

Project By :-



# शिवालय Tirth

4 BHK LUXURIOUS  
TRIPLEX

PROJECT BY :-



## SHIVALAY TIRTH

NR. BANSI BANQUET, BH. L&T KNOWLEDGE CITY,  
AJWA - WAGHODIA ROAD, N.H. 8, VADODARA - 390019.

CALL : +91 75729 30293 / 99133 31899

EMAIL : MARUTIURBAN94@GMAIL.COM

WEBSITE : WWW.SHIVALAYTIRTH.COM

DEVELOPERS :  
MARUTI URBAN

ARCHITECT : ARYA ASSOCIATES  
(NITIN KAPADI)

STRUCTURE : VISHWAKARMA CONSULTANT  
(MANISH SHAH)

Above project is registered under Gujrera. for further details :  
visit: [www.gujrerar1.gujarat.gov.in](http://www.gujrerar1.gujarat.gov.in) under registered project.  
RERA REGISTRATION NO.  
PR/GJ/VADODARA/VADODARA/Others/RAA12562/011123

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Your Trust in us  
a better Lifestyle  
for you

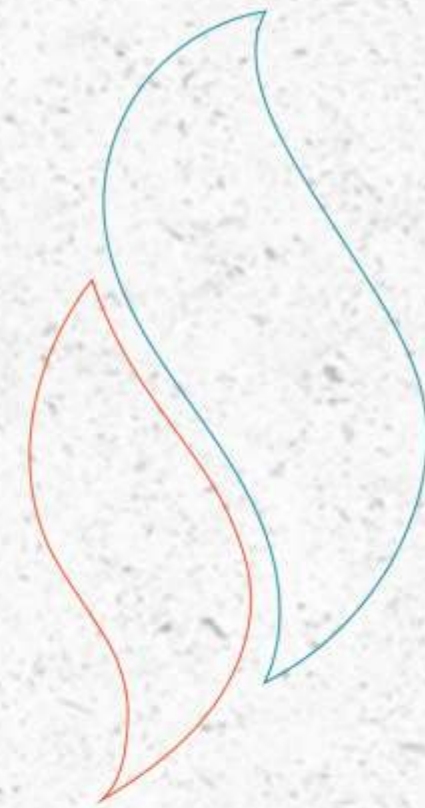
# शिवालय Tirth

4 BHK LUXURIOUS  
TRIPLEX

Classic appeals to the connoisseur with an understanding and enjoyment of the finer things in life. Classic is deeply tactile and sensual, appealing to all the senses with soft leathers, dark woods and lots of mahogany. This is a sophisticated style with a strong mix of classic elements and contemporary objects.

The spirit of Minimal is clean and calm – a modern edge, incorporating glass, metal, concrete and neutral colours, allowing for the mind to relax, contemplate and reflect. Minimal is ideal for those who want to add their own layers and ideas. It can work as a simple base, an almost blank canvas upon which you can gradually build - adding objects that reflect your personal tastes and individual style.





A MODERN  
ELEVATION,  
ONE THAT  
CHARMS YOU  
INSTANTLY



DESIGNED FOR  
INTRICATELY RICH LIVING



# HEIGHTENED LIVING; UNDERSTATED LUXURY.



LAYOUT PLAN





COMMON PLOT 1  
**AMENITIES**

-  Gymnasium
-  Yoga Space
-  Game Room
-  Children Play Area
-  Covered Swimming Pool
-  Landscape Garden
-  Cafeteria Area
-  Desk Area
-  Solar Energy Rooftop for common utility



CLUB HOUSE - FIRST FLOOR



CLUB HOUSE - GROUND FLOOR



# FREEDOM TO LIVE THE LIFE OF YOUR DREAMS

## SPECIFICATIONS

### STRUCTURE

- All RCC & Masonry work as per structural engineer's design.
- Elevation work as per Architect's Design.

### FINISH

- Internal Walls : Smooth cement plaster.
- External Walls : Double coat plaster.

### FLOORING

- 1600x800 vitrified tiles flooring in all rooms.
- Passage area & stair case with vitrified tiles & Natural Stones.

### BATHROOMS

- Premium ceramic tiles, Branded quality bath fittings and sanitary wares.
- Anti skid floor tiles granite counter with ceramic wash basin.
- Tiles up to door level in all bathrooms
- Concealed internal plumbing with hot water points.

### KITCHEN

- Granite platform with Sink & designer tiles upto slab level.
- Wash area with dado tiles & flooring.

### DOORS & WINDOWS

- Main door : High quality wooden frame door with veneer paneling on both sides and standard quality safety lock.
- Internal doors : Flush doors with granite frame & both sides decorative laminates.
- Anodized aluminium sliding windows with mosquito net & safety grills.

### PAINT

- Internal walls : Two coat putty.
- External walls : Weather proof paint.

### ELECTRIFICATION

- Concealed standard quality ISI wiring, MCB/ELCB & branded modular switches with sufficient electrical point in all areas.
- Provision for TV & internet points at convenient locations.
- AC pining in all bed rooms & living room



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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Plot Area : 1220.00 sq.ft.



TYPE A

Plot No. 1 to 65











COMMON PLOT 2

# AMENITIES

-  Badminton Court
-  Children Play Area
-  Open Theatre
-  Gazebo
-  Landscape Garden
-  Infant Play Area
-  Walking Track
-  Informal Sitout
-  Senior Citizen Area

VALUE ADDED

# AMENITIES

-  Entrance Gate with Security cabin
-  24x7 CCTV camera surveillance for entire campus
-  24 hr water supply
-  Trimix Internal Road with street lights & decorative paving with plantation
-  Attractive number plate
-  Landscape Garden in all units
-  R.O. Water purifier system
-  U.G. & O.H. tank
-  Chimney
-  Video Door System
-  Charging point for EV car in all units





80

79

78

vizpeople

vizpeople



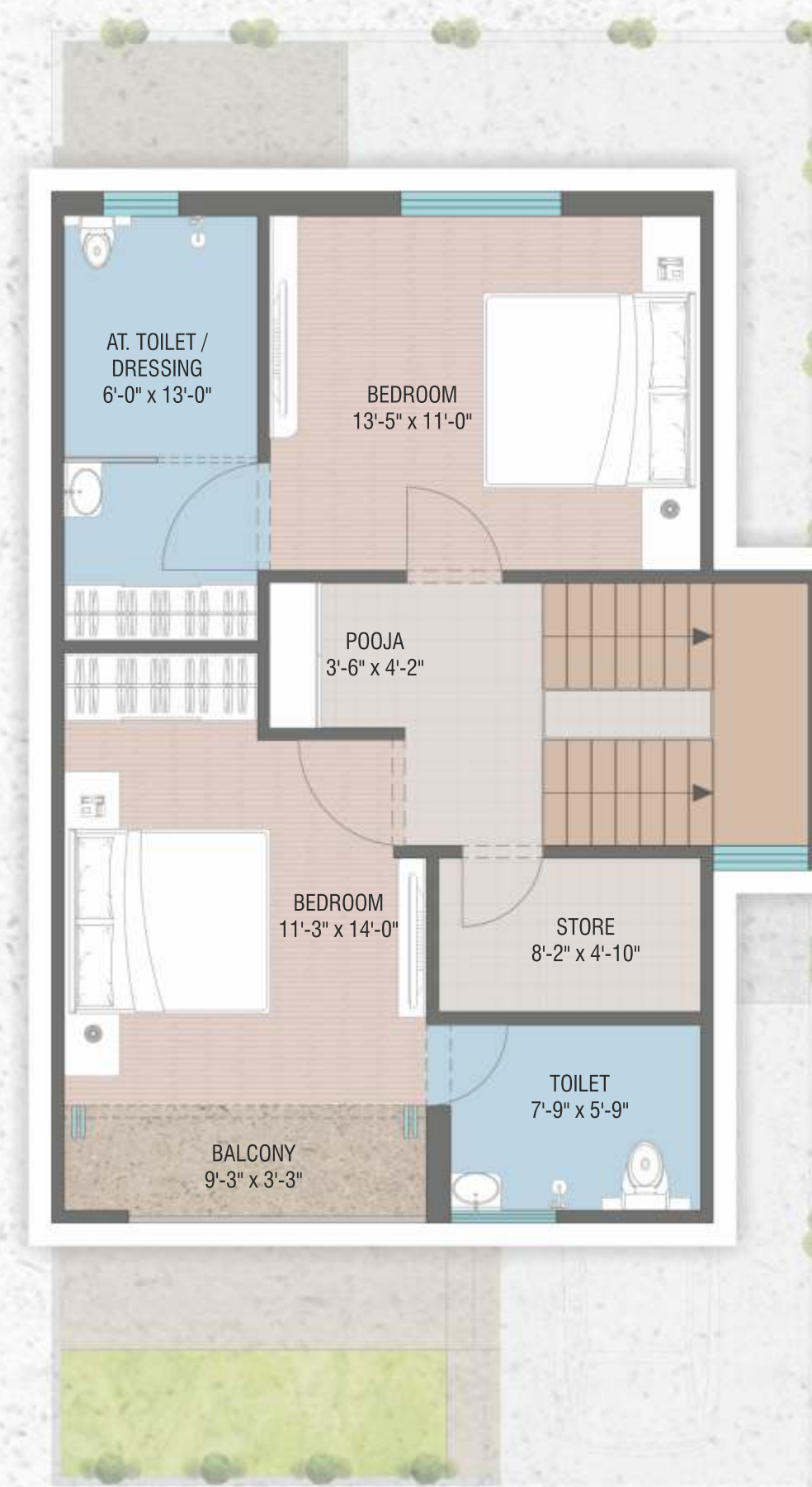
# TYPE B

Plot No.  
66 to 94

## GROUND FLOOR



## FIRST FLOOR



## SECOND FLOOR



Plot Area : 1075.00 sq.ft.

# PANORAMIC VIEW OF YOUR DREAM LIFESTYLE



## LOCATION MAP



Notes :- (1) External changes are strictly not allowed (2) Development charges, stamp duty documentation charges, and all Government or municipal taxes, GST, MGVCL meter deposit should be levied separate (3) in case of booking cancellation, amount will be refunded from the booking of same premise after deducting 10% of booking amount (4) Possession will be given after one month of all settlement of account (5) Extra work at the cost of client with prior estimate needs to be given in advance but no changes in elevation and plan will be done (6) While every reasonable care has been taken in preparing this brochure and can not form part of an offer, contract or agreement. The promoter can not be held responsible for any inaccuracy in this contents. (7) All plans, information and specification are subject to changes may be required by the promoters. (8) Payment schedule must be followed strictly, any delay in payment shall incur penalty. (9) Actual Dimensions may vary as per the site conditions. (10) Amenities and specification are not consider in shops.

Disclaimer : the details, facts, specifications, figures mentioned in brochure are indicative for information purpose only and subject to modifications / compliance required as per RERA act.

## PAYMENT MODE :-

10% Booking	10% Second Floor Slab
20% Within 30 days	10% Masonry
15% Plinth Level	05% Plaster
10% Ground Floor Slab	05% Flooring
10% First Floor Slab	05% Finishing Level

## IN THE VICINITY OF 10 MINS.

- Galaxy Mall
- New Life Hospital
- Dhiraj Hospital
- Inox Multiplex
- Ambe Vidhyalaya
- Mauryan High School
- McDonald's
- American School of Baroda
- Sigma Group of Institute
- Laxmi Garden Restaurant
- Podar International School
- Pioneer Pharmacy Degree College
- Jagdish Food Zone