



THE
HIGH
LIFE!

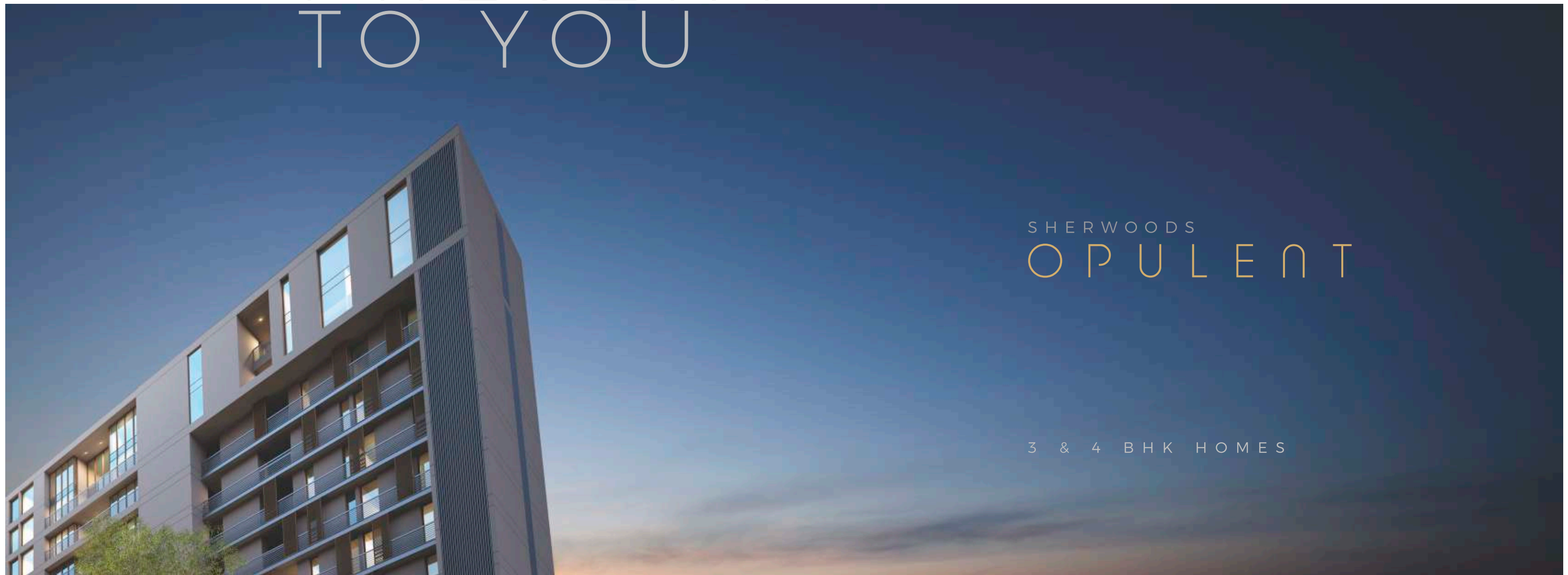
A HOME IS
NOT JUST
ABOUT
A LIFESTYLE!

IT'S ABOUT
A WAY OF
LIFE!

SHERWOODS

OPULENT

WE
PRESENT
TO YOU



SHERWOODS
OPULENT

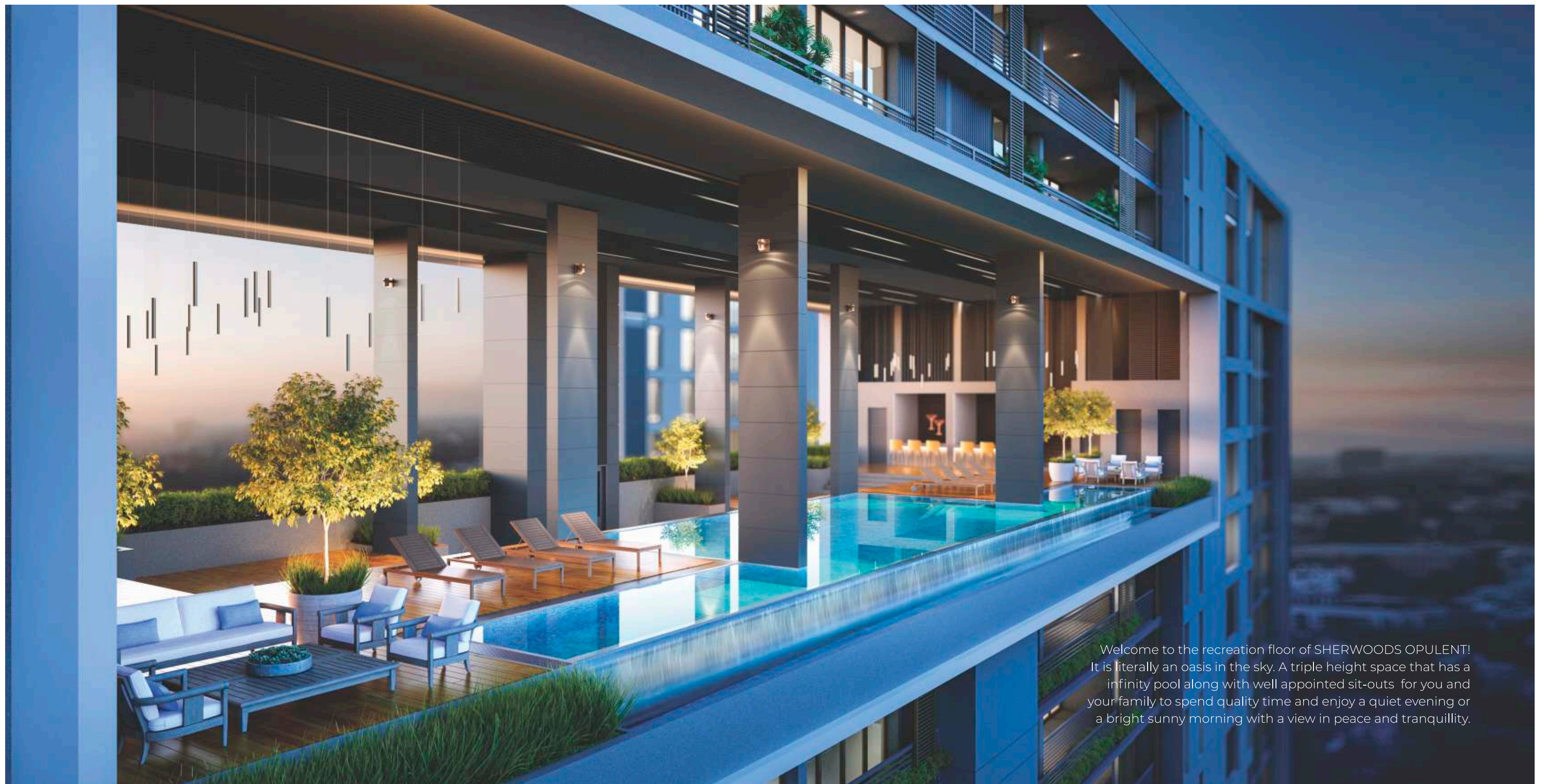
3 & 4 BHK HOMES

ELEGANCE THAT STANDS TALL!

SHERWOODS
OPULENT

Shrewoods OPULENT is a chic community with three elegant towers that stand tall that impose a distinct character. The homes are meticulously planned keeping in mind the high end lifestyle with large room sizes and attention to detail on zero wastage of space and ample light and ventilation.





Welcome to the recreation floor of SHERWOODS OPULENT! It is literally an oasis in the sky. A triple height space that has a infinity pool along with well appointed sit-outs for you and your family to spend quality time and enjoy a quiet evening or a bright sunny morning with a view in peace and tranquillity.

SHERWOODS
OPULENT

AN
OASIS
IN THE
SKY

SHERWOODS
OPULENT





A mindful master planning that ensures the inner periphery is vehicle free, where the residents can enjoy the lavish green spaces along with amenities like a state of the art Home Theatre, a Gym with Steam, Indoor Games Zone to name a few.

GROUND FLOOR PLAN



AMENITIES

1	FOYER / WAITING / LIBRARY	43' 1" x 27' 1"
2	THEATRE	25' 9" x 32' 5"
3	INDOOR GAMES	23' 3" x 32' 5"
4	GYM	23' 6" x 32' 5"

5	MEETING ROOM	15' 5" x 11' 6"
6	ADMIN OFFICE	10' 0" x 11' 6"
7	PROVISION SPACE FOR XEROX / LAUNDRY	21' 3" x 11' 6"

8	TENNIS COURT	-
9	CHILDREN & TODDLER PLAY AREA	-
10	MULTIPURPOSE HALL	-

11	POPUP FOUNTAINS	24' 7" x 33' 9"
12	SPACE FOR FESTIVAL	30' 3" x 76' 10"
13	SECURITY CABIN	20' 0" x 10' 0"
14	ROOM FOR SERVICES	20' 0" x 20' 0"



A LIFESTYLE FOR EVERYONE

SHERWOODS OPULENT



LIFESTYLE
CLUB HOUSE



LANDSCAPED GARDEN
WITH SIT OUTS



SWIMMING POOL
WITH CHANGING ROOMS



GYM WITH SPA
& STEAM ROOM



JOGGING
TRACK



CCTV SURVEILLANCE
CAMPUS



ALLOTTED
2 CAR PARKING



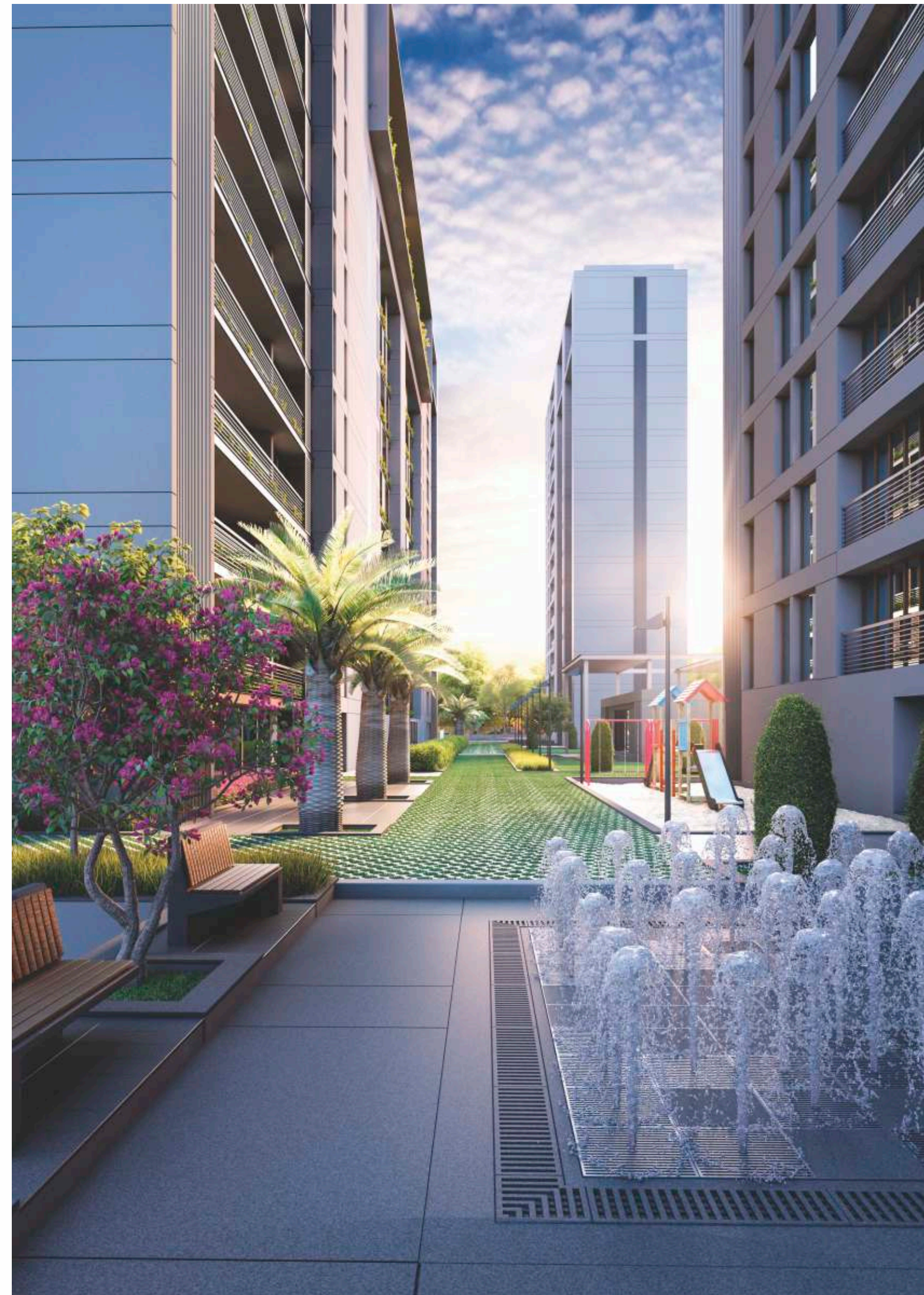
POWER BACKUP FOR
COMMON UTILITIES



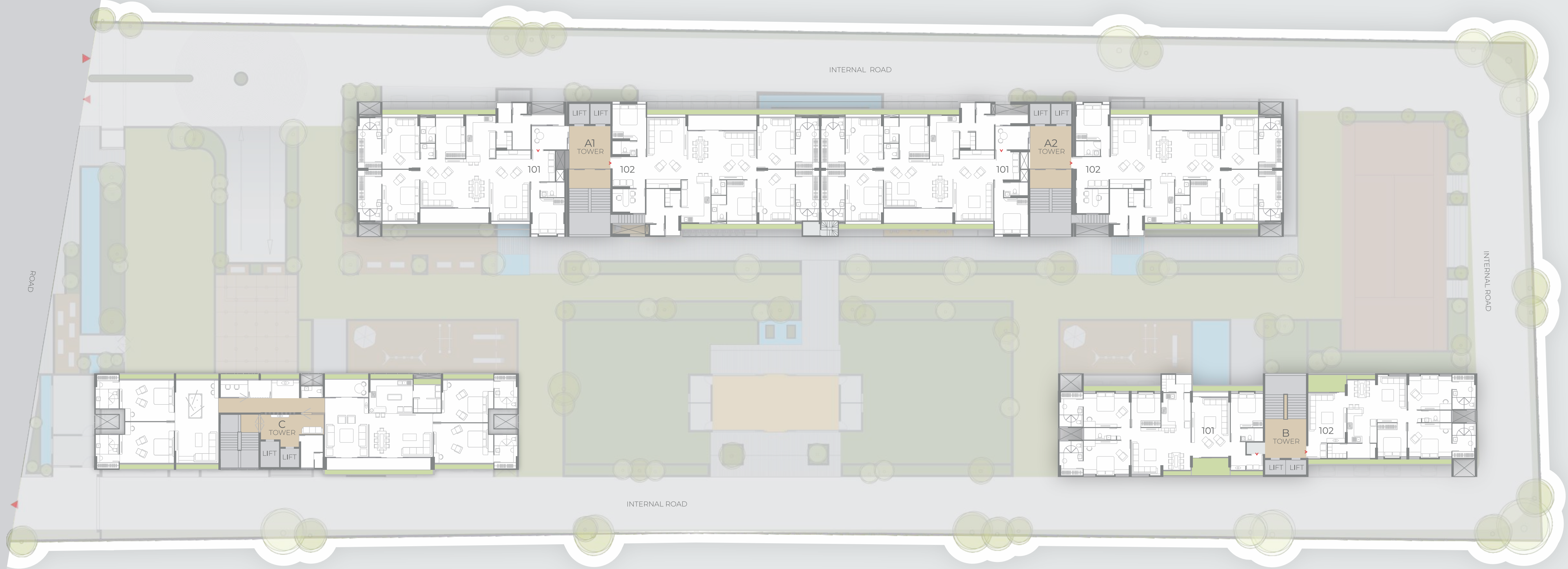
RAINWATER
HARVESTING



UNDERGROUND CABLING
FOR ELECTRICITY



TYPICAL FLOOR PLAN



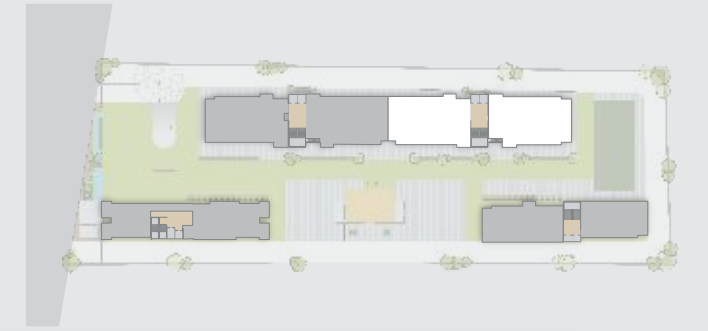
ARRIVE
IN STYLE

SHERWOODS
OPULENT



TYPICAL FLOOR PLAN

TOWER : A - 4 BHK
(1ST TO 11TH FLOOR)



BUILT UP AREA = 3030 SQ.FT.
RERA CARPET AREA = 2564 SQ.FT.
BALCONY/ UTILITY/ DUCT AREA = 333 SQ.FT.

BUILT UP AREA = 2961 SQ.FT.
RERA CARPET AREA = 2522 SQ.FT.
BALCONY/ UTILITY/ DUCT AREA = 308 SQ.FT.



1	FOYER	11' 6" x 10' 8"
2	LIVING ROOM	14' 0" x 21' 1"
3	PUJA	11' 8" x 3' 0"
4	KITCHEN	10' 0" x 14' 7"
4A	STORE	5' 3" x 5' 10"
4B	UTILITY	4' 8" x 9' 9"
5	SERVANT ROOM	6' 2" x 11' 9"
5A	TOILET	4' 11" x 3' 8"
6	OFFICE	11' 1" x 8' 3"
7	FAMILY / DINNING	23' 6" x 16' 6"
7A	BALCONY	23' 6" x 5' 0"

8	BEDROOM	10' 1" x 13' 9"
8A	TOILET	5' 0" x 8' 5"
9	BEDROOM	12' 10" x 17' 5"
9A	DRESS / TOILET	8' 0" x 17' 5"
10	BEDROOM	12' 10" x 17' 5"
10A	DRESS / TOILET	8' 0" x 17' 5"
11	TOILET	5' 0" x 5' 0"
12	BEDROOM	11' 6" x 12' 3"
12A	TOILET	8' 2" x 4' 5"

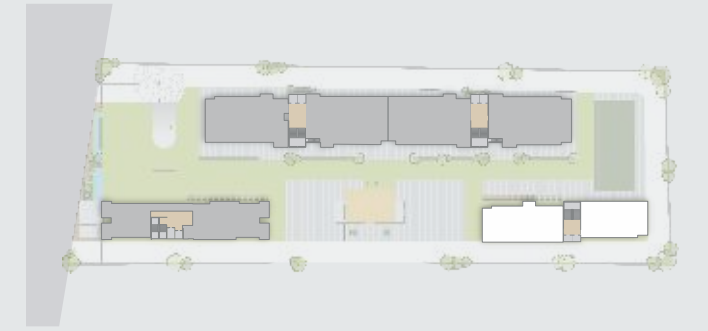
1	EXTERNAL FOYER	12' 1" x 8' 0"
2	FOYER	8' 5" x 10' 6"
3	LIVING ROOM	14' 0" x 21' 1"
4	PUJA	11' 8" x 3' 0"
5	KITCHEN	10' 0" x 14' 7"
5A	STORE	5' 3" x 5' 10"
5B	UTILITY	4' 8" x 9' 9"
6	SERVANT ROOM	6' 2" x 11' 9"
6A	TOILET	4' 11" x 3' 8"
6B	SERVICE BAY	11' 2" x 3' 3"

7	FAMILY / DINNING	23' 6" x 16' 6"
7A	BALCONY	23' 6" x 5' 0"
8	BEDROOM	10' 1" x 13' 9"
8A	TOILET	5' 0" x 8' 5"
9	BEDROOM	12' 8" x 17' 5"
9A	DRESS / TOILET	8' 0" x 17' 5"
10	BEDROOM	12' 8" x 17' 5"
10A	DRESS / TOILET	8' 0" x 17' 5"
11	TOILET	5' 0" x 5' 0"
12	BEDROOM	11' 6" x 12' 9"
12A	TOILET	8' 2" x 5' 1"



TYPICAL FLOOR PLAN

TOWER : B



BUILT UP AREA = 2238 SQ.FT.
 RERA CARPET AREA = 1866 SQ.FT.
 BALCONY/ UTILITY/ DUCT AREA = 248 SQ.FT.

BUILT UP AREA = 1804 SQ.FT.
 RERA CARPET AREA = 1474 SQ.FT.
 BALCONY/ UTILITY/ DUCT AREA = 223 SQ.FT.

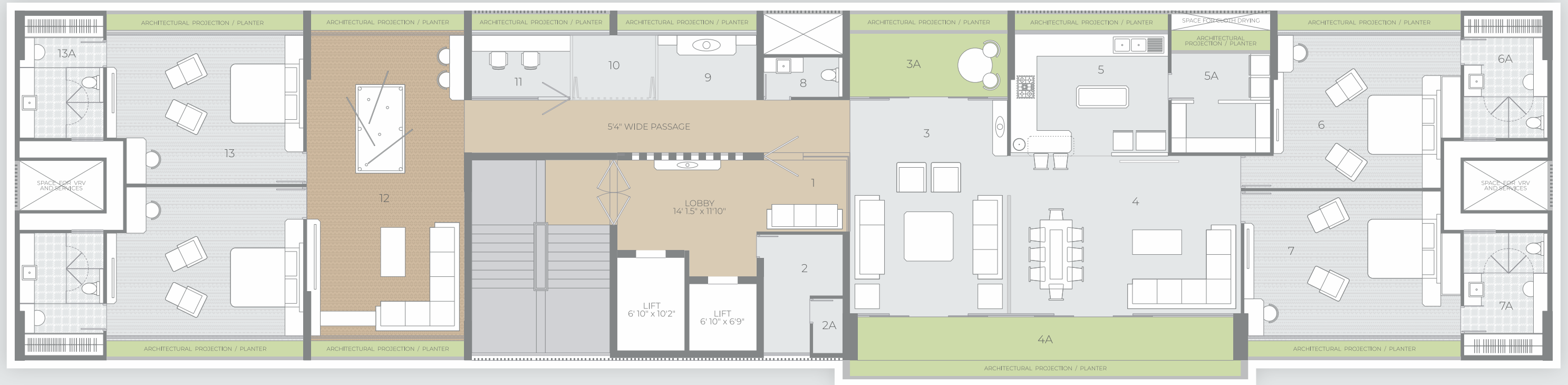
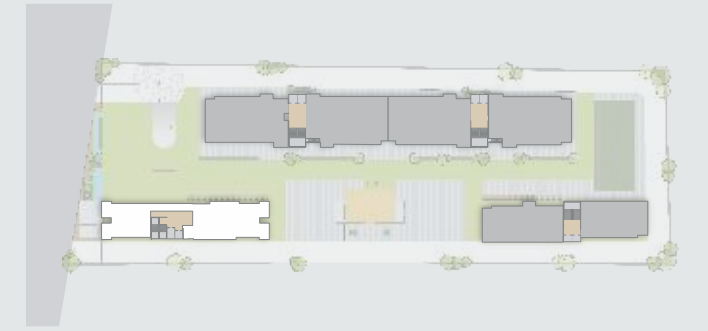
4 BHK

1	FOYER	5' 8" x 9' 6"	6	BEDROOM	10' 0" x 11' 11"
2	PASSAGE	5' 9" x 4' 7"	7	TOILET	11' 0" x 4' 0"
2A	PUJA	5' 0" x 4' 11"	8	BEDROOM	16' 0" x 11' 11"
3	LIVING ROOM	13' 1" x 20' 4"	8A	DRESS / TOILET	7' 11" x 11' 9"
3A	STANDING BALCONY	12' 3" x 1' 6"	9	BEDROOM	16' 0" x 11' 11"
4	FAMILY / DINNING	20' 5" x 16' 3"	9A	DRESS / TOILET	7' 11" x 11' 9"
5	KITCHEN	10' 1" x 12' 0"	10	BEDROOM	11' 0" x 12' 0"
5A	UTILITY	5' 3" x 5' 11"	10A	TOILET	7' 5" x 4' 7"
5B	STORE	4' 5" x 5' 11"	11	BALCONY	13' 1" x 6' 0"

3 BHK

1	FOYER	6' 11" x 4' 9"	5	BEDROOM	10' 0" x 11' 11"
2	LIVING ROOM	13' 0" x 17' 0"	6	TOILET	10' 0" x 4' 0"
2A	BALCONY	13' 1" x 5' 11"	7	BEDROOM	15' 0" x 11' 11"
3	KITCHEN	10' 1" x 12' 1"	7A	DRESS / TOILET	7' 11" x 11' 9"
3A	UTILITY	10' 0" x 4' 11"	8	BEDROOM	15' 0" x 11' 11"
3B	STORE	6' 4" x 4' 11"	8A	DRESS / TOILET	7' 11" x 11' 9"
4	FAMILY / DINNING	20' 5" x 16' 3"			

TYPICAL
FLOOR PLAN
TOWER : C
(1ST TO 11TH FLOOR)



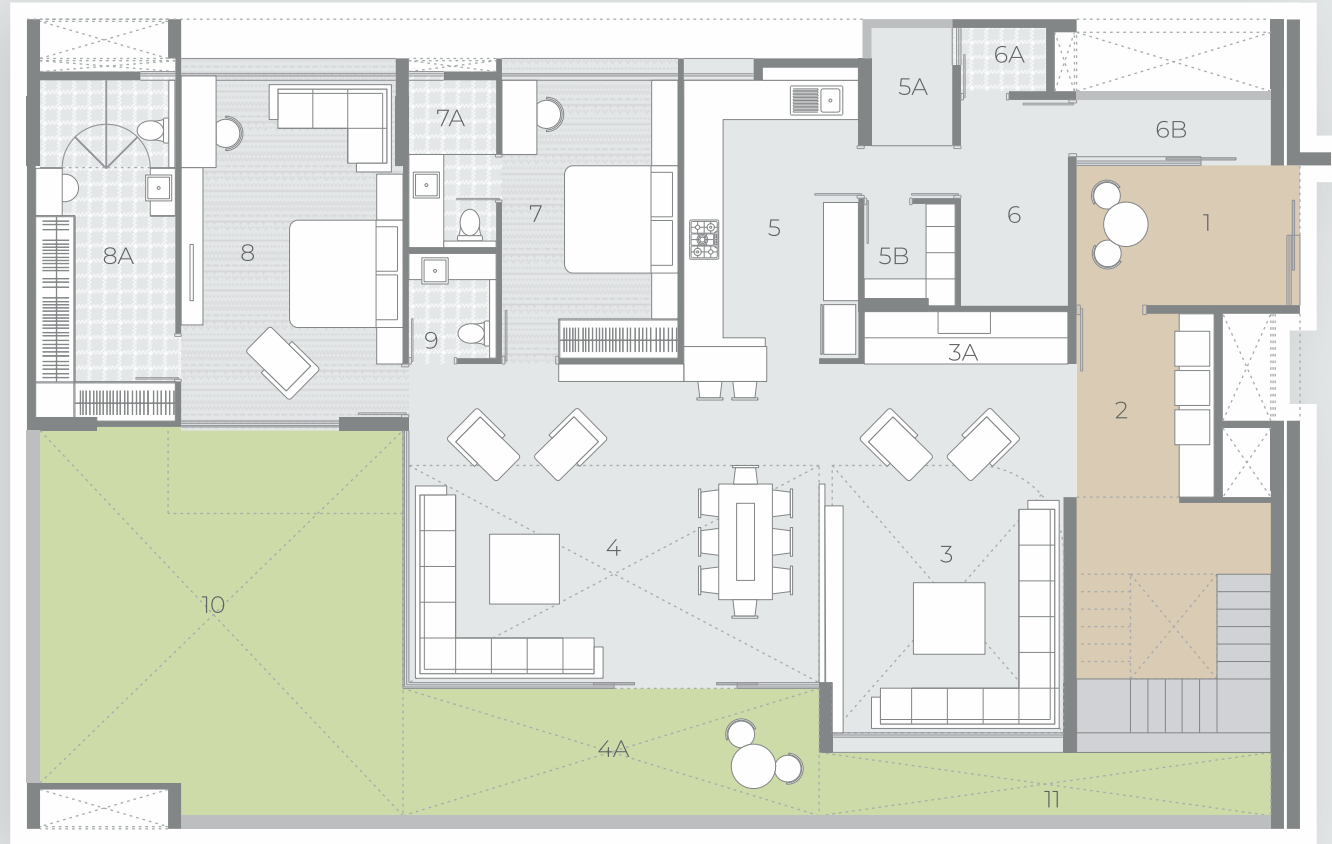
4 BHK

1	FOYER	8' 5" x 13' 4"
2	SERVANT ROOM	8' 0" x 12' 0"
2A	TOILET	3' 0" x 5' 6"
3	LIVING ROOM	16' 0" x 21' 8"
3A	BALCONY	16' 0" x 6' 5"
4	FAMILY / DINNING	23' 8.5" x 16' 0"
4A	BALCONY	39' 9" x 6' 4"
5	KITCHEN	16' 0" x 14' 0"
5A	STORE / WASH / UTILITY	10' 0.5" x 12' 1"

6	BEDROOM	19' 0" x 15' 6"
6A	DRESS / TOILET	8' 6" x 14' 5"
7	MASTER BEDROOM	22' 0" x 14' 8"
7A	DRESS / TOILET	8' 6" x 14' 5"
8	TOILET	8' 0" x 6' 5"
9	MANDIR	10' 0" x 11' 11"
10	LINEN STORE	8' 5" x 11' 11"
11	STUDY / OFFICE	10' 0" x 6' 0"
12	LOUNGE / ENTERTAINMENT	16' 0" x 30' 6"

13	BEDROOM	20' 0" x 15' 0"
13A	DRESS / TOILET	8' 6" x 14' 5"
14	BEDROOM	20' 0" x 15' 0"
14A	DRESS / TOILET	8' 6" x 14' 5"

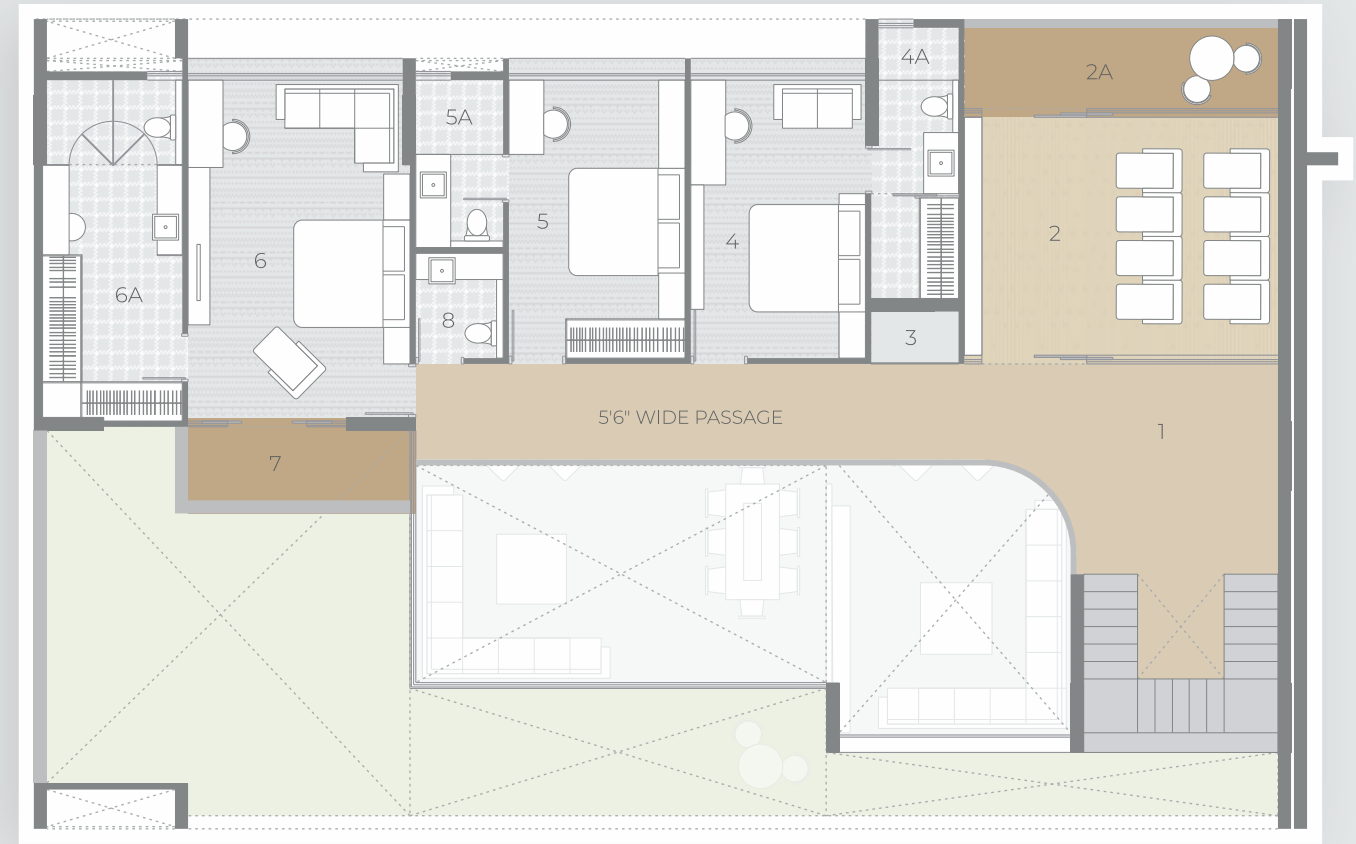
LOWER
PENT HOUSE
TOWER : A (12TH FLOOR)



BUILT UP AREA = 3210 SQ.FT.
RERA CARPET AREA = 2195 SQ.FT.
BALCONY/ UTILITY/ DUCT AREA = 864 SQ.FT.



UPPER
PENT HOUSE
TOWER : A (13TH FLOOR)



BUILT UP AREA = 1924 SQ.FT.
RERA CARPET AREA = 1554 SQ.FT.
BALCONY/ UTILITY/ DUCT AREA = 250 SQ.FT.



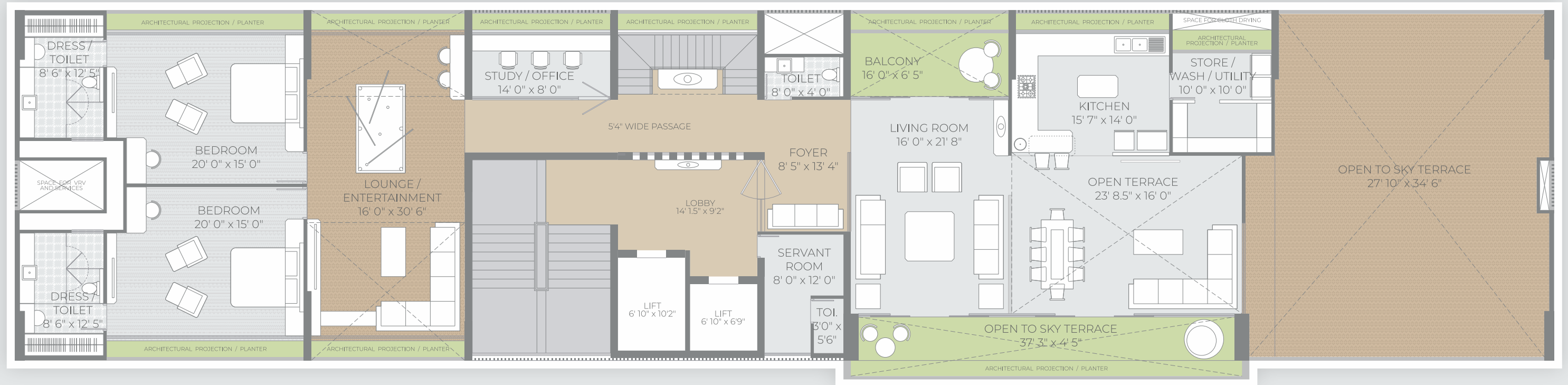
BUILT UP AREA = 5134 SQ.FT.
RERA CARPET AREA = 3749 SQ.FT.
BALCONY/ UTILITY/ DUCT AREA = 1114 SQ.FT.

1	EXTERNAL FOYER	12' 1" x 8' 0"	6A	TOILET	4' 11" x 3' 8"
2	FOYER	8' 5" x 10' 6"	6B	SERVICE BAY	11' 2" x 3' 3"
3	LIVING ROOM	14' 0" x 21' 1"	7	BEDROOM	15' 11" x 13' 9"
3A	PUJA	11' 8" x 3' 0"	7A	TOILET	5' 0" x 9' 7"
4	FAMILY / DINNING	23' 6" x 18' 3"	8	BEDROOM	12' 8" x 19' 6"
4A	TERRACE GARDEN	23' 10" x 7' 3"	8A	DRESS / TOILET	8' 0" x 19' 6"
5	KITCHEN	10' 0" x 16' 8"	9	TOILET	5' 0" x 6' 0"
5A	UTILITY	4' 8" x 9' 9"	10	TERRACE GARDEN	20' 9" x 22' 3"
5B	STORE	5' 3" x 5' 10"	11	TERRACE GARDEN	25' 11" x 3' 8"
6	SERVANT ROOM	6' 2" x 11' 9"			

1	SPILLOVER	11' 1" x 12' 0"	5	BEDROOM	15' 11" x 13' 9"
2	LOUNGE / HOME THEATRE	18' 0" x 13' 7"	5A	TOILET	5' 0" x 9' 7"
2A	BALCONY	18' 0" x 4' 8"	6	BEDROOM	12' 8" x 19' 9"
3	MATTRESS STORE	5' 0" x 3' 0"	6A	DRESS / TOILET	8' 0" x 19' 9"
4	BEDROOM	10' 0" x 15' 11"	7	BALCONY	9' 1" x 4' 3"
4A	DRESS / TOILET	5' 0" x 15' 6"	8	TOILET	5' 0" x 6' 0"

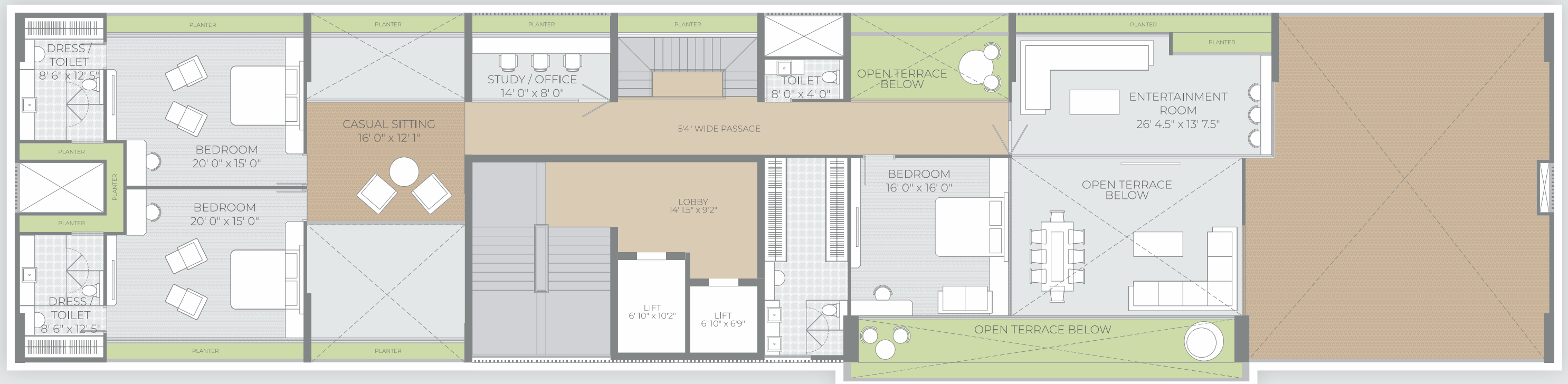
PENTHOUSE LOWER LEVEL

TOWER : C (12TH FLOOR)



PENTHOUSE UPPER LEVEL

TOWER : C (13TH FLOOR)



LUXURY PERSONIFIED



SHERWOODS
OPULENT

SPECIFICATIONS

Structure:

- Earthquake resistant as per architect's & structural engineer's design.

Wall Finish:

- Primer coat and lapi coats on internal walls.
- As per architect's approved elevation, water resistant exterior paint on the exterior wall.

Flooring:

- Vitrified tiles all over.

Kitchen:

- Granite platform with standard quality sink.
- Ceramic tiles up to lintel level.

Door & Windows :

- Main door – Veneer Finished Flush Door.
- Other internal doors – Laminated Flush Doors.
- Windows – Anodised Aluminium Sliding / UPVC Sliding Windows.

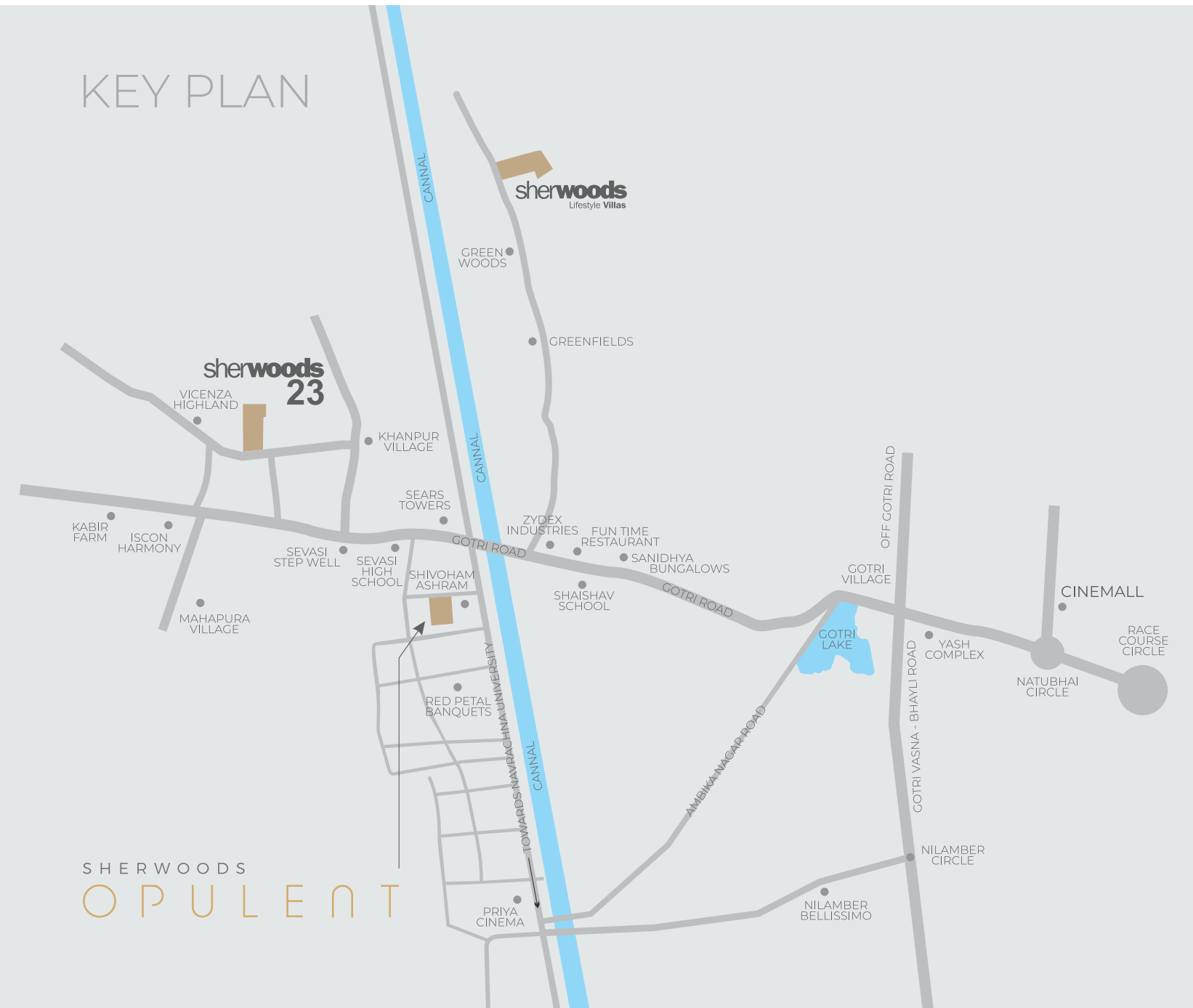
Electrical :

- Branded modular switches.
- Branded wires – Havells / Finolex / Polycab or equivalent.
- Concealed copper ISI wiring with sufficient points.

Washrooms :

- Bathroom designer wall tiles as per architect's drawing with false ceiling.
- Branded sanitary ware. Fittings and fixtures – Kohler or equivalent as per architect's design.

KEY PLAN



SHERWOODS OPULENT

TERMS & CONDITIONS

- Possession will be given after one month of settlement of all accounts as per schedule.
- Payment terms as per allotment letter.
- Maintenance deposit will be charged @ Rs. 125/sq.ft. on SBA
- Advance, annual maintenance of society will be charged as per expense budget.
- Additional rate/sq.ft for higher floors:
4th - 6th Rs. 50/sq.ft. | 7th - 9th Rs. 100/sq.ft. | 10th - 12th Rs. 150/sq.ft. | 13th - 14th Rs. 200/sq.ft.
- Extra work will be executed after receipt of full advance payment.
- GEB deposit and load charges will be additional.
- Document charges, stamp duty, GST will be additional.
- Any new Central or State Government taxes, if applicable, will have to be borne by the clients.
- Legal document fees Rs.12000
- No changes or alterations will be allowed in the elevation.
- Continuous default payments will lead to cancellation.
- Architect / Developers shall have the right to change / revise / improvise any details, which will be binding for all.
- In case of delays in water supply, electricity by the respective authorities, Developers will not be responsible.
- Any plans, specifications or information in this brochure can not form legal part of an offer, contract or agreement. It is only depiction of the project.

BASEMENT FLOOR PLAN



PROJECT BY :



DEVELOPERS :

S SQUARE
DEVELOPERS

SACHIN PATEL ASSOCIATES
GF-1, CINE MALL, NEAR NATUBHAI CIRCLE,
RACE COURSE CIRCLE, VADODARA, GUJARAT 390007

SITE ADDRESS :
SHERWOODS OPULENT
BESIDES SHIVOHAM ASHRAM, OPP. SEARS TOWERS,
NEAR ZYDEX COMPLEX, TP - 1, SEVASI, VADODARA.

Ph: 265 2324393, +91 94295 34439, +91 91046 41897
Email: obc_07@yahoo.co.in

www.sachinpatel.in

www.gujrera.gujarat.gov.in
RERA Number : PR/GJ/VADODARA/Others/RAA04762/280119

ARCHITECT
UNEVEN
www.uneven.in

STRUCTURAL CONSULTANT
AASHUTOSH DESAI

MEP SERVICES
ORIENTAL ELECTRICALS
ARTECH ENGINEERING SOLUTIONS