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Developers  
EKAVEER LIFE SPACE LLP

Site: Darshanam Splendora III,  
Opp. Auro Crystal, Near Suryadarshan Township,  
Mahulpur, Vadodara - 390011.

Mo: 9978 200 300

splendora3@darshanam.co.in  
www.darshanam.co.in

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SPLENDORA  
III

4 & 3 BHK LUXURIOUS APARTMENTS &  
5 & 4 BHK PENTHOUSES

## LEGACY OF LUXURY

Our previous landmarks, icons of luxury and innovation, pave the way for our upcoming masterpiece. Prepare for elevated living beyond compare.



PRESENTING  
**HIGH-END  
LIVING**

FROM THE  
HOUSE OF THE REPUTED

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SPLENDORA  
III

Step into a world where impeccable design, fine apartments, elite community, and breath-taking views await yet again to bathe you in the splendour of an unmatched lifestyle.

  
*Smart Location*  
Close to all that you need

  
*Surety of Safety*  
Gated enclave for security

  
*Wrapped in Nature*  
Lush green landscapes

  
*Premium Leisure*  
Exclusive in-campus amenities



## Smart Location

Linked to virtually everything

Set at the city's core, our prime location ensures effortless access to urban lifestyle utilities like shopping, dining, entertainment, schools and much more.

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SPLENDORA  
III



BAPS Temple

Gujarat Public School

Welcare Hospital

Khiskoli Circle

Delhi Public School

Billabong School

Woodsville

Suryadarshan  
Township

Vishwamitry  
Township

Gromax Agri  
Equipment Limited

Ambe School

Bahubali Circle

Sai Chokdi

Darbar Chokdi

Sun City Circle

Darshanam  
Hyde Park

Sport Complex

+ EVA Mall

# Unmatched

## Aesthetics and Design

### Architect's Note

Inspired by the dynamism of urban life, our design for Splendor III harmonizes modernity and functionality. Embodied within these walls is a symphony of luxury and purpose. The central locale acts as a portal, connecting the residents with the city's heartbeat. Each design choice harmonizes aesthetics and utility, crafting a lifestyle that's both art and innovation. Every corner tells a story of architectural excellence and urban charisma where various formats allow families to co-exist as a cohesive community that thrives.

88 4 BHK APARTMENTS

44 3 BHK APARTMENTS

12 PENTHOUSES

48 VILLAS



Homes designed to be

Extraordinary

A sleek sophisticated façade, sure to impress





## Surety of Safety

*Gated campus for security.*

Our gated campus offers restricted access and 24/7 Security, enabling a carefree life for your family.



A part of  
  
SPLENDORA  
III



## *Wrapped in Nature*

*Surrounded by lush greenery.*

Lush landscapes, crafted for tranquil living experience.

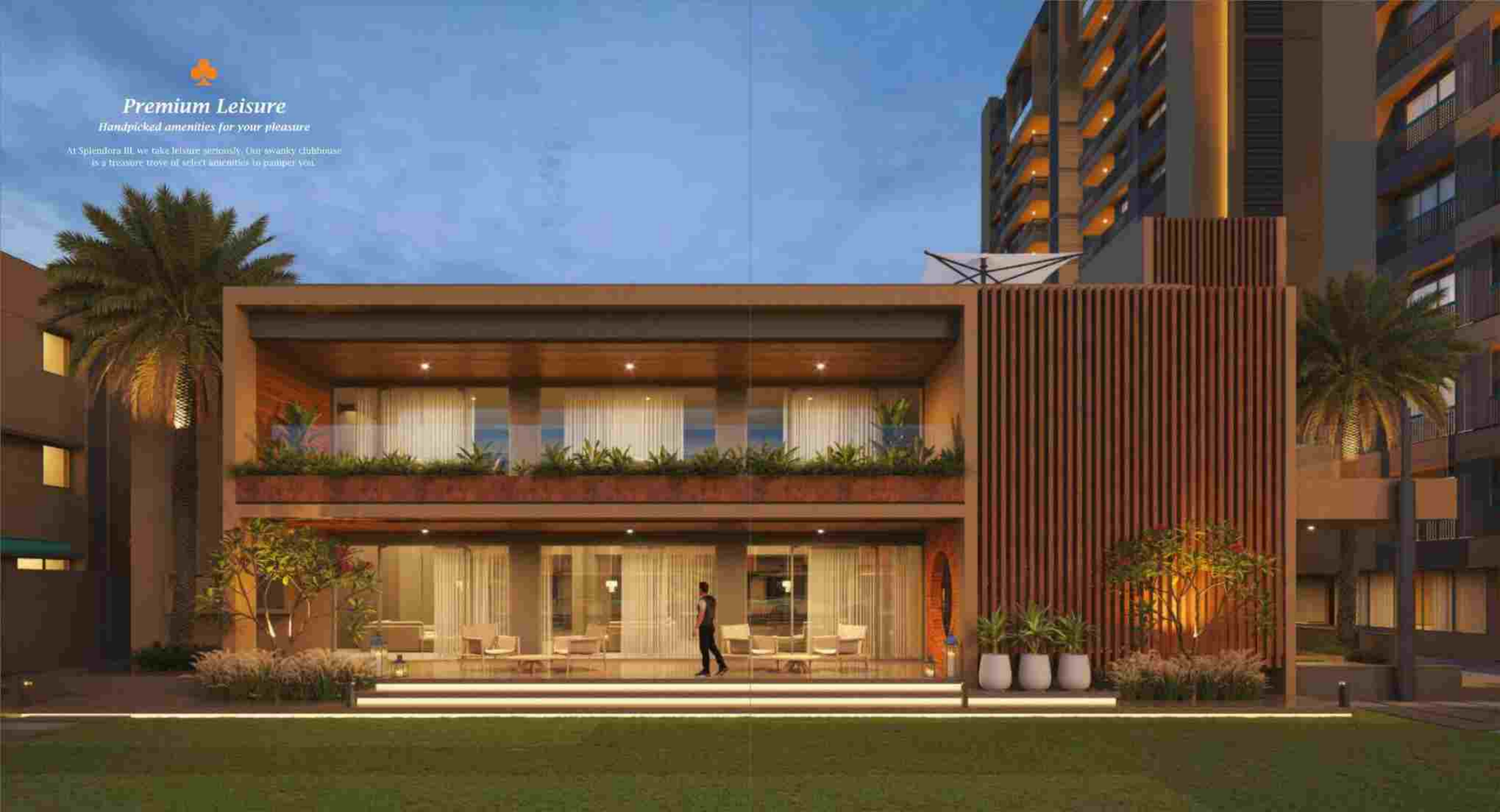




## Premium Leisure

*Handpicked amenities for your pleasure*

At Splendor II, we take leisure seriously. Our swanky clubhouse is a treasure trove of select amenities to pamper you.



*Crafted for*

# *Indulgence*

Home is where the holiday is. Don't believe us? Wait till you see the long list of recreation that awaits you.

## *Peace and calm everyday with Beautiful Gardens*

Morning walks, evening strolls and stargazing on full moon nights, our gardens are a perfect setting.

## *Set your kids free in Dedicated Child Zones*

Less worry and more fun with safety for your kids - our children's play area is childhood friendly.

## *Exciting evenings with Indoor Games*

Time to revive the table tennis champ of yesteryears. Our Indoor Games Room is all set for some nail-biting gaming action.

## *Dive into bliss at our Swimming Pool*

Nothing like a dip in our indoor pool to drown away your stress and wash off your workday fatigue.

## *Healthy beginnings daily at the Gymnasium*

Begin your day on a healthy note by working out at our state-of-the-art gymnasium, equipped with latest gear.





A.V. THEATRE ROOM



TODDLER'S ROOM



PARTY LAWN & SEATING AREA



MULTIPURPOSE HALL



LIBRARY

# Ground Floor Plan



## Legends

- |                             |  |
|-----------------------------|--|
| 1. ENTRANCE GATE            | 13. VERANDA                                  |
| 2. SECURITY CABIN           | 14. RECEPTION AND WAITING AREA               |
| 3. DRIVER'S LOUNGE          | 15. MULTIPURPOSE HALL                        |
| 4. T.V LOUNGE               | 16. 8'0 WIDE PASSAGE                         |
| 5. LIBRARY                  | 17. FLOWER BED                               |
| 6. SOCIETY OFFICE           | 18. KITCHEN                                  |
| 7. SCULPTURE POINT          | 19. GENT'S TOILET                            |
| 8. PATHWAY WITH SEATING     | 20. LADIE'S TOILET                           |
| 9. PARTY LAWN               | 21. STEPPING STONE PATHWAY TO KIDS PLAY AREA |
| 10. STAIRS TO BASEMENT      | 22. TODDLERS ROOM                            |
| 11. GAZEBO                  | 23. CHILDREN'S PLAY AREA                     |
| 12. ENTRANCE FOYER FOR CLUB |  |



24 MTS WIDE ROAD

# Clubhouse Plan



- 25. INDOOR GAME ZONE
- 26. SWIMMING POOL
- 27. DECK
- 28. GREEN WALL
- 29. GENT'S TOILET AND CHANGE ROOM
- 30. LADIE'S TOILET AND CHANGE ROOM
- 31. GYM
- 32. TOILET
- 33. OPEN TERRACE
- 34. BALCONY FACING PARTY LAWN

## BASEMENT-1



## FIRST FLOOR



Unwind with exceptional

*Experiences*

Handpicked Amenities,  
for everyone in your family

Our luxurious clubhouse is home to the choicest amenities, selected to offer you a lifetime of recreation.



Typical Floor Plan (2nd to 11th Floor)

More Than 400 Car Parking



Basement-1

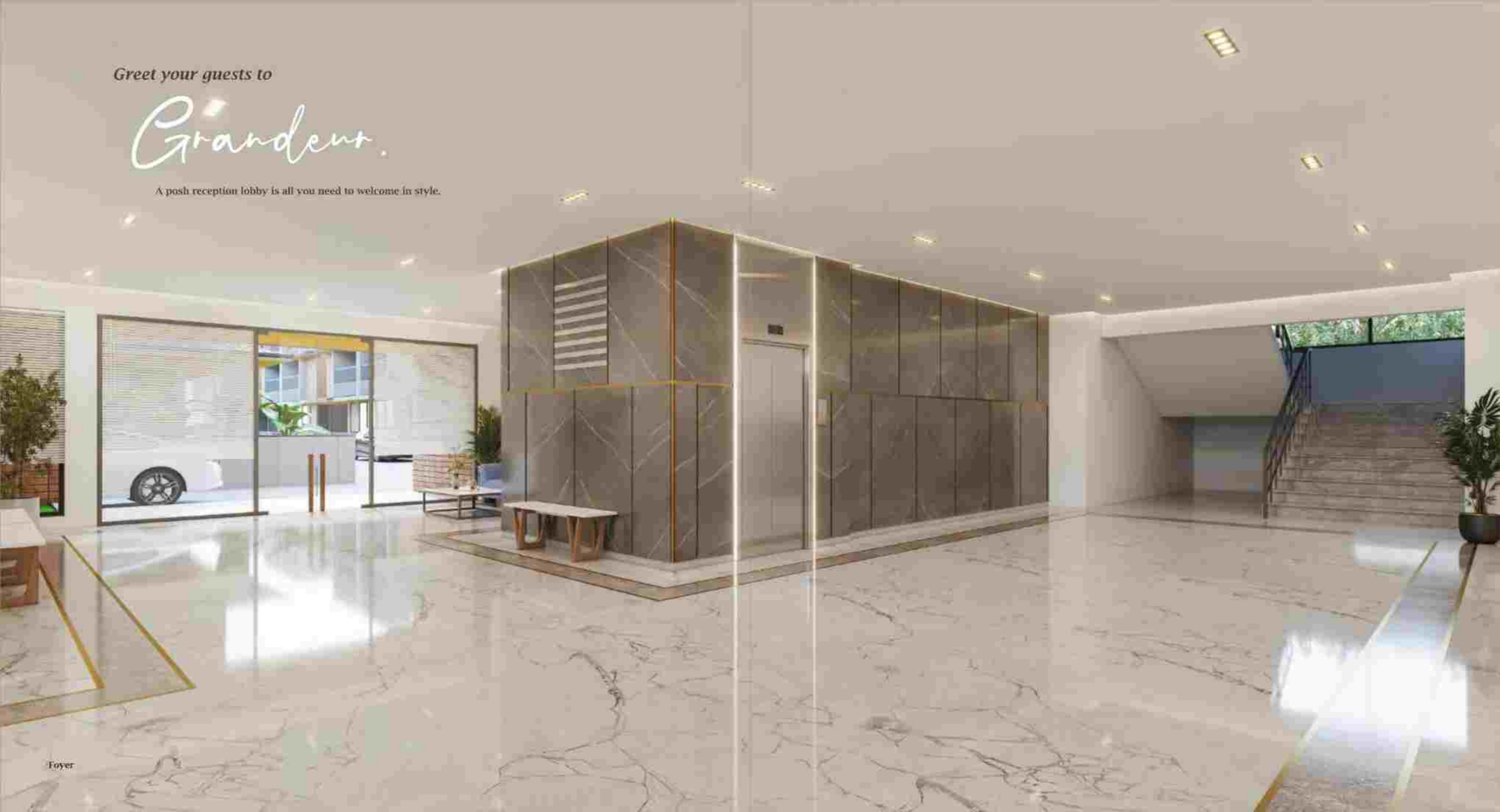
Basement-2



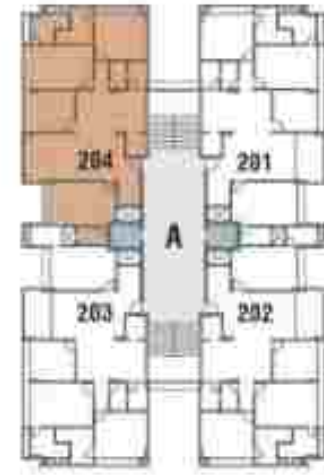
*Greet your guests to*

# *Grandeur*

*A posh reception lobby is all you need to welcome in style.*



Tower A & B **4 BHK**



Tower C **3 BHK**





Tower A & B Lower Penthouse



Tower A & B Upper Penthouse



Tower C Lower Penthouse



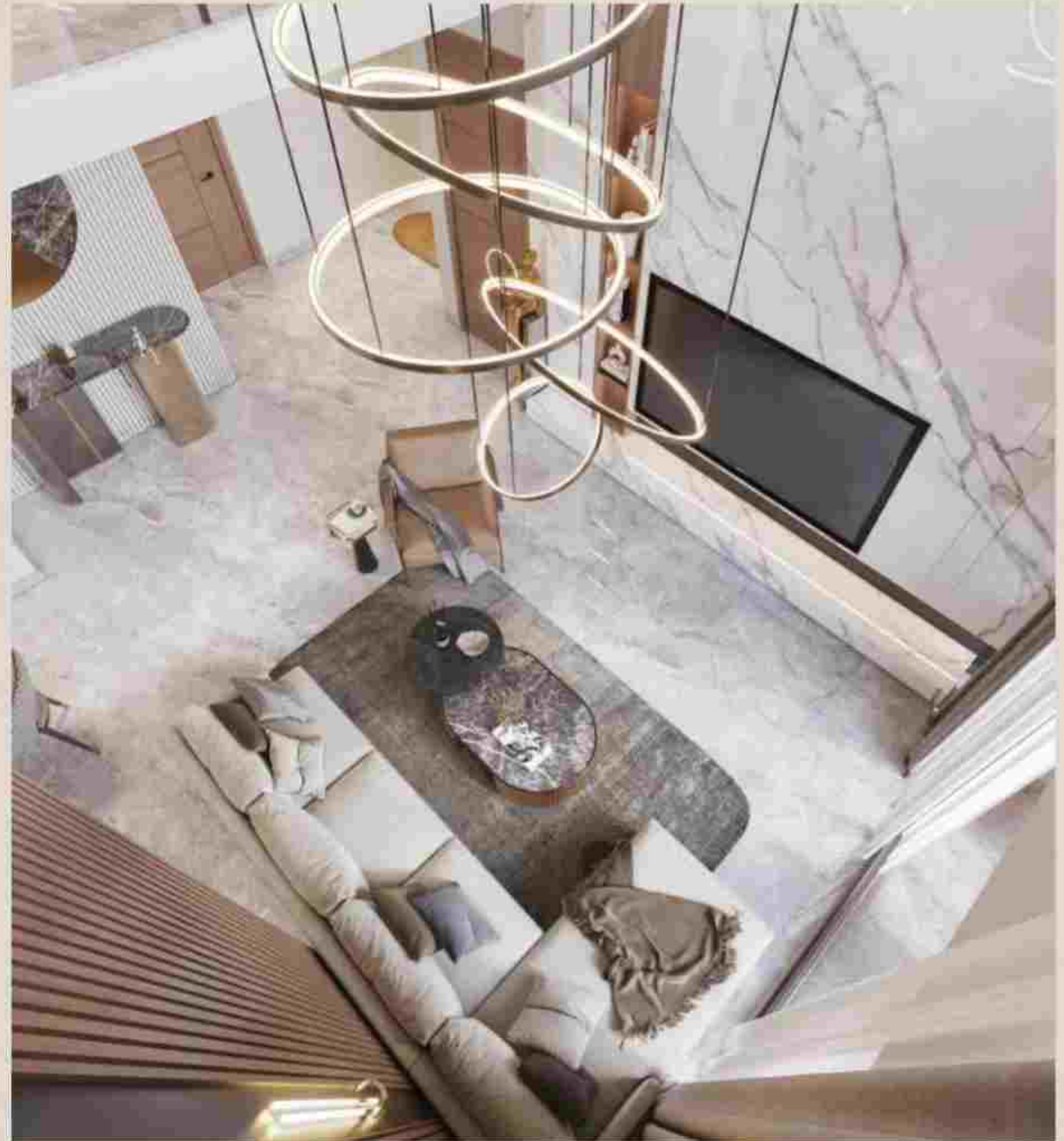
Tower C Upper Penthouse



*Experience understated*

# *Sophistication*

Your apartments at Splendora III are truly a cut above. Large open layouts, premium finishes, superior materials, abundant natural air and light and much more to exude class.



## Specifications

### Structure:

- RCC earthquake resistance structure designed by approved Structural Engineer

### Flooring:

- Vitrified Flooring in Living Room, Kitchen, Dining area and 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
- Individual RO system

### Bath:

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

### Doors:

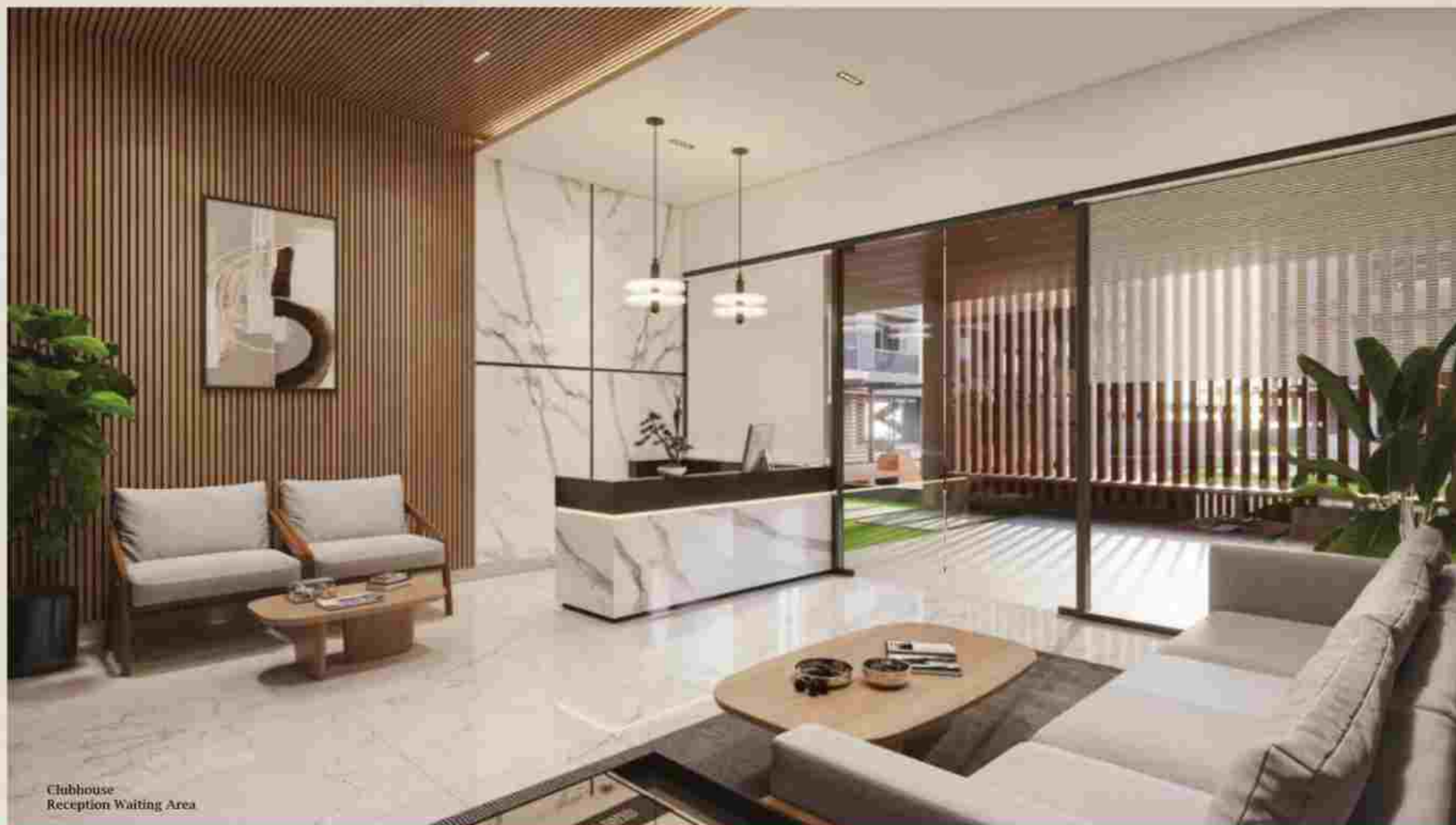
- **Main Door:** High quality wooden frame door with decorative door shutter
- **Other Internal Doors:** Good quality with laminated flush doors
- All Bedroom doors with Lock Fittings

### Windows:

- Premium quality sliding windows

### Terrace Finish:

- Elegant Chima Mosaic finish with Water Proofing Treatment



Clubhouse  
Reception Waiting Area

## Value Additions

- An inviting Entrance Gate / Admin Office
- 24 x 7 Security with Security Cabin
- CCTV enabled Campus
- Electric fencing surrounding the Campus
- Allotted Parking with sufficient guest parking
- Power Back-up for Common Areas
- 2 Automatic Elevators for each Tower
- Elegant entry lounge
- Rain water harvesting
- Underground Cabling of wires
- Efficient planning
- Well-ventilated & breezy Infrastructure
- 24 Hours Water supply through centralized pressure system





Every aspect of development aims at creating splendour  
**BRANDED HOMES @ DARSHANAM SPLENDORA-III**

At Darshanam Splendora-III we have used some of the most premium and respected brands to create a truly remarkable home. You are assured of the utmost quality at every aspect, be it the materials which are obvious to the one's which are concealed. Thus enhancing the aesthetics, the functionality and providing a long lasting, trouble free usage.

**We Request:**

- (1) Extra charges will be paid by buyer for Documentation, Development, Stamp duty, MGVL, WDA, WSS, GST, L&M & one-time common maintenance deposit.
- (2) Any External changes or variation 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) Refund in case of cancellation will be made after 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.

**Payment Schedule**

Sr. No.	Stage of work	Due Payment Ratio in %
1	At time of Booking	30%
2	Plinth Level	10%
3	GF To 13 <sup>th</sup> Floor Slab Level	48% (4x12)
4	Plaster Level	04%
5	Flooring Level	04%
6	Finishing Level	04%

- (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 entirely faced.
- (8) Developers will not be responsible, in case of delay in water supply, drainage & MGVL connection work by authority.
- (9) Any new Central or State Government Taxes, if applicable shall have to be borne by the buyer.
- (10) Any plans, modifications or information in this brochure cannot form part of an offer, contract, agreement, presentation and legal.
- (11) All disputes are subject to Vadodra jurisdiction.

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## Keyplan

SCAN QR For Location

SCAN QR For Website

Google Co-ordinates  
 Latitude : 22.276306  
 Longitude : 73.174611

# Easily Accessible

**ARCHITECT**  
PLACIKINESIS ASSOCIATES

**PLUMBING, SANITATION & FIRE PROTECTION CONSULTANT**  
VIRAJ SANITATION

**HVAC CONSULTANT**  
APEX CONSULTANTS & ENGINEERS

**STRUCTURE CONSULTANT**  
ASHOK SHAH & ASSOCIATES

**ELECTRICAL CONSULTANTS**  
MSP CONSULTANT

With excellent city-wide connectivity, expect shorter commutes at Splendora III. Rarely does a project enjoy a location as exceptional as ours that seamlessly blends urban vitality with nature's tranquility.

RERA No: PR/GJ/VADODARA/VADODARA/Others/MAA12159/180823 RERA website: [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)

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Mo: 9978 200 300

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www.darshanam.co.in

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SPLENDORA  
III

4 BHK & 4B 2HK LUXURY VILLAS

## Legacy of Luxury

Our previous landmarks, icons of luxury and innovation, pave the way for our upcoming masterpiece. Prepare for elevated living beyond compare.



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SPLENDORA

• Bhayli TP-1



॥ दशताम ॥  
SPLENDORA  
II

• Bhayli TP-1

Presenting

# High-End Living

From the  
house of the reputed

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SPLENDORA  
III

Step into a world where impeccable design, fine residences, elite community, and breath-taking views await yet again to bathe you in the splendour of an unmatched lifestyle.



Central Location  
Close to all that you need



Secure Campus  
Gated enclave for safety



Abundant Nature  
Lush green landscapes



Top-tier Amenities  
Exclusive to home leisure



## Central Location

*Well-connected to almost everything*

Nestled at the heart of the city, our central location offers seamless connectivity, placing shopping, dining, entertainment and all modern essentials at your doorstep, well almost!

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SPLENDORA  
III



BAPS Temple

Gujarat Public School

Welcare Hospital

Khiskoli Circle

Delhi Public School

Billabong School

Woodsville

Suryadarshan  
Township

Vishwamitry  
Township

Gromax Agri  
Equipment Limited

Ambe School

Bahubali Circle

Sai Chokdi

Darbar Chokdi

Sun City Circle

Darshanam  
Hyde Park

Sport Complex

EVA Mall

# A Lifestyle

## Planned to Perfection

Inspired by the dynamism of urban life, our design for Splendora III harmonizes modernity and functionality. Embodied within these walls is a symphony of luxury and purpose. The central locale acts as a portal, connecting the residents with the city's heartbeat. Each design choice harmonizes aesthetics and utility, crafting a lifestyle that's both art and innovation. Every corner tells a story of architectural excellence and urban charisma where various formats allow families to co-exist as a cohesive community that thrives.

88 4 BHK APARTMENTS

44 3 BHK APARTMENTS

12 PENTHOUSES

48 VILLAS





*Marvel at the*  
**Magnificent  
Facade**

*Lasting first impressions will be a  
routine affair!*

Indulge your senses in the sheer splendour of our Splendora III's aesthetics.

With modern textures that play with light and shadow, impeccable finishes that invite touch, and sleek lines that carve elegance into every angle, this is a visual symphony. Every corner has been meticulously crafted to redefine sophistication, leaving an unforgettable impression. It's not just a living space; we have imagined it as an immersive art piece, where beauty and function dance together.



## *Secure Campus*

*24/7 safety, guaranteed.*

Experience tranquility knowing that your safety is our top priority. The gated campus ensures limited access and round the clock security, so you and your family can live worry-free.





*Abundant Nature*

*Lush greenery all around.*

*Stunning landscapes and panoramic views for a lifetime.*



***Top-tier Amenities***  
*Exclusive leisure, handpicked for you*

With our array of premium amenities, you will never again have to wait for a holiday to enjoy with your family and friends.

Revel in

# Recreation

At Splendor 33 we want you and your family to enjoy staycations at home. Surprised? Well wait till you know what's in store for you!

## *Peace and calm everyday with Beautiful Gardens*

Morning walks, evening strolls and stargazing on full moon nights, our gardens are a perfect setting.

## *Set your kids free in Dedicated Child Zones*

Less worry and more fun with safety for your kids - our children's play area is childhood friendly.

## *Exciting evenings with Indoor Games*

Time to revive the table tennis champ of yesteryears. Our Indoor Games Room is all set for some nail-biting gaming action.

## *Dive into bliss at our Swimming Pool*

Nothing like a dip in our indoor pool to drown away your stress and wash off your workday fatigue.

## *Healthy beginnings daily at the Gymnasium*

Begin your day on a healthy note by working out at our state-of-the-art gymnasium, equipped with latest gear.





A.V. THEATRE ROOM



TODDLER'S ROOM



PARTY LAWN & SETTING AREA



MULTIPURPOSE HALL



LIBRARY

# Ground Floor Plan



## Villa Types

- |   |   |   |
|---|---|---|
|  TYPE A  |  TYPE C  |  TYPE E  |
|  TYPE B |  TYPE D |  TYPE F |

## Legends

- |                             |  |
|-----------------------------|--|
| 1. ENTRANCE GATE            | 13. VERANDA                                  |
| 2. SECURITY CABIN           | 14. RECEPTION AND WAITING AREA               |
| 3. DRIVER'S LOUNGE          | 15. MULTIPURPOSE HALL                        |
| 4. TV LOUNGE                | 16. 8.0 WIDE PASSAGE                         |
| 5. LIBRARY                  | 17. FLOWER BED                               |
| 6. SOCIETY OFFICE           | 18. KITCHEN                                  |
| 7. SCULPTURE POINT          | 19. GENT'S TOILET                            |
| 8. PATHWAY WITH SEATING     | 20. LADIE'S TOILET                           |
| 9. PARTY LAWN               | 21. STEPPING STONE PATHWAY TO KIDS PLAY AREA |
| 10. STAIRS TO BASEMENT      | 22. TODDLERS ROOM                            |
| 11. GAZEBO                  | 23. CHILDREN'S PLAY AREA                     |
| 12. ENTRANCE FOYER FOR CLUB |  |

18 MTS. WIDE ROAD

ENTRY / EXIT

24 MTS WIDE ROAD



# Clubhouse Plan



GROUND FLOOR

- 25. INDOOR GAME ZONE
- 26. SWIMMING POOL
- 27. DECK
- 28. GREEN WALL
- 29. GENT'S TOILET AND CHANGE ROOM
- 30. LADIES TOILET AND CHANGE ROOM
- 31. GYM
- 32. TOILET
- 33. OPEN TERRACE
- 34. BALCONY FACING PARTY LAWN

BASEMENT-1



FIRST FLOOR



## Indulge in Extravagance

Our lavish clubhouse is thoughtfully designed to offer you a world of relaxation within the comfort of your campus. Right from a multipurpose hall to a toddlers' room, a swimming pool to a TV lounge, a party lawn to a home theatre, we have everything to keep you entertained for life.



# Value Additions

- An inviting Entrance Gate / Admin Office
- 24 x 7 Security with Security Cabin
- CCTV enabled Campus
- Electric fencing surrounding the Campus
- Allotted Parking with sufficient guest parking
- Power Back-up for Common Areas
- 24 Hours Water supply through centralized pressure system
- Elegant entry lounge
- Rain water harvesting
- Underground Cabling of wires
- Efficient planning
- Well-ventilated & breezy Infrastructure
- Minimum Wastage of Space
- Easy Maintenance Design in Common Area

Additional allotted car parking in basement for each villa -  
1st time in Vadodara



Type A 1 to 9



Ground Floor Plan



First Floor Plan



Second Floor Plan

Type *B* : 10 to 18



Ground Floor Plan



First Floor Plan



Second Floor Plan

Type *C* : 43 to 48



Ground Floor Plan



First Floor Plan



Second Floor Plan

Type *D*: 19 to 27



Ground Floor Plan



First Floor Plan



Second Floor Plan

Type *E*: 37 to 42



Ground Floor Plan



First Floor Plan



Second Floor Plan

Type *F*  
: 28 to 36



Ground Floor Plan



First Floor Plan



Second Floor Plan

# Specifications

## **Structure:**

- RCC earthquake resistance structure designed by approved Structural Engineer.

## **Flooring:**

- Vitrified Flooring in Living Room, Kitchen, Dining area and all other Bed Rooms
- Anti-skid flooring in balcony & wash.
- Italian marble in living / drawing room, kitchen and dining area.

## **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

## **Bath:**

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

## **Kitchen:**

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

## **Doors:**

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

## **Windows:**

- Premium quality sliding windows

## **Terrace:**

- Elegant China Mosaic finish with Water-Proofing Treatment.







Every aspect of development aims at creating splendour

### BRANDED HOMES @ DARSHANAM SPLENDORA-III

At Darshanam Splendora-III we have used some of the most premium and respected brands to create a truly remarkable home. You are assured of the utmost quality at every aspect, be it the materials which are obvious to the one's which are concealed. Thus enhancing the aesthetics, the functionality and providing a long lasting, trouble free usage.

### Payment Schedule

Sl. No.	Stage of work	Due Payment Ratio in %
1	At time of booking	10%
2	Plinth Level	15%
3	Ground Floor Slab Level	20%
4	First Floor Level	15%
5	Outside Plinth Level	10%
6	Roofing Level	05%
7	Finishing Level	11%

### We Request:

- (1) Extra charges will be paid by buyer for Documentation, Development, Stamp duty, MGDL, WDA, VMSS, SST, Legal & one-time common maintenance deposit.
- (2) Any Extra charges in operation shall not be permitted. Additional work (if any) will be carried out after receiving full payment in advance.
- (3) Possession will be given after completion of settlement of all dues.
- (4) In case of delayed payment 24% interest will be charged & continuous default payments lead to cancellation.
- (5) Refund in case of cancellation will be made after 30 days from the date of booking of same and 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.

- (6) All municipal taxes shall be the responsibility of the customer after the date of the booking.
- (7) Any delay of completion activity shall be timely faced.
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### Keyplan



## Conveniently Connected

Very few projects can boast of a location like ours at Mansapur. A bustling vicinity, the area is a rare blend of city life and nature's serenity. With great connectivity to all major parts of the city, your commutes are sure to become shorter.

ARCHITECT PLACIGNESI ASSOCIATES	STRUCTURE CONSULTANT ASHU SHAIK & ASSOCIATES
PLUMBING, SANITATION & FIRE PROTECTION CONSULTANT NRAI SANITATION	
HVAC CONSULTANT APEX CONSULTANTS & ENGINEERS	ELECTRICAL CONSULTANTS HSP CONSULTANT