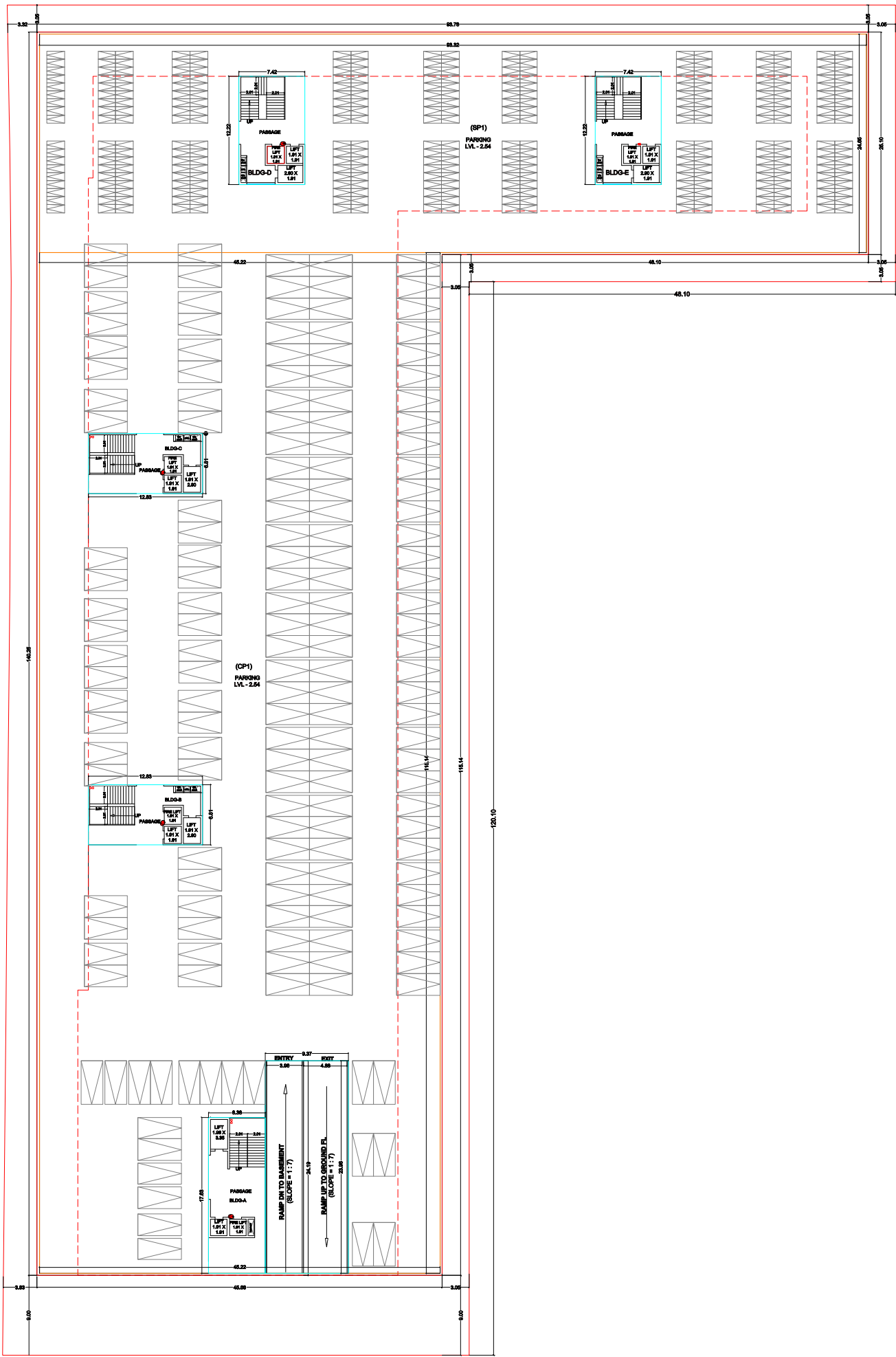


SHIVAY
NORTH SHORE

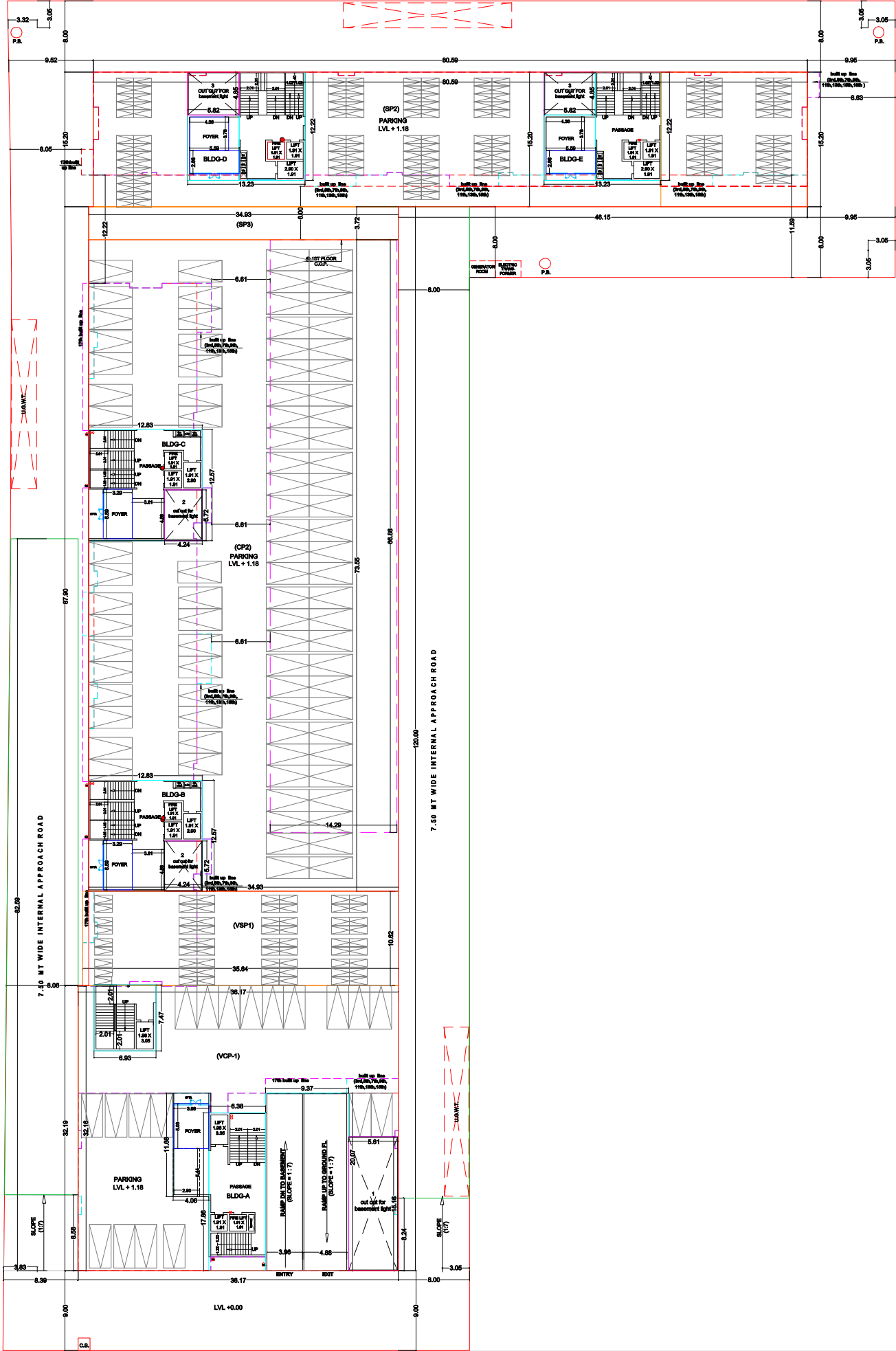
5 & 4 BHK Ultra Luxurious



1ST BASEMENT PLAN

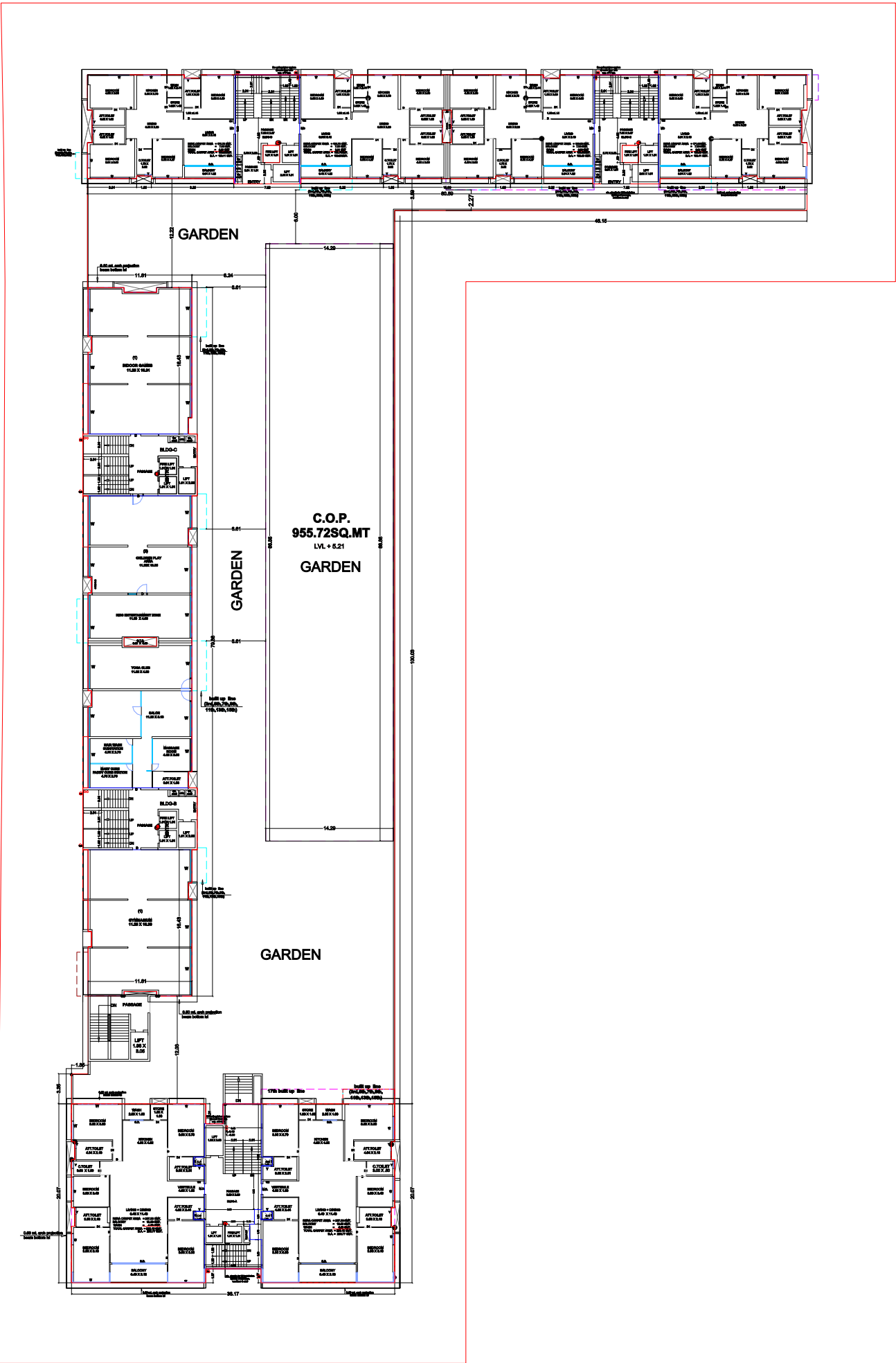


GROUND FLOOR PLAN

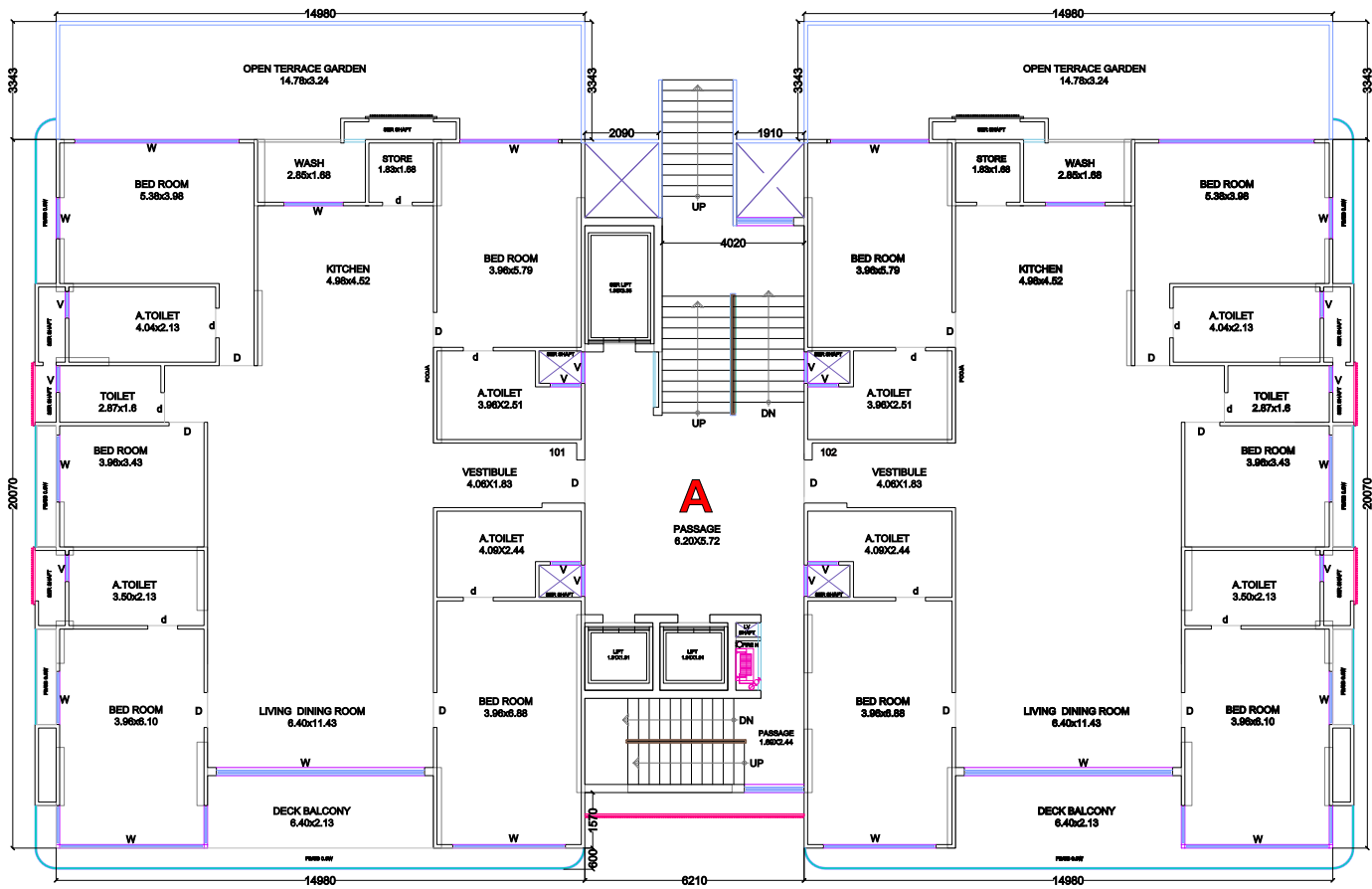


60.00 MT WIDE ROAD

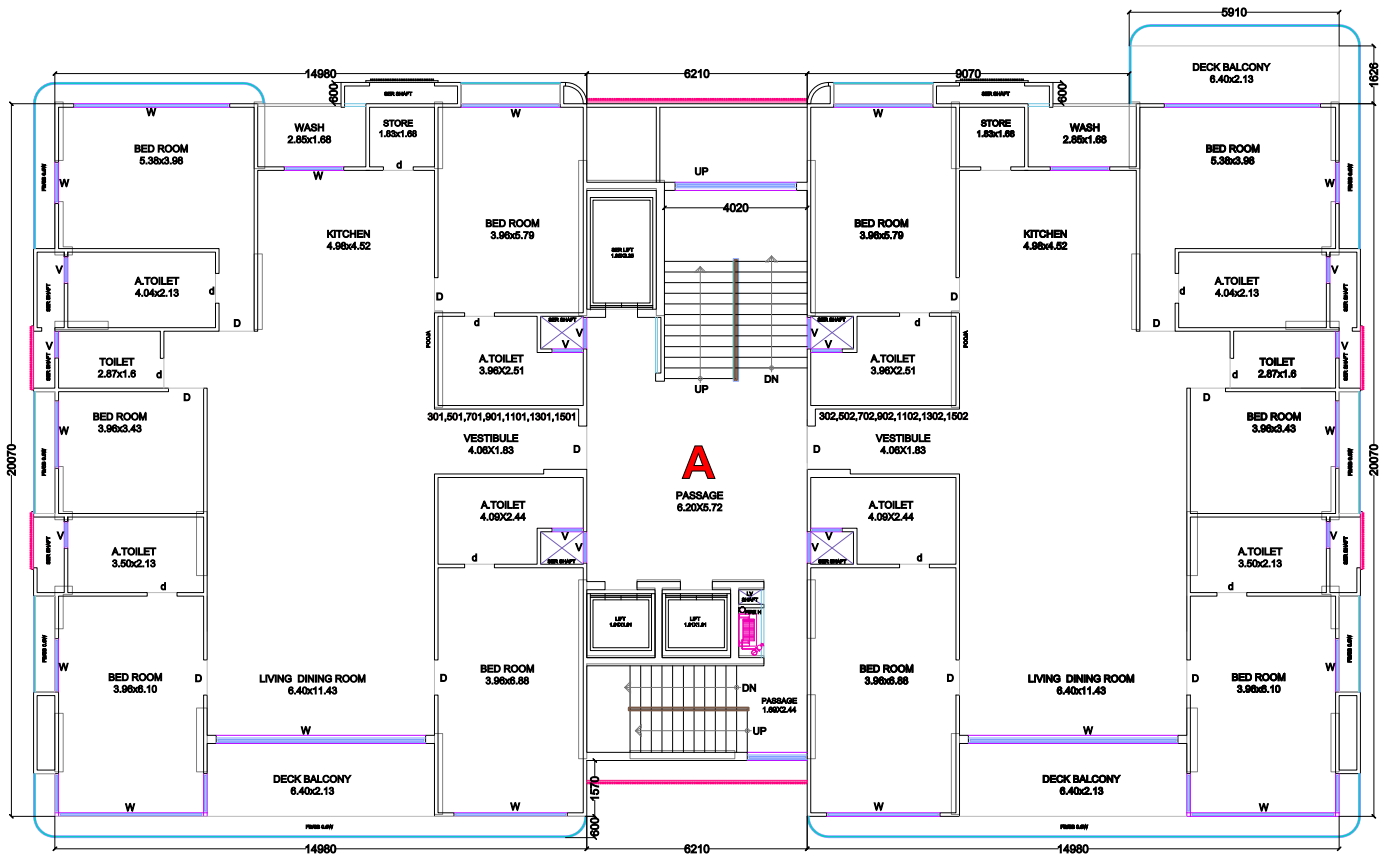
1ST FLOOR PLAN



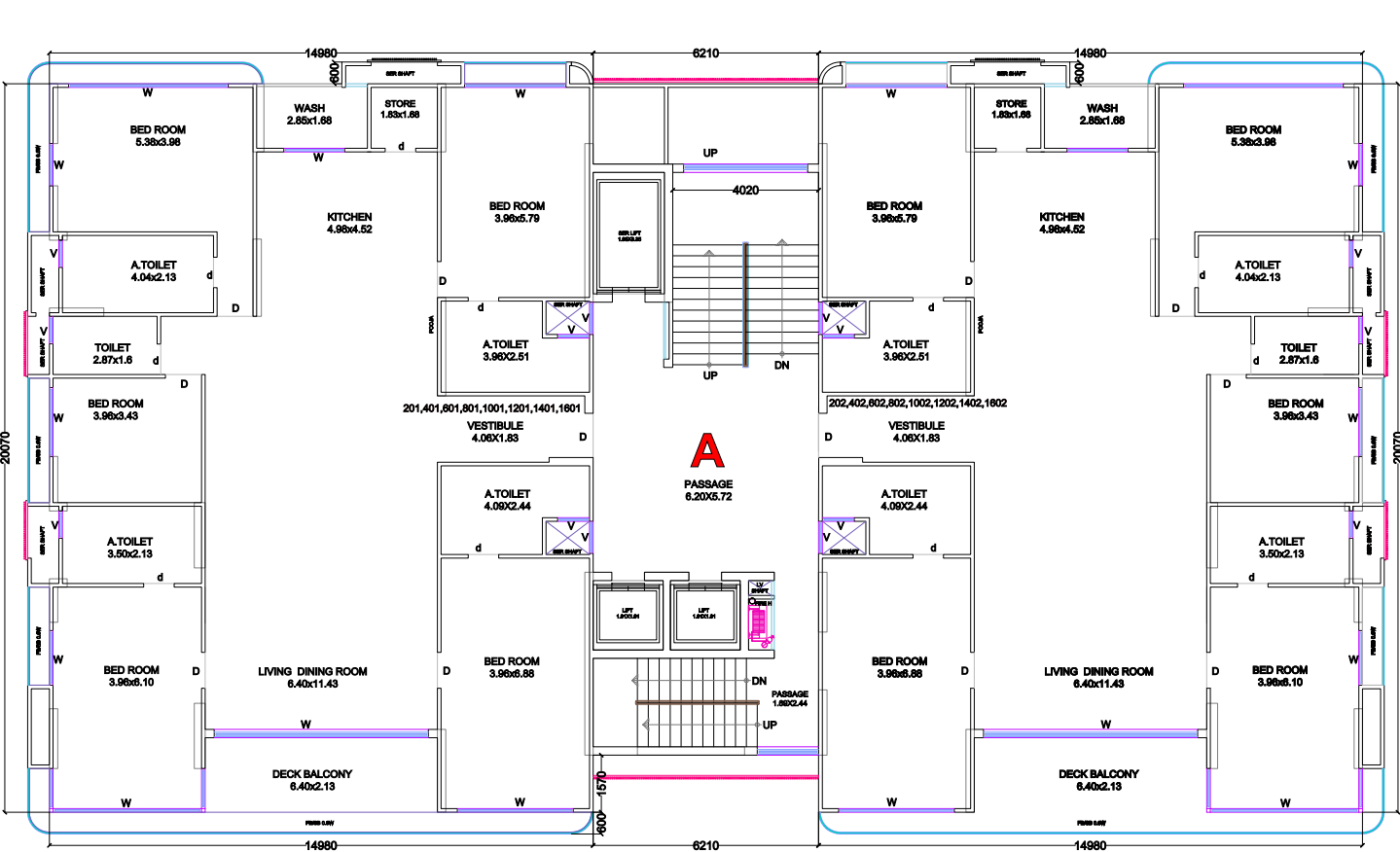
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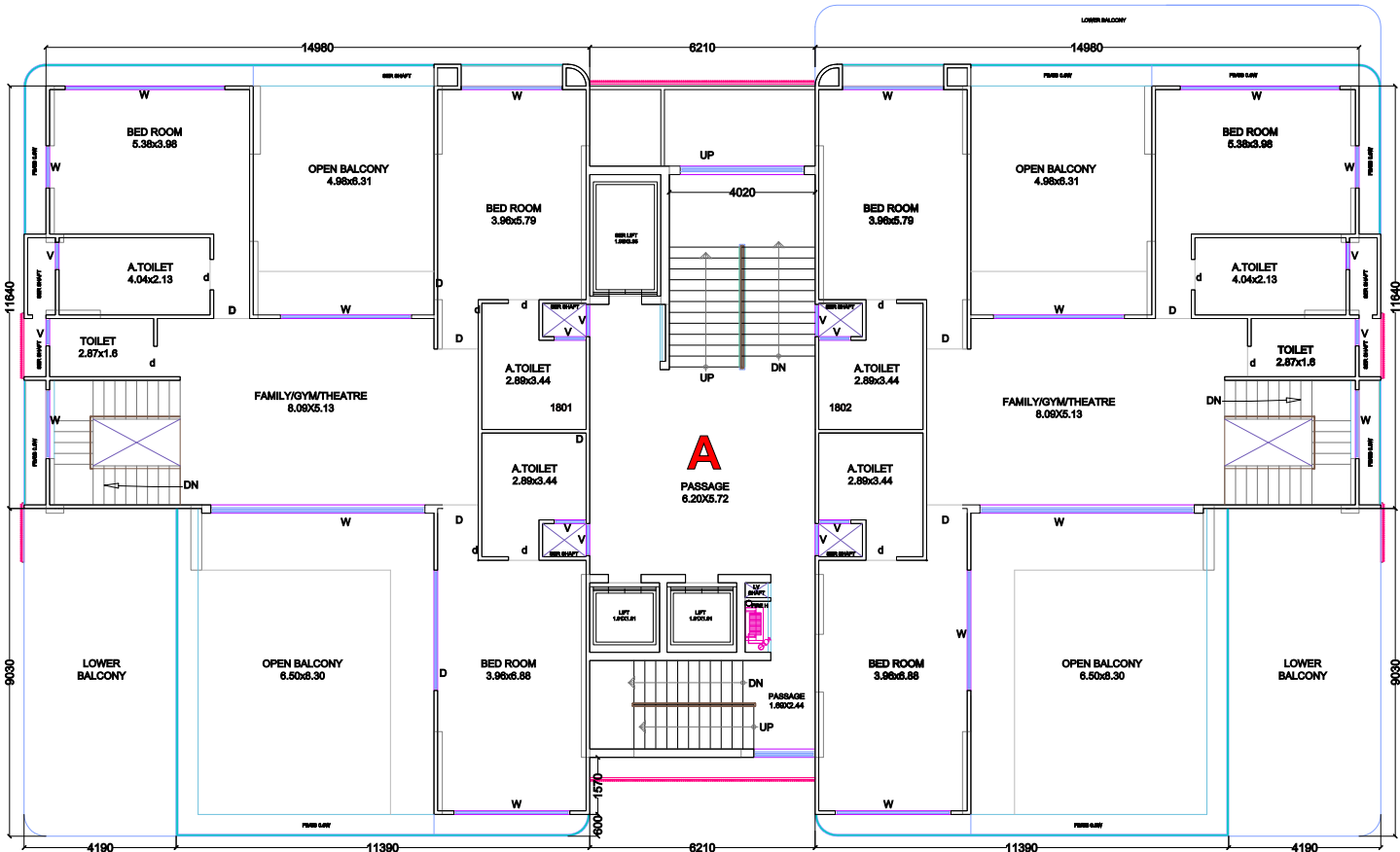
TYPICAL FLOOR PLAN
2ND, 4TH, 6TH, 8TH, 10TH, 12TH, 14TH, 16TH



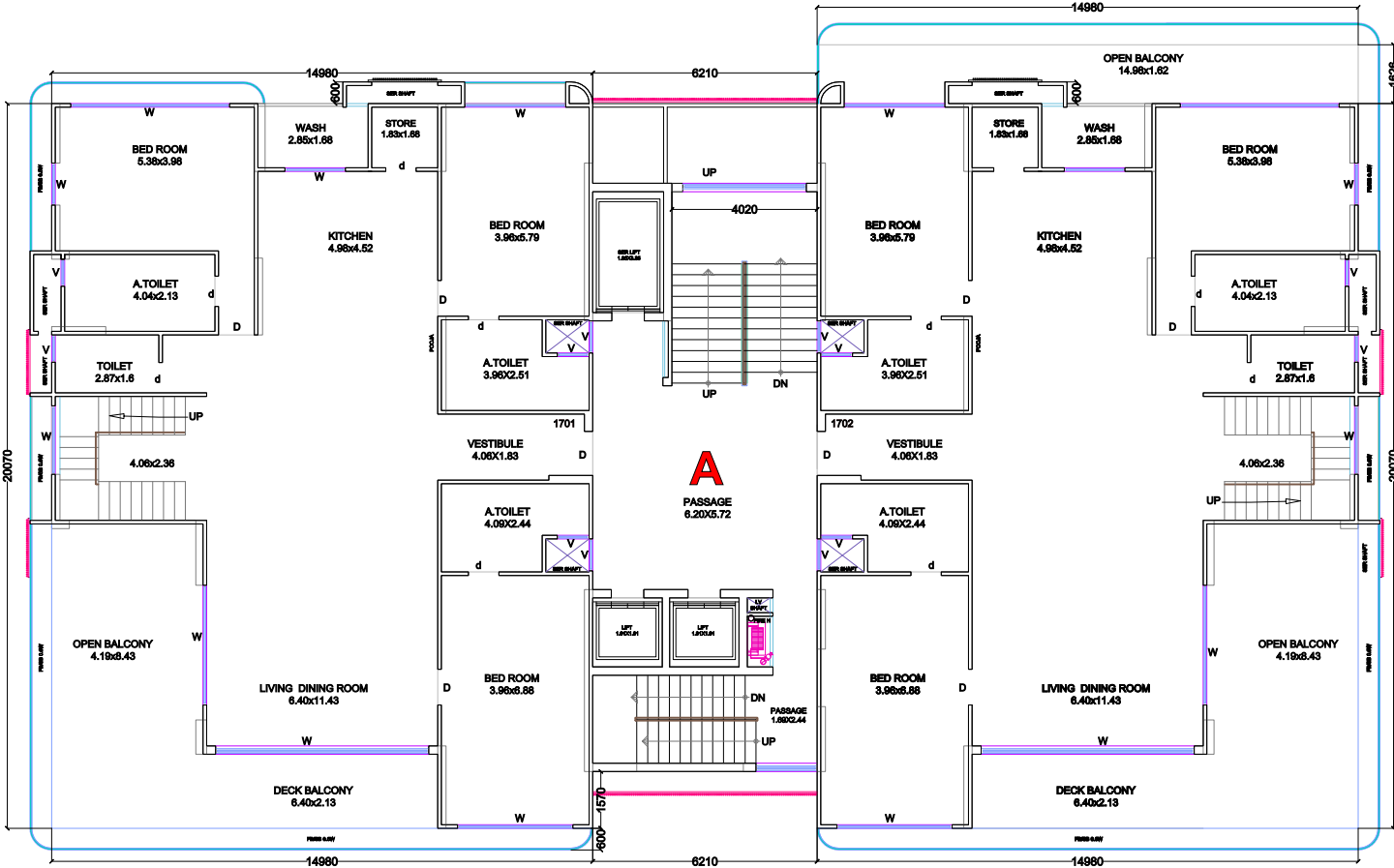
TYPICAL FLOOR PLAN
3RD, 5TH, 7TH, 9TH, 11TH, 13TH, 15TH



18TH FLOOR PLAN

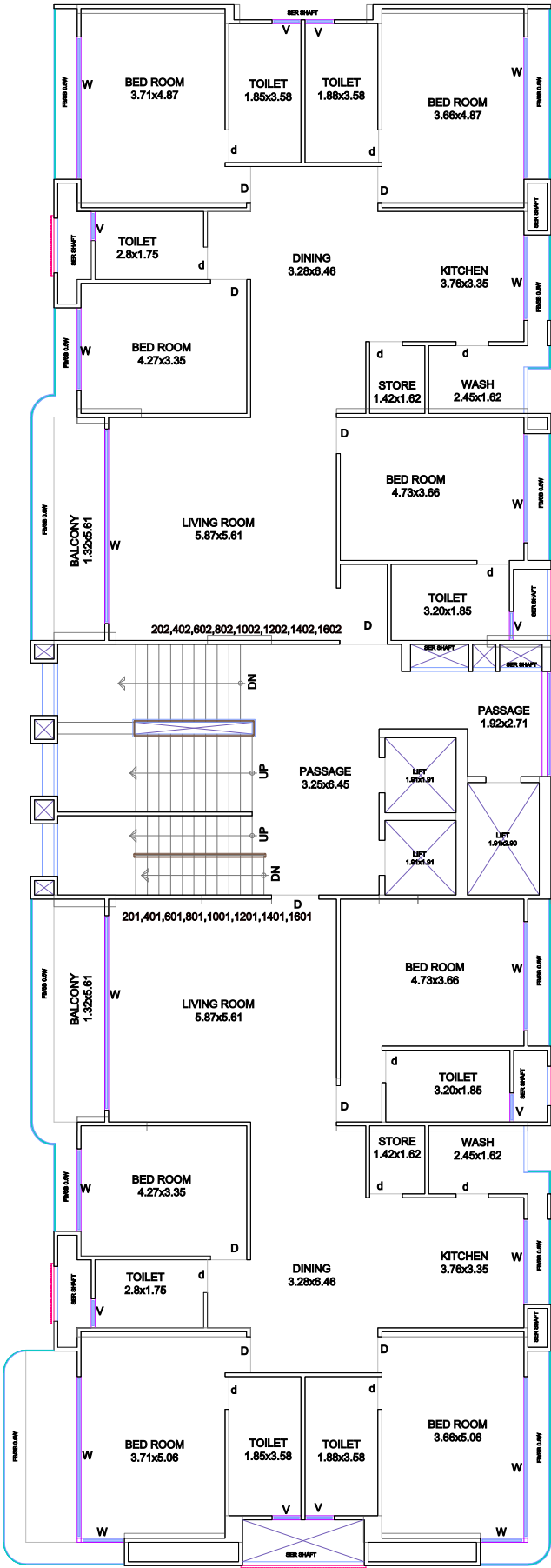


17TH FLOOR PLAN

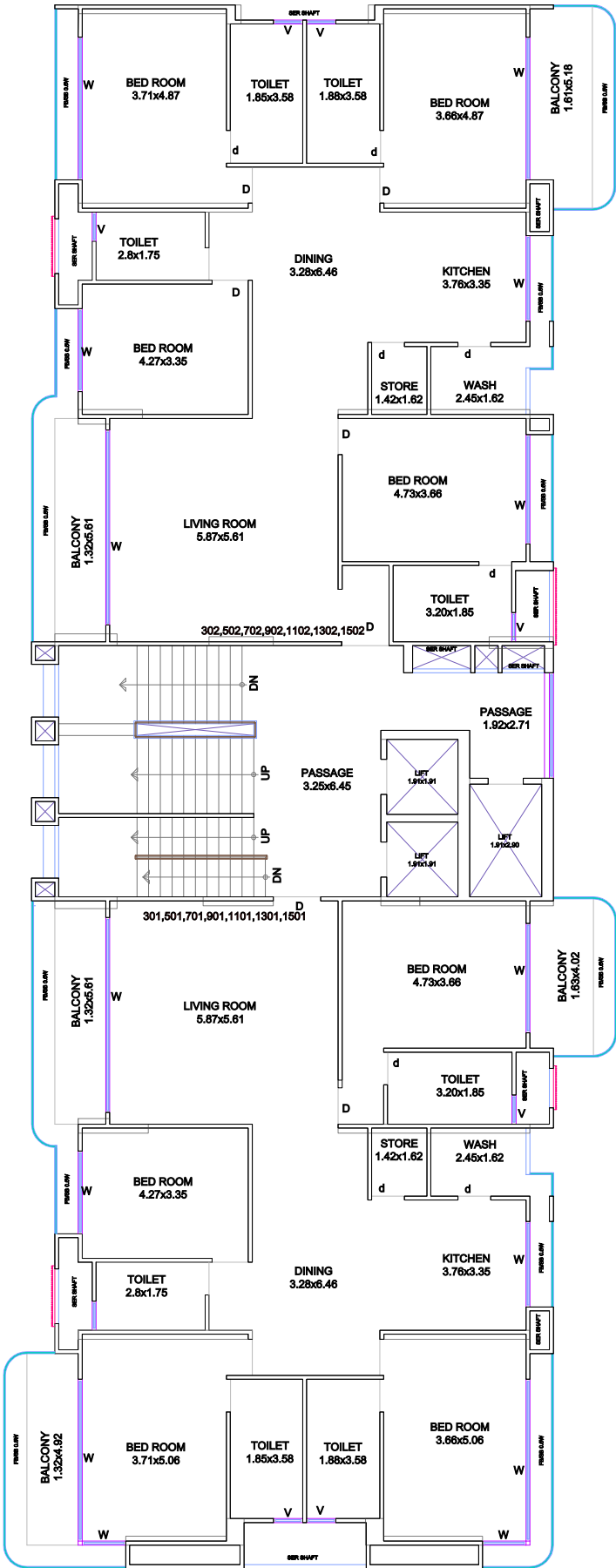


BUILDING B

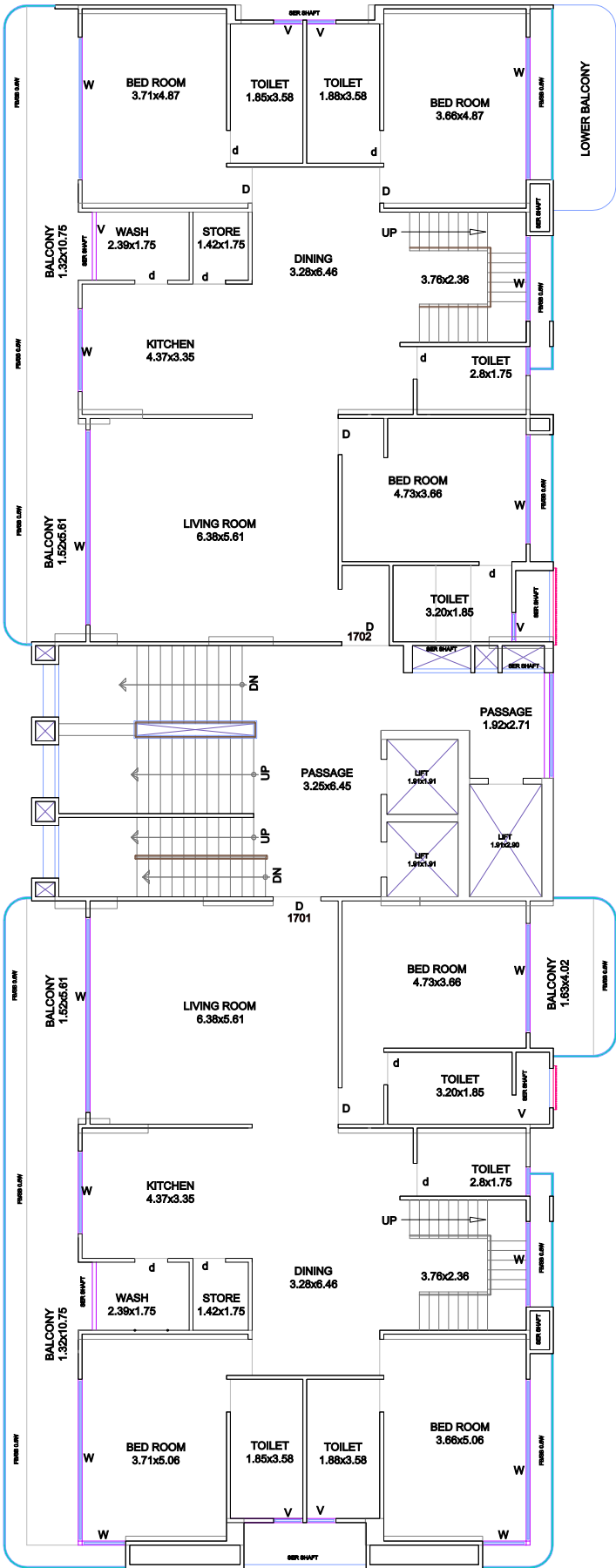
TYPICAL FLOOR PLAN
2ND,4TH,6TH,8TH,10TH,12TH,14TH,16TH



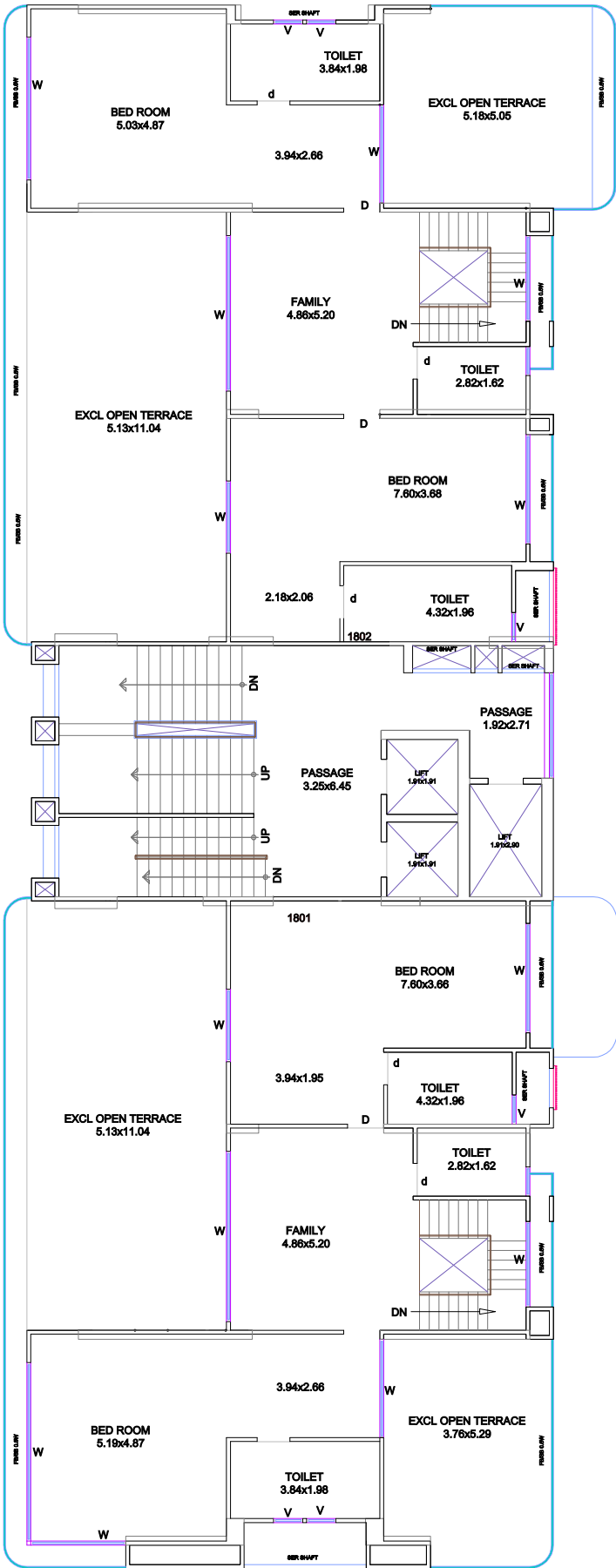
TYPICAL FLOOR PLAN
3RD, 5TH, 7TH, 9TH, 11TH, 13TH, 15TH



17TH FLOOR PLAN

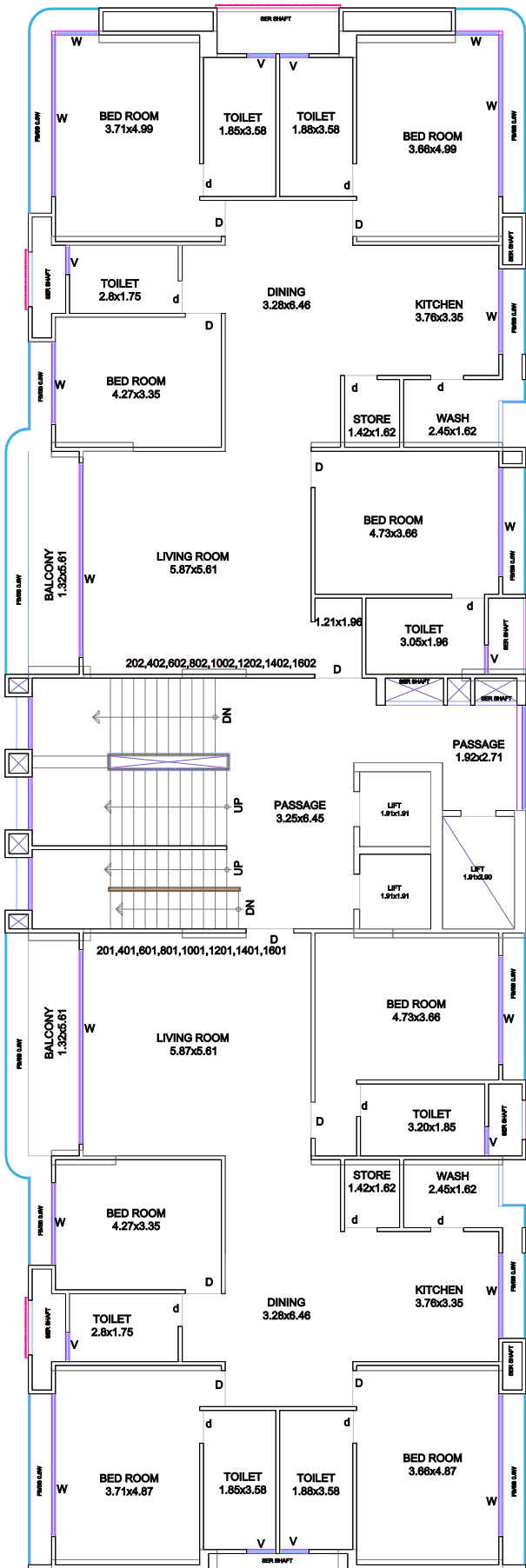


18TH FLOOR PLAN

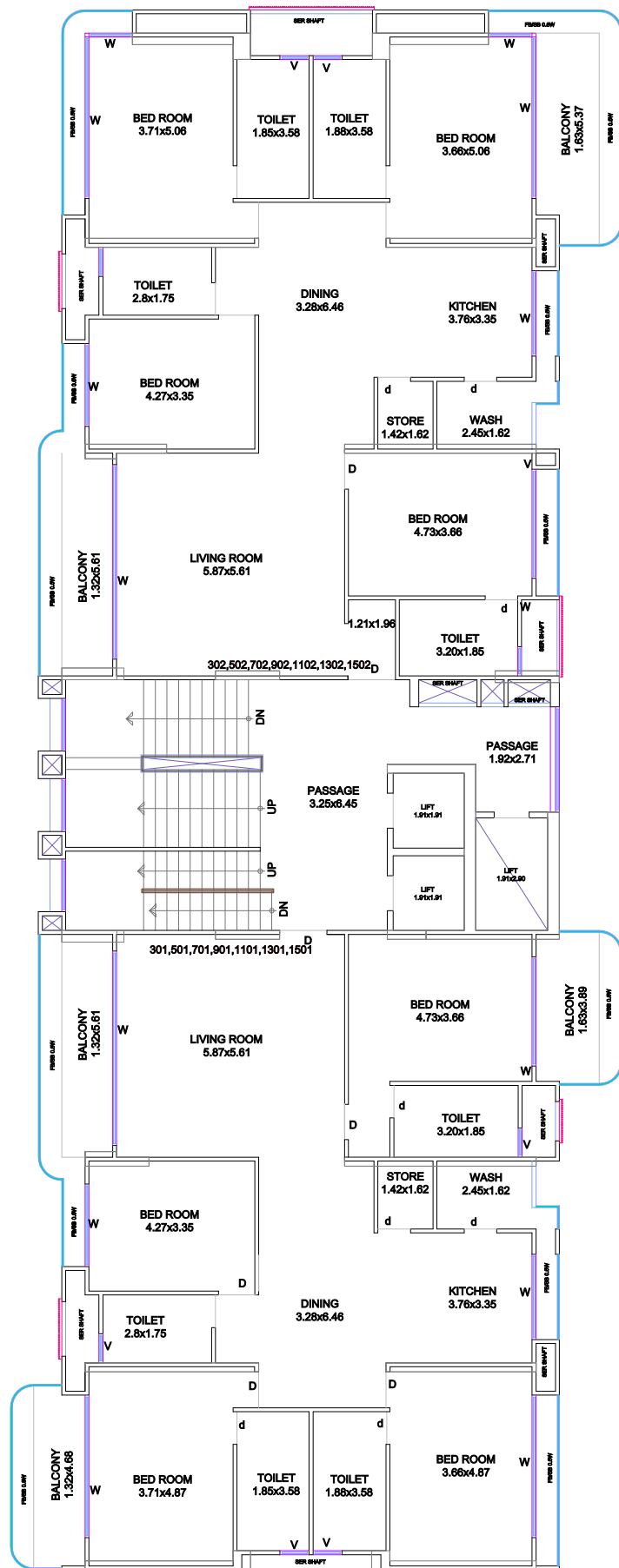


BUILDING C

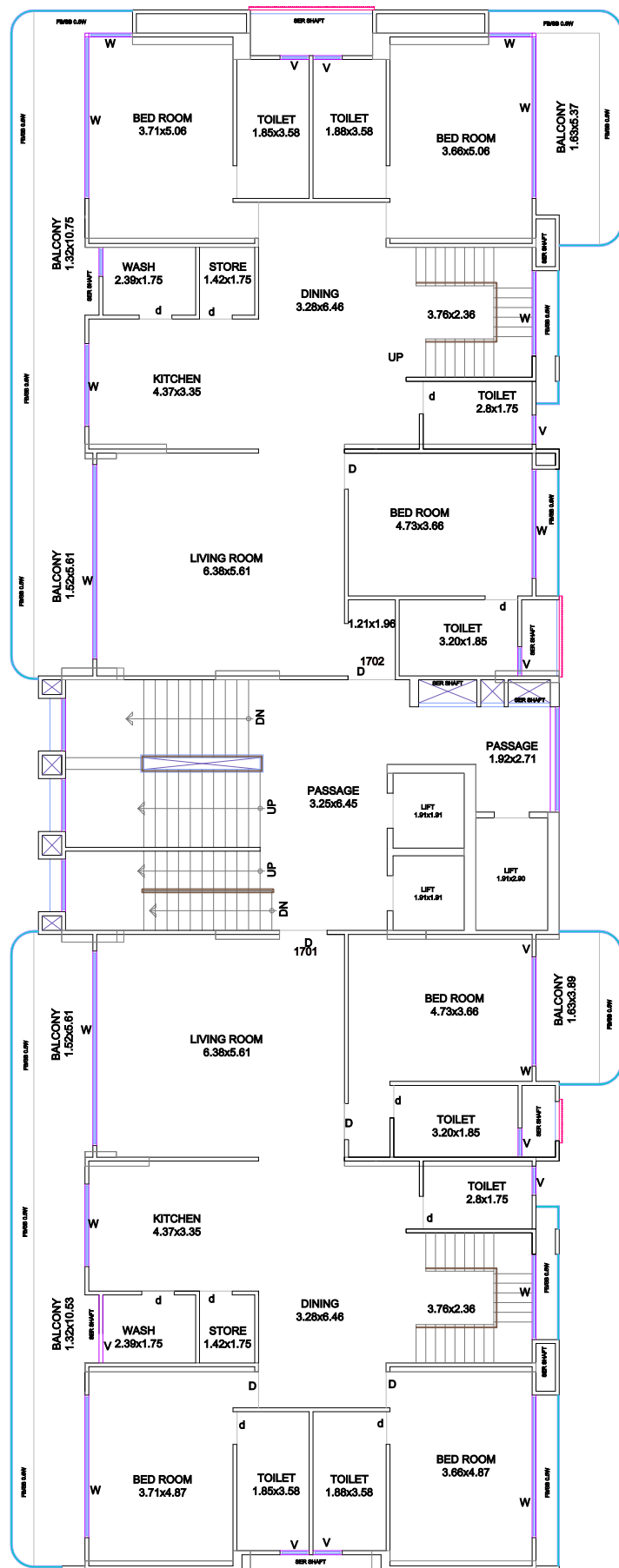
TYPICAL FLOOR PLAN
2ND,4TH,6TH,8TH,10TH,12TH,14TH,16TH



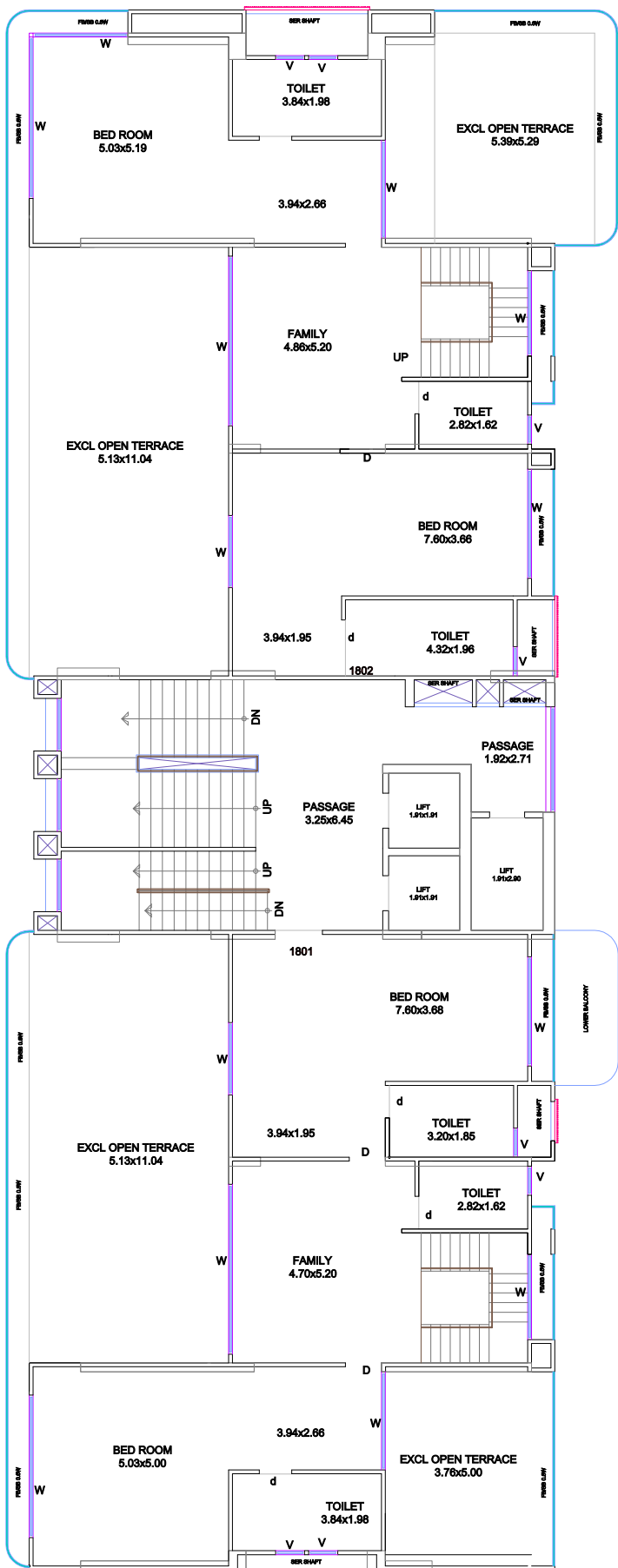
TYPICAL FLOOR PLAN
3RD, 5TH, 7TH, 9TH, 11TH, 13TH, 15TH



17TH FLOOR PLAN

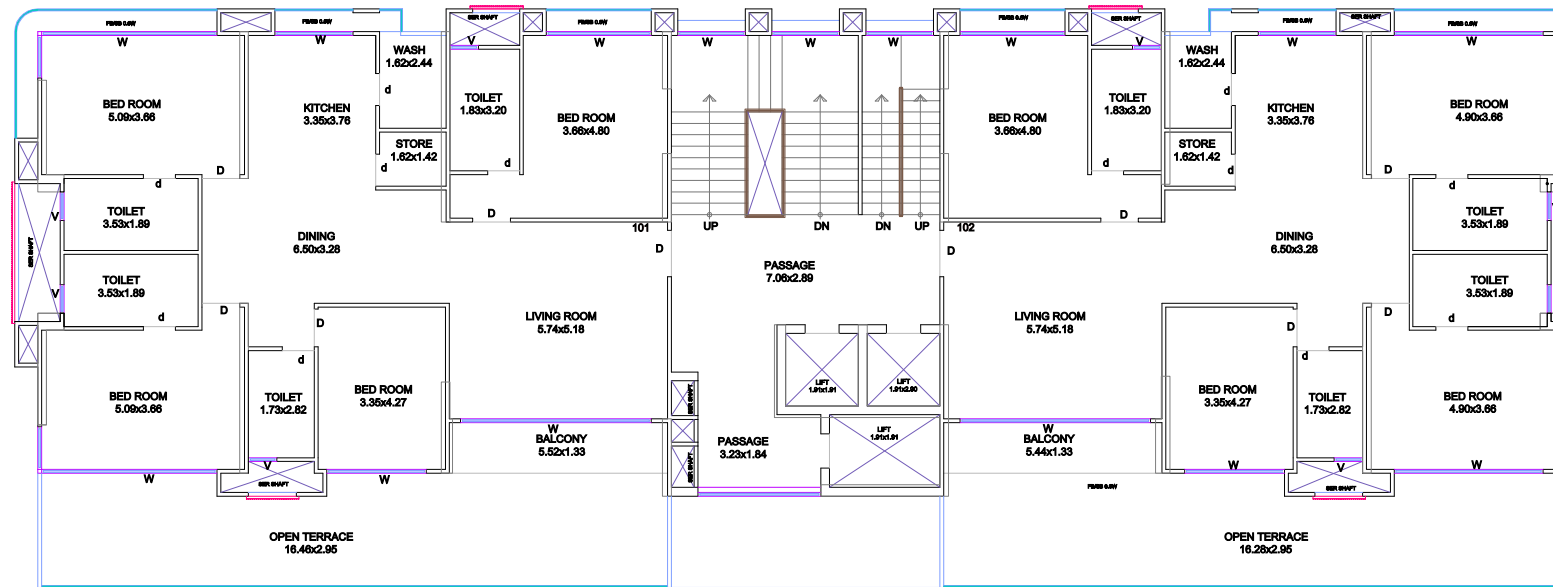


18TH FLOOR PLAN

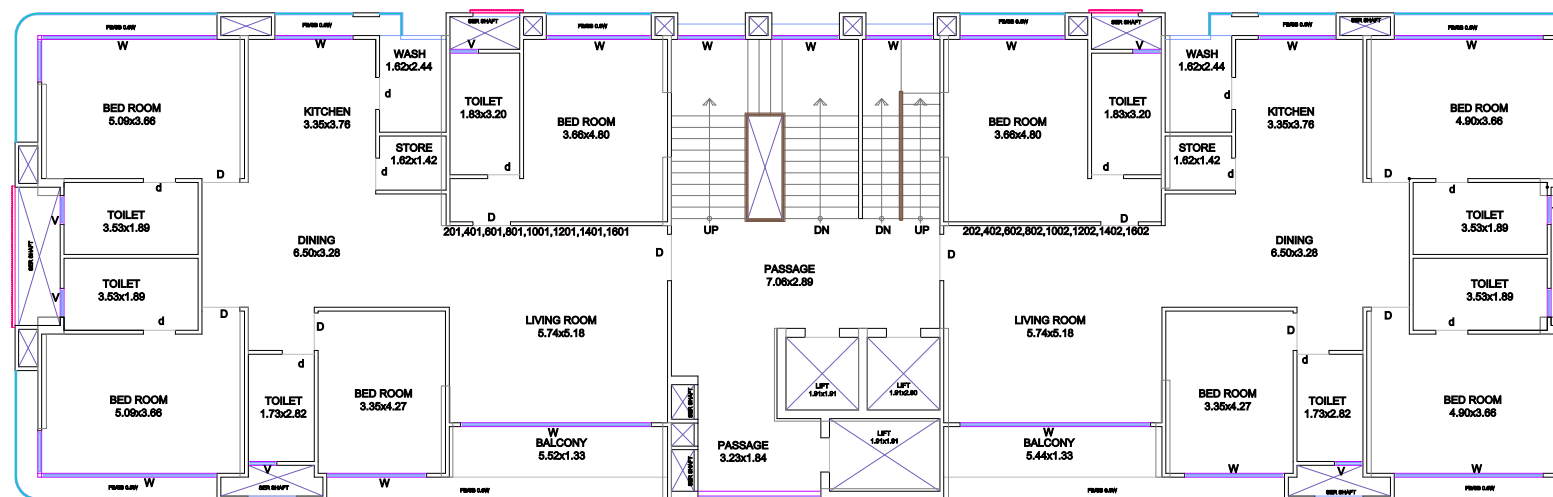


BUILDING D

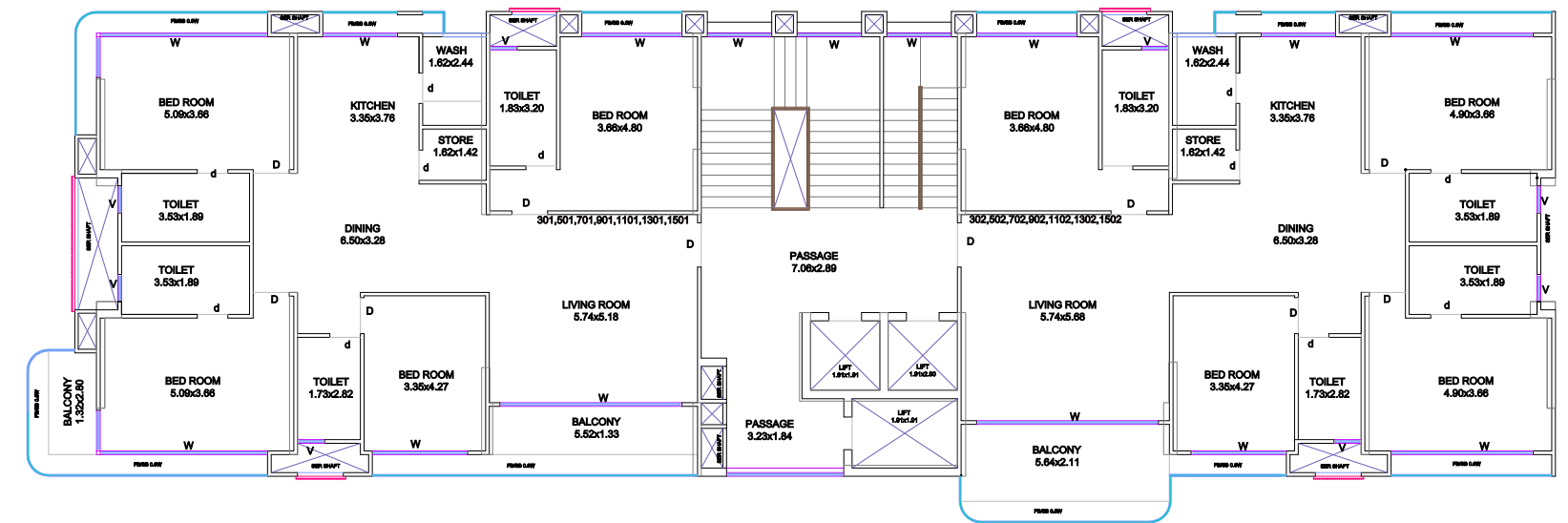
1ST FLOOR PLAN



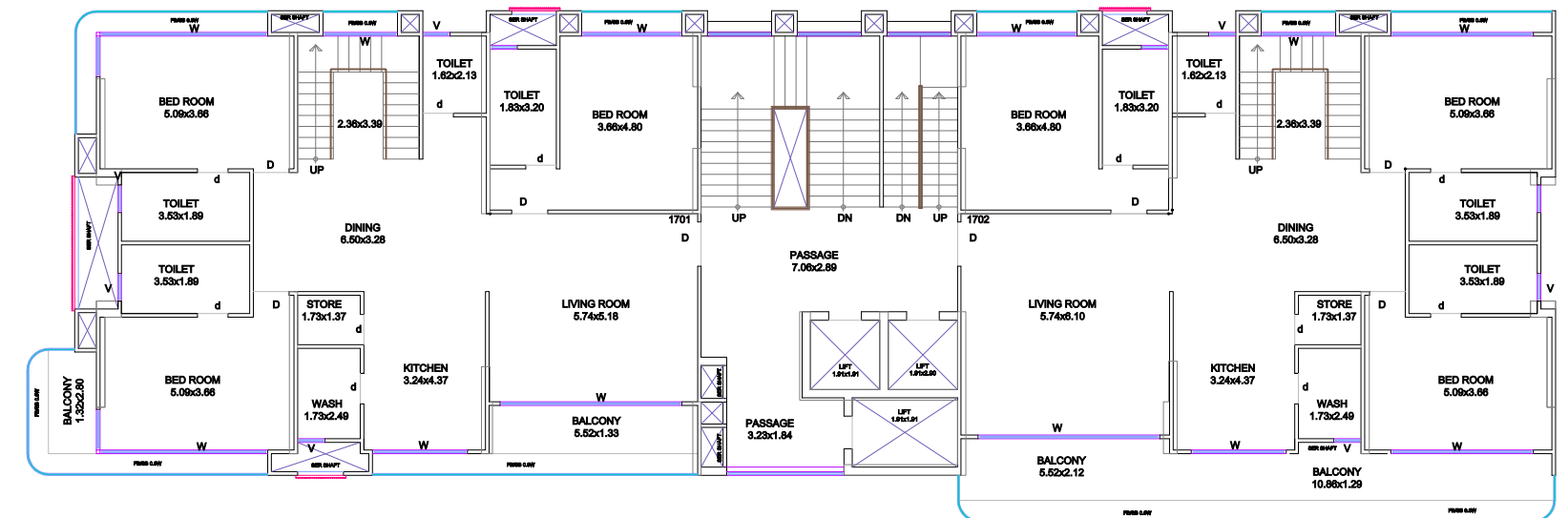
TYPICAL FLOOR PLAN
2ND, 4TH, 6TH, 8TH, 10TH, 12TH, 14TH, 16TH



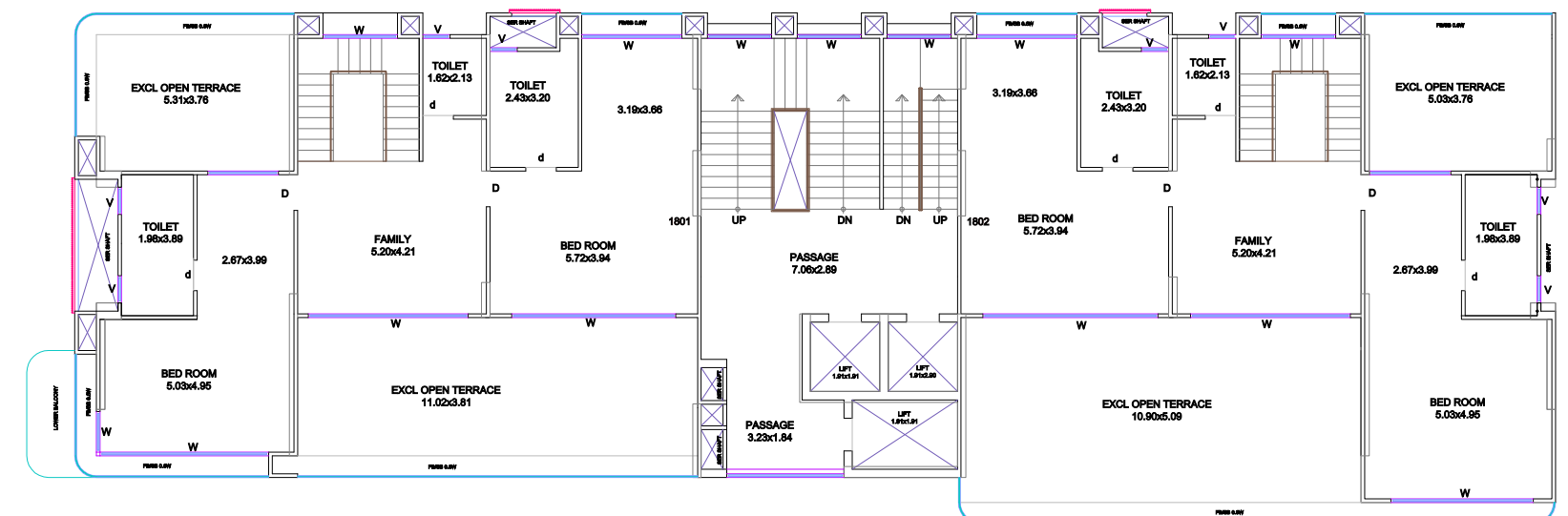
TYPICAL FLOOR PLAN
3RD, 5TH, 7TH, 9TH, 11TH, 13TH, 15TH



17TH FLOOR PLAN

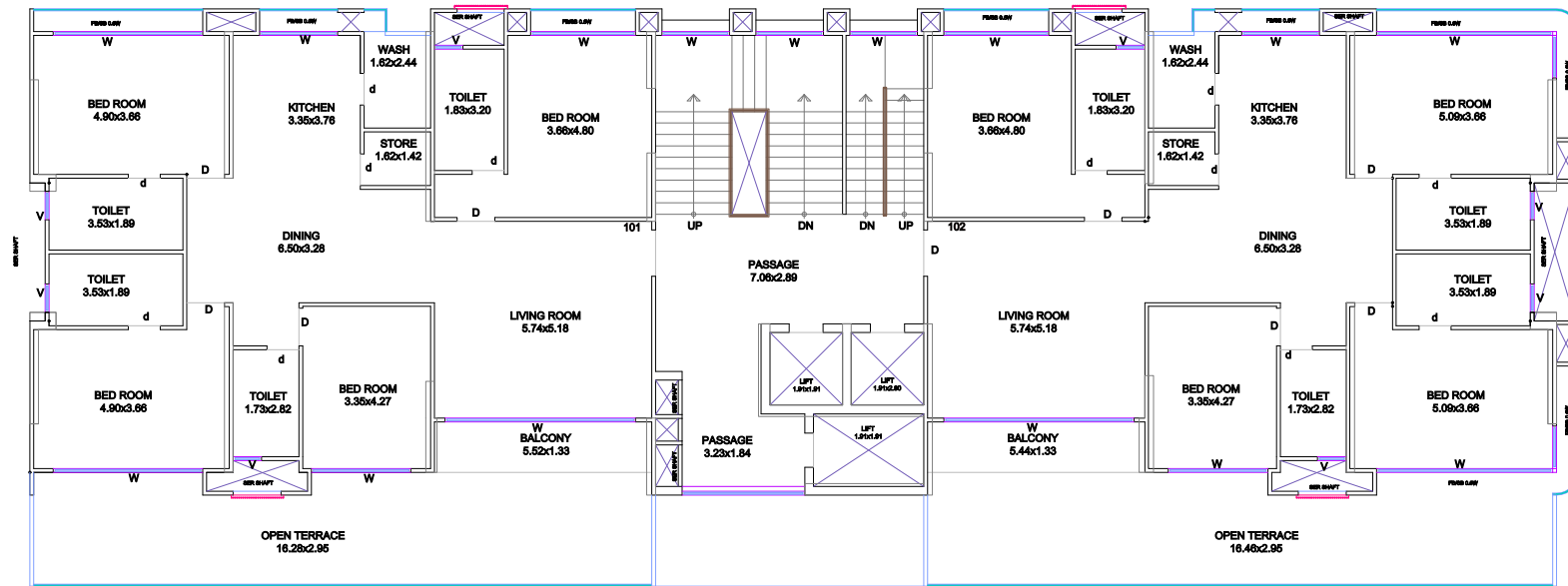


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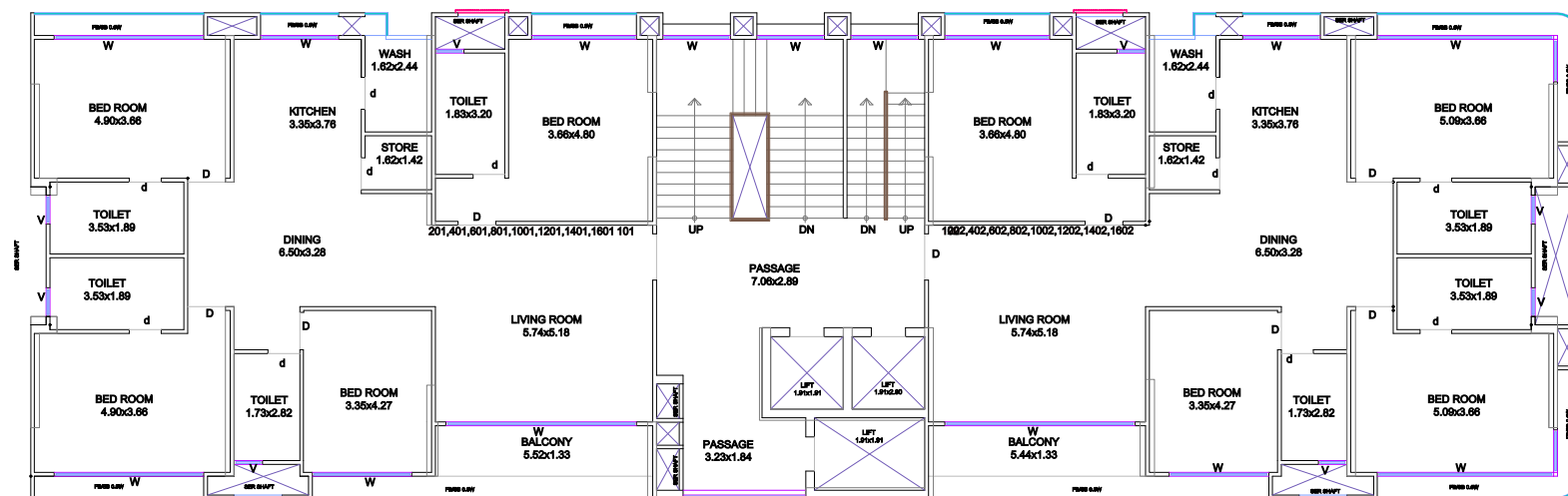


BUILDING E

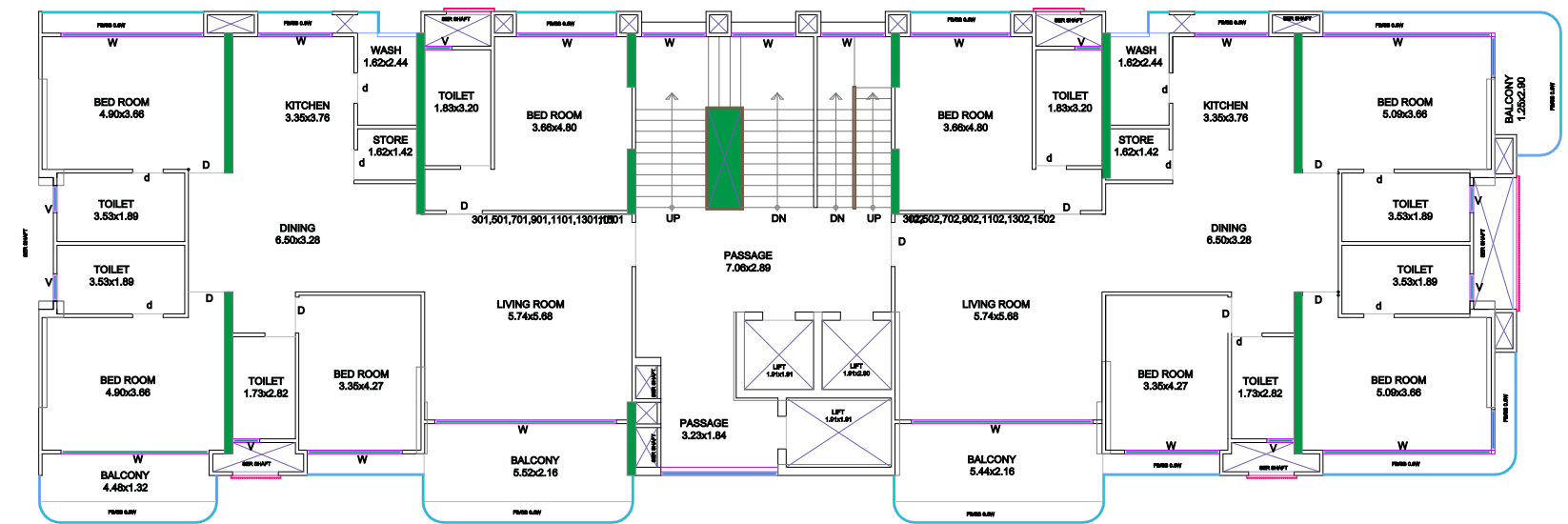
1ST FLOOR PLAN



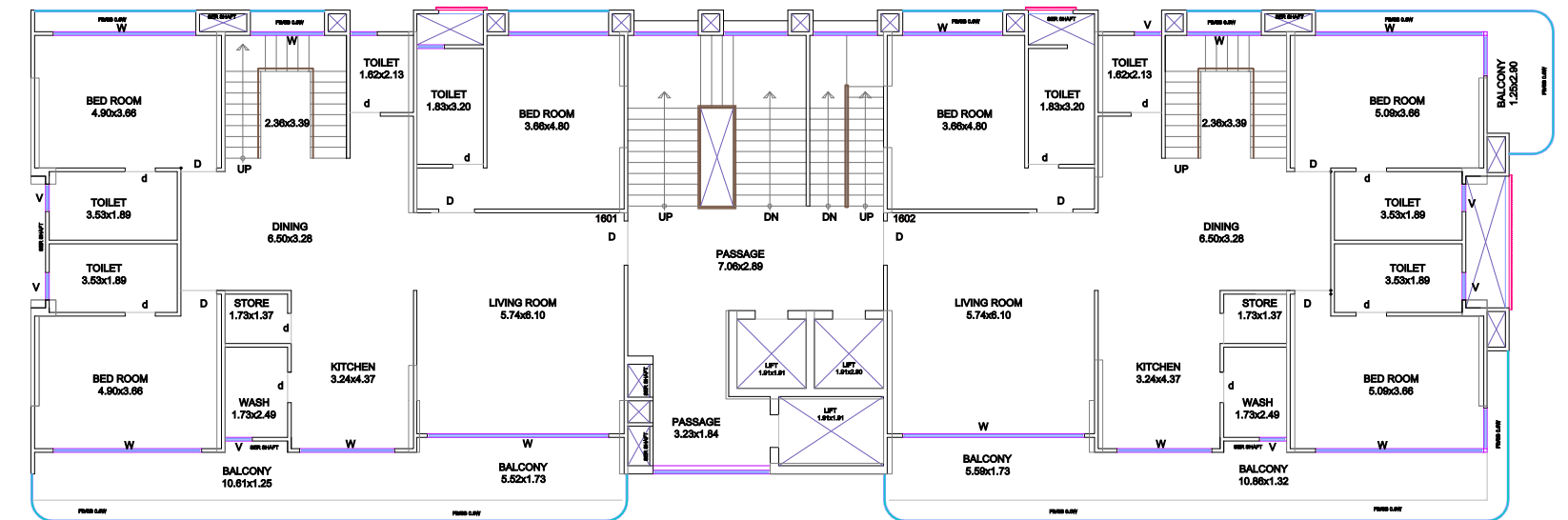
TYPICAL FLOOR PLAN
2ND, 4TH, 6TH, 8TH, 10TH, 12TH, 14TH



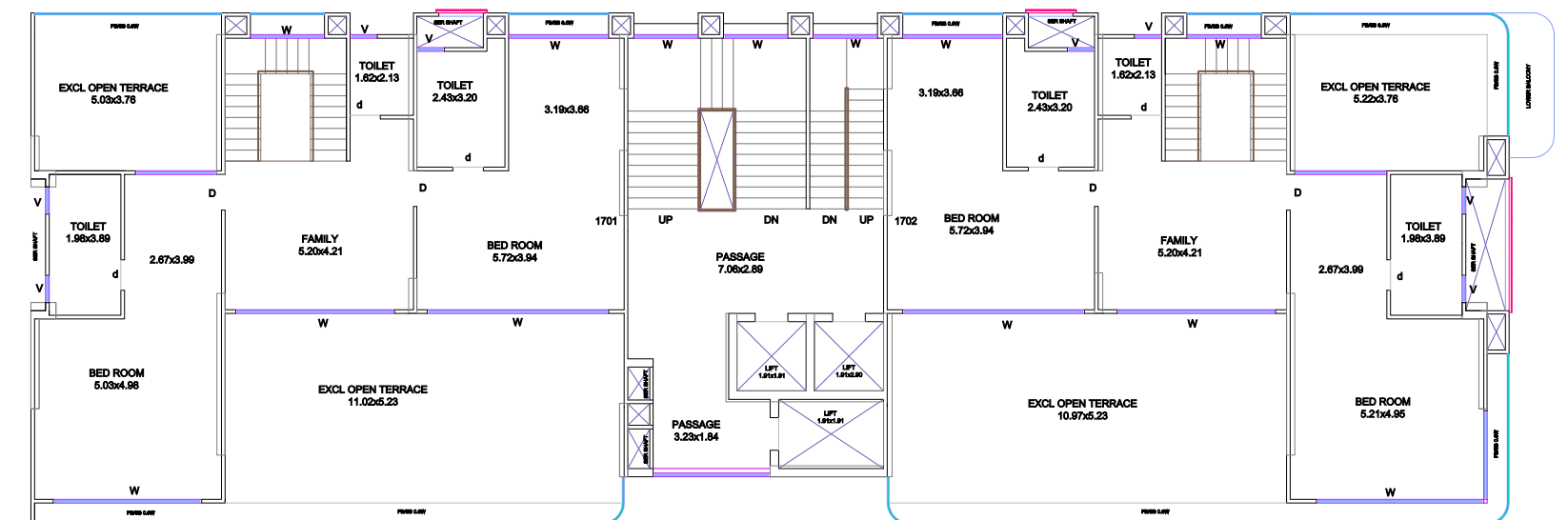
TYPICAL FLOOR PLAN
3RD, 5TH, 7TH, 9TH, 11TH, 13TH, 15TH



16TH FLOOR PLAN



17TH FLOOR PLAN



SPECIFICATIONS

BUILDING SPECIFICATIONS:

Project:	Residential Buildings (Basement + Ground Floor + 18 Floors) 5BHK: A Building, 4BHK: B, C, D, E Buildings
Structural Framing:	Earthquake Resistive RCC Frame designed as per IS Code.
Floor Height:	Ground Floor: 4.03 Mt, Typical Floors: 3.56 Mt (11'8") Floor to Floor
Super Structure:	Conventional RED BRICK Masonry for Internal and External Walls.
External Wall Finish:	Double Coat Plaster with standard quality Exterior Paint.
Terrace Treatment:	Brick bat Waterproofing at terrace.
Elevators:	2 Automatic 8-Passenger Lifts of Standard make like Jhonson, TKE or Equivalent make in each Building.
Stairs:	2 separate Stairs in each building.
Parking:	Car Parking and Bike Parking at Basement and Ground Floor.
Fire Safety:	Fire Fighting system designed as per SMC - NBC norms.
Roads & Approaches:	RCC VDS - TRIMIX / Good quality Paver Blocks.
Power Back Up:	DG Set Power Back Up for necessary amenities, Lifts, Pumps, Common Area Lightings. DG Back Up for One Light & Fan in all apartments.
Water Supply:	UG and OH Water Tanks as per NBC and Fire Norms and Bore water supply.

APARTMENTAL INTERNAL SPECIFICATIONS:

Entrance Foyer:	Entrance Foyer with waiting area at GF.
Masonry:	Walls: Red Burnt Clay Brick Masonry 4" thick external and internal walls
Wall Finish:	Internal Walls: Putty on single coat mala finished Cement Plaster External Walls: External wall paint on Double Coat Cement Plaster Ceiling: Putty on RCC Surface
Floor Finish:	Living, Dining, Kitchen : Italian Marble figure tiles Flooring Tiles Bed Rooms : Good quality Vitrified Tiles Flooring Deck : Good Quality Rustic Floor Tiles in Deck / Balcony/ Flower Beds Toilets : Good Quality Ceramic Tiles and Wall Tiles Dado up to 7'6" Ht
Doors:	Main door : Wooden Door frame provided with Designer flush shutter Internal doors frames : Internal door opening provided granite/comp marble frame Toilet Doors frames : door opening with granite frame

Windows:	Frame : Domal Aluminium Section/UPVC Sliding Window + Granite Frame Shutter : Standard Quality 5mm Glass Sliding Shutters
Kitchen:	Platform : Granite Platform /Quartz and Wall Tiles Dado up to 8'Ht Sink : Single bowl SS/Quartz sink Crysil or Equivalent make
Store:	Racks : Kota Stone Racks in store Dado : Glazed Tiles Dado up to 8' Ht
Wash/ Utility:	Flooring : Kota Stone Flooring Dado : Wall Tiles Dado up to 4' Ht Gas Geyser : Provision for Central Gas Geyser & piping for Hot Water in Toilets
Plumbing:	Plumbing : Plumbing in Standard PVC pipe fittings Bath Fittings : Jaquar or Equivalent make basic series fittings Sanitary Wares : Cera / Hind ware or Equivalent make basic series
Electrification:	Points : 3 points in each room and 3 Phase Meter Wiring : Standard ISI Wires Switches : GM Switches or Equivalent Modular type Switches Inter Net / TV Wiring : TV wiring in Living room and Internet Cable wiring in Living Room Plug Points/Socket : 1 Sockets for in Kitchen & Wash Power Load : 3 Phase Connection (7 KW in 4BHK and 9 KW in 5BHK units) Power Back Up : DG For Backup for 1 Light & 1 Fan in Living Room

NOTES:

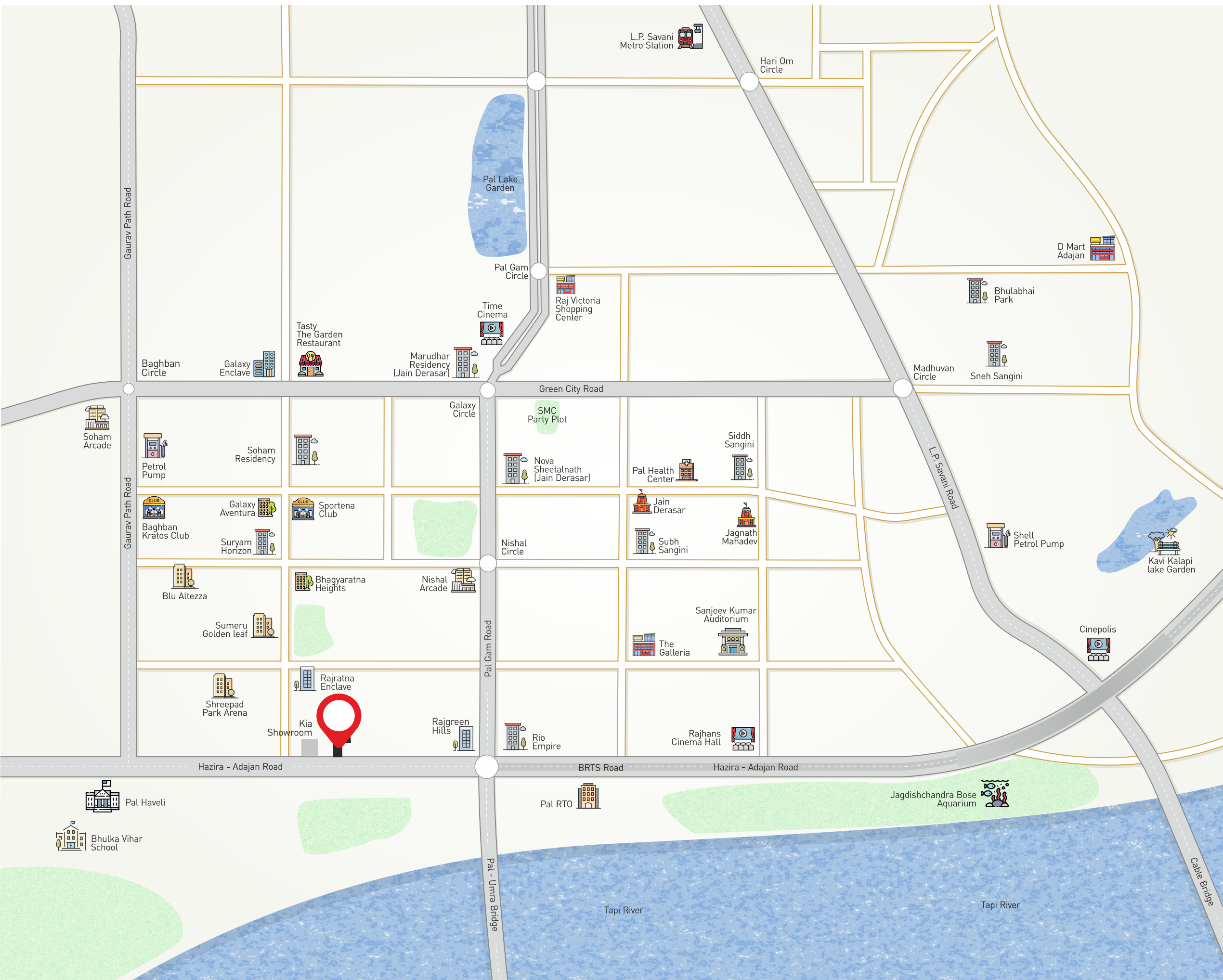
- All rights are reserved by developer, architect and structural designer for modification /alteration/ addition/subtraction, and development in design, specifications and amenities and it will be binding to all buyers.
- Brochure and pamphlets are only for private circulation, understanding and presentation only and by no means will it form a part of legal contract/sale documents.
- Brands / Makes mentioned above are for general idea only and it may change to its equivalent or similar Brand/Make as decided by Developer at time of execution.
- Decision taken by Developers/Architect for good shake of project implementation wall be binding to all buyers.

LEGAL DISCLAIMER:

- Dimensions shown in plans/brochure are from 100mm thick partition walls to wall unfinished dimensions, are average and approximate; as built dimensions may differ from it. Structural elements will be as per structural designers drawings and it may project outside walls reducing room dimensions shown.
- All furniture/appliances/objects/finishes are shown for layout understanding and proper imagination only; by no means will it form a part of final deliverable product and cost of such object is not included in agreed sale rates.
- All the elements, decorative objects, furniture, fixtures, finishes, treatments, materials, equipment and colour scheme etc shown by artisan for imagination/impression and are purely for presentation purpose only. By no means will such items form a part of legal contract for deliverable, amenities, features or specifications of our final product.
- Final Elevation Treatment may be modified for better look, durability and as per feasibility.

TERMS & CONDITIONS :

- Stamp Duty, Registration charges, advocate fee, legal charges, addition/alteration charges, Insurance expense, GEB expense, SMC expense, Gas Line Expense, Society Formation /Registration Expense, Society Maintenance (from date of BUC) etc shall be borne by buyer.
- Agreed booking rates are exclusive of any taxes and Govt./Local authority taxes, duties, levies and GST, TDS etc. will be charged extra and it will be borne by buyer separately.
- Any additional duties or charges, deposits levied by Govt./Local authorities during or after completion of the project like SMC tax, IC, DC etc will be borne by buyer separately.
- In interest of continual development in design and quality of work developer/architect reserves all the rights for addition/alteration modification/subtraction, to make any change in project including technical specifications, designs, planning, layout, elevation and amenities as required and all buyers shall abide to such changes.
- Changes and alterations of any nature including elevation/colour scheme, balcony railing/grill/net or any other change affecting overall design concept and outlook of the project are strictly not permitted during or after completion of the project.
- Any Structural member/load walls must not be damaged or removed during interior design work or afterward. Core cutting in any structural member will not be permitted strictly.
- LV Cable lines for TV, Computer, Cable Network, Internet, Telephone, Intercom etc shall be laid as per our consultant's service layout only with prior consent of the developer.
- No any Cable / wire lines, conduits shall be laid or installed such that it will remains open and hang on outside of building or building to building or in any service duct etc.
- Common Passages, Stairs, Landings, lift passages, Common landscaped spaces, Gardens, drive ways, amenities etc will not be allowed to use for personal purposes and functions.
- Amenities provided are only for the added benefits of the society and not form legal part of any document.
- In case of any change addition/alteration/modification during or after completion of the project due to change in Govt./Local Authority / SMC/Fire department, environment department or any other statutory bodies, such changes and rules/regulations/policies shall compulsorily abide to all members of this project.
- Society membership fee, maintenance deposit, due maintenance charges and any other due amounts, extra work expense, addition/alteration charges, GEB charges, Gas Company Charges, insurance expense etc. must be compulsorily paid before sale deed execution/possession handover.
- SMC taxes/charges, GEB bills/Charges, Gas Bills/Charges, Society maintenance charges/deposits is to be borne by buyers from date of work completion/BUC/Sale Deed/possession whichever is earlier.
- Possession shall be handover compulsory after execution of sale deed and after clearing all due payments.
- If any change in rules/regulations/Govt. policies/RERA Rules/taxation rules/GST/Stamp duty/ Registration fees etc will be bound to all buyers and additional charges will be borne by buyers.



SHIVAY NORTH SHORE

5 & 4 BHK Ultra Luxurious

Site Address: Fp-93/1, Tp-16(Pal),
Nr. Kia Motors, Sanskriti Township,
Hazira Road, Pal - Umra Bridge,
Pal, surat -395009

CONTACT: +91 99099 99616

DEVELOPER

SHIVAY
DEVELOPER

ARCHITECT

BlackInk
SANJAY JOSHI

STRUCTURE

S&V
ENGINEERS

MEP CONSULTANT

POWER CAFE CONSULTANTS
MEP Consultants

ELECTRICAL CONSULTANT

TRiMiTY
CONSULTANTS

RERA No.: