

Developers:  
**SAI  
REALTY**

**Site:**  
NH-8 Highway, Opp. Giriraj Hotel,  
Before BJP Office,  
Nr. Kapurai Chokdi, Vadodara

**Call:**  
**93277 66260 | 98253 55561**  
**Email:**  
**sairealty512@gmail.com**  
**Website:**  
**www.omgrouprealestate.com**

**Architect:**  
  
Architecture • Planning • Interiors  


**Structure:**  
**Diya Structural  
Consultants**

HONEST CR\_98243 85808

  
**BLISS**  
3 BHK PREMIUM DUPLEX





# BLISS

## EMBRACE TRANQUILITY AT OM BLISS

Welcome to OM Bliss, where tranquility meets luxury. Nestled amidst lush greenery and serene surroundings, our sanctuary offers a haven for those seeking peace and rejuvenation. Step into a world where every moment is an opportunity to unwind, reflect, and find your inner bliss. Whether you're seeking a peaceful retreat or a rejuvenating escape, OM Bliss promises an experience that will leave you feeling refreshed and inspired. Come, indulge your senses, and embark on a journey of serenity with us.





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## GRAND ENTRANCE, TRANQUIL ESCAPE

As you pass through the majestic gates of OM Bliss, you are greeted by an aura of serenity and sophistication. Our meticulously crafted entrance sets the tone for your tranquil escape, inviting you to leave the chaos of the outside world behind and immerse yourself in a realm of calm and beauty. Step into a sanctuary where every detail is designed to soothe your senses and elevate your experience. Welcome to OM Bliss, where luxury meets tranquility from the moment you arrive.







## SERENITY IN EVERY CORNER

Surrounded by lush greenery and nestled in a peaceful neighborhood, OM Bliss offers a tranquil escape from the hustle and bustle of city life. Take a stroll down our serene streets, where the gentle rustle of leaves and the melody of birdsong provide the soundtrack to your day. Experience the joy of living in harmony with nature, as you explore the tranquil beauty that surrounds OM Bliss. Here, every corner is infused with serenity, inviting you to slow down, breathe deeply, and embrace the beauty of the present moment.







## NATURE'S SYMPHONY, YOUR SANCTUARY

Step into our lush gardens and immerse yourself in nature's symphony at OM Bliss. Here, amidst the vibrant blooms and verdant foliage, you'll find your sanctuary – a place where you can connect with the earth and rejuvenate your spirit. Whether you're enjoying a leisurely stroll, practicing yoga amidst the greenery, or simply basking in the beauty of your surroundings, our gardens offer a peaceful retreat from the chaos of everyday life. Come, let nature's embrace envelop you, and discover the serenity that awaits at OM Bliss.







## LAYOUT PLAN

AREA TABLE

PLOT NO.	PLOT TYPE	PLOT AREA
01	B	1350
02 to 08	B	1288
09	B	1989
10	B	2001
11 to 17	B	1244
18	B	1447
19	A	1666
20	A	1254
21	A	1258
22	A	1579
23	A	1568
24 & 25	A	1250
26 & 27	A	1496
28 & 29	A	1250
30	A	1586
31	A	1566
32	A	1320



AREA IN SQ.FT.

18.00 MT. WIDE MAIN ROAD





**TYPE-A**  
FLOOR PLAN

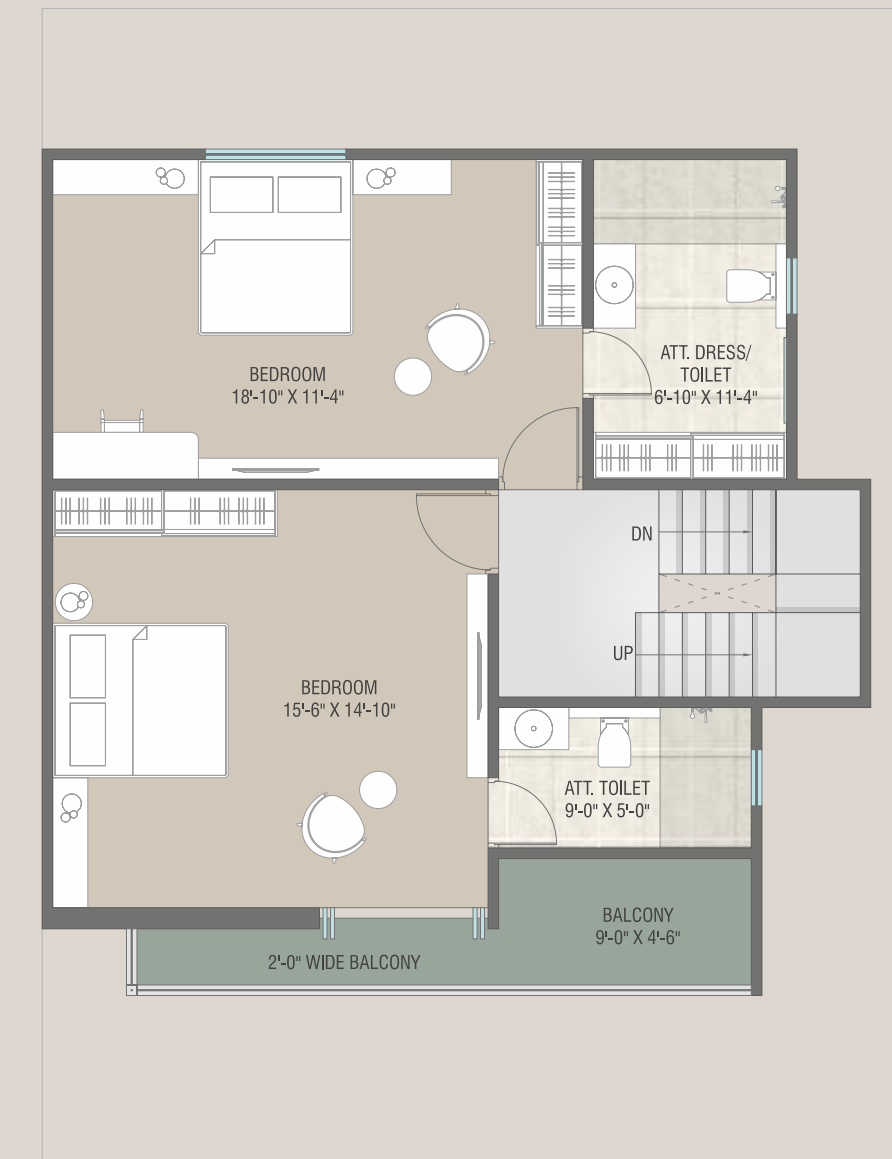
GROUND FLOOR PLAN



MIN. PLOT AREA = 1250.00 SQ.FT.  
TOTAL CONSTRUCTION AREA = 1679.00 SQ.FT.

SLAB AREA-811.00 SQ.FT

FIRST FLOOR PLAN



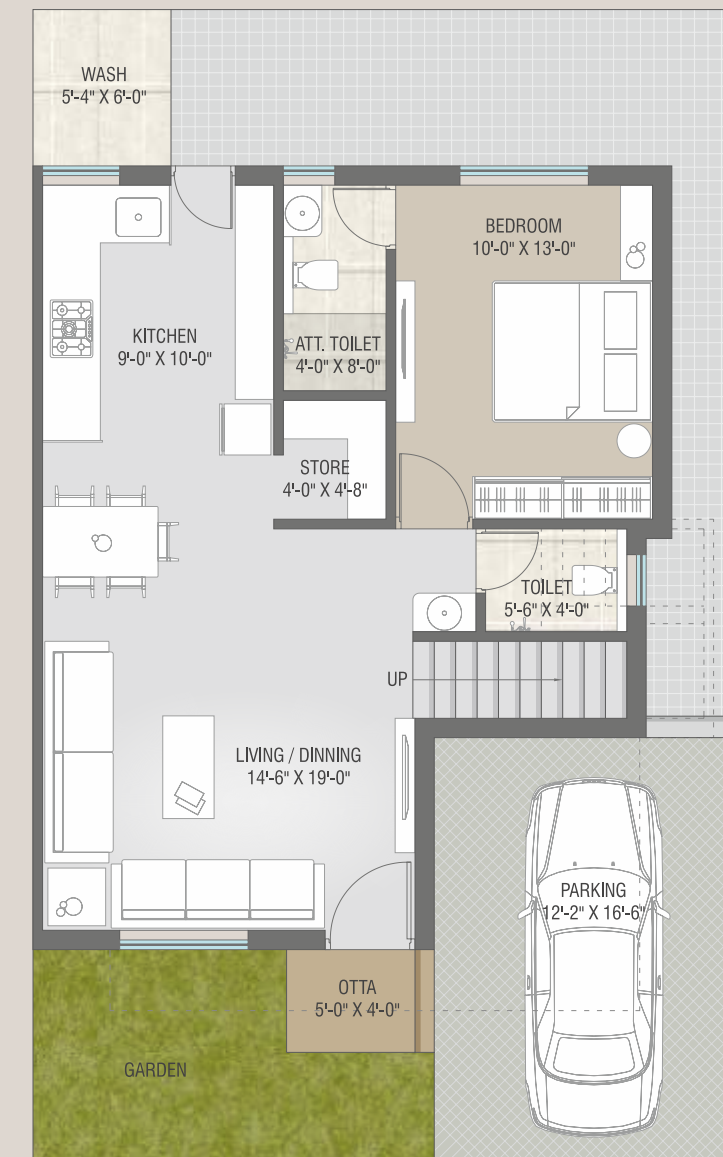
SLAB AREA - 757.00 SQ.FT





**TYPE-B**  
FLOOR PLAN

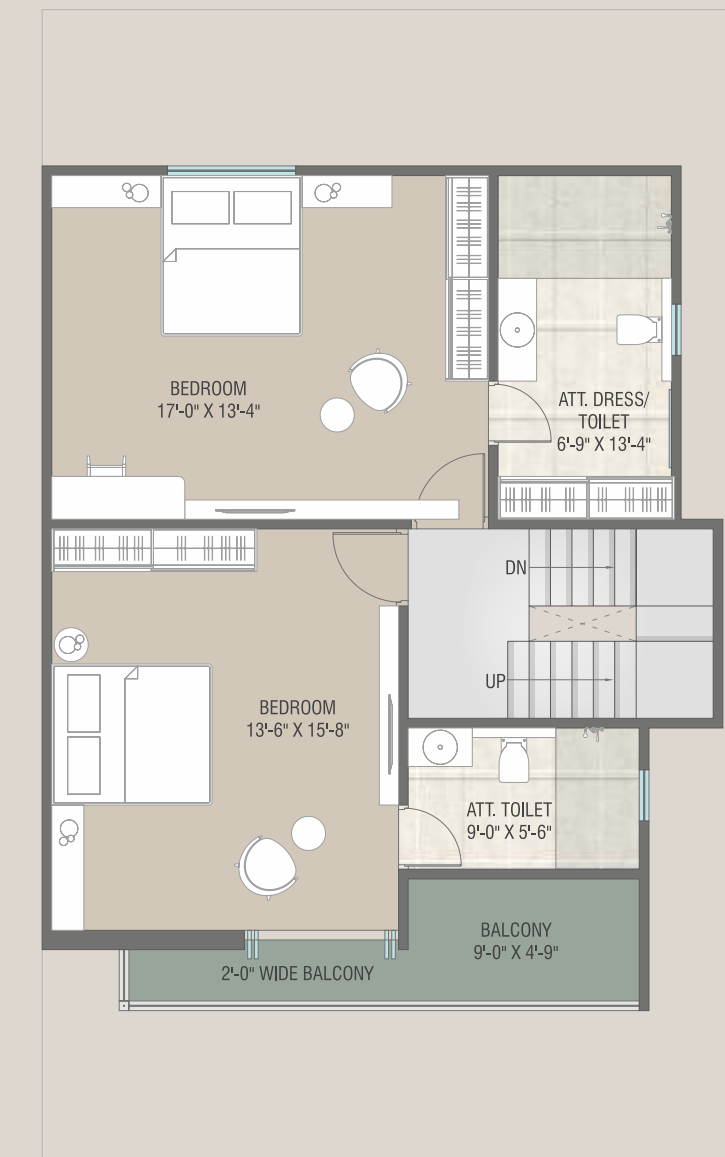
GROUND FLOOR PLAN



MIN. PLOT AREA = 1244.00 SQ.FT.  
TOTAL CONSTRUCTION AREA = 1673.00 SQ.FT.

SLAB AREA - 810.00 SQ.FT

FIRST FLOOR PLAN



SLAB AREA - 761.00 SQ.FT

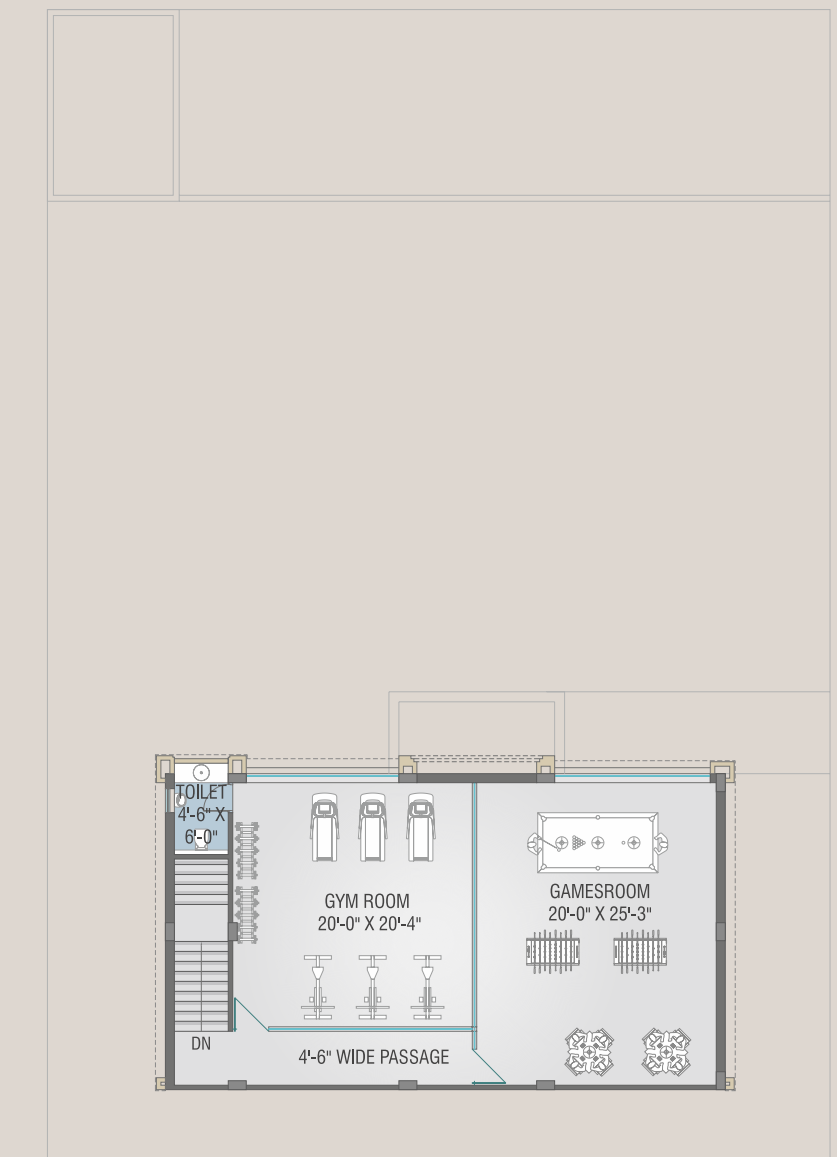




**CLUB HOUSE**  
FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



## SPECIFICATION

### Structure:

All Rcc & Brick Masonry Works As Per Structural Engineer's Design.

### Wall Finish:

Inside Smooth Plaster With Acrylic Wall Putty & Outside Surface With Double Coat Plaster, And Weather-resistant Paint.

### Flooring:

Branded Vitrified Tiles Flooring.

### Doors:

Decorative Main Door With Brass Fittings & All Internal Doors Of Quality Water Proof Flush Doors.

### Windows:

Powder Coated Aluminium Section Windows With & Safety Grill.

### Kitchen:

Granite Kitchen Platform With Ss Sink, Glazed Tiles Dado Upto Slab Level.

### Toilets:

Designer Bathrooms With Premium Fittings & Vessels, Glazed Tiles Dado Upto Slab Level.

### Electrification:

ISI Modular Switches With Concealed Copper Wiring Of Approved Quality, Sufficient Electrical Points As Per Architect's Plan.

### Terrace:

Open Terrace Finished With Water Proofing And China Mosaic Tiles

## AMENITIES

- AC MULTIPURPOSE HALL
- AC GAME ZONE
- CHILDREN PLAY AREA
- LUSH GREEN GARDEN
- DECORATIVE MAIN GATE WITH SECURITY CABIN
- CCTV CAMERAS OF SURROUNDING CAMPUS
- GAZEBO IN GARDEN
- RAIN WATER HARVESTING
- RCC ROAD WITH DECORATIVE PAVER BLOCK IN SIDE CAMPUS
- UNDERGROUND ELECTRIC CABELING IN SIDE CAMPUS
- STREET LIGHT
- BOREWELL
- RO WATER PURIFIER FOR EACH BUNGLOWS
- ANTI TERMITES TREATMENT IN ALL BUNGLOWS



**PAYMENT TERMS :** 10% AT TIME OF BOOKING | 15% PLINTH LEVEL | 20% G.F. SLAB LEVEL | 20% F.F. SLAB LEVEL | 10% BRICK MASONARY | 10% PLASTER WORK | 10% FLOORING | 5% FINISHING AT TIME OF SALEDEED

Notes • Documentation, stamp duty, Development, Registration charges, GST, M.G.V.C.L. all municipal taxes will be extra. • Any additional charges or duties levied by the government / Local authorities during or after the completion of the scheme will be born by purchaser/allottee. • Possession will be given with one month of settlement accounts. • Advance payment is required for any extra or modification work. • Developers will not be responsible for any delay in water supply, Drainage, Light connections • Refund shall be given in case of cancellation after receiving the final payment of the same premises booked by the another client and receipt for the payment from him, after deducting extra expenses if any and a minimum amount of 25% on all types of conditions. • Developers reserve all rights to make any changes in the scheme including technical specification design planning & layout. • This brochure does not assure a part of any legal agreement/document. It is for easy display of the project.