Good quality modular switches
Provision for TV & Telephone points at convenient locations
AC point in master bedroom & Geyser point in all bathrooms



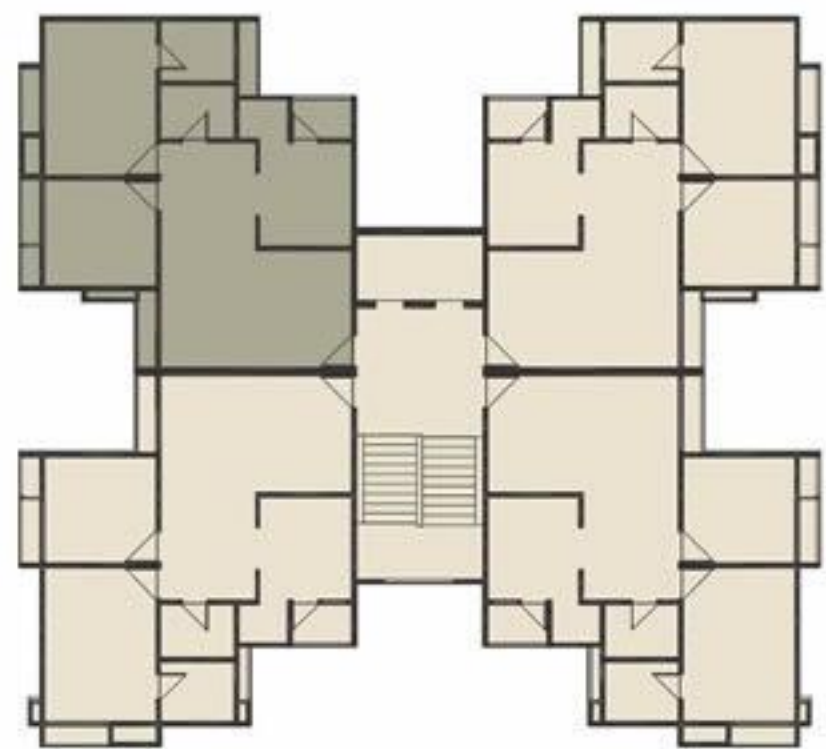


TYPE-1

4 BHK Typical Floor Plan
Tower: A & B

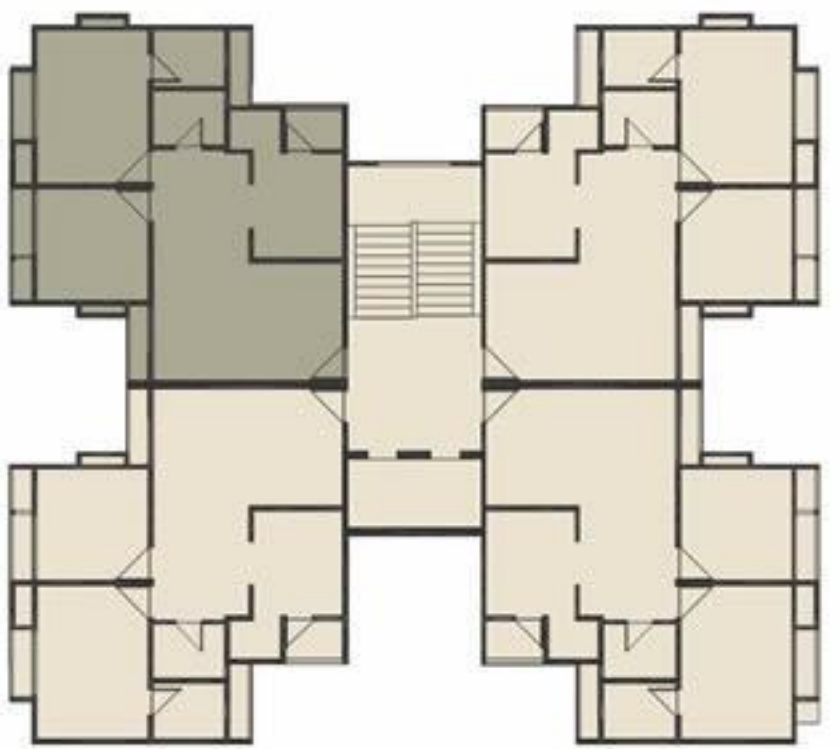
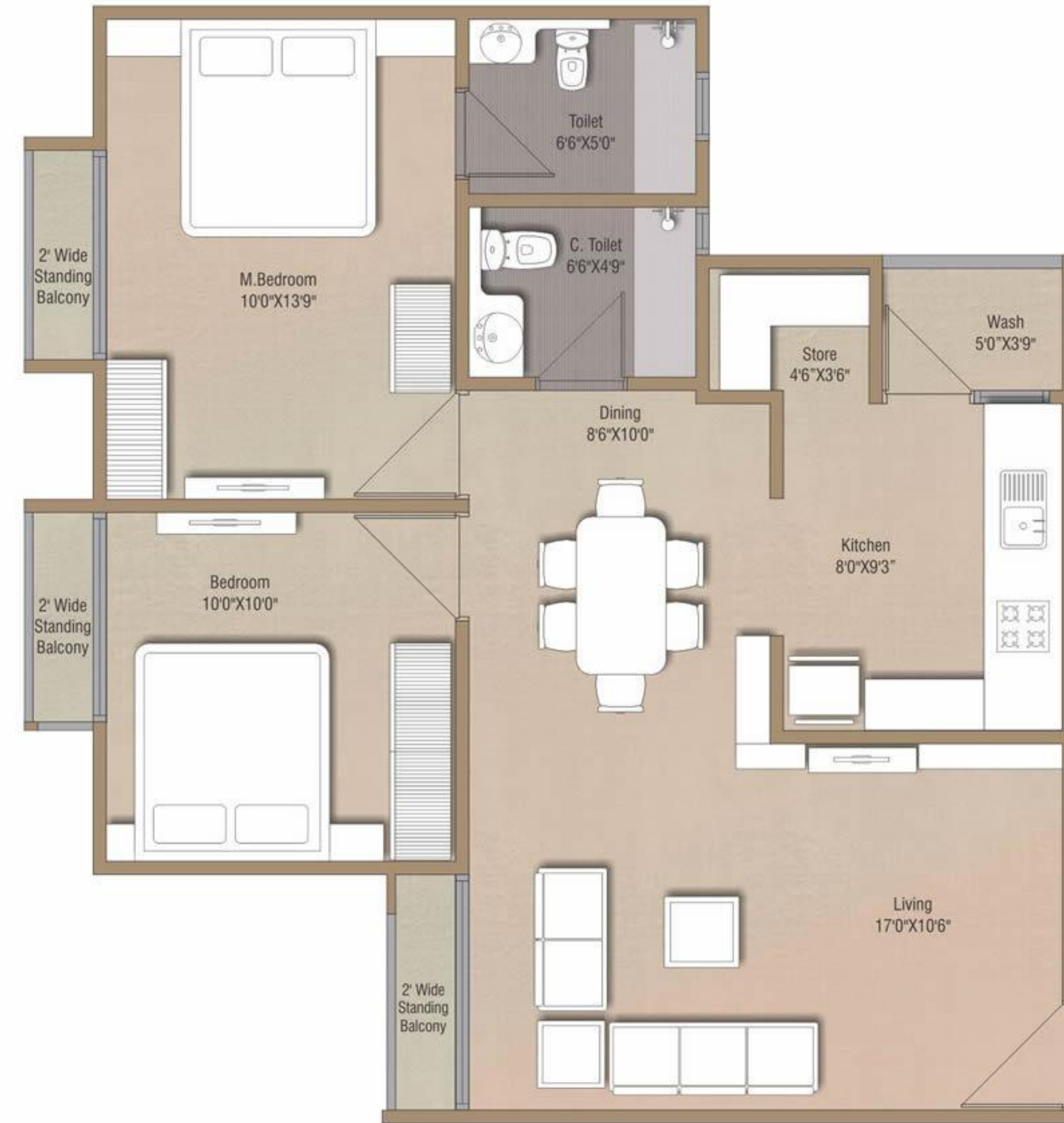
TYPE-2

3 BHK Typical Floor Plan
Tower: N, O, P, Q, R, S



TYPE-3

2 BHK Typical Floor Plan
Tower: C, D, E, F, G, T



TYPE-4

2 BHK Typical Floor Plan
Tower: H, I, J, K, L, M