



Developers: **Krishiv Developers**

Site: Shaaranya, Next to Shree Vraj Hospital Opp Banker Hospital
Tulsidham Char Rasta to New GIDC Road Manjalpur Vadodra 390011

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Architect:



Structural Consultant: Associated Engineers

RERA Website: www.gujrera.gujarat.gov.in
RERA Reg. No.:

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शावरण्या:
SHAARANYA
A dwelling of divinity..



2 & 3 BHK PREMIUM FLATS | SHOWROOMS

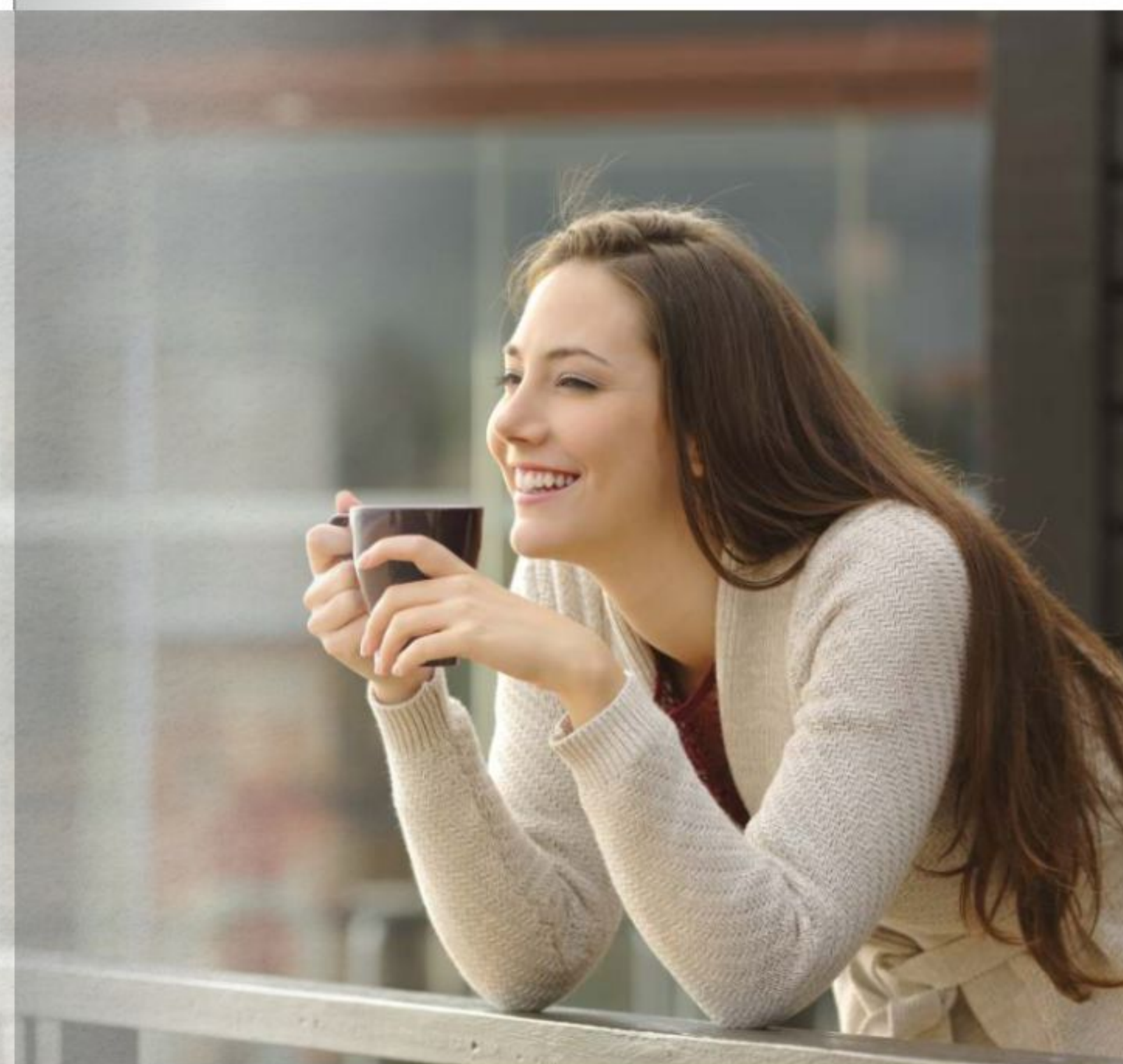


Sublime Homes. Blissful Living.

At the heart of the popular residential vicinity of Manjalpur stands Shaaranya, elegant 3 BHKs that blend a magnificent façade with a generous dose of premium lifestyle and public spaces. The unique design of the building attracts instant attention and exudes understated sophistication.

The apartments offer a welcome diversion from mundane residential generalization. The various units, including the smart retail spaces and elegant apartments, are intricately planned, with strict attention to quality materials and a wise space allocation that conveniently adapts to contemporary living needs.

It's time to take comforts for granted and get used to the many luxuries Shaaranya has to offer.







More Comforts. Greater Convenience

Ample bedrooms, spacious kitchen, plentiful amenities and a richer life in one of the most elegant areas of the city, a home in Shaaranya ensures all this and more. A world of enhanced comforts, complete with impeccable finishes and a load of premium leisure amenities.

The apartments come with the comfort of a modern design, abundant natural light and fresh air. The terrace floor has been intelligently planned to house an array of recreational facilities for everyone.

Shaaranya also brings the convenience of retail stores right at your doorstep. The smart road-facing retail units benefit from both the captive residential market as well as assured walk-ins.





Salient Features

- Elegant Ground Floor Lobby
- Branded Automatic elevators
- Generator for Power Backup (for common amenities)
- Decorative Main Gate with Security Cabin
- Allotted Car parking
- Attractive Name plate & Letter Box
- Rain Water Harvesting
- Anti-termite treatment to the Building

Club (Leisure) Features

- | | |
|----------------------------|--|
| • Open Gym | • Terrace Garden |
| • Gazebo | • Terrace with Covered & Stone Sitting |
| • Multipurpose Hall | • CCTV Surveillance |
| • Senior Citizen's Sitting | |





Specifications

Structure:

Well designed RCC frame structure as per structural engineer's design.

Flooring:

2' x 2' Vitrified flooring in living, dining, kitchen, balcony, and all bedrooms, and ceramic tiles in bathrooms.

Kitchen:

Sandwich Granite platform with SS kitchen sink and designer tiles up to lintel level over the platform, Kotastone Flooring for wash area

Bathrooms:

Designer tiles up to lintel level with quality bath fittings, sanitary ware and glazed tiles. Geyser point in Bathrooms.

Plumbing:

Systematic wall concealed CPVC / UPVC branded plumbing fitting.

Doors & Windows:

Decorative main door with standard safety lock and fittings. All other internal doors are flush doors with laminates. Aluminum section windows with reflective glass, safety grill & Mosquito Net.

Electrification:

Concealed copper ISI wiring and good quality modular switches with sufficient points. Provision for Split AC in master bedroom. Geyser point in all bathroom. TV Point in living room. MCB in main distribution board.

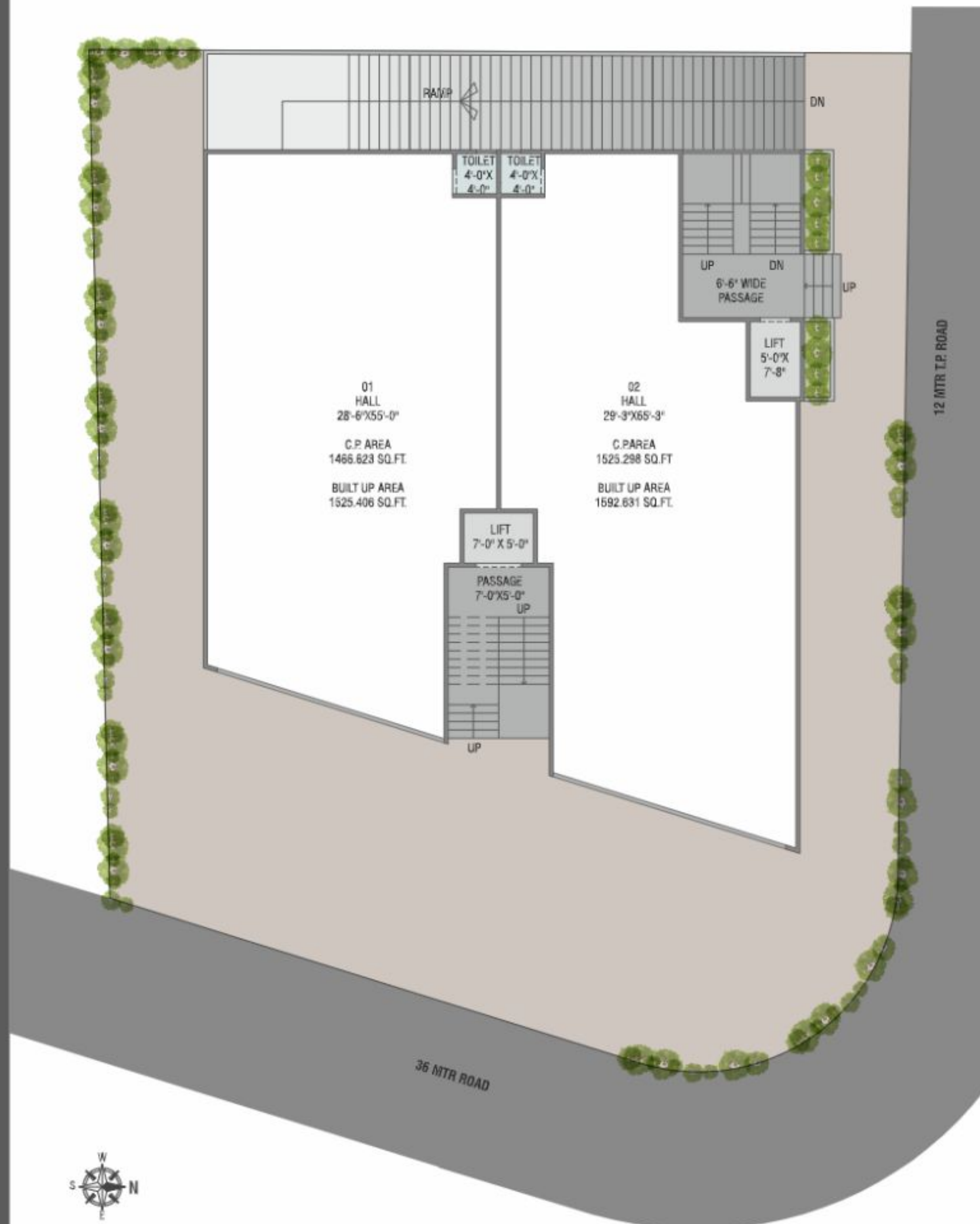
Finishing:

Internal smooth finish plaster and putty distemper paint on internal walls. External waterproof plaster with semi-acrylic exterior paint. Railing with enamel paint & exterior weather resistant paint.

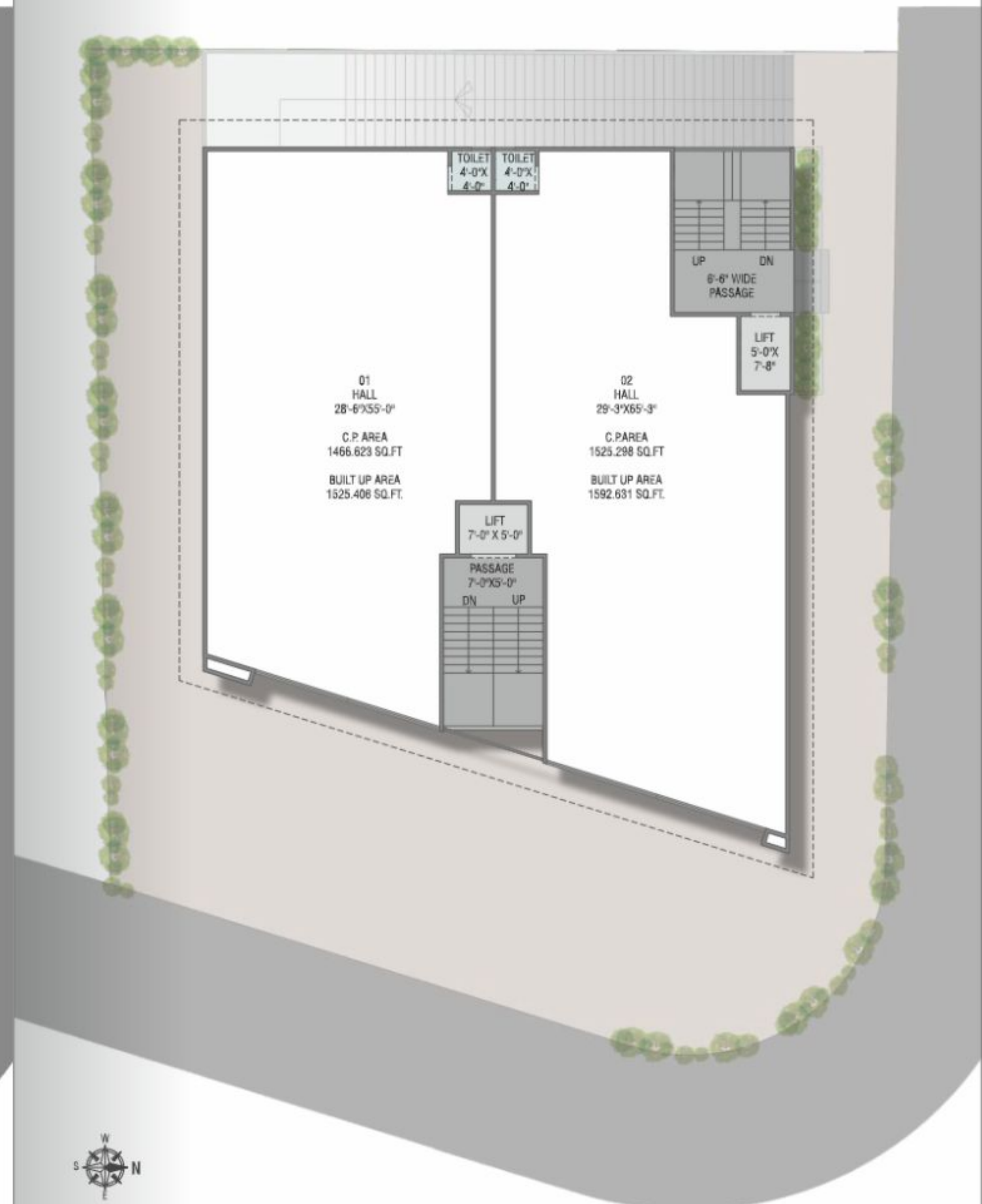




Ground Floor



1st & 2nd Floor





Typical Floor (3rd to 7th Floor)



301 TO 701:
CP AREA: 883.670 SQ.FT. (BAL. + WASH)
BUILT-UP AREA: 933.677 SQ.FT.

302 TO 702:
CP AREA: 1106.897 SQ.FT. (BAL. + WASH)
BUILT-UP AREA: 1168.182 SQ.FT.

303 TO 703:
CP AREA: 1009.618 SQ.FT. (BAL. + WASH)
BUILT-UP AREA: 1068.595 SQ.FT.

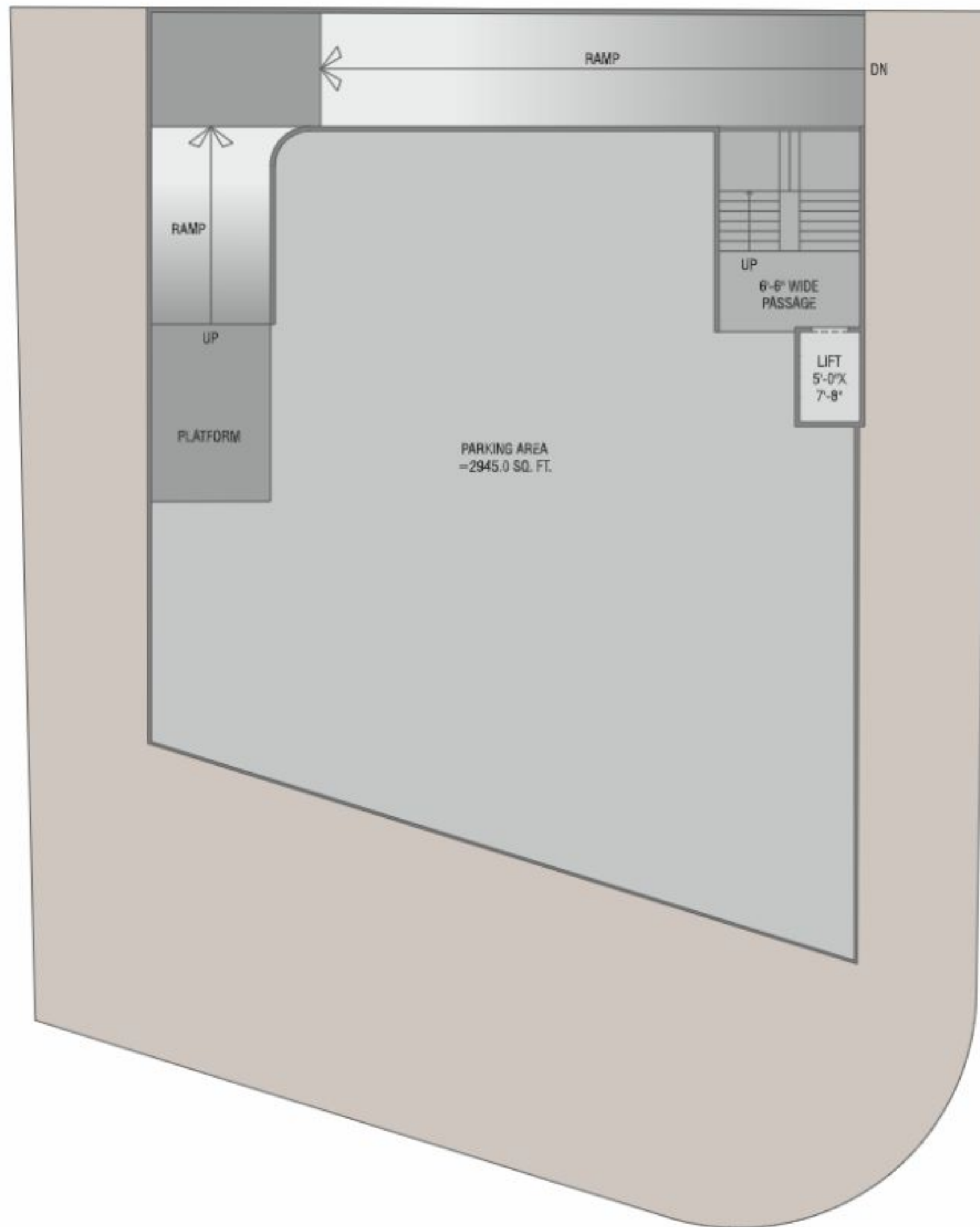


Terrace Floor





Basement Floor



PAYMENT TERMS

Residential:	Commercial:
10% Booking	10% Booking
15% Agreement for Sale	20% Agreement for Sale
15% Plinth Level	20% Plinth Level
40% 3rd to 7th Floor Slab Level	30% 1st & 2nd Floor Slab Level
05% Plaster Level	10% Plaster Level
10% Flooring Level	05% Flooring Level
05% Finishing Level	05% Finishing Level

Terms & Conditions:

(1) Possession will be given after 45 days of settlement of all accounts. (2) Stamp Duty, Registration, Legal Charges, GST, MGVCIL & VMC (VUDA) Charges, Society Maintenance Deposits & Development Charges, etc will be borne by the purchaser. (3) Any additional charges or duties levied by the Government / Local authorities during or after the completion of the scheme will be borne by the purchaser. (4) Extra work shall be executed after making full payment (5) Cancellation charges as per RERA. (6) In case of delay in water supply, electric light connection, drainage work by the concerned authority, developers will not be responsible. (7) Refund in case of cancellation will be made within 30 days from the date of booking of new client only. (8) Administrative expense of Rs. 20000/- & the amount of extra work (if any) will be deducted from refund amount. (9) All plans are subject to amendments and approval by the relevant authorities. (10) All photography and computer imagery are artist's impressions and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. (11) Subject to Vadodara Jurisdiction.