Developers:

SHIVAY™
REALITY

Site: B/s. Taksh Galaxy Mall, Nr. L&T Knowledge City,
Ajwa-Waghodiya N.H No.-8, Ankhol, Vadodara - 390 019

Call: +91 7567607671, 7567607672
Email: shivayreality@gmail.com
info@shivayrealty.com
Web: www.shivayrealty.com

Architect:
Arya Associates

Structural:
Ashok Shah & Associates

SCAN FOR SITE LOCATION

HONEST CR_98243_85808

II SHREE GANESHAY NAMAH II

A project by:
SHIVAY®
REALITY

SHIVAY SPLENDID

SHOPS | 3 & 4 BHK LUXURIOUS APARTMENT







NOTHING CAN BEAT A CLASSY ENTRANCE

Where you live is important, but the entrance to your abode is even more important.
The splendid entrance gate at Shivay Splendid not just separates the entry points for residences and retail, but also boasts of a classy first impression. After all, the first impression is the last impression.


CONVENIENCE IS
WHAT THE WORLD
DEMANDS
NIKE
PUMA
SUPER STORE
SUPER STORE
RAYMOND
GROSRY
DEECOR
IV BUTIC
SHIVAY
SPLENDID

GROUND FLOOR



TYPICAL FLOOR




ELEGANCE IS A
LUXURY
A
B
C
D
E
F





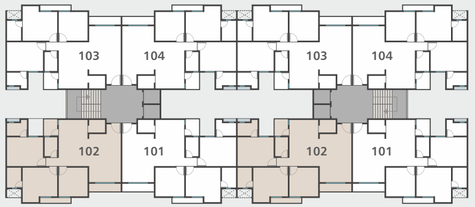
TOWER A

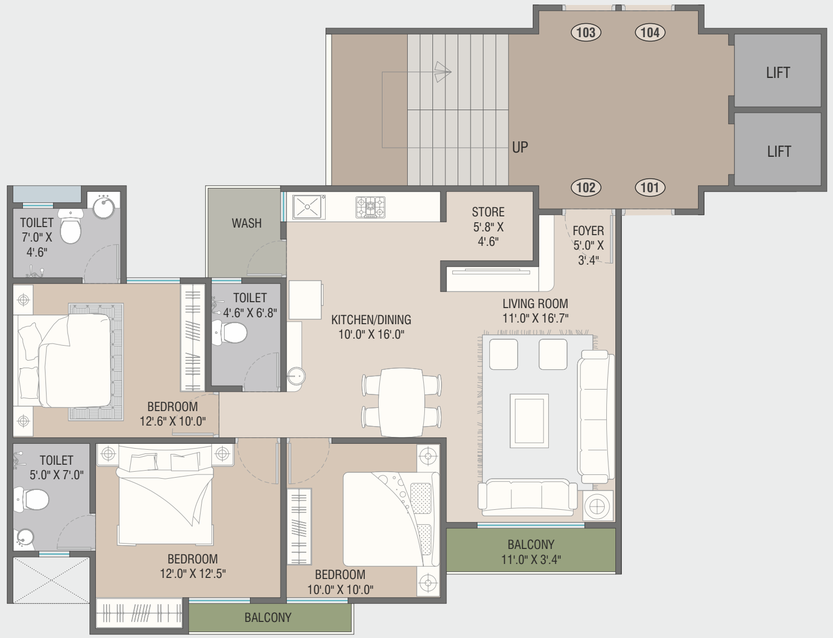
4-BHK FLOOR PLAN



TOWER C-D & E-F

3-BHK FLOOR PLAN









LEISURE
AMENITIES

- CHILDREN'S PLAY AREA
- YOGA DECK
- CLUB HOUSE
- SENIOR CITIZEN SIT-OUT
- MULTI PURPOSE HALL
- GYM
- AMPLE CAR PARKING
- INDOOR GAMES
- CCTV IN CAMPUS
- LANDSCAPED GARDEN
- JOGGING TRACK



COMMON AMENITIES

- Elegant Entrance Gate with Security Cabin
- POP Ceiling in Living Room, Kitchen & Dining area with LED Lights
- RCC Trimix Road with Paved Block with Street Light
- Fire Safety system
- Underground & Overhead Water Tank
- 24 Hours Water Supply
- Standard Quality Passenger Two elevator in each Tower
- Underground cabling for esthetic look of the campus
- Attractive Name Plate & Letter box
- Power back up for Lift and Passage area
- China mosaic flooring in Terrace
- Water purifier unit in each apartment







SPECIFICATIONS

Structure: Earthquake resistant RCC frame structure as per structure design

Finishing: Internal smooth plaster with tractor emulsion & External walls with double coat plaster and paint.

Doors: Elegant entrance door with standard fittings & Internal flush door will be good quality

Windows: Aluminum colour coated windows with safety grills

Flooring: Vitrified tiles flooring in all rooms with skirting

Kitchen: Granite platform with S.S. Sink and Glazed tiles up to lintel level

Bathroom: Designer tiles up to lintel level with standard quality C.P. Fittings

Electrification: Concealed ISI standard quality copper wiring with modular switches. A.C. points in 2 master bedrooms and geyser points in bathroom

MODE OF PAYMENT

FLATS : 10% Booking | 15% Agreement to Sale | 10% Plinth Level | 5% Ground Floor Slab | 5% First Floor Slab | 5% Second Floor Slab | 5 % Third Floor Slab | 5 % Fourth Floor Slab | 5 % Fifth Floor Slab | 5 % Sixth Floor Slab (10% For C&D Towers) | 5 % Seventh Floor Slab | 10 % Brick Masonry Work | 10 % Flooring Level | 5 % Final Finishing

SHOPS : 10% Booking | 15 % Agreement to Sale | 15% Plinth Level | 30% Ground Floor Slab | 10 % Brick Masonry | 10 % Plaster Level | 5 % Flooring Level | 5% Final Finishing

NOTES: (1) The Booking of the Unit is confirmed only after receiving 25% of total cost, till then it will be treated as Advance for allotted Unit. (2) Possession will be given after one month of settlement of all account. Also Vastu Puja, Furniture work will be permitted only after possession. (3) Development charges, stamp duty, GST, common maintenance charges, legal charges, MGVCL, VMSS Charges will be paid by the purchaser. (4) Any new taxes or additional charges levied by central or State Govt. or Local authority during or after the completion of project will be borne by purchaser (5) Payment dues are to be paid within 7 days from the date of completion of each stage of work. (6) For delay in payment as per the above schedule, interest as per RERA will be charged extra, if the due/committed payment is delayed continuously for more than 90 days, the developer reserves all rights to cancel that booking by simple notice and booking amount will be returned after the booking of same unit & after deduction of 10% plus extra work cost (if done) from booking amount. (7) Developers shall have the right to change the Plan, Elevation, Specification or extend the scheme or any details herein will be binding to all. (8) In case of delay in the procedure or any activity of Corporation, MGVCL or any Authority shall be faced united. (9) Extra work shall be executed only after receiving full payment in advance subject to approval. (10) Any kind of alteration or change is strictly not allowed inside or outside of Unit which effect the elevation or outer look or strength of the unit or Project. (11) Any Plans, Specification or Information in this Brochure can not form Legal part of an Offer, Contract or Agreement it is only depiction of the project. (12) All disputes are subject to Vadodara Jurisdiction. (13) Actual Dimensions may vary as per the site conditions.

web: www.gujrera.gujarat.gov.in RERA REGISTRATION NO.: PR/GJ/VADODARA/VADODARA/OTHERS/MAA07910/130121