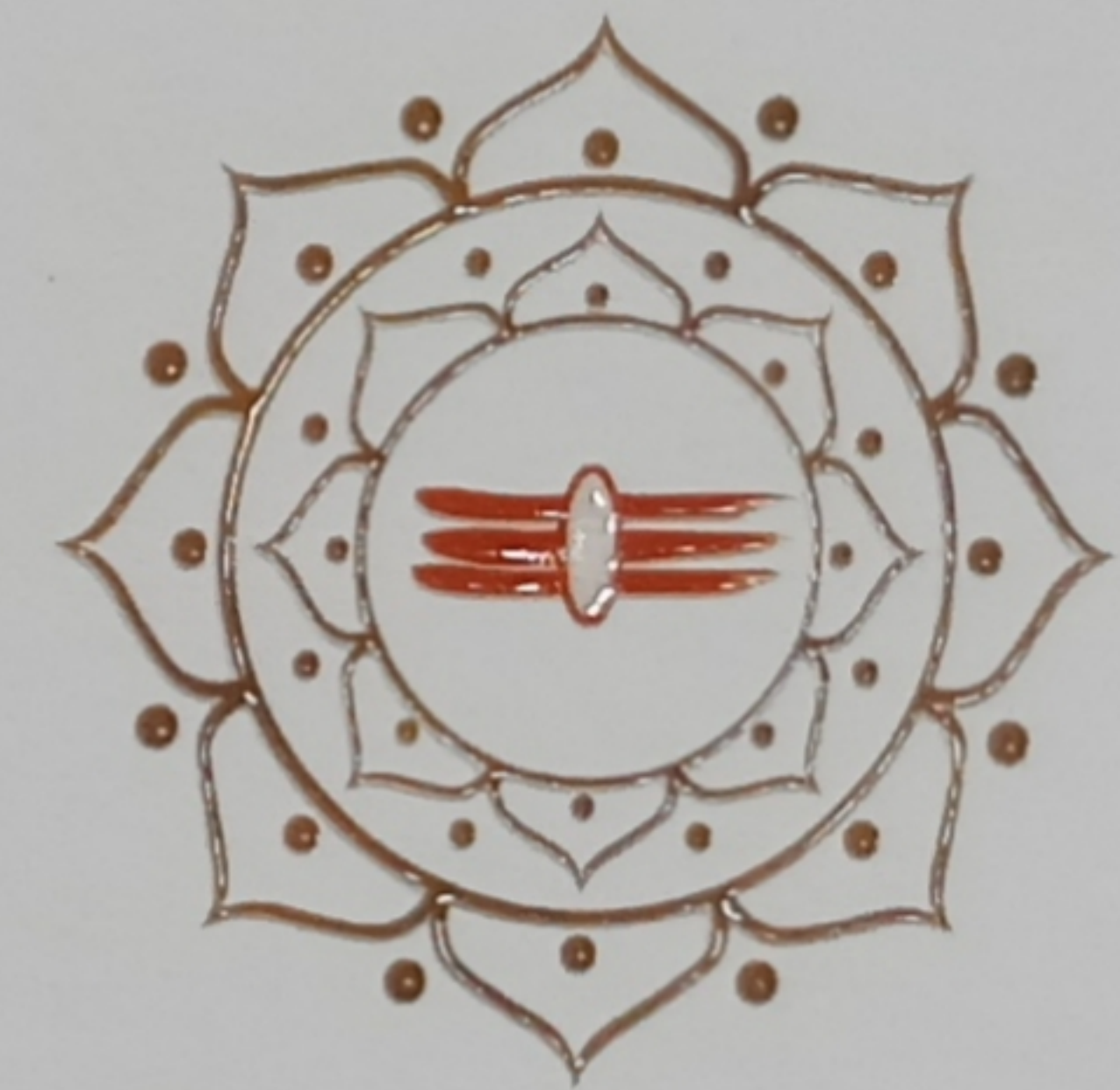


॥ श्री गणेशाय नमः ॥

श्री १।

॥ श्री विहग कृपा ॥

a perfect blend of
LUXURY &
SERENITY



SHIVAM
Exotica

Tenaments | Bungalows



GREAT...
LOCATION

QUALITY....
CONSTRUCTION

THOUGHTFUL...
PLANNING

AFFORDABLE...
PRICING

Enjoy the high life
with all its comforts !



A beautiful Life is what desire and has a great meaning for us. We aspire for the best lifestyle for us and our family and dream for a perfect abode. The day has come for you to turn your dreams into reality.

Uma Developers brings to you a one-of-its-kind Project - Shivam Exotica. We at Shivam Exotica have built a dream home in the midst of the nature, surrounded by all day to day conveniences and ultimate luxury.

The project exhibits a rare combination of all the modern amenities with location advantages. Yes, the very fact that the project is touching Tarsali By-Pass, N.H.8 & just about 10 minutes Walk from Dhanyavi Over Bridge not only lets its residents enjoy the modern amenities but also keeps them close to schools, hospitals, shopping centers, etc.

HIGHLIGHTS OF PROJECT :-



Landscaped
Garden



Children
Play Area



Senior Citizen
Sitting Area



Club House
for Bungalows only



Gymnasium
for Bungalows only



R. O.
System



Street
Lights

Tenaments | Bungalows

Tenaments | Bungalows



Plot No.	Plot Area Sq.Ft.
01	1269.00
02 to 07	995.00
08	1170.00
09	1208.00
10 to 13	885.00
14 to 15	1145.00
16 to 19	885.00
20	1377.00
21	1371.00
22 to 25	885.00
26 to 27	1145.00
28 to 31	885.00
32	1567.00
33	1401.00
34 to 37	1036.00
38	1145.00
39	1234.00
40	941.00
41	930.00
42	920.00
43	909.00
44	899.00
45	1332.00
46	1567.00
47	1009.00
48	1016.00
49	1023.00
50	1030.00
51	1037.00
52	1369.00
53	1300.00
54	1254.00
55	1256.00
56	1257.00
57	1492.00
58	1385.00
59 to 61	975.00
62	1147.00
63	1164.00
64 to 66	878.00
67	1215.00
68	1350.00
69	1042.00
70	1060.00
71	1077.00
72	1444.00



SPECIFICATION

Structure : All RCC & Brick work using superior quality material as per structural Engineer's design.

Flooring : High grade vitrified tiles in all rooms

Kitchen : Black granite platform with S.S. Sink, Designer tiles dado upto slab level

Bathrooms : Elegantly designed toilets with anti skid floor tiles and designer wall tiles in all bathrooms.
Premium quality bath fitting with hot & cold water supply facility with shower in all bathrooms.

Doors : Attractive entrance door with standard safety lock
All internal good quality flush doors with both side laminated.

Windows : Aluminum sliding window with safety grills.

Water : Underground & Overhead tank.

Electrification : Adequate light points & plug points in all rooms.
Concealed copper ISI wiring & branded premium quality modular switches with sufficient points.
Provision for T.V. points at convenient locations.
AC points in master bedrooms with centralized distribution board & MCB

Paint & Finish : Internal smooth finish plaster with putty and distemper, External plaster with weather resistant paint.

Terrace : Terrace finish with china mosaic in bungalows
IPS finish in tenaments

an elegant edifice that
status up to exquisite living





SPECIAL FEATURE & FACILITIES :-

- Project by Highly experienced developer
- Spacious Planning
- Sliding Entrance Gate
- Water Supply & Drainage Facility as per regulatory authority
- Best in class after sales service
- Internal Trimix Road with Paver block
- Underground Cabling for wire free look
- Anti-termite treatment
- Number plate to each unit
- Decorative compound wall around the society
- R.O. System in each unit
- Impressive S. S. Railing in stair case only in bungalows
- P.O.P. Ceiling in Living Room





3 BHK BUNGALOWS FIRST FLOOR





3 BHK BUNGALOWS
GROUND FLOOR
Block No. 01 to 52





1 BHK TENAMENT

Block No. 53 to 72





Developers :- UMA DEVELOPERS

Site :- "Shivam Exotica" Nr. The Gold City,
N.H.8, Tarsali By-Pass, Tarsali, Vadodara.

Contact :-

+91 93276 81105 / 93272 67805

E : umadev.efile@gmail.com

Architect :- Anjali Associates

Structure :- Aakash Shah & Associates



Payment Mode : Tenamens :- 10% on Booking | 30% Plinth | 30% G.F. Slab | 15% Plaster | 10% Flooring | 05% Final Finishing
Bungalows :- 10% on Booking | 25% Plinth | 20% G.F. Slab | 20% F.F. Slab | 15% Plaster | 05% Flooring | 05% Final Finishing

We request : Possession will be given after one month of settlement of all accounts. Documentation charges, Service Tax, Municipal House Tax & common maintenance charges will be extra. Any new central or state government taxes, if applicable shall have to be borne by the clients. Extra work shall be executed after making full payment. Continuous default payments leads to cancellation. Architect/Developers shall have the right to change or raise the scheme or any details herein and change or revision will be binding to all. Refund in case of cancellation will be made within 30 days from date of booking of new client only. Administration expense of Rs. 50,000 & the amount of extra work (if any) will be deducted from refund amount. In case of delay of VMC or MGVCCL activity, it shall be unitedly faced. While every reasonable care had been taken in preparing this brochure, the organizers are not responsible for any inaccuracy in this contents. All plans, information and specification are subject to change. This brochure does not form a part of a legal document, It is easy display of project only.