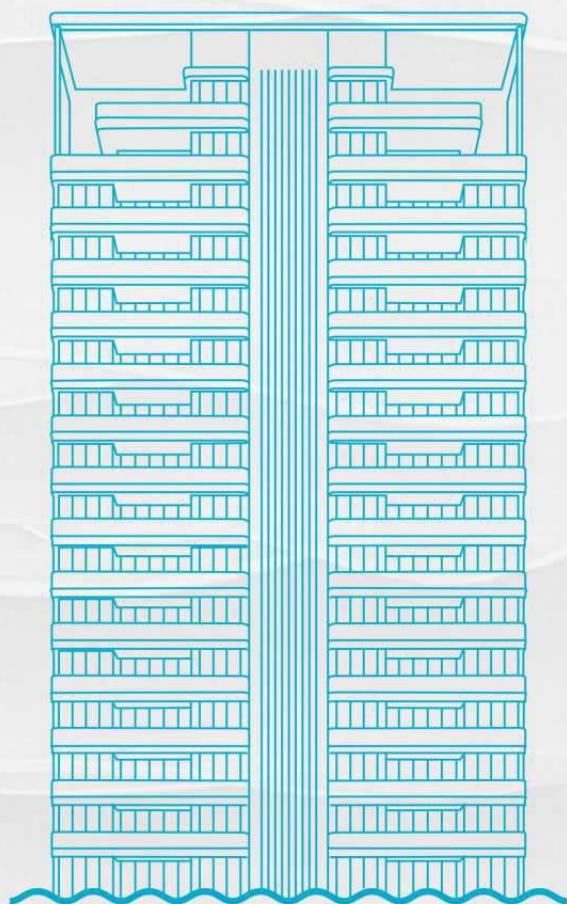


SHIVAY
NORTH SHORE

5 & 4 BHK ULTRA LUXURIOUS APARTMENTS



**THE BLISS
OF RIVERSIDE**
LIVING
IS CALLING



5 & 4 BHK ULTRA LUXURIOUS APARTMENTS

Project By:



ABOUT GROUP

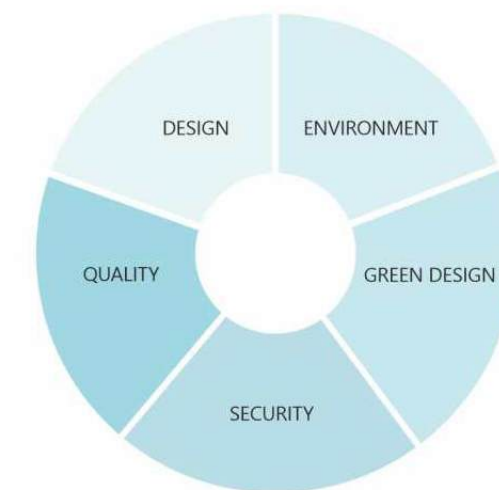
The SHIVAY GROUP is real estate development company committed to provide projects with perfection and excellence. We build properties that are highly deluxe and satisfy customer's needs. Our projects are considered to be great investment to enjoy the luxury and joyful life and add value to your life style.

Our Goal is to build and enhance satisfied customer base through improved quality of our deliverables. We also follow corporate ethics and transparent interactions with our customers.

Our mission is to deliver excellent buildings of high-class quality construction using the latest technology which enhance the living standard of occupants and fulfil their dream for perfect home. Therefore we have built a team of highly qualified and experienced professionals and technocrats.



THE CONCEPT OF DEVELOPMENT



There are 5 design dimensions that constitute the iHome Concept of Development - world-class planning and design, care for the environment, eco-friendly design and development, state-of the-art security and unmatched quality.

Every development by Shivay adheres to the exacting standards of this concept of development. From being designed to live life to the fullest to being planned between luxurious development and a sustainable, eco-friendly lifestyle.

It's what your home at SHIVAY NORTH SHORE will be. An iHome.



Black ink has introduced the SHIVAY NORTH SHORE project for who's who in town, ensuring a perfect lifestyle for the elite. This project scales excellence, amenities, quality, and innovation for the benefit of countless families who want to live life king-size.



THE ONE-OF-A-KIND RESIDENTIAL PROJECT PROMISING **THE GOOD LIFE**

PROJECT FEATURES THAT WILL WOW YOU

- 5 MAGNIFICENT TOWERS WITH 154 FLATS + 10 PENTHOUSE
- 24+ AMENITIES ON FIRST FLOOR
- SPACIOUS BALCONY
- PRIVATE SUN DECK FOR EACH RESIDENCE
- TWO PRIVATE LIFTS AND ONE SERVICE LIFT IN EACH BUILDING
- 3 SIDE OPEN PANORAMIC VIEWS





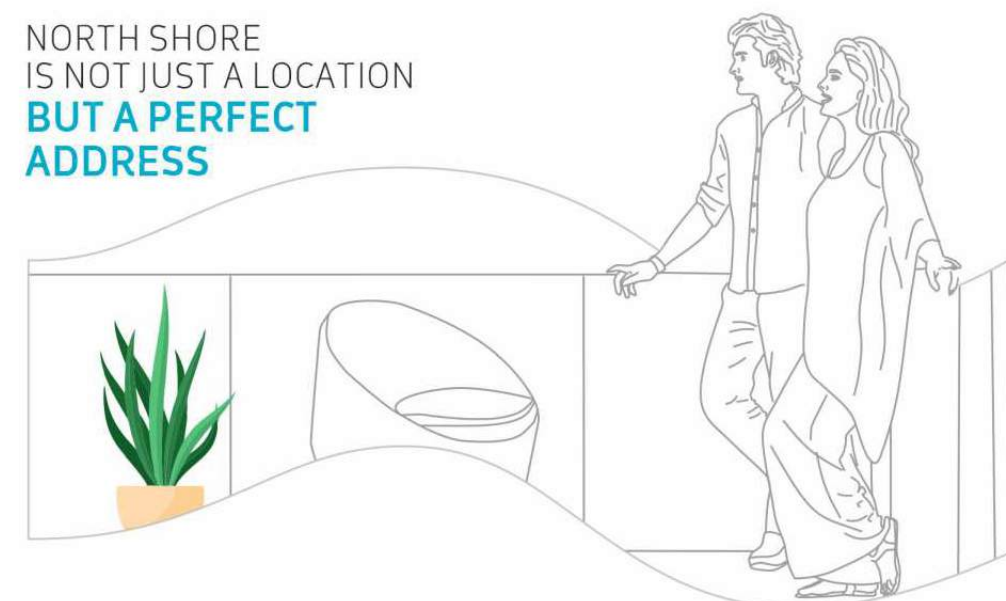
21°10'55.7"N 72°46'39.7"E

The riverside living is no more a dream – it's a reality.
There's something liberating and utterly peaceful
about living closer to nature. When you come to
Shivay North Shore, you'll experience a new way of
life, a fresh perspective.



LET THE
SERENITY OF
**TAPI RIVER ENRICH
YOUR LIFESTYLE**

NORTH SHORE
IS NOT JUST A LOCATION
**BUT A PERFECT
ADDRESS**



IS NOT JUST AMENITIES
**BUT A PERFECT
LIFESTYLE**



IS NOT JUST ABOUT COMFORTS
**BUT A PERFECT
LIFE**



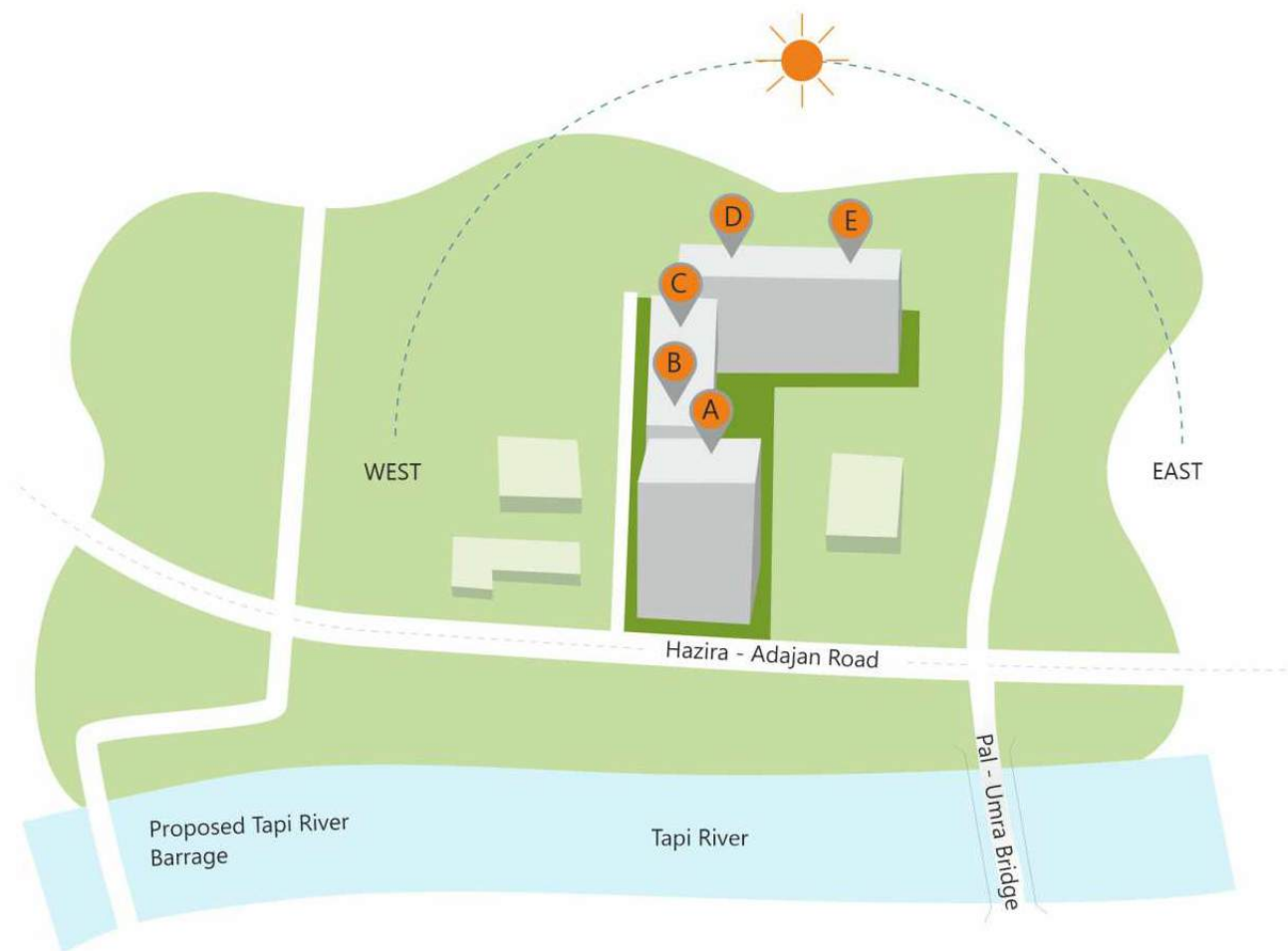
ELEVATION THAT REDEFINES THE WORD SPECTACULAR

This is a structure that's not just soaring but awe-inspiring. These majestic towers adorn the city skyline, impress everyone that beholds them, and stand tall as an insignia of architectural excellence.



THE TRANQUIL **SURROUNDINGS**

You know what a privilege it is when you get to live near the blissful Tapi River. You not only experience utmost peace of mind and breath-taking views, but you get to connect to nature like never before, which is a pure delight. Enjoy ample sunlight and cool breeze of south west direction.



THE INTELLIGENT **PLANNING**

These thoughtfully planned homes aren't just about where you live; they're about how you live. They're a blend of creativity, technology, and design that enhances your lifestyle in ways you never thought possible. These homes optimize space, light, ventilation, and energy efficiency.



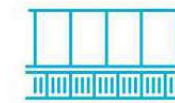
G+18 STOREYED 5 TOWERS

These iconic residential towers exhibit elegant design, robust structure, superior materials and exquisite craftsmanship.



SPACIOUS APARTMENTS

When every square foot of your home is meticulously planned, you get super spacious apartments offering utmost comfort and freedom of movement.



PODIUM LEVEL AMENITIES

Marvelous lifestyle amenities make living here a truly delightful experience. Be it fitness, entertainment, relaxation or rejuvenation, we've got you covered.



2 APARTMENTS PER FLOOR

There are only two apartments on every floor. This allows for maximum space, privacy, security and exclusivity.



50% OPEN SPACES

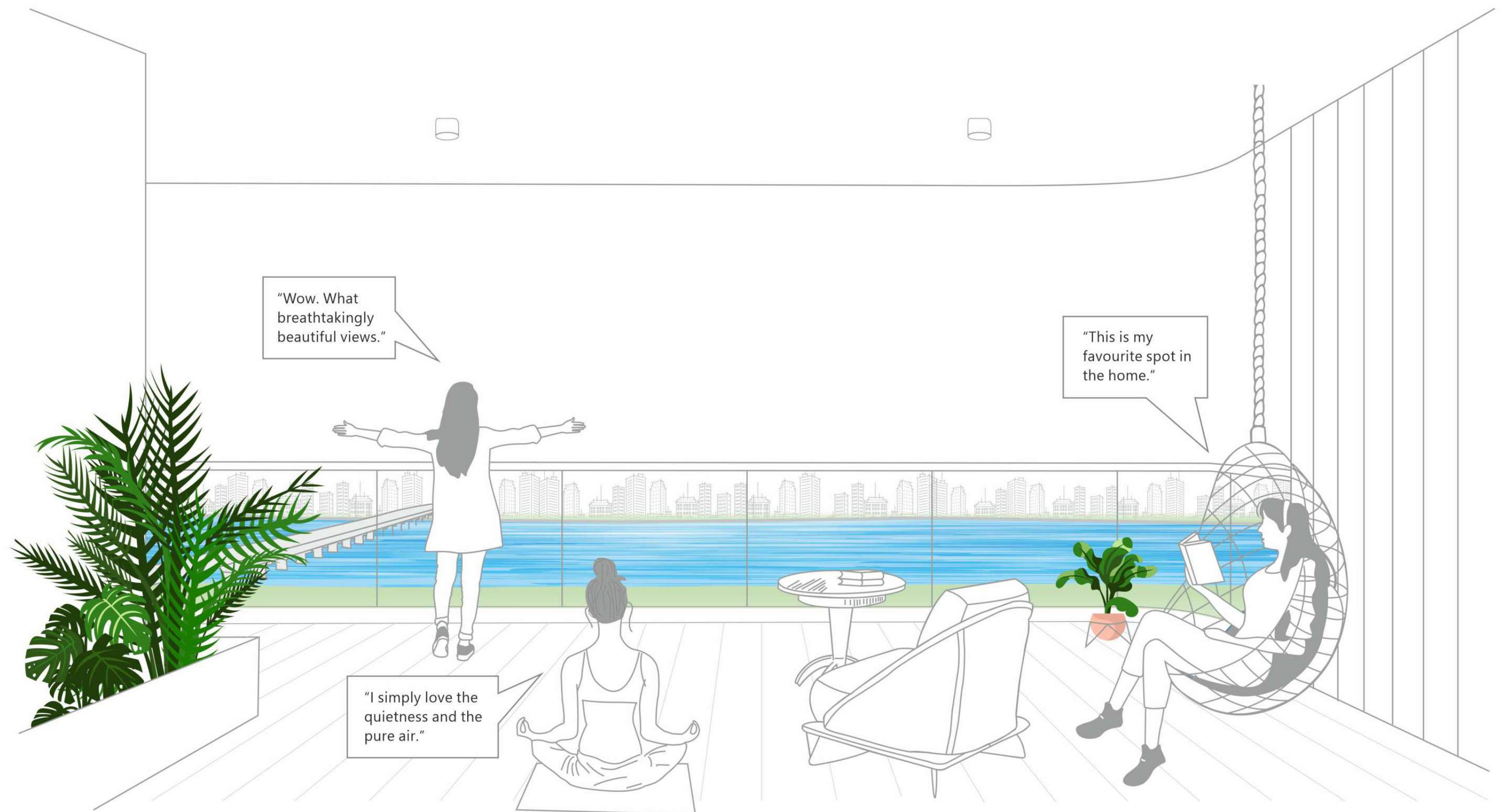
When it comes to modern-day life, space is the ultimate luxury. Feel a sense of freedom and supreme convenience thanks to all the open spaces in the project.



Witness the stunning hues of the sky.
This lavish balcony promises glorious sunrises
and enchanting sunsets for a lifetime.

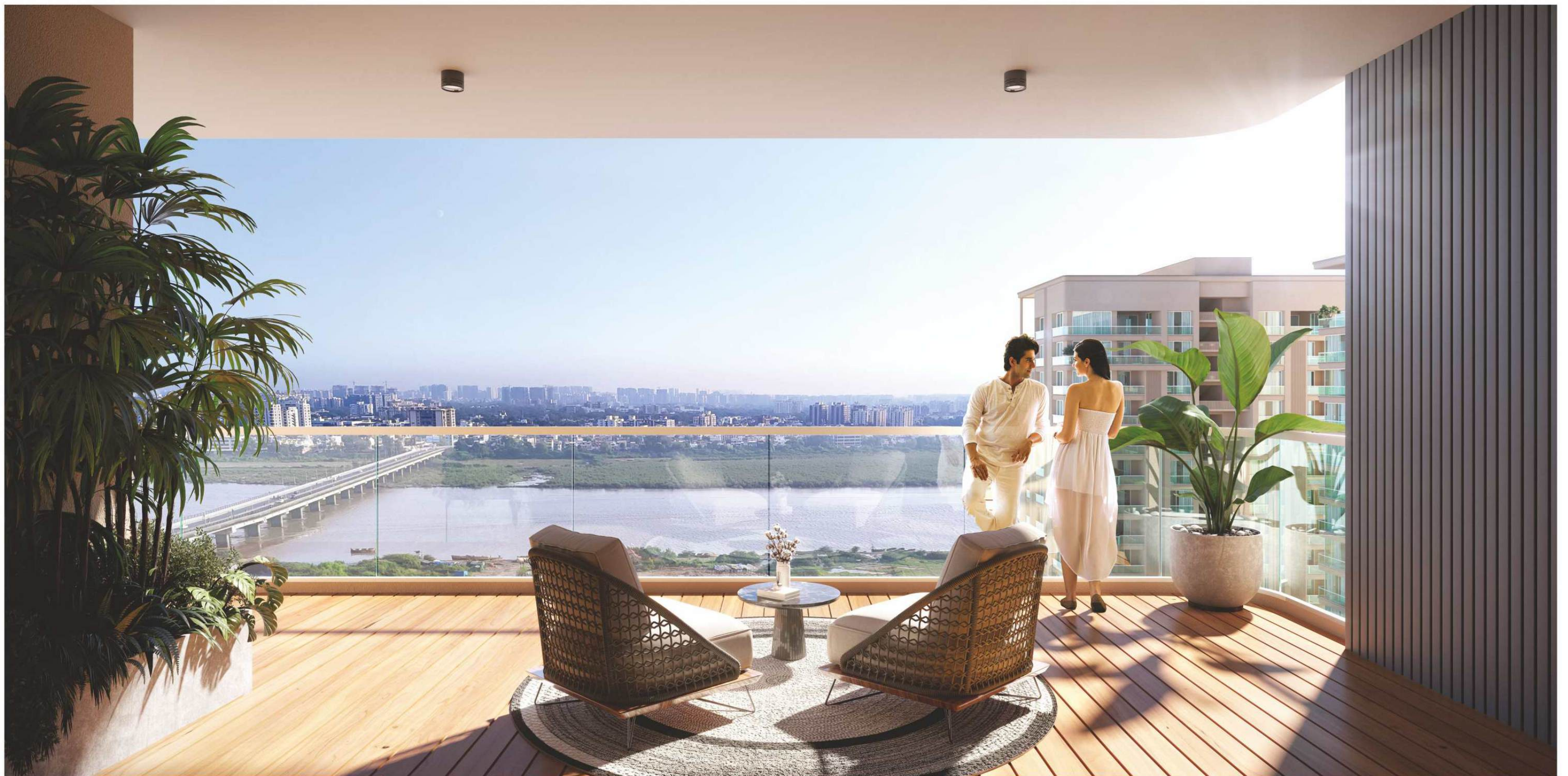


SPLENDID VIEWS IN EVERY DIRECTION



PICTURESQUE
BACKDROP
FOR A PERFECT
LIFE

Create memorable moments with your
loved ones on this spacious balcony
overlooking the Tapi River. It's like your
own little piece of paradise.





Discover what it feels like to live
the life of your dreams as soon
as you enter this world where
every element is created to fulfill
your desires.



HERE IS
A HOME
**YOU'VE BEEN
SEARCHING FOR**

With this iconic residential project, Surat city gets
a new landmark that is destined to set the new
benchmarks in high-end living.



AMAZING EXPERIENCES RIGHT AT YOUR DOORSTEP

Indulge in fantastic lifestyle amenities just outside the doors of your luxurious abode. The many choices for relaxation and rejuvenation make your each day extraordinary.

- SPACIOUS AND LAVISH LANDSCAPE
- EXCLUSIVE INDOOR & OUTDOOR AMENITIES
- MODERN PODIUM AMENITIES



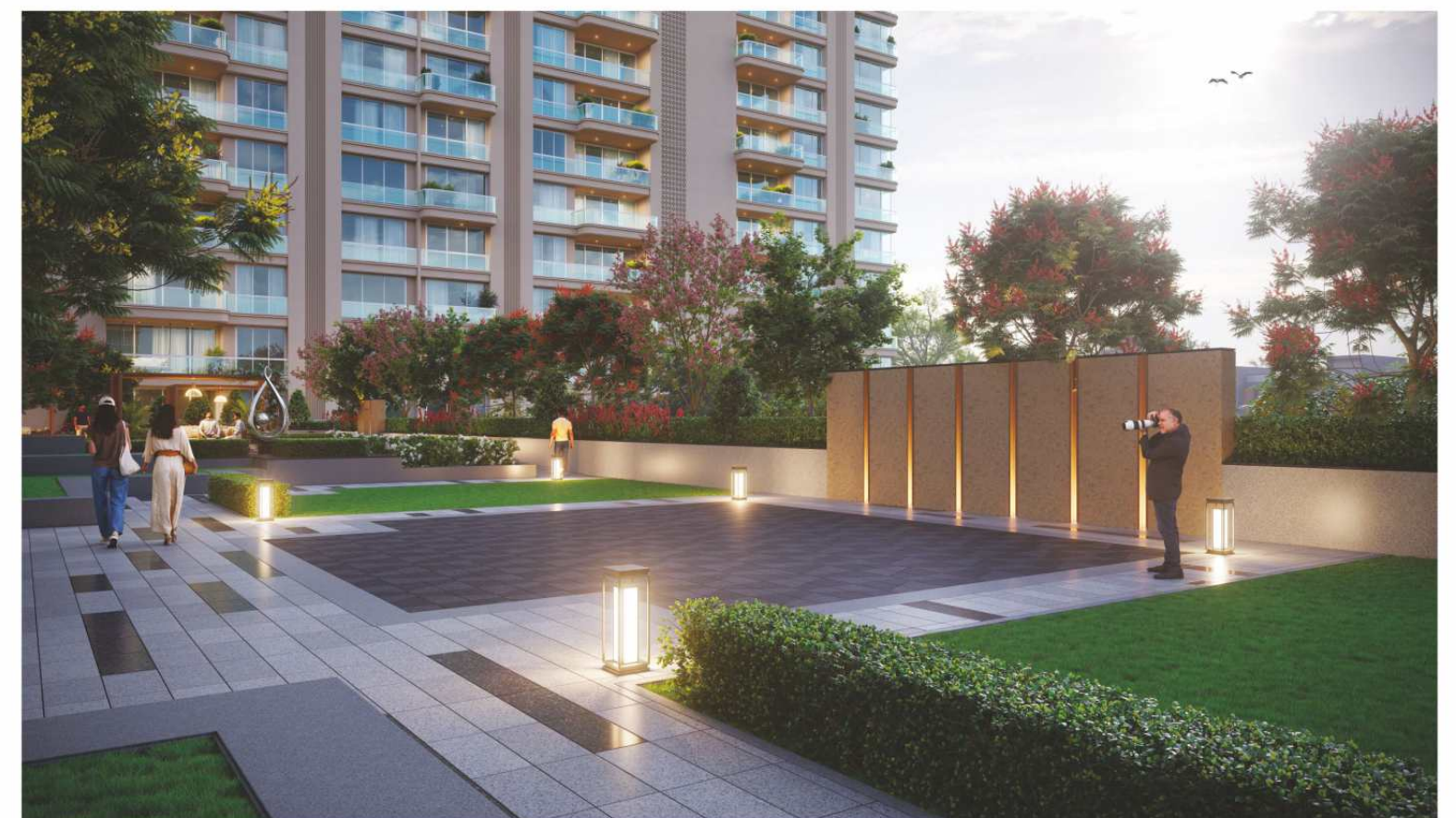
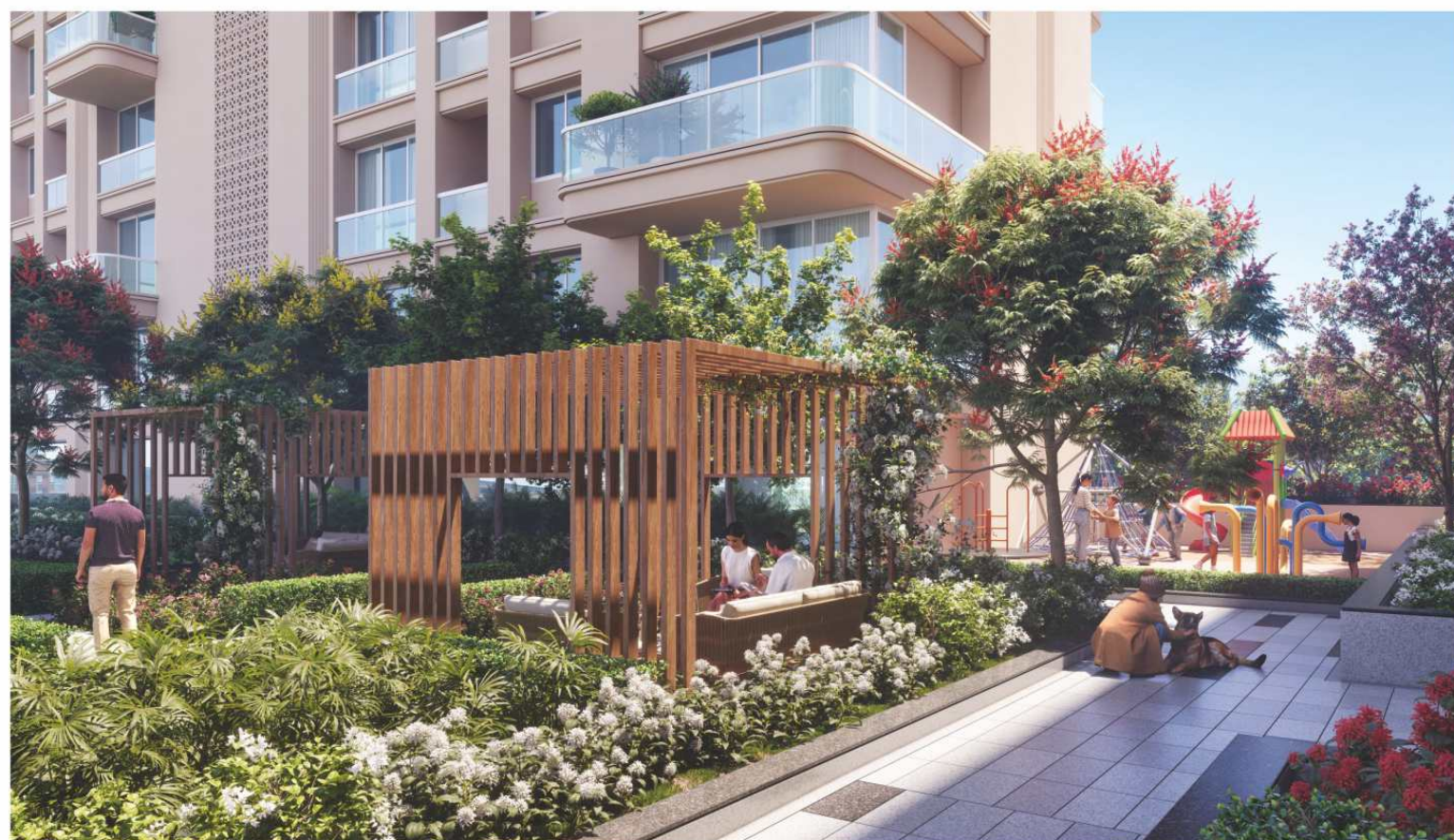


These incredible spaces blur the line between home and community, making it feel like you are living in a neighborhood full of friends, instead of strangers.



OUTDOOR AMENITIES

- Event Plaza / Party Lawn
- Children Play Area / Soft Play Zone
- Traditional Floor Games
- Gazebo Seating
- Yoga Lawn
- Jogging Track / Reflexology Path
- Multipurpose Court
- Sculptures
- Cabana Seating / Seating Plaza
- Swing Area / Jhula Seating
- Landscape Area
- Fragrance Garden
- Water Feature Wall
- Rock Wall Climbing
- Entrance Gate with Security Cabin
- Water Body and Lily Pool



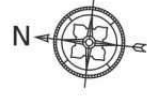
INDOOR AMENITIES

- Air Conditioned Gymnasium / Fitness Centre
- Indoor Yoga Club
- Indoor Games
- Toddler Play Zone
- Library with Co-Working Space
- Projector Room / Mini Theatre
- Society Office / Conference Room
- Covered Lounge



SUPREME
RESIDENCES
FOR
A MODERN
LIFESTYLE





LEGEND

- | | | | |
|----|--------------------|----|-----------------------------|
| 01 | ENTRANCE | 07 | PLANTATION |
| 02 | DRIVEWAY | 08 | SECURITY CABIN |
| 03 | DROP OFF | 09 | BASEMENT VANTILATION CUTOUT |
| 04 | WATER BODY | 10 | ELECTRICAL METER ROOM |
| 05 | WATER FEATURE WALL | 11 | BASEMENT ENTRY/ EXIT |
| 06 | FEATURE WALL | | |





1ST FLOOR PLAN

LEGEND

- 01 WALK WAY
- 02 EVENT PLAZA
- 03 ZEN-GARDEN
- 04 CABANA SEATING
- 05 JHULA SEATING
- 06 REFLEXOLOGY PATHWAY

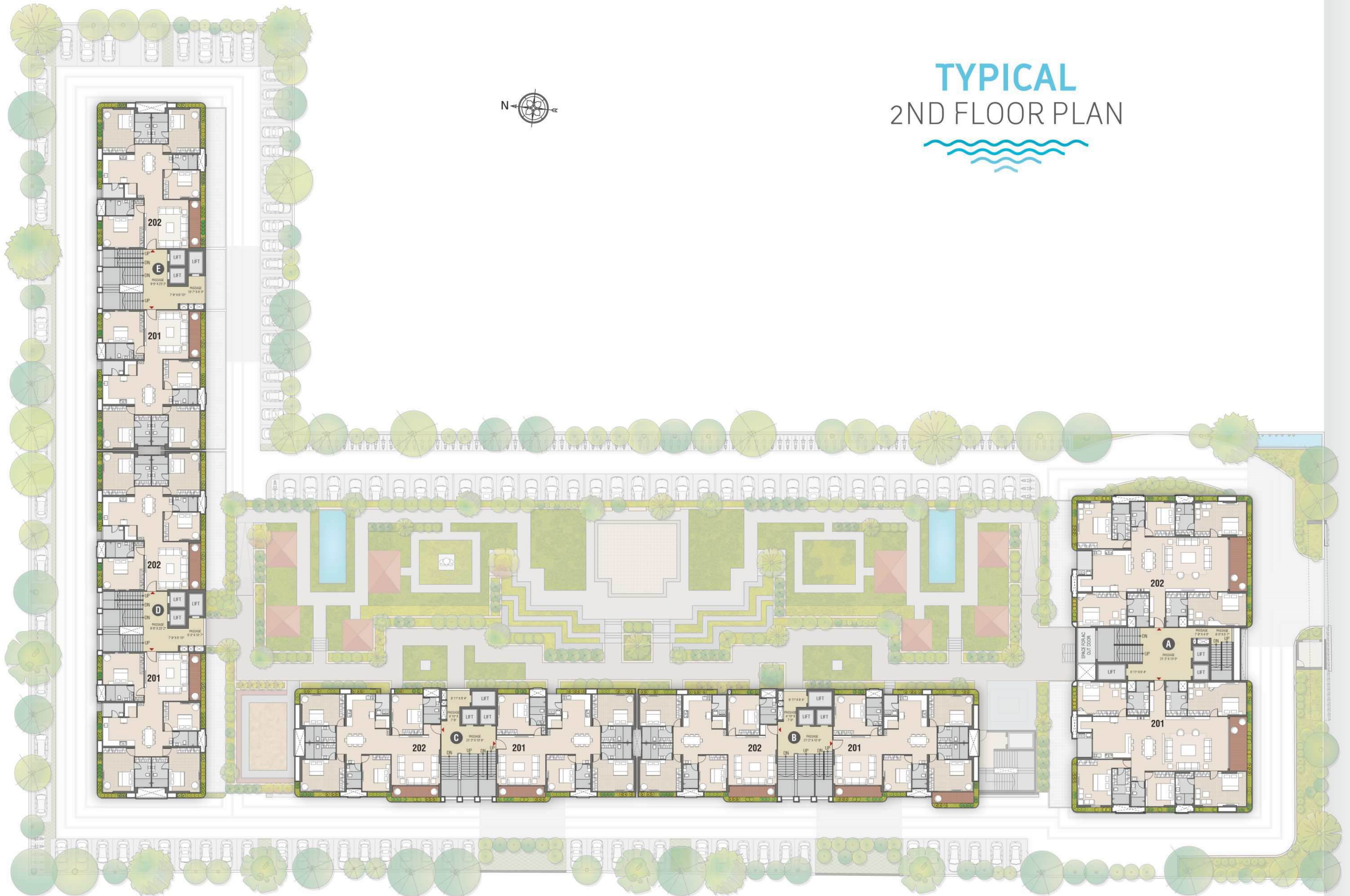
- 07 ROSE GARDEN
- 08 FRAGRANCE GARDEN
- 09 KIDS PLAY AREA
- 10 MULTIPURPOSE COURT
- 11 SCULPTURE
- 12 WATER BODY

- 13 WATER- FEATURE WALL
- 14 FEATURE WALL
- 15 PLANTATION
- 16 EVENT LAWN
- 17 RECEPTION & WAITING AREA
- 18 INDOOR GAMES

- 19 CHILDREN PLAY AREA
- 20 FOOSBALL TABLE
- 21 KIDS ENTERTAINMENT ZONE
- 22 YOGA CLUB
- 23 LIBRARY / CONFERENCE
- 24 GYMNASIUM



TYPICAL 2ND FLOOR PLAN

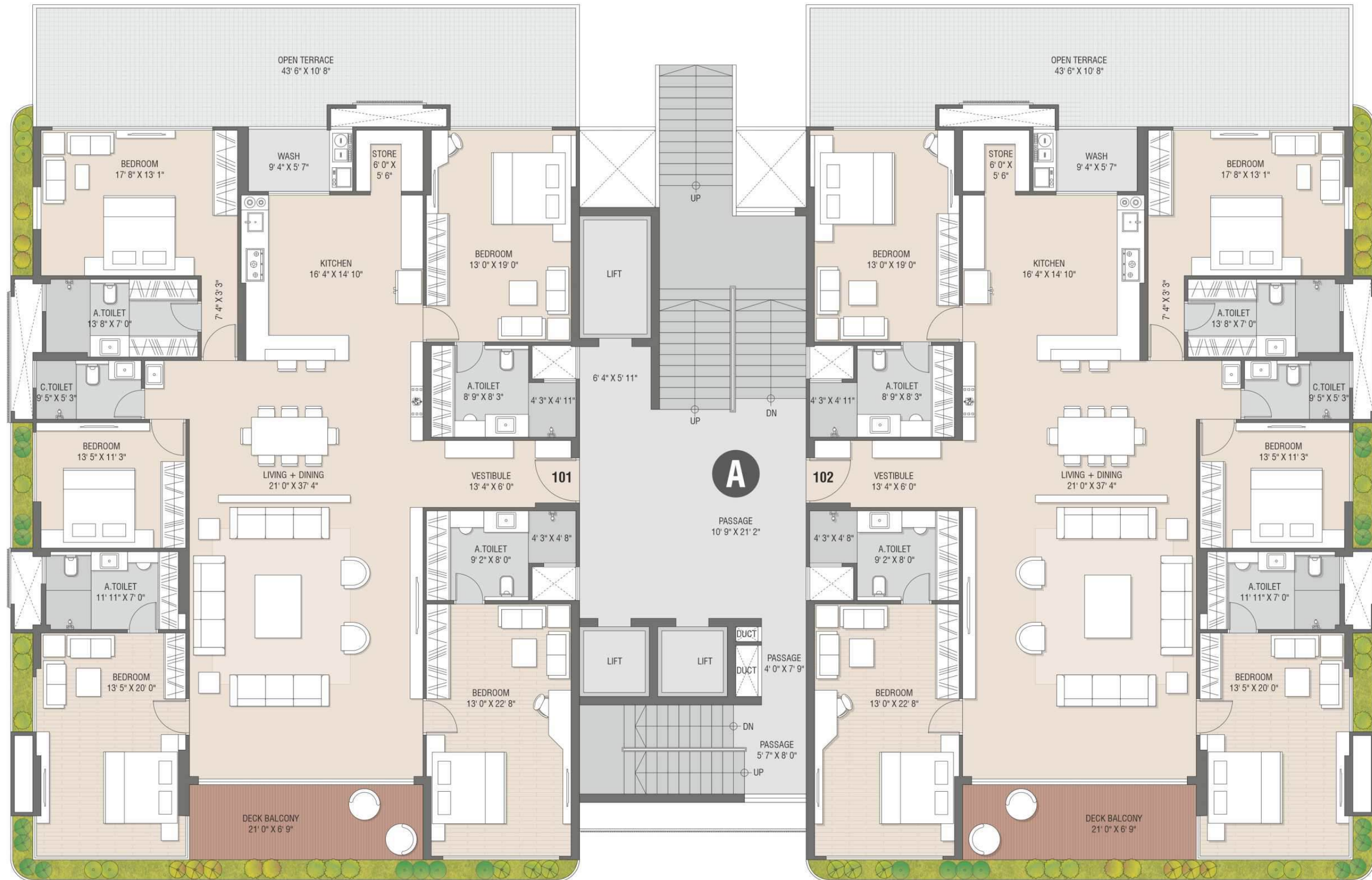
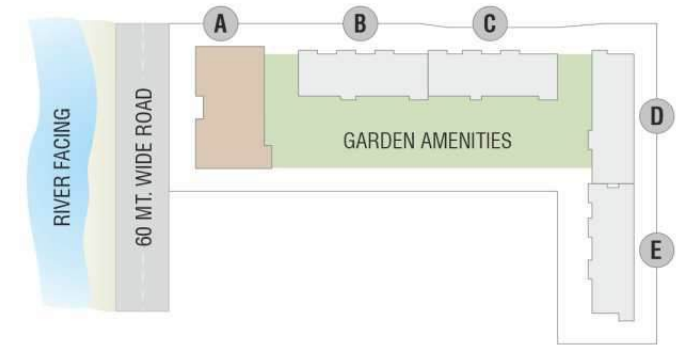


5 BHK

1ST FLOOR PLAN



BUILDING - A

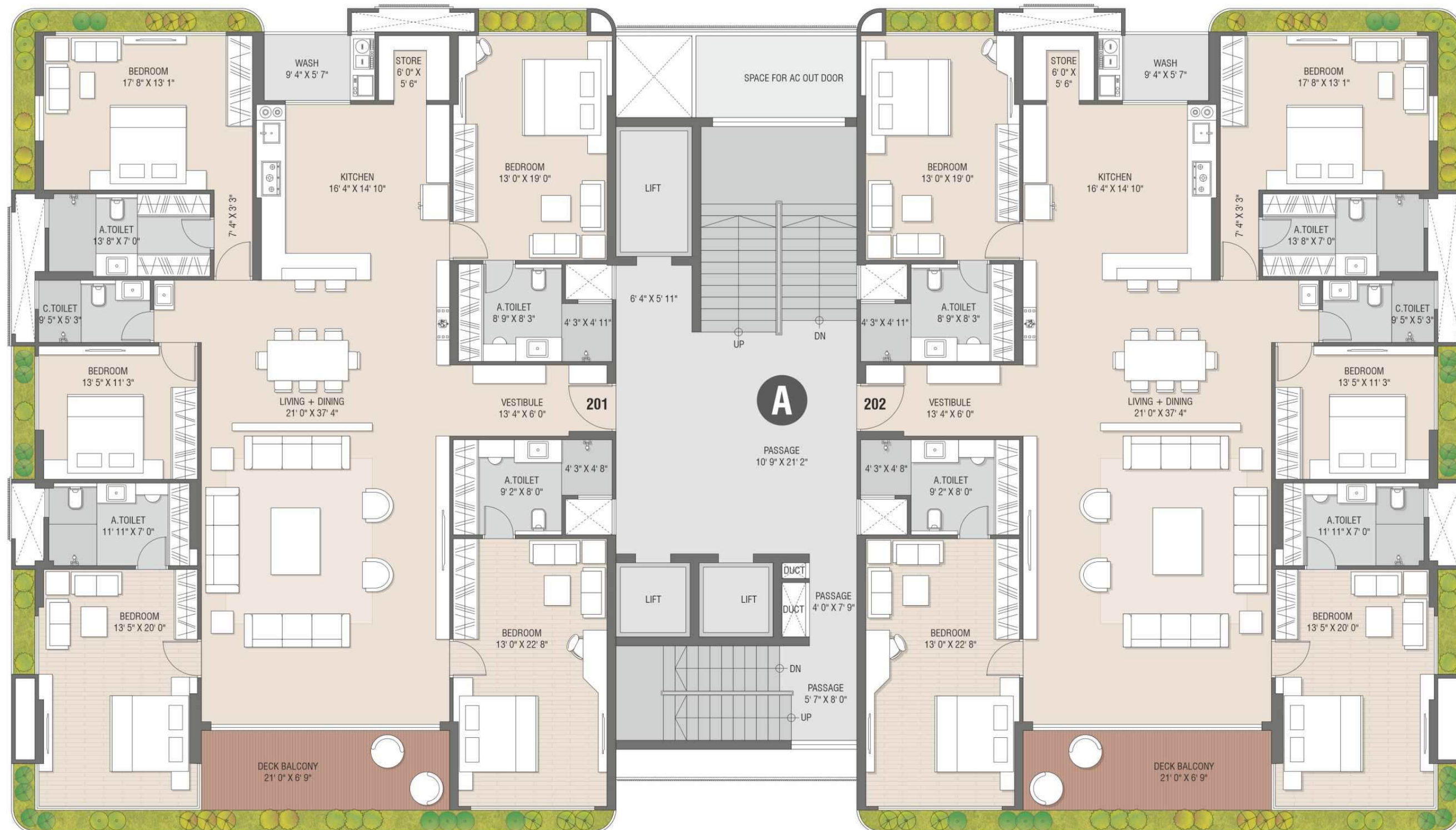
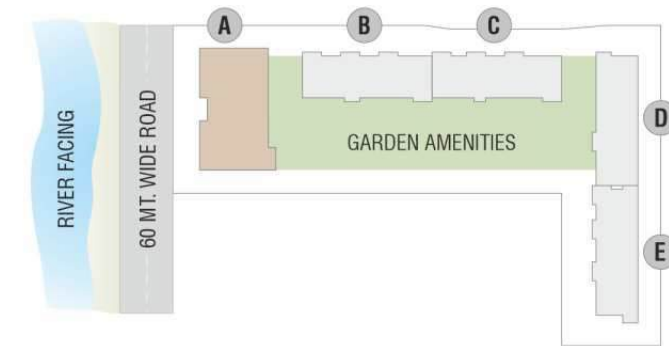


5 BHK TYPICAL PLAN

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



BUILDING - A

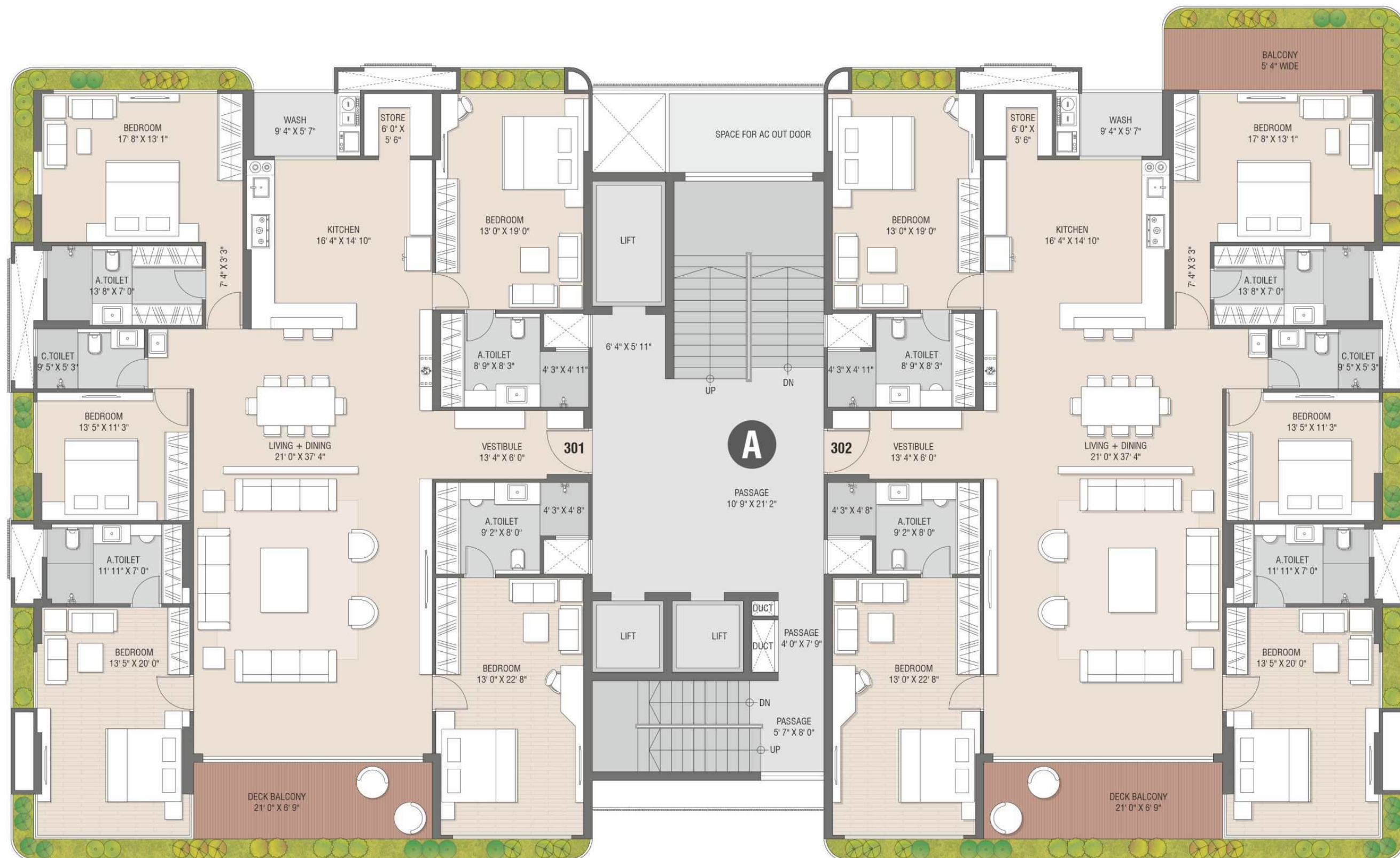
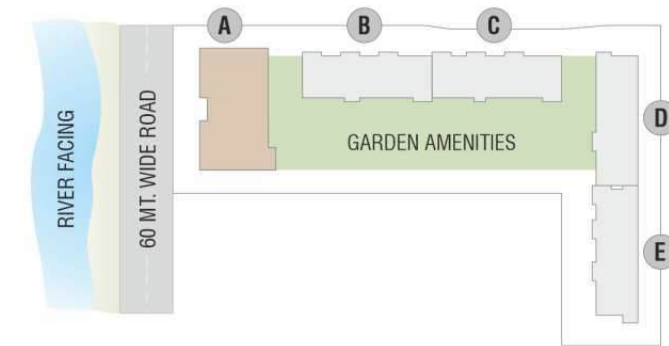


5 BHK TYPICAL PLAN

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



BUILDING - A

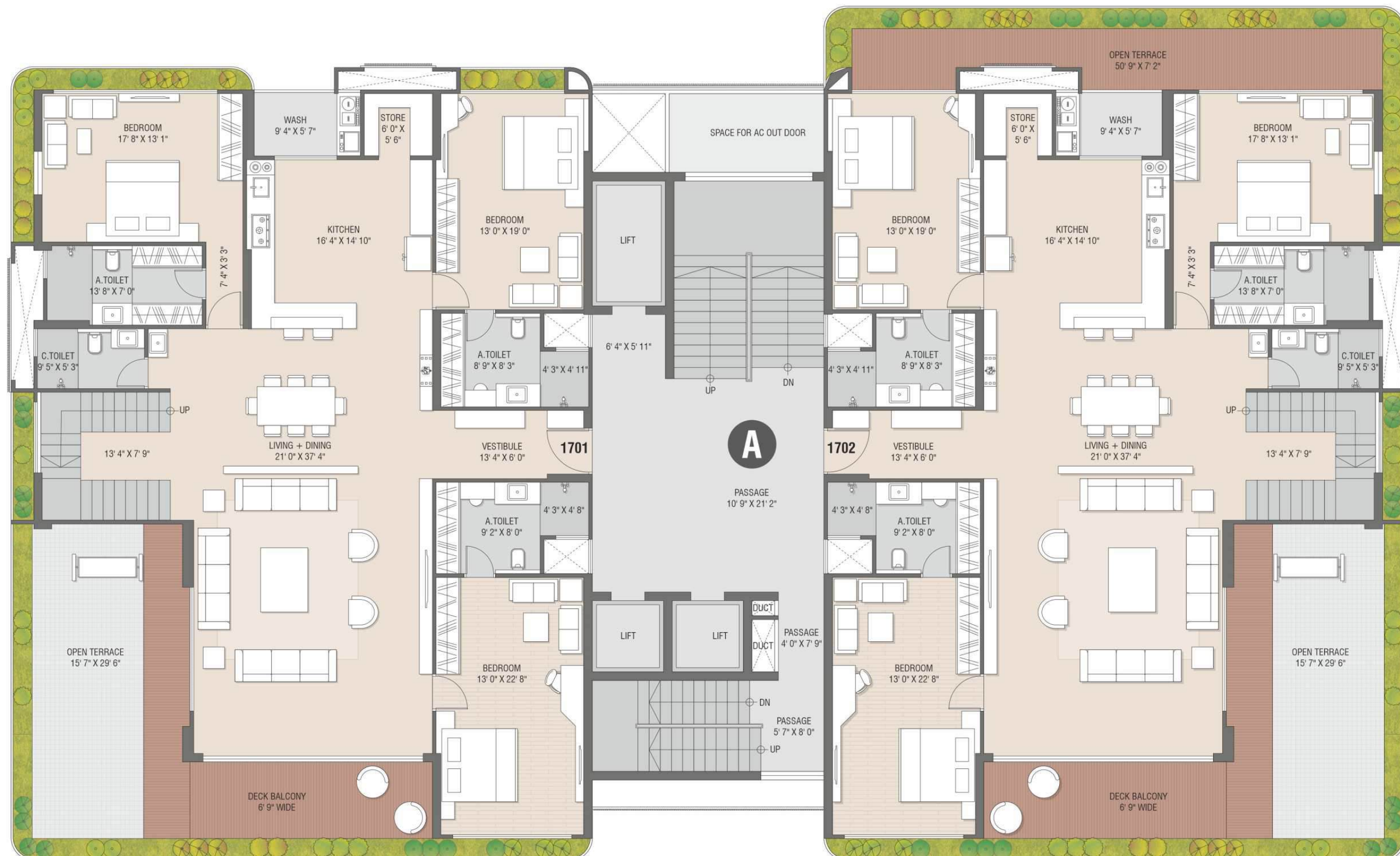
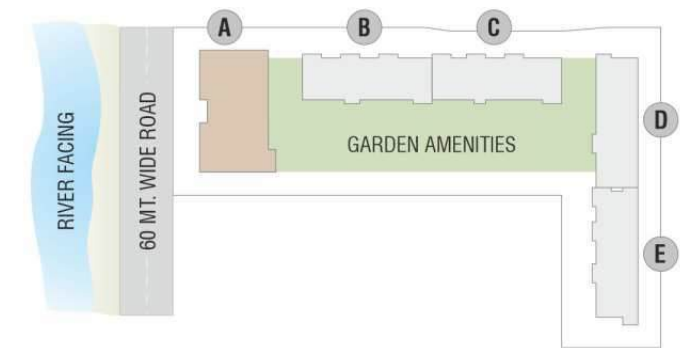


6 ВНК

17TH FLOOR
(LOWER LEVEL)



BUILDING - A

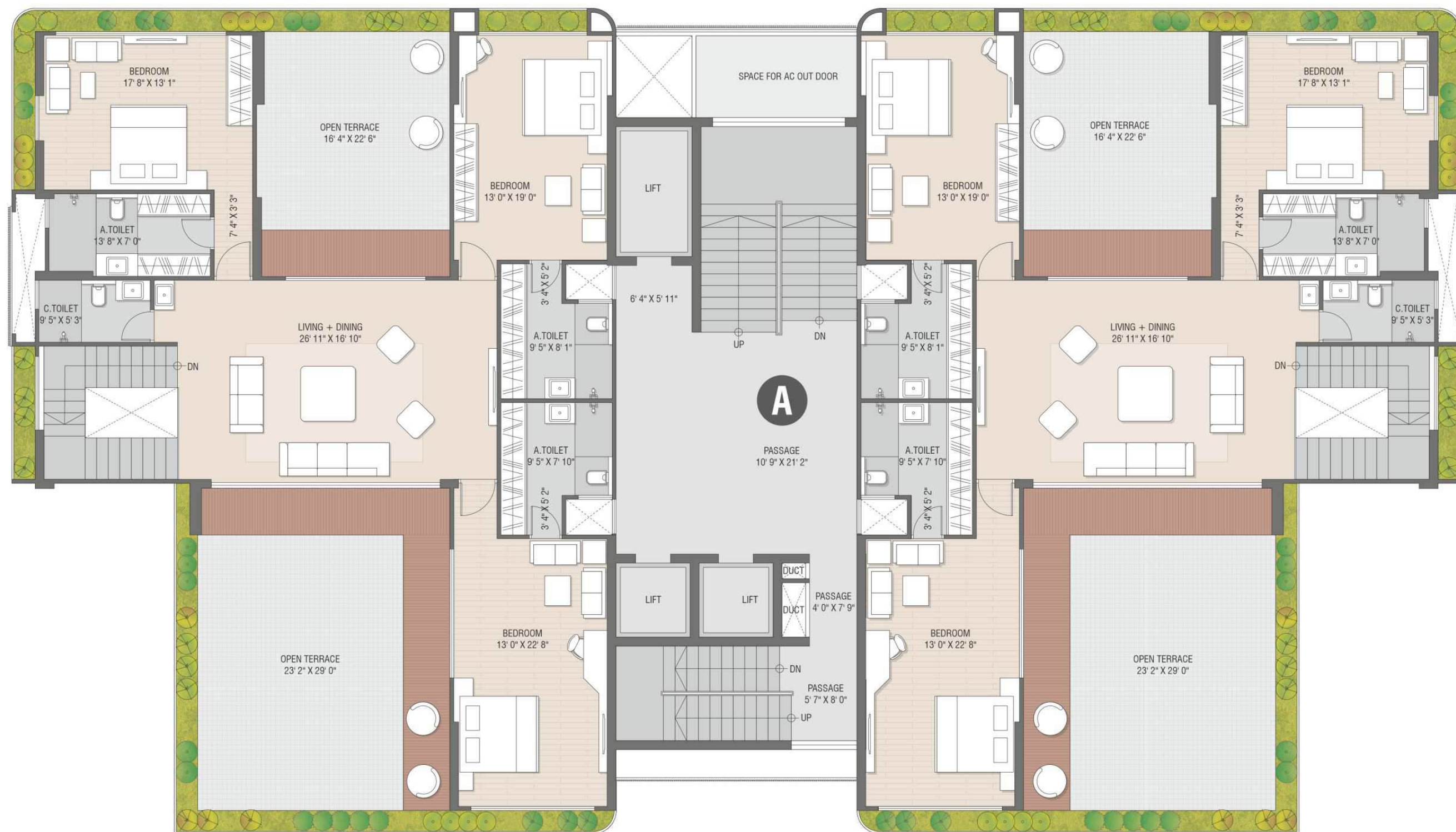
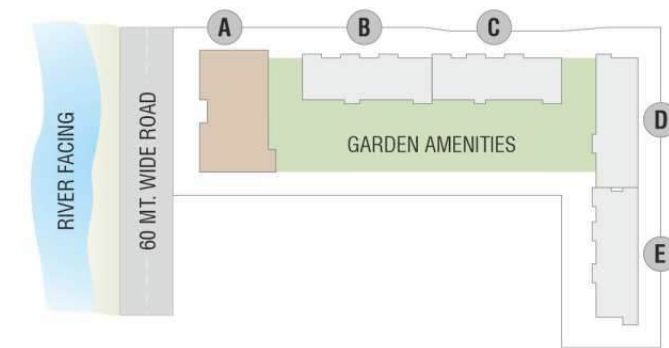


6 BHK PENTHOUSE PLAN

18TH FLOOR
(UPPER LEVEL)

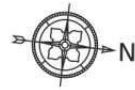


BUILDING - A

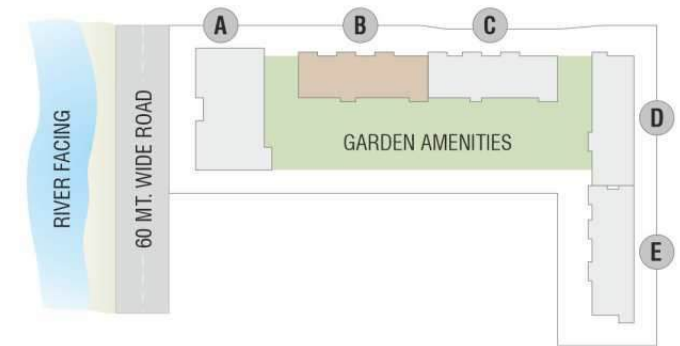


4 BHK TYPICAL PLAN

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

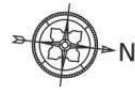


BUILDING - B

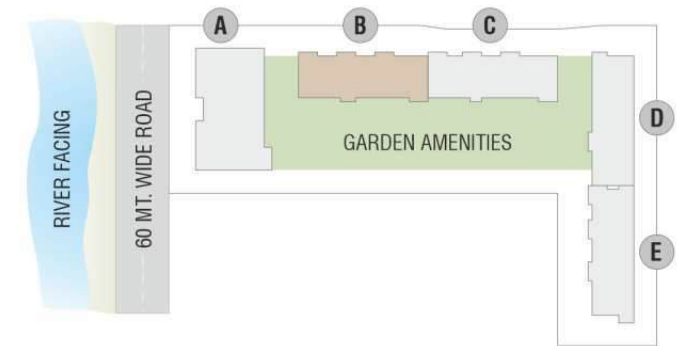


4 BHK TYPICAL PLAN

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

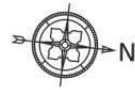


BUILDING - B

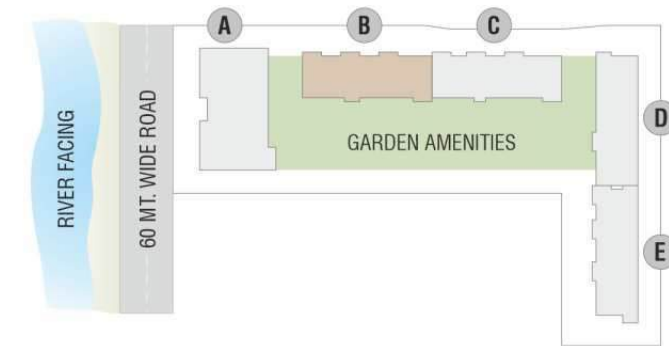


5 BHK PENTHOUSE PLAN

17TH FLOOR
(LOWER LEVEL)

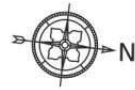


BUILDING - B

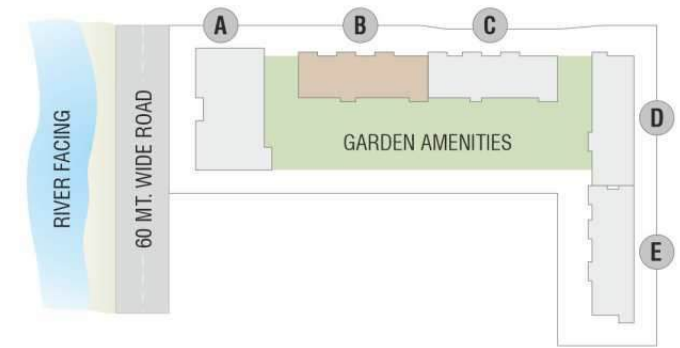


5 BHK PENTHOUSE PLAN

18TH FLOOR
(UPPER LEVEL)

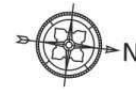


BUILDING - B

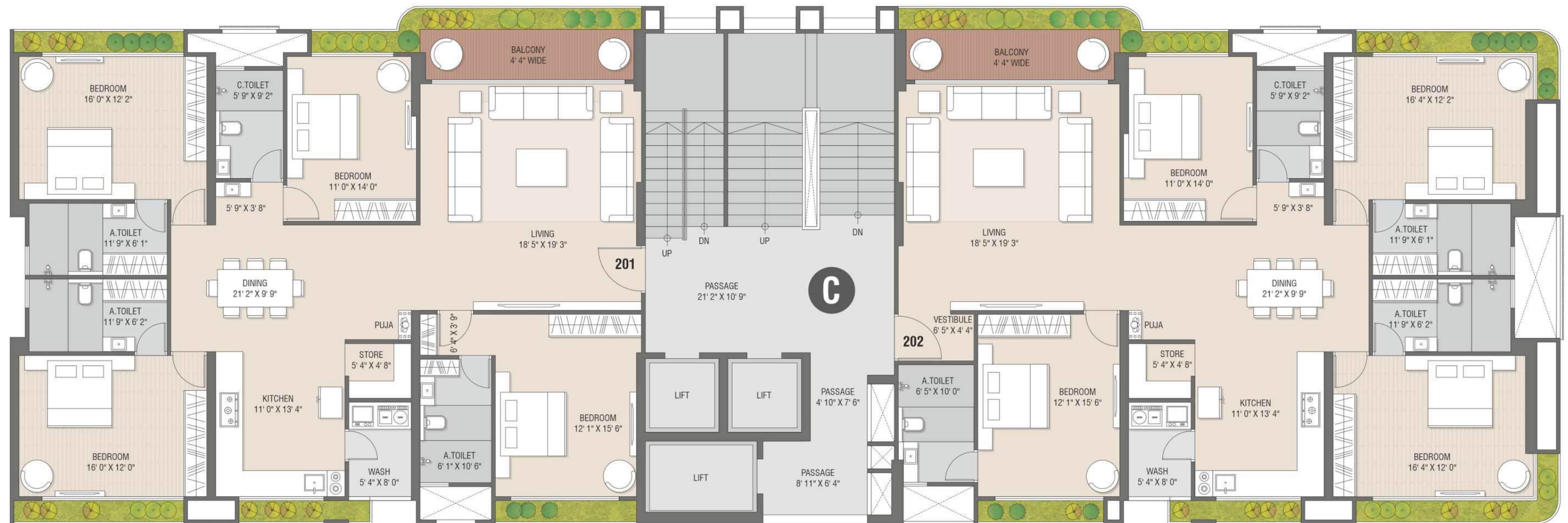
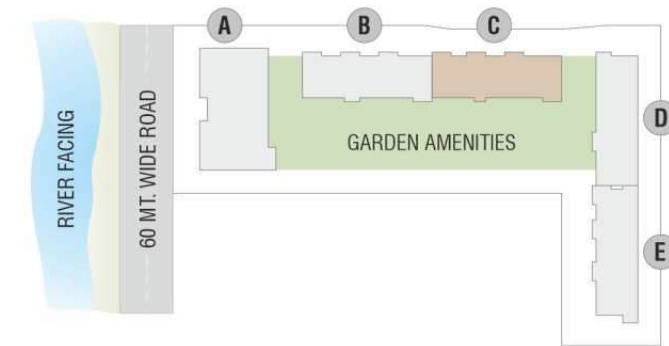


4 BHK TYPICAL PLAN

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

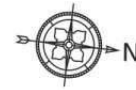


BUILDING - C

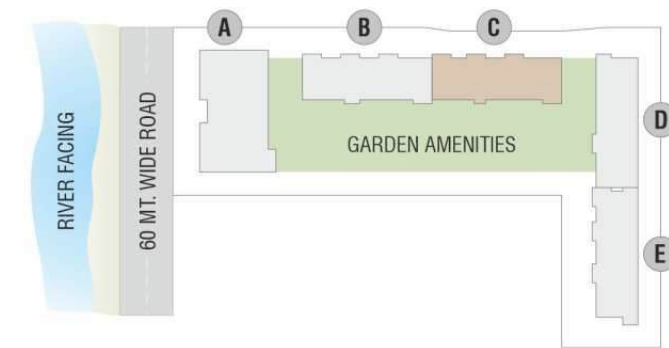


4 BHK TYPICAL PLAN

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

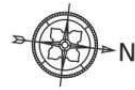


BUILDING - C

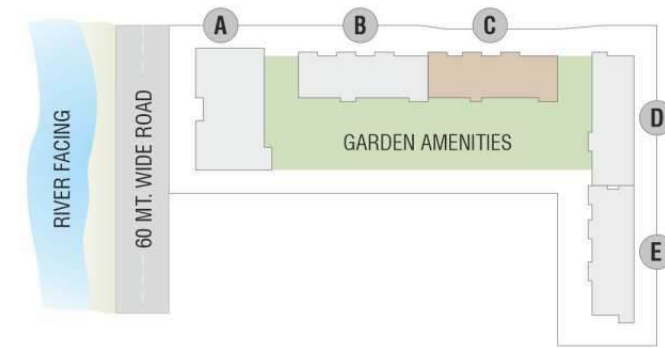


5 BHK PENTHOUSE PLAN

17TH FLOOR
(LOWER LEVEL)

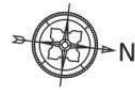


BUILDING - C

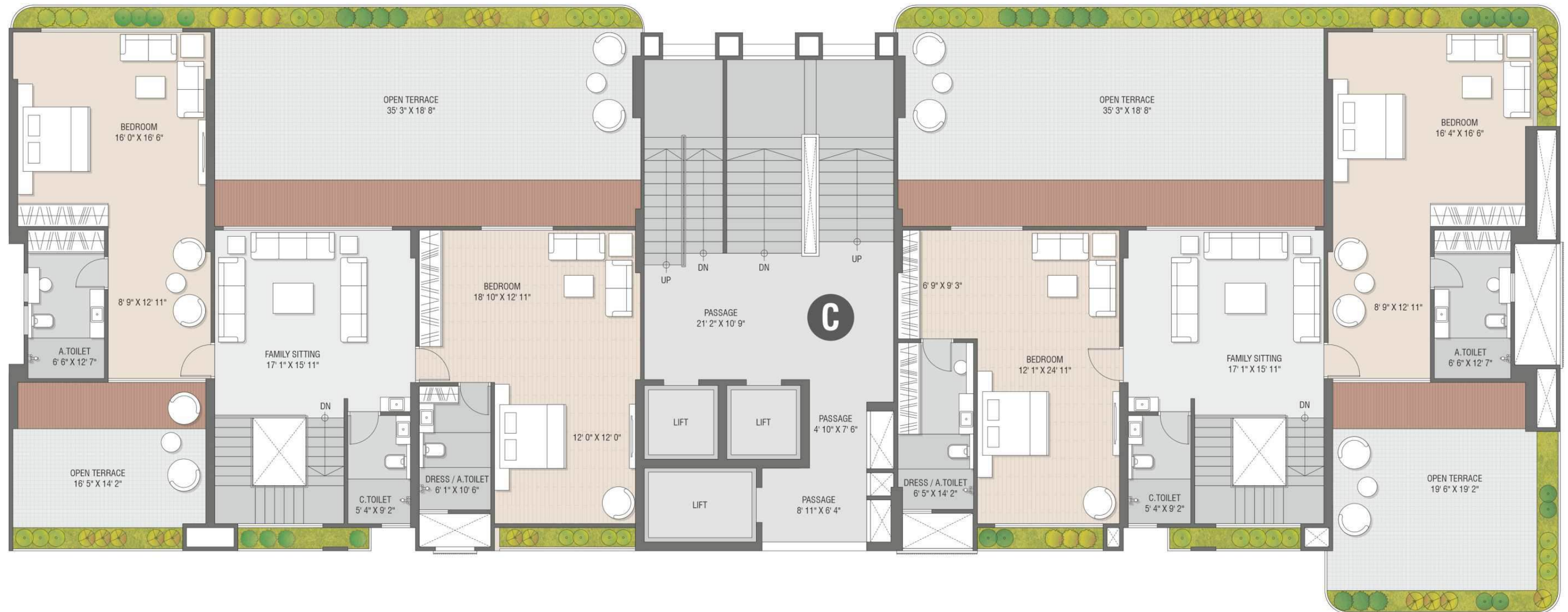
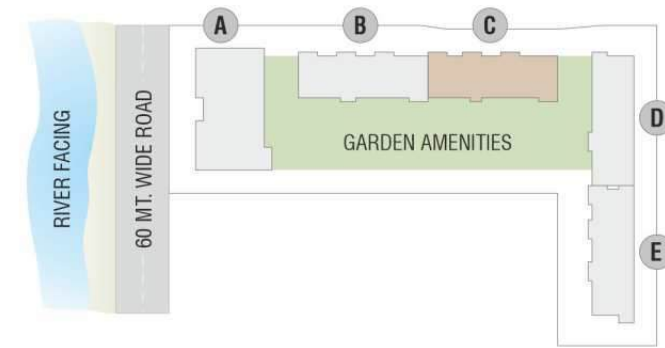


5 BHK PENTHOUSE PLAN

18TH FLOOR
(UPPER LEVEL)



BUILDING - C

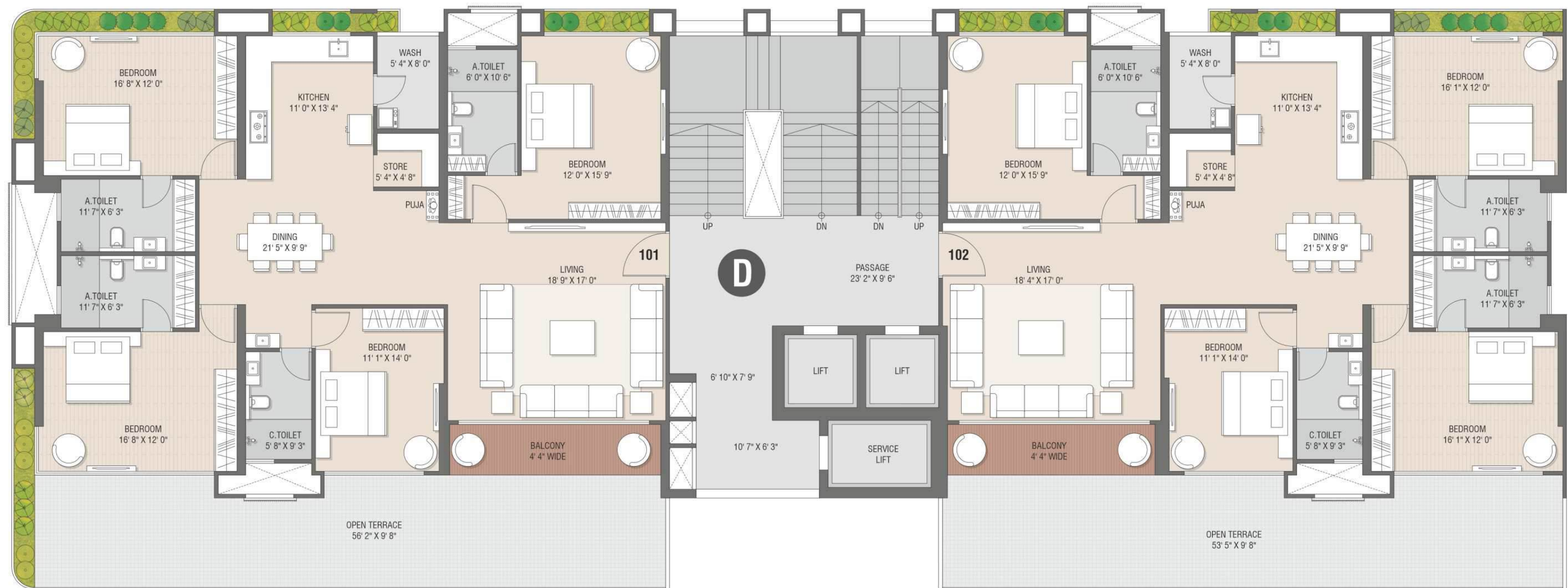
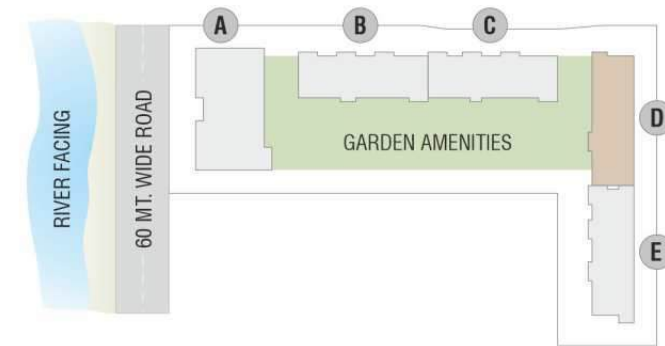


4 BHK

1ST FLOOR PLAN



BUILDING - D

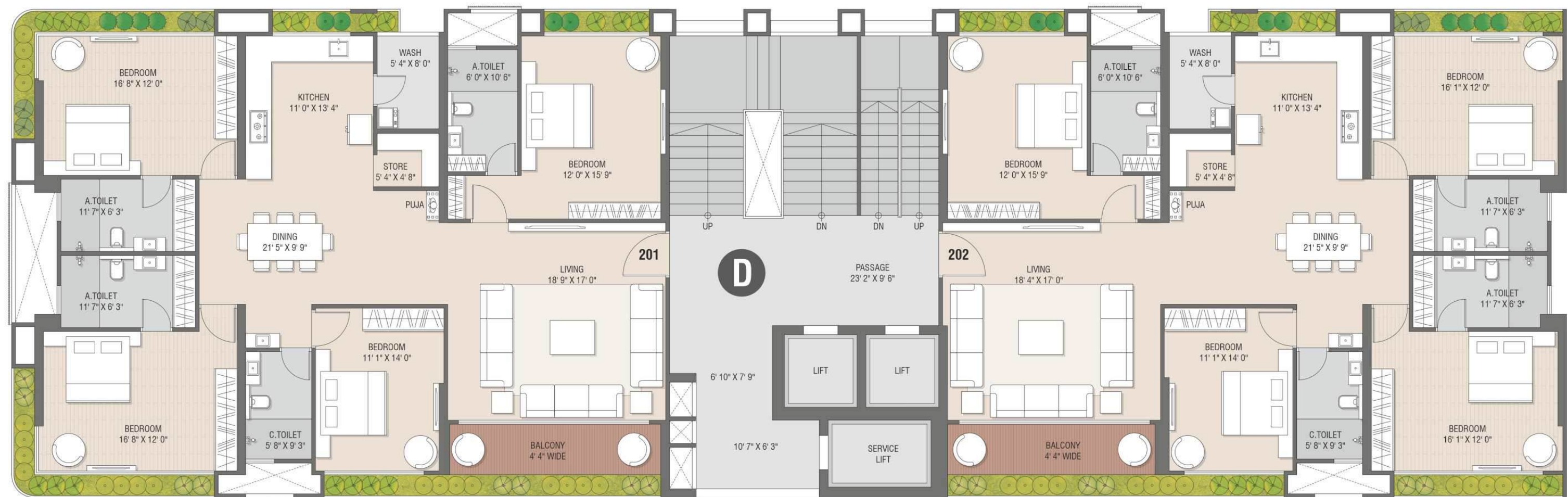
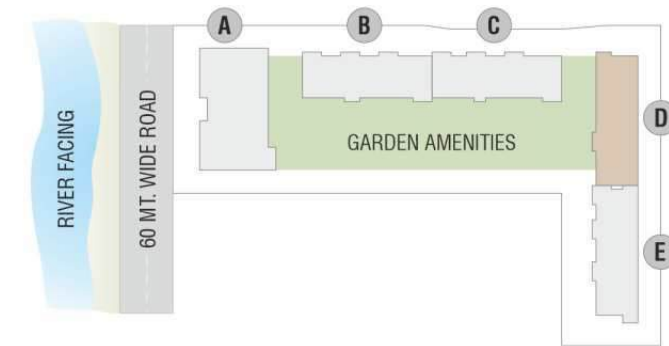


4 BHK TYPICAL PLAN

2RD, 4TH, 6TH, 8TH, 10TH,
12TH, 14TH, 16TH FLOOR



BUILDING - D

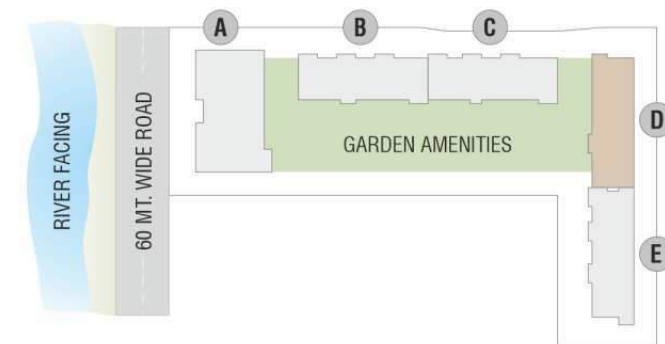


4 BHK TYPICAL PLAN

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



BUILDING - D

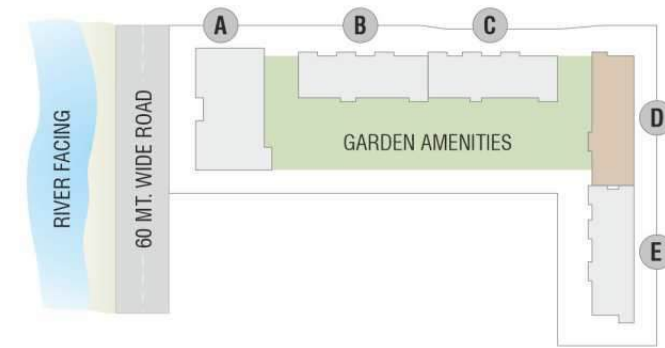


5 BHK PENTHOUSE PLAN

17TH FLOOR
(LOWER LEVEL)



BUILDING - D

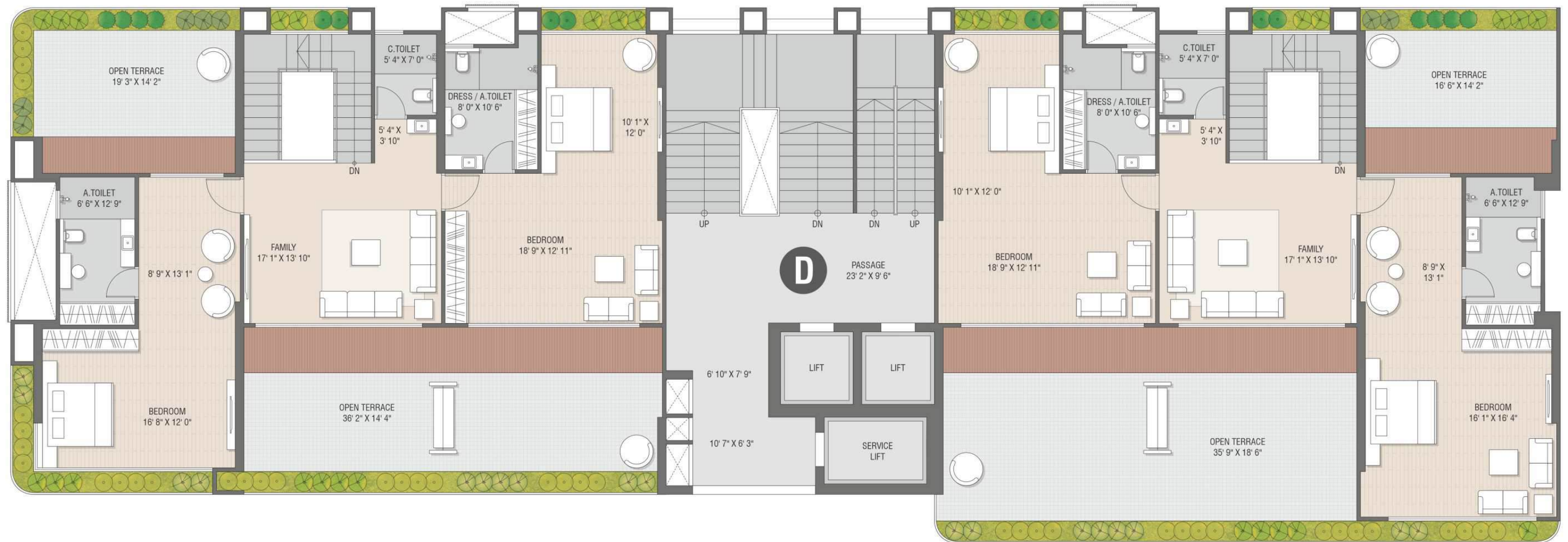
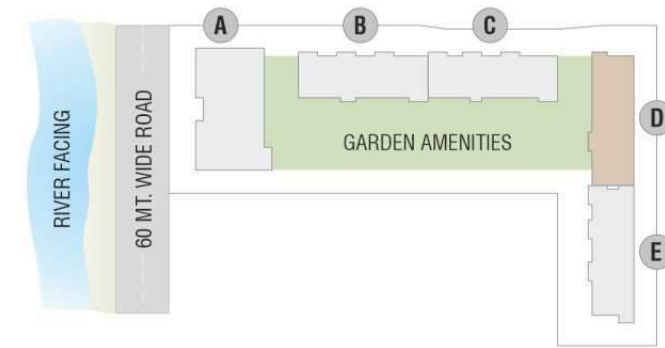


5 BHK PENTHOUSE PLAN

18TH FLOOR
(UPPER LEVEL)



BUILDING - D

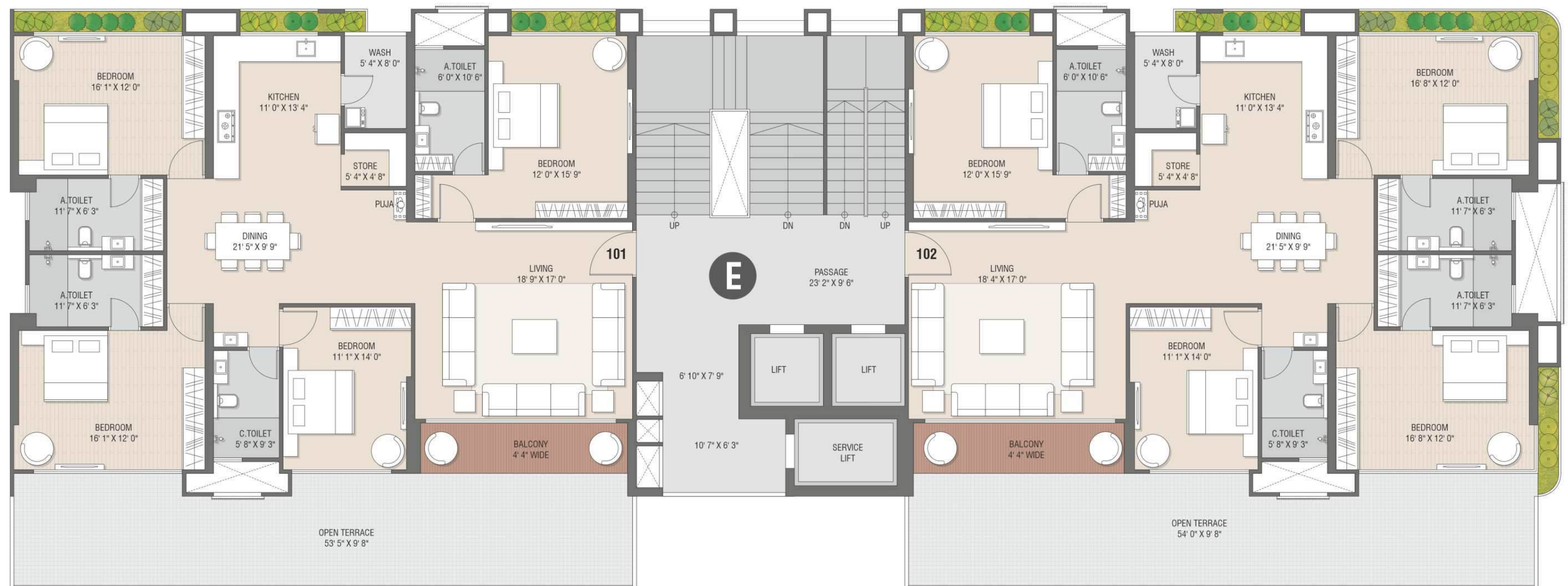
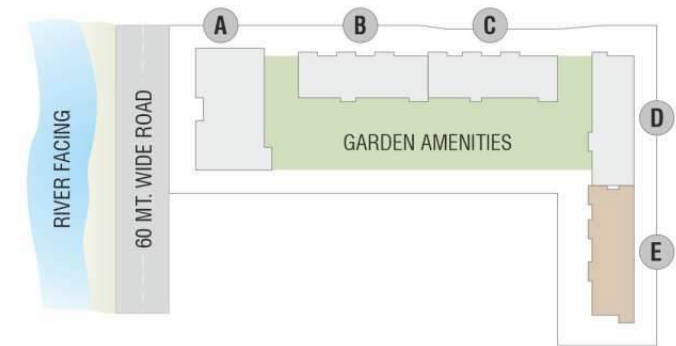


4 BHK

1ST FLOOR PLAN



BUILDING - E

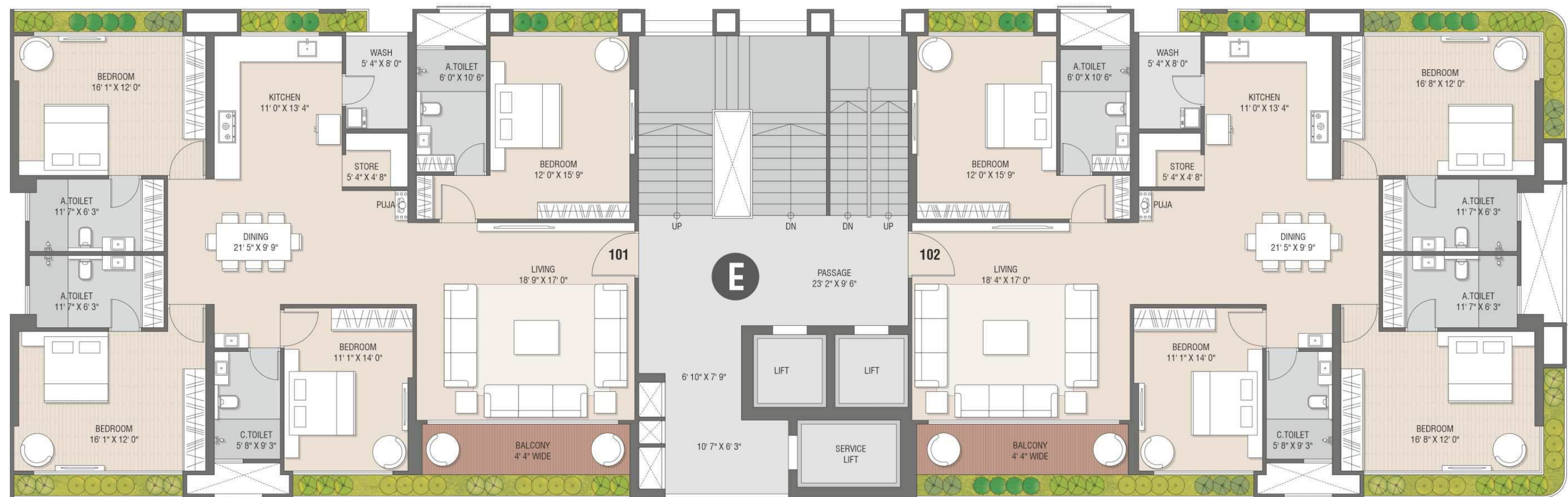
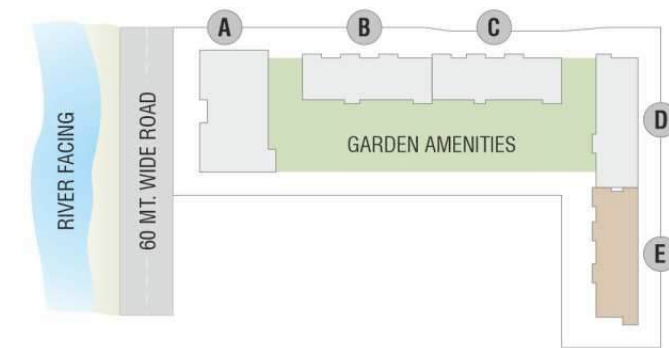


4 BHK TYPICAL PLAN

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



BUILDING - E

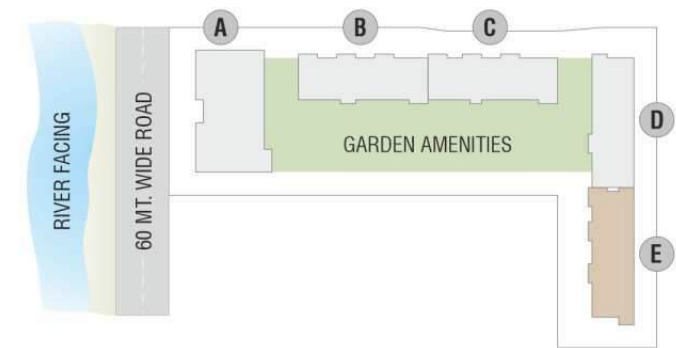


4 BHK TYPICAL PLAN

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



BUILDING - E

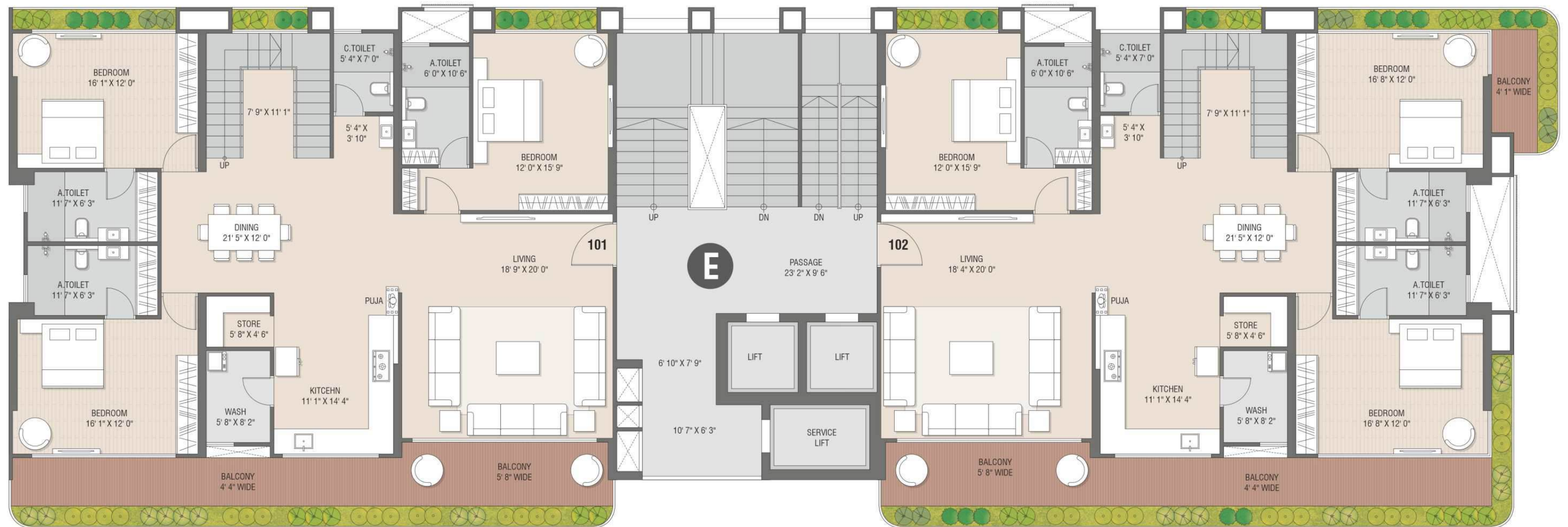
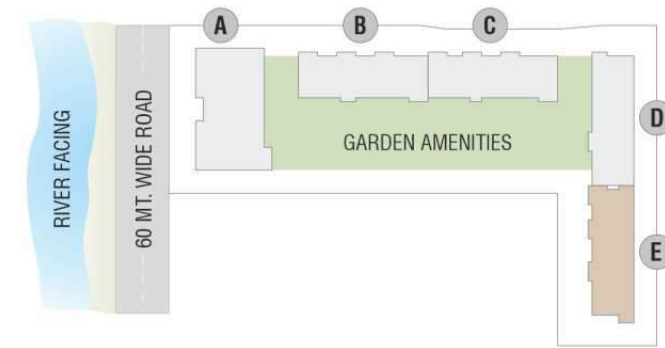


5 BHK PENTHOUSE PLAN

16TH FLOOR
(LOWER LEVEL)



BUILDING - E



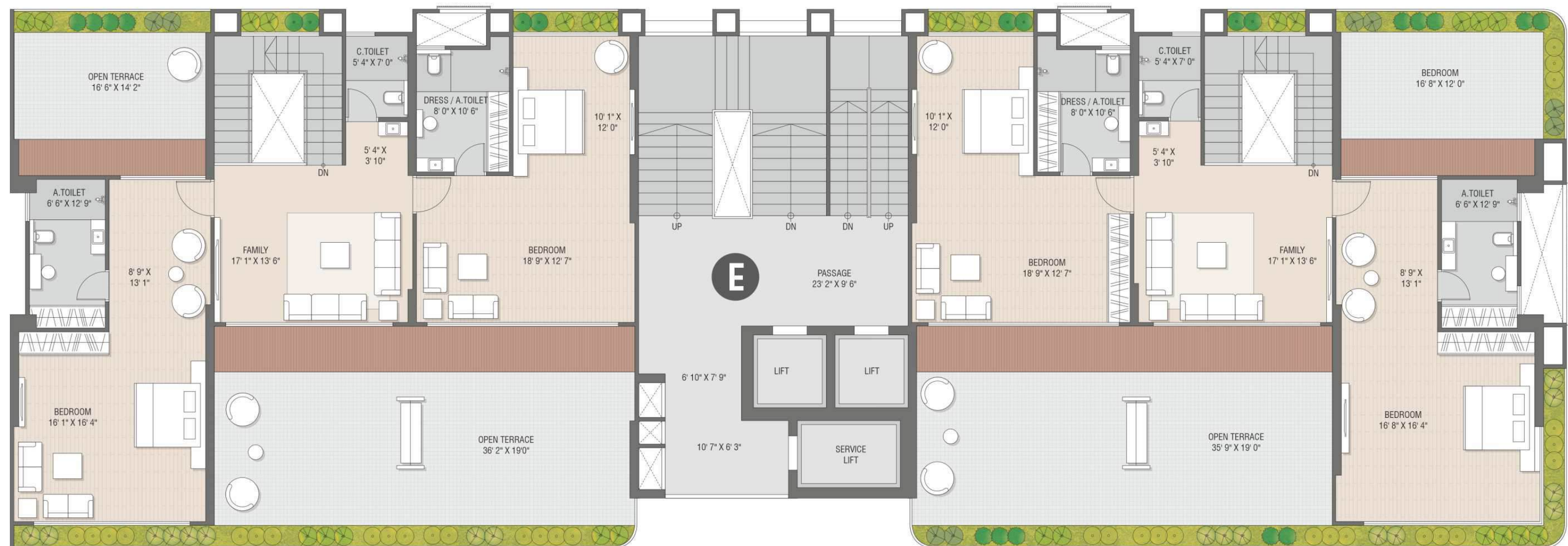
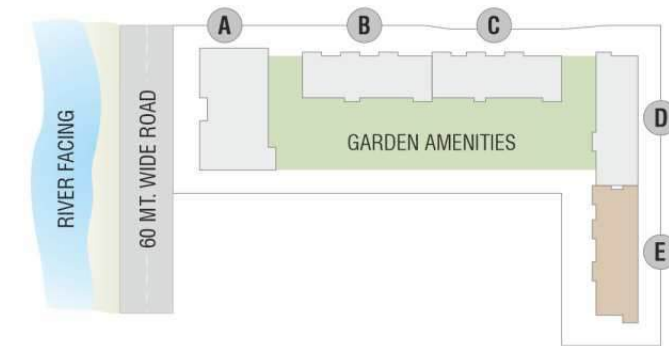
5 BHK

PENTHOUSE PLAN

17TH FLOOR
(UPPER LEVEL)



BUILDING - E

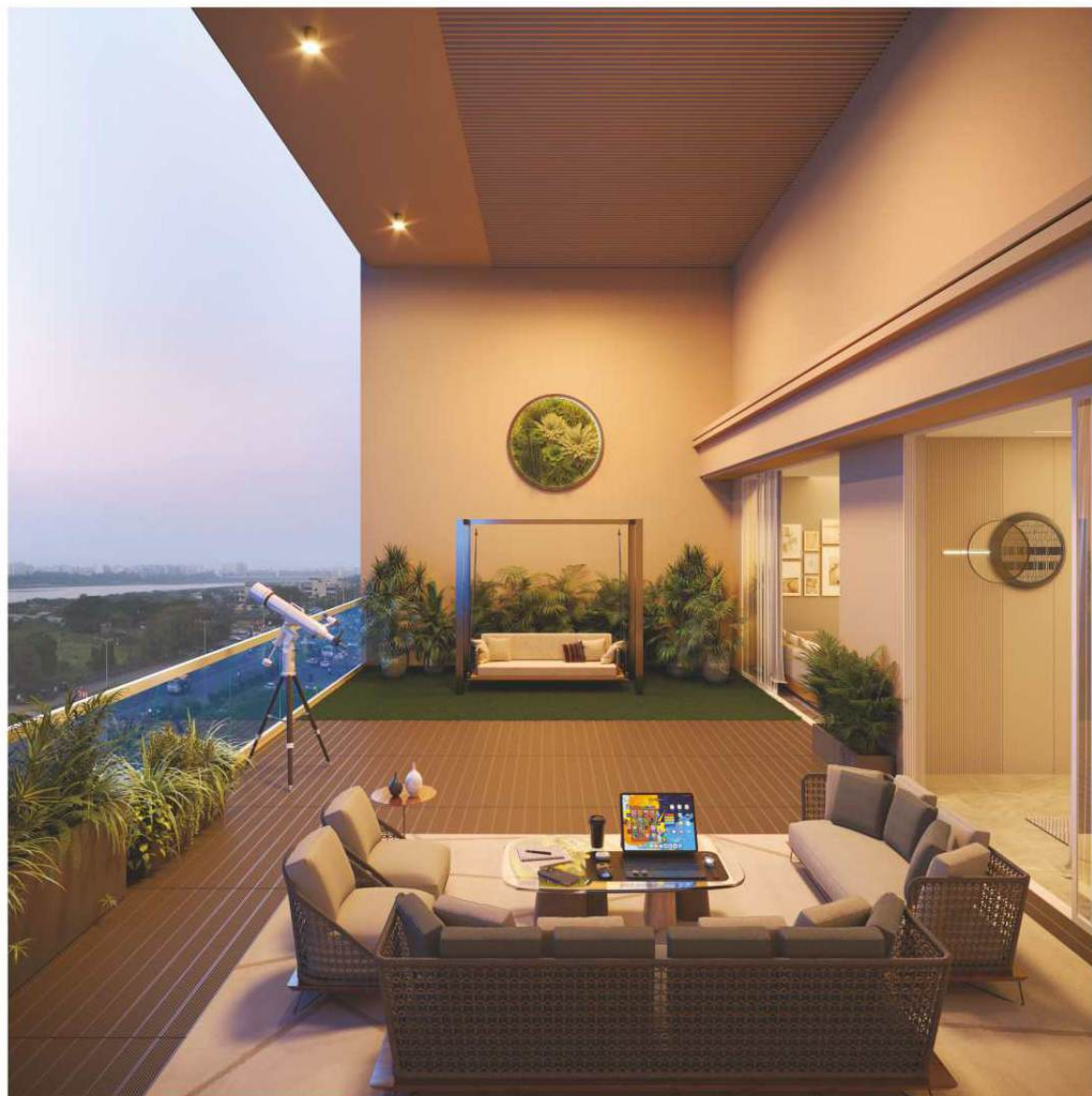




A WELCOMING
RECEPTION WITH
A TOUCH OF
MAGNIFICENCE

WHERE LIFE BECOMES **GREATER AND GRANDEUR**

Everything you have been dreaming of is here.
Supreme connectivity, elite luxuries, a stellar
lifestyle, magnificent views, and, most significantly,
a home you will feel delighted to call your own.



SHIVAY
NORTH SHORE



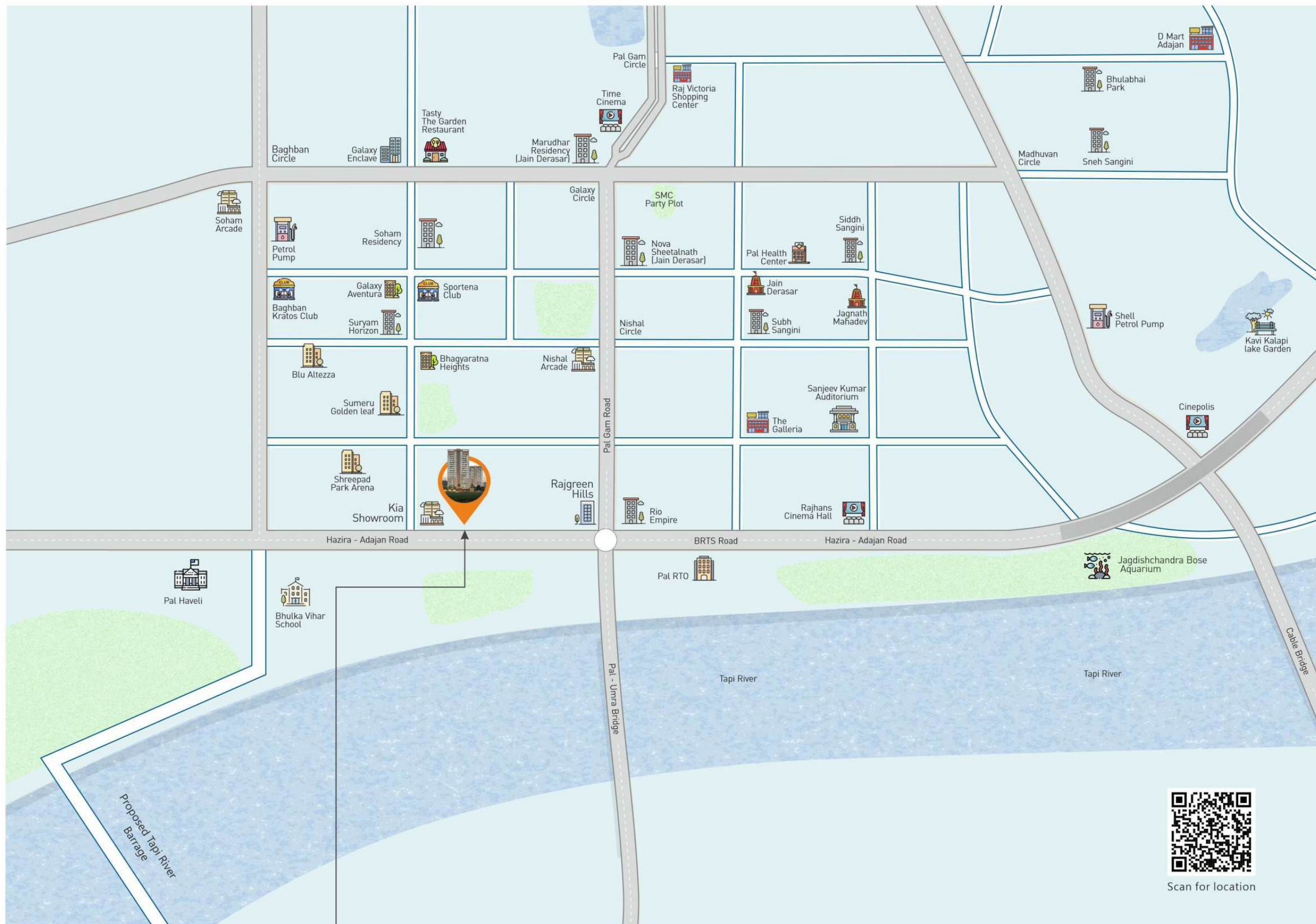
SPECIFICATIONS

BUILDING SPECIFICATIONS:	
PROJECT	Residential Tall Buildings (Basement+Ground Floor+18 Floors) 5BHK: A Building, 4BHK: B,C,D,E Buildings
STRUCTURAL FRAMING	Earthquake resistant RCC Frame designed as per IS Code with Shear Walls on Raft Foundation
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 ACRYLIC EXTERIOR TEXTURE with standard quality Weather Shield Paint
TERRACE TREATMENT	Special Waterproofing of terrace slab and PEVIT Tiles over it
ELEVATORS	2 High Speed fully Automatic 10-Passenger Lifts of Standard make like Schindler or Equivalent and 1 Auto-door Service/Stretcher Lift of good quality in each Building.
STAIRS	2 separate Stairs in each building.
PARKING	Adequate Car Parking and Bike Parking at Basement and Ground Floor.
FIRE SAFETY	Emergency Fire Fighting system designed as per SMC-NBC norms with Automated Fire Sprinkler system at basement, Fire Hydrants & Extinguishers.
SECURITY & SAFETY	CCTV Camera Coverage at Basement, GF Common areas, Lobbies at all floors, Indoor-Outdoor Amenities area, Gates and Lifts. Intercom Connection with Security Cabin from all Apartments.
ROADS & APPROCHES	RCC VDS-TRIMIX / Good quality Paver Blocks.
POWER BACK UP	Silent DG Set and Power Back Up for all common amenities, Lifts, Pumps, Common Area Lightings. DG Back Up for One Light & Fan in each room in all apartments.
WATER SUPPLY	UG and OH Water Tanks as per NBC and Fire Norms and Bore Wells in each Building. Equal Pressure Water Supply at every floor.

APARTMENT INTERNAL SPECIFICATIONS:	
ENTRANCE FOYER	Well-designed Entrance Foyer with waiting area at GF
ENTRANCE LOBBY	Beautiful Lift Entry Wall Cladding and Lobby Flooring at every floor.
MASONRY	• Walls : Red Burnt Clay Brick Masonry 4" thick walls
WALL FINISH	• Internal Walls : Waterproof Putty on single coat mala finished Cement Plaster • External Walls : Texture Finish on Double Coat Cement Plaster • Ceiling : Putty on RCC Surface

FLOOR FINISH	• Living, Dining, Kitchen : Designer Flooring Tiles of good quality • Bed Rooms : 32"x64" or Equivalent size good quality Vitrified Tiles • Deck : Good Quality Rustic Floor Tiles in Deck / Balcony/ Flower Beds • Toilets : Good Quality Ceramic Tiles and Wall Tiles Dado up to 8'ft
DOORS	• Main door : Designer main door with wooden frame provided with premium make lock & fittings • Internal doors : Internal door opening provided to benefit future aesthetics of interior design requirement • Toilet Doors : Door opening with composite marble freme provided to benefit future aesthetics of interior design requirement
WINDOWS	• Frame : Domal Aluminium Section/UPVC Sliding Window + Granite/composite marble Frame • Shutter : Standard Quality 5mm Reflective Glass Sliding Shutters
KITCHEN	• Platform : Granite /composite stone Platform 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 : Anti-skid Tiles Flooring • Dado : Wall Tiles Dado up to 4' Ht • Gas Geyser : Provision for Central Gas Geyser at wash area & piping for Hot Water in Toilets
PLUMBING	• Plumbing : Suspended Open Plumbing in Standard CPVC/UPVC. pipe fitting • Bath Fittings : Grohe / Jaquar / Roca / Koehler or Equivalent make • Sanitary Wares : Kohler / Hind ware or Equivalent make
ELECTRIFICATION	• Points : Sufficient points in each room and 3 Phase Meter • Wiring : Standard ISI Wires and ISI Cables of Finolux or Equivalent make • Switches : Legrand / Norisys Switches or Equivalent Modular type Switches • Inter Net / TV Wiring : Cable TV and Internet Cable wiring in Apartment • Plug Points/Sockets : Sockets for necessary appliances 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 Each Room (Total 3 Amp)

COMMON AMENITIES AT FIRST FLOOR	
LIFT & STAIR	Separate Stair and Lift for Amenities Floor / Garden
POWER BACKUP	DG Power Back Up for all Common Amenities, Lifts, Pumps
PARKING	Ample Parking Area for Car and Bike Parking
SECURITY SYSTEM	CCTV Camera in all Common Area & Lift Lobby Entry / Exit Control with BOOM BARIER



THE RIGHT ADDRESS, IN THE RIGHT LOCATION.

PETROL PUMP	- 0.25 KM
COMMERCIAL HUB	- 0.25 KM
OFFICE COMPLEX	- 0.4 KM
HOTEL	- 1.75 KM
MULTIPLEX	- 0.5 KM
SUPER MARKET	- 0.3 KM
FIRE STATION	- 1.5 KM
HOSPITAL	- 2 KM
AUDITORIUM	- 0.8 KM
AQUARIUM	- 1 KM
SWIMMING POOL	- 1 KM
AIRPORT	- 8.5 KM
RAILWAY STATION	- 8 KM
CENTRAL BUS STATION	- 8 KM
METRO STATION	- 1.5 KM
BRTS STATION	- 0.25 KM
OUTER RING ROAD	- 6 KM
SCHOOL	- 0.25 KM
COLLEGE	- 2 KM
UNIVERISTY	- 3.5 KM
GUJARAT HIRA BOURSE	- 3.5 KM
SURAT DIAMOND BOURSE	- 10 KM
GIDC	- 3.5 KM

**SHIVAY
NORTH SHORE**

5 & 4 BHK Ultra Luxurious Apartments

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

99099 99616

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ARCHITECT

BlackInk

STRUCTURE

**S&V
ENGINEERS**

MEP
CONSULTANT

**TRiMiTY
CONSULTANTS**

ELECTRICAL
CONSULTANT

POWER CAFE CONSULTANTS
MEP Consultants

RERA No.:



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 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 dimension 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 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.



5 & 4 BHK Ultra Luxurious Apartments

DEVELOPER



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