

# THINK BARODA THINK SUNFIN



# BARODA

COSMOPOLITAN **CULTURE**

**REASONABLE** COST OF LIVING

**THIRD LARGEST** CITY IN GUJARAT

**CULTURAL CAPITAL** OF GUJARAT

PROPERTY **PRICES ARE LOWEST** AS COMPARED TO AHMEDABAD AND SURAT

**SUPERIOR HEALTHCARE** FACILITIES

**BEST EDUCATION**

IN AND AROUND GUJARAT



## ONCE UPON A TIME

\*Snapshot of Times Property - 3rd April 2005

PROPERTY RATES VADODARA	
AREA	Rs per sq.ft
Alkapuri	850 - 1000
Race Course	750 - 900
Fatehgunj	750 - 900
Akota	800 - 900
Nizampura	700 - 850
Old Padra	800 - 900
Sama	700 - 800
Manjalpur	600 - 700
Ellorapark	650 - 750
Karelibaug	600 - 750
Tarsali	500 - 650
Makarpura	500 - 650
Gotri	600 - 750
Gorwa	450 - 550
Vasna road	600 - 750
Raopura	450 - 500
Panigate	350 - 450

New Residential Apartments Rates

## NOW

JUNE 2023

AREA	New Residential Apartments	Residential Plot
	Rs per sq.ft.	Rs per sq.ft.
Alkapuri	5000 - 6500	7000 - 8000
Race Course	5000 - 6500	7000 - 8000
Fatehgunj	4000 - 4500	6000 - 8000
Akota	4500 - 5000	5000 - 6000
Nizampura	3500 - 4000	5000 - 6000
Old Padra	4000 - 5000	5000 - 6000
Sama	3500 - 4500	5000 - 6000
Sama - Savli Road	3000 - 4000	4500 - 5500
Manjalpur	3800 - 4200	5000 - 6000
Ellorapark	3800 - 4200	5000 - 6000
Karelibaug	4000 - 4500	5000 - 6000
Tarsali	2200 - 3000	3000 - 4000
Makarpura	2800 - 3500	3500 - 4500
Gotri	3200 - 3800	4500 - 5500
Newalkapuri/Sevasi	3000 - 4500	4500 - 6000
Gorwa	2800 - 3200	4000 - 5000
Vasna-Bhayli Road	3000 - 4500	4500 - 5500
Waghodia Road	2500 - 3500	4000 - 5000
Ajwa Road/Dabhoi Road	2500 - 3200	3500 - 4000
Harni	3000 - 4000	5000 - 6000
New Karelibaug	2500 - 3200	3500 - 4500
Kalali/Atladra/Bill	2500 - 3500	4000 - 4500

1. The rates mentioned above are tentative rates as of in June - 2023. 2. In a given location, the actual rate of the property is effected by many other factors like age of the property, width of the approach road, etc. 3. The mentioned rates are indicative for new properties. For old / resale properties, depreciation do matter. 4. NA stands for data not available.

**BARODA'S NO. 1**  
REAL ESTATE SERVICES  
COMPANY

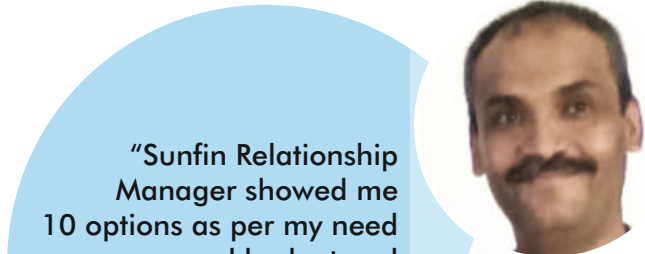
- OFFERING COMPREHENSIVE PROPERTY SEARCH & BROKING SERVICES TO **INDIVIDUALS & CORPORATES**
- WIDE RANGE OF PROPERTIES, INCLUDING **RESIDENTIAL, COMMERCIAL, INDUSTRIAL & LAND PARCELS**
- HELPS YOU TO **BUY / SELL / RENT / LEASE / DEVELOP / INVEST** IN REAL ESTATE





"These guys seems to have the best Pre-launch deals and offers in the town".

Mr. Sushil Kelkar  
HDFC Employee  
Pre-launch Purchase



"Sunfin Relationship Manager showed me 10 options as per my need and budget and also helped me in taking the right Decision"

Mr. Ajay Joshi  
Earth Acropolis,  
Vasna Road



"These guys are very knowledgeable, professional and punctual. They Helped me not only in buying flat at ISCON Heights, but also kept track of everything right till Possession".

Michael Homawalla  
Director – HR Rubamin  
Pharmaceuticals Ltd.,  
Iscon Height  
(Under Construction Buyer)



"Not only did Sunfin got me a great deal at ISCON Habitat in Pre-launch, they also helped me sell my flat and encash my profits".

Preet Singh  
Businessman  
ISCON HABITAT (Investor)



"I have not seen such good services even in cities like Mumbai and Pune. Sunfin does not sell you, it helps you in buying".

Suresh Shah, Pune  
Venus Pahal at O P RD.



"Sunfin Guys are totally reliable. I have bought two properties through them and on extremely satisfied with their service and the deal that they got me

Vishal Baliya  
NRI  
Darshnam Antica



"Sunfin guys are totally transparent and Professional. They understand their Job very Well".

Balmukund Thakkar  
Retd. Judge.  
Resale Property Seller  
Earth At Pratapgunj



"Buying a property is a very big Decision. I bought a resale penthouse through them in Gotri. They made my transaction very Safe and Easy.

CA Mayur Parmar  
Resale Property Buyer  
Kalp at Gotri



"SUNFIN is a very professional Team. They help you take an informed decision".

Dr. Mahesh Basarge  
Baroda Heart  
Iscon Harmony



"I bought a 3BHK flat in Narayan Greenscapes at Sama - Savli road. Sunfin helped me in negotiations and got me fantastic Deal".

Mr. Sanjay Tate  
Narayan Greenscapes  
L&T Employee  
Ready Possession Buyer

MORE THAN  
**5000**  
HAPPY AND  
SATISFIED CLIENTS



**Ashutosh V Gupta**

Ali Abbas Tinwala — gave a great service for my property deal. - well above my expectations and always ON TIME Have appreciated it and am willing to give any more business which comes my way to him and Sunfin Realty Pvt Ltd



**Sajan Shah**

Nice service by Sunfin Realty Pvt. Ltd., especially Sudan Bhave. I was searching office on rent in Alkapuri and after so much of research, I was about to drop the idea but after I contacted Sunfin Realty, I found my required property that too in my budget. Once again thanks to Sudan Bhave and Sunfin Realty Pvt. Ltd.



**Aditya Sharma**

Sunny patel from Sunfin Realty provided great support for finding my dream home. Sunfin has good data bank of good projects in Vadodara which is very much appreciated. Thanks for your support



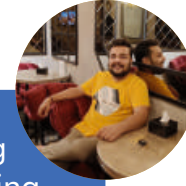
**Rohit Chawla**

Sunfin has been my investment partner for over a year now and I have already started to reap benefits from their suggested investment avenues. Their star performer is Sunny Pater. A true gentleman. Very methodical in his work. Persistent in nature. Any work assigned to him is sure to be done with full sincerity. Basically a Hero Honda guy. Fill-it-shut-it-forget-it... Best of Luck Sunny and Sunfin. Keep up the good work. And keep making money for us !!! LOL.....



**Tej Shah**

Got in touch with Mr. Hardik Desai. Even after having showed to me 30+ properties, he tirelessly kept looking through options to match my expectation and budget. Very professional, systematic and smart approach. Although I settled for a property which I found without sunfin's help. Highly recommended though.



**Chandrakant Chiplunkar**

Rupesh, has provided excellent service to us during the purchase of our flat. He understood our requirements and needs and showed us the properties. He helped us in our decision making. All the sale related activities were coordinated by him.



**Chandrakant Chiplunkar**

Tejas, has provided best service to us During purchase of our flat. He help us in our decision to final our flat in just few days, I was really impressed with Tejas Misty. Thanks Tejas and Sunfin for putting great efforts in fulfilling my Dream Home.



**DrMehul Gohil**

Rupesh, has provided excellent service to us during the purchase of our flat.He was trustworthy & understood our requirements and needs and showed us the properties. He helped us in our decision making. All the sale related activities were coordinated by him.



**Gaurang Shah**



Dilip Kumar Jha - A thorough professional; An expert agent; An impactful communicator; A great human being; A 7 ★ client experience. Already recommended for 2 potential deals - Sunfin Realty - Great Standards, Service, Staff.



**Alay Mehta**

We have been associated with Sunfin since many years now. Our experience has always been great. Mr Ali Abbas understands the requirements well and the process is made very easy and straightforward due to his support.



Visit Our Facebook Page to See The Our Clients Testimonials <https://www.facebook.com/SunFinRealty/reviews>

**Abhishek Shah**

Sunfin has become a synonym of trust and responsible selling. They have been guiding consumers with passion and reality check. Hand picked projects with reputed builders ensures consumer safety. Special thanks to Ali abbas who is now like a family and we rely on him for his insights and expertise of the real estate market in Vadodara.

**Kamlesh Desai**

It was great help from Mr.Aliabbas Tinwala associated with Sunfin Realty to find a suitable flat in a very short time span at Vadodara city. We weren't familiar with this city. Right from visiting,choosing and finalizing sale deed he helped at every point. We would like to appreciate and recommend this agency and Mr. Aliabbas Tinwala.

**Shaishav Vora**

Sunfin Realty helped me in buying my first property in Vadodara. Subsequently, after disposing off this property they also helped me in buying my second property. Mr.Rupesh Gandhi representing Sunfin Realty helped us & guided us in both these deals. Rupeshbhai, with his understanding of the Vadodara realty market & contacts with the major builders of Vadodara showed us multiple properties as per our requirements & helped us in closing both the deals. Rupeshbhai was of immense help.

**Rajesh Jashvantlal**

Hi , I have been in touch with Mr. Rupesh Gandhi since 2016 onwards & my experience is extremely good about his support & response. I would like to mention here that I have booked two properties under his guidance & support. I am very much satisfied about his services & would recommend such people to continue their job in Sunfilm to improve the business & customer.

**Pinkesh Achhodwala**

Most amazing experience, specifically, Mr. Sunny Patel is an amazing guy there. During my house Buy and Sell process, he has done very decent job until the end of the deal. He has managed everything exceptionally well be it connecting with other party, documentations, scheduling meetings, appointments. Mr. Sunny was always with us during entire deal and very supportive. Full 5 stars to Mr. Sunny and entire team of Sunfin Reality. Thanks so much!

**Mrunal Pandit**

Great service provided by Sudhan Bhave while buying my property

**Kalpesh Vaghela**

Mr. Sunny Patel of Sunfin Realty really helped me a lot in making the right choice regarding a Office to buy in Vadodara. Their expert advice on which location would be best was right on mark. So no complaints with their service. Thank you & keep up the nice work.

**Rakesh Agarwal**

Its been almost 16 good years that I have known Sunfin Realty. I have had one of the most amazing and tension free experience with them. Mr. Rupesh Gandhi has made my experience so effortless and smooth that I never really had to even make an inch of an effort. The manner in which he goes about handling and fulfilling all queries for an outstation person is beyond any description. The best about him is the depth of knowledge he possesses with him in this profession. The BEST THING what I respect & admire about Mr. Rupesh Gandhi & vis-a-vis Sunfin Realty is that they at no point mis-guide their clients and try an sell a product where the client will get stuck in the future & guess that is the TRUST & CONFIDENCE they have built in me in this 16 odd years of journey together.Thank You Rupesh Bhai & Sunfin Realty.

**Vikrant Musale**

It was a fantastic experience with sunfin realities. Mr. Abhijeet is Very cooperative Person. Tejas Mistry is also very hardworking & dedicated person. Their efforts to satisfy the needs of the customer are really appreciable. I wish Sunfin Reality a great success in their future endeavors.

**Dhaval Shah**

Sunfin Realty one of the best ways to purchase and Sales. Tejas mistry is best consultant.

You Can See Above Clients Testimonials on Google

**BUYING PROPERTY IS A BIG FINANCIAL DECISION ALWAYS CONSULT A PROFESSIONAL REALTOR.**

# 9 IMPORTANT THINGS TO CHECK BEFORE BUYING PROPERTY



## Have all the approvals and permissions from Government authorities received?

Please ask the builder/realtor whether the land has NA status (Non Agricultural) or not and whether Construction Permission (Rajachitthi) has been received or not. These two are the most important permissions out of all required for the real estate development of your project. And, we at SUNFIN advise Home buyers NOT to buy a Home if these are not yet received.



## Is the Project approved by leading Banks / Financial Institutions for giving Home Loan?

If a project is approved by banks like ICICI Bank, HDFC, SBI, etc., then it can be concluded that the legal title of the project is more or less clear. So buying a flat or a bungalow in a project approved by banks is a smarter way to ensure that you are buying a clear title property.



## Is the developer going to get you the Completion Certificate / Occupation Certificate from VMC / VUDA?

If a builder is promising that he is going to get the completion Certificate/Occupation Certificate (CC/OC) then that means that the builder is going to do the construction as per the approved maps and complying to the rules and regulations. ASK the developer or realtor whether he is going to provide the CC/OC or not.



## Timely Possession Clause

Ask the developer when is he going to offer possession of the flat/bungalow that you are buying. Also ask WHAT IF he is not giving possession on time? Delay in possession results in your financial loss. Good and Quality Builders would always try to adhere to the time lines.



## Background of Promoters

Check with the developer/realtor about the background of the promoters and partners. Inquire about their past projects and check the Quality of their Past Projects. Also check the credentials of the firm and partners. Try to get some references. You cannot live in a house without these four important resources. Check about



## Water / Drainage / Road / Electricity Connections

their sources/ Supplies/ Connection/ Charges. Ask the following questions:

- i) Whether VMC/VUDA is going to provide water supply or it is bore well water?
- ii) Whether VMC/VUDA is giving Drainage/Sewage connections or whether you are going to have sock pit or STP plant?
- iii) How wide is the road abutting your house/building? Is the road developed or is going to be developed in future?



## Extra Cost/Other Charges

There are many "other charges" like maintenance deposit, development charges, electricity connection charges, legal charges, stamp duty, registration charges, Service Tax, VAT, etc. Understand all these expenses and charges in details before you take decision. Many a times, there are hidden charges too.



## Cancellation Policy

Many a times due to unexpected circumstances, one might be required to cancel the booking. Many developers have very high or exorbitant cancellation charges policy. Many developers even create a prolonged delay in returning the money received. Clarify all these terms and conditions before booking the flat/bungalow.



## Actual Size of the Flat / Bungalow

There are three units of the size of the property as follows:

**Carpet Area:** The actual square feet area inside the walls of your flat or bungalow.

**Built up Area:** Carpet area plus the area consumed by the walls of your flat/bungalow. (Generally, this is 8-10% higher than carpet area.)

**Super Built up Area:** Builtup Area + Distribution of actual common area spaces like lobby, staircase, terrace, etc. among the individual units (flats & bungalows) on a pro-rata basis. Builder charges you on the basis of super builtup area but you actually get the carpet area. This is a very important matter and double check with the developer about the actual carpet area that you are going to get. Many a times, unprofessional or scrupulous builders dupe customers in the way of charging for more area than what they are giving.

# TEAM SUNFIN

Team of experienced and trained  
real estate professionals.

**100**

MAN YEARS OF  
COMBINED  
EXPERIENCE



THREE WAYS TO GET  
THE BEST RESULTS FROM  
**SUNFIN**

**1**

VISIT OUR WEBSITE  
[www.BarodaRealty.com](http://www.BarodaRealty.com)  
AND SELECT FROM PROPERTIES  
DISPLAYED WITH PHOTOGRAPHS.

**2**

👍 LIKE SUNFIN REALTY  
PAGE ON  FACEBOOK AND KEEP  
GETTING REGULAR UPDATES ON  
PROPERTY TIPS, NEW PROJECTS  
& OPTIONS.

**3**



DOWNLOAD SUNFIN REALTY  
MOBILE APP AND INSTANTLY GET  
ACCESS TO OVER 2000 NEW &  
RESALE PROPERTIES ON YOUR PHONE.



# DEVELOPERS SPEAKS...

"Sunfin does good business with us. And because of that volume they take better bargains & deals for their clients."

Mr. Amit Gupta  
Director



"We are very comfortable in dealing with clients brought in by Sunfin. They educate them well."

Mr. Ashesh Shah  
Director



"The best thing that I like about Sunfin is that they don't charge brokerage from home buyer. But still provide all services to them."

Mr. Chetan Shah  
MD  
President- CREDAI, Vadodara



"In fact Sunfin guys fetch better deals for their clients than normal walk-in clients."

Mr. Yogesh Velani  
Oakwoods



"Sunfin is a very reliable & trustworthy agency. They take care of client's interest very well."

Mr. Mukesh Agarwal  
Director



"Sunfin guys are very transparent & professional with us as well as home buyers."

Mr. Pradip Kshatriya  
CEO, Venus Group



"Clients buying property through professional agency like Sunfin are always benefitted more than those who buy directly."

Mr. Rajesh Bafna  
Partner



"We have observed that Sunfin clients get better service & better deals than direct clients."

Mr. Kartik Panchal  
MD



"It is always advisable to take an expert's guidance when you are taking the biggest financial decision of your life. And who better than Sunfin?"

Mr. Kalpen Doshi  
Partner



"We don't differentiate between clients who come directly to us or clients are brought in by Sunfin. We have same pricing policy."

Mr. Vishal Detha  
Sales Head



**"NOT JUST HOME BUYERS,  
BUT EVEN DEVELOPERS  
PREFER TRANSACTIONS  
HAPPENING THROUGH SUNFIN -  
FOR THE SHEER CONVENIENCE  
AND TRANSPARENCY IT OFFERS  
TO BOTH THE CUSTOMERS  
AS WELL AS THE DEVELOPERS."**





**SUNFIN REALTY RECENTLY WON  
"REALTOR OF THE YEAR"  
AWARD INSTITUTED BY REALTY PLUS AT THE  
"CONCLAVE & EXCELLENCE AWARDS  
for 3 years in row.**

"I dedicate this award to my committed team of professionals, who excel through their hard work, integrity and passion. They are the one's who have helped built Sunfin, and for all its achievements."

**Abhijit Bhagwat**  
CEO, Sunfin Realty Pvt. Ltd.



## GETTING YOU BEST DEALS AT



AND MAJORITY OF DEVELOPERS

## CORPORATE CLIENTS



AND MANY MORE...

NOW BUYING A DREAM HOME, IS ENTIRELY IN YOUR HANDS!

SIMPLY DOWNLOAD THE SUNFIN APP & YOU CAN SELECT YOUR DREAM PROPERTY FROM OUR EXHAUSTIVE DATABASE, AT A CONVENIENCE OF A CLICK ON YOUR SMARTPHONE.



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MOBILE APP AND  
INSTANTLY GET  
ACCESS TO OVER  
2000 NEW &  
RESALE PROPERTIES  
ON YOUR PHONE.





RESIDENTIAL

COMMERCIAL

INDUSTRIAL

LAND PARCELS



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MEMBER



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