



Developers: Mangalam Developers

Site: Mangalam Heights, Narmada Park Society,
Nr. Panchvati, Gorwa, Vadodara.

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Architect: DESIGN STUDIO
architects & interiors
Structural Consultant: Zarna Associates

RERA Website: <https://gujreera.gujarat.gov.in> | RERA Reg.No.: PR/GJ/VADODARA/VADODARA/Others/MAA10837/211022

design: smk&wmm@9821092010

2 BHK APARTMENTS & SHOPS



ELEGANTLY
SIMPLE!

THOUGHTFULLY
PLANNED!

PASSIONATELY
EXECUTED!

Mangalam Heights brings forth a good life. Set in the residential locality of Gorwa, the project offers well crafted 2BHK residential apartments with road facing shops.





Well defined living spaces designed to offer a spacious living with abundant natural light and aeration makes homes at Mangalam Heights desirable.

SALIENT FEATURES

- Paver area all around the campus
- Branded elevators
- Located at Vadodara's preferred locality of Gorwa
- All urban conveniences within easy access
- Best in class specifications & amenities



GROUND FLOOR



FIRST FLOOR



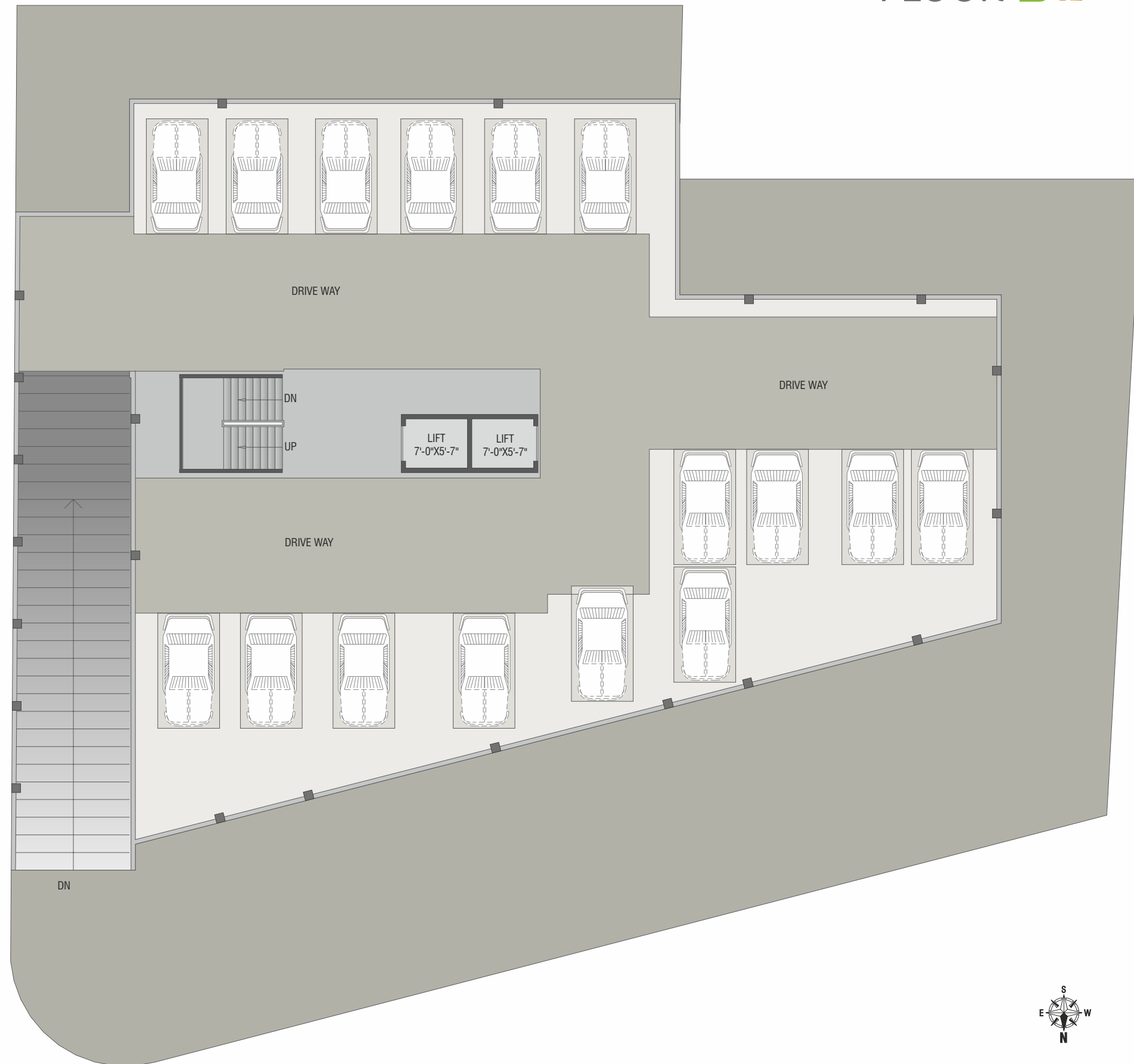
SECOND FLOOR



TYPICAL FLOOR
3RD TO 7TH FLOOR



BASEMENT FLOOR



SPECIFICATIONS (RESIDENTIAL)

STRUCTURE

- RCC earthquake resistance structure designed by approved Structural Engineer

FLOORING

- Vitrified Flooring in Living Room, Kitchen and Dining area
- Vitrified tiles in all other Bed Rooms
- Anti-skid flooring in balcony & wash

WALL FINISH

- Interiors: 2-coat Putty with Primer finish
- Exteriors: Weather Resistant Paint

ELECTRICAL

- Concealed copper ISI wire with modular switches
- Sufficient electrical points, as per architect's planning
- MCB for each apartment

KITCHEN

- Exclusive kitchen platform and kitchen sink. Wash area with ceramic tiles dado & natural stone / anti-skid tile flooring

BATH

- Designer bathrooms with good quality fittings & vessels.
- Glazed tile dado upto Lintel Height.
- Good quality concealed PVC Plumbing.

DOORS

- Main Door: High quality wooden frame door with decorative door shutter
- Other Internal Doors: Stone frame with laminated flush doors
- All doors with Lock Fittings

WINDOWS

- Anodized Aluminium sliding windows

TERRACE

- Elegant China Mosaic finish with Water Proofing Treatment.

(COMMERCIAL)

Gives you an advantage of maximum visibility

Flooring:

Premium vitrified tile flooring.

Electrification:

Concealed copper wiring of approved quality. Branded premium quality modular switches with sufficient electrical points as per architect's plan .

G.I. / M.S. rolling shutter with colour for shops.

VALUE-ADDED AMENITIES

- RCC internal paved area
- Geyser points in all bathrooms
- Attractive name plates in ground floor area and number plate on each unit
- Termite resistance treatment
- AC plug and switch in all rooms
- Water proofing treatment on terrace with china mosaic
- Underground and overhead water tank with sensor
- RO water provision in kitchen

Payment mode:

25% of booking amount(including Token amount) | 10% on plinth level | 45% on slab (5 % on each slab × 9 slabs total) | 7.5% on brick work | 7.5% on plaster | 5% on flooring

We Request: [1]Maintenance Deposit, Document Charges, MGVCL Deposit and Municipal Charges and Govt. taxes & duties (i.e. Service tax, GST or any other applicable) 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] Possession will be given after one month of settlement of all dues. [4] In case of delayed payment 24% interest will be charged & continuous default payments lead to cancellation.[5] 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.[6] All municipal taxes shall be the responsibility of the customer after the date of the booking.[7] 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.