



॥ अथर्व ॥ Enclave

- 📍 Developers: **Shivam Buildcon**
- 📍 Site: Aatharv Enclave,
Near Giriraj Hotel, NH8,
Kapurai Chokdi, Vadodra-390004.
- ☎️ +91 83200 94272, 83200 68489
- ✉️ aathrvaenclave@gmail.com

Architect:
spzco plus
Architecture • Planning • Interiors

Structural Consultant:
ZARNA ASSOCIATES

design: anil.kumar@spzco.com

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3BHK PREMIUM FLATS, PENTHOUSES & SHOPS



A LIFESTYLE BEYOND
LUXURY



॥ अथर्व ॥
Enclave

At Aatharv Enclave excellence and innovation meet to deliver exceptional results. A project by a committed and quality conscious team of real estate developers, Our commitment to providing an unmatched lifestyle for our customers is unwavering, and our dedication to innovation is at the heart of everything we do.

Our team of experienced professionals is passionate about real estate, and we are constantly exploring new and innovative ways of creating landmarks that excel in both form and function. We pride ourselves on our ability to think outside the box and find creative solutions to even the most complex real estate challenges. We believe that the key to our success lies in our ability to adapt to the ever-changing landscape of the industry while staying true to our core values of integrity, professionalism, and excellence.





**A SPACE TO RELAX
A PLACE TO REJUVENATE
A HOME THAT IS SIMPLY PERFECT**

Aatharv Enclave is more than just a place to live - it's a true oasis of luxury and comfort, complete with premium specifications, quality finish and thoughtful value additions to elevate your lifestyle to the next level.

Located at Kapurai, Aatharv Enclave offers spacious 3BHK Apartments & Penthouses, apart from road facing shops on ground floor. Every aspect of planning and execution involves our commitment to provide a perfect abode for our customers. Spacious, well ventilated living spaces ensure that the residents enjoy a lifetime of bliss.

Experience good life at Aatharv Enclave!

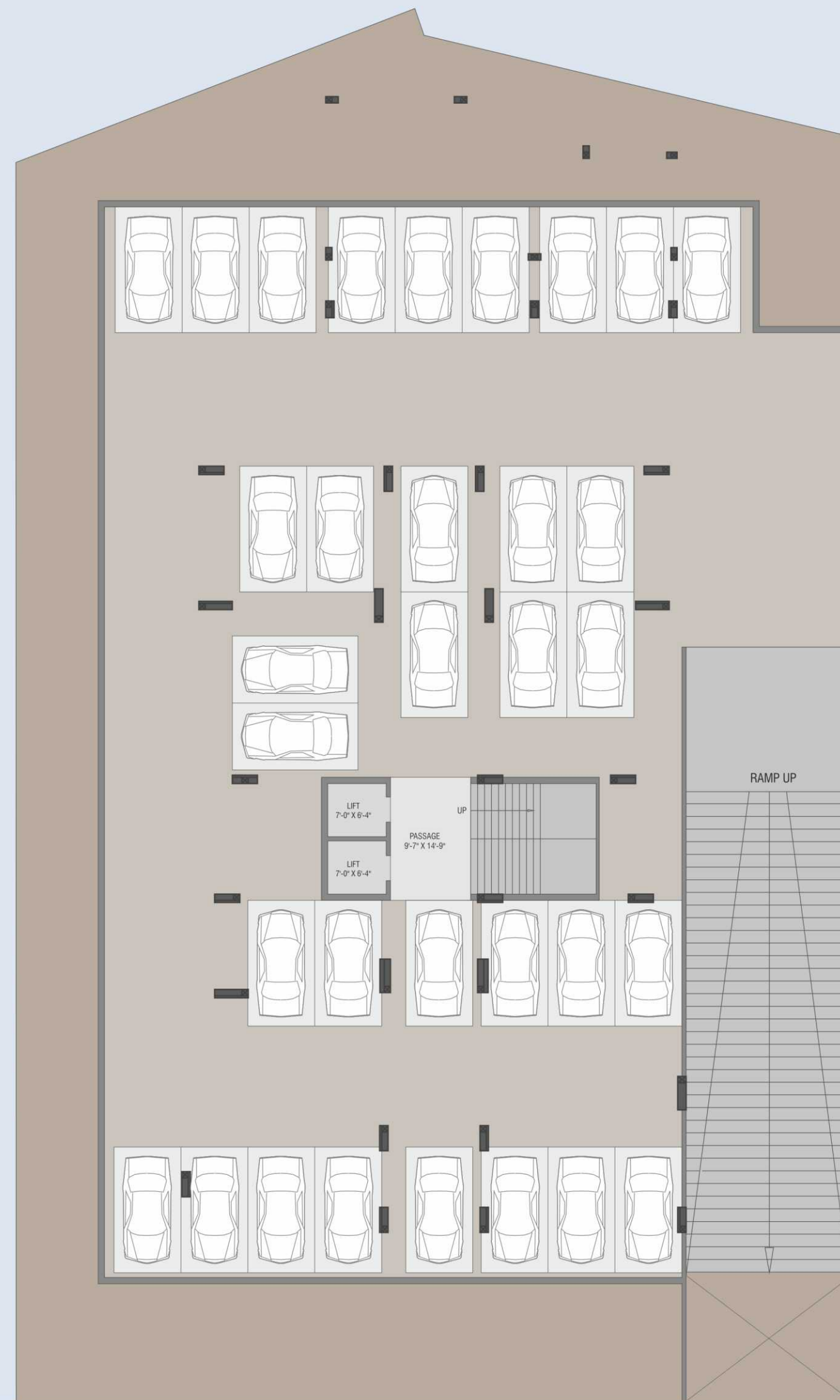


VIEW OF SHOPS



VIEW OF DUPLEX PENTHOUSE

BASEMENT

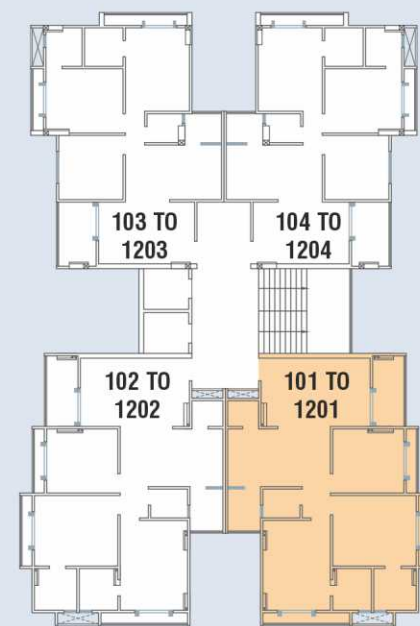


18.00 MT. WIDE ROAD

GROUND FLOOR LAYOUT

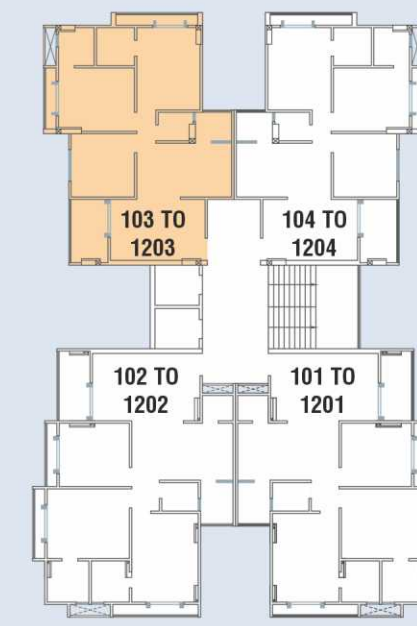


18.00 MT. WIDE ROAD

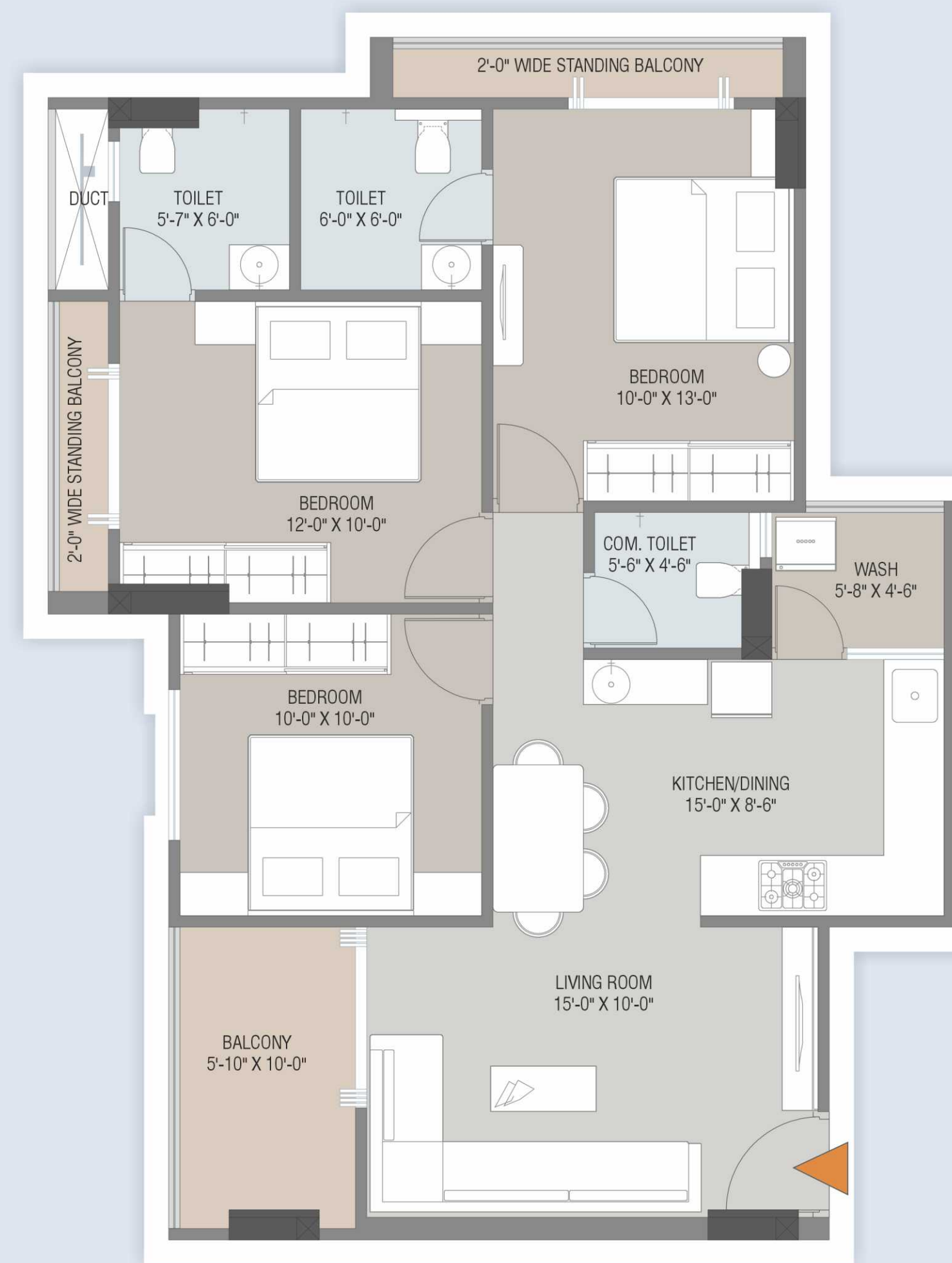


**TYPICAL FLOOR LAYOUT
(1ST TO 12TH)**

BUILT UP = 1140.00 SQ.FT

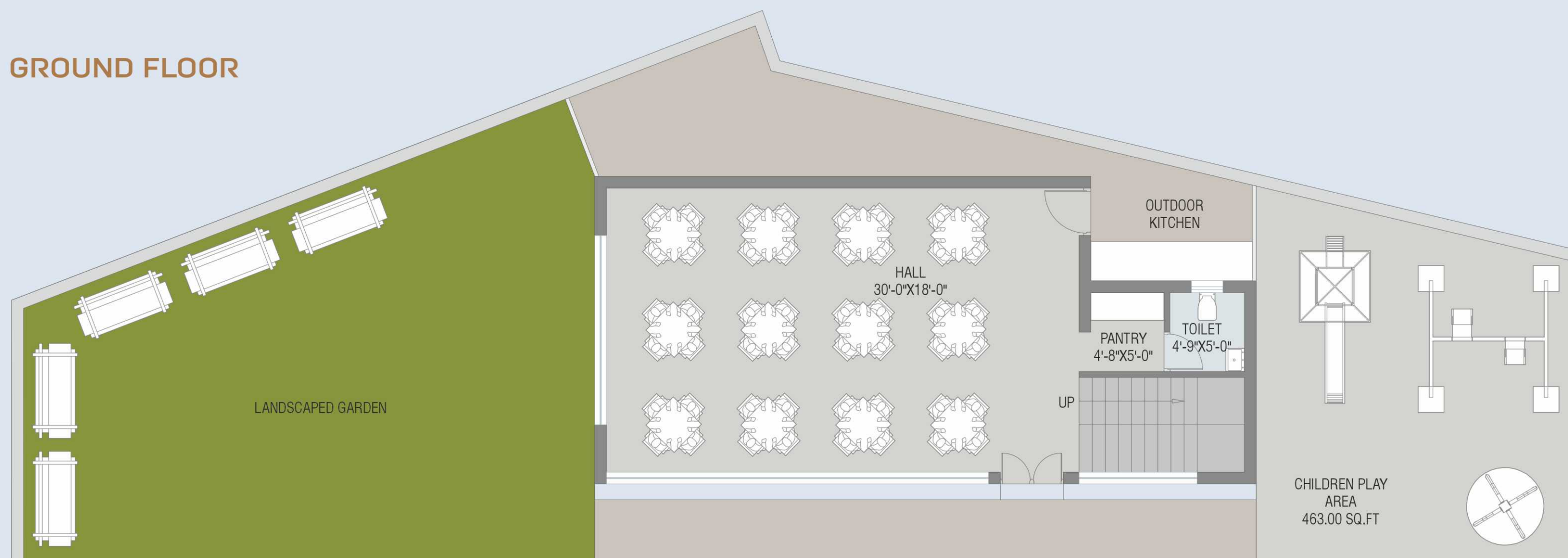


BUILT UP = 963.00 SQ.FT





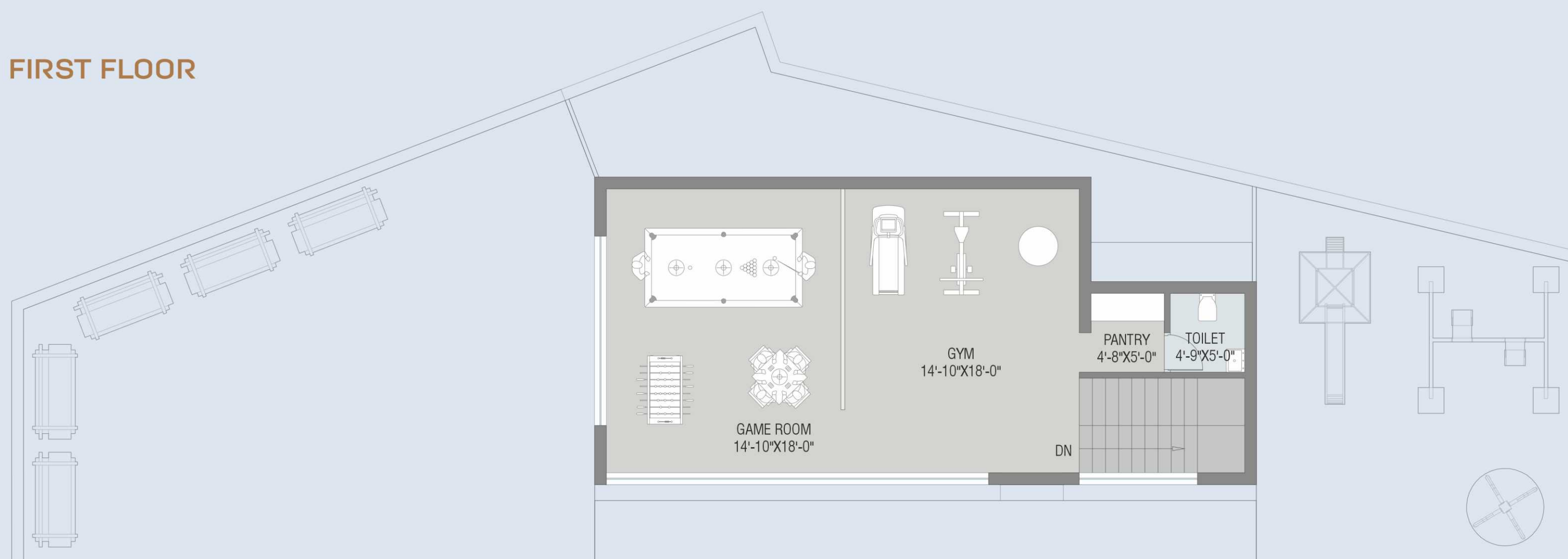
GROUND FLOOR



AMENITIES



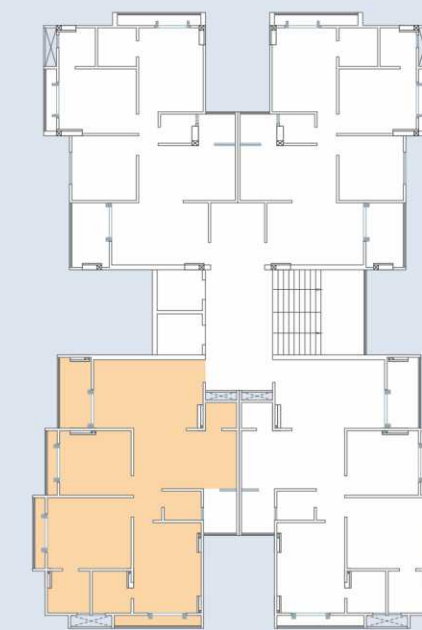
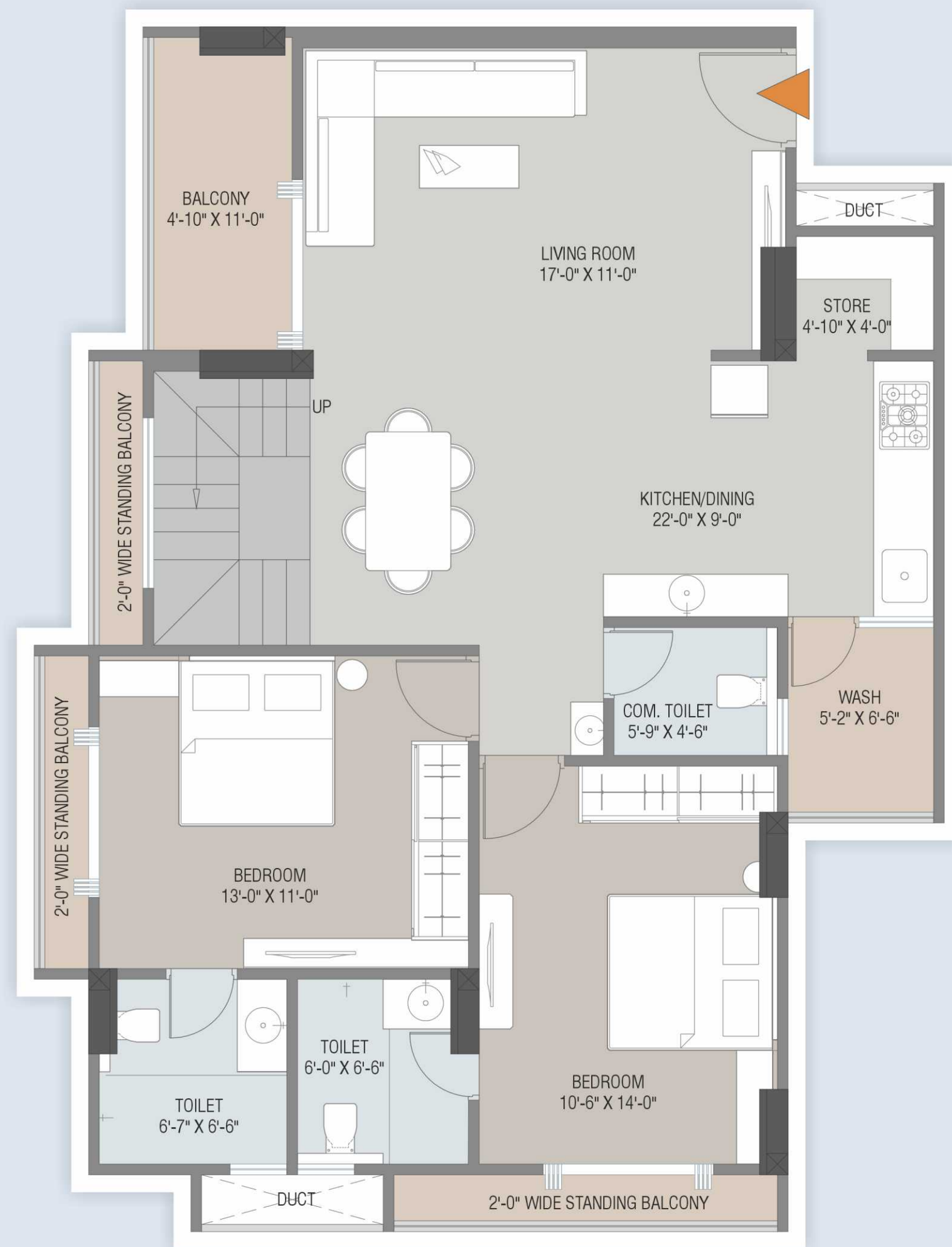
FIRST FLOOR



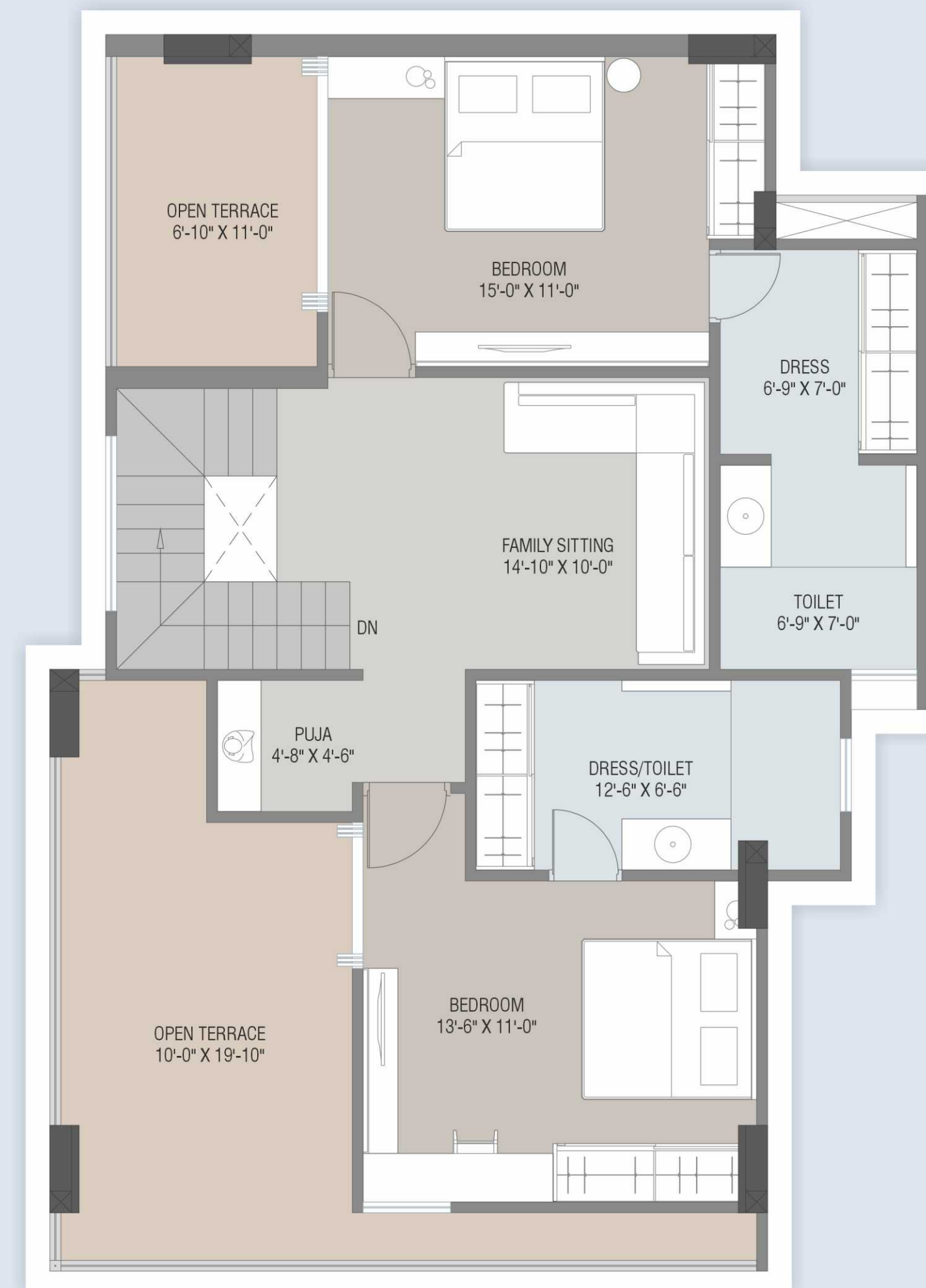


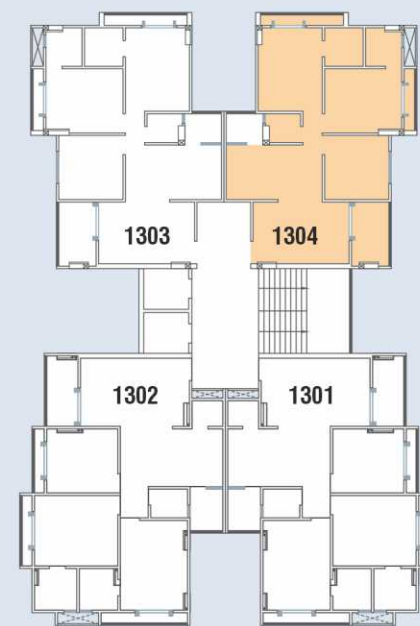
**LOWER PENT HOUSE LAYOUT
(13TH FLOOR)**

BUILT UP = 2093.00 SQ.FT



**UPPER PENT HOUSE LAYOUT
(14TH FLOOR)**





**LOWER PENT HOUSE LAYOUT
(13TH FLOOR)**

BUILT UP = 1769.00 SQ.FT



**UPPER PENT HOUSE LAYOUT
(14TH FLOOR)**





SPECIFICATIONS

Kitchen / Utility

- Contemporary kitchen with vitrified tile flooring
- Black granite platform with stainless steel sink

Bathroom

- All fixtures of sanitaryware of Cera ceramic tiles in floor and dedo

Doors and Windows

- All doors made of excellent quality solid core flush doors with laminates Door frames made from stone.
- Powder coated aluminium section with reflected glass windows with safety grill

Floor finishes

- 24"x24" vitrified tiles flooring in entire flat. Designer flooring in car parking with wide driveway. Heat resistant flooring on terrace.

Terraces

- Water proofing on terrace

Water Supply

- 24 hours water supply

Wall finishes

- Internal - Smooth plaster with putty finish.
- External - As per architectural elevation with weather resistant 100% Acrylic Paint.

Electrical

- Single phase all electric connection with concealed copper wiring. Standard modular sockets and switches with sufficient number of 5 & 15 A points in entire flat. Proper earthing shall be provided with MCB

Security

- 24 hours round the clock security

Fire

- Fire safety system

CCTV

- CCTV camera in common areas

Power Backup

- Generator for power backup in common areas

Terms & Conditions: (1) Internal changes shall be allowed only with prior permission and extra work will be executed after of full payment in advance. 2. Additional documentation changes such as Stamp Duty, Registration Fees, MGVL, GST, Insurance, Legal Documents (as per new bylaws/jantri /revenue department) and other relative expenditures are to be borne by the member. 3. Municipal from the date of sale shall be brone by the member. 4. Any kind of taxes/duties implemented by the government of 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 shoop flat & payable GST 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 ant 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, filling which the matter will be Vadodara Jurisdiction only.

Payment Schedule: 10% At the time of Booking | 20% After signing AFS | 15% On Completion of Plinth | 25% On Completion of Slab Level | 05% On Completion of wall & Plaster | 05% On Completion of Plumbing | 05% On Completion of Sanitary Fitting Plumbing | 10% On Completion of Lift & Water Pump | 05% On offer of Possession (30 days before Intimated Possession Date)

RERA Reg. No.:

RERA Website: www.gujrera.gujarat.gov.in