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STRUCTURE  
**SETU**<sup>®</sup>  
INFRASTRUCTURE

ARCHITECT  
  
HM ARCHITECTS

THE  
SENSE  
OF  
LIFE





40+  
YEARS  
OF EXPERIENCE

1500+  
HAPPY FAMILIES

25+  
COMPLETED  
PROJECTS

Since 1980, the hallmark of the SHAKTI GROUP has been lies in its unwavering commitment to the highest standards of quality. With a global vision in sight, we currently embarking on a journey of expansion across various cities in Gujarat.

As a property and infrastructure developer, we believe that we are not in the business of just making spaces but of creating landmarks that redefine luxurious living. Our entire company stands strong on the foundation of transparency, perseverance, and innovation. Our decades of business have been built on a foundation of trust with our customers.





# AN OPULENT PORTRAIT OF GRANDEUR

A NEW PERSPECTIVE,  
AN INNOVATIVE OUTLOOK,  
AND A NEW BEGINNING.

BY COMBINING THE MOST SOUGHT-AFTER ELEMENTS  
OF LUXURY LIVING WITH A VIBRANT DEVELOPMENT OF  
4-3 BHK DESIGNER DWELLINGS THAT OFFERS THE  
INTERSECTION OF SPLENDOUR AND GRANDEUR URBAN  
STYLE, WHERE SERENITY FLOURISHES IN EVERY FRAME.

ESSENCE 171

4 | 3 BHK THE SENSE OF LIFE





THE TOWERS,  
THAT PROVIDE  
BESPOKE  
EXPERIENCES  
TOWERS



THE  
SENSORIAL  
BEAUTY OF  
MAGNIFICENT  
GREEN

FLOOR







A SOULFUL  
OMBRE OF  
WONDROUS  
VISTA



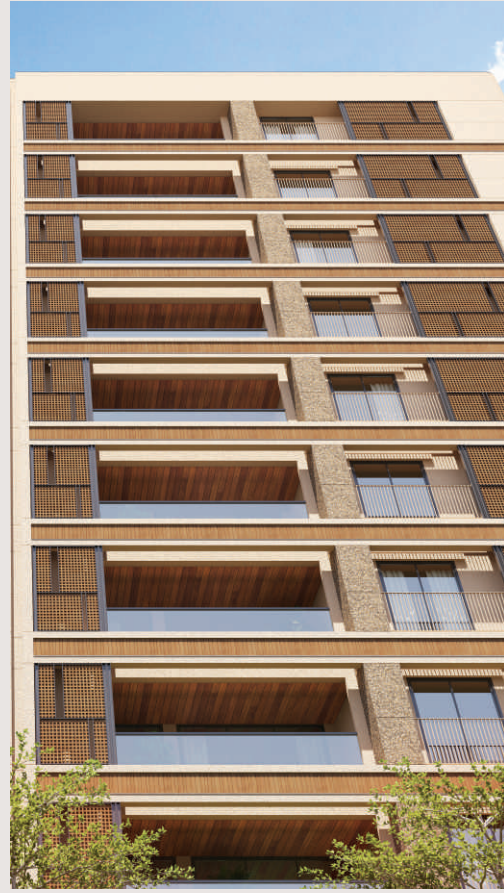
# A TREASURE TROVE OF DELIGHTS

## + AMENITIES

- |   |   |   |   |
|---|---|---|---|
| <br>BOX<br>CRICKET            | <br>INDOOR<br>GAMES            | <br>GYMNASIUM              | <br>TODDLERS<br>ZONE                 |
| <br>SENIOR CITIZEN<br>AREA    | <br>BARBEQUE<br>AREA           | <br>BANQUET                | <br>WELL DEVELOPED<br>TERRACE        |
| <br>JOGGING<br>TRACK          | <br>LANDSCAPE<br>GARDEN        | <br>SEATING<br>SPACES      | <br>OPEN AIR<br>THEATER<br>PROVISION |
| <br>LIBRARY                   | <br>ATTRACTIVE<br>FOYER        | <br>ALLOCATED<br>PARKING   | <br>PICK UP &<br>DROP OFF ZONE       |
| <br>ESTATE<br>OFFICE        | <br>EVENT PLAZA<br>SPACE     | <br>YOGA &<br>AEROBICS   | <br>STAFF<br>REST ROOM             |
| <br>24 HOUR<br>SECURITY     | <br>FIRE SAFETY<br>PROVISION | <br>EV CHARGING<br>POINT | <br>CCTV CAMERA                    |
| <br>SOLAR PANEL<br>FOR CMN. |   |   |   |







THE  
LEGACY FOR  
MARVELLOUS  
AMUSEMENT





## LEGEND

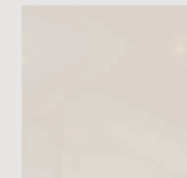
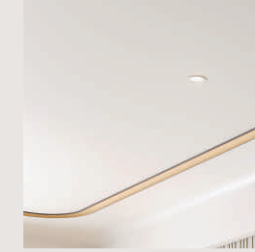
- 01 DROP IN / DROP OFF ZONE
- 02 HOLLOW PLINTH
- 03 WORK FROM HOME / LIBRARY 10'6" X 27'9"
- 04 SOCIETY OFFICE 10'0" X 20'3"
- 05 TODDLERS ZONE 23'3" X 10'6"
- 06 INDOOR GAMES 23'3" X 32'0"
- 07 GYM 24'0" X 26'3"
- 08 KITCHEN & UTILITY 10'9" X 11'0"
- 09 BANQUET 23'3" X 49'9"
- 10 LANDSCAPED GARDEN

GROUND FLOOR





12.00 MT. WIDE ROAD

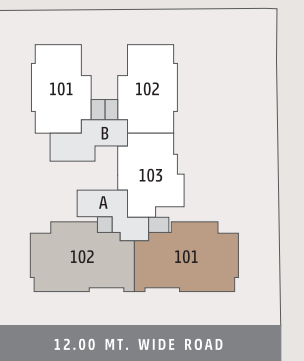


TYPICAL FLOOR





4 BHK









A CAPTURE  
OF DREAMY  
VISION

UNITS





#### STRUCTURE

- Earthquake resistant R.C.C. frame structure as per structural engineer's design

#### FLOORING

- Vitrified tiles flooring in all rooms

#### KITCHEN

- Granite platform with S.S. sink
- Glazed tiles dado up to lintel level
- Provision for R.O. point with required electrical & plumbing point

#### BATHROOMS/TOILETS

- Anti-skid flooring
- Glazed tiles dado up to lintel level
- Branded sanitary ware fittings

#### DOORS & WINDOWS

- Decorative Main Door
- All Other Doors Are Flush Door With Good Quality Fittings
- Aluminum Sliding Window With Stone Seal

#### WASH AREA

- Anti-skid flooring
- Provision for washing machine with electrical and plumbing point

#### ELECTRIFICATION

- Concealed copper wiring with M.C.B / E.L.C.B.
- Branded modular switches with sufficient electrical points in all rooms
- Electrical point for A.C. in drawing room and bedrooms

#### PLUMBING

- Branded U.P.V.C. pipes for regular water supply
- Branded C.P.V.C. pipes for hot water supply
- Branded P.V.C pipe for drain
- Central hot water system provision

#### FITTING

- Concealed plumbing fitting with standard quality bath fitting and sanitary ware.

#### TERRACE

- Open terrace with water proof treatment

#### PLASTER & PAINTS

- Inside : Single coat mala plaster with wall putty finish
- Outside : Double coat mala plaster with texture or exterior paint for attractive elevation





**ESSENCE 171**  
4 | 3 BHK THE SENSE OF LIFE



LOCATION QR

**RULES & REGULATIONS** • Stamp Duty, Registration Charges, Legal Documentation Charges, GST, Maintenance Deposit, GEB charges and any other charges shall be borne by buyer separately. • Any Additional charges of duties levied by government / local authority during or after the completion of the project will be borne by the buyer. • Internal changes shall be done with prior permission and shall be charged in advance. • Changes in external elevation shall not be permitted. • All rights reserved by the developer for alteration / modification / improvement in specification / changes in dimensions and planning shall be binding to all. • Business practices leading to pollution, causing material damage to the building or members are not allowed in the premises. • Irregular payments may attract interest or lead to cancellation of booking/s.

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