



SHYAM
VINTAGE
SHOPS | 3 -BHK PREMIUM FLATS | PENT HOUSE

Site :
" Shyam Vintage ",
18.00 Mt. Wide Road, Bh., Mirch Masala, Sama - Savli Main Road, Vadodara-391740.

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For further details visit: www.gujrera.gujarat.gov.in RERA REGISTRATION NO.: PR/GJ/VADODARA/VADODARA/Others/MAA08687/28-06-2021

HONEST CR. 98245 85808



Architect



Ruchir Sheth (Design Studio)
architects & interiors

IN A CITY CRAMPED FOR SPACE, SHYAM VINTAGE IS ONE OF THE RAREST PRIVATE DEVELOPMENTS THAT WILL HAVE SUCH GENEROUS OPEN GREEN SPACES WITH GARDENS AND AMENITIES FOR RESIDENTS TO THRIVE"



IMPRESSIVE TOWERING FACADE

Intricate jaliwork that glam up the building exteriors

Idyllically landscaped balconies giving a pleasant view of all the towers

- Elegant Entrance Gate
- 4 side open spacious apartments
- All apartments East West entry
- Residences designed to ensure maximum privacy, cross air ventilation and light
- French size windows for an unobstructive view
- Modern and high quality specification

 **SHYAM
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BRINGING THE CHARM OF THE VINTAGE BACK

Shyam Vintage brings to you the perfect amalgamation of vintage charm and modern aesthetics. Spacious and well-planned homes that add ease, luxury and convenience to your life whilst keeping you in awe of the space you call home.

THE CLOSE-KNIT
COMMUNITY OF
THE OLD WORLD.

THE WIDE OPEN
EXTRAVAGANCE
OF THE NEW WORLD.

Shyam Vintage is a dwelling that has great space between towers, large homes and a green landscape cover that makes your day serene & peaceful. The retail spaces below offer great convenience for one and all.

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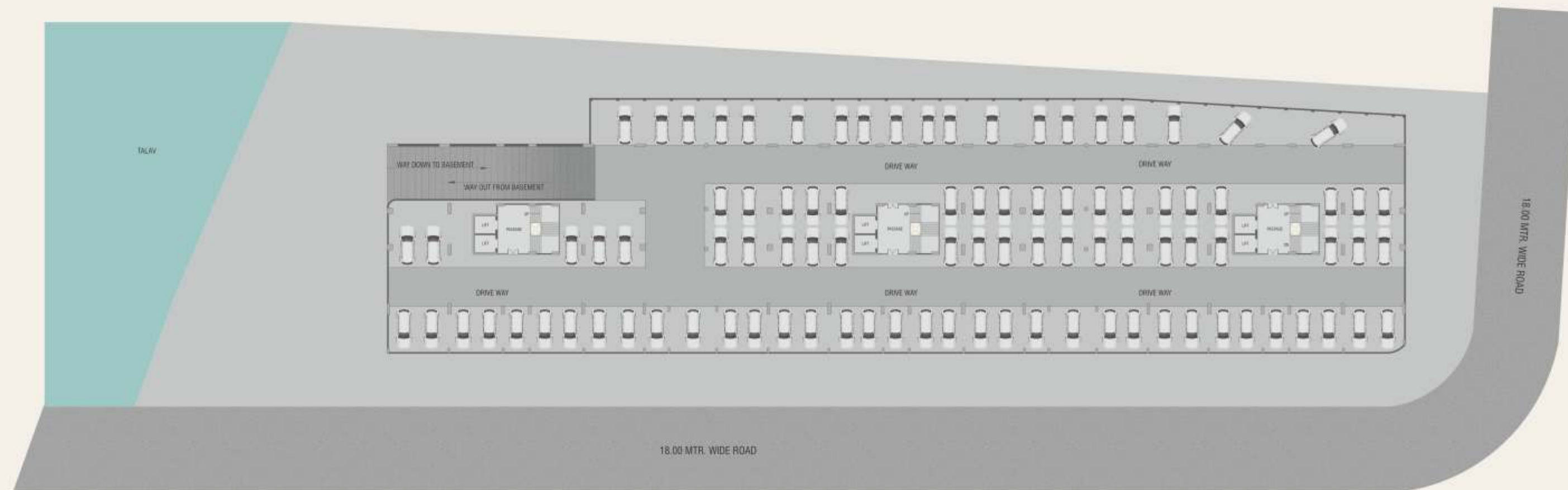
GRANDEUR OF THE OLD TIMES.
LUXURY OF THE NEW.



GROUND FLOOR LAYOUT PLAN



BASEMENT PLAN



AMENITIES FLOOR PLAN (1st Floor)



LEGENDS

- | | | | |
|---|-----------------------|---------------------------------|-----------------------------------|
| 1 HOME THEATRE | 5 GAZEBO | 9 YOGA SPACE | 12 GAME ROOM |
| 2 SENIOR CITIZEN SEATING SPACE | 6 WATER CASADE | 10 LIBRARY/KIDS PLAYAREA | 13 CHESS BOARD ON FLOORING |
| 3 MULTI-PURPOSE HALL | 7 GUEST-ROOMS | 11 KIDS CRAFT ZONE | |
| 4 OUTDOOR SENIOR CITIZEN SEATING SPACE | 8 GYMANASIUM | | |



TYPICAL
FLOOR PLAN
(TOWER- A,B,C)
(1st to 11th Floor)



TERRACE
FLOOR PLAN
(TOWER- A,B,C)
(12th Floor)





TYPICAL FLOOR PLAN (TOWER- A,B,C)

RERA CARPET AREA:
946.00 SQ.FT

BALCONY WASH AREA:
65.00 SQ.FT

TOTAL:
1011 SQ.FT

S.B.A:
1750 SQ.FT



12TH FLOOR PLAN (TOWER-A-B)

RERA CARPET AREA:
946.00 SQ.FT

BALCONY WASH AREA:
65.00 SQ.FT

TOTAL:
1011 SQFT

S.B.A: 1750 SQ.FT

12TH FLOOR PLAN (TOWER-C)

RERA CARPET AREA:
946.00 SQ.FT

BALCONY WASH AREA:
65.00 SQ.FT

TOTAL:
1011 SQFT

S.B.A: 1750 SQ.FT



PLAY LIKE THE OLD TIMES.
RELAX LIKE THE NEW



AMENITIES



HOME THEATRE



YOGA SPACE



GAZEBO



CHILDREN GAME



SENIOR CITIZEN SITTING SPACE



MULTI-PURPOSE HALL



YOGA SPACE



JOGGING TRACK



GYMNASIUM



KIDS LIBRARY/PLAY AREA



KIDS CRAFT AREA



CHESS BOARD FLOORING



MULTI-PURPOSE HALL



THE FITNESS ZONE



HOME THEATRE

VASTNESS OF THE OLD TIMES.
OPULENCE OF THE NEW.



ELEGANCE OF THE OLD TIMES.
CLASS OF THE NEW.



CONNECTIVITY OF THE OLD TIMES. QUALITY OF THE NEW.

SPECIFICATION

Structure

- Earthquake resistant RCC frame structure designed by approved structural Consultant

Flooring

- 800 x 800mm premium quality glazed vitrified tiles in All Rooms
- Anti-Skit flooring in all Bathroom

Wall Finish

- Interior: Smooth finish plaster with 2 coat putty and primer
- Exterior: Double coat plaster with Weather Resistant Paint

Electrification

- 3-phase concealed copper wiring as per ISI Standard
- Adequate electric points in each room as per Architect's plan
- Geyser points in each bathroom
- TV point in Living Room and in Master Bedroom
- Separate MCB for each room

Kitchen

- Premium quality granite with S.S. sink
- Dado up to beam bottom

Bathroom

- Designer Bathrooms with premium quality bath fittings and sanitary wares
- Premium quality ceramic tiles dado up to beam bottom

Doors

- Main Door: High quality decorative door finish on both sides and wooden frame
- Internal Doors: Laminated flush door with granite frame
- All other doors with Premium quality lock fittings

Terrace

- Elegant China Mosaic finish with waterproofing treatment

Others

- Two automatic elevators in each tower
- Trimix concrete internal road with streetlight
- CCTV surveillance at Ground Floor
- Powerback for Lift and Common Light
- Solar Energy Roof Top system for Common Utilities
- Video Door Security in each Flat
- RO Water system in each unit
- Dedicated A/C provision with concealed piping
- Fire Safety system for every Tower
- Common underground & overhead tank with sensor
- 24 hours water supply
- Name Plates & Letter Box

PAYMENT TERMS:

10% At the time of Booking	42% Slab Level (3.5% per slab)	5% Windows/Color
15% Basement Level	05% Masonry/Plaster	3% Finishing Work
10% Plinth level	5% Flooring/Infra	5% Sale deed or Before Possession

TEAM

DEVELOPERS:

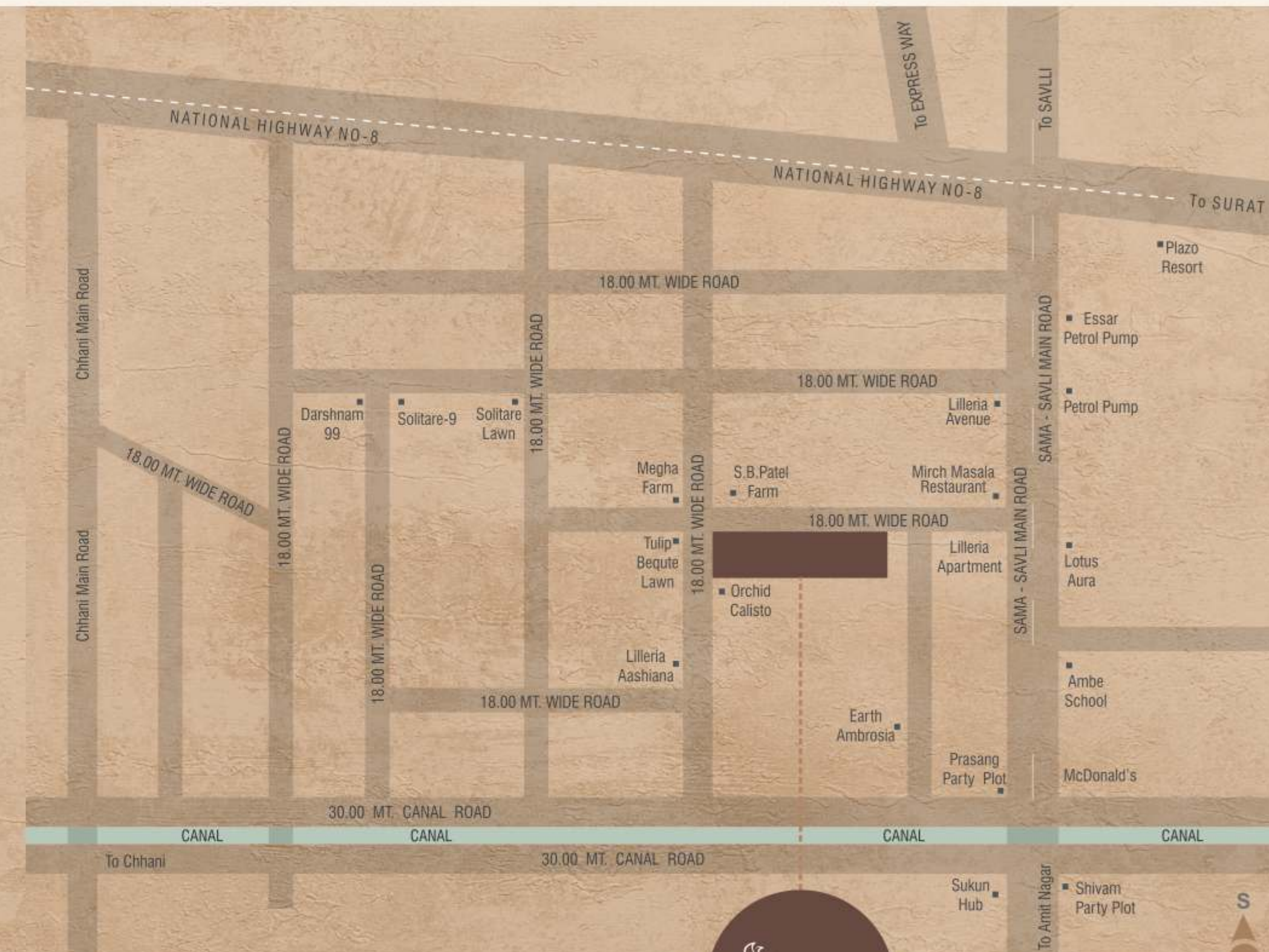
Navdurga
infra

ARCHITECT


Ruchir Sheth (Design Studio)
architects & interiors

STRUCTURE:

ZARNA
ASSOCIATES



Terms and Condition / Disclaimer

(01) The Booking of the unit is confirmed only after receiving 30% of total cost, till then it will be treated as advance for allotted unit. (02) Possession will be given after one month of settlement of all account. Also vastupuja, furniture work will be permitted only after possession. (03) Development Charge, Stamp Duty, GST, Common Maintenance Charges, Legal Charges, MGVCL, VMSS/VUDA Charges will be paid by the purchaser. (04) Any new Central or State Gov. Taxes, if applicable shall have to borne by purchaser. (05) Payment dues are to be paid within 7 days from the date of completion of each stage of work or as per commitment. (06) For delay in payment as per the above schedule, Interest as per RERA will be charged extra. If the due/committed payment is delayed continuously for more than 90 days, the developer reserves all rights to cancel that booking by giving simple notice and booking amount will be returned within 30 days after deduction of 10% plus extra work cost (if done) from booking amount. (07) Developers shall have the right to change the plan, elevation, specification or extend the scheme or any details herein will be binding to all. (08) In case of delay in the procedure or any activity of corporation/VUDA, MGVCL or any authority shall be faced united. (09) Extra work shall be executed only after receiving full payment in advance-subject to approval. (10) Any kind of alteration or change is strictly not allowed inside or outside of unit which affect the elevation or outer look or strength of the unit or project. (11) Any plans, specifications or information in this brochure cannot form legal part of an offer, contract or agreement. It is only depiction of the project. (12) All Images Shown are for Illustration Purpose only. (13) All disputes are subject to Vadodara jurisdiction.