Project by :-

SHIV
Realty

DEVELOPERS:
SHIV INFRA

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

+91 **77779 84115** | **9978 926191**

shivinfra6595@gmail.com

shivrealty6592

ARCHITECT :
Nitin Kapadi
arya associates
architect & engineer

STRUCTURE :
DYNAMIC
STRUCTURE CONSULTANT
Dhruv Patel

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



Rera Reg. No. :
PR/GJ/VADODARA/VADODARA/Vadodara Municipal Corporation/
MAA17431/061026/311230 | www.gujrera.gujarat.gov.in

SCAN FOR RERA

SCAN FOR LOCATION

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

3 BHK LUXURIOUS **FLATS** & **SHOP**



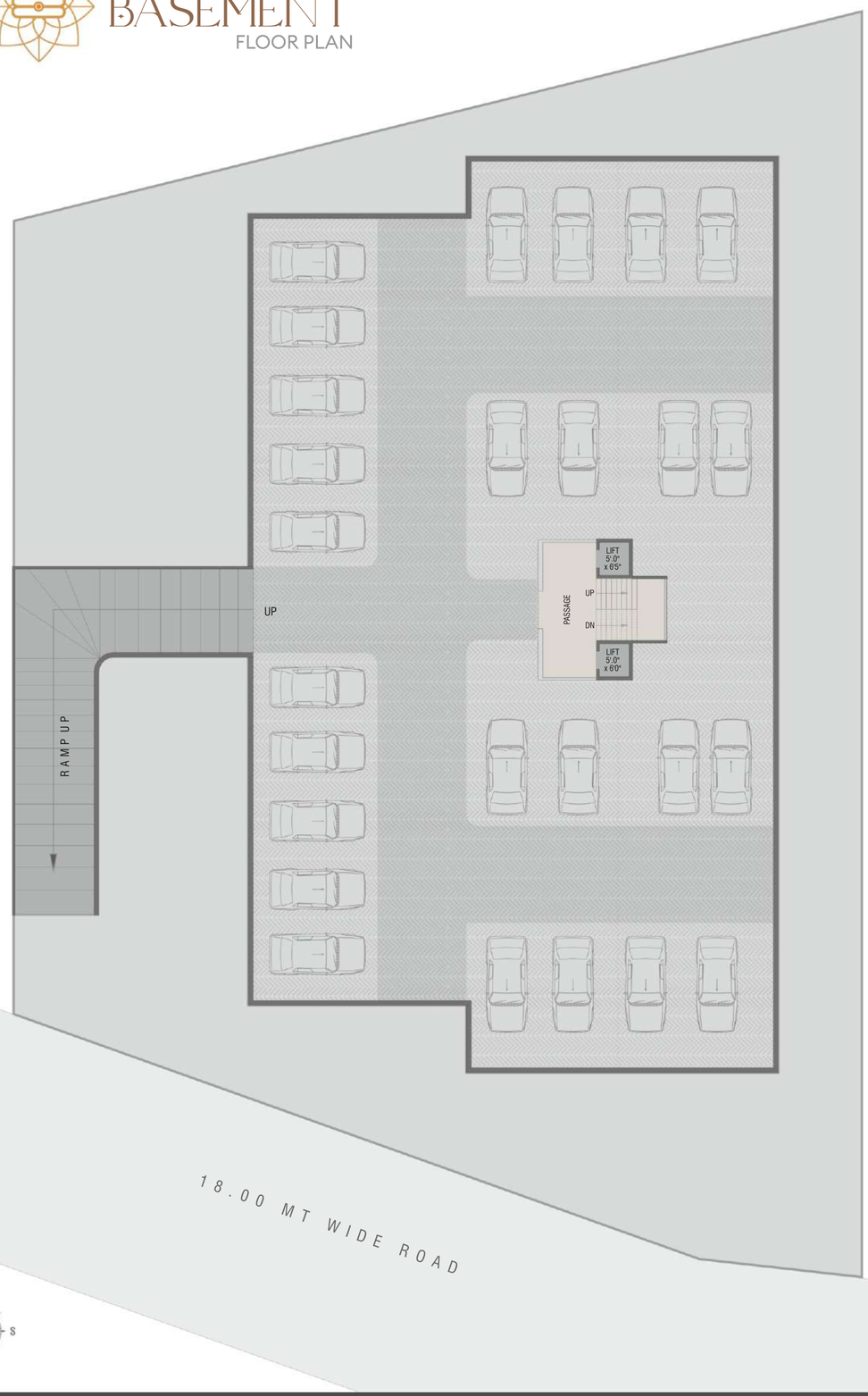


GRANDNESS, MAGNIFICENCE AND THE BEST OF IN AROUND YOU

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



GROUND
FLOOR PLAN



TYPICAL
FLOOR PLAN



AMENITIES

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

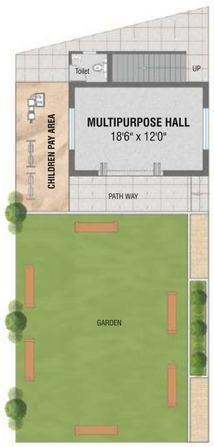




CLUB HOUSE



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 Primer. Exterior : Double coat plaster & texture 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 2 Bedroom & Living Room. Separate MCB for each room.

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

TERRACE : Tile with proper water proofing.

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 Kunj 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