



Project by:
SHARNAM

M: 9512788111, 9512799111, 98250 44208

design:smoke&arrow@98240 92010



Amenities

- ▶ Gated premises with CCTV surveillance
- ▶ Comprehensive 24x7 security system for a safe campus
- ▶ 24 hours water supply
- ▶ Sufficient 4-wheeler & 2-wheeler parking on Ground Floor & Basement
- ▶ Anti-termite treatment
- ▶ Elegant name plate & notice board for each tower
- ▶ Tremix concrete internal road with tree plantation & streetlights
- ▶ Back-up Generator for common areas & lifts

Specifications

Structure:

- Good quality RCC frame structure as per earthquake safety norms.
- Smooth finish internal plaster
- External surface finished in gutki / textured plaster.

Flooring:

- Good quality vitrified tiles flooring

Kitchen/Store

- Sandwich Black Granite Platform with SS Sink and designer tiles on dado upto lintel level.

Doors:

- Decorative Main Door in wooden frame with brass hardware fittings.
- All other doors are flush door with two side laminates

Windows:

- Aluminum sliding windows with stone sills.

Toilets:

- Western concept designed toilets. Concealed plumbing of primum make fittings.
- Branded anti-skid ceramic tiles flooring in floor & ceramic tiles on walls upto lintel level.

Electrification:

- Concealed copper wiring (ISI grade)
- Decorative modular switches
- AC point in all master bedrooms.

Paint:

- Internal putty finish and external 'Apex' acrylic paint.

Elevators:

- Premium quality elevator with elegant interior.

Terrace:

- Indian waterproofing on terrace

Commercial Premises

That gets the advantage of maximum visibility

Structure & Wall Construction

- Earthquake resistance RCC framed structure design, Internal & External masonry work with brick.
- Internal wall with putty & primer and external wall with weather proof paint over double coat plaster.

Doors & Windows

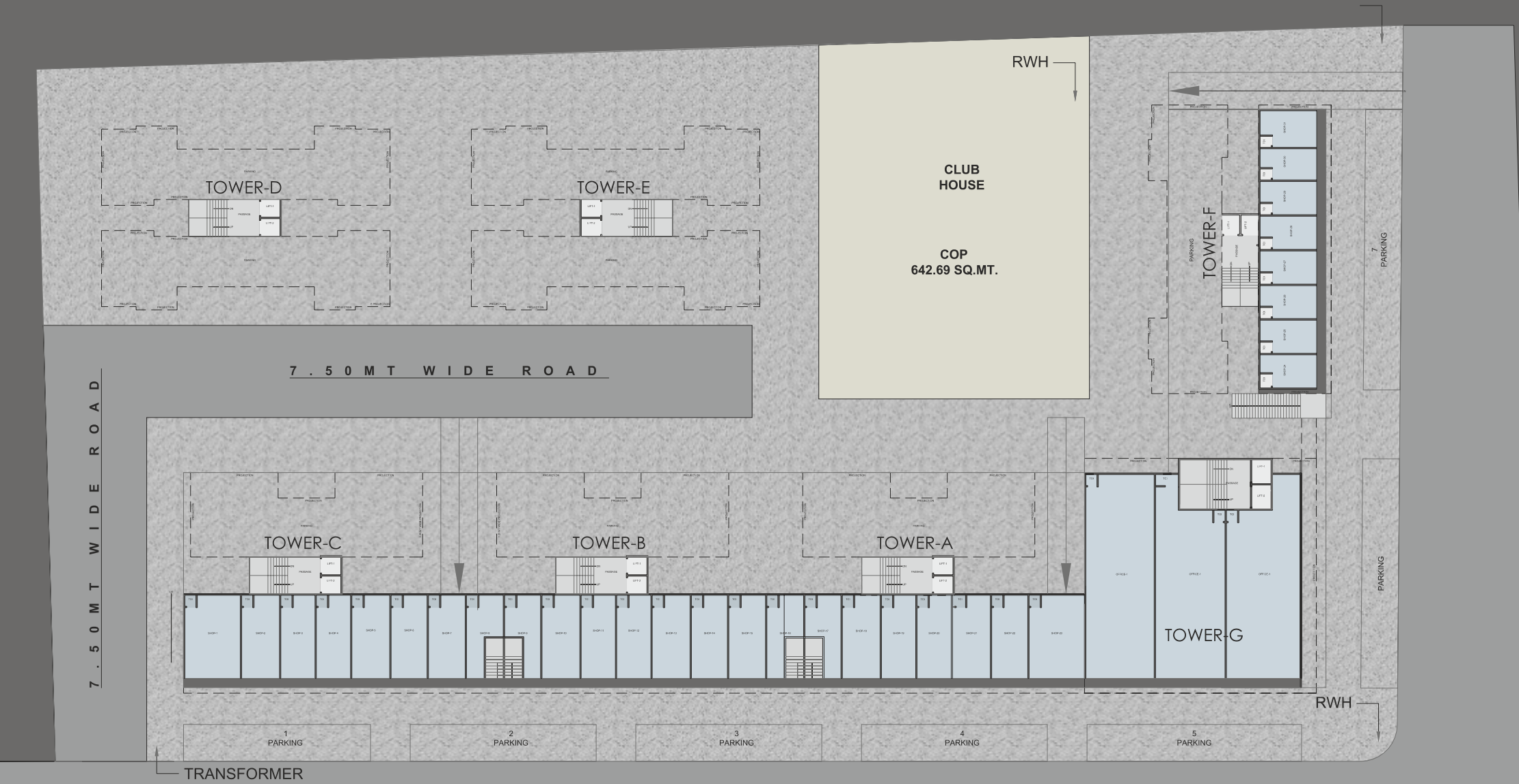
- Flush door with both side laminate & safety locks / M.S Rolling shutter with color.
- Aluminum sliding / glazing openable window.

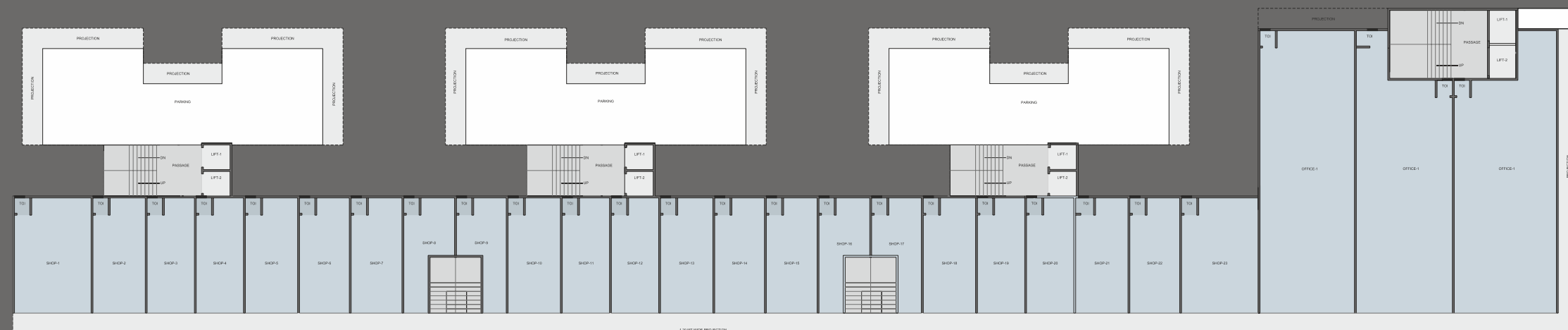
Flooring & wall cladding

- Vitrified tile flooring with skirting in all units.
- Natural stone / Vitrified tile flooring in common area.

Electrification

- Sufficient electric point with concealed wiring along with modular switches of Anchor or equivalent with one AC/TV/Internet Point in each unit.





 TOWER A,B,C
7th FLOOR PLAN



 TOWER A,B,C
8th FLOOR PLAN



 TOWER D,E
1st TO 6th FLOOR PLAN



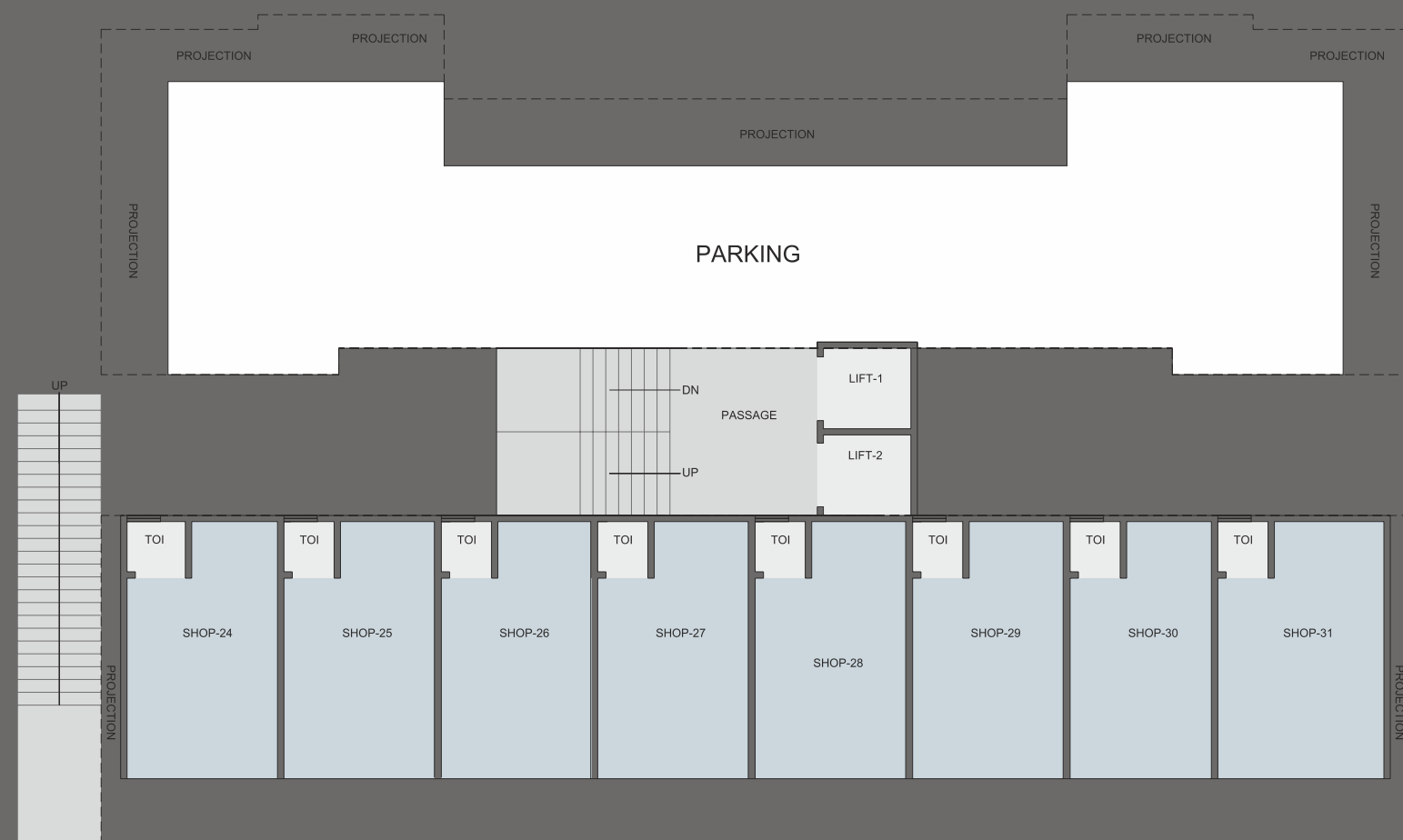
 TOWER D,E
7th FLOOR PLAN



 TOWER D,E
8th FLOOR PLAN



 TOWER F
GROUND FLOOR PLAN



 TOWER F
1st FLOOR PLAN



 TOWER F
2nd FLOOR PLAN



 TOWER F
3rd TO 5th FLOOR PLAN



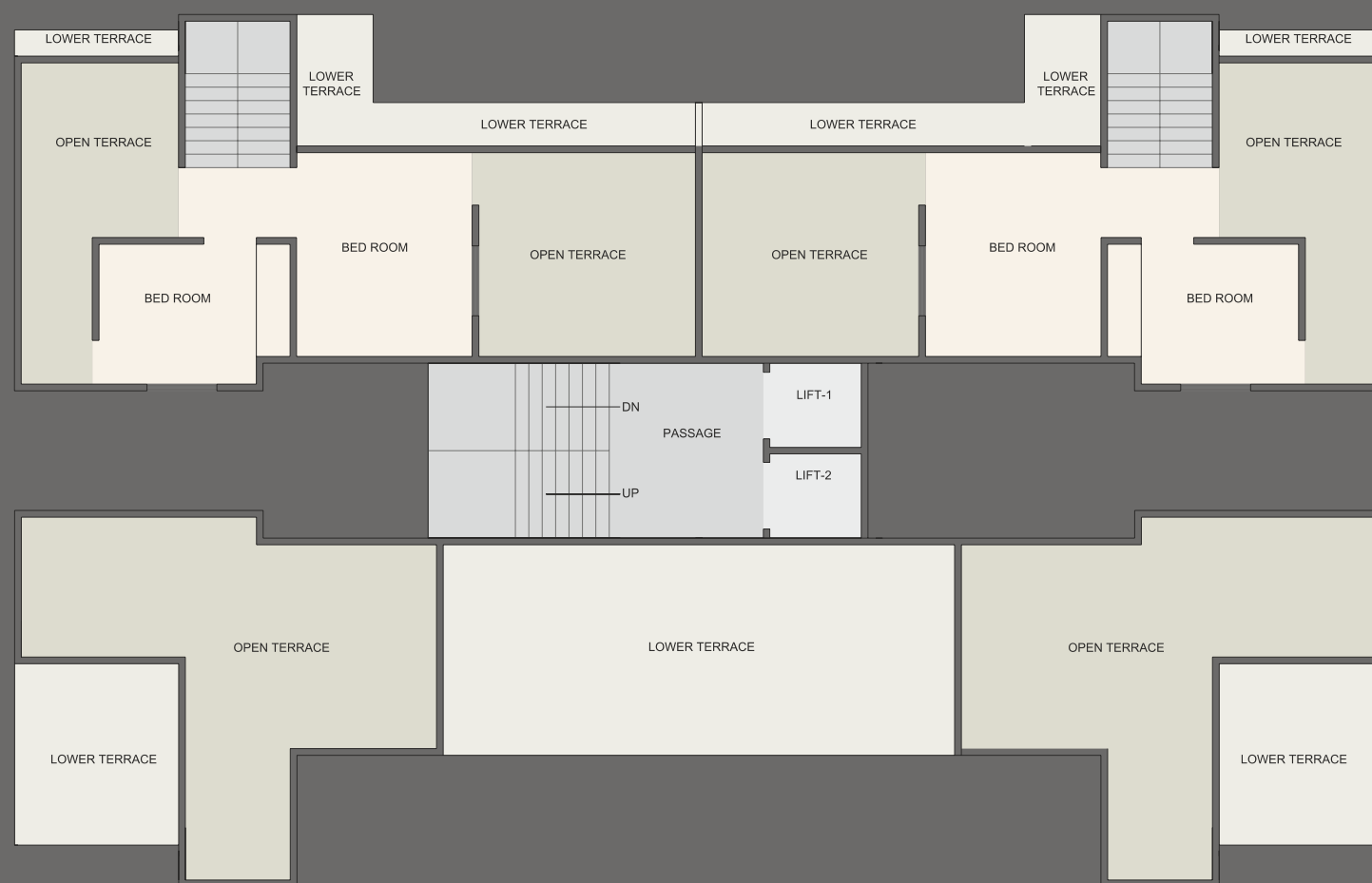
 TOWER F
6th FLOOR PLAN



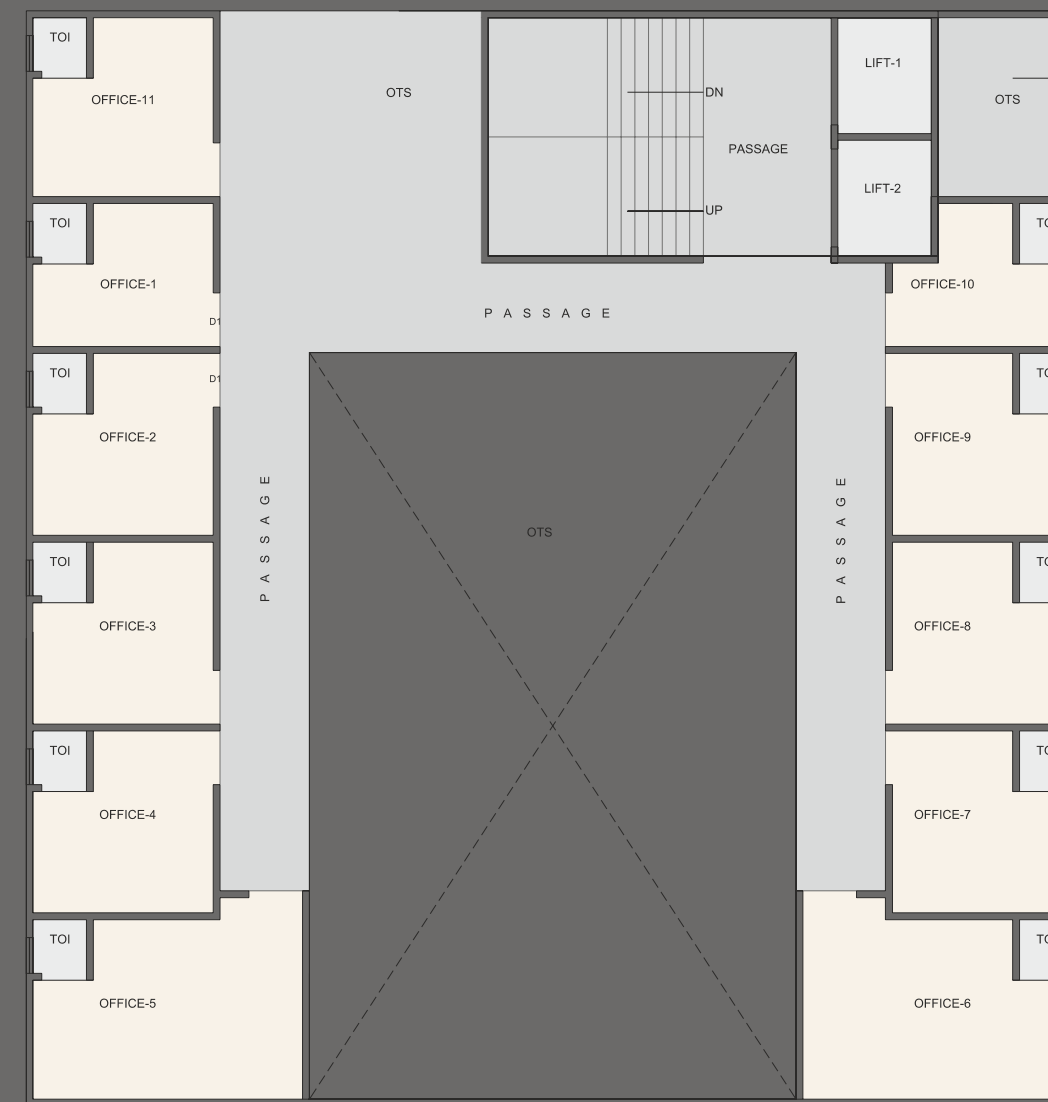
 TOWER F
7th FLOOR PLAN

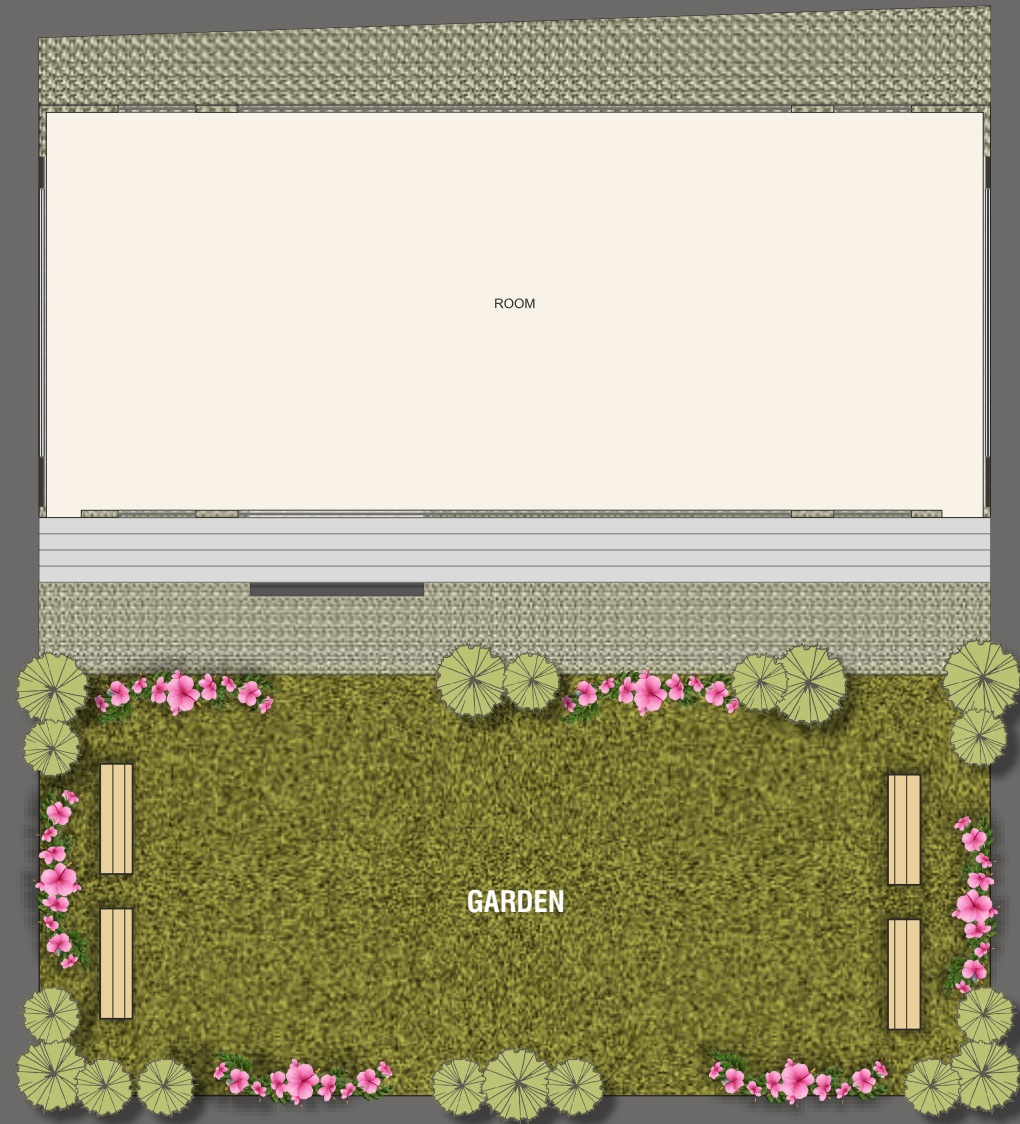


 TOWER F
8th FLOOR PLAN



 TOWER G
2nd TO 6th FLOOR PLAN





Site: Sharnam, Opp. Solace Hospital, Nr. Sapphire Global School , Parivar Char Rasta, Waghodia Road, Vadodara.

Terms & Conditions: 1. Internal changes shall be allowed only with prior permission and extra work will be executed after receipt of full payment in advance. 2. Additional documentation changes such as Stamp Duty, Registration Fees, MGVL, Service Tax, VAT, Insurance, Legal Documents (as per new bylaws/iantri/revenue department) and other relative expenditures are to be borne by the member. 3. Municipal taxes from the date of sale shall be borne by the member. 4. Any kind of taxes/duties implemented by the government or local authorities during or after completion of the project are to be borne by the member. 5. Member have to pay maintenance deposit extra. 6. Possession of the unit will be given only on receipt of full payment including maintenance deposit. 7. In case cancellation of booking, 20% of the total value of the shop/flat & payable service tax will be forfeited. 8. Member have no any right to make changes or alteration in the elevation of the building. 9. The developers reserve the rights to make any changes, alterations, specifications as may be required and can change without any prior notice. Such changes will be binding to all members. 10. Fixtures shown in brochure are for presentations only. 11. The brochure shall not be treated as legal document, it is purpose of information only. 12. In case of any dispute, it will be resolved by mutual discussion and understanding, filing which the matter will be Vadodara Jurisdiction only.

Payment Schedule Residential: Booking 25%, Plinth Level 10%, Ground Floor Slab 10%, First Floor Slab 10%, Second Floor Slab 10%, Third Floor Slab 10%, Forth Floor Slab 5%, Fifth Floor Slab 5%, Sixth Floor Slab 5%, Plaster Level 5%, Flooring 5%

Payment Schedule Commercial : Booking 25%, Plinth Level 25%, Ground Floor Slab 15%, First Floor Slab 15%, Plaster Level 10%, Flooring 10%