

KEY PLAN



shikhar
PLATINUM
2 & 3 BHK FLATS | SHOWROOMS

Developers :
Kuber
Developers

Site Address:
"Shikhar Platinum",
Next to Nayara Petrol Pump,
Subhanpura-Gorwa Main Road,
Subhanpura, Vadodara-390 023.

Call: +91 90234 97570
Email: shikharplatinum@gmail.com
Website: www.shikharplatinum.com

Architect:
Rishi
Architect & Interior Designer

Structure:
ZARNA
ASSOCIATES

STAGE OF PAYMENT:

SHOPS: (1) Booking 10% (2) Basement 20% (3) Plinth 20% (4) 1st Slab 20% (5) 2nd Slab 20% Masonry+Plaster 05% (6) Finishing 5%

FLAT: (1) Booking 10% (2) Basement 20% (3) Plinth 20% (4) 1st Slab 05% (5) 2nd Slab 05% (6) 3rd Slab 05% (7) 4th Slab 05% (8) 5th Slab 05% (9) 6th Slab 05% (10) 7th Slab 05% (11) Masonry 5% (12) Plaster 5% (13) Finishing 5% GST is payable along with basic cost at each stage mentioned above. (Maintenance, Development, MGVC, Stamp Duty, Registration Fee, Adv./Legal Fee and others (if any) are payable and when required on demand on completion / before Sale Deed / before Possession.

DISCLAIMER: (1) All Plans are subject to amendments and approval by the relevant authorities. All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. Subject to Vadodara Jurisdiction. (2) Premium quality materials or equivalent branded products shall be used for all construction work as per architect design. (3) External changes are strictly prohibited. (4) Maintenance charges, development charges, stamp duty charges, documentation charges, GST, MGVC deposit and all other Government or local municipal taxes will be extra. (5) In case of booking cancellation, the amount will be refunded from the same premise of booking after deducting Rs. 25,000/- of the booking amount. (6) Possession will be given after one month of full payment & registration (Dastavaj). (7) Extra work will be done at additional cost with prior estimate approval.

Note : This brochure is not a legal document. Information provided does not form a part of any contract or agreement. Images & landscapes are illustrative in nature to give approximate idea of the project. Areas & measurements are indicative and may vary a little at the time of actual construction

Above project is registered under Gujrera. • Rera Reg. No.: PR/GJ/VADODARA/VADODARA/Others/MAA 11085/281222
For further details: visit: www.gujrera.gujarat.gov.in under registered project.



A HIGH

Life

Shikhar meaning the summit was our ideal while planning for **Shikhar Platinum**. From reaching new heights of planning to ensuring new peaks of contemporary living in a remarkable location, we have left no stone unturned while developing this residential project.

Architect:



Architect & Interior Designer

CHIRAG PATEL

ARCHITECT'S NOTE

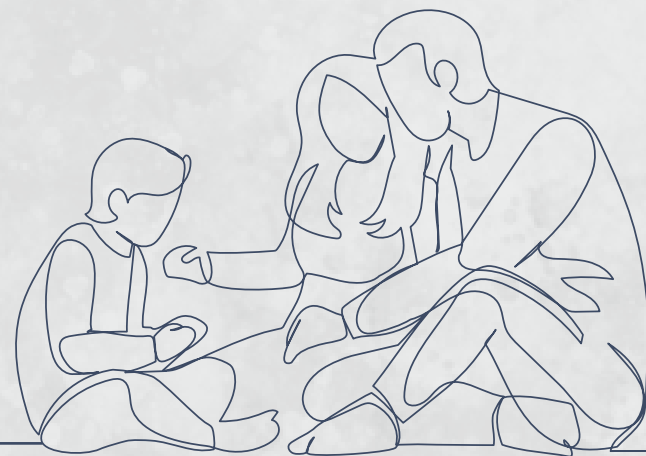
Our vision for Shikhar Platinum was to be smart and minimal in our approach. The striking façade and the well-planned layout ensure a perfect living space for the modern generation. The unconventional layout was challenging and yet allowed us to get creative with planning, ensuring every square foot was utilized optimally.



A QUITE

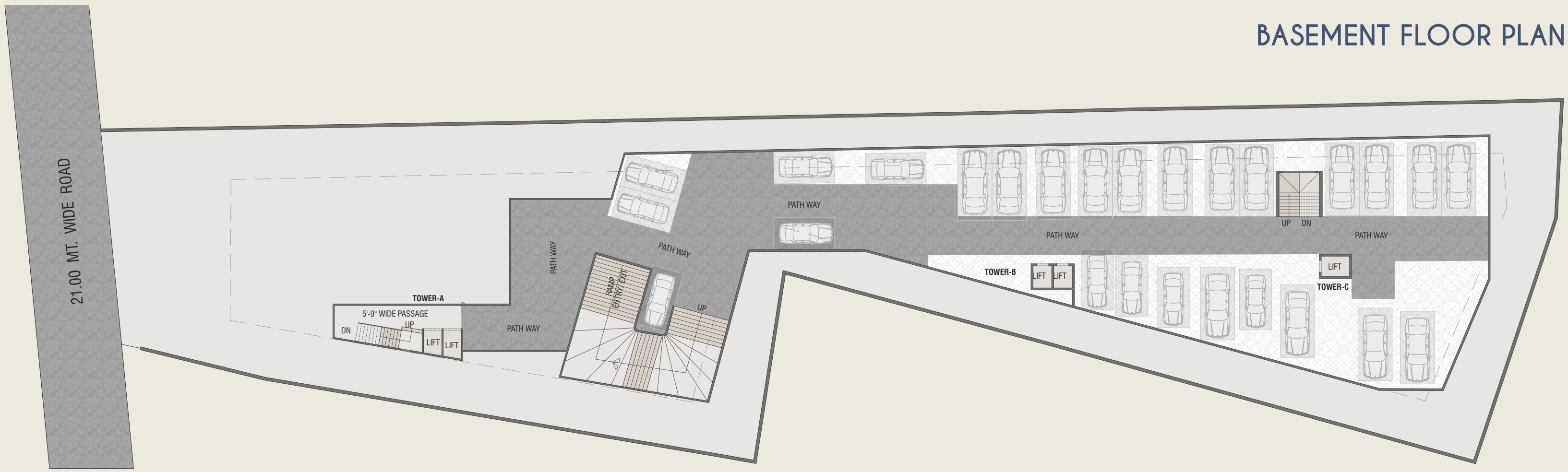
Life

Located in the quiet neighbourhood of Subhanpura-Gorwa amidst several bungalow schemes, **Shikhar Platinum** is the perfect abode for small families. Give your family the best lifestyle in this happening location with several conveniences, entertainment hubs and educational institutions nearby.

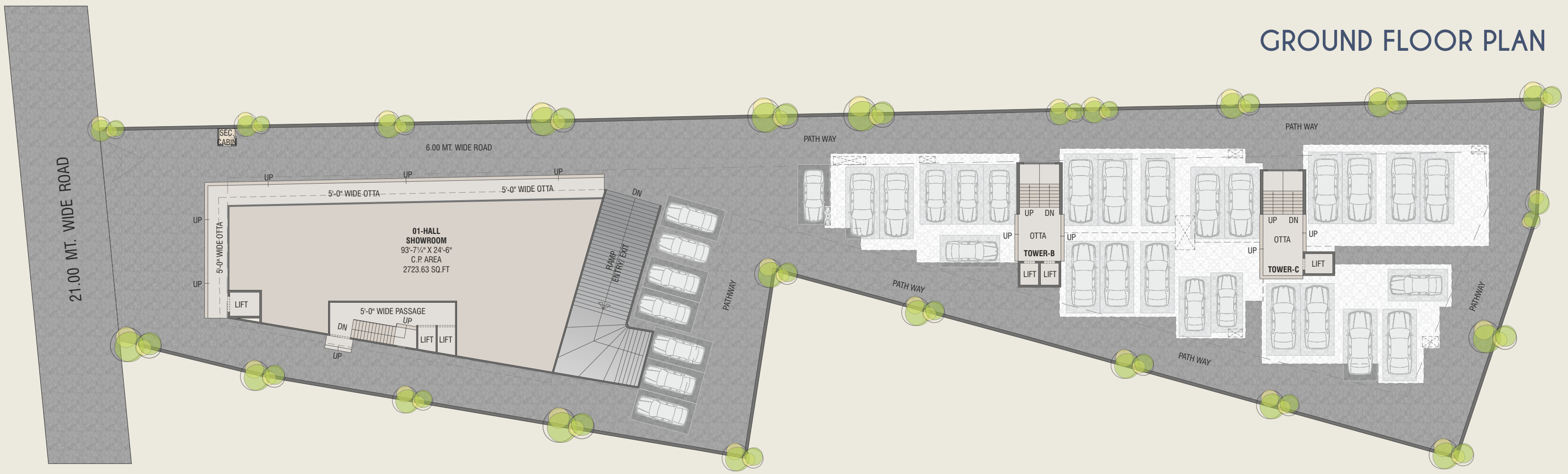


Create a quiet little space for yourself in the world where you find abundant peace, warmth, and love. Find an abode for your family where you are in proximity to everything you need for a happy and fulfilling life.

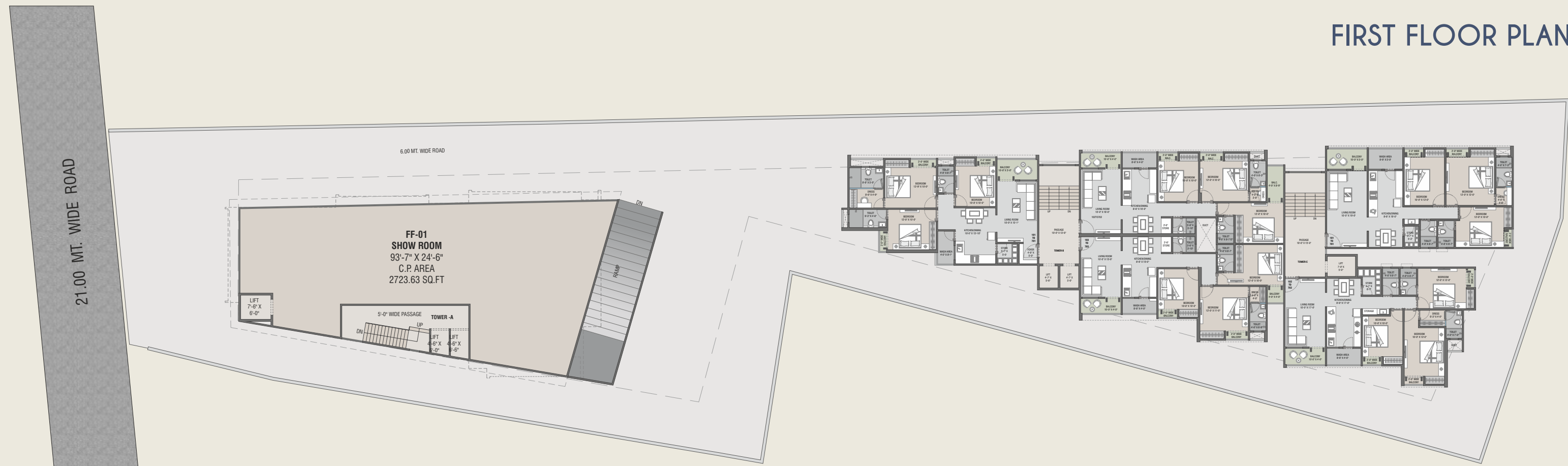
BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TYPICAL FLOOR PLAN



TOWER-A



201 TO 701

RERA CARPET : 585 SQ.FT.
BALCONY+WASH AREA : 115 SQ.FT.
TOTAL CARPET : 700 SQ.FT

202 TO 702

RERA CARPET : 559 SQ.FT.
BALCONY+WASH AREA : 111 SQ.FT.
TOTAL CARPET : 670 SQ.FT

203 TO 703

RERA CARPET : 584 SQ.FT.
BALCONY+WASH AREA : 116 SQ.FT.
TOTAL CARPET : 700 SQ.FT

204 TO 704

RERA CARPET : 529 SQ.FT.
BALCONY+WASH AREA : 101 SQ.FT.
TOTAL CARPET : 630 SQ.FT

TOWER-B



101 TO 701
 RERA CARPET : 922 SQ.FT.
 BALCONY+WASH AREA : 148 SQ.FT.
 TOTAL CARPET : 1070 SQ.FT

103 TO 703
 RERA CARPET : 857 SQ.FT.
 BALCONY+WASH AREA : 143 SQ.FT.
 TOTAL CARPET : 1000 SQ.FT

102 TO 702
 RERA CARPET : 845 SQ.FT.
 BALCONY+WASH AREA : 155 SQ.FT.
 TOTAL CARPET : 1000 SQ.FT

TOWER-C



101 TO 701
 RERA CARPET : 936 SQ.FT.
 BALCONY+WASH AREA : 164 SQ.FT.
 TOTAL CARPET : 1100 SQ.FT

102 TO 702
 RERA CARPET : 920 SQ.FT.
 BALCONY+WASH AREA : 132 SQ.FT.
 TOTAL CARPET : 1052 SQ.FT

TERRACE FLOOR PLAN





SPECIFICATION FOR RESIDENTIAL

Structure

- All RCC & Brick masonry as per structural engineer's design.
- Earthquake resistant RCC framed structure design, Internal & External masonry work with brick.

Paint

- White Putty for interior wall, color weather proof paint for exteriors.

Flooring

- Vitrified tiles flooring in all rooms.

Doors

- Decorative main door with standard fittings, all internal doors good quality laminated doors.

Windows

- Aluminum section windows with tinted glass, safety grill & mosquito net.

Kitchen

- Granite kitchen platform with S.S. sink & Glazed tiles dedo up to slab level.

Plumbing

- U-PVC plumbing with good quality fittings

Bathroom

- Designer Ceramic tiles & Premium bath fittings and Premium sanitary wares.

Electrification

- Concealed copper wiring of approved quality with good quality switches sufficient electrical points as per Architect's plan. AC points in all bed room & living room.

Water

- Underground and overhead tank (with automated sensors) 24 hours water supply

FOR COMMERCIAL

Flooring

- Vitrified tile flooring with skirting in all units.
- Decorative flooring in common area.

Electrification

- Sufficient electric point with concealed wiring along with modular switches of good quality with AC point in each unit.

- Provision for water & drainage available in showrooms

AMENITIES



SECURITY CABIN



INDOOR GAMES



CHILDREN'S PLAY AREA



CCTV SURVEILLANCE



ALLOTTED CAR PARKING



SENIOR CITIZEN SITTING



LUSH GREEN GARDEN



POWER BACKUP FOR LIFT



R.O. SYSTEM FOR EACH FLAT



A.C. MULTIPURPOSE HALL



RAIN WATER HARVESTING SYSTEM



ELECTIC CHARGING POINT

