

Developers:  
SHIVAM Infrastructure

Site: Shivam Duplex,  
Bh. L&T Knowledge City,  
Nr. Himalaya Party Plot,  
Ankhol, Waghodia Road,  
Vadodra.

Call: 00000 00000

Architect:  
Aditya Architect

Structural  
K.L. Patel

**MODE OF PAYMENT...**

10% At the time Booking | 20% after signing AFS | 15% Plinth Level | 25% Slab Level | 05% Bricks Masonary, Flooring & Plaster Work | 05% Sanitary Fitting & Common area finishing | 05% Plumbing, outer plaster & elevation treatment | 10% Finishing work | 05% At the time of Saledeed and before possession.

**NOTE:**

(1) Stamp Duty, Registration charges, G.S.T. & any other Central - State Govt. Taxes should be born by members only. (2) Development charges & common maintenance charges (fund) will be extra. (3) Any additional charges or duties levied by the Central or State Government / Local Authorities during construction or after the completion of the scheme will be borne by the members only. (4) Architect / Developers reserve right to change or raise the scheme or any details herein and any change or revision will be binding to all members. (5) In case of booking cancellation, amount will be refunded after re-booking of the same premises. Refund will be given after deduction of administrative & other expenses. (6) Each purchaser / allottee will bare municipal taxes from the date of registration or possession whichever is earlier. (7) In dealt of VMSS / MGVCCL activity shall be united faced. (8) 3 times default payments leads to cancellation & cancellation charges will be applicable. (9) Possession will be given after 90 days of settlement of all accounts. (10) The rights of the terrace to sell / lease / rent shall remain with the developers. (11) Subject to Vadodara Jurisdiction

Above project is registered under Gujrera. For further details: visit: [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in) under registered project. RERA REGISTRATION NO.: PR/GJ/VADODARA/VADODARA/Others/RAA07082/010620

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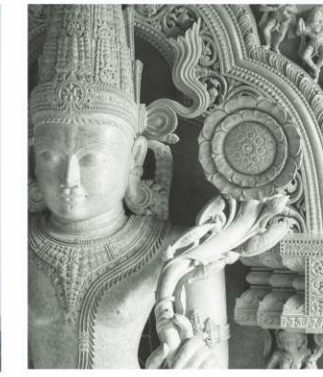




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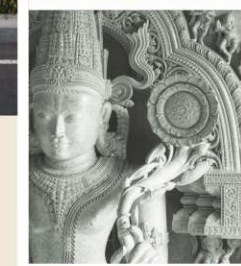
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DUPLEX  
PHASE-II

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Layout Plan



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# Ground Floor

C.A.: 49.64 SQ.MT.  
B.U.A.: 54.18 SQ.MT.



# First Floor

# Second Floor

C.A.: 9.86 SQ.MT.  
B.U.A.: 11.42 SQ.MT.





## Specification

### Structure:

All R.C.C. & Brick masonry works as per structure engineer's design.

### Flooring:

Elegant Vitrified tiles flooring in all rooms with skirting

### Kitchen:

Granite kitchen platform with S.S. Sink, Glazed tiles dedo upto lintal level.

### Doors:

Elegantly designed main door and other flush doors with attractive

finish

### Windows:

Fully glazed aluminium windows with safety bars

### Electrification:

Concealed ISI wiring of approved quality with sufficient points as per architects details

### Bath:

Ceramic tiles flooring & decorative glazed tiles dedo upto lintel level

### Plumbing:

Concealed plumbing CPVC / UPVC with standard ISI quality fittings

### Water:

Overhead & underground water tank

### Paint:

Inside walls smooth plaster with emulsion paint and outside surface with texture paint

### Terrace:

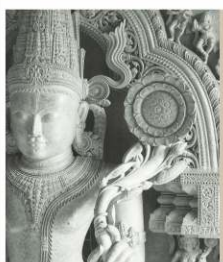
Terrace finished with china mosaic water proofing



- Main Entrance Gate
- Security Cabin
- Club House with Banquet Hall
- Landscaped Garden
- Children Play Area
- Compund Wall
- Internal RCC Road
- Streetlight



Plot No.	Plot Area in sq.mtr.	B.U. in sq.mtr.	C.A. in sq.mtr.
B-11	113	130	121
B-12 to B-18	101	130	121
B-19 & B-20	141	130	121
B-21 to B-27	101	130	121
B-28 & B-29	113	130	121
B-30 to B-36	101	130	121
B-37 & B-38	141	130	121
B-39 TO B-45	101	130	121
B-46 & B-47	113	130	121
B-48 TO B-54	101	130	121
B-55 & B-56	141	130	121
B-57 TO B-63	101	130	121
B-64 & B-65	113	130	121
B-66 TO B-72	101	130	121
B-73 & B-74	141	130	121
B-75 TO B-81	101	130	121
B-82	113	130	121
B-83	121	130	121
B-84 TO B-90	107	130	121
B-91	149	130	121
B-92 TO B-94	107	130	121
B-95	117	130	121



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DUPLEX  
PHASE-II

