

## KEY PLAN



Developers:  
**SHREE  
SHAKTI  
INFRA**

Site: "SHIVDHARA CELESTIAL"  
Near Rudra Enclave,  
Opp. Chhani Lake,  
Chhani Dumad Road,  
Chhani, Vadodara.

Mobile: +91 95744 27878, 99099 21382

Architect:  
**ASQUARE**  
ARCHITECT & INTERIOR DESIGNER

Structural  
Engineers  
**ZARNA  
ASSOCIATES**

### MODE OF PAYMENT...

30% Booking | 15% Plinth Level | 15% Ground Floor Slab | 15% First Floor Slab | 5% Second Floor Slab | 10% Plaster Level | 5% Finishing & Flooring Level | 5% Before Possession

### NOTE:

(1) Possession will be given after one month of settlement of all accounts as per schedule. (2) Payment terms as per allotment letter (3) Maintenance deposit will be charged (4) Advance annual maintenance of society will be charged as per expense budget of the year (5) Extra work will be executed after receipt of full advance payment (6) GEB deposit and load charges, Document charges, Stamp duty, GST, etc. will be as per policy (7) Any new central or state government taxes, if applicable, will have to be borne by the member (8) No changes or alteration will be allowed in the elevation (9) Continuous default payments will lead to cancellation (10) Refund in case of cancellation will be made within 45 days from the date of cancellation, provided the cancellation is for no fault of the builder. (11) A booking and administrative charge of INR 25,000 along with the cost for additional provisions requested (if any) and other documentation charges (if any) will be deducted from the refund amount. (12) Architect/Developers shall have the right to change / revise / improvise any details, which are binding for all. (13) In case of delays in water supply, electricity by the respective authorities, developers will not be responsible (14) Any plans, specifications or information in this brochure cannot form a legal part of an offer, contract or agreement. It is only depiction of the project.

Above project is registered under Gujrera.

For further details: visit: [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in) under registered project. RERA REGISTRATION NO.:

H\_NEST CR\_98243 85808

# SHIVDHARA

## CELESTIAL

4 & 5 BHK INDIVIDUAL BUNGALOWS





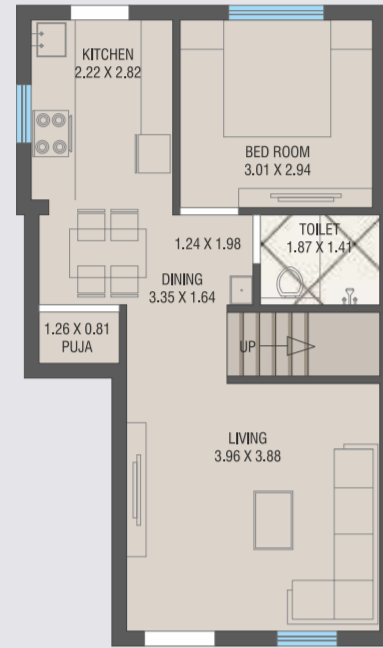
# LAYOUT PLAN

AREA TABLE

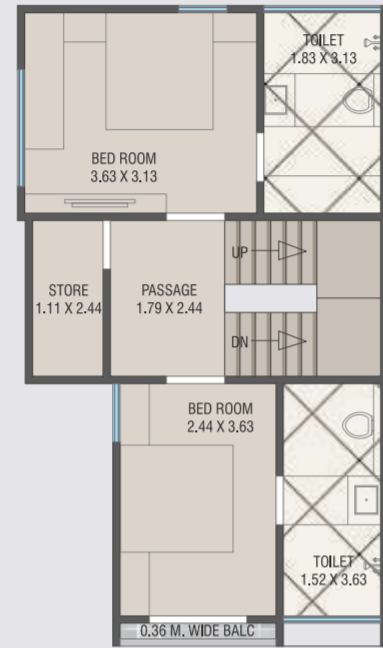
PLOT NO.	PLOT TYPE	PLOT AREA	GR. FLOOR	1ST FLOOR	2ND FLOOR	CARPET AREA
01	A1-13	111.95	42.71	43.23	26.24	112.18
02	A1-12	109.36	42.71	43.23	26.24	112.18
03	A1-11	109.39	42.71	43.23	26.24	112.18
04	A1-10	109.39	42.71	43.23	26.24	112.18
05	A1-9	118.34	42.71	43.23	26.24	112.18
06	B1-4	91.88	36.55	36.71	22.63	95.27
07	B-5	91.65	36.29	36.08	22.63	95.00
08	B1-5	110.78	36.55	36.09	22.63	95.27
09	A1-8	162.35	42.71	43.23	26.24	112.18
10	A1-7	144.59	42.71	43.23	26.24	112.18
11	A1-6	145.06	42.71	43.23	26.24	112.18
12	A1-5	144.94	42.71	43.23	26.24	112.18
13	A1-4	127.29	42.71	43.23	26.24	112.18
14	A1-3	127.29	42.71	43.23	26.24	112.18
15	A1-2	109.40	42.71	43.23	26.24	112.18
16	A1-1	115.13	42.71	43.23	26.24	112.18
17	C-1	208.67	45.63	51.53	86.76	132.39
18	A-2	149.31	41.75	42.17	25.41	109.33
19	A-1	191.39	41.75	42.17	25.41	109.33
20	B-4	108.85	36.29	36.08	22.63	95.00
21	B1-1	100.96	36.55	36.09	22.63	95.27
22	B-3	100.07	36.29	36.08	22.63	95.00
23	B-2	99.01	36.29	36.08	22.63	95.00
24	B1-3	98.12	36.55	36.09	22.63	95.27
25	B-1	97.23	36.29	36.08	22.63	95.00
26	B1-2	108.92	36.55	36.09	22.63	95.27



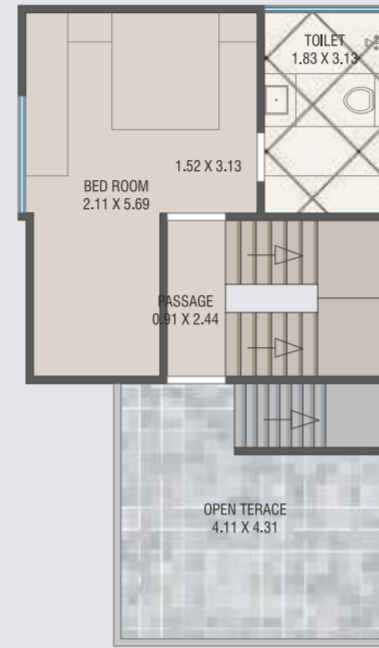
# TYPE-A



GROUND FLOOR PLAN

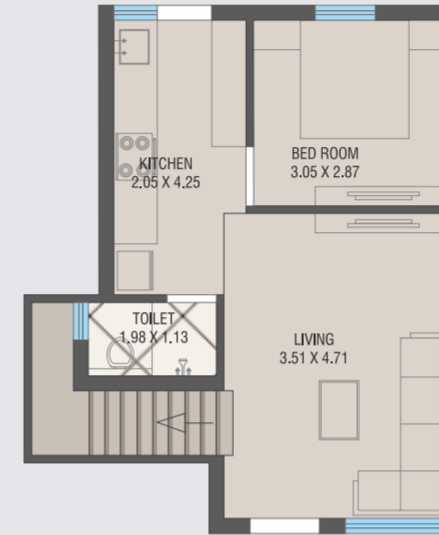


FIRST FLOOR PLAN

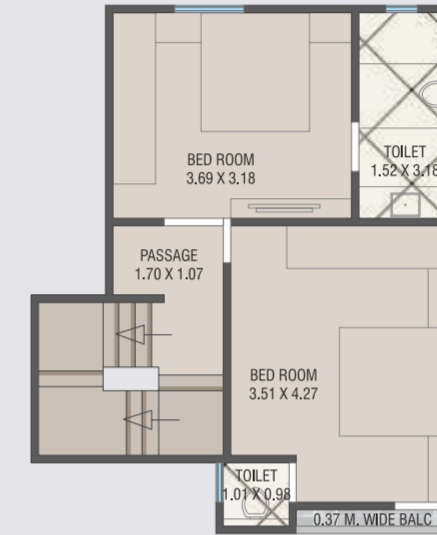


SECOND FLOOR PLAN

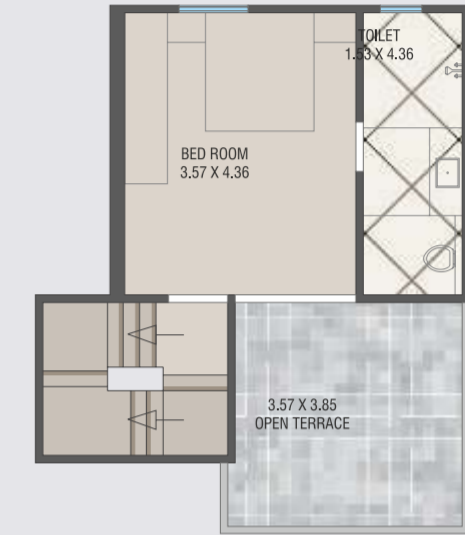
# TYPE-B



GROUND FLOOR PLAN

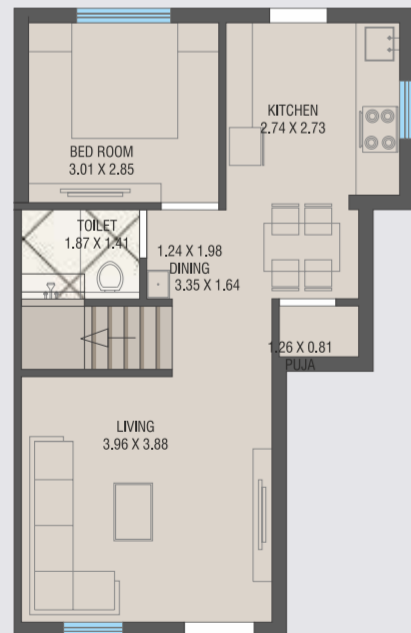


FIRST FLOOR PLAN

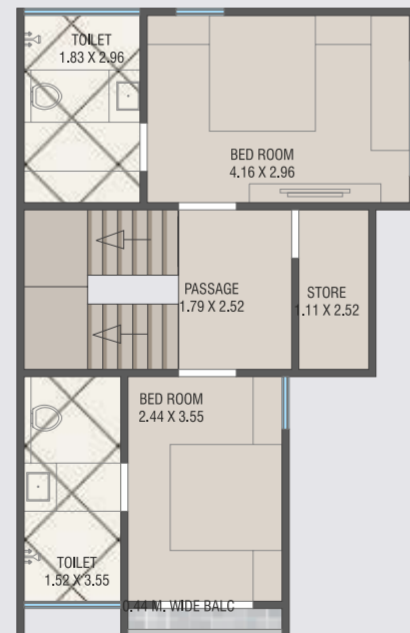


SECOND FLOOR PLAN

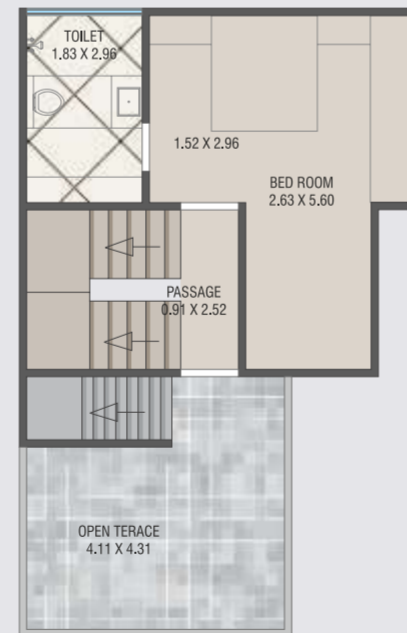
# TYPE-A1



GROUND FLOOR PLAN

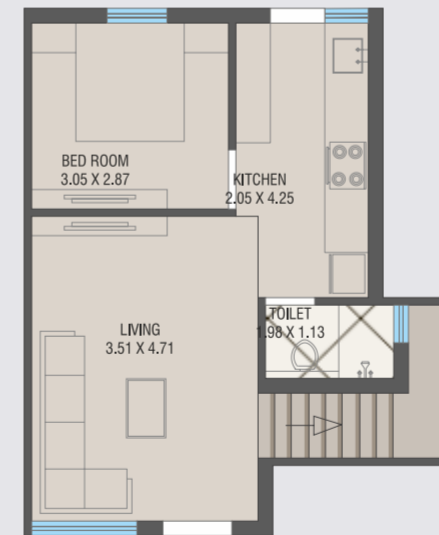


FIRST FLOOR PLAN

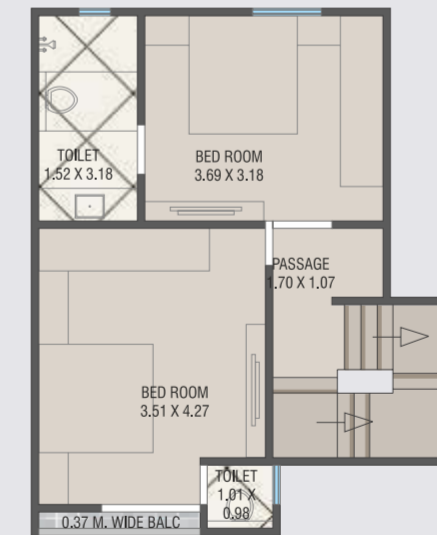


SECOND FLOOR PLAN

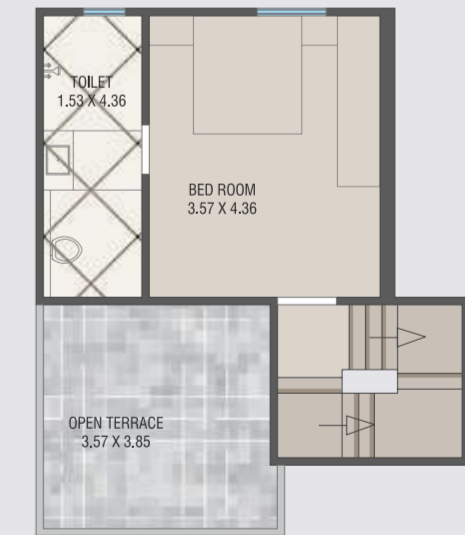
# TYPE-B1



GROUND FLOOR PLAN

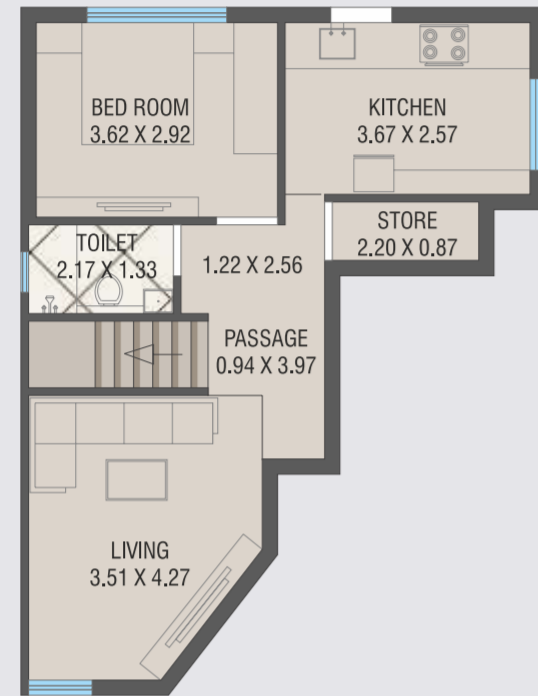


FIRST FLOOR PLAN

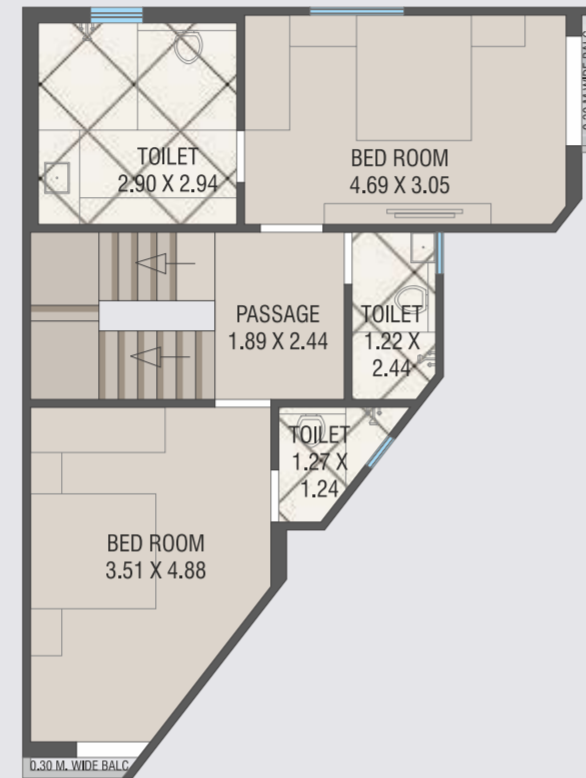


SECOND FLOOR PLAN

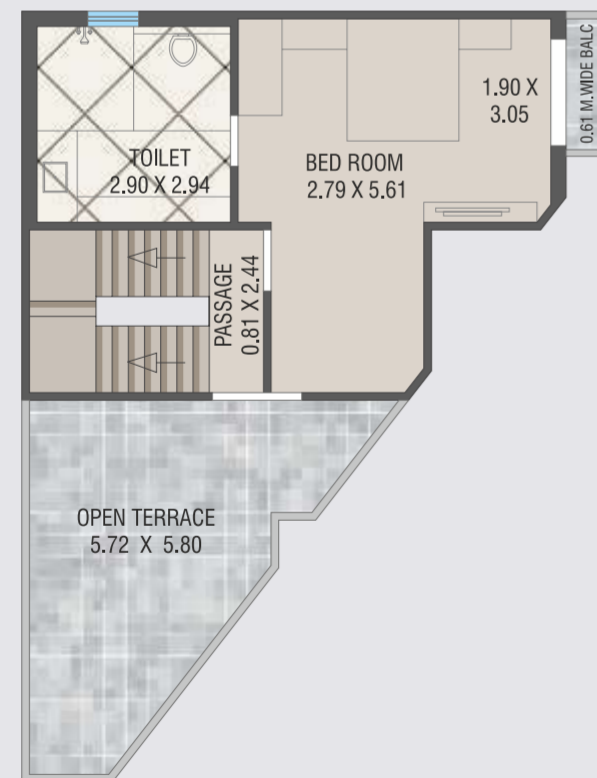
# TYPE-C



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

## SPECIFICATIONS:

**Structure:** All RCC & Brick masonry works as per structural engineer's design.

**Wall Finish:** Inside smooth plaster with Acrylic Wall Putty. Outside surface with texture coat plaster and weather-resistant paint.

**Flooring:** Branded Vitrified Tiles Flooring.

**Doors:** Decorative Main door with fittings & all internal doors of quality flush doors.

**Windows:** Powder coated aluminium section windows

**Kitchen:** Granite kitchen platform with SS sink, glazed tiles dado upto lintel level.

**Toilets.** Designer Bathrooms with premium fittings & vessels, glazed tiles dado upto lintel level.

**Electrification:** ISI Modular switches with Concealed wiring of approved quality, sufficient electrical points as per architect's plan.

**Terrace:** Open terrace finished with water proofing.

## COMMON AMENITIES

- Internal RCC road with Paver Blocks & Streetlight
- 24 x 7 security for campus
- Garden with Children Play Area
- Impressive main entrance gate with security cabin
- Anti-termite treatment
- C.C.T.V. on main gate
- Name plate for bungalow to maintain the uniformity