

28

DEVELOPER



GIRIRAJ INFRACON
AHMEDABAD

SHIVALAY-28

= 4 BHK LUXURY LIVING =

Beside Merriott Paradise, Opp. Patel Samaj Vadi,
Near Bhakti Circle Road, Nikol, Ahmedabad-382350.

BOOKING CONTACT

+91 9824501228

+91 9825868113

RERA NO. : PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA12712/161123
Website: gujrerar1.gujarat.gov.in,

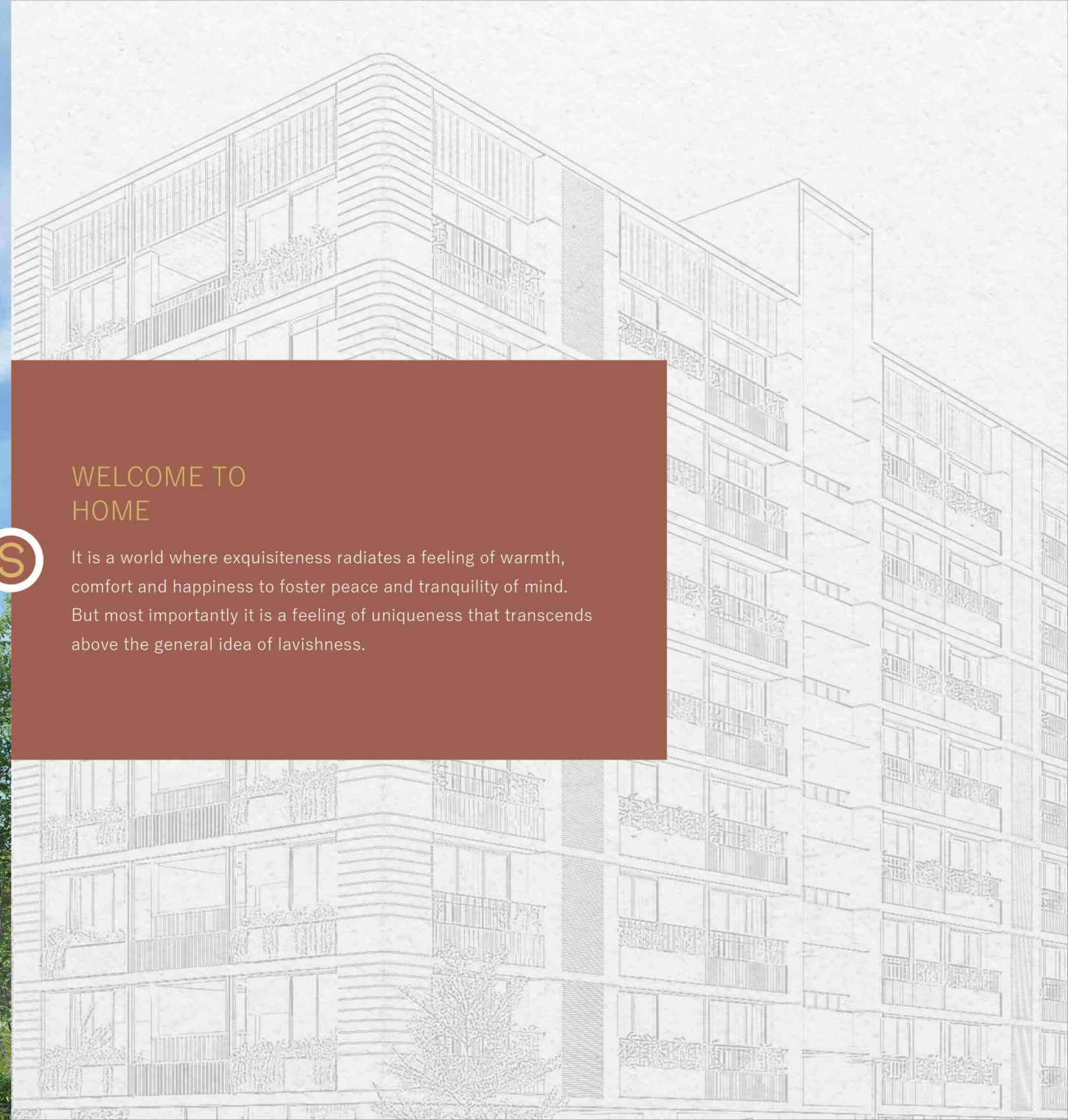
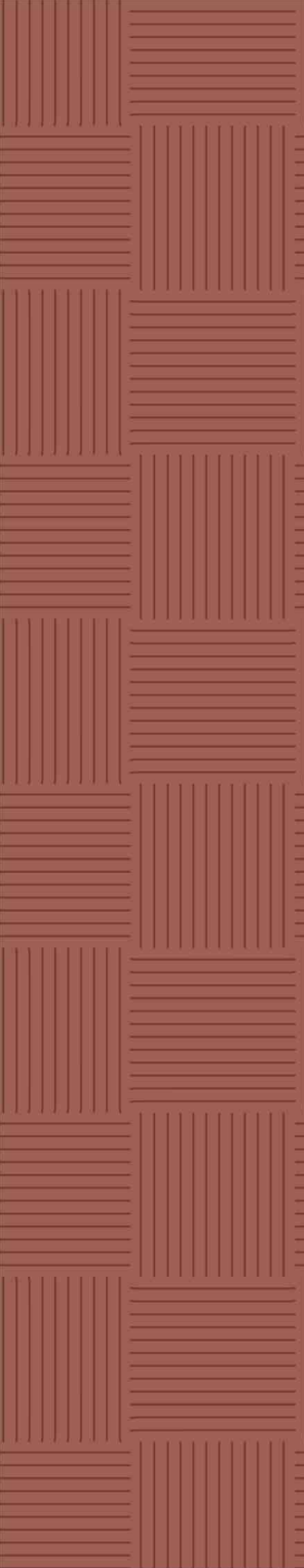


SCAN LOCATION

SHIVALAY-28
= 4 BHK LUXURY LIVING =

UPGRADE YOUR

Luxury...



WELCOME TO HOME



It is a world where exquisiteness radiates a feeling of warmth, comfort and happiness to foster peace and tranquility of mind. But most importantly it is a feeling of uniqueness that transcends above the general idea of lavishness.

28 peaceful
Flats

Allotted
Flats with
Parking Space

Only 28
Families

WELCOME TO A WORLD OF MODERN LIVING

Elegant, refined and exclusive, the homes have much to offer. From the lush green surroundings to the breath-taking view to the intricate detailing fo each home, these warm and spacious 4 BHK apartments are indeed the quintessence of the good life. So if you love the classics, then you'll feel right at home here.





ATTRACTIVE ELEVATION WELL
VENTILATED PLANS LANDSCAPE GARDEN
MORE COMFORT LIVING
BEST LOCATION

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THE HIGH-LIFE
WHERE
GRANDEUR
IS FOUND IN
DETAILS

GROUND FLOOR LAYOUT



12.00 MT WIDE ROAD



4.00 MT. WIDE ROAD

3.5 MT. WIDE RAMP

GROUND FLOOR TO BASEMENT -1

PLAY AREA

LAWN

3.00 MT WIDE ROAD

3.00 MT WIDE ROAD

4.00 MT. WIDE ROAD

10'8"X12'8"

3.5 MT. WIDE RAMP

BASEMENT -1 TO GROUND FLOOR

UTILITY SERVICE

LIFT

LIFT

METER ROOM

BANQUET HALL
17'8"X42'0"

ARRIVAL FOYER

BLOCK - B
DN
UP

HOLLOW PLINTH PARKING

4.00 MT. WIDE ROAD

6.00 MT. WIDE ROAD

6.00 MT. WIDE ROAD

TYPICAL FLOOR LAYOUT T

12.00 MT WIDE ROAD

4.00 MT. WIDE ROAD

4.00 MT. WIDE ROAD

3.00 MT WIDE ROAD

3.00 MT WIDE ROAD

4.00 MT. WIDE ROAD

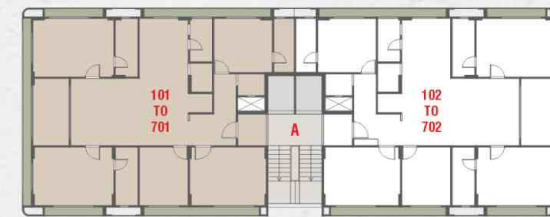
6.00 MT. WIDE ROAD

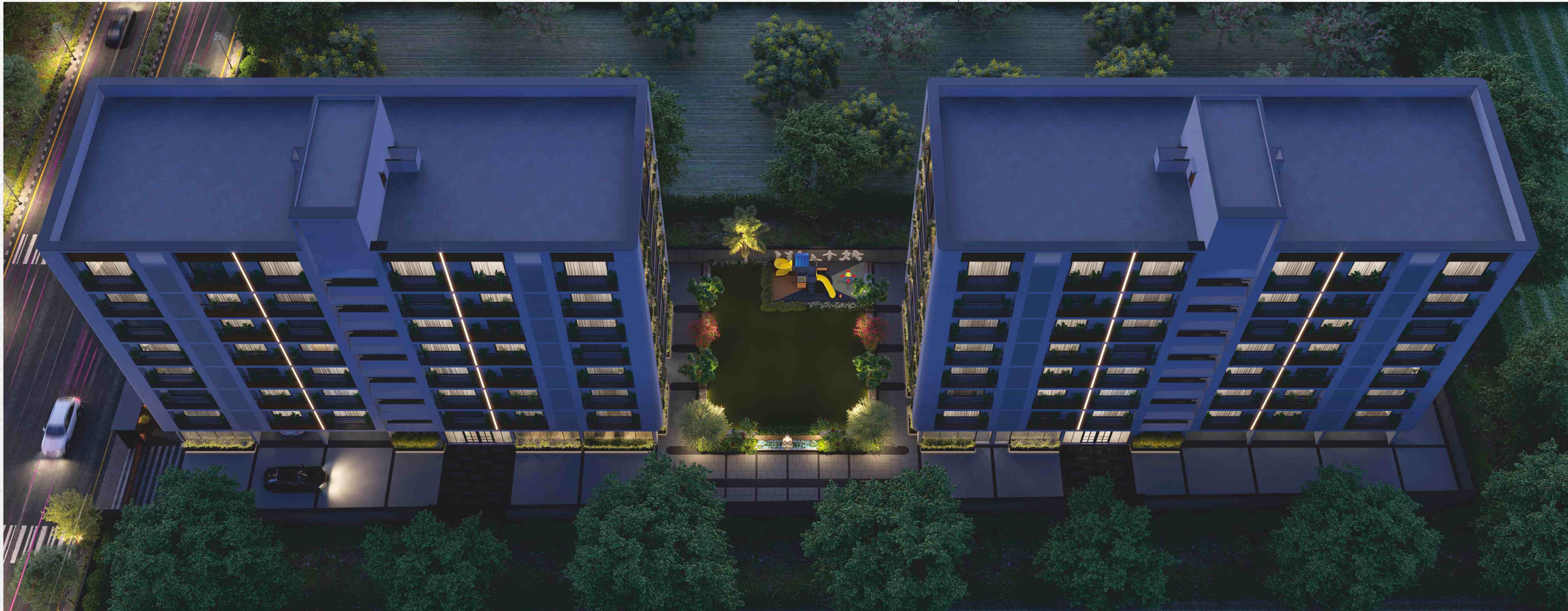
6.00 MT. WIDE ROAD





UNIT PLAN





AMENITIES



Attractive Foyer



Pick-up
Drop-off Zone



Senior Citizen
Sitting



Ground Floor Parking
2 Basement Parking



Beautiful
Garden



Internal R.C.C. Road
Street Light



2 Lift in all
Block



Main Gate With
Security



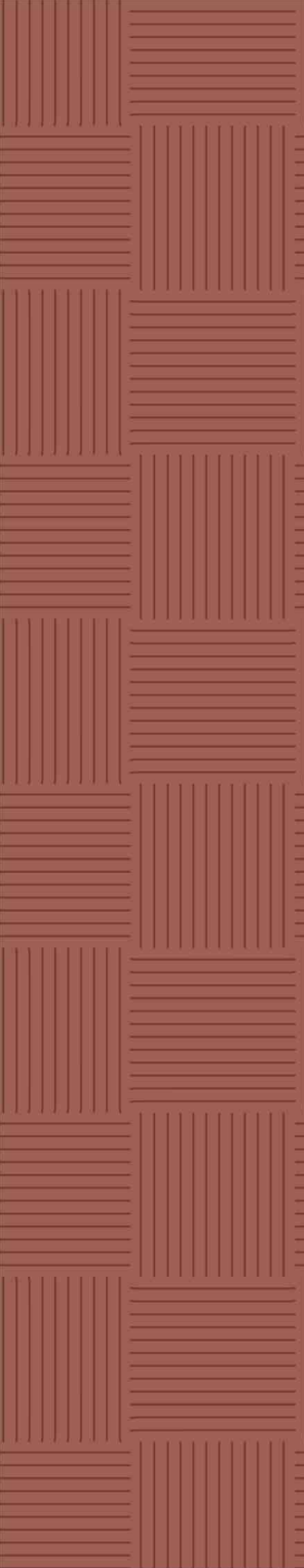
Children Play
Area



24x7 Water Supply

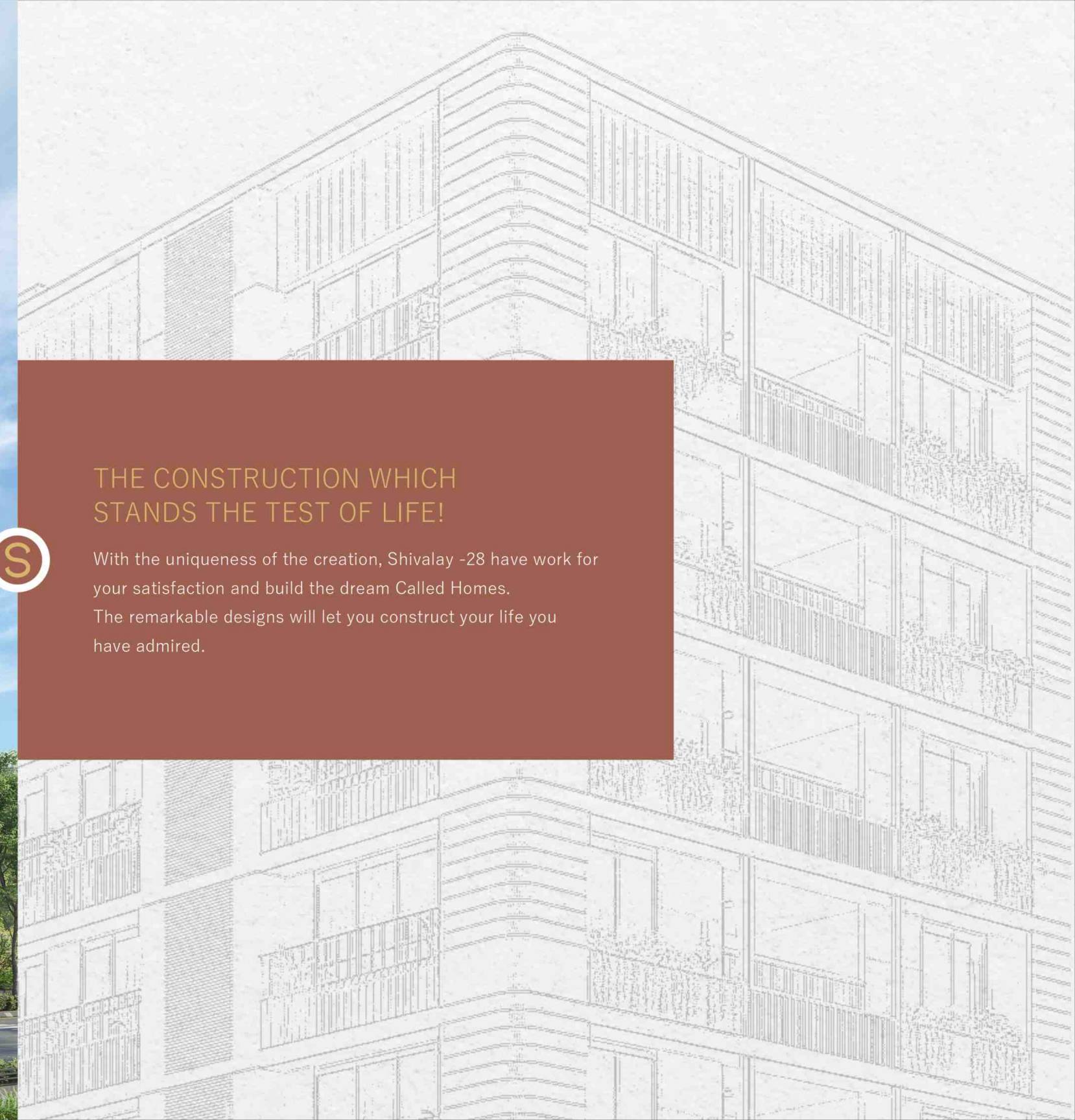


C. C. T. V. Camera



THE CONSTRUCTION WHICH STANDS THE TEST OF LIFE!

With the uniqueness of the creation, Shivalay -28 have work for your satisfaction and build the dream Called Homes. The remarkable designs will let you construct your life you have admired.



SPECIFICATION



STRUCTURE

earthquake resistance r.c.c frame structure.



WALL

all internal walls will be finished with putty over mala plaster.
all external wall will be finished with double coat mala plaster with texture finish.



PLUMBING

concealed plumbing with premium quality pipes and fittings. for continuous water supply, a common borewell.



ELECTRIFICATION

concealed copper flexible wiring with adequate number of electrical points & branded modular switches. tv point in drawing room & ac points two bedrooms.
3 Phase Electric Supply.



KITCHEN

ready to use granite finished platform with ss sink, designer glazed tiles with dado up to beam level.
plumbing and electrical provisions for water purifier & washing machine, stones self in store room.



TOILETS

fully glazed designer tiles on bathroom walls upto the lintel level and colour coordinated sanitary ware.



TERRACE

open terrace finished with suitable water proofing with china - mosaic flooring for heat reflection.

NOTES

- GST, AMC Charges along-with UGVCL electrical charges including cable and sub-station cost shall be borne by the purchaser. Stamp duty, registration charges, legal documentation charges, Maintenance charges, Maintenance Deposits or any other charges, taxes, cess or duties as & when levied by the government or any of its body shall be borne by the purchaser / buyer / legal possession holder.
- Changes / Alteration of any nature, including the elevations, exterior colour of scheme or of the apartments or any other change affecting the overall design concept and outlook of the scheme are strictly not permitted during or after the completion of the scheme.
- In the interest of the continual development is design and quality of construction, the developer reserves all rights to make suitable changes in the scheme and all the purchasers shall abide by such changes.
- All dimensions shown here are from unfinished to unfinished wall and of the longest measure of the area.
- The brochure is intended only to convey the essential design and technical features of the scheme and shall not be construed to form part of the legal document. Agreement for sale shall be final and binding to the purchaser.
- All elements, objects, treatments, materials, equipments and colour of schemes shown are artist's impressions. Actual may be differ from the artist's impressions.
- All the architectural and interior images in the brochure, are merely simulated interpretations using computer graphics to enhance the customer's understanding and are not factual images.
- The colour and general appearance of the flooring and wall tiles, sanitary ware & fittings, walls, ceilings, windows, doors, internal roads, trees, shrubbery etc. shown in the simulated computer graphics images are taken from the object libraries for the purpose of presentation and the prospective buyers of the concerned property are advised to refer to the construction specifications mentioned in the brochure. Additional amenities and/or utilities not mentioned or shown in the brochure but may be required as per the law, should be deemed to be forming part of the project by the purchaser.
- All furniture including wardrobes, other sofa furnishings inter-alia curtains, mattresses, bed lines, upholstery etc, lights and other electrical fixtures and appliances like air conditioners, refrigerators, TVs, telephones, laptops etc, any of the equipment, household accessories inter-alia crockery and cutlery, rugs, carpets, decorative pieces and wall hangings, wall papers, utensils etc, apparels and all other consumable and movable items shown in the simulated images do not form part of the sale of any property by the developer.
- While selling the unit of the scheme, we always give preference to vegetarian and non alcoholic persons.
- Subject to Ahmedabad Jurisdiction only.



SHIVALAY-28
= 4 BHK LUXURY LIVING =

mansi shah
ARCHITECTS



Str. Engineer
Shreeji Structure
Ahmedabad

MEPF CONSULTANT
SP ENGINEERING CONSULANTS
AHMEDABAD