



Developers
SHARNAM REALTY

SHARNAM SKYLINE

SHARNAM SKYLINE, Next To Sales India,
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Architecture



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Structure



LOCATION QR CODE



WEBSITE QR CODE



MEMBER OF
CREDAI
VADODARA



SHOPS | 3BHK LUXURIOUS FLATS
& PENTHOUSE



Sharnam Group is reserved for those who choose only between the premium and the best. We are a firm of designers, architecture, planners, engineers, contractors and technical specialists offering a broad range of civil services. Through our work we deliver, exceptional design ideas and solutions for our clients by the creative blending of human needs , value creation, environmental stewardship, science and art.

Often it takes more than real estate experience to facilitate an optimum real estate transaction. Our Realty's architects draw on an impressive breadth and depth of business backgrounds to help bring about a superior outcome for each and every client and project. The teams's combined experience in accounting, law, engineering, financial planning, architecture and other disciplines can enhance perspective and solidify any real estate sale or purchase.

No matter where our local, national and international clients currently reside, or what their real estate goals may entail, the Sharnam's team is uniquely positioned to offer the highest levels of personalized, multilingual service. Our steadfast mission is to use expert product knowledge, market knowledge and established community roots to deliver superior value.



EXPERIENCE THE SPARKLING
QUALITY OF YOUR
STRENGTH & SYMMETRY

#LIVE
SIZE IS ALMOST EVERYTHING
MORE



The size of your
success is measured by
the size of your

#HOME



GROUND FLOOR LAYOUT

The ground floor layout of the building includes a central drive way, a jogging track, a garden, a children play area, a banquet hall, and various common areas. The layout is surrounded by a 13.50 MT wide road on the left and a 36.00 MT wide road on the bottom. The building is oriented with North at the top, as indicated by the compass rose.

Unit Specifications Table:

Sr. No	C.A (Sq.Ft)	S.B.A (Sq.Ft)
01	440	755
02	405	696
03	501	861
04	444	763
05	566	973
06	441	759
07	448	770
08	360	621
09	407	700
10	360	621
11	429	737
12	435	748
13	361	621
14	391	673

Common Areas and Amenities:

- Jogging Track
- Garden
- Children Play Area
- Banquet Hall 25'3"x14'6"
- Security Cabin 6'0"x7'0"
- Toilets (Toi)
- Lifts
- Electric Room
- Passage 21'3"x10'9"
- Passage 11'6"x13'0"
- Passage 15'9"x13'9"
- Passage 15'9"x6'0"
- Passage 15'9"x6'0"
- Up/Down Stairs
- 6'0" Wide Otta

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FIRST FLOOR LAYOUT

13.50 MT. WIDE ROAD

Sr. No	C.A (Sq.Ft)	S.B.A (Sq.Ft)
01	372	634
02	340	583
03	420	724
04	372	640
05	484	832
06	526	905
07	296	509
08	333	573
09	296	509
10	352	605
11	357	614
12	296	509
13	321	552

36.00 MT. WIDE ROAD

Sr. No	C.A (Sq.Ft)	S.B.A (Sq.Ft)
01	372	634
02	340	583
03	420	724
04	372	640
05	484	832
06	526	905
07	296	509
08	333	573
09	296	509
10	352	605
11	357	614
12	296	509
13	321	552

HAPPINESS
IS QUALITY OF
#LIFE



201 to 1301	202 to 1302	203 to 1303
C.A: 1195 Sq.Ft	C.A: 1138 Sq.Ft	C.A: 1195 Sq.Ft
B.A: 1260 Sq.Ft	B.A: 1200 Sq.Ft	B.A: 1272 Sq.Ft
S.B.A: 1905 Sq.Ft	S.B.A: 1800 Sq.Ft	S.B.A: 1905 Sq.Ft



201 to 1301	202 to 1302	203 to 1303
C.A: 1195 Sq.Ft	C.A: 1207 Sq.Ft	C.A: 1138 Sq.Ft
B.A: 1270 Sq.Ft	B.A: 1272 Sq.Ft	B.A: 1200 Sq.Ft
S.B.A: 1905 Sq.Ft	S.B.A: 1908 Sq.Ft	S.B.A: 1800 Sq.Ft



TOWER A

1401
B.A: 1251 Sq.Ft
C.A: 1185 Sq.Ft
S.B.A: 1877 Sq.Ft

TOWER B

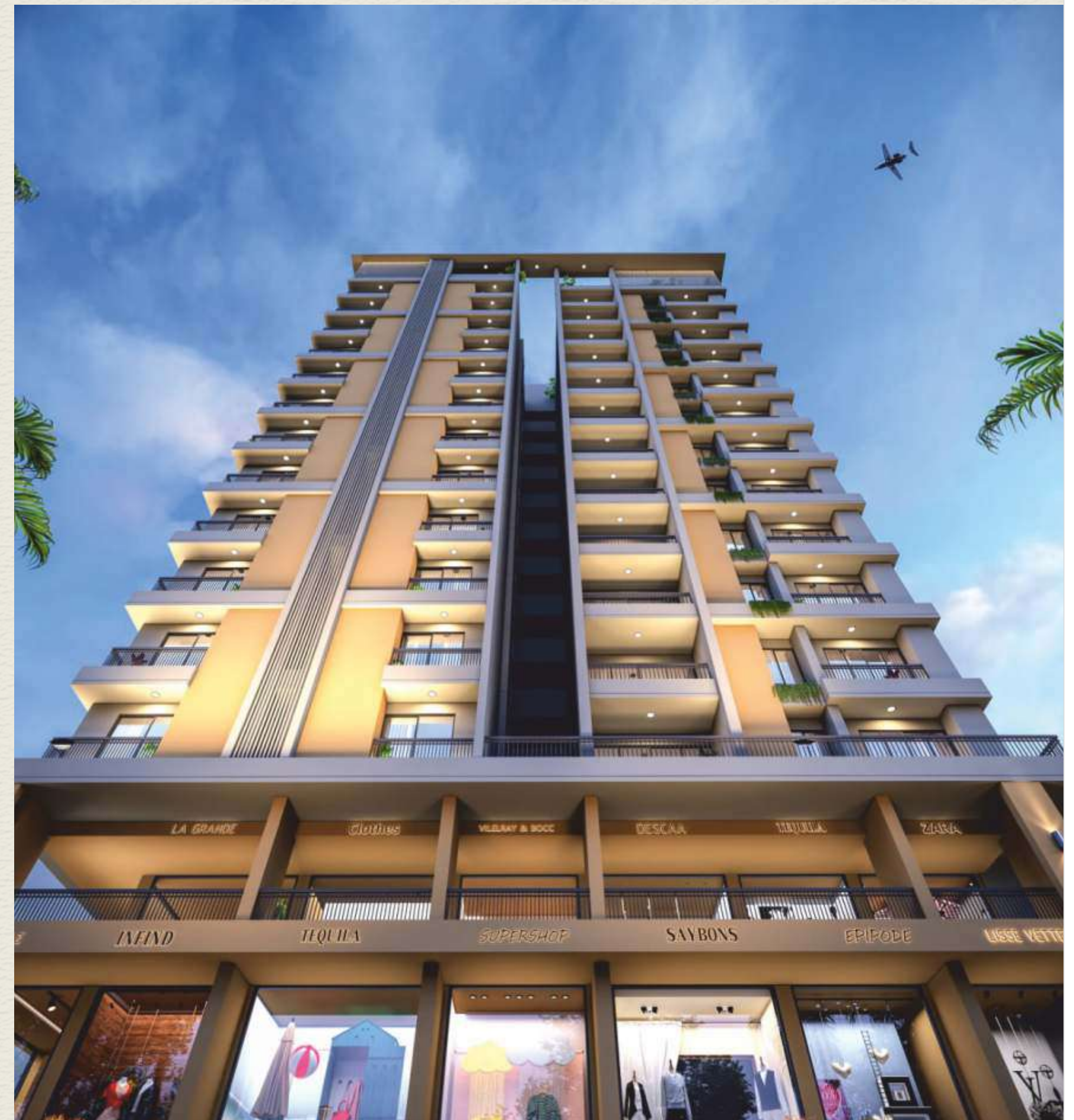
1401
B.A: 1251 Sq.Ft
C.A: 1185 Sq.Ft
S.B.A: 1877 Sq.Ft



TERRACE FLOOR (14th Floor)



HAPPINESS
IS VIRTUE OF
#LIVING



WIN BIG, LIVE BIG

Our penthouses embody more than just luxurious living—they symbolize success. These magnificent residences are a reflection of your achievements, a testament to the heights you have reached. By choosing one of our penthouses, you join an elite community of individuals who understand that the size of their home is a direct reflection of their success.



UPPER BASEMENT LAYOUT



LOWER BASEMENT LAYOUT



SPECIFICATION

STRUCTURE AND WALL CONSTRUCTION

- Earthquake Resistant RCC Frame Structure Design.
- Internal Walls Finished with Smooth Plaster, Putty & Primer.
- External walls Finished with Double Coat Plaster, Rustic Texture and Weather Proof Exterior Paint.

KITCHEN

- Artificial stone Platform with SS Sink.
- Dedo upto beam bottom.

FLOORING AND WALL CLADDING

- 5x3 / 4x4 Vitrified Tiles Flooring with Appoxy & Skirting.
- Passage Area & Staircase with Vitrified Tiles.

ELECTRIFICATION

- Sufficient Electric Points with Concealed Standard Quality Wiring and Branded Switches.
- AC Point in all master room & Drawing Room With AC Piping

DOORS AND WINDOWS

- Main Door with Flush Door Veneer Polish & Internal Flush Door with both side Laminates.
- Digital lock at Main Door.
- Aluminium Sliding / Glazing Window.

WATER SUPPLY

- 24 hour Water supply through Overhead and Underground Water Storage Tanks.

PLUMBING AND BATHROOM

- Bathroom with Jaguar / Plumber / Parryware Company fittings and sanitary wares, 2x2 or 4x2 Ceramic tiles dedo upto beam bottom.





				
Semi Carpet lawn at terrace for individual tower	Gazebo for individual tower at terrace	Children Play Area	Garden At Ground Level	Bike Parking at Ground Floor level
				
Entertainment Hall	Senior Citizen Sitting Area	Banquet Hall	Well equipped Gymnasium	Solar System For Common Amenities
				
Walk Way - Jogging Track	Water Body	Security Cabin	Arrival Plaza	Power Back up for Common Areas
				
Waiting Lounge	Entrance Gate	Security 24x7	CCTV enabled campus area	2 Automatic Elevator For Each Tower (one Stretcher Lift)
				
24 Hours Water Supply	Electricity Meter Room	Fire System	Allotted Car Parking	E.V. Charging points at Ground & Basement Level.





- Flats Payment Mode :
- 10% - At the time of Booking • 20% - One Month Agreement • 10% - Plinth Level • 07% - 1st Slab • 07% - 3rd Slab • 07% - 5th Slab • 07% - 7th Slab
 - 10% - Brick Masonry Work • 10% - Plaster Level • 07% - Flooring & Finishing • 5% Before Possession
- Shops Payment Mode :
- 30% - Time of Booking • 15% - Plinth Level • 25% - Slab Level • 15% - Brick Work • 05% - Plaster Level • 05% Flooring Level • 05% before 1 month of possession

Terms & Conditions : 1. The following will be charged extra in advance/ as per government norms: (a) Stamp Duty & Registration Charges, (b) GST (as actual) or any such additional government taxes if applicable in future, (c) Maintenance Deposit. 2.If any new tax applicable by Central or State Government in future, it will be borne by the buyers/ members. 3. Possession will be given only after one month of settlement of all accounts. 4. Continuous default in payments leads to cancellation. 10 % Administrative charges will be deducted for any cancellation after one month of booking, and balance amount will be refunded back only after booking of the unit by new member. 5. The developers reserve all the rights to change the plan, elevation, specification or any details will be binding to all. 6. Changes in any structural design & changes in any external facade will not be permitted under any circumstances. 7. Internal changes will only be permitted with prior permission. 8. Outdoor AC units will be fitted as per provision provided in the designated place by the architect. 9. In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible.