

शिवांजली  
SHASHWAT

*Where Dreams*

# BLOSSOM



4 & 3 BHK APARTMENTS & SHOPS

13 STOREYED 4 MAGNIFICENT TOWERS  
50 UNITS OF 4 BHK PREMIUM APARTMENTS  
104 UNITS OF 3 BHK SPACIOUS APARTMENTS  
ONLY 2 UNITS ON EACH FLOOR  
ALL UNITS ARE GARDEN FACING  
EXCLUSIVE LIFESTYLE AMENITIES  
THE MOST LUX & PROMINENT LOCATION  
CLUB HOUSE WITH LANDSCAPE GARDEN

EMBRACE  
ELEGANCE  
*embody serenity.*



Step into Shivanjali Shashwat, a luxurious oasis designed to elevate your living experience. With a perfect blend of modernity and tranquillity, these spacious 4 & 3 BHK apartments offer a blissful experience where every moment feels like a cherished memory.

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SHASHWAT



Unveil Architectural  
**EXTRAVAGANCE**

*The exterior of Shivanjali Shashwat is a breathtaking testament to architectural excellence. The 13-story tower stands tall and proud, gracefully redefining the skyline of Gandhinagar. Crafted with attention to detail, the aesthetics of the building make it a true masterpiece. Indulge in an opulent experience, as each element of the exterior exudes luxury and allure.*



**12 SHOPS & SHOWROOMS**  
AT GROUND FLOOR  
IN FRONT OF MAIN ROAD





Connect to Convenience,  
**EMBRACE NATURE**

Nestled along the bustling Ahmedabad-Gandhinagar Main Highway, Shivanjali Shashwat offers unparalleled connectivity to both cities. Embrace the best of urban living without compromising the tranquility of nature. Located in Randesan, Gandhinagar, this address promises a serene environment surrounded by lush greenery, making it the perfect abode for you and your family.

**EDUCATION**

GNLU University	09 Min.
PDPU University	09 Min.
Swaminarayn Int. School	05 Min.
Jamnabai Narsee School	14 Min.
School of Achiever	05 Min.
Delhi Public School	10 Min.

**BANKS**

SBI Bank	05 Min.
Axis Bank	02 Min.
HDFC Bank	04 Min.

**HOSPITALS**

SMVS Hospital	04 Min.
Aashka Hospital	06 Min.
Apollo Hospital	14 Min.

**NEAR BY**

GIFT City	15 Min.
Tata Consultancy (TCS)	08 Min.
Infocity Global IT Park	06 Min.
Indroda Park	11 Min.
Mahatma Mandir	13 Min.
Narendra Modi Stadium	20 Min.

**SHOPPING CENTER / MALL**

Agora Mall	11 Min.
Big Baazar	11 Min.
4D Sqaure Mall	16 Min.
Brand Factory	16 Min.


**RESTAURANT / HOTEL**


Domino's Pizza	05 Min.
The Mountain Café	08 Min.
LaPino'z Pizza	05 Min.
Madness of Maharaja	08 Min.








## VALUE ADDITIONS


 Sufficient Parking Space at Ground with 2 Level Basement


 Gated Community with Round the Clock Security

 Gated premises with 24 x 7 Hrs. CCTV Security

 Branded Highspeed Two Elevators in each tower

 Adequate power load to each unit (As per Govt. Standards)

 Power Back-up System for Lift & Common Amenities

 Fire Hydrant system with Fire Extinguisher

Where Artistry Meets  
**FUNCTIONALITY**







*Blissful Balconies*  
**BREATHTAKING VIEWS**

*The thoughtful balcony and green planning at Shivanjali Shashwat offer an enchanting escape from the everyday hustle. Enjoy your morning coffee amidst nature or unwind after a long day with captivating views from your private balcony.*

*Immerse yourself in a green haven within the heart of your home, as every detail is meticulously designed to bring the outdoors in.*

**20**  
Feet Long Balcony

**शिवांजली**  
**SHASHWAT**







### Nature's Symphony Unfolds

The landscape at Shivanjali Shashwat is a harmonious symphony of beauty and tranquillity. Stroll along the meticulously crafted walkways, indulge in the mesmerizing waterbody, and find solace in the lush gardens that envelop the community.

# शिवांजली SHASHWAT



Water Body



Jogging Track



Landscape Garden



Beautiful Plantation





25+ Lifestyle Amenities

# शिवांजली SHASHWAT

Shivanjali Shashwat takes pride in its world-class amenities that redefine opulence. From a fully-equipped gym to a vibrant clubhouse, every aspect is curated to elevate your lifestyle. Engage in a game of cricket or basketball with friends or immerse yourself in indoor games for delightful evenings. Experience an array of amenities that cater to every age and passion.

UNPARALLELED

# LUXURY

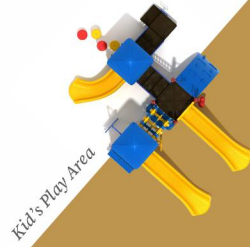
Every Step of the Way



Library Room



Yoga Room



Kid's Play Area



2.0 MTS. Jogging Track

2.0 MTS. Jogging Track

Seating Area

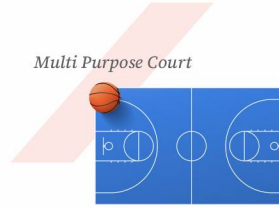
Landscaped Garden

2.0 MTS. Jogging Track

2.0 MTS. Jogging Track

Multi Purpose Hall

Multi Purpose Court



Box Cricket



Jhula Court

Indoor Games



Cycling Track

Skating Rink



Jogging Track



Acupressure Path



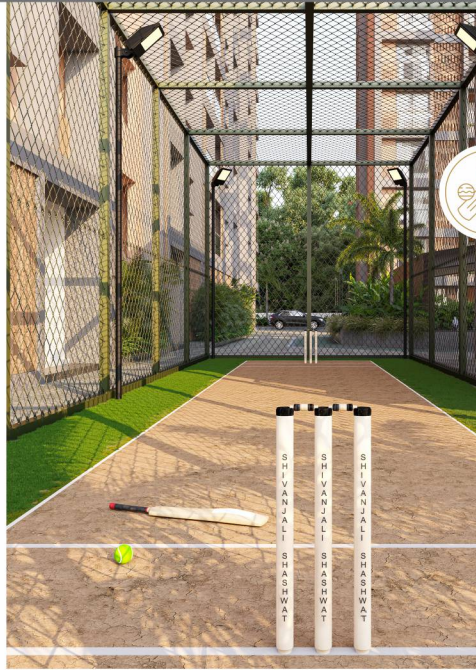
Gymnasium





# शिवांजली SHASHWAT

At Shivanjali Shashwat, a world of recreation awaits. The state-of-the-art gymnasium energizes your workouts, while the box cricket and badminton court foster friendly competition and camaraderie. Shoot some hoops or immerse yourself in the vibrant clubhouse for social gatherings. Additionally, indulge in a range of indoor games, creating memories to cherish for a lifetime.



Box Cricket



Multipurpose Court

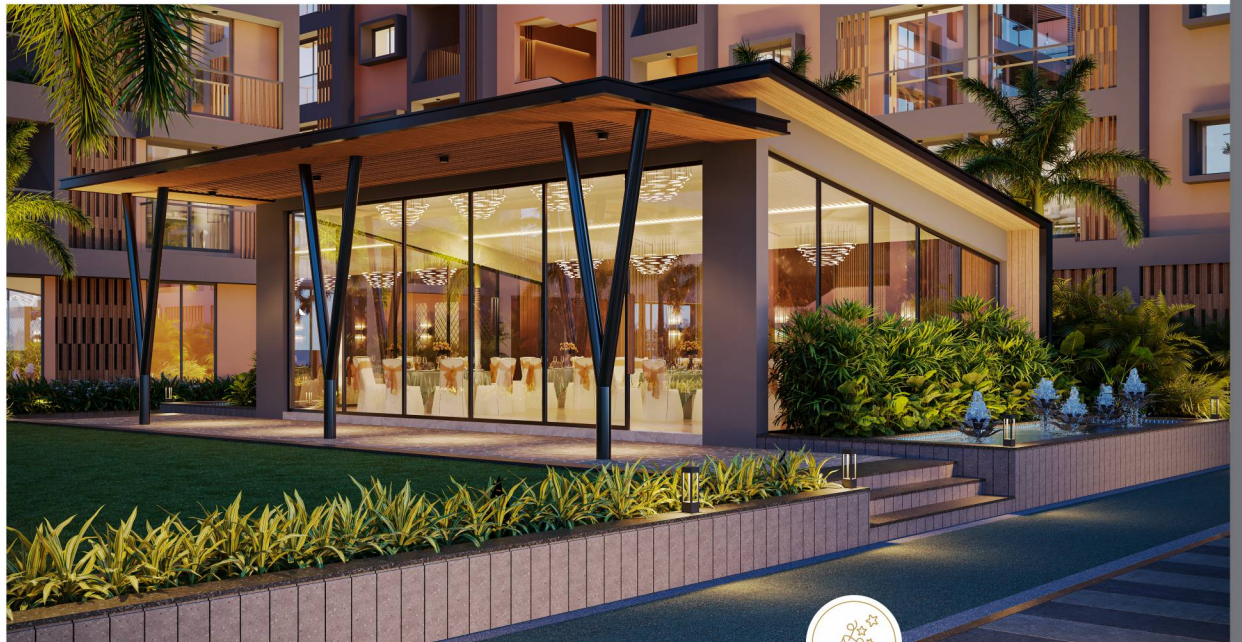
*Play, Bond, Thrive*



Gymnasium



Indoor Games



Club House







# GROUND FLOOR PLAN

# शिवांजली SHASHWAT



12.00 MT. WIDE SERVICE ROAD

GANDHINAGAR - KOBRA - AIRPORT MAIN HIGHWAY





TYPICAL  
FLOOR PLAN

# शिवांजली SHASHWAT



12.00 M.T. WIDE SERVICE ROAD

GANDHINAGAR - KOPA - AIRPORT MAIN HIGHWAY

ENTRY / EXIT



# शिवांजली SHASHWAT

Step into your new home and experience seamless spaces designed to provide timeless comfort. The interiors of Shivanjali Shashwat exude elegance and sophistication, complementing your lifestyle with every detail. Revel in the delight of tasteful aesthetics that create a warm and welcoming ambience, ensuring every day feels like a blissful retreat.



2 Lifts In Each Tower



Lovely Living Area



Beautiful Bedroom



Elegant Entrance Foyer



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SHASHWAT



TYPE 01  
BLOCK C & D  
UNIT NO. :  
101 TO 1301, 102 TO 1202

**4 BHK**  
UNIT FLOOR PLAN



# शिवांजली SHASHWAT

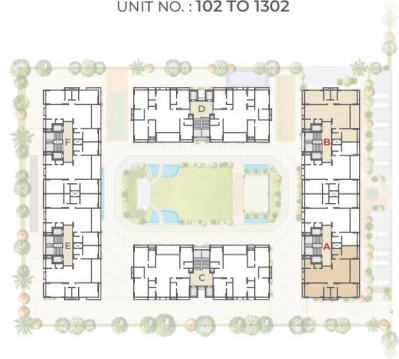
TYPE 02

BLOCK A

UNIT NO. : 101 TO 1301

BLOCK B

UNIT NO. : 102 TO 1302



**3 BHK**

UNIT FLOOR PLAN

GANDHINAGAR - KOBA - AIRPORT MAIN HIGHWAY





# शिवांजली SHASHWAT

TYPE 03

BLOCK A & E

UNIT NO. : 102 TO 1302

BLOCK B & F

UNIT NO. : 101 TO 1301



**3 BHK**

UNIT FLOOR PLAN

GANDHINAGAR - KOBA - AIRPORT MAIN HIGHWAY





# शिवांजली SHASHWAT

TYPE 04

**BLOCK E**

UNIT NO. : 101 TO 1301

**BLOCK F**

UNIT NO. : 102 TO 1302

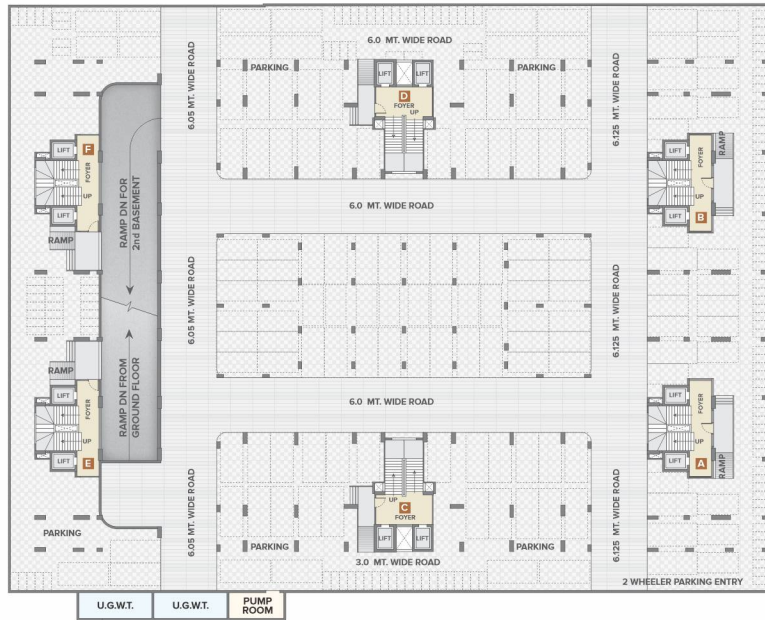


**3 BHK**

UNIT FLOOR PLAN







## SPECIFICATIONS

### STRUCTURE



- Earthquake resistant RCC frame structure as per IS.

### WALL FINISH



- Internal : Mala plaster with white cement based putty finish
- External : Double coat mala plaster or texture paint with acrylic paint as per Architects detail
- Stair, Balcony, Terrace : Mild steel/stainless steel railing

### FLOORING



- Living dining : Vitrified/Gvt tiles approximately size - 80x160/80x80 of branded company (qutone, simpolo, kajaria)
- Other rooms : Vitrified/Gvt tiles approximately size - 80x160/80x80 of branded company (qutone, simpolo, kajaria)
- Kitchen : Kitchen platform with granite/quartz with sink & glazed tiles dado up to lintel height, size- 60x120 of branded company (qutone, simpolo, kajaria)
- Bathrooms & kitchen dado : Wall tiles up to lintel height, size - 120x60 of branded company (qutone, simpolo, kajaria)
- Balcony and utility : Anti-skid vitrified/Gvt tiles size - 60x60 of branded company (qutone, simpolo, kajaria)



### DOORS & WINDOWS



- Main door : Veneered flush door
- Internal rooms doors : Flush door, Bathroom doors : Flush door
- Door hardware : Godrej or equivalent brand
- Aluminum windows : Jindal (1<sup>st</sup> series) / National / Equivalent heavy duty aluminum powder coated windows with branded glass clear reflective

### PLUMBING



- Pipe fitting : CPVC / UPVC & hot water supply pipes
- CP fitting and accessories : Premium brand like Hindware / jaquar / kohler or equivalent
- Sanitary ware : Wall / floor mounted sanitary ware from jaquar / kohler or equivalent

### ELECTRICAL



- Fixtures & cables : Premium brands like R.R / ABB / Havells or equivalent

ARCHITECT



STRUCTURE



MEPF CONSULTANT



RERA : PR/GJ/GANDHINAGAR/GANDHINAGAR/Others/MAA1976/200623 • Website : gujrerar1.gujarat.gov.in

Legal Notes • Stamp Duty, Registration Charges, Legal Documentation Charges, Advance Maintenance, Fix Maintenance Charges, GUDA Charges and Electrical Co. Charges including cable and sub-station cost shall be borne by the purchaser. • GST or any additional charges, taxes, cess or duties levied by the government / local authorities prior, during or after the completion of the scheme will be borne by the purchaser. • Changes / Alteration of any nature, including the elevations, exterior colour scheme 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. • All elements, objects, treatments, materials, equipments and colour schemes shown are artist's impressions. Actual may be different as per architect's designs. • All dimensions shown here are unfinished to un finished wall. • The brochure is intended only to convey the essential design and technical features of the scheme.



DEVELOPER  
**JUBILANT**  
BUILDCON

Site : Shivanjali Shashwat, Nr. Citypulse Cinema,  
12 Mt. Service Road, Gandhinagar-Ahmedabad Highway,  
Kudasan, Gandhinagar.

For more information  
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