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RERA : PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA12392/071023
WWW.GUJRERARI.GUJARAT.GOV.IN



THE
SENSE
OF
LIFE



40+
YEARS
OF EXPERIENCE

1500+
HAPPY FAMILIES

25+
COMPLETED
PROJECTS

Since 1980, the hallmark of the SHAKTI GROUP has been lies in its unwavering commitment to the highest standards of quality. We have a global vision in sight, and Shakti Group is currently embarking on a journey of expansion across various cities in Gujarat.

As a property and infrastructure developer, we believe that we are not in the business of just making spaces but of creating landmarks that redefine luxurious living. Our entire company stands strong on the foundation of transparency, perseverance, and innovation. Our decades of business have been built on a foundation of trust with our customers.



AN OPULENT PORTRAIT OF GRANDEUR

A NEW PERSPECTIVE,
AN INNOVATIVE OUTLOOK,
AND A NEW BEGINNING.

BY COMBINING THE MOST SOUGHT-AFTER ELEMENTS OF
LUXURY LIVING WITH A VIBRANT DEVELOPMENT OF
4-3 BHK DESIGNER DWELLINGS THAT OFFERS THE
INTERSECTION OF SPLENDOUR AND GRANDEUR URBAN
STYLE, WHERE SERENITY FLOURISHES IN EVERY FRAME.

ESSENCE 171

4 | 3 BHK THE SENSE OF LIFE



THE TOWERS,
THAT PROVIDE
BESPOKE
EXPERIENCES
TOWERS

THE
SENSORIAL
BEAUTY OF
MAGNIFICENT
GREEN

FLOOR



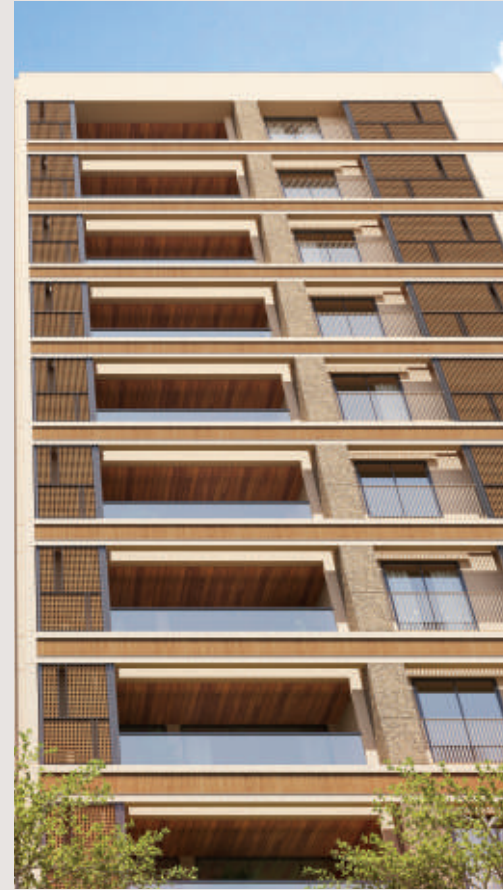


A SOULFUL
OMBRE OF
WONDROUS
VISTA

A TREASURE TROVE OF DELIGHTS

+ AMENITIES





THE
LEGACY FOR
MARVELLOUS
AMUSEMENT



LEGEND

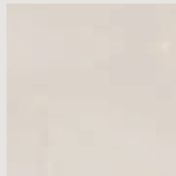
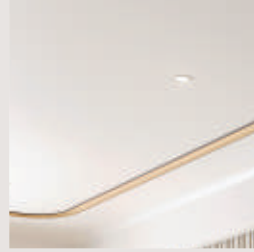
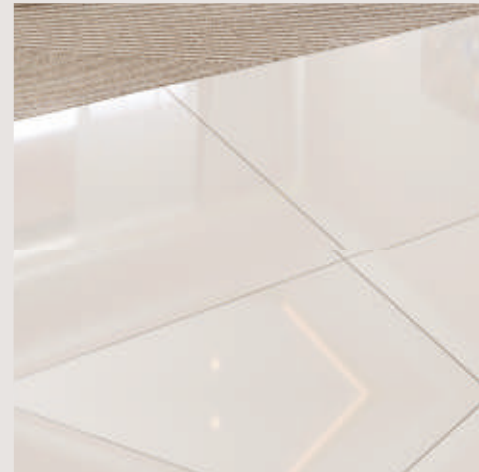
01	DROP IN / DROP OFF ZONE	
02	HOLLOW PLINTH	
03	WORK FROM HOME / LIBRARY	10'6" X 27'9"
04	SOCIETY OFFICE	10'0" X 20'3"
05	TODDLERS ZONE	23'3" X 10'6"
06	INDOOR GAMES	23'3" X 32'0"
07	GYM	24'0" X 26'3"
08	KITCHEN & UTILITY	10'9" X 11'0"
09	BANQUET	23'3" X 49'9"
10	LANDSCAPED GARDEN	



GROUND FLOOR



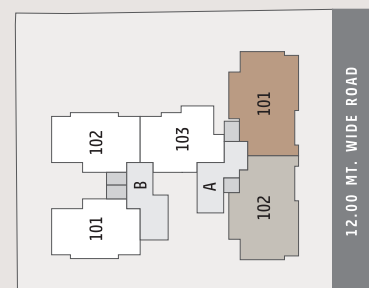
12.00 MT. WIDE ROAD



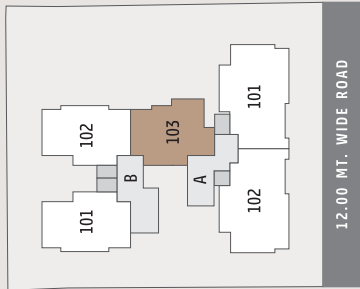
TYPICAL FLOOR



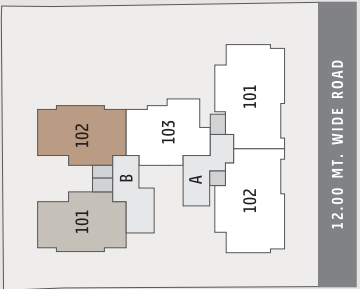
4 BHK



3 BHK TYPE A



3 BHK TYPE B





UNITS



STRUCTURE

- Earthquake resistant R.C.C. frame structure as per structural engineer's design

FLOORING

- Vitrified tiles flooring in all rooms

KITCHEN

- Granite platform with S.S. sink
- Glazed tiles dado up to lintel level
- Provision for R.O. point with required electrical & plumbing point

BATHROOMS/TOILETS

- Anti-skid flooring
- Glazed tiles dado up to lintel level
- Branded sanitary ware fittings

DOORS & WINDOWS

- Decorative Main Door
- All Other Doors Are Flush Door With Good Quality Fittings
- Aluminum Sliding Window With Stone Seal

WASH AREA

- Anti-skid flooring
- Provision for washing machine with electrical and plumbing point

ELECTRIFICATION

- Concealed copper wiring with M.C.B / E.L.C.B.
- Branded modular switches with sufficient electrical points in all rooms
- Electrical point for A.C. in drawing room and bedrooms
- VRV provision

PLUMBING

- Branded U.P.V.C. pipes for regular water supply
- Branded C.P.V.C. pipes for hot water supply
- Branded P.V.C pipe for drain
- Central hot water system provision

FITTING

- Concealed plumbing fitting with standard quality bath fitting and sanitary ware.

TERRACE

- Open terrace with water proof treatment

PLASTER & PAINTS

- Inside : Single coat mala plaster with wall putty finish
- Outside : Double coat mala plaster with texture or exterior paint for attractive elevation

SPECIFICATIONS



LOCATION QR

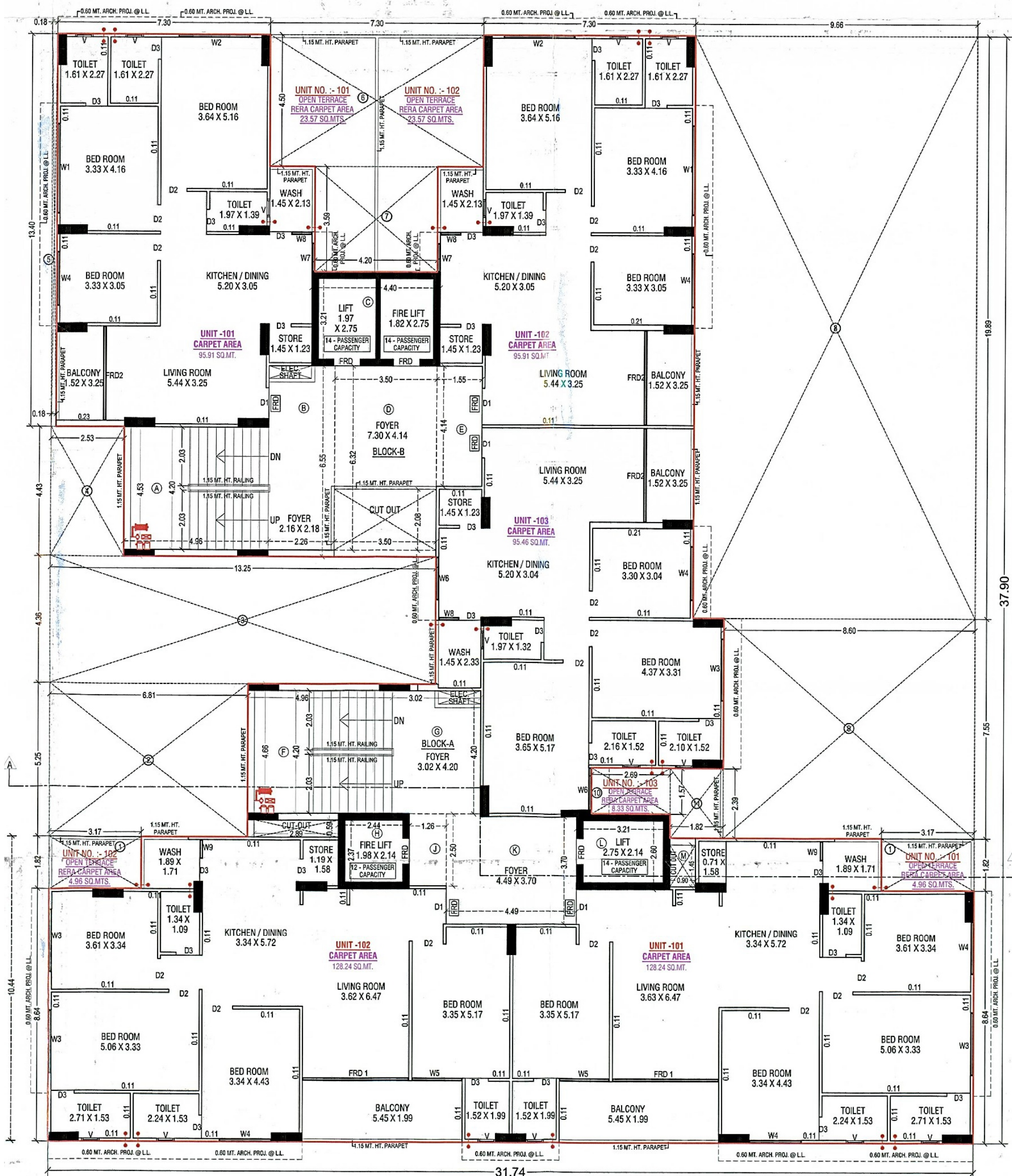
RULES & REGULATIONS • Stamp Duty, Registration Charges, Legal Documentation Charges, GST, Maintenance Deposit, GEB charges and any other charges shall be borne by buyer separately. • Any Additional charges of duties levied by government / local authority during or after the completion of the project will be borne by the buyer. • Internal changes shall be done with prior permission and shall be charged in advance. • Changes in external elevation shall not be permitted. • All rights reserved by the developer for alteration / modification / improvement in specification / changes in dimensions and planning shall be binding to all. • Business practices leading to pollution, causing material damage to the building or members are not allowed in the premises. • Irregular payments may attract interest or lead to cancellation of booking/s.

DISCLAIMER • This brochure and model are not part of any legal documents. • All dimensions / measurement given are unfinished and approximates. • The photographs & artistic impressions are for references only. Actual building may vary from the representations mentioned in the brochure. • This is not an advertisement within the meaning of RERA. This is not an offer, invitation or commitment of any nature. Receipts are advised to appraise themselves of the necessary and relevant information of the project prior to making any purchase decisions. All the specifications of the flat shall be as per the final agreement between the parties. " Subject To Ahmedabad Jurisdiction • T&C Applicable"

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ESSENCE 171

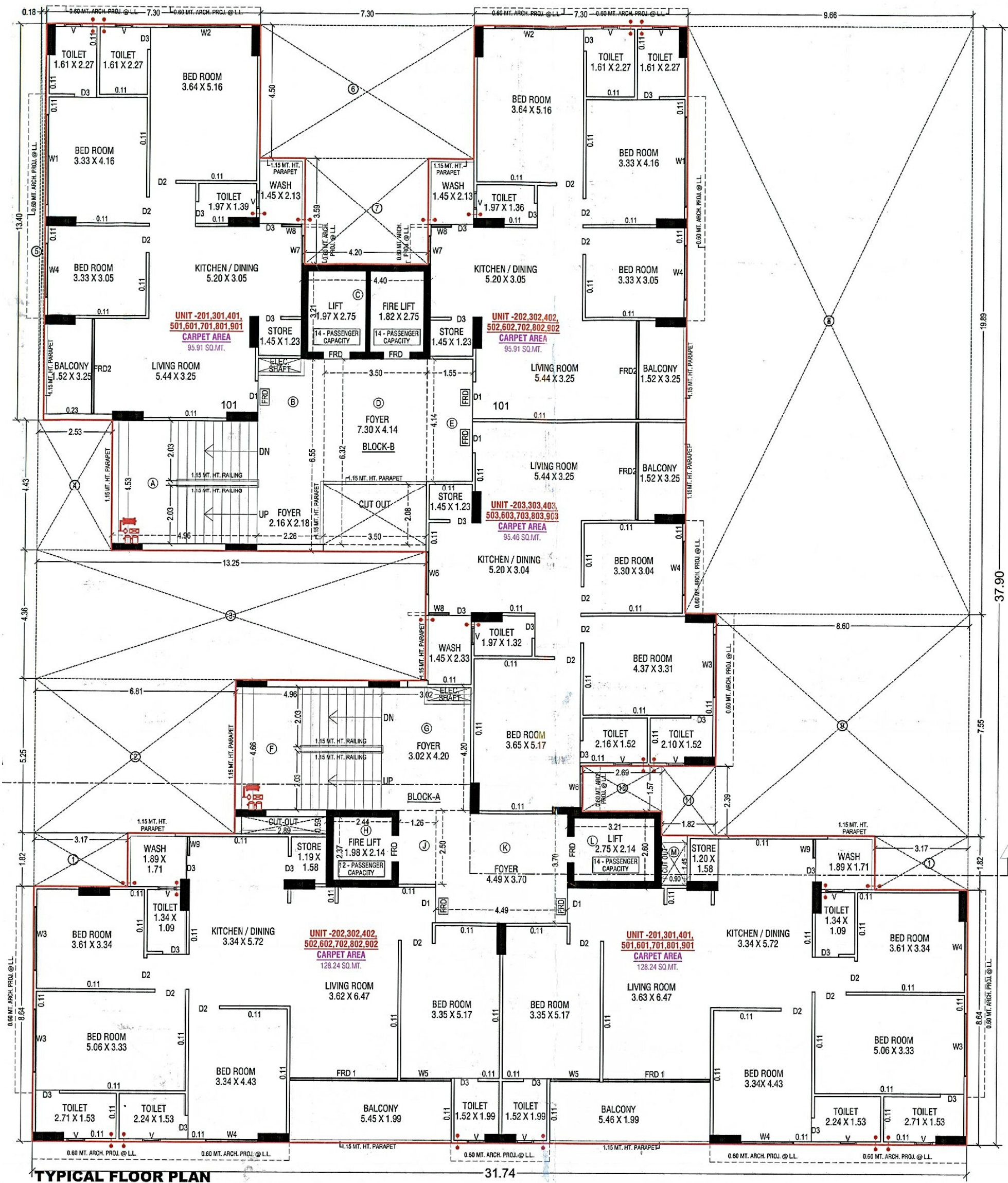




FIRST FLOOR PLAN



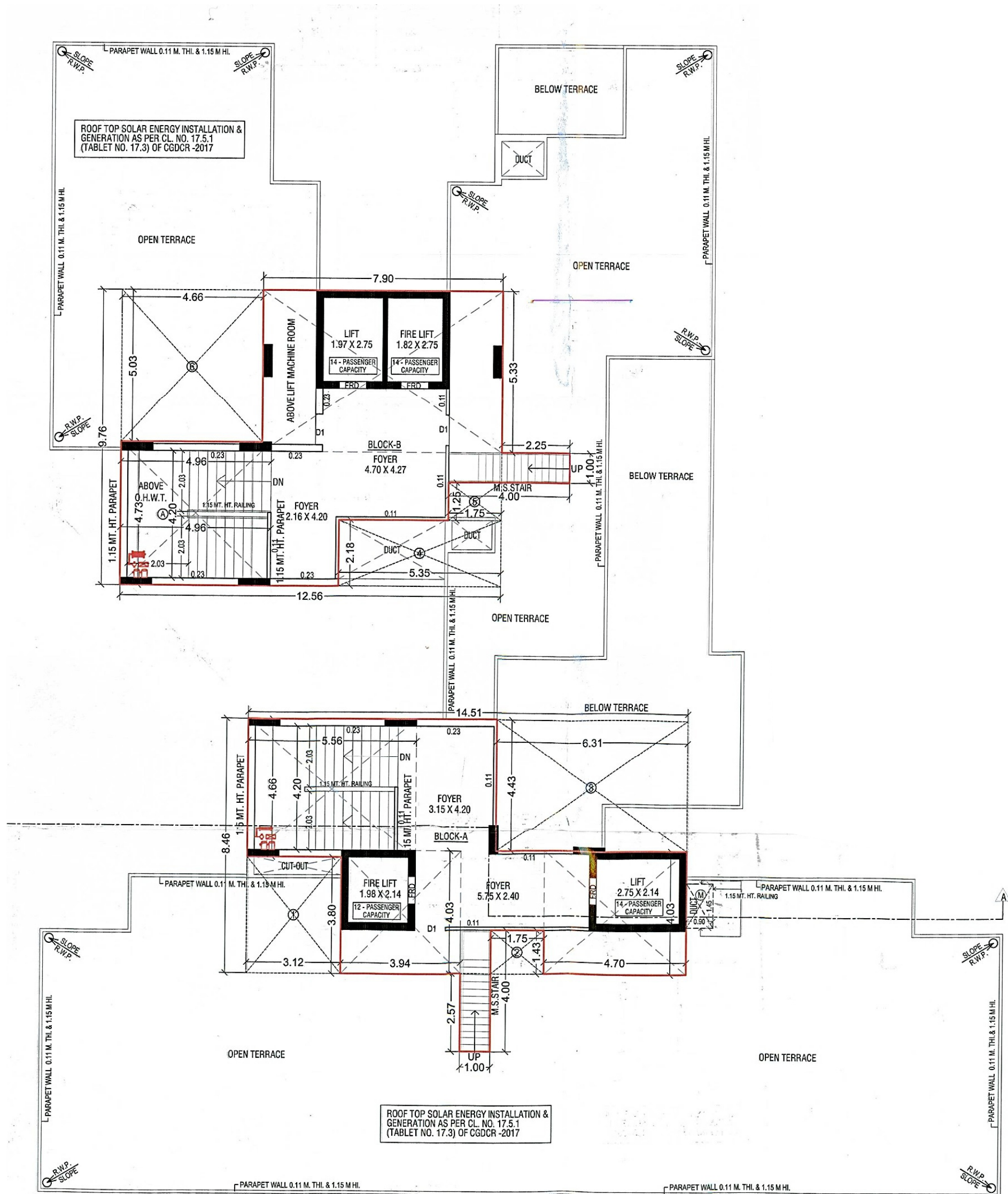
FIRST FLOOR



TYPICAL FLOOR PLAN
(2nd TO 9th FLOOR PLAN)



TYPICAL FLOOR



SCRUTINIZ
6670
No....E...Dt...
TDO. BPS



TERRACE PLAN

કુલપતિ હાથ, તા. ૦૨/૦૮/૨૦૧૬ બાબતે બી.યુ. પરમીશન
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ADJ. F.P. NO.-164/1/2

ADJ. F.P. NO.-198

ADJ. F.P. NO.-170/1

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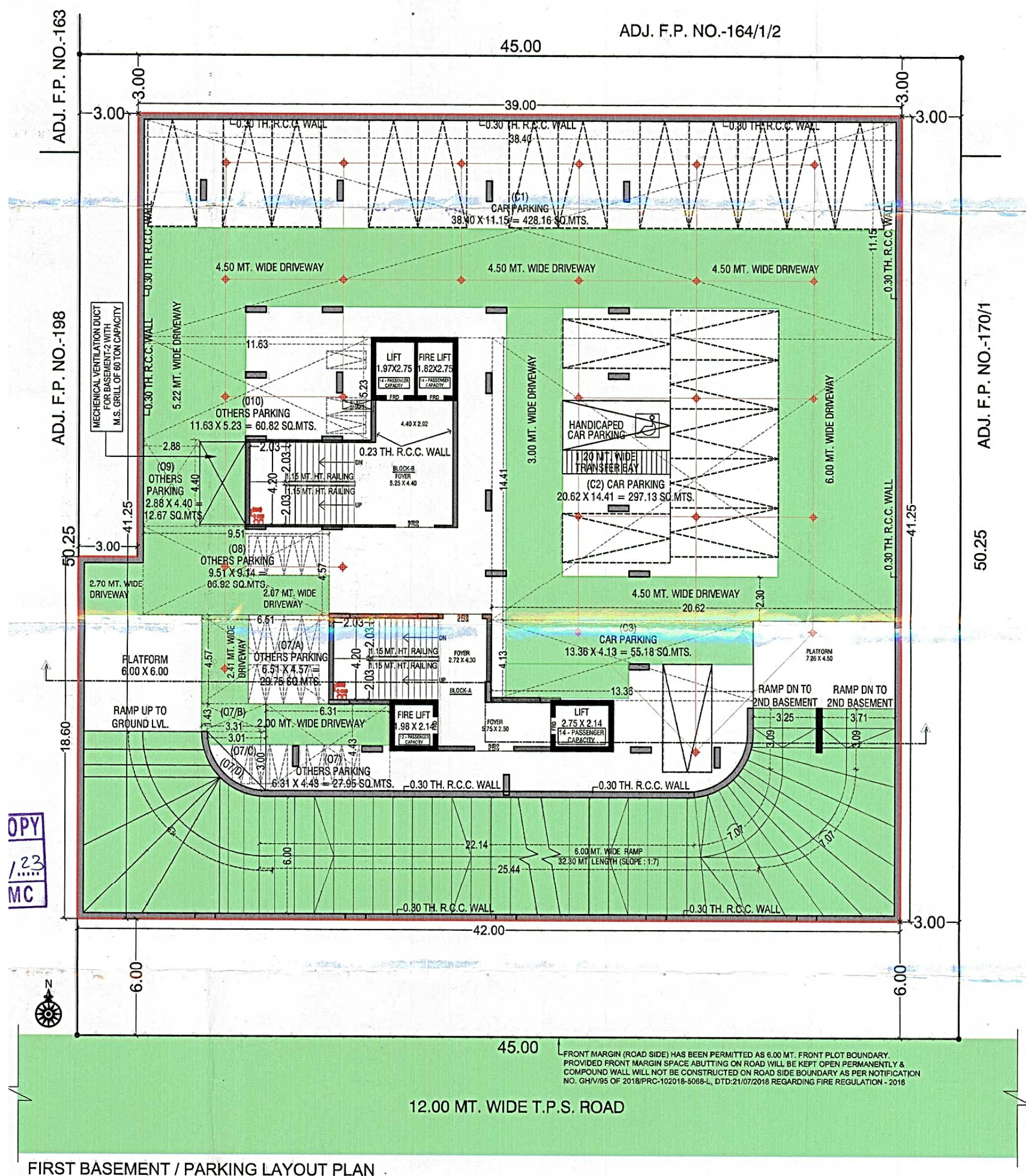
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SPECIFICATION

STRUCTURE

- Quality controlled, earthquake resistant rcc frame structure over stilts and basement

PLASTER

- Outside double coat mala plaster with water resistance texture and finally acrylic paint
- Single coat plastered internal walls with white cement based putty or gypsum finishing plaster

DOORS / WINDOWS

- Polished veneer main entrance door with locking arrangement
- Single-glazed, powder-coated aluminium sliding windows
 - Stone sill for all windows

PLUMBING & SANITATION

- Premium quality sanitary ware and fittings in all toilets with manufacturer's service warranty
 - Concealed CPVC plumbing lines and drainage lines easy on maintenance

FLOORING

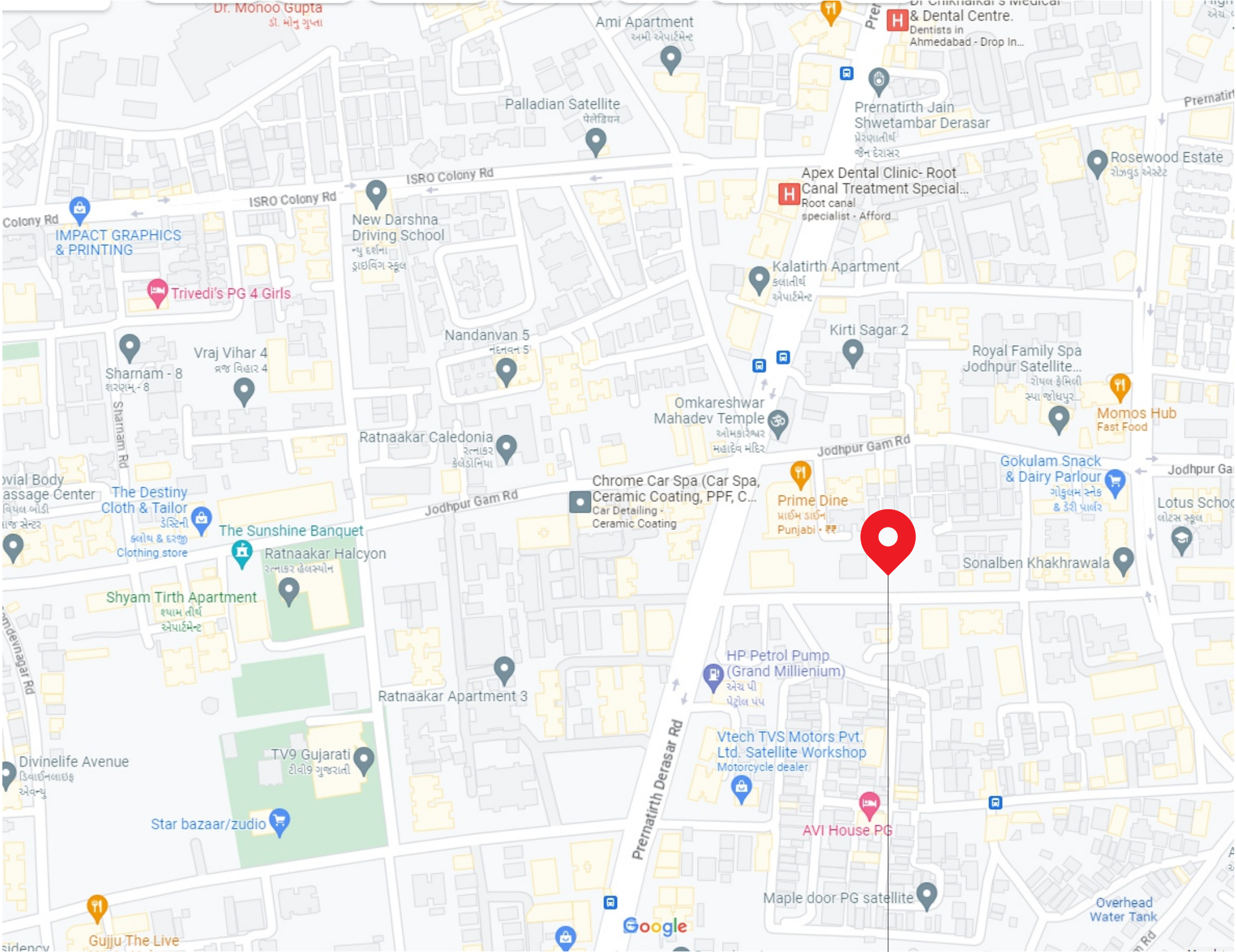
- Premium vitrified tiles in all areas
 - Porcelain tiles in all toilets
 - Kota stone in wash area

KITCHEN

- Premium quality granite kitchen platform with SS sink

ELECTRIFICATION

- 3 phase concealed isi wiring, adequate number of points in all bedrooms with modular switches
 - Provision of conduit for internet connection



ESSENCE 171

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HM ARCHITECTS

STRUCTURE
SETU
INFRASTRUCTURE

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