

2BHK Flats & 3BHK Penthouses



A perfect Destination of your family...

30.00 Mtr Road

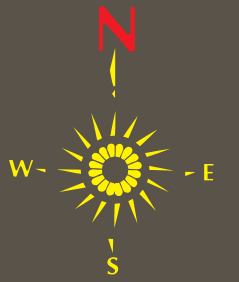
Canal

9.00 Mtr Road



12.00 Mtr Road

12.00 Mtr Road



LAYOUT

*A world full of comfort and luxury
crafted for your happiness !*

2BHK Flats & 3BHK Penthouses



shyamal
Avenue



Amenities

- Designer Gate with security cabin.
- Senior citizen garden with children play area.
- Standard Elevator to each tower.
- Letter box to maintain uniformity.
- Anti termite to all buildings.
- Paved parking & internal RCC Road.
- Sufficient Car parking space at ground level.
- 24 Hrs water supply.
- Individual borewell to each tower.



shyamal
Avenue

Specification

Structure : Earthquake resistance RCC framed structure design.

Finishing : Internal smooth plaster with distemper paint and External double coat plaster with 100% acrylic paint.

Flooring : Vitrified flooring in all rooms.

Doors : Laminated Main door & internal Enamel paint finish flush door with stone frame.

Windows : 2 track Aluminum windows.

Kitchen : Granite platform with SS Sink & Premium branded wall tiles upto lintel level.

Bathroom : Designer tiles upto lintel level with Good Quality C.P. Fittings.

Electrification : Concealed ISI mark copper wiring & Good quality modular switches.

Plumbing : Systmetrix concealed U-PVC & C-PVC plumbing.

Water Supply : Under ground and overhead water tanks.

shyamal
Avenue

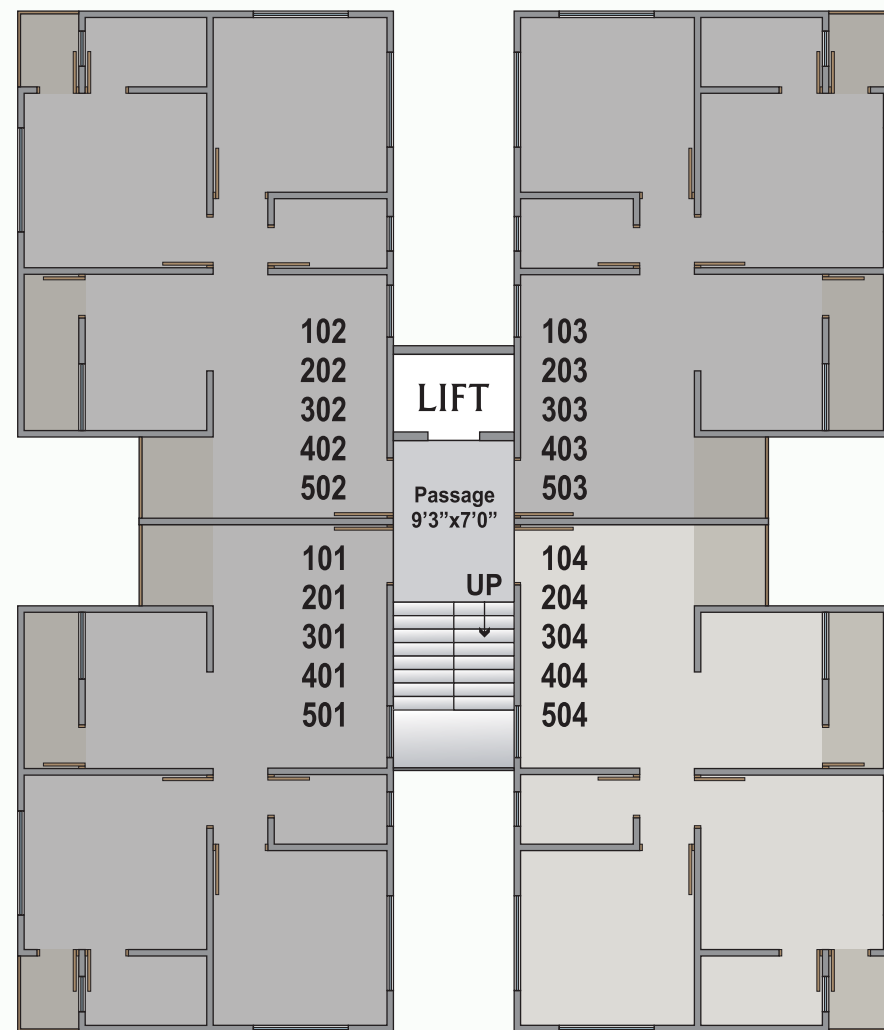
P C JEWELLER

mufti

KILLER DICK

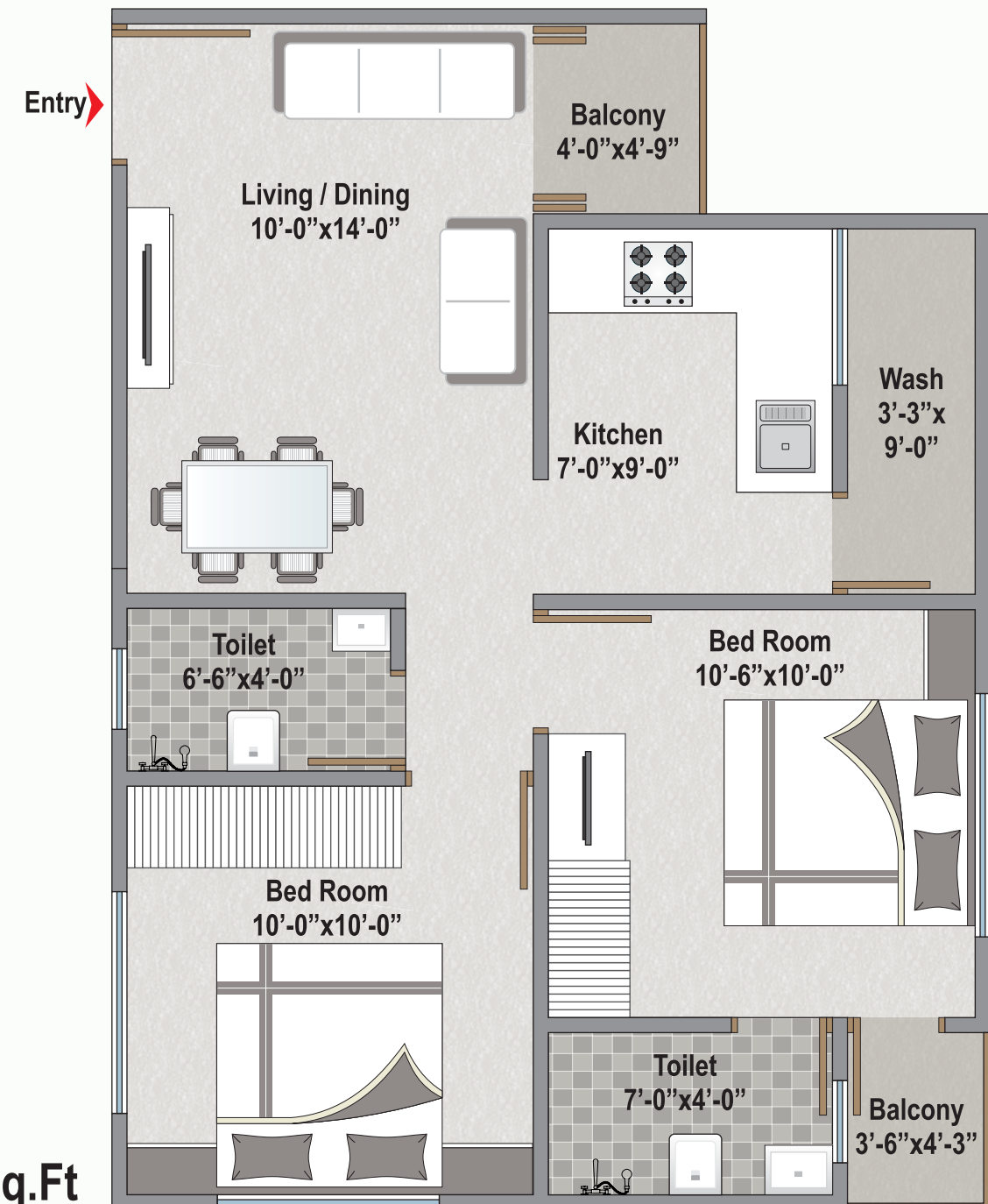
GAS

WOODLAND



Tower - A, B, C, D, E, F, G, H
2BHK Flat

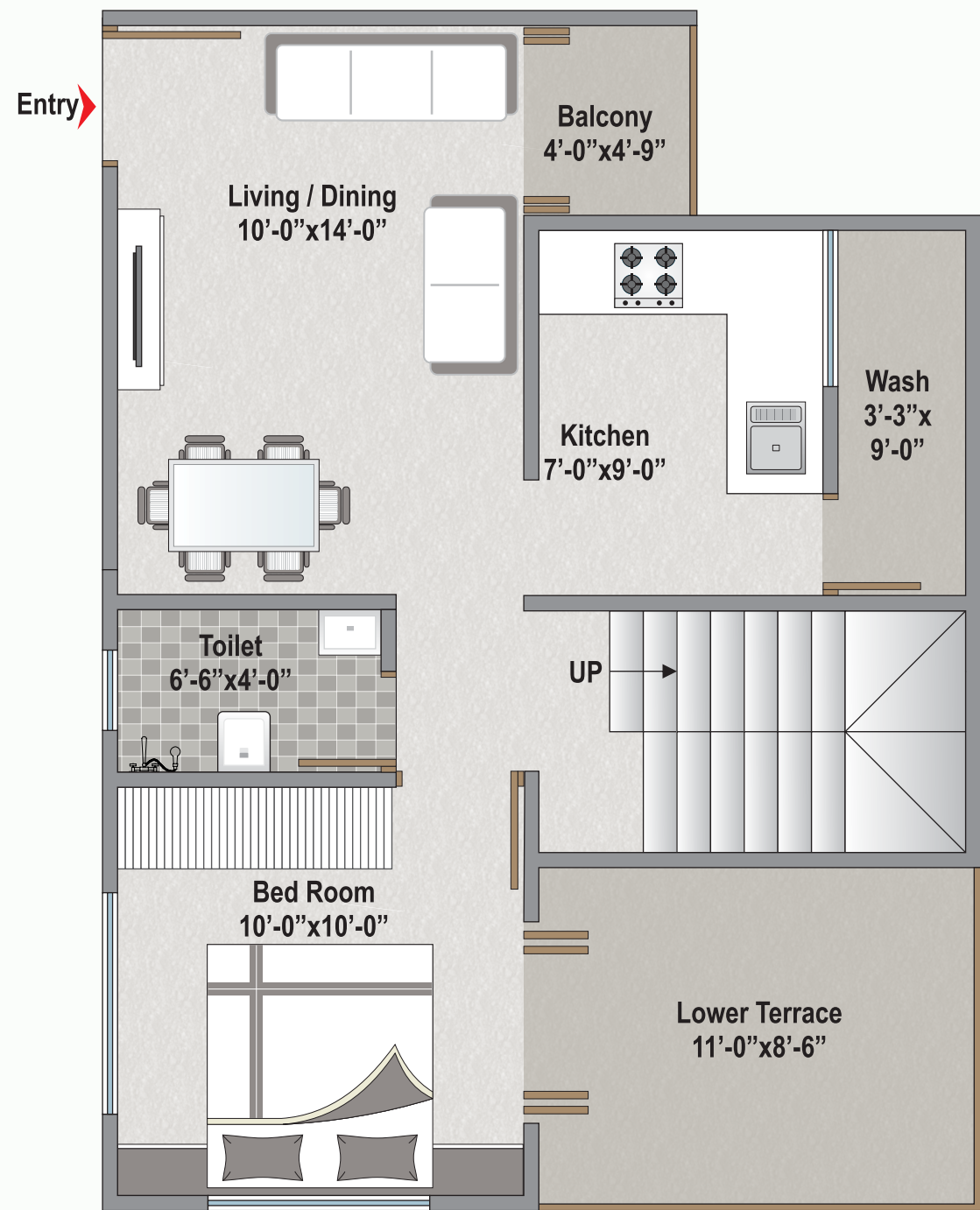
Typical Floor Plan



S.B.A. : 915 Sq.Ft

Tower - A, B, C, D, E, F, G, H
3BHK Penthouse

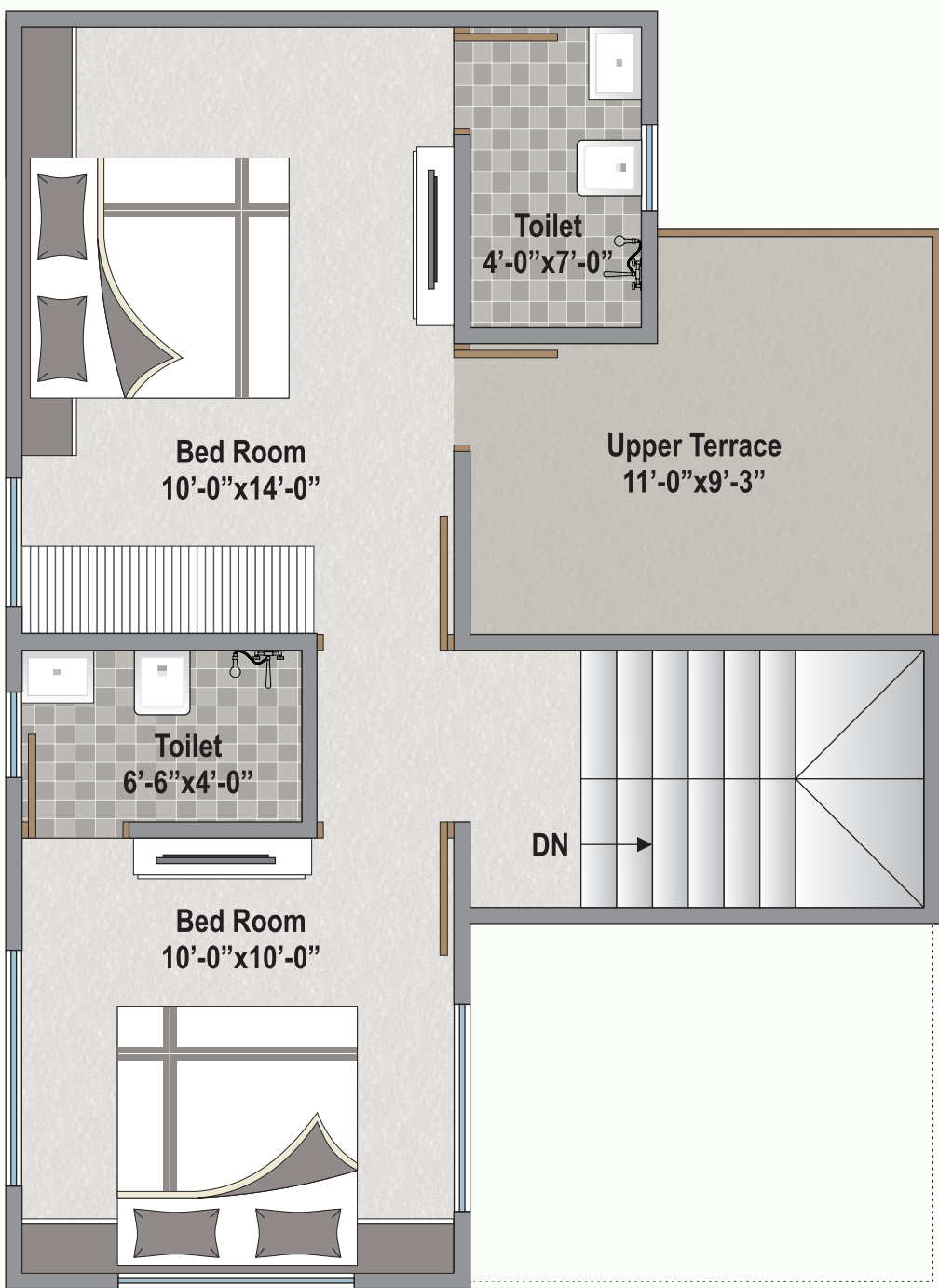
Lower Level Plan



S.B.A. 1425 Sq.Ft.
Lower Terrace : 95 Sq.Ft.
Upper Terrace : 102 Sq.Ft.

A, B, C, D, E, F, G, H

Upper Level Plan





Developers :
SHREE GANESH REALITY

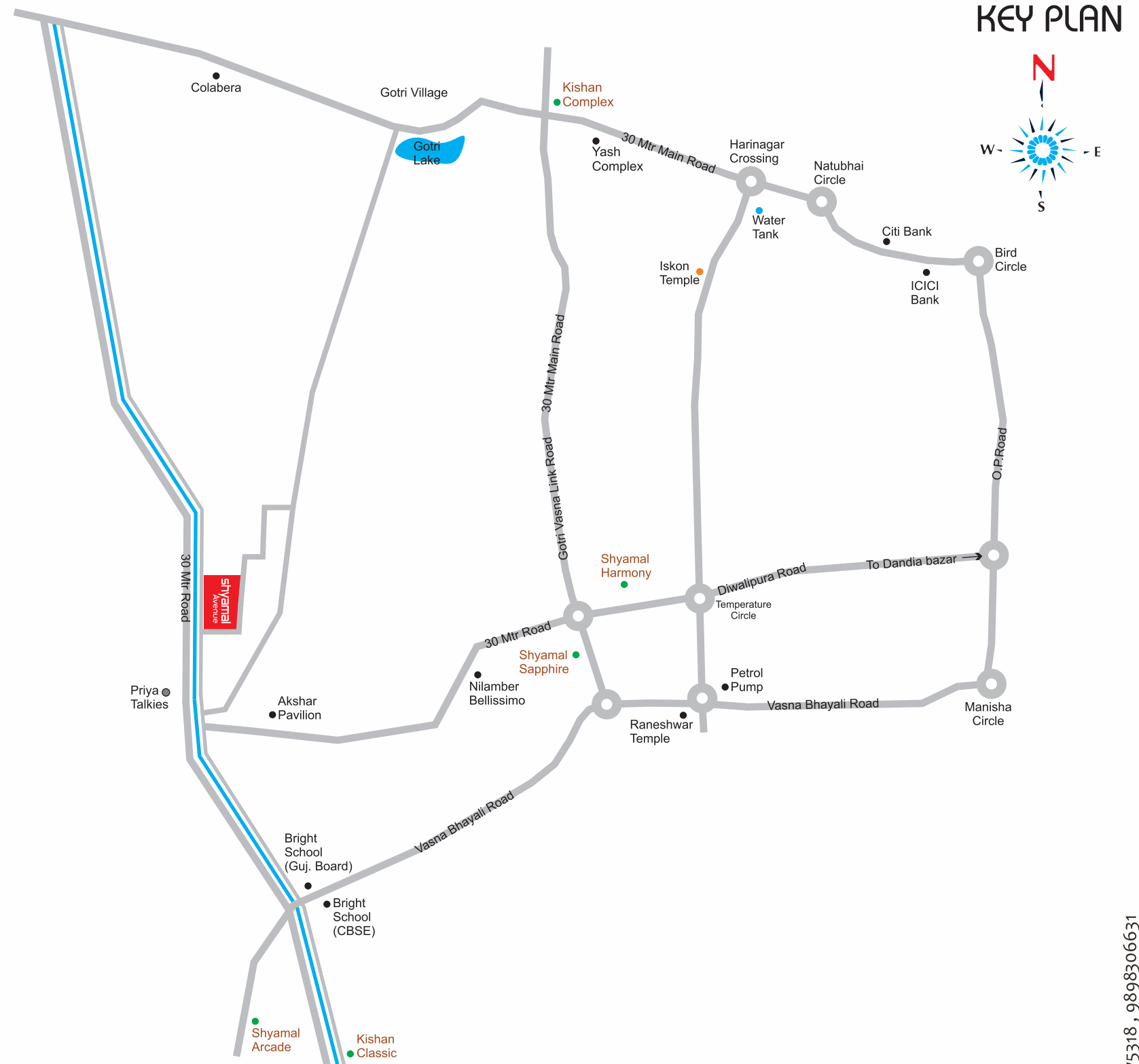
Site:
“Shyamal Avenue” Block No.212, TPS-3, FP-65,
Opp. Priya Talkies, Sevasi, Vadodara-390 023.

Contact : 70966 22048 , 70966 22049

email :
shyamalavenue156@gmail.com

Architect : Ruchir Sheth

Structural Engg.: A.A.Desai



Mode Of Payment : 30% Booking - 15% Plinth Level - 10% 1st Slab - 10% 3rd Slab - 10% 5th Slab - 10% Masonry - 10% Plaster Level - 05% Finishing

Special Notes :

1) Possession will be given after one month of settlement of all accounts. 2) Document charges, stamp duty, service tax & common maintenance charges will be extra. 3) Any new central or state government taxes, if applicable shall have to be borne by the clients. 4) Extra work shall be executed after making full payment. 5) Continuous default payments leads to cancellation. 6) Architect / Developers shall have the right to change or raise or any details here in and any changes or revision will be binding to all. 7) In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible. 8) Refund in case of cancellation will be made within 30 Days from the date of booking of new client only. 9) Administrative expense of 20,000/- & the amount of extra work (if any) will be deducted from amount. 10) Maintenance charges shall be paid extra, development charge towards drainage, water & electricity connection shall be paid extra.. 11) This brochure is a conceptual, not a legal offering. This Promoter reserves the right to change, alter, add or delete any of the specifications mentioned herein without prior permission or notice. The plan shown is only for the purpose of illustrating a possible layout and does not form a part of the offering.* Terrace rights will be bound to developers only.

*Conditions apply