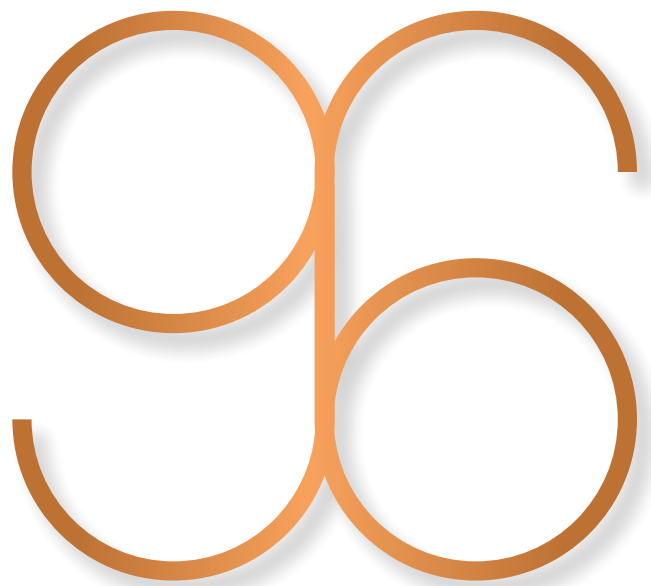


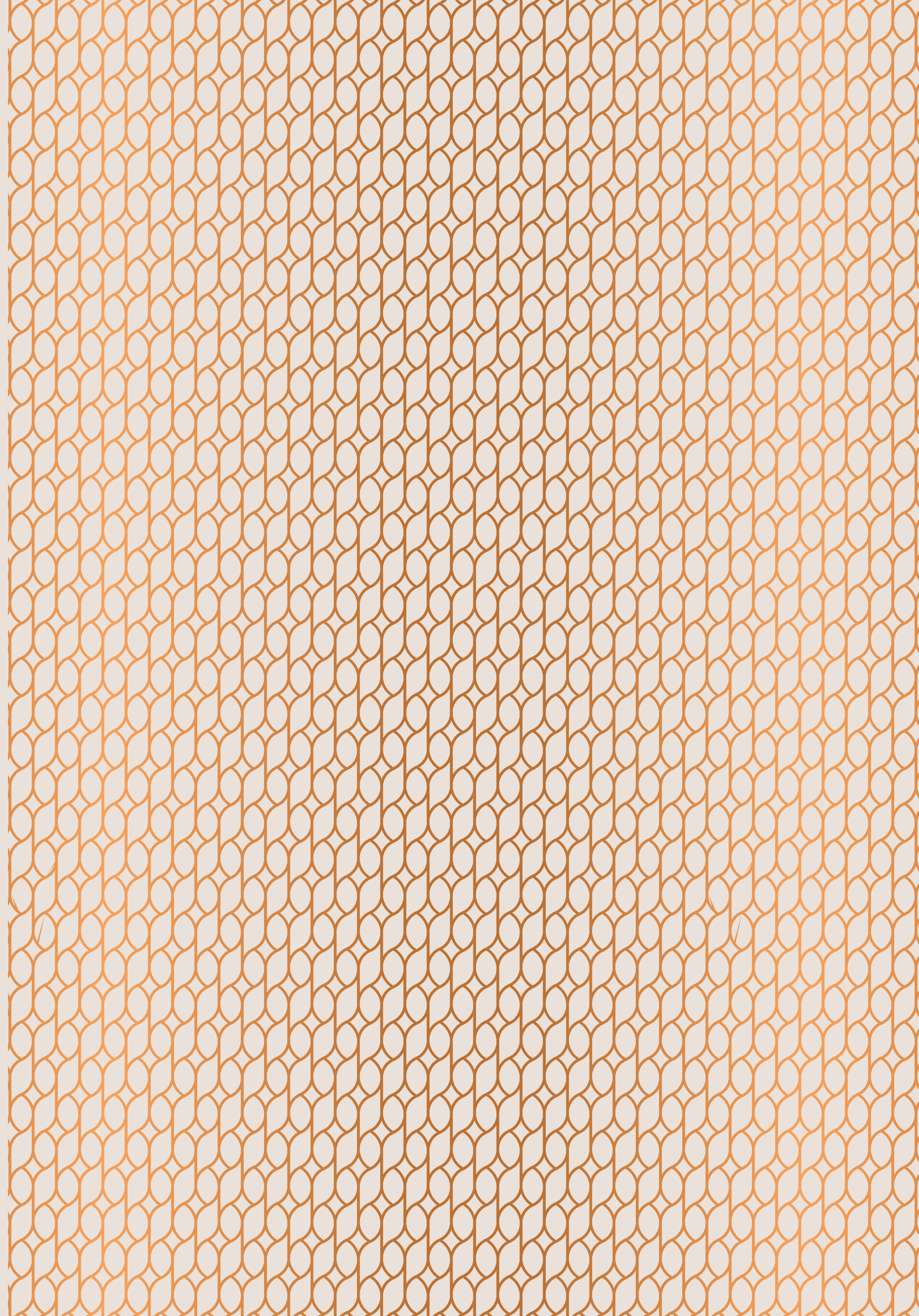


S H E R W O O D S



3 BHK LUXURIOUS RESIDENCIES

WHERE INSPIRATION ELEVATES DESIGN
WHERE QUALITY TRANSCENDS EXPECTATION
WHERE VIEWS KISS THE SKY





Welcome to Shreewoods 96, Private Residences, the perfect home. Masterfully designed inside and out and developed by the visionary Sachin Patel & Associates. Offering a new paradigm in luxurious living, it is a beacon to those seeking an urban refuge of great character and beauty. From the ground to the crown, it leaves little to be desired, apart from more time to indulge in its extraordinary amenities.

The tall residential tower to grace the Sevasi skyline, 96 Sherwoods stands tall with sweeping 360-degree views of the neighbourhood.



SHERWOODS
96



[illegible]

The privileges of owning a 96 Sherwoods Private Residence are legion. The ground floor spaces are a residential retreat that serves as an extension of your own home, with handsomely appointed amenities devoted to services that enhance daily life. All of this is provided so that owners have more time to enjoy and explore.





EVERY DETAIL IS CAREFULLY
CONSIDERED TO ENSURE
THE MOST SEAMLESS AND
MEMORABLE EXPERIENCE.

SHERWOODS
96



SHERWOODS



Sachin Patel & Associates residences are characterized by interiors with generous proportions, spectacular views, and highly versatile layouts. We have a keen understanding of how people like to live in their homes is thoughtfully expressed at 96 Sherwoods.



Every step of each resident's journey, from the main lobby to their own residences, is carefully considered and meticulously thought out to achieve the most welcoming flow. Large windows frame scenic views and let light flood in.



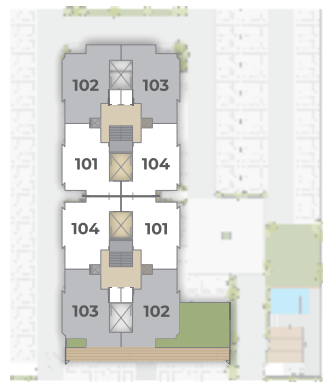
SHERWOODS
96



TYPICAL UNIT PLAN SMALL



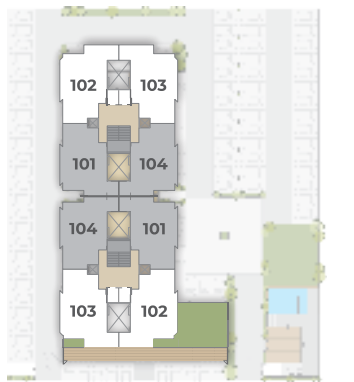
BUILT UP AREA = 1072.76 SQ.FT.
 RERA CARPET AREA = 944.755 SQ.FT.
 INTERNAL CARPET AREA = 895.672 SQ.FT.
 WASH/BALCONY AREA = 49.083 SQ.FT.



TYPICAL UNIT PLAN LARGE



BUILT UP AREA = 1140.33 SQ.FT.
 RERA CARPET AREA = 1004.711 SQ.FT.
 INTERNAL CARPET AREA = 951.645 SQ.FT.
 WASH/BALCONY AREA = 53.066 SQ.FT.



SPECIFICATIONS

Structure:

- Earthquake resistant as per architect's & structural engineer's design.

Wall Finish:

- Inside Smooth Plaster with Putty finish.
- As per architect's approved elevation, exterior paint on the exterior wall.

Flooring:

- Vitrified tiles all over.

Kitchen:

- Granite platform with standard quality sink.
- Ceramic tiles up to lintel level.

Door & Windows :

- Main door – Decorative Finished Door.
- Other internal doors – Laminated Flush Doors.
- Windows – Anodised Aluminium Windows.

Electrical :

- Concealed copper ISI wiring with sufficient points with AC point in all Bedroom.

Washrooms :

- Bathroom designer wall tiles as per architect's drawing.
- Sanitary ware, Fittings and fixtures as per architect's design.

TERMS & CONDITIONS

- Possession will be given after one month of settlement of all accounts as per schedule.
- Payment terms as per allotment letter.
- Maintenance deposit will be charged.
- Advance, annual maintenance of society will be charged as per expense budget.
- Extra work will be executed after receipt of full advance payment.
- GEB deposit and load charges will be additional.
- Document charges, stamp duty, GST will be additional.
- Any new Central or State Government taxes, if applicable, will have to be borne by the clients.
- Legal document fees Rs.15000
- No changes or alterations will be allowed in the elevation.
- Continuous default payments will lead to cancellation.
- Architect / Developers shall have the right to change / revise / improvise any details, which will be binding for all.
- In case of delays in water supply, electricity by the respective authorities, Developers will not be responsible.
- Any plans, specifications or information in this brochure can not form legal part of an offer, contract or agreement. It is only depiction of the project.

KEY PLAN



PROJECT BY :



DEVELOPERS :

S SQUARE
DEVELOPERS

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ASHUTOSH DESAI

MEP SERVICES
ORIENTAL ELECTRICALS,
KRUPALU CONSULTANT