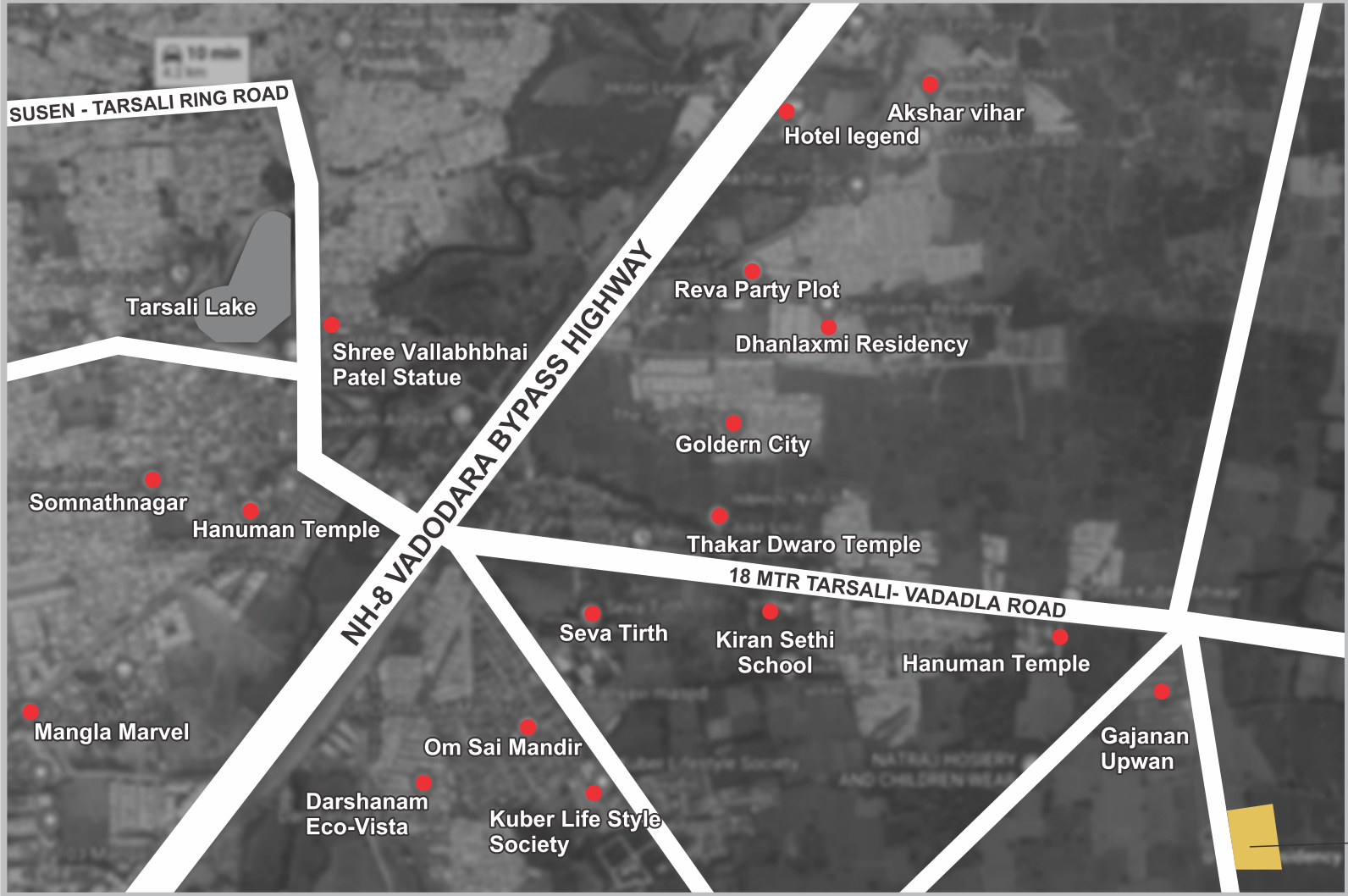


Project situated within Corporation Limit



LOCATION



Structure
Akash Shah & Associates

Project Site Address:
Shiv Residency, Behind Gajanan Upavan Tenement,
18 MTR. Tarsali-Vadadla Road, Vadadala,
Vadodara-391760.

Contact No.: 9313486446 | 8866386446
E-mail ID: info.shivresidency@gmail.com

Website: www.shivdevelopers.in

Rera No: PR/GJ/VADODARA/VADODARA/Others/MAA07563/191020
www.gujrera.gujarat.gov.in



FOR LOCATION



TENAMENT & SHOP

10% ON BOOKING | 20% AFTER A.F.S. | 15% PLINTH LEVEL | 15% G. FLOOR SLAB | 15% PLASTER LEVEL | 10% FLOORING LEVEL | 10% FINAL FINISHING.
05% BEFORE SALEDEED & POSSESSION

DUPLEX

10% ON BOOKING | 20% AFTER A.F.S. | 10% PLINTH LEVEL | 15% G. FLOOR SLAB | 15% PLASTER LEVEL | 10% FLOORING LEVEL | 10% F. FLOOR SLAB
05% FINAL FINISHING. | 05% BEFORE SALEDEED & POSSESSION

Disclaimer:

*Possession will be given after one month of settlement of all accounts. * Stamp duty & Registration charges, GST or any additional taxes if applicable in future, Development charge, MGVC meter charges, Maintenance charge, Municipal house tax or VUDA tax will be extra. * If any new Central or State government tax if applicable shall have to be borne by the Client. * Extra work shall be executed after making full payment. * Continuous default in payment leads to cancellation. * Architect/Developer shall have the right to change or raise the scheme or any other details herein and change or revision will be binding to all. * Refund in case of cancellation will be made within 30 days from the date of booking of new Client only. * Administration expenses of Rs. 50000 and the amount of extra work if any will be deducted from the refund amount. * In case of delay VMC or MGVC activity, it shall unitedly face. * While every reasonable case has been taken in preparing this brochure, the organization is not responsible for any inaccuracy in the content. * All plan, information and specification are subject to change which shall be binding for all members. * This brochure does not form a part of a legal document. It is an easy display of projects only. * Premium quality materials or equivalent branded product shall be used for the construction work.

*External changes are strictly not allowed.

॥ श्री ॥



SHOP | 1 HK & 1 BHK TENEMENT | 3 BHK DUPLEX



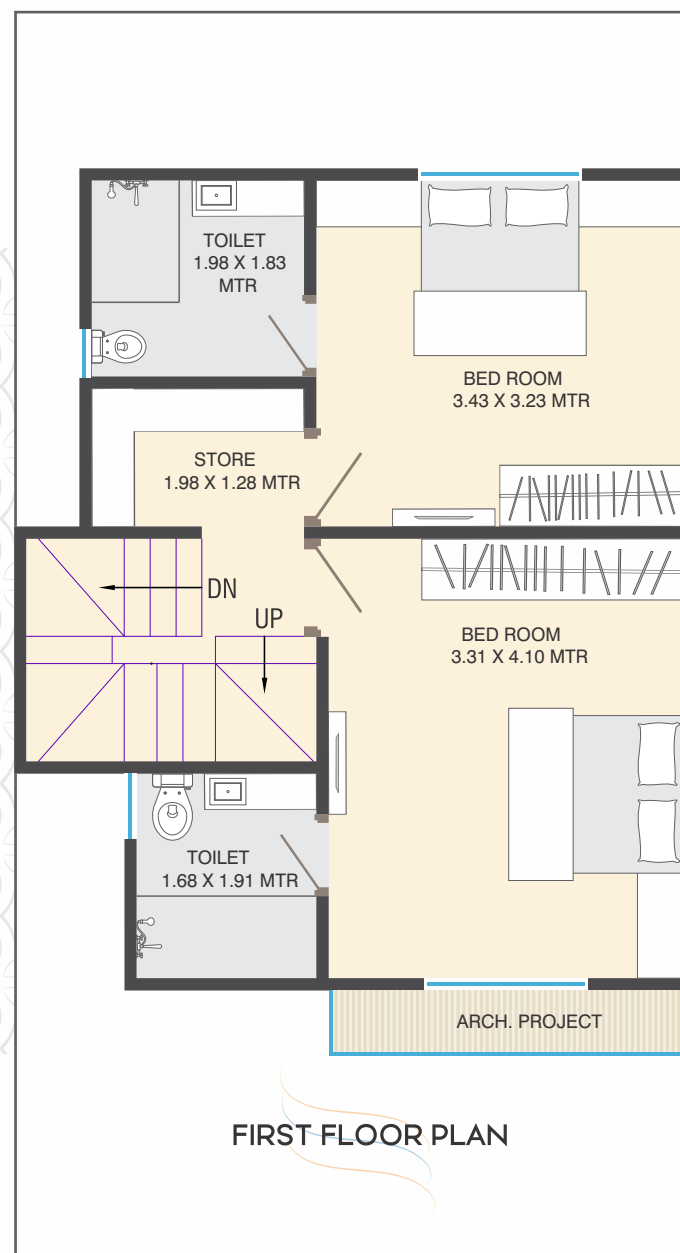
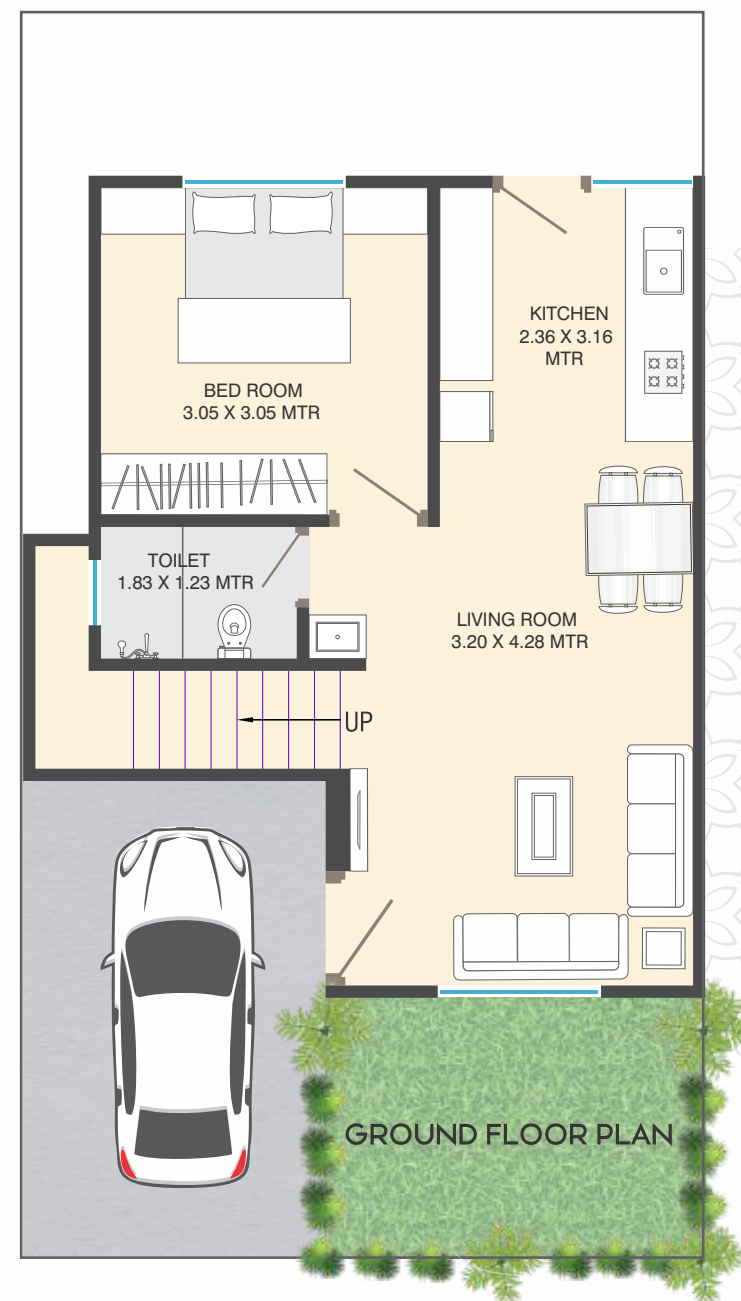


TYPE A

3 BHK DUPLEX

MIN. PLOT AREA
74.28 Sq. Mtr.

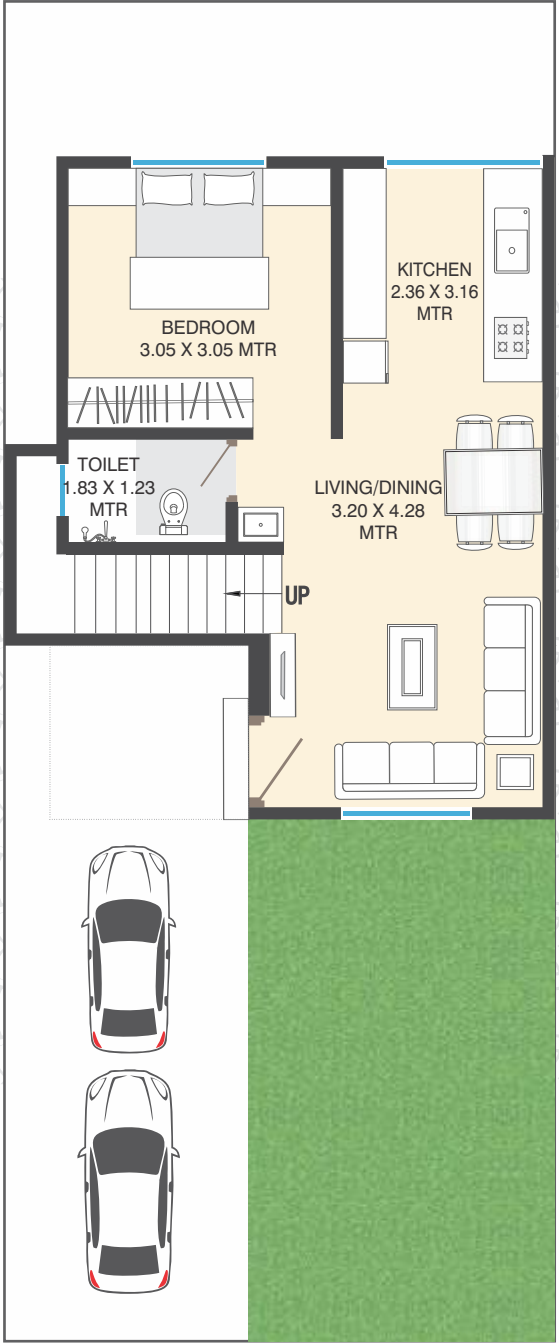
TOTAL CARPET AREA
78.23 Sq. Mtr.



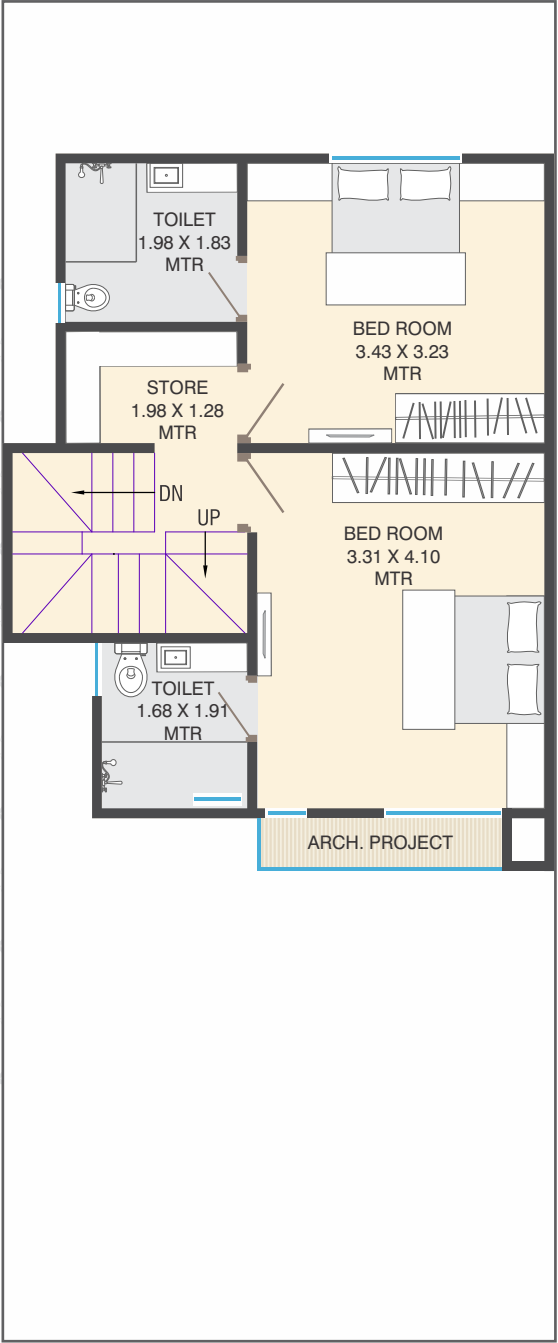


Spacious , Elegant & Classy
Just The Way You Dream, Home To Be!

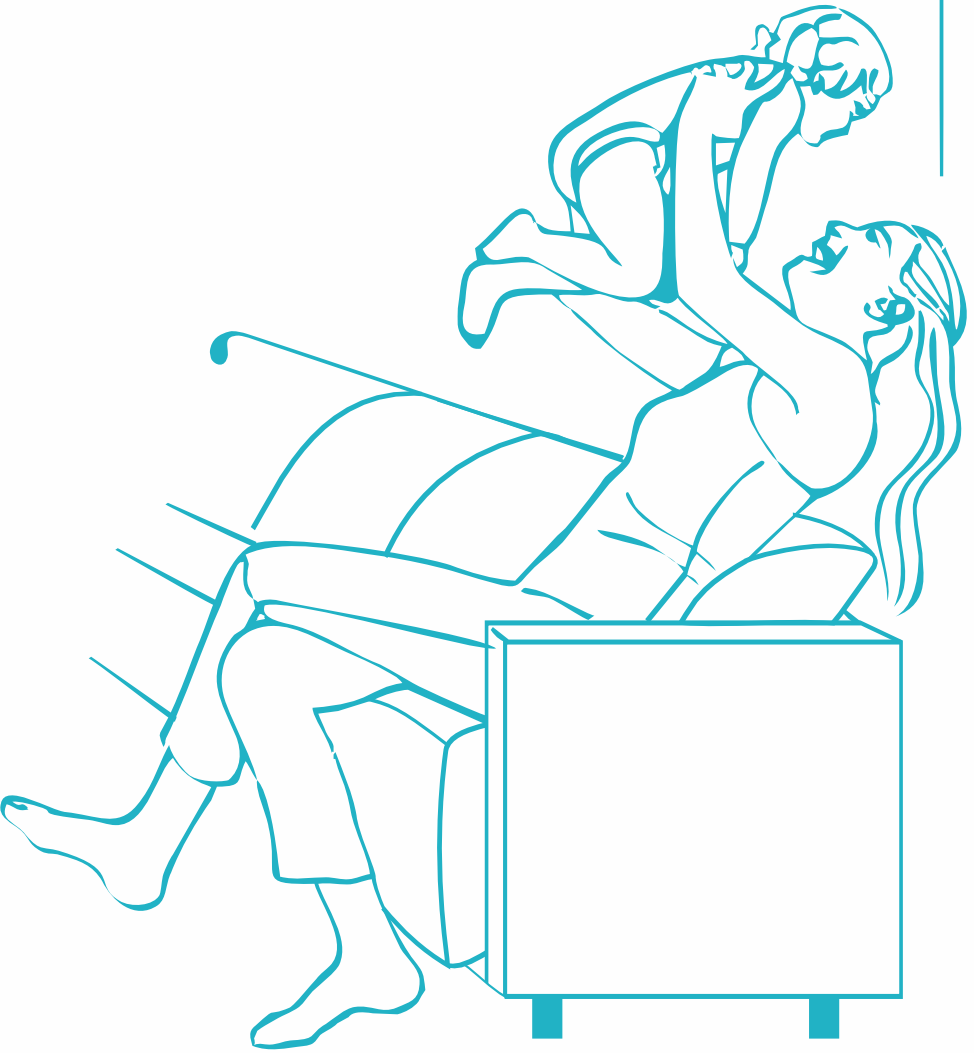
TYPE B 3 BHK DUPLEX MIN. PLOT AREA 98.26 Mtr BUILT UP AREA 78.23 Mtr



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Exceptional Amenities

Just The Way You Dream,
Home To Be!

CLUB HOUSE



Actual Image

Specification



STRUCTURE:

All RCC & Brick masonry work by using superior quality material as per structure engineer's design.



WALL FINISH: Internal smooth finish plaster, brila make putty & primer on internal walls. External waterproof plaster with semi-acrylic exterior weather resistant paint. Railing with enamel paint.



FLOORING:

Vitrified tiles in all rooms.



DOORS:

Decorative main doors with standard SS fittings & safety lock. Internal doors will be good quality flushed laminated doors.



WINDOWS:

Powder coated Aluminium section window with safety grill.



KITCHEN:

Granite platform with SS sink, glazed tiles Dedo up to slab level.



BATHROOM:

Ceramic & Decorative glazed tiles up to lintel level with quality CP fittings.



PLUMBING:

Concealed plumbing CPVC & UPVC with good quality SS fittings.



WATER SUPPLY:

Underground and Overhead water tanks.



ELECTRIFICATION:

Provision of AC points with centralized distribution board & MCB. Modular switches with concealed copper ISI wiring of approved quality, sufficient electrical points as per Architect plan.



TERRACE:

China mosaic on open terrace of Duplex, Raw house & Tenament.

Amenities



Attractive main entrance gate along with security cabin & CCTV Camera.



Internal roads are Cement concrete with side paving.



Underground cabling for wire free look with decorative street lights.



Club house and Children play area.



Elegant Name with Number plate.



China mosaic on Terrace of Duplex, Raw house and Tenament.



Landscape garden.



Highly secured surrounding compound wall.



Water supply and Drainage facility as per regulatory authority.



Anti-Termite treatment.



Elegance and Effective Campus planning.



Impressive SS railing with Glass in balcony and Decorative SS Railing for inside stairs in Duplex



Senior citizen seating area.

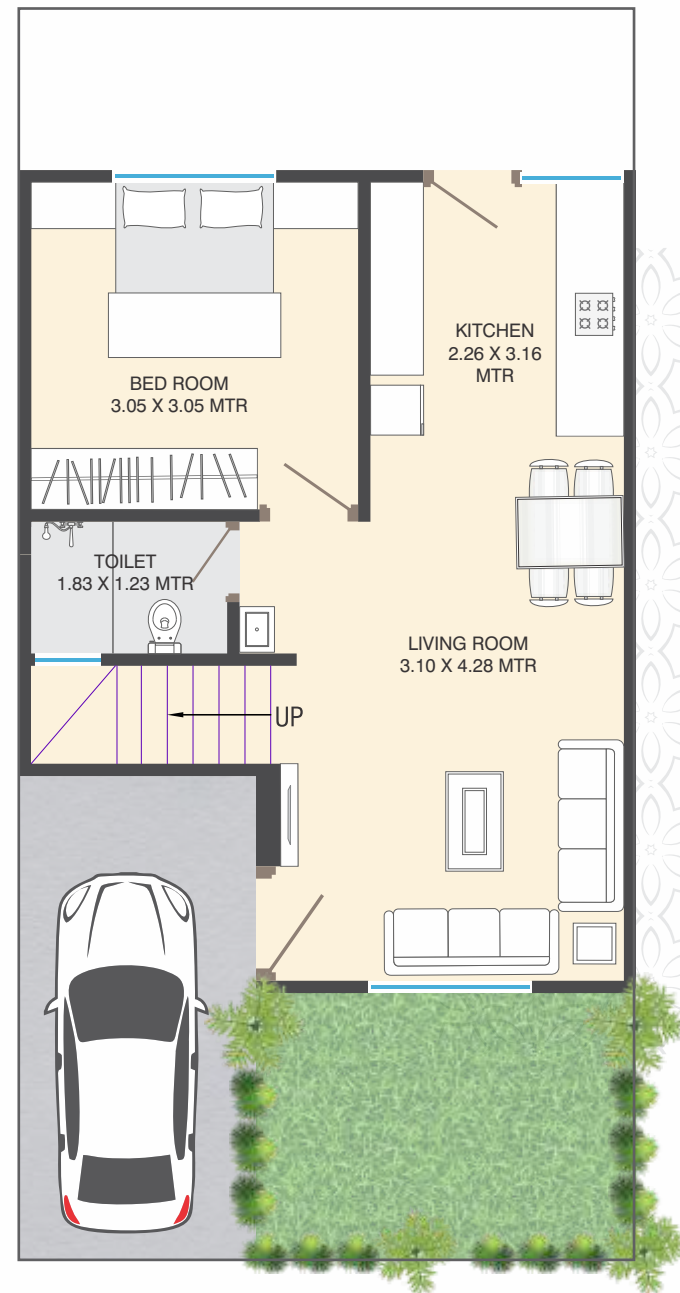




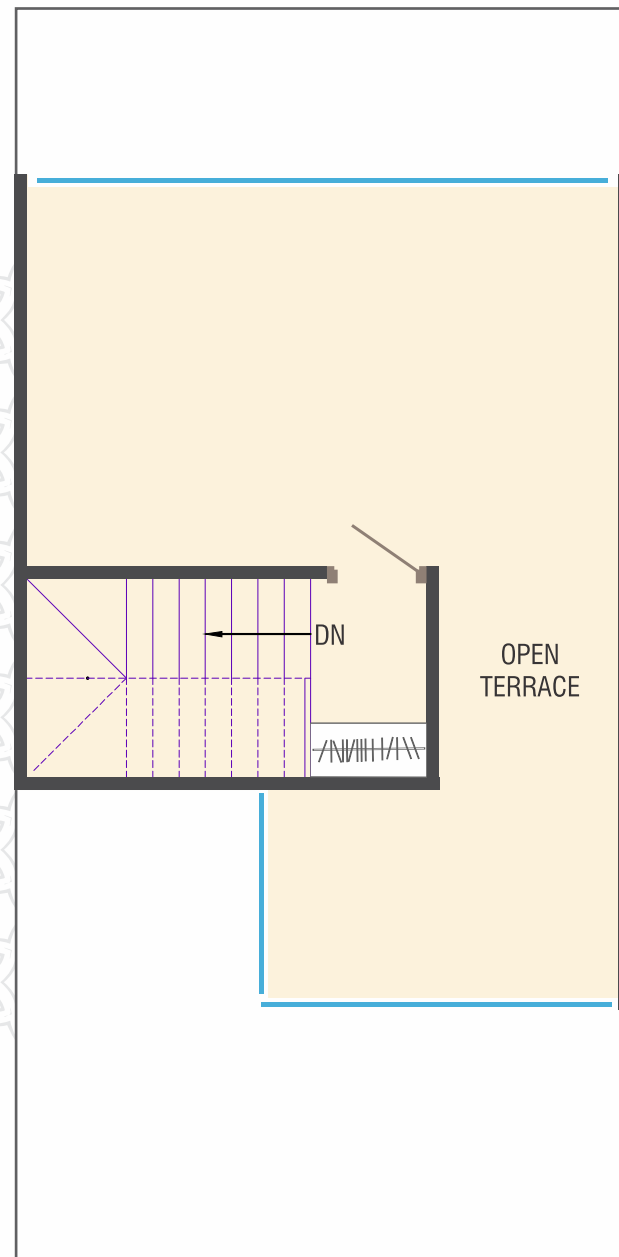
TYPE E 1 BHK TENEMENT

MIN. PLOT AREA
66.11 Sq.Mtr.

TOTAL CARPET AREA
35.88 Sq.Mtr.

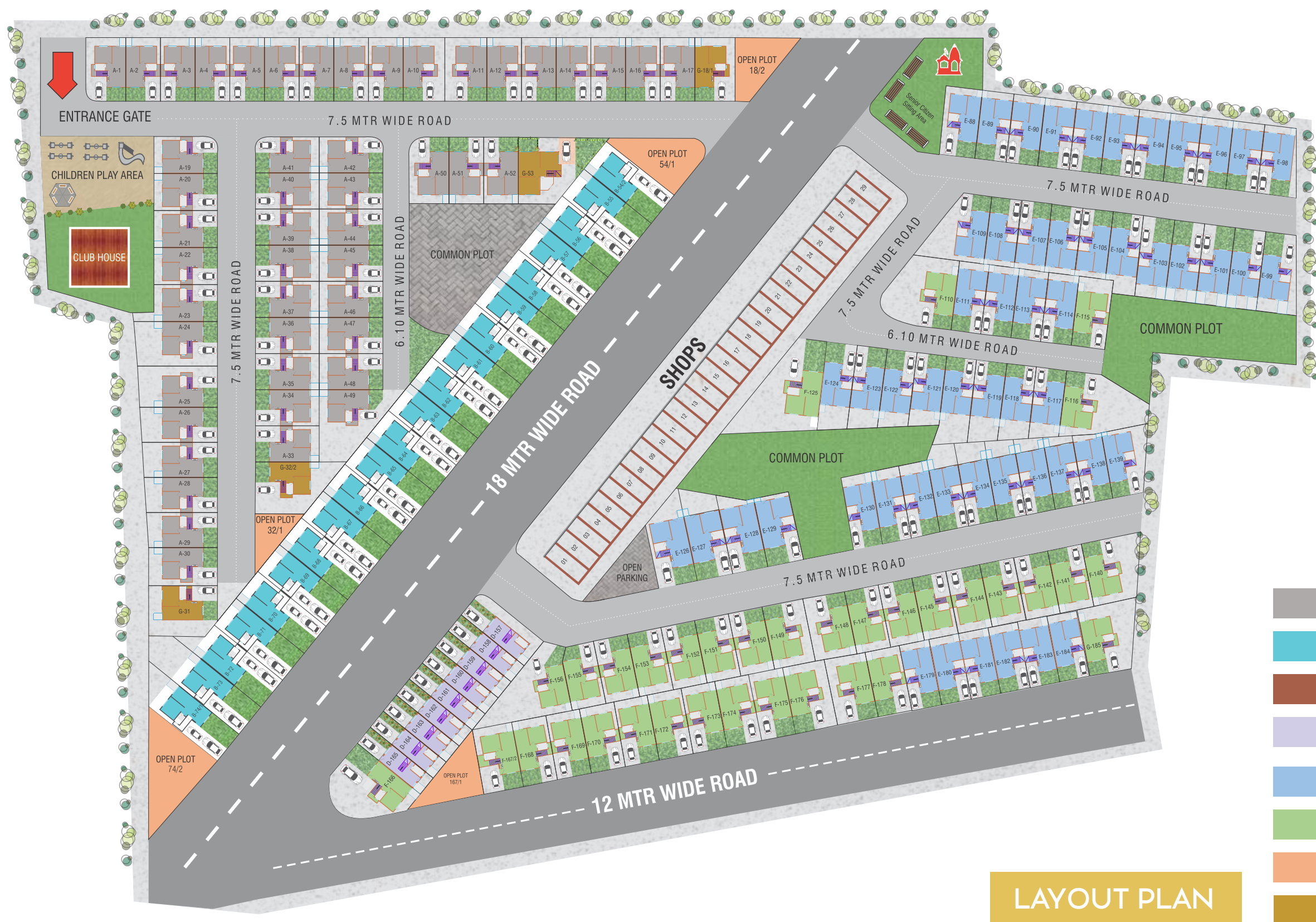


GROUND FLOOR PLAN



TERRACE FLOOR PLAN





LAYOUT PLAN

- Type-A: 3 Sides Open 3BHK Duplex
- Type-B: 3 Sides Open 3BHK Duplex
- Type-C: Shops
- Type-D: 2 Sides Open 1HK Tenement
- Type-E: 2 Sides Open 1BHK Tenement
- Type-F: 3 Sides Open 1BHK Tenement
- Open Plot
- Type-G: 3 Side Open 3 BHK Duplex

PLOT NO.	PLOT AREA EACH (SQ.MTR.)	CARPET AREA EACH (SQ.MTR.)
A-01	95.31	78.23
A-02 TO A-09	74.28	78.23
A-10 & A-11	93.44	78.23
A-12 TO A-17	74.28	78.23
G-18/1	85.03	83.63
18/2	89.45	-
A-19	99.71	78.23
A-20 TO A-22	77.08	78.23
A-23	83.71	78.23
A-24	117.60	78.23
A-25	109.78	78.23
A-26	83.87	78.23
A-27	81.69	78.23
A-28	79.52	78.23
A-29	77.35	78.23
A-30	82.37	78.23
G-31	136.44	89.96
32/1	49.20	-
G-32/2	137.34	89.96
A-33 TO A-40	74.28	78.23
A-41 & A-42	96.08	78.23
A-43 TO A-48	74.28	78.23
A-49	137.80	78.23
A-50	96.08	78.23
A-51 & A-52	74.28	78.23
G-53	117.08	89.00
54/1	101.33	-
B-54/2	102.90	78.23
B-55 & B-57	98.26	78.23
B-58	98.23	78.23
B-59 TO B-65	98.26	78.23
B-66 TO B-68	98.17	78.23
B-69 TO B-71	98.13	78.23
B-72	106.46	78.23
B-73	138.52	78.23
B-74/1	113.43	78.23
74/2	144.06	-
E-88	105.23	35.88
E-89	66.61	35.88
E-90 TO E-97	66.11	35.88
E-98	88.98	35.88

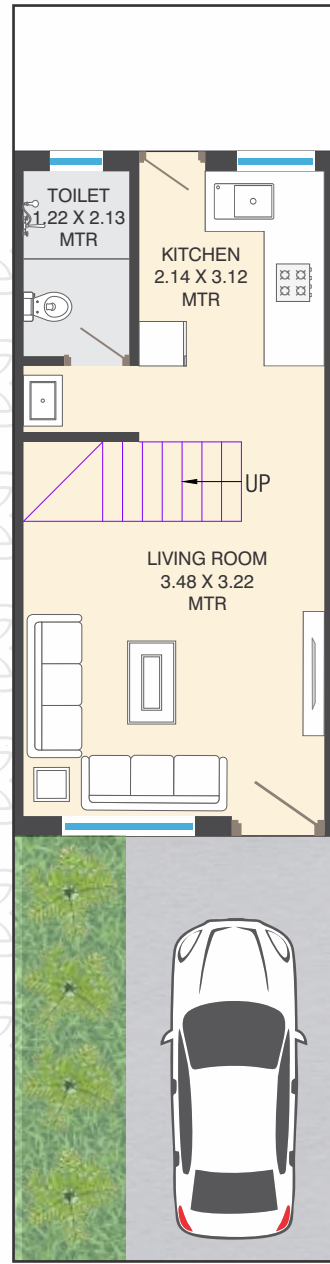
PLOT NO.	PLOT AREA EACH (SQ.MTR.)	CARPET AREA EACH (SQ.MTR.)
E-99	90.85	35.88
E-100 TO E-103	75.90	35.88
E-104	72.20	35.88
E-105 TO E-108	66.10	35.88
E-109	100.88	35.88
F-110	128.65	36.61
E-111 TO E-114	66.11	35.88
F-115	77.79	36.61
F-116	146.53	36.61
E-117	78.35	35.88
E-118	82.87	35.88
E-119	87.39	35.88
E-120	95.07	35.88
E-121	70.41	35.88
E-122	75.50	35.88
E-123	80.59	35.88
E-124	85.69	35.88
F-125	174.36	36.61
E-126	97.49	35.88
E-127	79.94	35.88
E-128	68.52	35.88
E-129	67.86	35.88
E-130	67.86	35.88
E-131 & E-132	67.86	35.88
E-133	83.83	35.88
E-134	86.17	35.88
E-135	80.53	35.88
E-136	74.89	35.88
E-137	69.42	35.88
E-138	67.86	35.88
E-139	92.21	35.88
F-140	100.18	36.61
F-141 TO F-147	74.28	36.61
F-148 TO F-149	93.44	36.61
F-150 TO F-154	74.28	36.61
F-155	73.16	36.61
F-156	133.73	36.61
D-157	101.68	25.86
D-158 TO D-165	59.68	25.86
F-166	128.35	36.61
167/1	91.50	-

PLOT NO.	PLOT AREA EACH (SQ.MTR.)	CARPET AREA EACH (SQ.MTR.)
F-167/2	77.59	36.61
F-168 TO F-175	77.59	36.61
F-176 & F-177	97.60	36.61
F-178	77.59	36.61
E-179	69.38	35.88
E-180	70.84	35.88
E-181	72.45	35.88
E-182	74.03	35.88
E-183	75.59	35.88
E-184	77.15	35.88
G-185	108.36	39.97
C-01	59.66	22.88
C-02	59.66	22.88
C-03	59.66	22.88
C-04	59.66	22.88
C-05	59.66	22.88
C-06	59.66	22.88
C-07	59.66	22.88
C-08	59.66	22.88
C-09	59.66	22.88
C-10	59.66	22.88
C-11	59.66	22.88
C-12	59.66	22.88
C-13	59.66	22.88
C-14	59.66	22.88
C-15	59.66	22.88
C-16	59.66	22.88
C-17	59.66	22.88
C-18	59.66	22.88
C-19	59.66	22.88
C-20	59.66	22.88
C-21	59.66	22.88
C-22	59.66	22.88
C-23	59.66	22.88
C-24	59.66	22.88
C-25	59.66	22.88
C-26	59.66	22.88
C-27	59.66	22.88
C-28	59.66	22.88
C-29	59.66	22.88

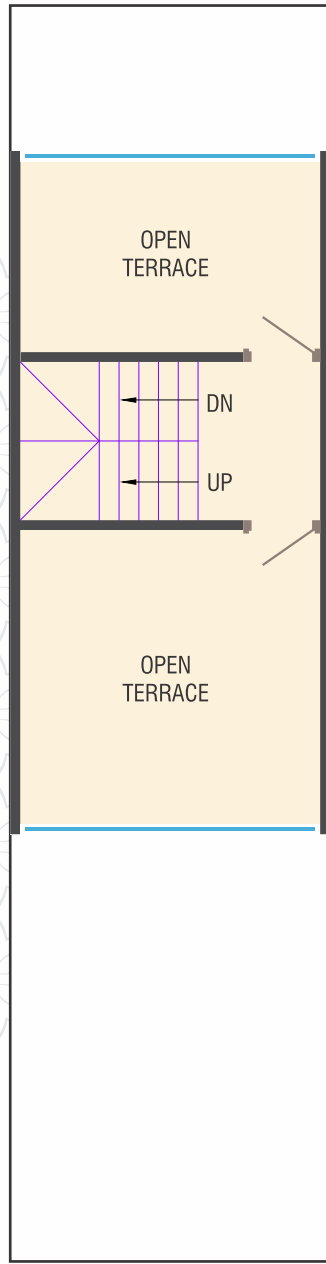
TYPE D 1 HK TENEMENT

MIN. PLOT AREA
59.68 Sq.Mtr.

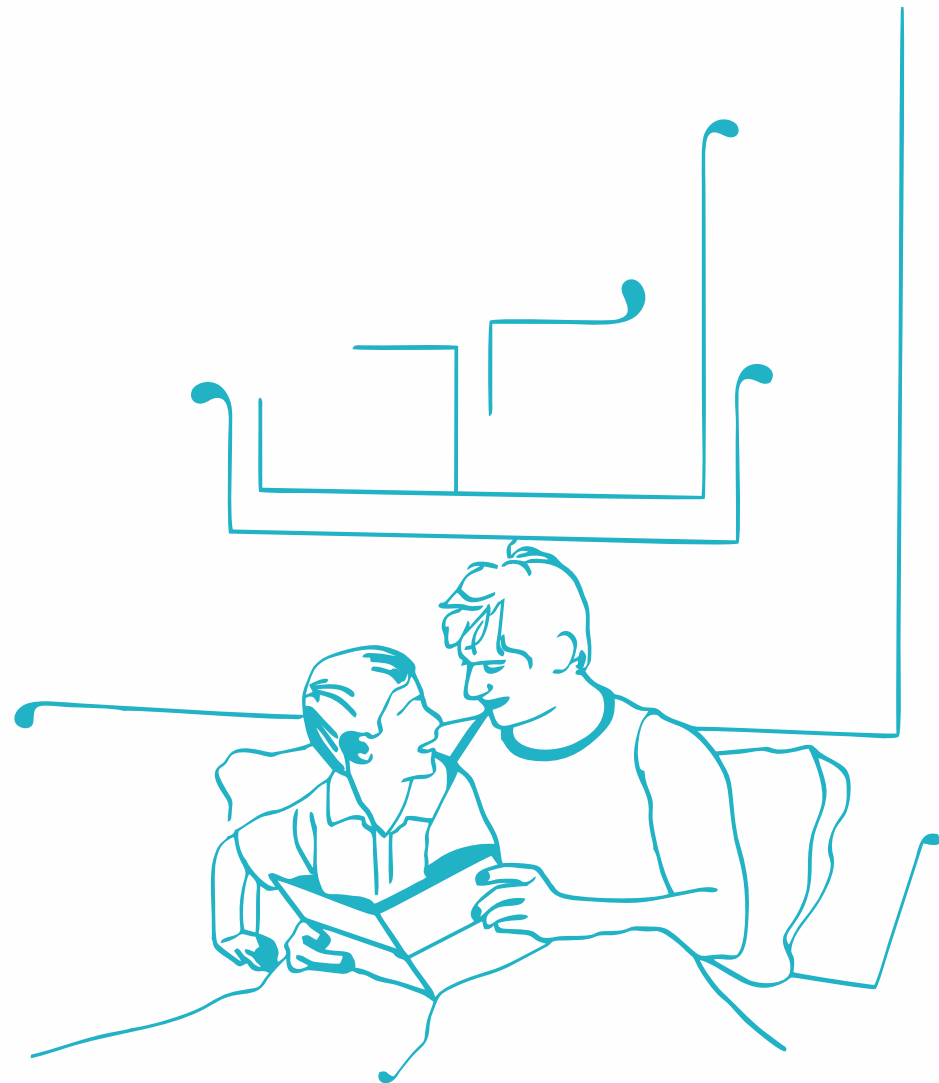
TOTAL CARPET AREA
25.86 Sq.Mtr.



GROUND FLOOR PLAN



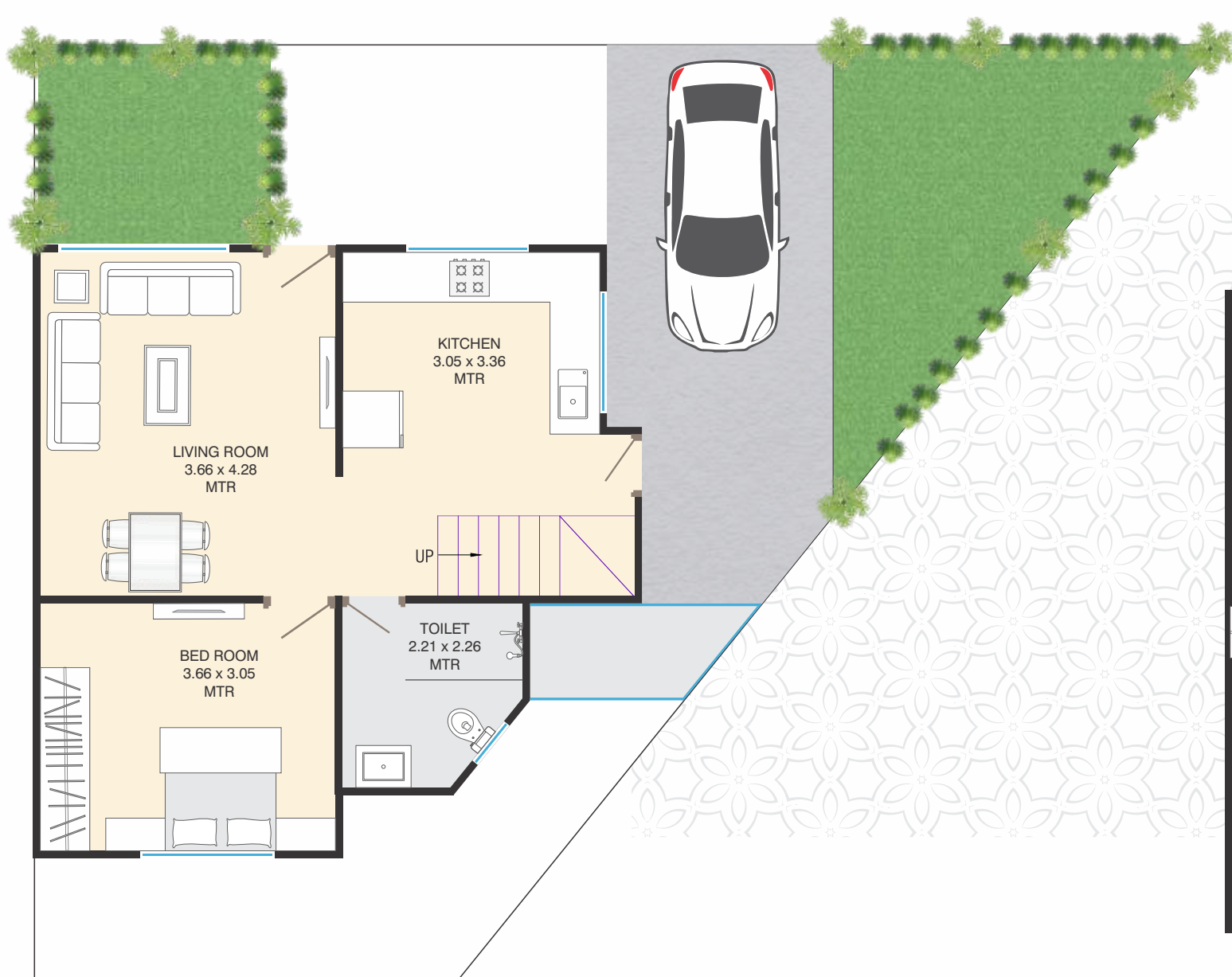
TERRACE FLOOR PLAN



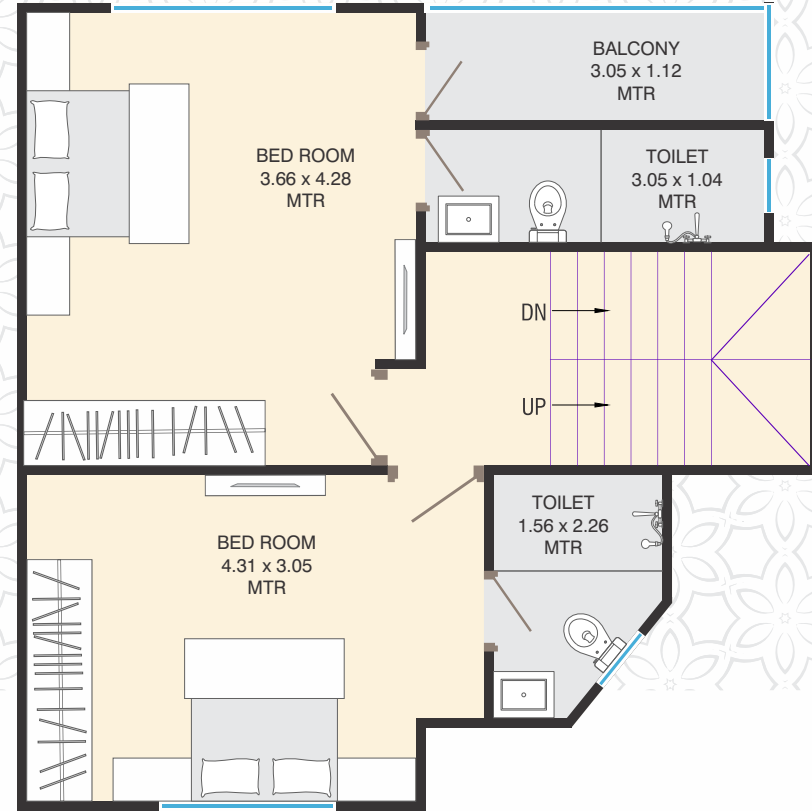
TYPE G 3 BHK DUPLEX

MIN. PLOT AREA
117.08 MTR

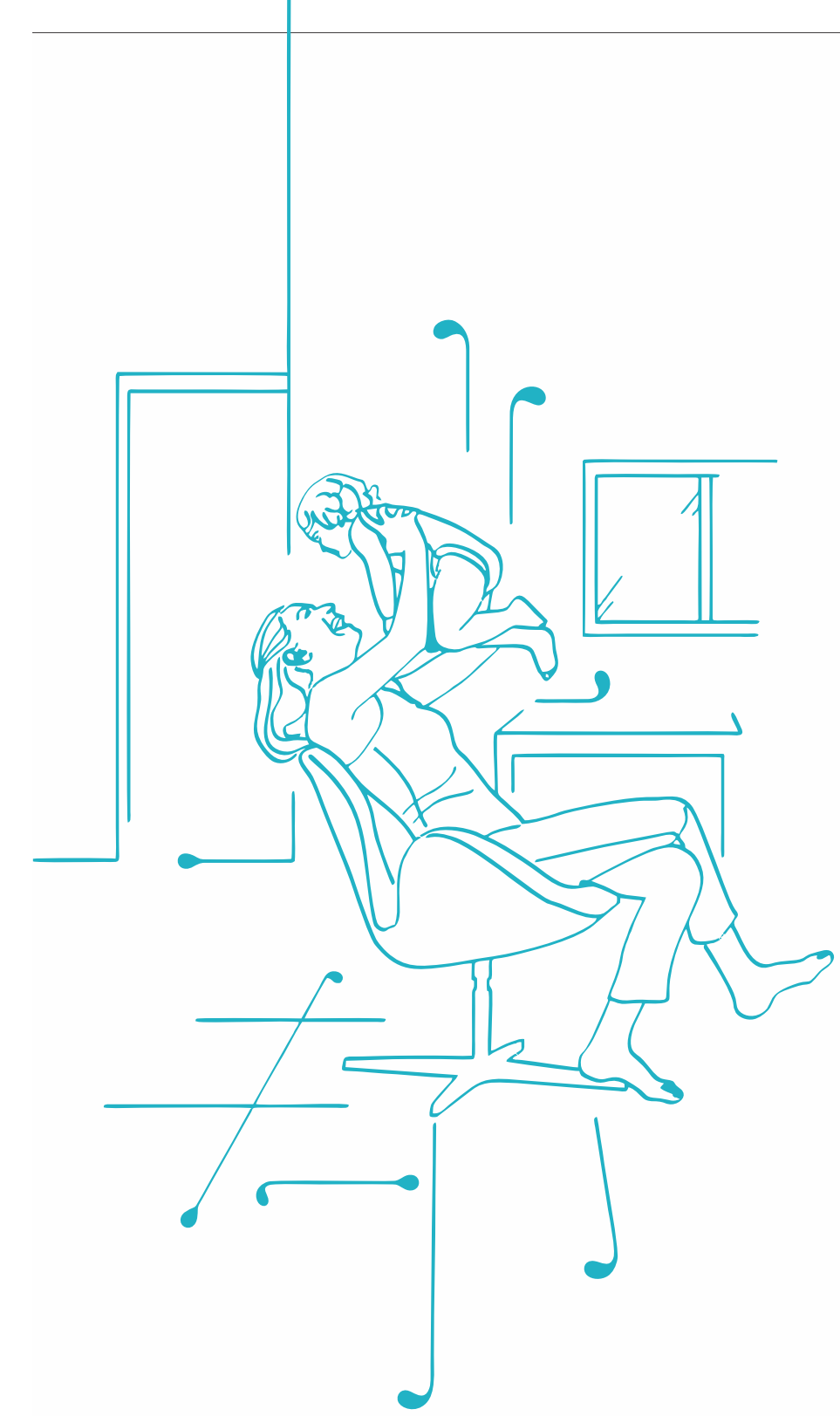
BUILT UP AREA
89.00 MTR



GROUND FLOOR PLAN

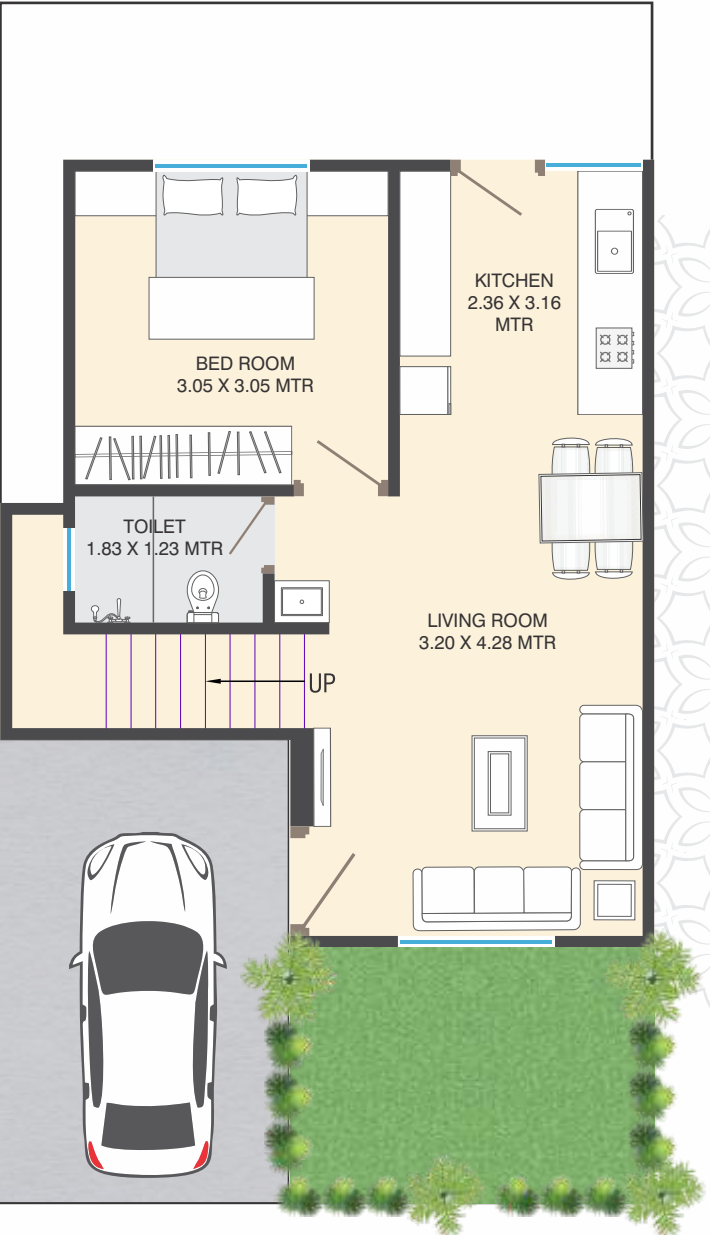


FIRST FLOOR PLAN

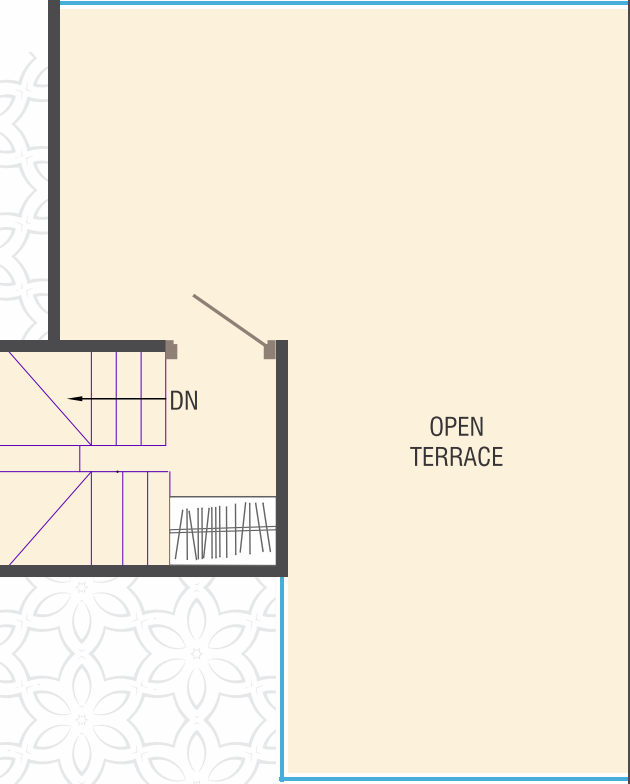


TYPE F 1 BHK TENEMENT

MIN PLOT AREA 74.28 Sq.Mtr. TOTAL CARPET AREA 36.61 Sq.Mtr.



GROUND FLOOR PLAN



TERRACE FLOOR PLAN

