



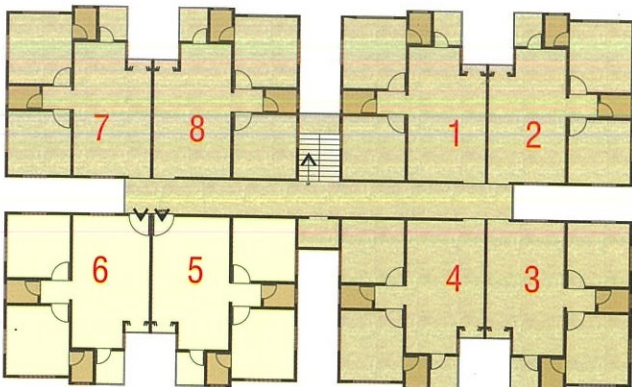
An enchanting life,
A complete lifestyle...
awaits!

Shyamal Enclave

2 BHK APARTMENT - 3 BHK PENTHOUSE

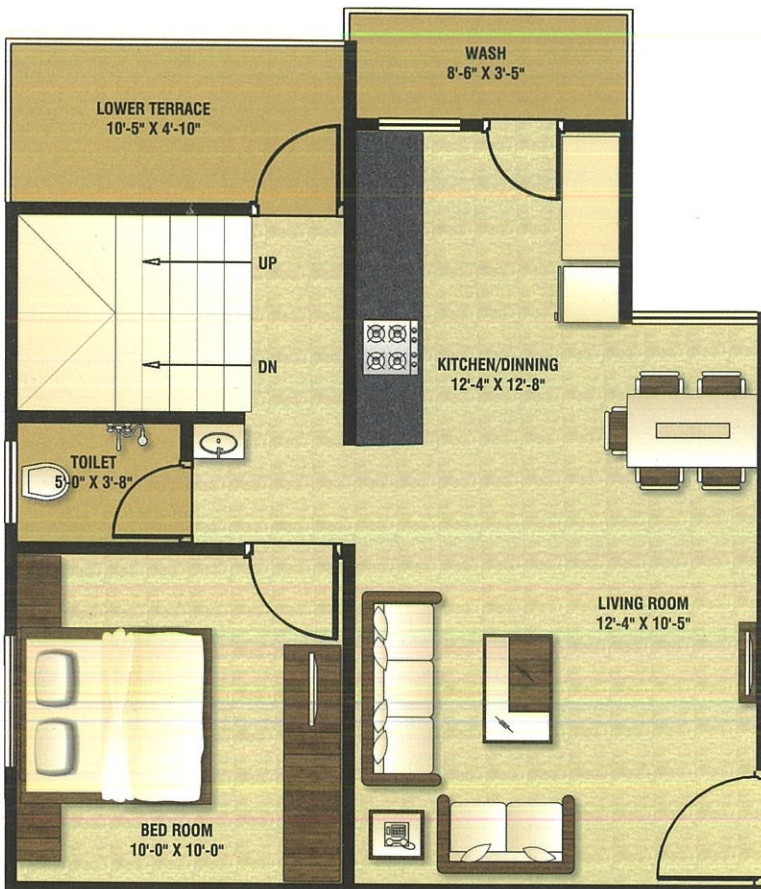
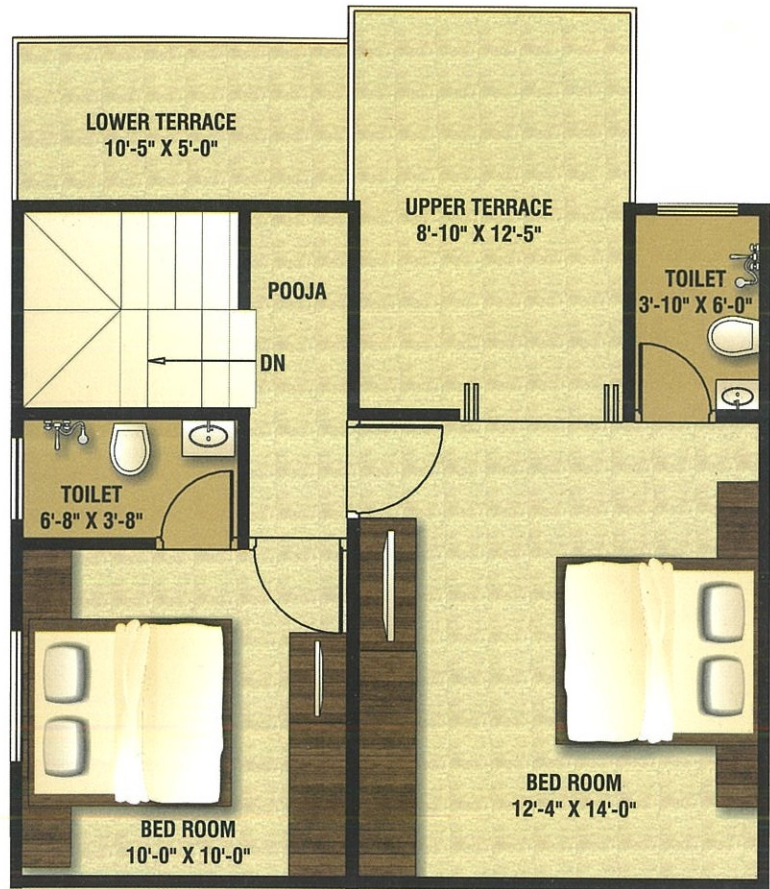


Well finished interiors,
tastefully done up exteriors...
for a good life!



Typical Floor Plan

Upper Penthouse



Lower Penthouse

Specification

Structure:

- RCC framed structure & brick masonry, as per structural engineer's design

Walls:

- Interior: Smooth plaster with Distemper
- Exterior: Double coat plaster with exterior paint

Electricals:

- Concealed Copper wiring as per ISI standards
- Branded Modular Switches
- One TV & Telephone point in each flat

Flooring

- Ceramic Tiles Flooring

Doors & Windows

- Decorative Entrance Door with standard safety lock
- Internal Flush doors with good quality paint
- Aluminium Sliding Windows

Kitchen

- Marble Platform with SS Sink
- 4' Tile Cladding above Platform

Bathrooms

- Good Quality C.P. Fittings & Vessels
- Tiles cladding upto lintel level

Amenities

Parking

- Adequate parking space with decorative paving

Lift

- Elevators of approved quality

Security

- Gated community with Round the clock security

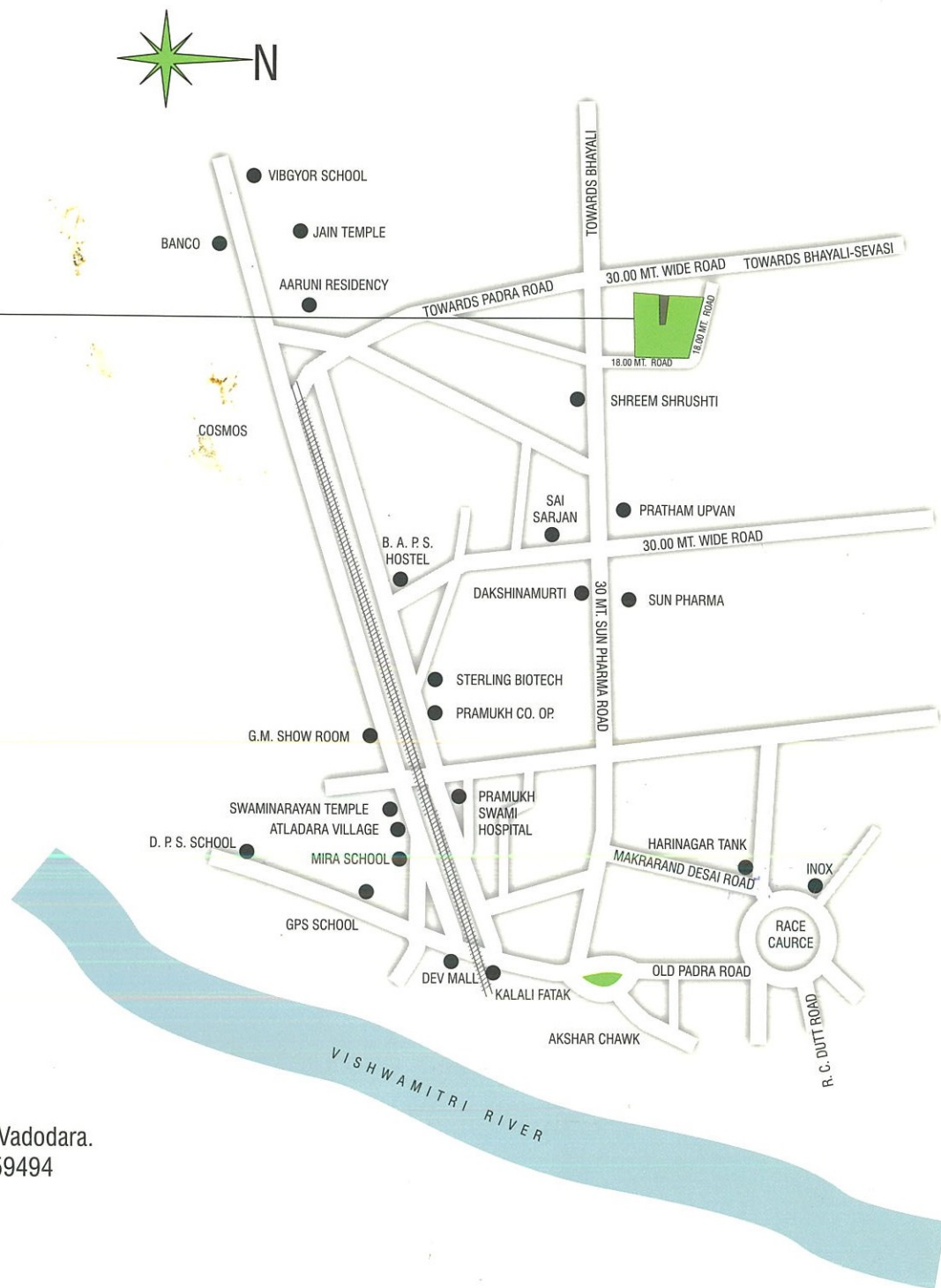
Others

- Landscaped Garden with leisure sitting and Children's Play area
- 24 Hours water supply
- Anti-Termite treatment
- Indian Brickbat waterproofing treatment on terrace
- Notice board
- Electrical Meter box



Key Plan

Shyamal Enclave



Developers:
Shree Ganesh Developers

Site: Shyamal Enclave,
Near Pratham Upvan,
Sun Pharma Road, Atladra, Vadodara.
Ph.: 81417 59393, 81417 59494

Architect:
Ruchir Sheth, Design Studio

Structural Consultant:
Ashutosh Desai

Mode of Payment:

25% - Booking | 15% - Plinth Level | 10% - 1st Slab | 10% - 2nd Slab | 10% - 3rd Slab | 10% - 4th Slab | 5% - 5th Slab | 5% - 6th Slab | 5% - Plastering | 5% - Finishing

Notes:

1. Documentation charges, stamp duty, all municipal taxes charges, Development Charges & Service Tax should be separate. Common Maintenance charges will be extra. 2. Any additional charges or duty levied by the central or state government/ local authorities during or after the completion of the scheme will be bourn by the purchaser/allotee. 3. Architect/ Developers shall have the right to change or raise the scheme or any details herein and any change or revision will be binding to all. 4. In case of booking cancellation, amount will be refunded from the booking of the same premises, after deduction of administrative expenses & a continuous default payment leads to cancellation. 5. Each purchaser/ allottee will bear municipal taxes from the date of registration/ possession certificate received. 6. In delay of VMSS/MGVCL activity shall be united faced & in case of short supply of water, members shall manage at their own cost. 7. Extra work shall be executed after making full payment. 8. Continuous default payments leads to cancellation. 9. Possession will be given after one month of settlement of all accounts. 10. Elevation alteration will be not allowed in any circumstances. 11. Terrace rights will be bound to developers only. 12. This brochure is not a legal document, it is only for illustrative purpose.