

Developer: **Krishna Infra**

Shaligram West,
Nr. Stone Gate, Opp. Petal Aster, Bhayli, T.P 2, Vadodara.
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MEP Consultant:

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SHALIGRAM WEST



**4 & 5BHK LUXURY APARTMENTS
& PENTHOUSES**



Residences are all about the people and how we as designers perceive their day-to-day lives. And we at Uneven, constantly strive to capture the element of being human through details in our architecture, planning and give a humane touch to make houses "homes".

Shaligram West is a design that captures the desires of urban families and transforms them into living structures that offer an unmatched lifestyle. The timeless façade beautifully portrays the understated luxury that resides in every detail. The thoughtful planning optimizes the functional needs for a contemporary lifestyle which is complimented by humble design.

-UNEVEN





EXTRAORDINARY LIVING

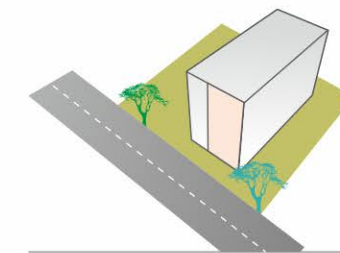
Choosing your dream home is never easy. It is a realization of a lifelong collective desire, the fulfillment of a family's ambition. And so, it must be extraordinary, above regular offerings.

Presenting Shaligram West, 4 & 5 BHK signature apartments, set in the lap of nature yet located close to all urban essentials. An exclusive residential community with only 2 residences on each floor. Designed with your privacy and comfort at the centre, these stylish homes are a perfect blend of luxury and greenery. Lavish living spaces open into grand balconies overlooking magnificent vistas that surround you.

CLASSY APARTMENTS



An ultra-luxurious living experience in a premium neighbourhood



ASSURED PRIVACY

Enjoy absolute privacy with only two apartments on every floor



EXTRAVAGANT LIFESTYLE

Homecomings will never be the same at Shaligram West. The stunning entrance gate welcomes you to the world of unlimited luxuries that awaits inside. The limited access gate is manned 24/7 for the safety of your loved ones while you are away.

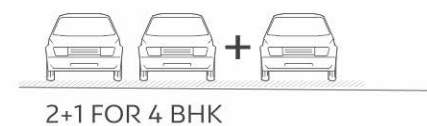
The 15 feet wide driveway ensures smooth movement within the beautifully landscaped campus as you drive through. Allotted car parking for each apartment adds to your convenience. Premium amenities are thoughtfully placed across the ground and terrace floors to offer you ready access to leisure right at home.

IMPRESSIVE ENTRANCE GATE

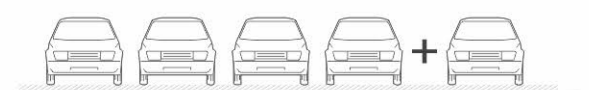


Large entrance gate for larger-than-life arrivals

ALLOTTED CAR PARKING



2+1 FOR 4 BHK



4+1 FOR 5 BHK



Snooker Table Room

Yoga / Aerobic / Zumba Deck

Table Tennis Room

Sitting Area

Lounge

Gym

Indoor Games

Gazebo

Garden

Mini Home Theatre

13th & 14th Floor Duplex Penthouse

11th & 12th Floor Duplex Penthouse

Sitting Area

3 side open

2 side open

3 side open

24.00 MT. WIDER ROAD

Landscaped Garden

Multipurpose Hall


Swimming Pool

Basement Parking






VALUE ADDITIONS

 Allotted Car Parking
(2+1* for 4 BHK, 4+1* for 5 BHK)

 Decorative Entrance Gate for Entry & Exit

 Generator / Power Backup
for Common Utilities

 Personal Electric Point for EV Charging
and Stake Parking for Each Flat

 Intercom Facility

 Solar System For Common Utilities

*Provision for Stack Parking



TERRACE LEISURE AMENITIES



Terrace Garden



Gazebo



Gymnasium



Mini Theatre



Indoor Games Room



Table Tennis Room



Lounge



Snooker Table Room



Yoga / Aerobic / Zumba Deck

GROUND LEISURE AMENITIES



Landscaped Garden



Multi-purpose Hall



Swimming Pool with deck & seating



Jogging Track



Designer Reception & Lounge



Children's Play Area



Senior Citizen Seating Area



Open Amphitheatre at Garden



Branded Passenger Elevators.
Stretcher Lift



OTHER AMENITIES

Concealed AC Copper Piping	BORE WELL for 24 hours water supply	Fire Fighting System	Hi-tech Security Cabin	CCTV Surveillance
Dedicated Meter / Electric Room	Letter Box	Rain Water Harvesting System	Servant Door for each Flat	Attractive Name Plates
Wheelchair & Stretcher	Driver Room	Servant Toilet	Underground Cabling	



BASEMENT PLAN



GROUND FLOOR PLAN





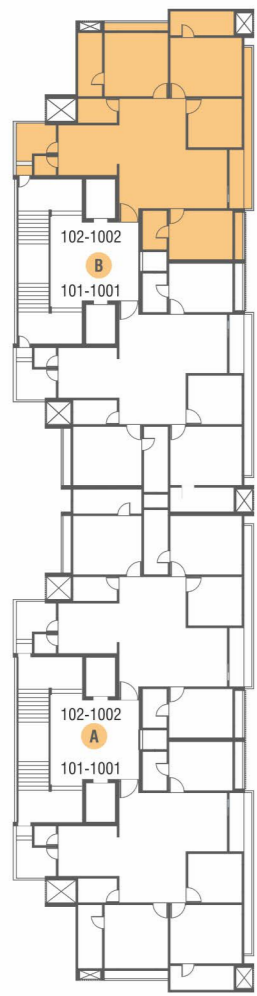
1ST TO 10TH FLOOR (TYPICAL)



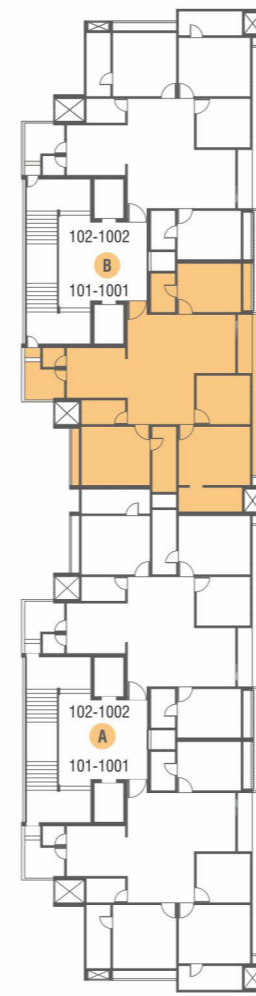
TERRACE / CLUB



UNIT PLAN (4 BHK)
1ST TO 10TH FLOOR



UNIT PLAN (4 BHK)
1ST TO 10TH FLOOR





ONLY 8 EXCLUSIVE PENTHOUSES
EXUDING LUXURY!

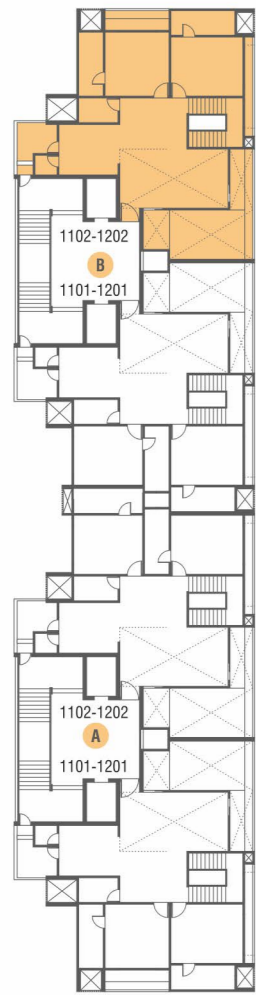
The penthouses are only 8 in number but offer a world of luxury, making them truly rare. The 5BHK duplex penthouses are designed to allow the exteriors inside your abodes. The living room extends to the attached terrace and deck across a total area of 269 sq.ft.

The Double Height Living Room adds a unique character to the penthouses, enabling excellent

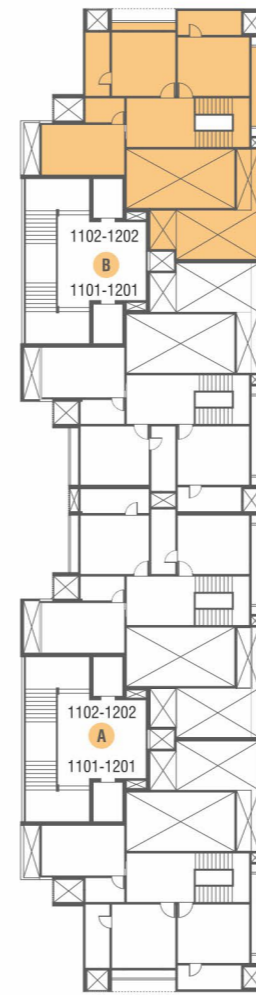
interplay of space and abundance

The lower floor houses two super-spacious bedrooms while the other two large bedrooms are set on the upper level along with the family seating area and a dedicated entertainment room providing an epitome of comfort and panache.

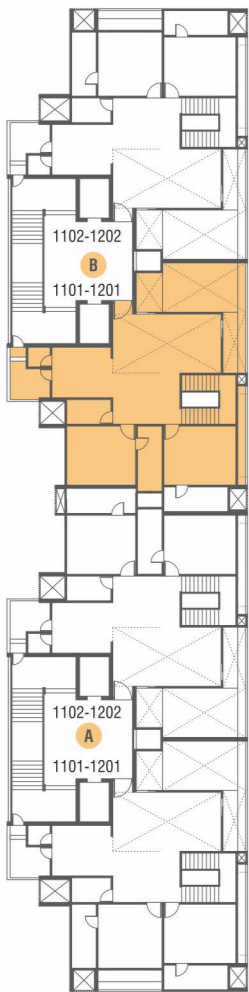
UNIT PLAN (5 BHK)
11TH TO 12TH FLOOR
LOWER PENTHOUSE



UNIT PLAN (5 BHK)
11TH TO 12TH FLOOR
UPPER PENTHOUSE















UNIT PLAN (5 BHK)
11TH TO 12TH FLOOR
LOWER PENTHOUSE

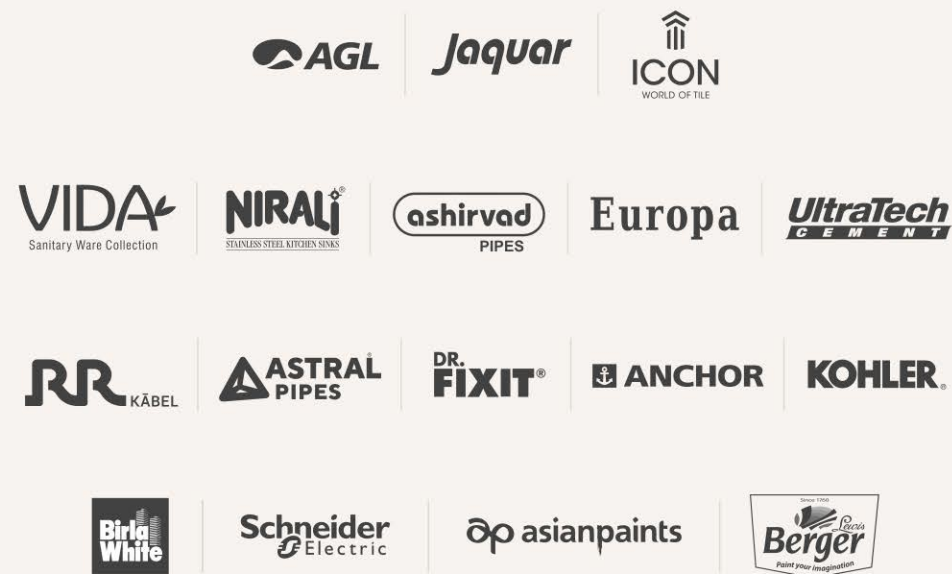


UNIT PLAN (5 BHK)
11TH TO 12TH FLOOR
UPPER PENTHOUSE



SPECIFICATIONS

 <p>STRUCTURE</p> <p>Earthquake Resistant RCC Frame Structure with AAC Block Masonry Partitions with Plaster (Except Ceiling)</p>	 <p>AIR CONDITIONING</p> <p>Concealed AC Copper Piping</p>	 <p>PLUMBING</p> <p>CPVC / UPVC Water Supply Pipes & PVC pipes for soil, waste & drainage systems-Ashirvad/Astral or Equivalent</p> <p>Hot Water Centralised Heat Pump Provision in Wash Area</p>
 <p>FLOORING</p> <p>Premium Double Charged Vitrified Tiles Flooring in Drawing, Living, Dining, Kitchen, all bedrooms and Store Area.</p> <p>Anti-skid Ceramic tiles Flooring in Balcony Area</p>	 <p>DOORS</p> <p>Main Entrance door - Flush door with both side Premium decorative veneer with door lock</p> <p>Internal doors - Flush door with both side laminates with premium fixtures</p> <p>All Door Frames teakwood or equivalent</p>	 <p>EXTERNAL & INTERNAL WALL FINISHES</p> <p>External Double Coat Mala plaster with Texture and Exterior Weather proof paints</p> <p>Internal Single Coat Mala Plaster with Wall Putty and Primer</p>
 <p>TOILETS</p> <p>Designer Ceramic Tiles in All Bathrooms up to Lintel Level. Natural / Artificial Premium Stone Counter for Basins.</p>	 <p>BATHROOMS</p> <p>Bathroom Fitting and Sanitary ware-Kohler/ Jaquar or Equivalent</p> <p>Premium quality Vitrified / Ceramic Tiles dado upto the lintel level</p> <p>Granite / Composite Marble Basin Counter</p> <p>Exhaust fan points provision in bathrooms</p>	 <p>ELECTRIFICATION</p> <p>ISI grade 3 phase concealed copper wiring with adequate number of points in all rooms- Anchor / RR or Equivalent</p> <p>ISI Branded Modular Switches - Schneider or Equivalent</p> <p>Provision for DTH and Internet Points</p> <p>3 Phase wiring with MCB & Distribution Box</p>
 <p>KITCHEN</p> <p>Premium mirror polished Granite or full body Porcelain Slab (Artificial) with sandwiched platform</p> <p>Sink-S.S. or Quartz</p> <p>Premium quality Ceramic Tile dado on walls above platform</p>	 <p>WINDOWS</p> <p>Windows Section - Premium Quality Dural Aluminium Sections with Mosquito Net</p> <p>Windows sill of Artificial Marble/ Granite stone or equivalent</p>	 <p>WASH AREA</p> <p>Kota Stone / Anti Skid Tiles with dado of ceramic/glazed tiles up to sill level</p> <p>Provision for washing machine with electric and plumbing points</p>



Disclaimer: The developers reserve the right to change / alter the brands specified above, subject to its availability to an equivalent and competitive product.

CONNECTIVITY / ACCESSIBILITY

Bhayli Road has always been the most sought after commercial and residential address of Vadodara. While it is well-connected with the entire city through every mode of transport, it also offers the elite feel of a private locality.

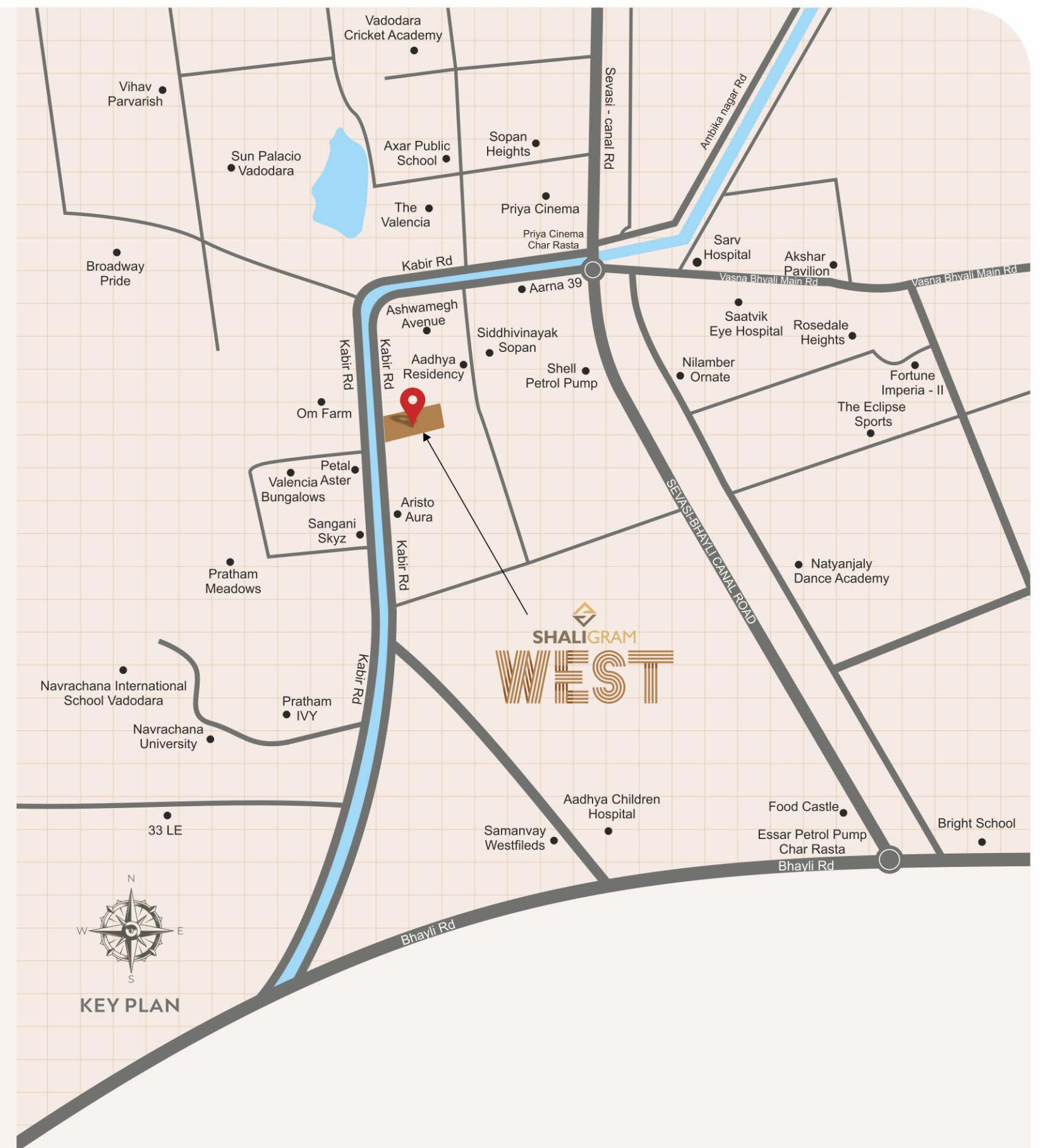
Vadodara Railway Station	8.00 km	Mall / Hotel	1.8 km
Vadodara Airport	13.00 km	Bank	0.04 km
School / University	0.85 km	Expressway	6.00 km
Multi Speciality Hospital	0.60 km	Petrol Pump	0.60 km
Super Market	1.8 km	Game Zone	1.50 km
Sports Facility	1.1 km		

*All distances are approximate.

Disclaimer: (1) All plans are subject to amendments and approval by the relevant authorities. All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. Subject to Vadodara Jurisdiction. (2) Premium quality materials or equivalent branded products shall be used for all construction work as per architect design. (3) External changes are strictly prohibited. (4) Maintenance charges, development charges, stamp duty charges, documentation charges, G.S.T., M.G.V.C.L. deposit and all other government or local municipal taxes will be extra. (5) Possession will be given after one month of full payment. (6) Extra work will be done at additional cost with prior estimate approval.

RERA Reg. No.: PR/GJ/VADODARA/VADODARA/Others/RAA11391/040323

RERA Website: www.gujrera1.gujarat.gov.in



KEY PLAN

PAYMENT SCHEDULE FOR FLATS

Booking amount (inc.token)	: 10%
Agreement for Sale within 2 month of booking	: 20%
Plinth Level	: 07%
1st Floor Slab	: 07%
3rd Floor Slab	: 07%
5th Floor Slab	: 07%
7th Floor Slab	: 07%
9th Floor Slab	: 07%
12th Floor Slab	: 07%
Plaster Level	: 07%
Flooring Level	: 07%
Before Sale Deed	: 07%



SCAN FOR LOCATION



SCAN FOR WEBSITE



SCAN FOR 360 DRONE VIEW