



Leo # 97146 13377

Rera Reg. No. : PR/GJ/VADODARA/VADODARA/Others/MAA07747/051220 | Website:- www.gujrera.gujarat.gov.in

Developers :-



Site :- **Shiv Kunj Residency**

📍 Nr. Somnath Nagar, Bh. Ayodhya Residency, Tarsali, Vadodara-390009

📞 +91 **99789 26194**

✉️ shivkunjenterprise2@gmail.com

Architect :



Structure :

**Ashok Shah
& Associates**

Payment Mode

SHOPS : 25% Booking | 20% Plinth Level | 20% Ground Floor Slab | 20% Plaster Work | 10% Finishing Level | 05% Before 1 month of possession

FLATS : 10% Booking | 20 % Basement Floor Slab | 05% Ground Floor Slab | 05% First Floor Slab | 05% Second Floor Slab | 05% Third Floor Slab | 05% Fourth Floor Slab | 05% Fifth Floor Slab | 05% Sixth Floor Slab | 05% Seventh Floor Slab | 10% Masonary Work | 10% Plaster Work | 05% Flooring Work | 05% Finishing Level

Notes :- (1) External changes are strictly not allowed (2) Development charges, stamp duty documentation charges, and all Government or municipal taxes, GST, MGVL meter deposit should be levied separate (3) Refund incase of cancellation will be made withing 30 days from date of booking of new client only. Administration expense of Rs. 25,000 & the amount of extra work (if any) will be deducted from refund amount. (4) Possession will be given after one month of settlement of all account (5) Extra work will be executed after making full advance payment but no change in elevation and plan will be done (6) In case of delay of VMC or MGVL activity, it shall be unitedly faced. 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. (7) All plans, information and specification are subject to changes may be required by the promoters. (8) Payment schedule must be followed strictly, any delay in payment shall incur 18% per annual penalty. (9) Actual Dimensions may vary as per the site conditions. (10) Amenities and specification are not consider in shops. (11) This brochure is not legal document only presentation purpose.

A place your family loves



SHIV KUNJ

RESIDENCY

Shops & 2 BHK – 3 BHK Luxurious Flats





SHIV KUNJ

— RESIDENCY —

Some says that royalty is restricted to the royals. It's time to prove it a myth with Shiv Kunj Residency 2-3 BHK Luxurious Flats where each unit is an epitome of imperial aura. Housing the finest luxuries of life in abundance... it invokes the majestic streak hidden deep within all of us!



Leisure Amenities

- Clubhouse
- Landscaped Garden with seating
- Senior Citizen's Park
- Children's Play Area
- Jogging Track

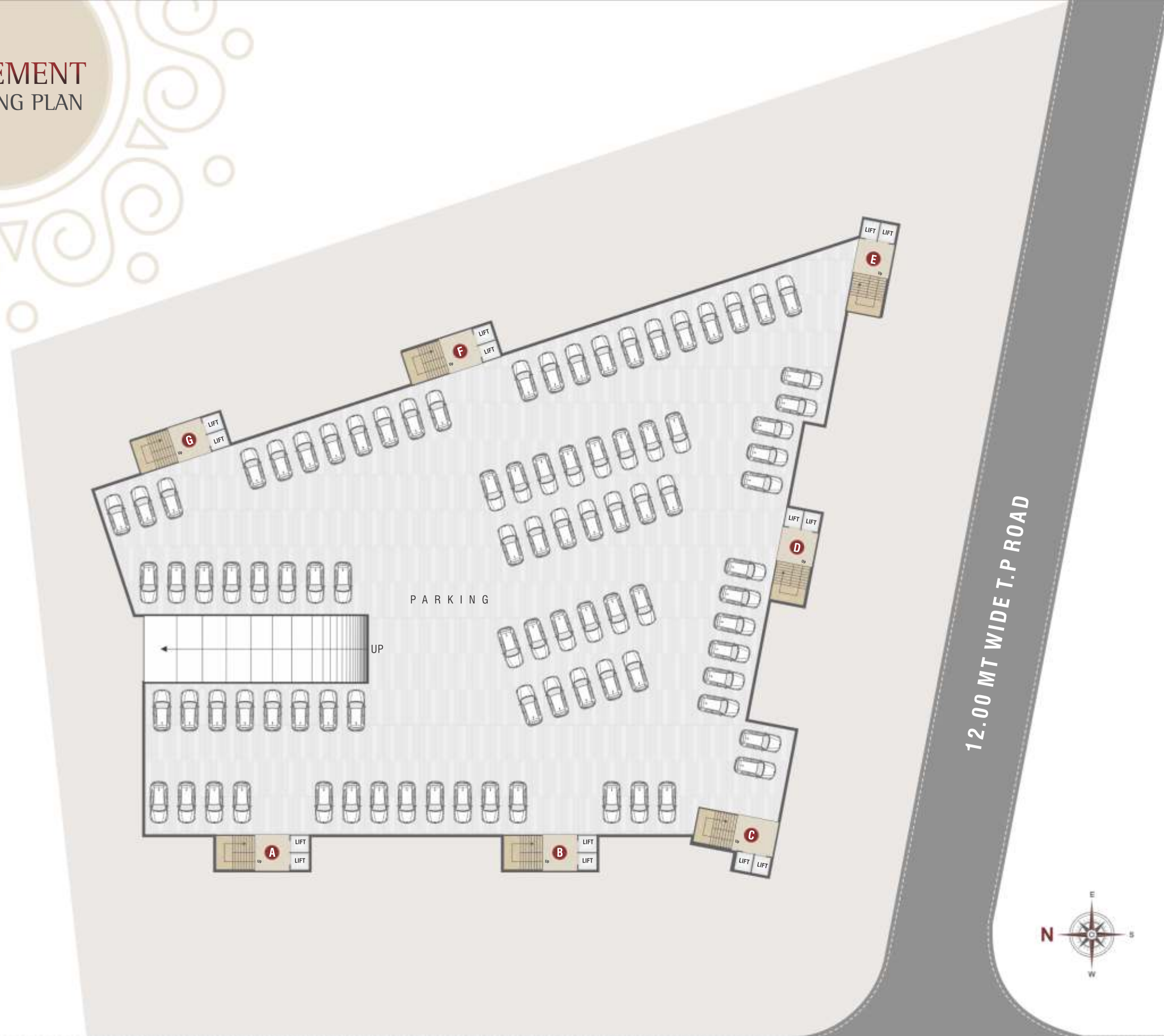
Value Added Amenities

- Standard quality elevators with power back-up
- Heat & water proofing treatment to the terrace
- Ample parking space at basement level
- Compound wall surrounding the community
- Security cabin
- CCTV Surveillance in Ground level
- RCC Internal roads with street light, decorative paving.
- Rain water Harvesting
- Underground cabling for wire-free look
- Individual name plates

GROUND FLOOR PLAN



BASEMENT
PARKING PLAN



FIRST
FLOOR PLAN





Specification

STRUCTURE :

Well designed RCC frame structure with good quality material as per structural Engineer’s design specifications.

FLOORING :

Vitrified tiles flooring with skirting in entire apartment.

DOOR & WINDOWS :

Door : Elegant entrance door and internal flushed door with both side laminated.

Windows : Powder coated Aluminum windows with Safety Grill.

BATHROOMS :

Glazed tiles dedo upto lintel level with standard quality C.P. fittings & Concealed PVC pipe fitting.

ELECTRIFICATION :

Concealed & ISI copper wiring with standard modular fittings along with A.C. Point in master bedroom & geyser point in all bathrooms. R.O. & Fridge Point In Kitchen & Washing machine point in Wash area.

WALL Finish :

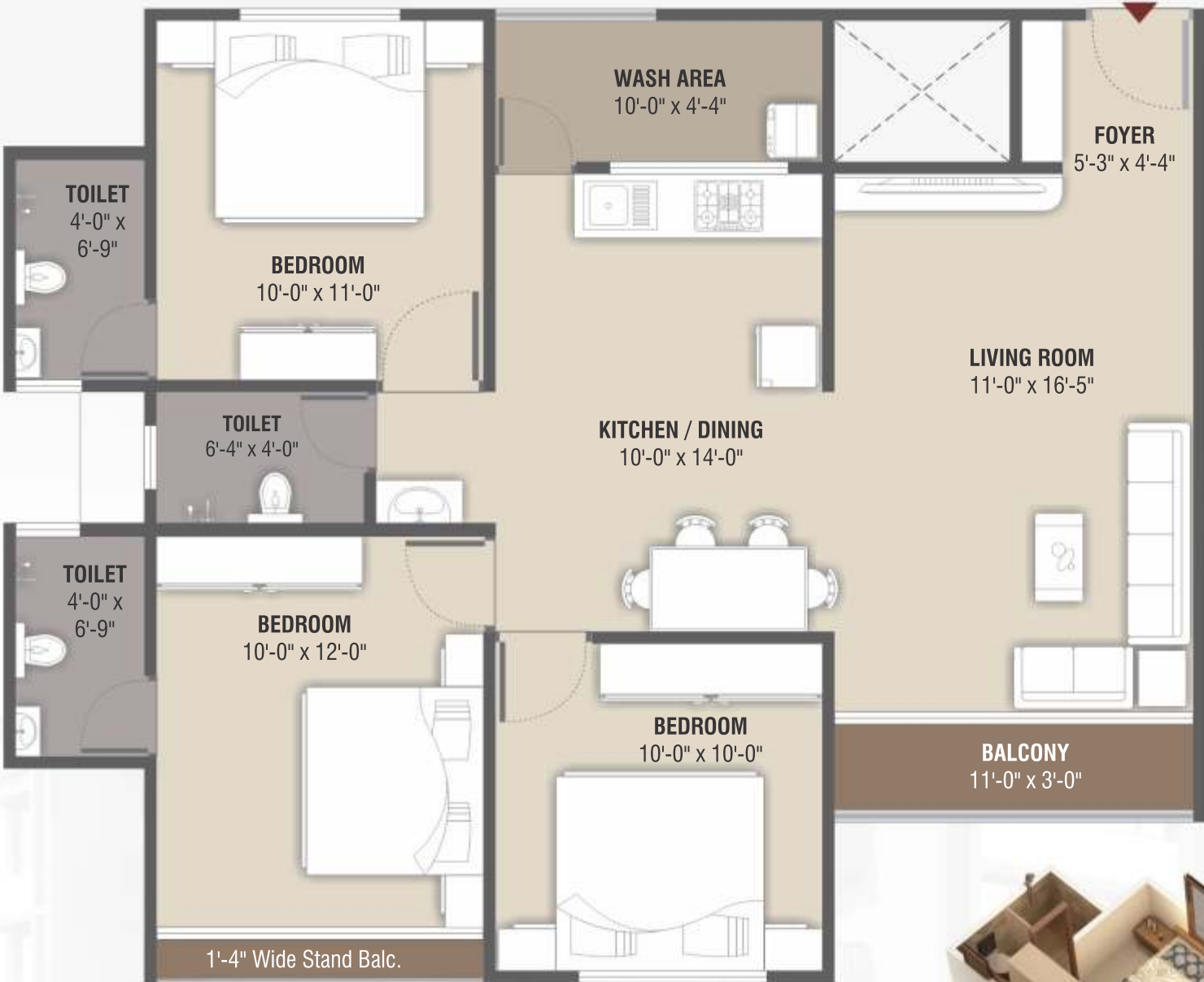
Internal walls with putty and primer finished, exterior walls with acrylic paint.

WATER SUPPLY :

Underground and overhead tank for 24 hours water supply with auto control system.

KITCHEN :

Granite platform with SS Sink & designer tiles dado upto lintel level.



3 BHK

Tower A, B, C & D



B.A. :- 958.21 sq.ft.

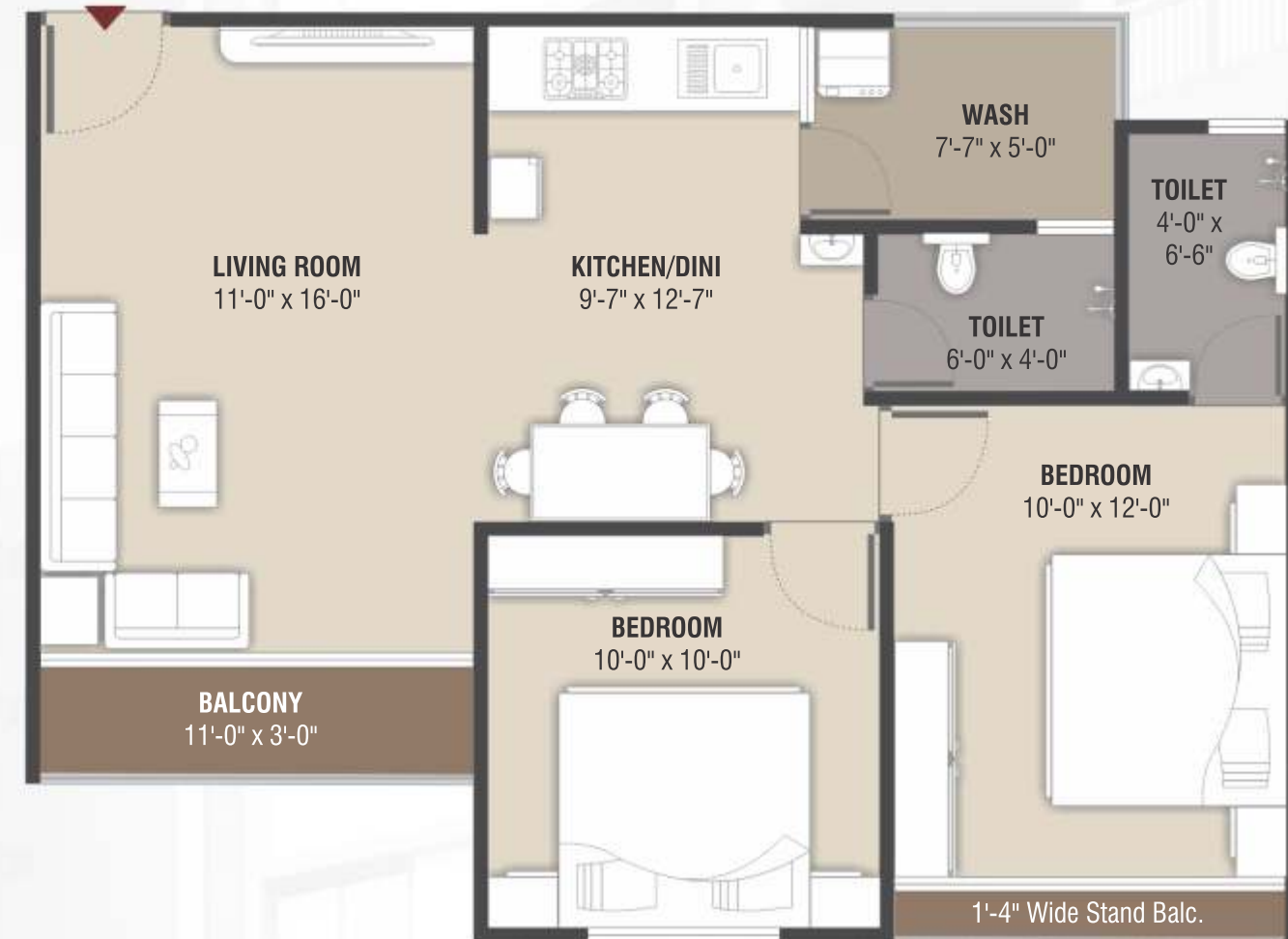
Carpet :- 805.26 sq.ft.





2 BHK

Tower E, F & G



B.A. :- **711.06** sq.ft.
Carpet :- **585.35** sq.ft.

