



SHILALEKH

IMPERIA

2 & 3 BHK luxurious Flats



LUXURY WITH
MATCHLESS COMFORT



'Shilalekh IMPERIA' is a truly one-of-its-kind opportunity for you to reside in an elite community of like-minded individuals that exudes the grace of being synonymous with luxury and matchless comfort.



About us:

In the year 1993, Mr. Jayantilal Mafatlal Koradiya started the shilalekh as a single business enterprise. Since its formation, Mr. Koradiya's remarkable ability to analyse the market needs and its growth potential, his quick decision-making backed by his thorough understanding of various business policy has grown the group exponentially to substantial heights. Innovation, high ethical values, transparency, adopting advances in operational methods and employing the best available resources, have always been a trademark of the company.



LIVE LAVISH LIFE

Introducing you to a life you've aspired for, and world-class designs you've always yearned for. You've lived your version of a lavish life; now experience the real deal... at 'Shilalekh IMPERIA' With an edge over the rest.

We invite you to grab this wonderful opportunity

Our Recent Projects

- Shukan Lifestyle
- Sovereign Shoppers
- Silicon Luxuria
- Shukan Residency
- City Square

ENTRANCE TO
THE FINE LUXURY LIVING

SHILALEKH
IMPERIA





A PERFECT BALANCE OF HOME

Spectacular panoramic views from balcony, serene natural surroundings, thoughtful amenities and state-of-the-art facilities add up to create a lifestyle of absolute luxury.



LUXURY OF OPENNESS

It's time you walk into a broader zone, into a noiseless neighborhood that complements the excellence you've achieved. This is your chance to move into a luxury homes that is based on the foundation of privacy and exclusiveness.



GROUND FLOOR LAYOUT PLAN



TYPICAL LAYOUT PLAN



2
BHK

B
BUILDING

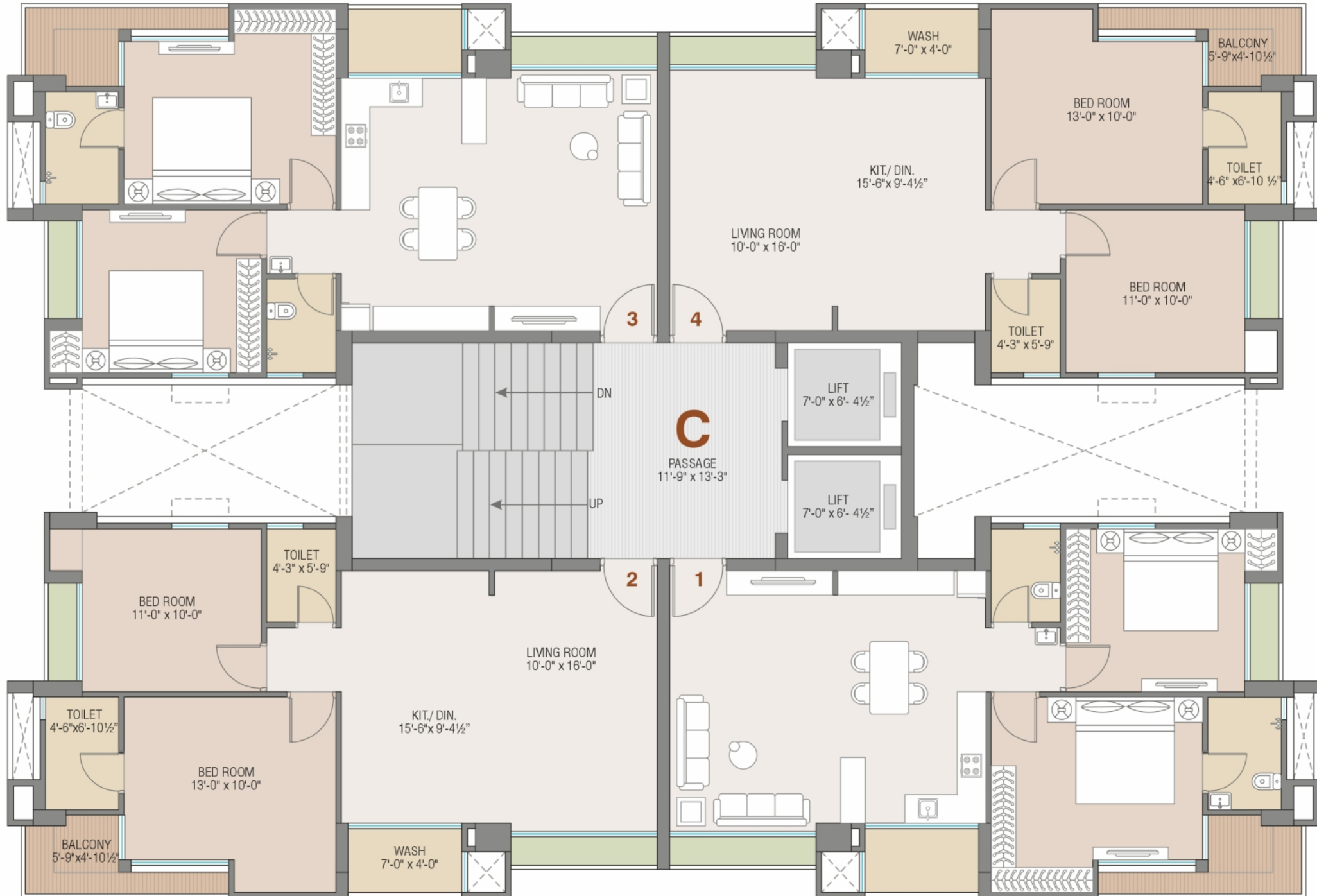
TYPICAL LAYOUT PLAN



2
BHK

C
BUILDING

TYPICAL LAYOUT PLAN





Amenities



Jogging track



Gym



Multipurpose Hall



Children Play Area



Toddlers Game



C.C.T.V. Surveillance



Luxury Entry Gate



Indoor Games



Gazebo



Multi Game Court



Solar Roof Top

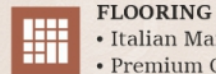


Garden

DETAIL & BUILDING FEATURES

- **Project Name** : SHILALEKH IMPERIA
- **T.P. / F.P.** : T.P. No. 15 (Pal), F.P. No. - 17
- **Designated use** : Residential
- **No. of floor** : Single Basement + Typical 1st to 13th Floor (A Building)/
Typical 1st to 12th Floor (B & C Building)
- **Slab to Slab height** : 10.375 feet
- **Block** : Three Building in Campus
(No. of Building) : Framed R.C.C. Building as per IS code.
- **Building Structure as per** Building has been designed
- **Type of foundation** : Stepped and combined footing as per structural engineer design.

STANDARD SPECIFICATIONS



FLOORING

- Italian Marble Finish 32x32 Tiles Flooring in Living Dining & Kitchen Area.
- Premium Quality 2 x 4 Vitrified Tiles in All Bedrooms.



KITCHEN

- Granite kitchen platform with Good Quality Sink.
- High Quality Vitrified Tile upto Lintel level.



STORE

- Kota Stone Shelves with Glazed Tile Dedo.



WASH

- Kota Stone Flooring & Dedo with Sufficient Electrical & Plumbing Points.



TOILETS

- All Toilets Designed with high Quality tiles Standard Quality Sanitary ware of Simpolo/ Cera/Equivalent make
- CP Fitting of Jaguar/Kohler/Equivalent make



DOOR & WINDOW

- Designer Main Door with Wooden Frame Provided with Lock & Fittings
- Bedroom Door with Granite/full body tiles Frame with Good Quality Flush Door Toilet & Wash door frame of full body tiles/Granite
- Good Quality Aluminum Sliding Section With Standard Quality of Glass



RAILINGS

- Well Designed SS. & Glass Railing in Balcony Area



GAS

- 2 Gas Connection in Each Flat
- 1> for Kitchen
- 1> for gas Geyser in Washroom



PLUMBING / DRAINAGE

- Standard Quality CPVC/PVC pipe Plumbing .
- Centralized Hot Water line for all Bathroom.
- Standard Quality PVC Pipes For Underground Network of Drainage.



WALL SURFACES

- Double coat Plaster on Exterior Wall with Good Quality Weather Shield Paint.
- Internal Wall with Putty Finish.



ELEVATORS

- Two Fully Automatic Passengers Elevators of Kone/Otis/johnson Equivalent Make per Building



ELECTRIFICATION

- Sufficient Points In Concealed Copper Wiring of POLYCAB / KEI /RR/ Equivalent Make AC Points & Pipings In Living & All Bedrooms]
- Modular Switches of GM/Anchor/Roma/Equivalent Make Sufficient TV & Internet Points in All Flats
- Adequate Power backup 3 Points in 2 BHK & 5 Points in 3 BHK

DISCLAIMER

• Purchaser shall bear all charges of stamp duty & registration, advocate fees of legal document, society formation charges, GEB charges, SMC tax, GST or any other applicable Govt. & local authority taxes. • If gas connection is required, the purchaser will have to do the necessary process incl. charges. • Structural changes will not be allowed, only internal changes shall be allowed with prior permission. No external changes shall be permitted. • Permission of sign boards as per developer rights & rules. • The developer reserves all rights to make any amendments in construction as necessary. • Plans of various floors indicated are graphic representations only, kindly do not scale. • Placing of A/C outdoor unit strictly as per developer rules. • Irregular payment may lead to cancellation of booking. • The Brochure is intended only to convey the essential design and technical features of the scheme and does not form part of any legal document. • The developer reserves the right to construct any additional structure due to increase F.S.I. in future. • The right to alter the plans fully or partly or specifications or amenities mentioned are reserved with developers. • Full and final Payment with legal and other charges must be paid before sale deed registration & possession. • Subject to Surat Jurisdiction.

* The Brochure is intended only to convey the essential design and technical features of the scheme and does not form part of legal document.



CONNECTIVITY:

Airport : 11.00 km	Railway Station : 07.50 km	Schools : 350 mtr	Shopping Mall : 500 mtr
Metro Station : 01.00 km	Hospital : 500 mtr	Bus Stand : 400 mtr	



The Project By:
Shilalekh Corporation

Architect



Structure



MEP Consultant



Interior Design



Vastu Consultant



Site Address: Shilalekh Imperia, Beside Northern Sky, Near Baghban Circle, Pal Surat- 395 007



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Member of **CREDAI**