

Project by :-



DEVELOPERS:  
**SHIV INFRA**

SITE:  
"Shiv Aangan", Bs. Shivkunj Residency,  
Nr. Somnath Nagar, Bh. Ayodhya Residency,  
Tarsali, Vadadara - 390009.

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ARCHITECT :



STRUCTURE :



# SHIV AANGAN

3 BHK LUXURIOUS FLATS & SHOP

Rera Reg. No. : PR/GJ/VADODARA/VADODARA/Others/  
www.gujrera.gujarat.gov.in

#### PAYMENT TERMS :

##### SHOPS :

- 25% - Booking Amount
- 20% - Plinth Level
- 20% - on Ground Floor Slab
- 20% - on Plaster Level
- 10% - Finishing Level
- 05% - Before sale deed

##### FLATS :

- 10% - Booking Amount
- 20% - Basement Floor Slab
- 05% - Ground Floor Slab
- 05% - First Floor Slab
- 05% - Second Floor Slab
- 05% - Third Floor Slab
- 05% - Forth Floor Slab
- 05% - Fifth Floor Slab
- 05% - Sixth Floor Slab
- 05% - Seventh Floor Slab
- 10% - Masonry Work
- 10% - Plaster Work
- 05% - Flooring level
- 05% - Before Sale Dead



Important Notes :- (1) External changes are strictly not allowed (2) Development charges, stamp duty documentation charges, and all Government or municipal taxes, GST, MGVCL meter deposit should be levied separate (3) Possession will be given after one month of all settlement of account (4) 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 (5) 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. (6) All plans, information and specification are subject to changes may be required by the promoters. (7) Payment schedule must be followed strictly, any delay in payment shall incur penalty. (8) Actual Dimensions may vary as per the site conditions. **Note** : Refund in case of cancellation will be made within 30 days from the date of booking of new client only. Administrative expenses of Rs. 50,000/- & the amount of extra work (if any) will be deducted from refund amount.



  
SHIV  
AANGAN



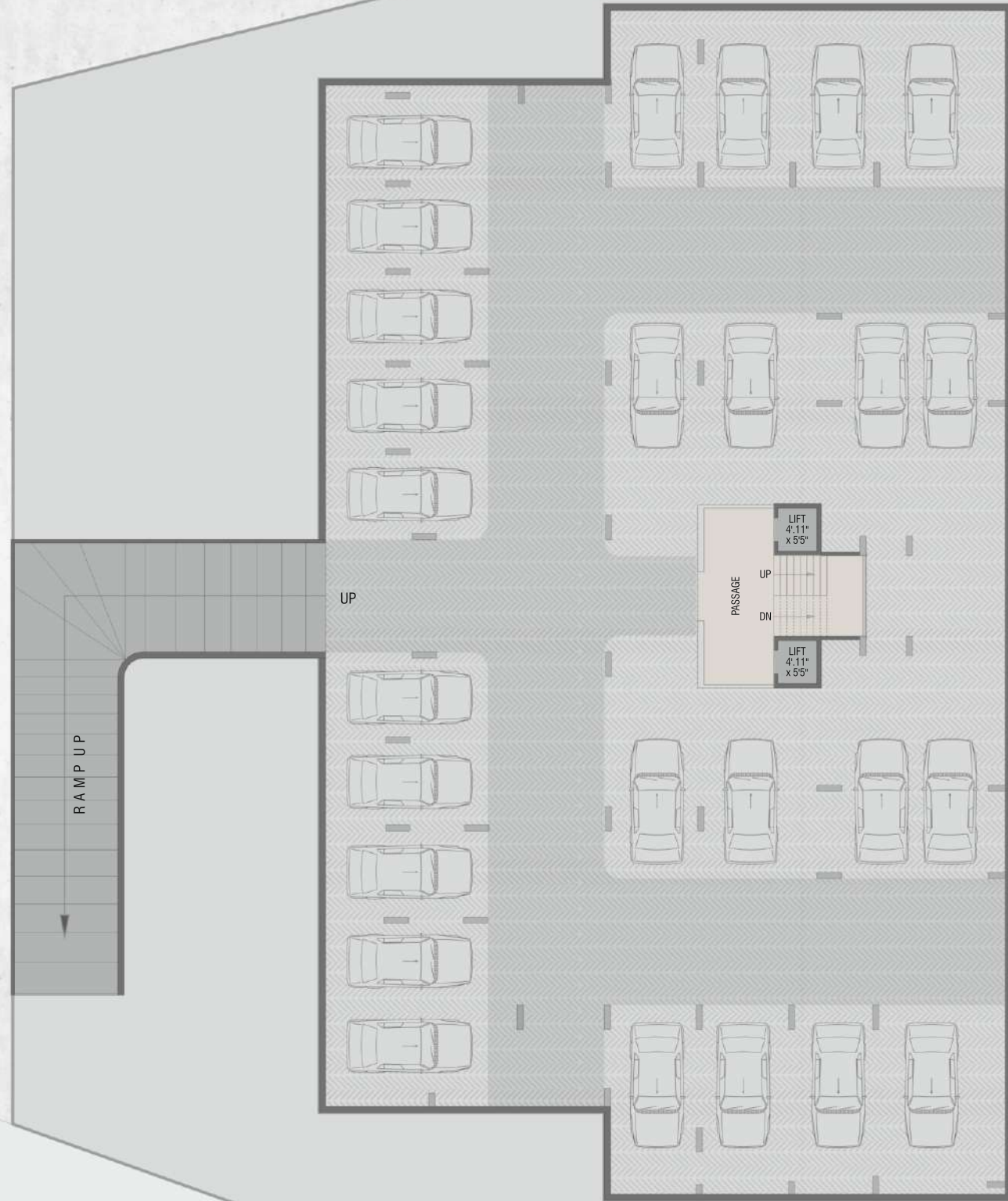
GRANDNESS, MAGNIFICENCE AND  
THE BEST OF IN AROUND YOU

Shiv Aangan presents the Comfort Style Life. It brings forth a lifestyle for those who have a fine taste for lie and exclusivity. Step into a home that blends innovation with style creating contemporary spaces that area a class apart. At Shiv Aangan, live the comfort life at the new peak of luxury.





# BASEMENT FLOOR PLAN



18.00 MT WIDE ROAD



# GROUND FLOOR PLAN

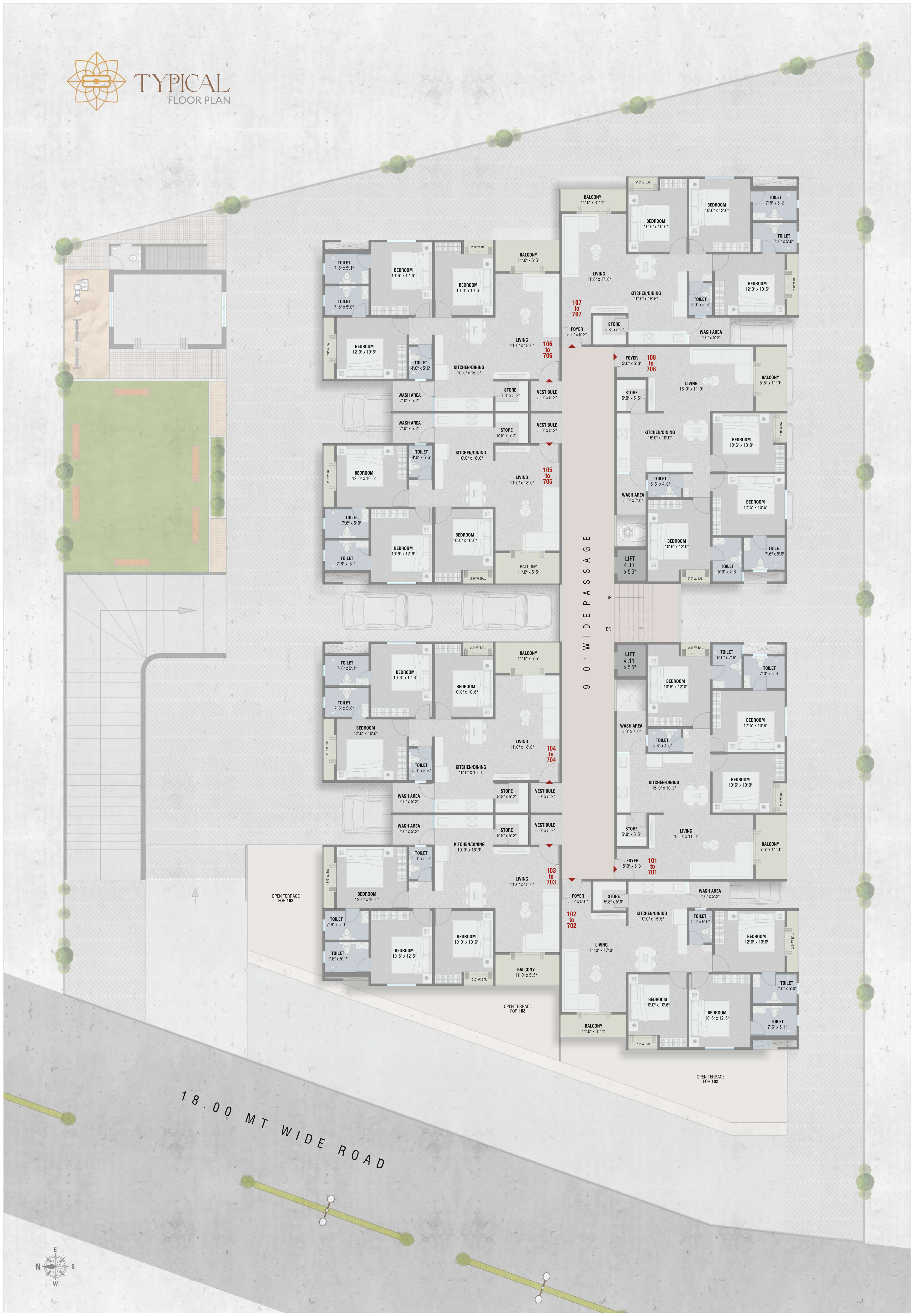


18.00 MT WIDE ROAD





# TYPICAL FLOOR PLAN



9'0" WIDE PASSAGE

18.00 MT WIDE ROAD



# AMENITIES

- Children's Play Area
- Senior citizen sitting in Garden
- Indoor game
- Rain water Harvesting
- Elegant Number Plate
- Landscape Garden
- Multipurpose Club House
- Decorative Entrance Gate
- Standard quality Lift
- Fire Safety System
- Single Entry Campus with 24x7 CCTV
- Sufficient Car Parking in Basement
- RCC trimix road with designed street light
- Over head & Under Ground Water tank
- Power backup through DG set for lift, Passage & Parking Lights



# CLUB HOUSE



First Floor Plan



Ground Floor Plan

# SPECIFICATION

**STRUCTURE :** Earthquake resistant RCC frame structure designed by approved Structural Consultant.

**WALL FINISH :** Interior : Smooth finish plaster with two coat putty and Color. Exterior : Double coat plaster with weather resistant paint.

**FLOORING :** Premium quality glazed vitrified tiles in All Rooms. Anti-Skid tiles flooring in all Bathrooms.

**DOORS :** Main Door : High quality decorative door on both sides laminated and stone frame. Internal Doors : Laminated flush door with Premium quality lock fittings.

**WINDOWS :** Aluminium Anodized sliding window.

**BATHROOM :** Designer Bathrooms with premium quality bath fittings and sanitary wares. Premium quality ceramic tiles.

**ELECTRIFICATION :** Concealed copper wiring as per ISI standard. Adequate electric points in each room as per drawing. Geyser points in each bathroom. TV point in Living Room. A/C point in all Bedroom. Separate MCB for each room.

**KITCHEN :** Granite platform with S.S. sink & Designer tiles dado upto lintel level.

**TERRACE :** China Mosaic finish.

# PAST PROJECTS



@ Makarpura

**Shubh  
ICON**

2 - 3 BHK LUXURIOUS FLATS & SHOPS



@ Makarpura

**Shubh  
RESIDENCY**

2 - 3 BHK LUXURIOUS FLATS & SHOPS



@ Tarsali

**SHIV KUNJ  
RESIDENCY**

2 - 3 BHK LUXURIOUS FLATS & SHOPS



@ Ankhi, Por

**SHIV  
RESIDENCY**

1 - 2 BHK Flats & Shops



@ Tarsali

**KAMDHENU  
RESIDENCY**

2 - 3 BHK LUXURIOUS FLATS & SHOPS



@ Maneja

**Shree  
Rany  
Residency**

2 - 3 BHK LUXURIOUS FLATS & SHOPS



@ Maneja

**Bhumi  
Residency**

2 BHK ROW HOUSE DUPLEX

Shree Vallabh Bungalows @ Anand

Sun Gold Residency @ Jambuva

Shree Radhe Residency @ Vadsar

Shivam Duplex @ Manjalpur

Shree Vallabh Residency @ Tarsali

Shree Ganesh Complex @ Tarsali