

Developers :-


SHIVAM
ASSOCIATES

Site Address :- Shivaay Exotica,
Bh. Suramya Sapphire, Nr. to DPS School,
Motnath Mahadev Temple Road, Harni - 390 022.

Booking Contact :- **97127 38387**

Rera Reg. No. :

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

Architect :-
Hitesh Chokshi & Associate

Structure :-
Brave Consultant



SHIVAAY
Exotica
Making Dreams Come to Life

**3 BHK Premium Flats &
4 BHK Premium Bungalows**



Discover a home where luxury glows warmly all about you, ensconced in a wonderfully designed enclave that is replete with every amenity that you insist upon.

Welcome to Shivaay Exotica...!

Located in the Vadodara's most preferred residential area. Close to work and every convenience, yet insulated from the city's bustle, it brings back the charm of the days when a house was truly a place to come home to.

3 exclusive villas & 56 Luxurious Flats set in well developed landscapes. Lifestyle amenities to add stylish ease to life. Ultra-premium finishes for a touch of class. This is the place that you should call home.

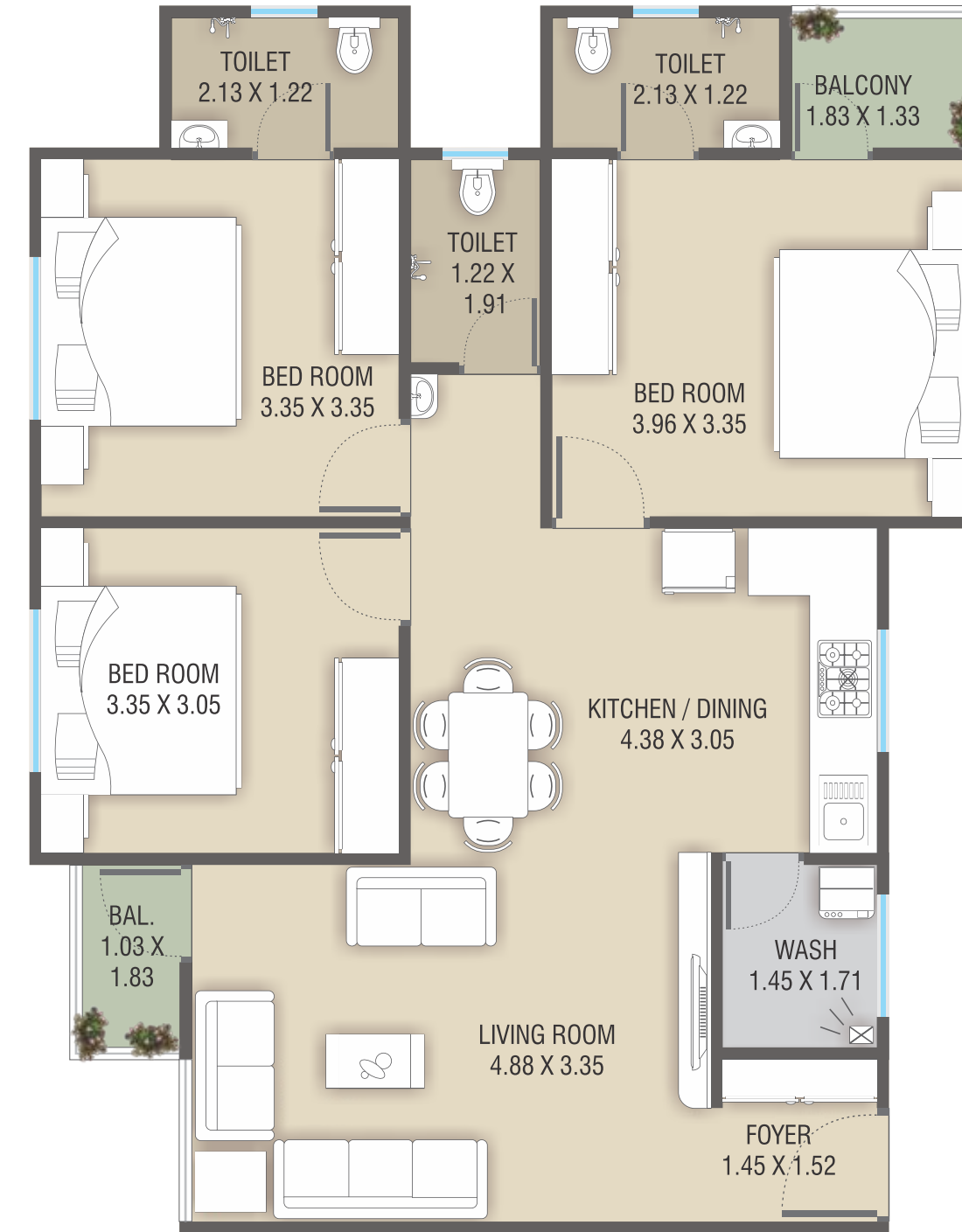


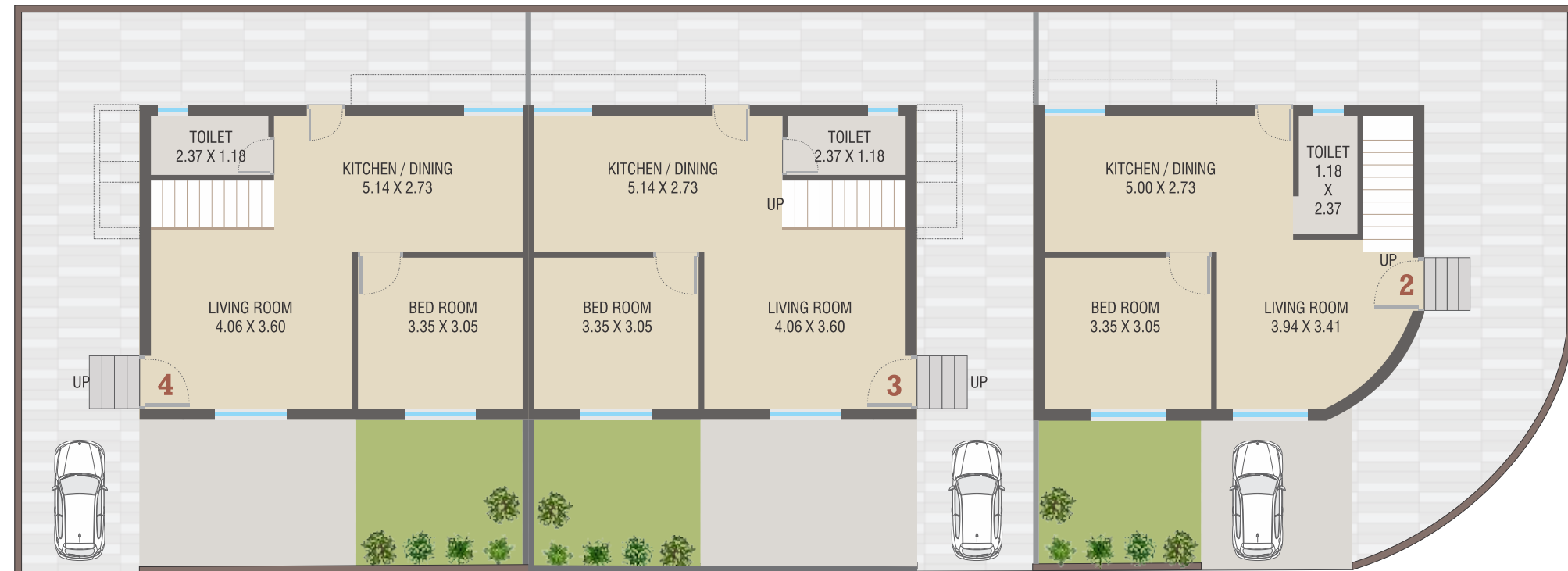
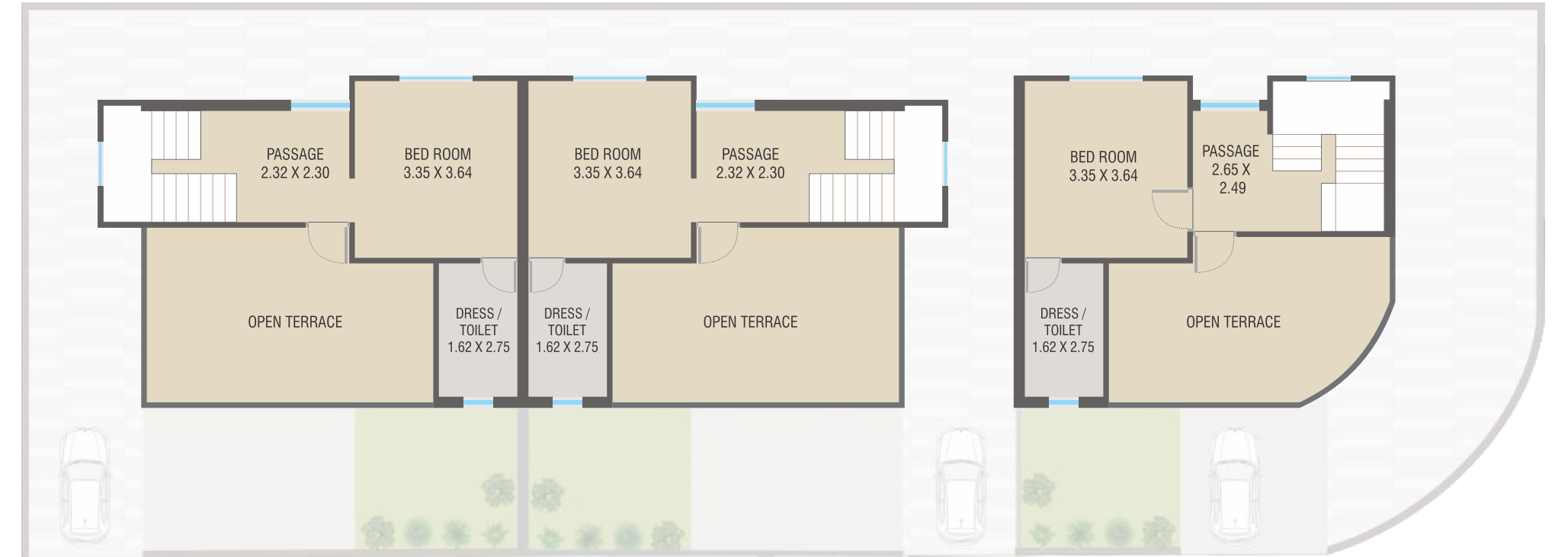
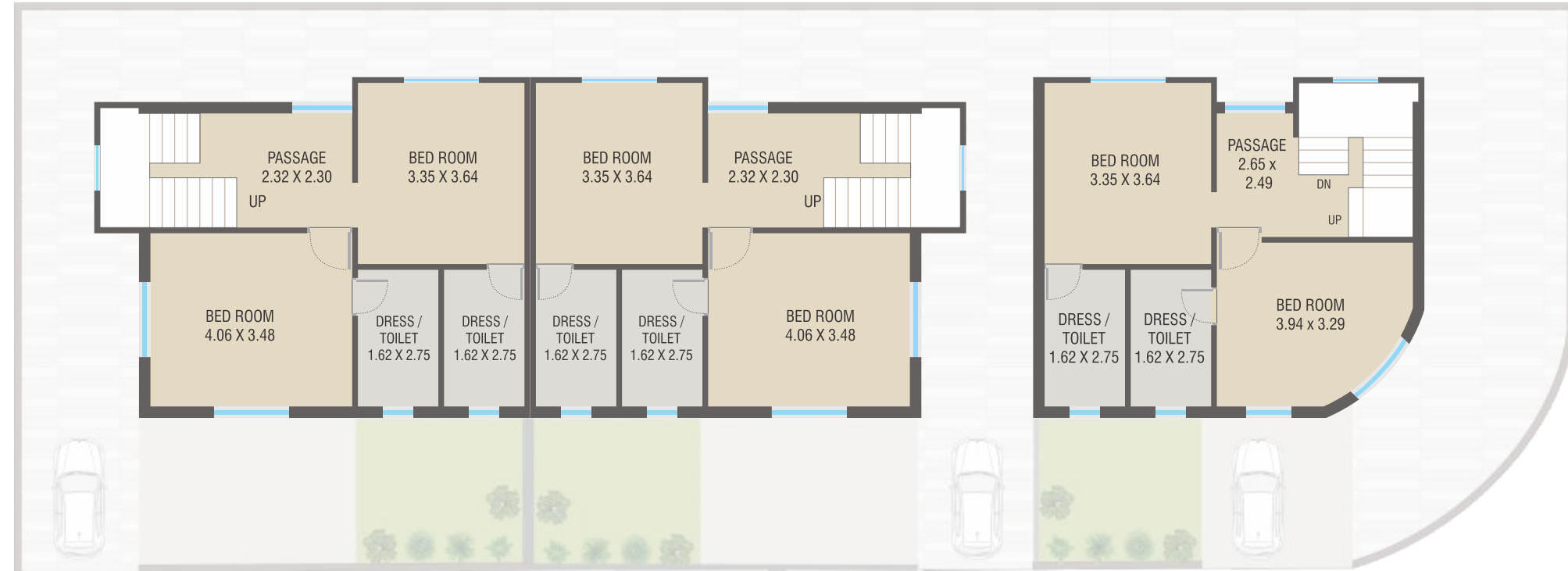
Layout





TOWER - A & B
3 BHK TYPICAL
FLOOR PLAN
1st to 7th FLOOR







Leisure Amenities



Landscaped Garden with Senior Citizen Sitting Area



Children Play Area



AC Gymnasium



Entrance Gate

Value Added Amenities

- Elegant attractive main gate
- Society boundary wall & security cabin
- Fully developed garden with children play area & AC Gymnasium
- CCTV surveillance
- 5 KW Solar Panel in each tower
- Underground cabling for wire free look
- Anti termite treatment
- Underground and overhead tanks for 24 hour water supply with sensors
- R.O. system in each flat
- Electric geyser in master bathroom
- Standard quality 2 passengers elevator
- Common Parking space
- Attractive name plate & letterbox
- Rainwater Harvesting system



Specification



STRUCTURE :

Well designed RCC frame structure with good quality material as per structural Engineer's design specifications.



FLOORING :

32" x 32" Vitrified tiles flooring with skirting in entire apartment.



DOOR & WINDOWS :

Door : Elegant entrance door and internal flushed door with both side laminated. Windows : Aluminum windows with powder coating.



BATHROOMS :

Glazed tiles full height dado with standard quality C.P. fittings & Concealed PVC pipe fitting.



ELECTRIFICATION :

Concealed & ISI copper wiring with standard modular fittings along with A.C. Point in master bedrooms & geyser point in all bathrooms



WALL :

Internal walls with putty and primer finished, exterior walls with acrylic paint.



WATER SUPPLY :

Underground and overhead tank for 24 hours water supply.



KITCHEN :

Granite platform with SS Sink & designer tiles dado upto lintel level.



A Location that offers all the conveniences.

- Railway Station : 7.5 kms
- Airport : 2.0 kms
- ST Depot : 7 kms
- Multiplex : walking distance
- Restaurant : walking distance
- Super Market : 1 minute

Educational Institute :

- Cygnus school : 1 minute
- Delhi Public School : 1 minute
- Global Discovery School : 1 minute
- Bright School : 2 minutes
- Jay Ambe School : 2 minutes

Easily accessible places :

- Petrol Pump
- Banks & ATM
- Grocery shops
- Highway

Payment Mode

As per rera rules and regulations & agreement of sale

Notes :- (1) External changes are strictly not allowed (2) Development charges, stamp duty documentation charges, and all Government or municipal taxes, GST, MGVC meter deposit should be levied separate (3) in case of booking cancellation, amount will be refunded from the booking of same premise (4) Possession will be given after one month of all settlement of account (5) Extra work at the cost of client with prior estimate needs to be given in advance but no changes in elevation and plan will be done (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.

