

Developers:
SHARNAM REALTY

Site: F.P. 160, T.P-2, B/H Prasang Party Plot, Nr. Lilleria 162, Sama canal Road, Sama.
Email: shreejisharnam2020@gmail.com • Ph.: +91 81548 79766

Architect: **ASQUARE** | Structural Consultant: Aakash Shah & Associates | Electric Consultant: Oriental Electricals | Plumbing Consultant: Krupalu Consultant

RERA No.:

RERA website: gujraera.gujarat.gov.in



3 BHK Luxurious Flats

Simple yet Sophisticated

A luxury that is understated.
A lifestyle that is tasteful.
A life that is elegant.

A world that promises all this and more; just like your
dream of a home, pure, rich and simply sophisticated.







Presenting 3 BHK lifestyle apartments at Shreeji
Sharnam, for a richer life in the heart of the city.







Leisure Amenities


Club House

-  Gym
-  Multi-purpose Hall
-  Children's play area
-  Indoor Game Area
-  Furnished Guest room
-  Garden


Specifications

 **Structure:**
RCC frame structure designed as per Indian Standard code for safety aspects.









 **Wall Finish & Paints:**
Smooth / Mala finish internal plaster
External surface finished plaster
Internal putty finish & outside premium weather resistant paint


 **Flooring:**
Branded Vitrified tiles flooring with skirting
Natural Stone / Vitrified tile flooring in common areas


 **Kitchen/Store**
15 mm full body smart marble Kitchen Platform top with Quartz Sink and designer Glazed tiles dado upto lintel level


 **Terrace:**
China mosaic flooring on terrace to ensure water proofing and to reduce heat transfer.

Amenities

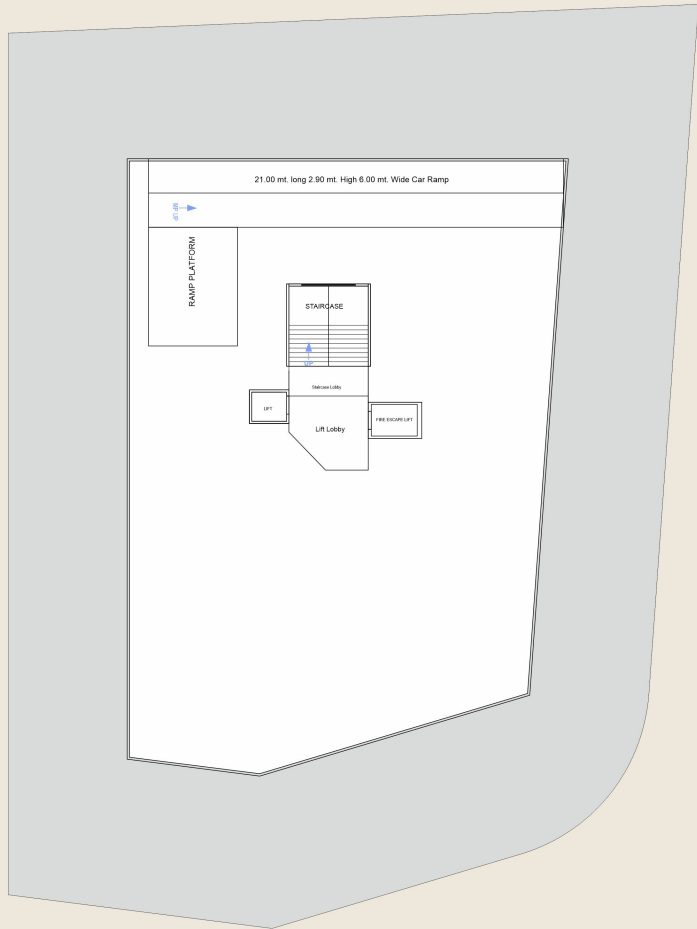
-  Allotted 1-car parking for all flat holders
-  Branded Elevators with elegant interiors
-  Gated premises with CCTV Security & Video door phone
-  24 hours water supply
-  Tremix concrete internal road
-  Automatic Back-up Generator for common areas
-  Solar roof top for common amenities
-  Provision for common car charging point

 **Doors & Windows:**
Wooden Frame with Decorative Main Door
All other doors are flush door with both side laminates
Aluminum sliding windows with stone sills

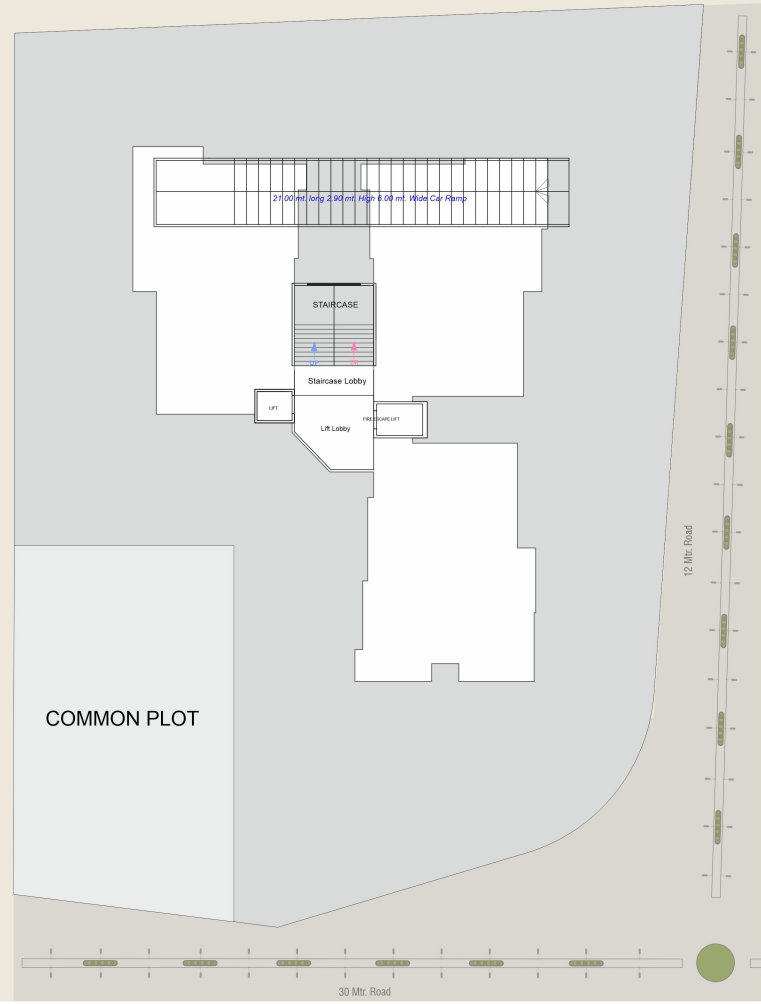
 **Bathrooms & Toilets:**
Designer bathrooms with Parryware sanitary fittings & Roca CP Fittings
Geyser point in each bathroom
Anti-skid ceramic tiles flooring & ceramic tiles on walls upto lintel level

 **Electrification:**
3-phase connection provision
Concealed good quality copper ISI wiring with branded modular switches
AC points in all bedrooms & living room. TV point in living & master bedroom.
Sufficient electrical points as per electrical consultant's design

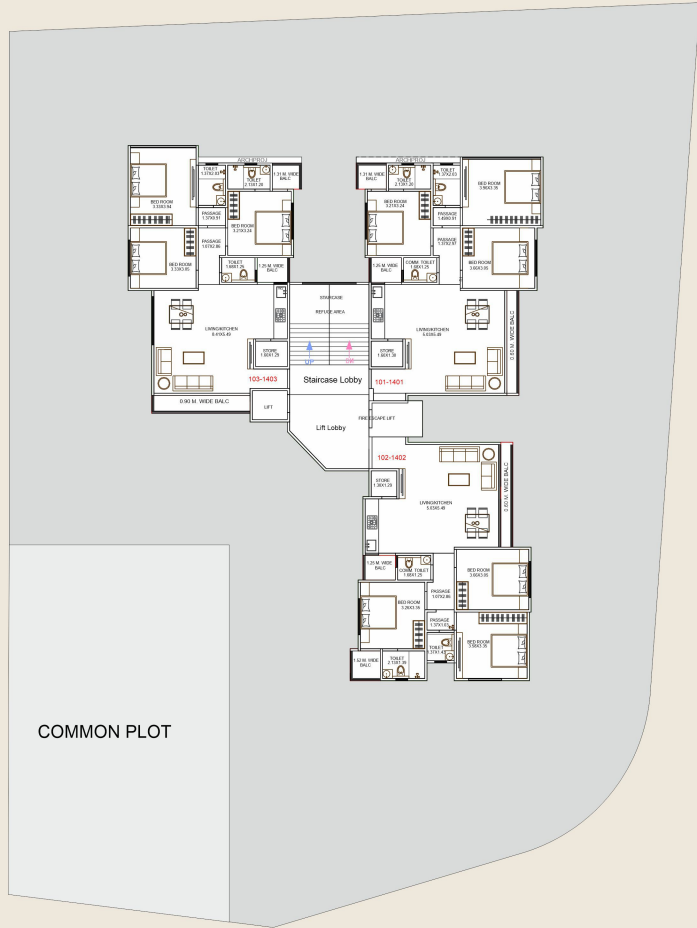
Basement Floor Plan



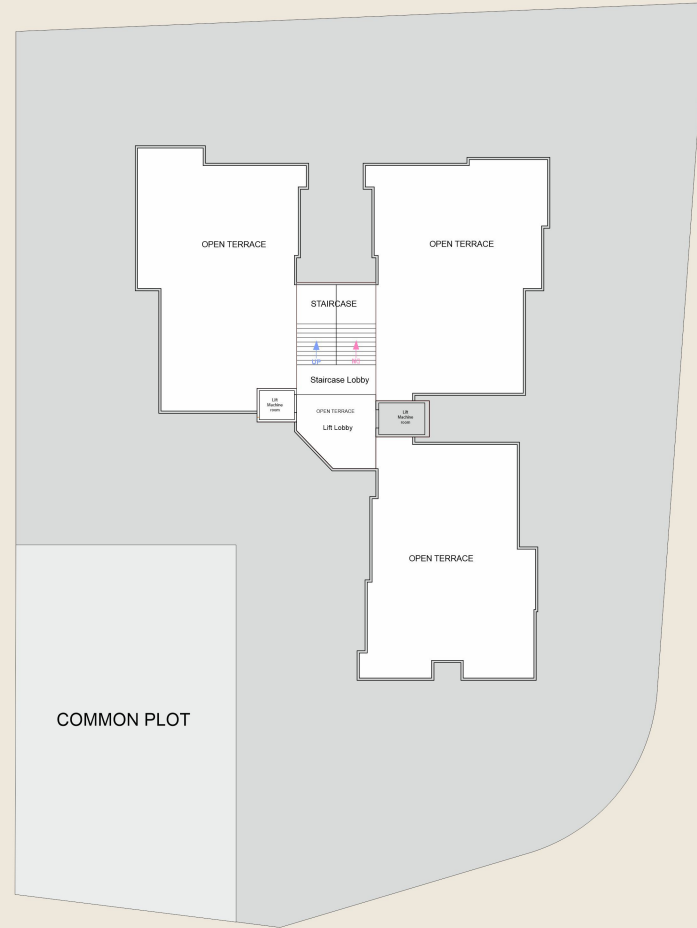
Ground Floor Plan



Typical Floor Plan



Terrace Floor Plan





PAYMENT SCHEDULE

| | |
|-------------------|-----|
| Booking | 10% |
| Plinth level | 20% |
| 2nd floor slab | 07% |
| 4th floor slab | 07% |
| 6th floor slab | 07% |
| 8th floor slab | 07% |
| 10th floor slab | 07% |
| 12th floor slab | 07% |
| 14th floor slab | 07% |
| Masonry level | 05% |
| Plaster level | 05% |
| Flooring level | 06% |
| Before possession | 05% |

SCAN QR CODE
FOR LOCATION



Terms & Conditions: 1. The following will be charged extra in advance/ as per government norms: (a) Stamp Duty & Registration Charges, (b) GST (as actual), (c) Maintenance Deposit, (d) Electrical infrastructure charge and Deposit for New Electric Connection. 2. If any new tax applicable by Central or State Government in future, it will be borne by the buyers/ members. 3. Possession will be given only after one month of settlement of all accounts. 4. Continuous default in payments leads to cancellation. The developers reserve all the rights to change the plan, elevation, specification or any details will be binding to all. 5. In case of delay in water supply, light connection, drainage work by the concerned authority, developers will not be responsible. 6. Changes in any structural design & changes in any external facade will not be permitted under any circumstances. 7. Internal changes will only be permitted with prior permission. 8. Outdoor AC units will be fitted as per provision provided in the designated place by the architect. 9. Terrace rights will be exclusively lies with the developer & balance FSI at present or in future shall be solely lies with the developers. 10. This brochure is for information purpose only. It does not form a part of the agreement or any legal document. The developer retains the right to alter the specification without any consent of the member. 11. In case of cancellation of the said unit/unit, if any charges in the unit are executed on request of the purchaser, cost of charges will be borne by the purchaser and on account of such charges, if any further expenses are incurred to bring out of the unit in its original design/layout such expenses will also be deducted from the amount to be paid towards cancellation.