



SHALIN
EXOTICA 
4 BHK LUXURIOUS APARTMENT

SPECIFICATIONS

FLOORING

- DRAWING / DINING
 - Italian marble
- ALL BEDROOM
 - 1200 x 800 mm
 - Spacious & large master bed bathroom
- KITCHEN
 - Italian vitrified tiles
 - Provision for RO
- PLATFORM
 - Indian granite with dedo upto lintel level
- STORE ROOM
 - Shelf - DP kota stone with ceramic dedo
 - Floor - Vitrified tiles
- WASH AREA
 - Kota stone with dedo of vitrified tiles
- BALCONY
 - Rustic tiles flooring

TERRACE

- Common for all flats

PARKING

- 2 Vehicle parking per flat

WINDOW

- Anodized aluminium sliding windows with stone revile

DOORS

- Main door - Flush door of 32 mm with lock
- Bed room doors - Flush door with SS matt finish handle locks

TOILETS

- Premium Vitrified tiles upto lintel level & granite base counter
- EWC wall hung type
- CP Brass Fitting - Kohler / Jaquar / Toto / Equivalent type

ELECTRIFICATION

- 3 Phase concealed ISI Copper wiring with modular switches and MCB distribution panel

INTERNAL & EXTERNAL WALLS

- INTERNAL WALLS
 - Single coat mala plaster with putty finish
- EXTERNAL WALLS
 - Double coat plaster / texture finish with 100% acrylic panel of as per detail.

SALIENT FEATURES

- **Security:** Smart screen security system with video door phone in each flat and with CCTV cameras in common area.
 - Centrally DTH Satellite TV connection in living and bed room
 - Automatic elevator of Kone / Schendler / Thyssenkrupp
 - Pressure water system in adequate zone
 - 2 Allotted car parking for each flat
 - Ample natural light in all flat
 - Designer entrance foyer
 - Developed terrace for common utility
 - Spacious & large master bed & bathrooms
 - Walkable distance from metro station & Paldi cross road
- Special Notes:
- Stamp duty, registration charges, other legal expenses, GST, AMC charges and Torrent Power cost etc. shall be borne by the member.
 - Any internal changes shall be allowed with prior permission only and shall be charged extra.
 - This brochure is just for an easy presentation of the project and should not be treated as a legal document.
 - Any disputes arising shall be subject to Ahmedabad jurisdiction.



LAYOUT PLAN

LEGENDS

1 VESTIBULE	6'2" X 8'0"	8 BEDROOM-2	12'0" X 14'0"
1A PUJA	5'7" X 7'0"	8A TOILET	5'8" X 7'4"
2 GUEST BEDROOM	14'6" X 11'6"	9 M.BEDROOM-2	22'0" X 12'0"
2A TOILET	5'3" X 7'7"	9A DRESS / TOILET	12'6" X 6'0"
3 DRAWING ROOM	16'0" X 17'0"	10 SERVANT ROOM	8'9" X 5'8"
4 DINING AREA	16'0" X 11'0"	10a TOILET	6'0" X 4'0"
4A VERANDAH	6'6" X 16'0"		
5 KITCHEN	15'9" X 10'0"		
5A STORE	8'10" X 5'0"		
5B KITCHEN YARD	5'3" X 10'0"		
6 M.BEDROOM-1	17'0" X 13'0"		
6A DRESS	5'0" X 7'4"		
6B TOILET	6'0" X 7'4"		
7 INT.FOYER	9'4" X 6'6"		



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Architect:
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Project by
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