

॥ श्री विहण इपा ॥

॥ जय श्री स्वामिनारायण ॥

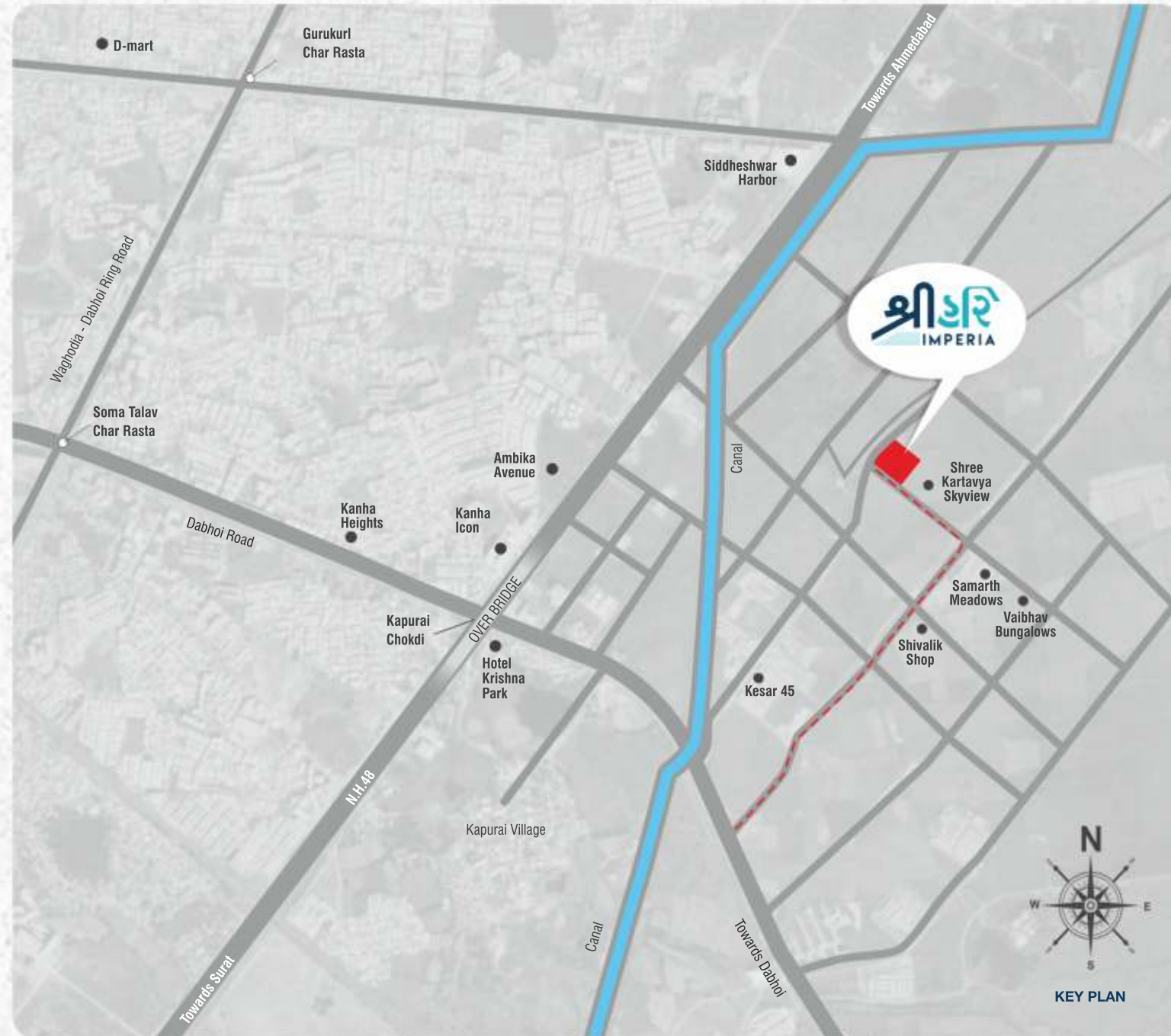
॥ श्री गणेशाय नमः ॥

Luxury is in the unexpected details

# श्री हरि IMPERIA



2 & 3 BHK ELEGANT FLATS & SHOPS



A Project By :-



Developers :-

**RAMA ENTERPRISE**

Address :-

“Shree Hari Imperia” Nr. Shree Kartavya Skyview, Opp. Shivalik Shop,  
24 mtr High Tension Road, Kapurai - Dabhoi Road, Kapurai, Vadodara.

Booking Contact :-

M : +91 97222 57759 / 99983 67177

E : shimperia1008@gmail.com

Architect :-



Structure :-

Ashok Shah &  
Associates

3D Visualisation :-

Zubin Solanki

Rera Reg. No. : PR/GJ/VADODARA/VADODARA/Others/ /

Website:- www.gujrerar1.gujarat.gov.in



श्री हरि  
IMPERIA

Living the  
Good Life  
in a Spacious  
home

Welcome to a place where smart planning and strategic choice of location encapsulates your home in a cocoon of harmony. Where you can evolve and energise in tranquil surroundings and gain peace of mind with the finest quality of life.

The exclusive design has redefined the realty space and extended the reach of the best of luxurious facilities and detailing to those looking for home in a pocket friendly range. Its cost-to-return ration, along with its desirable location and amenities it boasts of make it and ideal investment promising a very elite quality of life.

Shree Hari Imperia is an offering from a well experienced and committed real estate developer. Timely completion of the project and providing you best value for your investment will always be our endeavor.



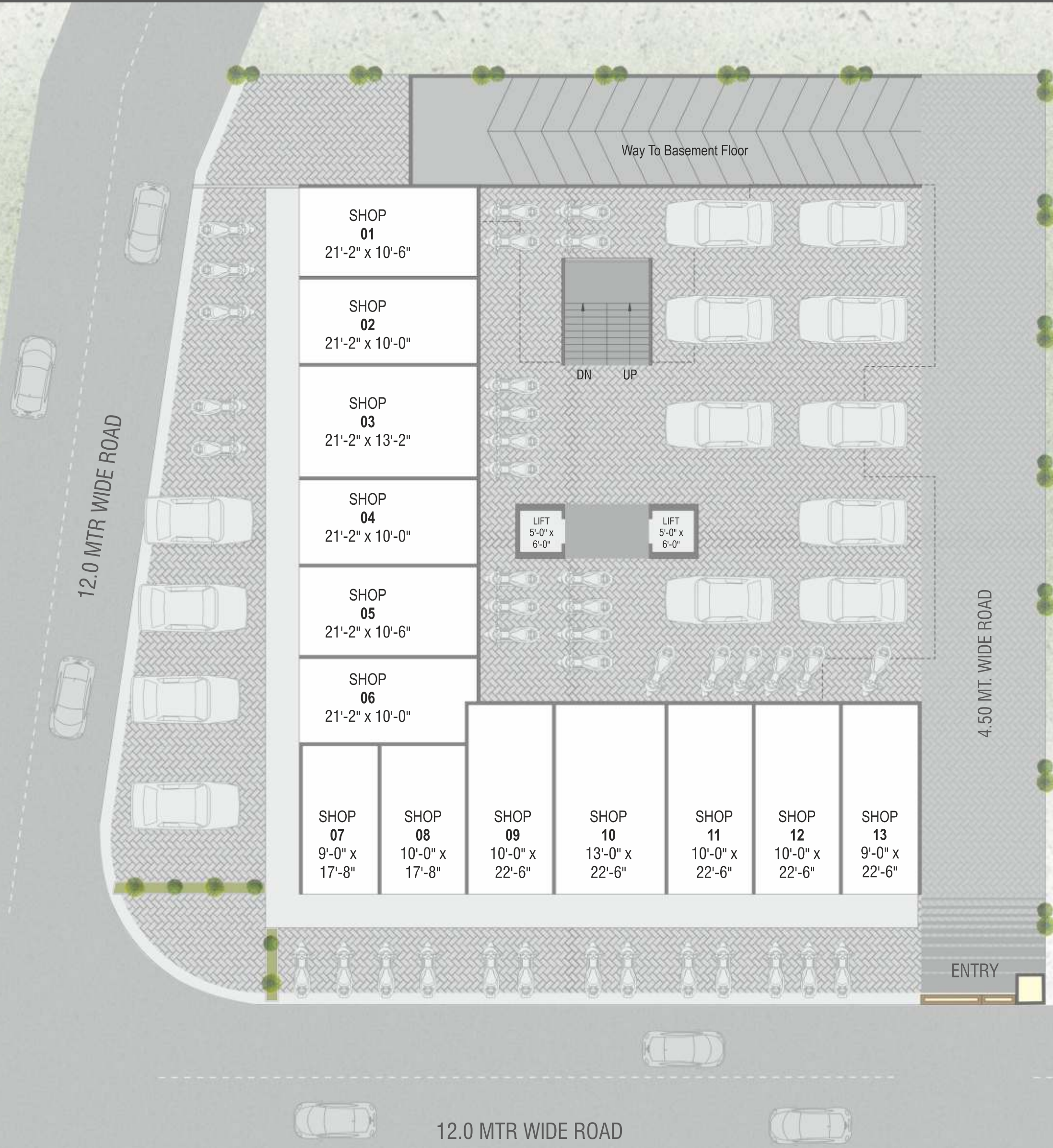


# GROUND FLOOR PLAN



## SPECIFICATION

-  **STRUCTURE**
  - Earthquake resistant RCC frame structure designed by approved Structural Consultant.
-  **WALL FINISH**
  - Interior : Smooth finish plaster with two coat putty.
  - Exterior : Double coat plaster with weather resistant paint.
-  **FLOORING**
  - Premium quality glazed vitrified tiles in All Rooms
  - Anti-Skid tiles flooring in all Bathrooms.
-  **DOORS**
  - Main Door : Elegant entrance door on both sides laminate with wooden frame.
  - Internal Doors : Flush door with stone frame Premium quality lock fittings.
-  **WINDOWS**
  - Aluminium powder coated.
-  **KITCHEN**
  - Granite platform with S.S. sink
  - Decorative glazed tile Dedo.
-  **BATHROOM**
  - Designer Bathrooms with premium quality bath fittings and sanitary wares.
  - Premium quality ceramic tiles dedo.
-  **ELECTRIFICATION**
  - Concealed copper wiring as per ISI standard.
  - Sufficient electric points in each room
  - Geyser points in master bedroom bathroom.
  - TV point in Living Room and Master Bedrooms.
  - AC point in Master Bedrooms.
  - Separate MCB for each room.
-  **TERRACE**
  - Water proofing treatment with china mosaic.






# TYPICAL FLOOR PLAN

1<sup>ST</sup> TO 7<sup>TH</sup> FLOOR



## AMENITIES

-  Multipurpose Hall
-  Garden terrace
-  Attractive Entrance Gate
-  Boundary Wall
-  CCTV Surveillance in Parking area for Security
-  Underground Cabling
-  Solar system for common utilities
-  Basement & Ground Floor Sufficient Parking
-  Standard Two Lift
-  Fire Safety System
-  Rain Water Harvesting
-  Internal R.C.C. Trimix Road with Paver block / Tiles
-  Underground and overhead tanks for 24 hour water supply



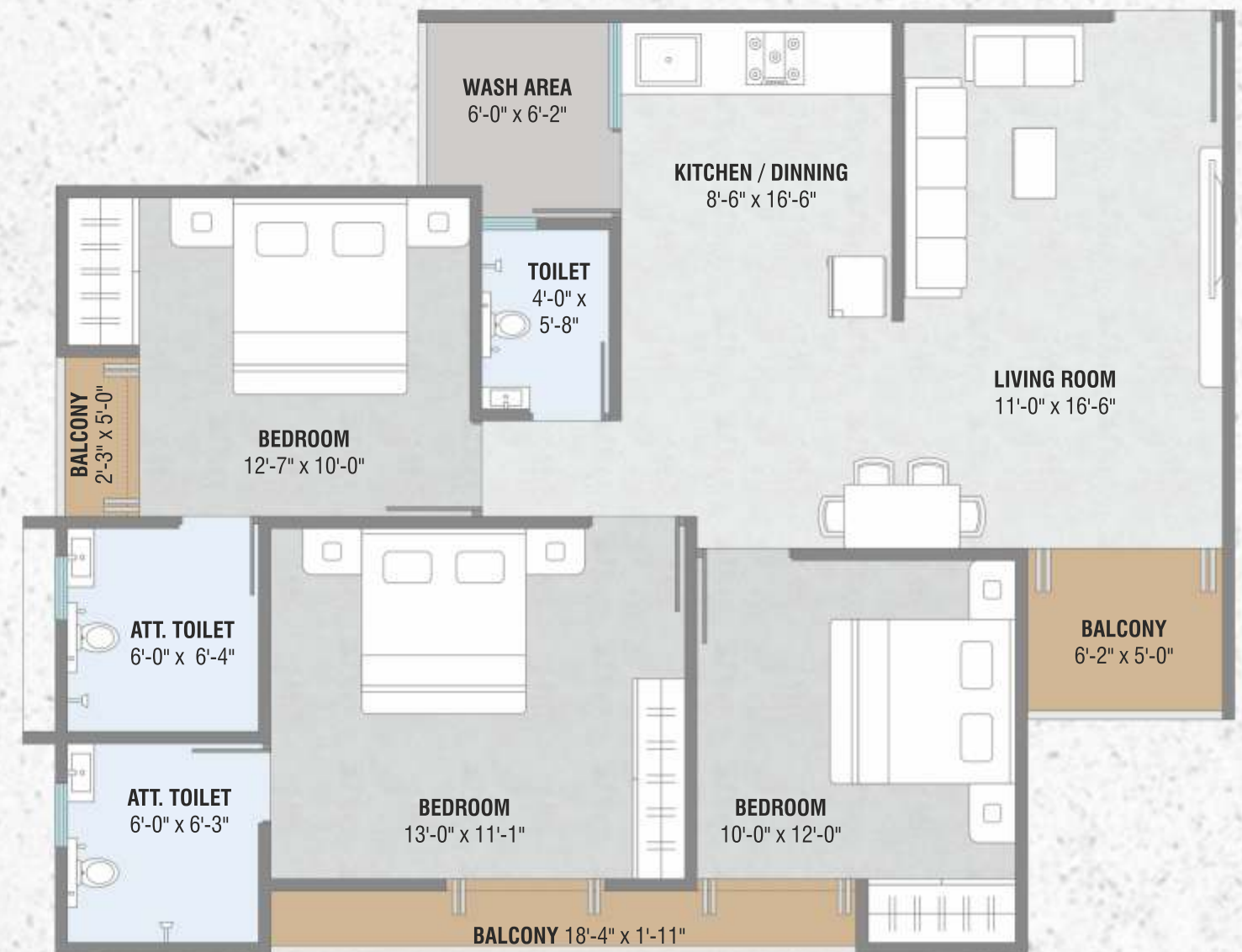
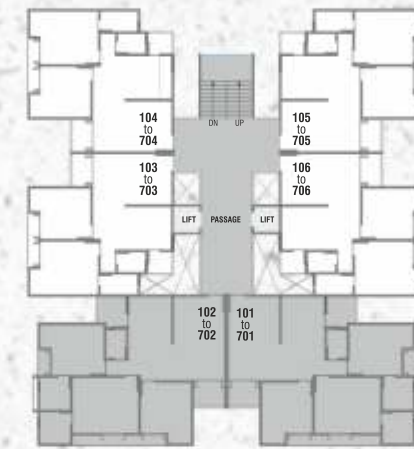




# 3 BHK

TYPICAL FLOOR PLAN

B. Up. Area :- 990.00 sq.ft.



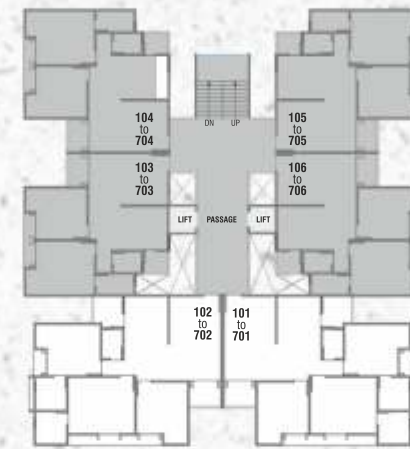




# 2 BHK

TYPICAL FLOOR PLAN

B. Up. Area :- 725.00 sq.ft.





*Panaramic  
view of  
your dream Lifestyle*

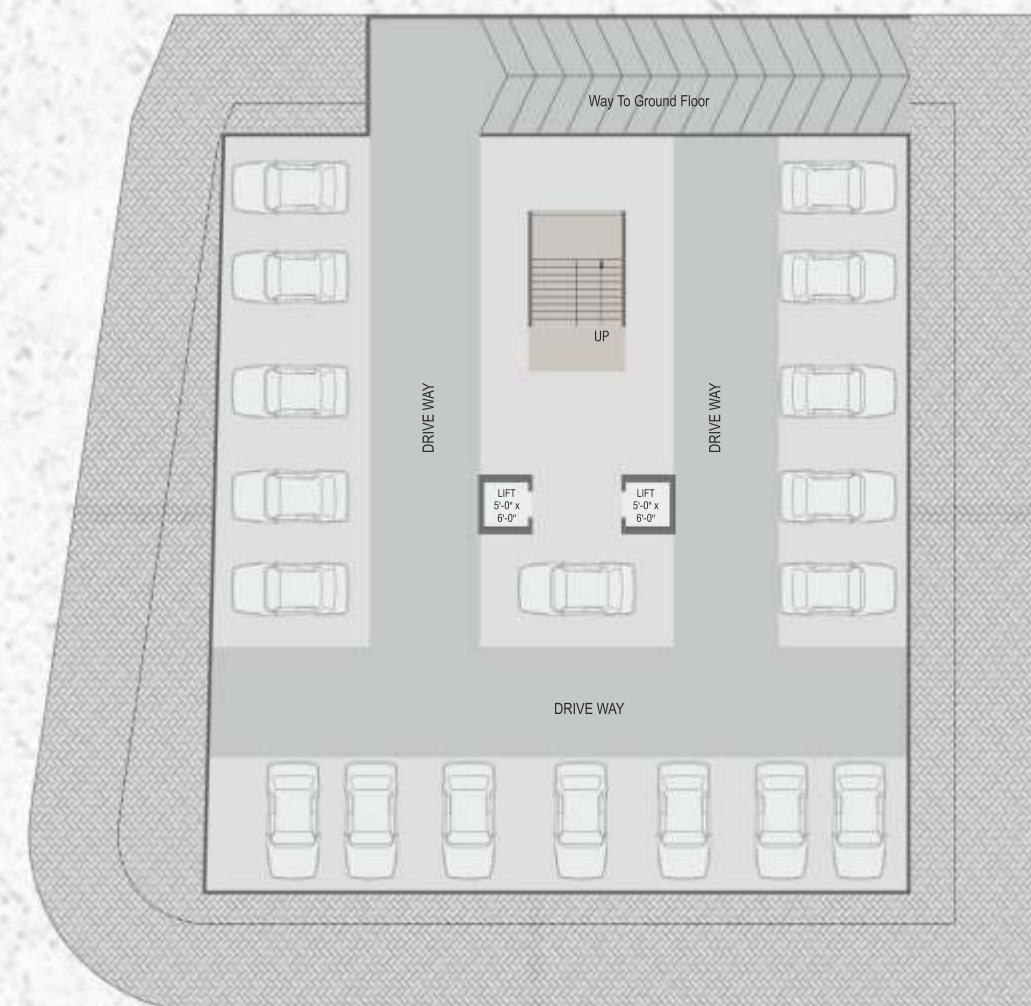
**श्रीधर**  
IMPERIA



### TERRACE FLOOR PLAN



### BASEMENT PLAN





*Freedom to live the  
life of your Dreams*



**Payment Mode :-**

Shops :- • 30% Booking • 15% Plinth • 25% Slab Level • 15% Brick Work • 10% Plaster • 05% Flooring Level

Flats :- • 20% Booking • 10% Plinth Level • 08% Ground Floor Slab • 08% First Floor Slab • 08% Second Floor Slab  
08% Third Floor Slab • 08% Fourth Floor Slab • 08% Fifth Floor Slab • 08% Sixth Floor Slab • 07% Seventh Floor Slab  
04% Plaster • 03% Flooring Work

Notes :- (1) External changes are strictly not allowed (2) Development charges, stamp duty documentation charges, and all Government or municipal taxes, GST, MGCVL meter deposit should be levied separate (3) in case of booking cancellation, amount will be refunded from the booking of same premise after deducting 10% of booking amount (4) Possession will be given after one month of all settlement of account (5) Extra work will be executed after making full advance payment but no change in elevation and plan (6) While every reasonable care has been taken in preparing this brochure and can not form part of an offer, contract or agreement. The promoter can not be held responsible for any inaccuracy in this contents. (7) All plans, information and specification are subject to changes may be required by the promoters. (8) Payment schedule must be followed strictly, any delay in payment shall incur penalty. (9) Actual Dimensions may vary as per the site conditions. (10) Amenities and specification are not consider in shops & offices. Disclaimer : the details, facts, specifications, figures mentioned in brochure are indicative for information purpose only and subject to modifications / compliance required as per RERA act.