



शुक्तिर्न **aura**
...glory of your happy living

Commercial Spaces

3 BHK Exclusive Flats | Elite Terrace Flats

3 BHK Exclusive Bungalows



WE BUILD HOMES
JUST THE WAY YOU'D BUILD THEM...



We have a simple design principle.

We imagine ourselves as the residents as we lay out the plan for each home.

Which is why, when you walk into a Sukirtan Aura, you'll see that all the essentials of good living have been well-taken care of.

This principle of ours is at the core of the **VALUE Homes** philosophy.

VALUE stands for Perfect **Ventilation**, Lively **Light**, Utmost **Privacy** and Smart **Space** the essentials of good and healthy living.





Anand has its own and unique culture. And the one place that symbolizes the essence of this culture is Karamsad. A unique choice of new housing project with commercial spaces come up in this area.

Not any more... as **Shakti Builders** launches **Sukirtan Aura**.

A project of smartly blend of **Commercial Spaces, 3 BHK Flats, With Terrace Pent Houses & 3 BHK Bungalows** on Gana - Karamsad Road, beautifully blends rich tradition and history with modernity.

Designed around the concept of 'VALUE Homes'

Why step out of your home to get some fresh air, when you get it right inside? The 3 BHK homes at Sukirtan Aura treat you to revitalizing fresh air, no matter where you are.

The architecture is at the forefront of it all. The homes have also been designed strictly adhering to the VALUE Homes philosophy. Passages and other structures that impede the flow of air have been completely done away with, so that every inlet lets in ample fresh air and natural light. Windows and doors have been placed to ensure optimal cross ventilation for the residents. And this design optimally utilises every inch of space, ensuring maximum usable area to the buyer.



Make your new start, complete, with *Sukirtan Aura*.

Near-by approaches....

Major Bank - 1 Km | Krishna Hospital - 2 Kms | School - 2 Kms
Shopping Center - 1 Km | D Mart / V. U. Nagar - 2 Kms
Anand Railway Station - 5 Kms | Karamsad Bus Stop - 1 Km



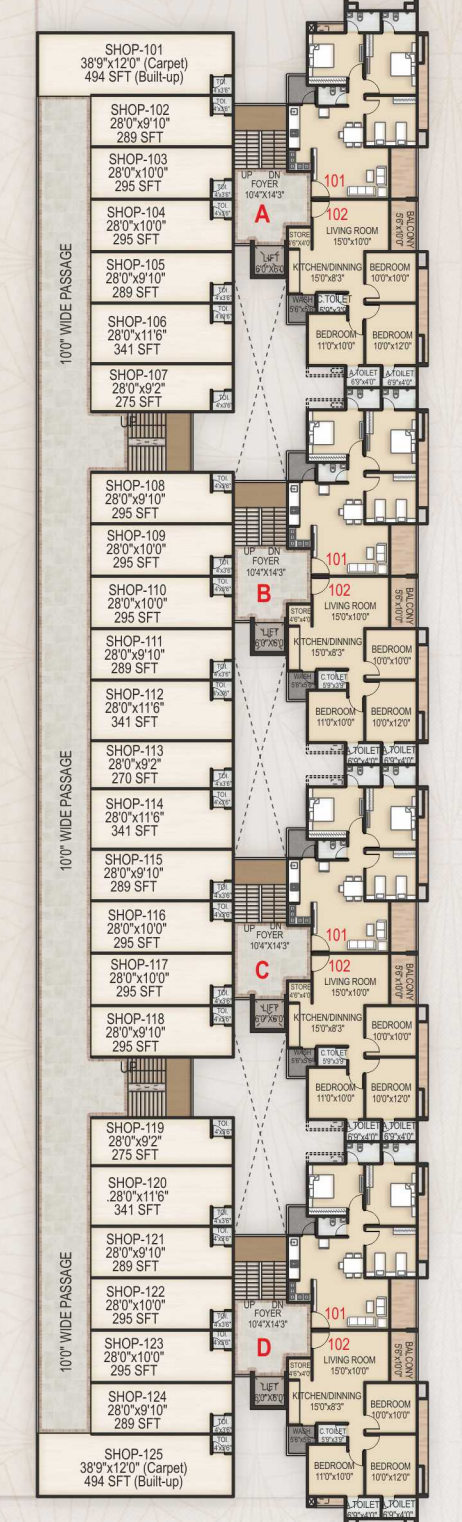
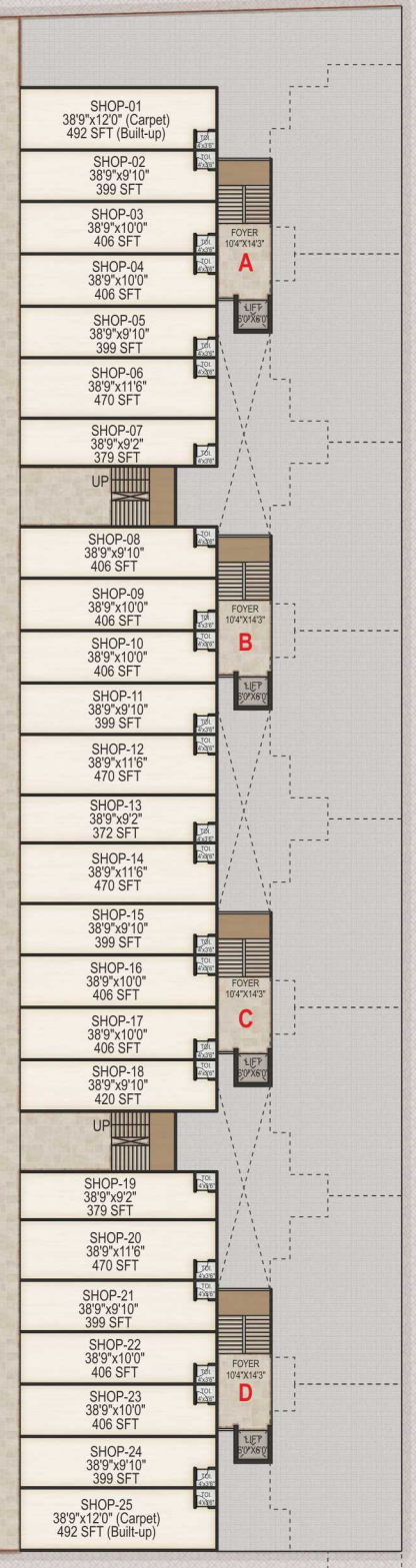
MAIN ENTRANCE

To Karamsad

Karamsad - Gana Road

To Gana

INTERNAL ROAD



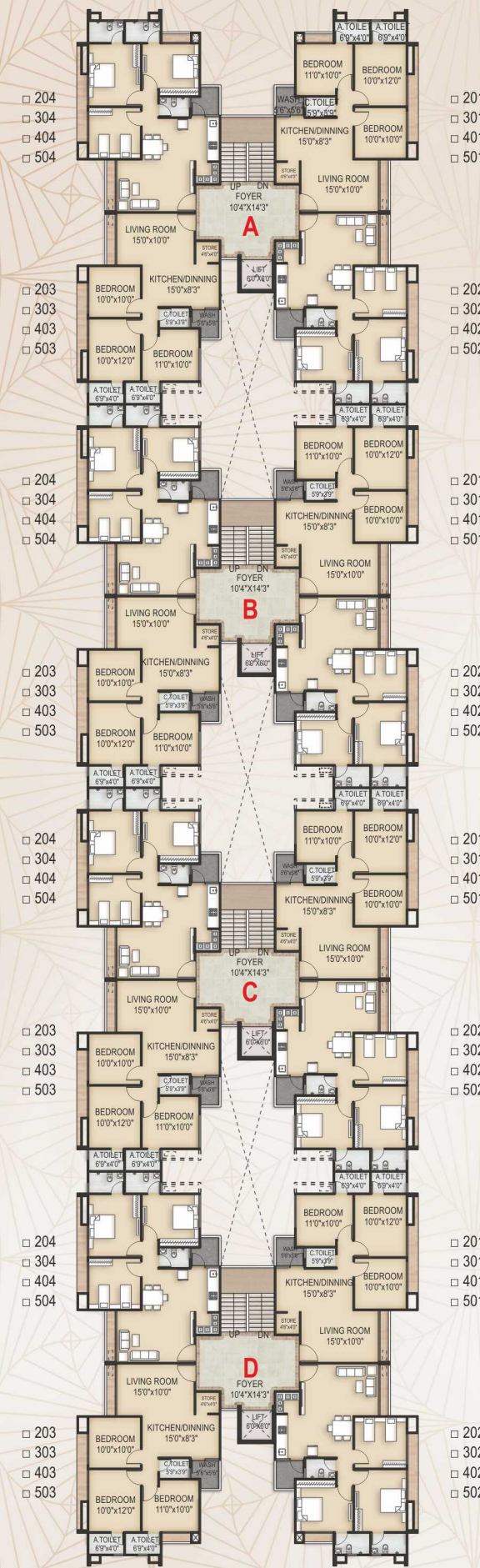
Ground Floor Plan

Shops | Showrooms | Club House with Indoor Games | Develop Gardens | Parking



First Floor Plan

Shops | Offices | 3 BHK Flats



Typical Unit Plan
3 BHK Flats
 Built-up : 900 sqft



Isometric View 3 BHK Flats

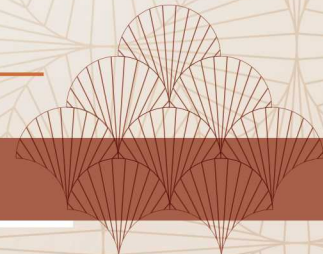


ELITE TERRACE FLATS

Wake up to vibrant sunlight and fresh morning breeze steaming through spacious windows of your flat in Gana - Karamsad Road. Surrender to the vastness of the universe from your private terrace. Reconnect with your inner self at the end of the day. Every single day.



Sixth Floor Plan





Special Features...

- A contemporary modern architectural planning with attractive elevations
- Building as per fire safety norms
- Gated community with round the clock security with CCTV Surveillance
- Community Hall with Gymnasium & Indoor Games
- Landscaped Garden with Party Lawn, Children Play Area, Senior Citizen sitouts & Walk-way
- Uninterrupted 24-hours water supply backed by a common bore-well pump connected with overhead water tank.
- Dedicated lift to each wing
- Sufficient parking space on ground floor
- Loan papers available



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CLUB HOUSE

Life is etched with endless moments of celebrations !

Celebrations that fill us, inspire us and make us think ahead. Celebrations that drive each one of us by keeping us aspired to grow and move ahead in life. When life is so inviting, it's time to step out and experience the best. It's time to breakthrough and touch the next! Presenting a lifestyle club house offering you an unmatched experience of life!





3 BHK Exclusive Bungalows



Sukirtan Aura, a project of 3 BHK Flats & twin bungalows 3 BHK Homes. Nestled in a serene corner of the city where you make peace with nature. Lush green surroundings, that provides you an environment for holistic living in the fresh air and ever fascinating scenic view of Anand city.

Ample greenery and beautiful environment, yet commanding excellent infrastructure; **Sukirtan Aura** is designed with the consideration of functional planning aesthetics and ambience. Each unit in this project is spacious, luxurious, well ventilated, with top of the line facilities and amenities.



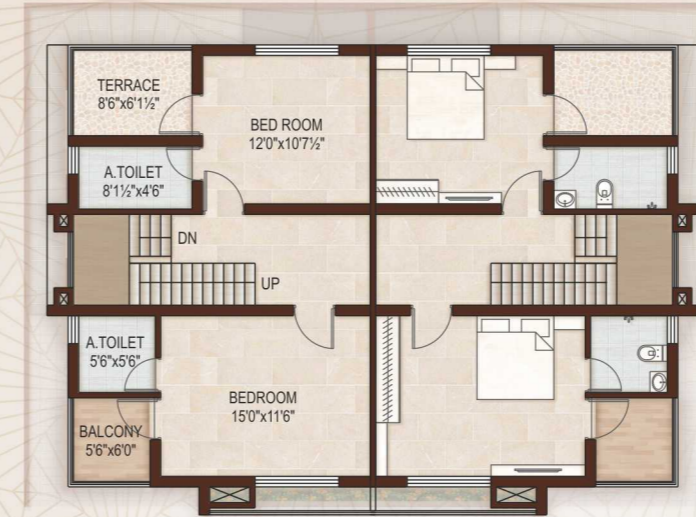
The Ideal destination for Home seekers who appreciate good living.



GROUND FLOOR PLAN - Twin Layout



3 BHK Exclusive Bungalows



FIRST FLOOR PLAN - Twin Layout



3 BHK Exclusive Bungalows



GROUND FLOOR PLAN

Built-up : 715 sqft



ISOMETRIC VIEW OF 3BHK BUNGALOW GROUND FLOOR : Plot No 01 to 19



FIRST FLOOR PLAN

Built-up (with Cabin) : 790 sqft



ISOMETRIC VIEW OF 3BHK BUNGALOW FIRST FLOOR : Plot No 01 to 19



SPECIFICATIONS

Structure	: Structure design as per earthquake resistance.	Plumbing	: Corrosion free and leak proof CPVC/UPVC pipe & fittings. High end stain resistant CP Fitting & Sanitary Ware.
Plaster	: Necessary masonry wall with both side plaster.	Electrical	: Good quality concealed ISI copper wiring with modular switches with adequate points.
Flooring	: Vitrified flooring in all rooms. Glazed tiles in toilet up to full height.	Paint	: Weather Resistant acrylic paint on all external walls. All internal wall with Lapi finish.
Kitchen	: Granite with acrylic base sink.	Water Proofing	: China Mosaic on terrace. Water proofing in all toilets and Terrace area to prevent seepage.
Doors	: Decorative main door and all internal flush doors		
Windows	: Powder coated Aluminum section windows.		





KEY PLAN

Google Co-ordinates :

Sukirtan Aura

Latitude : 22°31'56.60" N

Longitude : 72°54'30.77"E



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3 BHK Exclusive Flats | Elite Terrace Flats
3 BHK Exclusive Bungalows

Site Address

Opp. Devrajpura Gate,
Karamsad - Gana Road,
Karamsad - 388 325, Anand, Gujarat

Organiser



SHAKTI BUILDERS

Anand - 388 001, Gujarat

Contact for Inquiry

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Architect & Structure

design code pvt.ltd.
architect interior

Ahmedabad, Gujarat

નોંધ :

- આંતરીક ફેરફાર માટેની પરવાનગી પહેલેથી જ લેવાની રહેશે તથા તેનો ચાર્જ અલગથી ચૂકવવાનો રહેશે.
- ડોક્યુમેન્ટેશન ચાર્જ, દસ્તાવેજ ખર્ચ, ગુ. વિ. બોર્ડ ડિપોઝીટ, લીગલ ચાર્જ, સર્વિસ / GST ટેક્સ પાર્ટીએ અલગથી ચૂકવવાનો રહેશે.
- નગરપાલિકા, મ.ગુ.વિ. બોર્ડ તથા સીટી સર્વેમાં નામ ફેરફાર કરવાનો ચાર્જ પાર્ટીએ અલગથી આપવાનો રહેશે.
- દરેક મેમ્બરે મેઈન્ટેનન્સ ડીપોઝીટ દરેક યુનિટ દીઠ રૂ. ૭૫,૦૦૦/- અલગથી આપવાની રહેશે.
- મેઈન્ટેનન્સ ચાર્જ દસ્તાવેજ વખતે આપી દેવાનો રહેશે અને પએશન બાદ તેનો વહીવટ ફ્લેટ માલિકોએ મળીને કરવાનો રહેશે.
- સદર સ્કીમના પ્લાન તથા એલીવેશનના ફેરફારના સર્વે હક્કો ઓર્ગેનાઈઝરના રહેશે. કોઈપણ મેમ્બર બિલ્ડીંગ એલીવેશન કે પ્લાનમાં ફેરફાર કરી શકશે નહીં.
- ૧૦૦% પેમેન્ટ પુરું થયા પછી જ પએશન આપવામાં આવશે. અધુરા પેમેન્ટના કિસ્સામાં ધાર્મિક વિધી કે ફર્નીચર કામની પરવાનગી આપવામાં આવશે નહીં.
- દસ્તાવેજ કર્યા તારીખથી કોઈપણ લાગુ પડતો ટેક્સ પાર્ટીએ ચૂકવવાનો રહેશે.