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Website: gujrerar1.gujarat.gov.in

Your dream home right here

श्याम Residency

3 BHK Luxurious Bungalows



श्याम
Residency



R. P
Patel

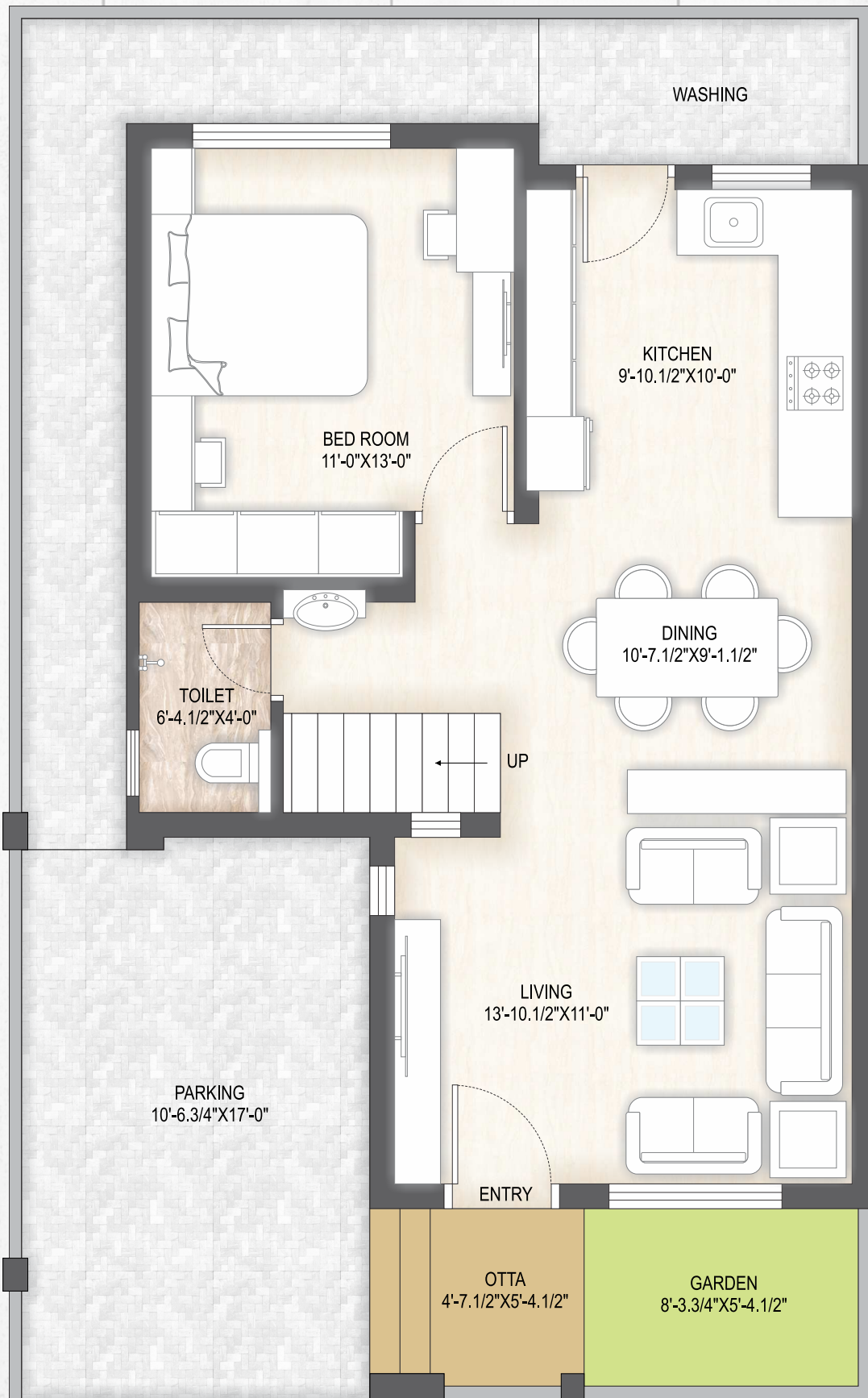
R. N
Pandya

B. H
Joshi



04
R. N
Pandya

03
B. H
Joshi



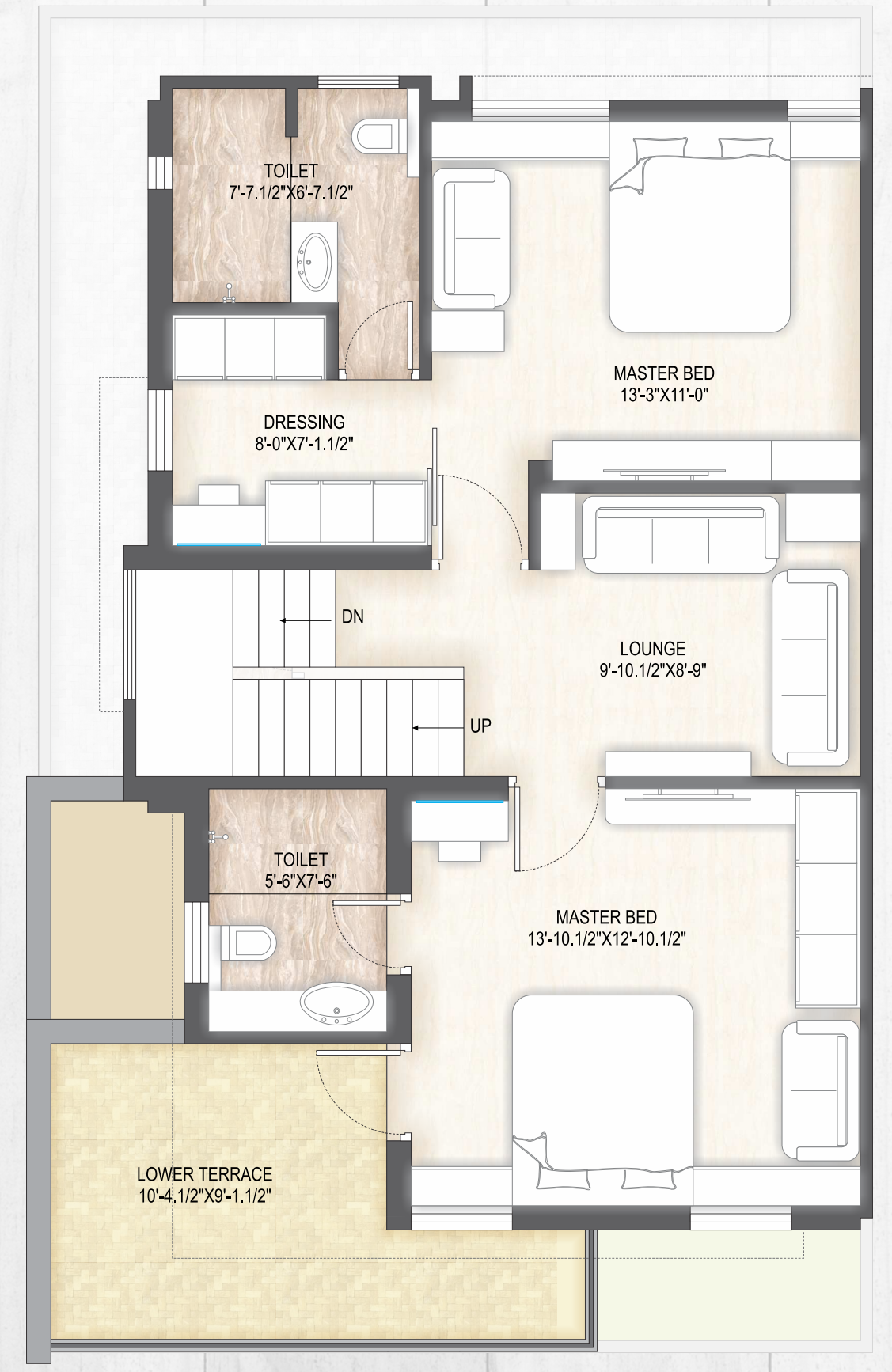
GROUND FLOOR

Amenities ...

- Attractive elevation with adequate planning
- Decorative main gate with security cabin
- RCC Road
- Undergrnd wiring with street lights
- Developed garden with children play area
- Senior citizen's meeting area with walk way
- 24 hours water supply with individual bore well
- 1000 Ltr. over head water tank for each house
- Drainage connection
- Pest control in each house



Common Plot



FIRST FLOOR



Specifications

- Structure : Earthquake resistance, R.C.C & Load bearing structure.
- Flooring : (24x48) Vitrified tiles in Living / Dining / Kitchen area, (24x24) Vitrified tiles in all bedrooms.
- Kitchen : Good quality of Granite Sandwich platform (Separate dry and wet areas) with S.S. Sink.
- Wall Tiles : Good quality of ceramic tile's dado up to 7 feet in kitchen and 8 feet in all bathrooms.
- Bathrooms : Good quality of C.P. finished bath fittings & easy to clean Sanitary ware to be provided with CPVC & UPVC water supply lines with separate bore well & 3 layer PVC overhead water tank. PVC drainage and rainwater lines.
- Doors : Main Door : Flush door (Veneer Finish) with teakwood frame.
External Door : Flush door (Laminate Finish) with RCC frame.
Internal Door : Flush door (Laminate Finish) with Granite frame.
Cabin Door : Fabricated M.S. Door with M.S. plate for safety.
- Windows : Aluminum (Domal Section) with Mosquito net & Stone frame with Safety bar.
- Wall Finish : Internal : Single coat Mala Plaster finished with wall putty.
External : Double coat Gutki Plaster with External paint.
- Electrification : Concealed Electric wiring (ISI wire & Modular Switches) with Necessary points Including Refrigerator, Water Purifier, microwave & washing machine.
- Treatment : Anti Termite Treatment with Piping System.
- Terrace : China mosaic with required water Proofing in Terrace.

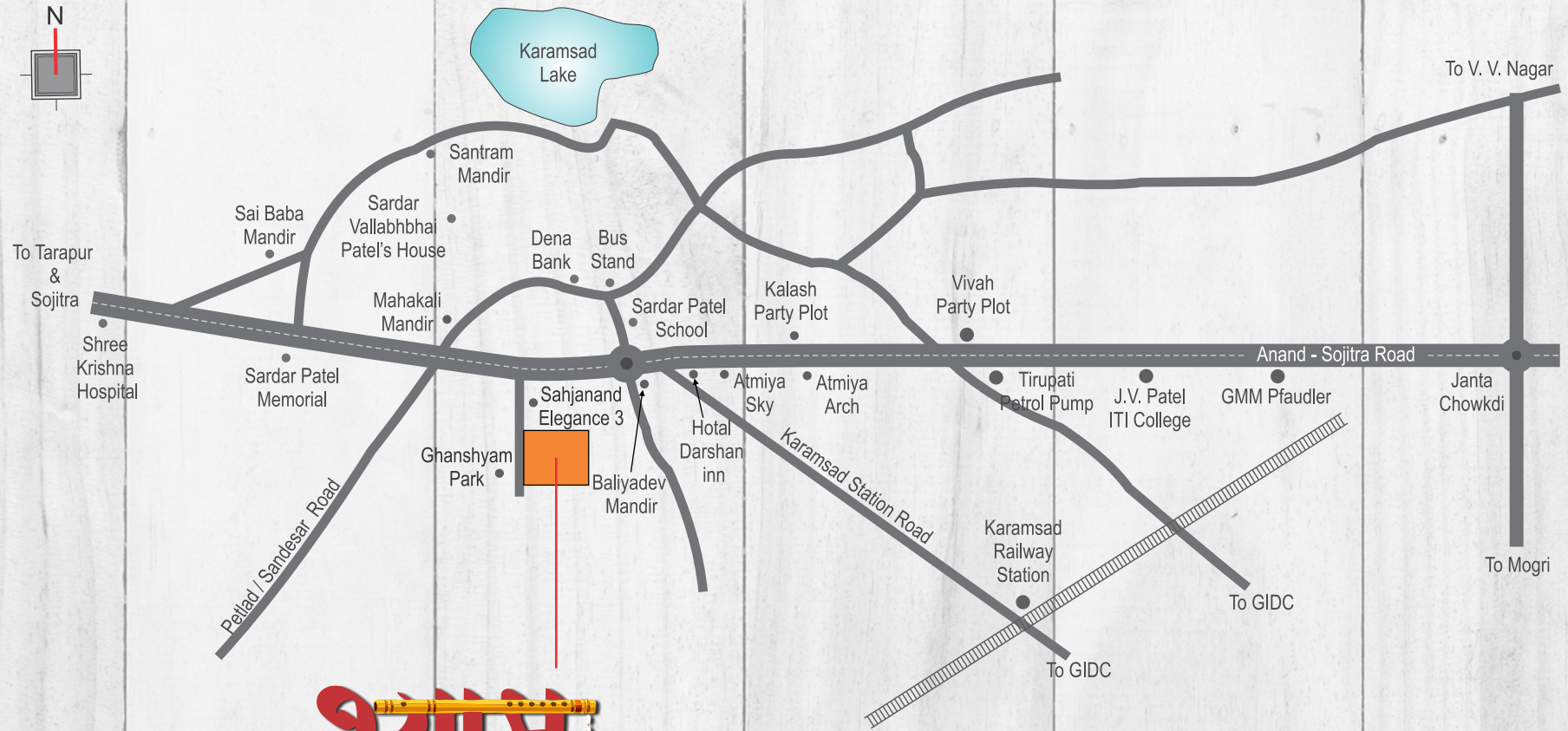
Payment Terms

- 35% at the time of booking | 15% at the time of plinth level
- 20% at the time of ground floor slab level | 15% at the time of first floor slab level
- 10% at the time of plaster | 5% at the time of possession.



SITE LAYOUT

LOCATION MAP



**श्याम
Residency**

Near Baliyadev Mandir,
Behind Sahjanand Elegance - 3,
Anand -Sojitra Road,
Karamsad - 388325



22°32'21.42"N
72°54'14.53"E

Developers :

ANANT DEVELOPER
Karamsad

Contact for Inquiry :

98252 82677
98252 10145

Designer :

ART-CRAFT
Anand

Structure Engineer :



Kalpesh Patel
Anand

Terms & Conditions :

(1) All rights regarding addition/alteration in building plan and its specification are reserved with the Organizer & Architect. (2) Changes / Alternation of any elevation, exterior colour scheme of the unit or any other change affecting the overall design concept & outlook of the scheme shall not be permitted during or after completion of the scheme. (3) organizer reserves right regarding any change/alternation of any above mentioned brand or short of availability. (4) Extra work will be done only after receiving the full amount as per the estimation given by the engineer of the company. (5) Possession of the property will be given only on receipt of full payment and no religious celebrations will be allowed incase of incomplete payments. (6) Member should take possession within 30 days after completion. (7) If payment is not completed within given time then interest at the rate of 18% will be applicable. (8) Additional documentation charges such as Stamp Duty, Registration Fees, MGVCCL Connection Deposit, GST, Gas Connection charge, Legal Documents & maintenance charge shall be borne by the purchaser. (9) Palika taxes shall be borne by the purchaser from the date of sale deed. (10) If any extra taxes raised by the Government shall be borne by the purchaser. (11) In case of cancellation of booking, booking amount will be forfeited. (12) The brochure is intended only for presentation and information of the scheme and does not form part of the legal document. (13) In case of any dispute, it will be resolved by mutual discussion & understanding, failing which the matter will be at ANAND Jurisdiction only.