

“ There is
nothing like
staying at home
for real comfort.”
- Jane Austen

a project by:



Developer:
SHREE GANESH INFRA HOMES

Site: **SHYAMAL PARK VIEW**
Opp. Shreem Srushti, Nr. Shyamal Enclave,
Next to Nilamber Oriens, 30 Mtrs.
Sunpharma Road, Vadodara.

Ph.: **+91 75750 02421 / 22**
Email: shyamalpark501@gmail.com

Architect: Ruchir Sheth



Structural Consultant:
A.A. Desai

design studio & interiors © 1982-2010



shyamal
PARK VIEW
ADDRESS OF HAPPINESS



Welcome to
a Plush Campus of
Well Designed

Residential & Commercial Spaces

Imagine a home that
offers all that you desire.

- Spacious Apartments with Excellent Planning
- A Well Designed Campus with a Landscaped Garden
- Premium Finish & Best-in-Class Material Specifications
- Prime Residential Location
- Part of the larger 'Shyamal Park' Campus
- @ an Unbelievable Price prevalent almost 5 years ago!
- With in Vadodara Municipal Corporation limit



Elegant Styling Functional Planning Best Value

Shyamal Park View is a premium campus of residences & commercial spaces located in the fast developing vicinity of Sun Pharma Road. Offering the residents a truly modern residential environs, great care has been taken in designing the project. Be it privacy, abundant natural light & aeration, optimum room sizes, a perfect interior & exterior finish...all efforts go towards creating a picture perfect, efficient and an ideal residence for your family.

The project offers smartly designed 2 & 3-BHK Apartments apart from the road facing commercial spaces on Ground Floor.

We at Shyamal Group have been able to offer such a project because of our innovative planning. Economies of scale, efficient project planning, prudent cost cutting, on-time execution are few of the reasons we are able to offer so much more at an unbelievable price!





A well designed campus that offers the residents
a picture-perfect ambience & great utility.

Promising great time ahead!





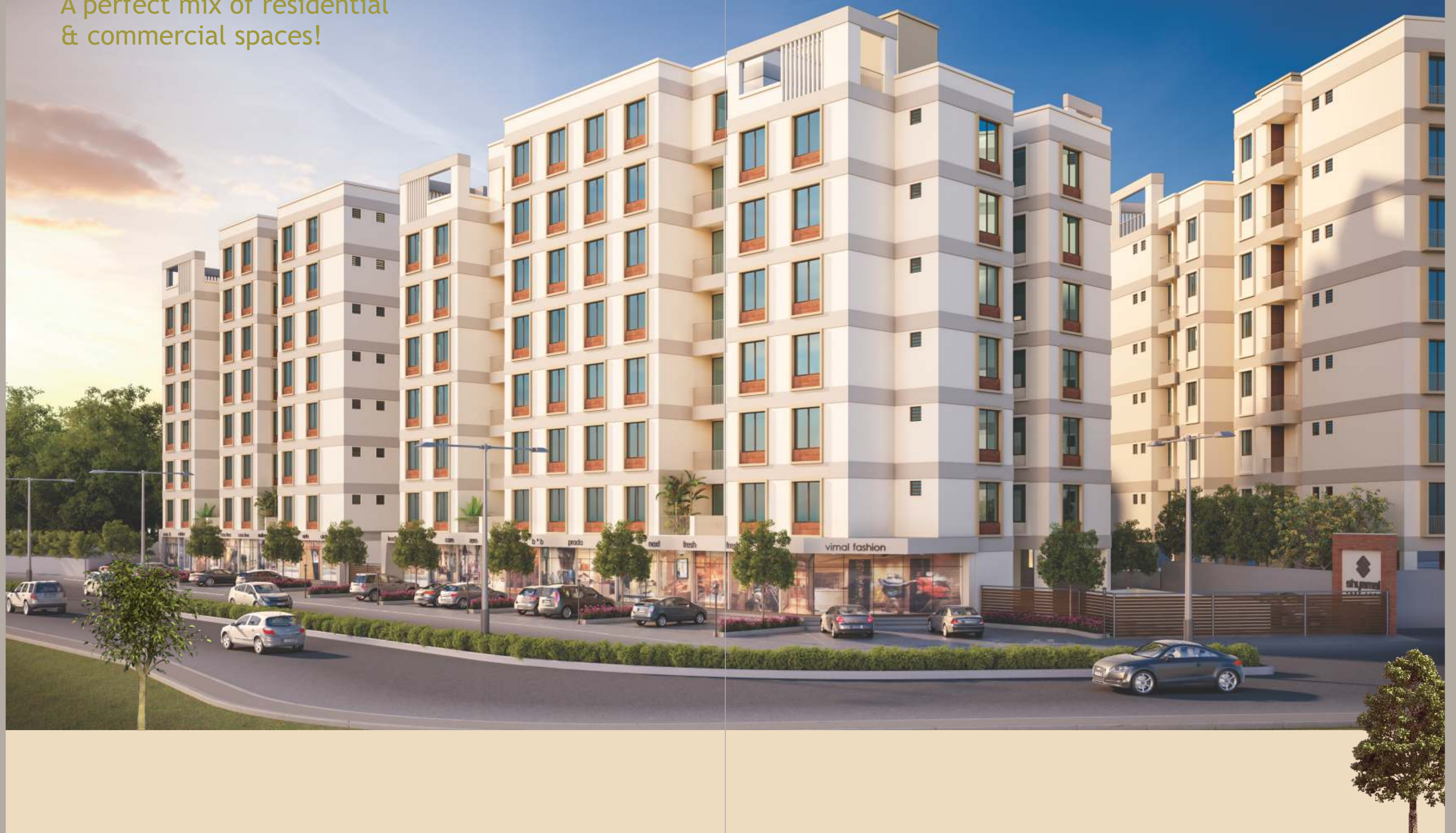
Banquet Hall Shyamal Park Lane

► Amenities

- Tremix Concrete / Paver Block internal road with designer street lights
- 24 x 7 Security through centralized Security Cabin at Gate
- CCTV Cameras in common areas for round-the-clock surveillance
- Designer Gate with Security Cabin
- Standard Elevators for each tower
- Landscaped Garden
- Children's Play Area
- Ample Parking
- Basement Parking for A1, B1, C1, D1
- 24 Hours Water Supply through VMSS Pipeline & Boring Back-up

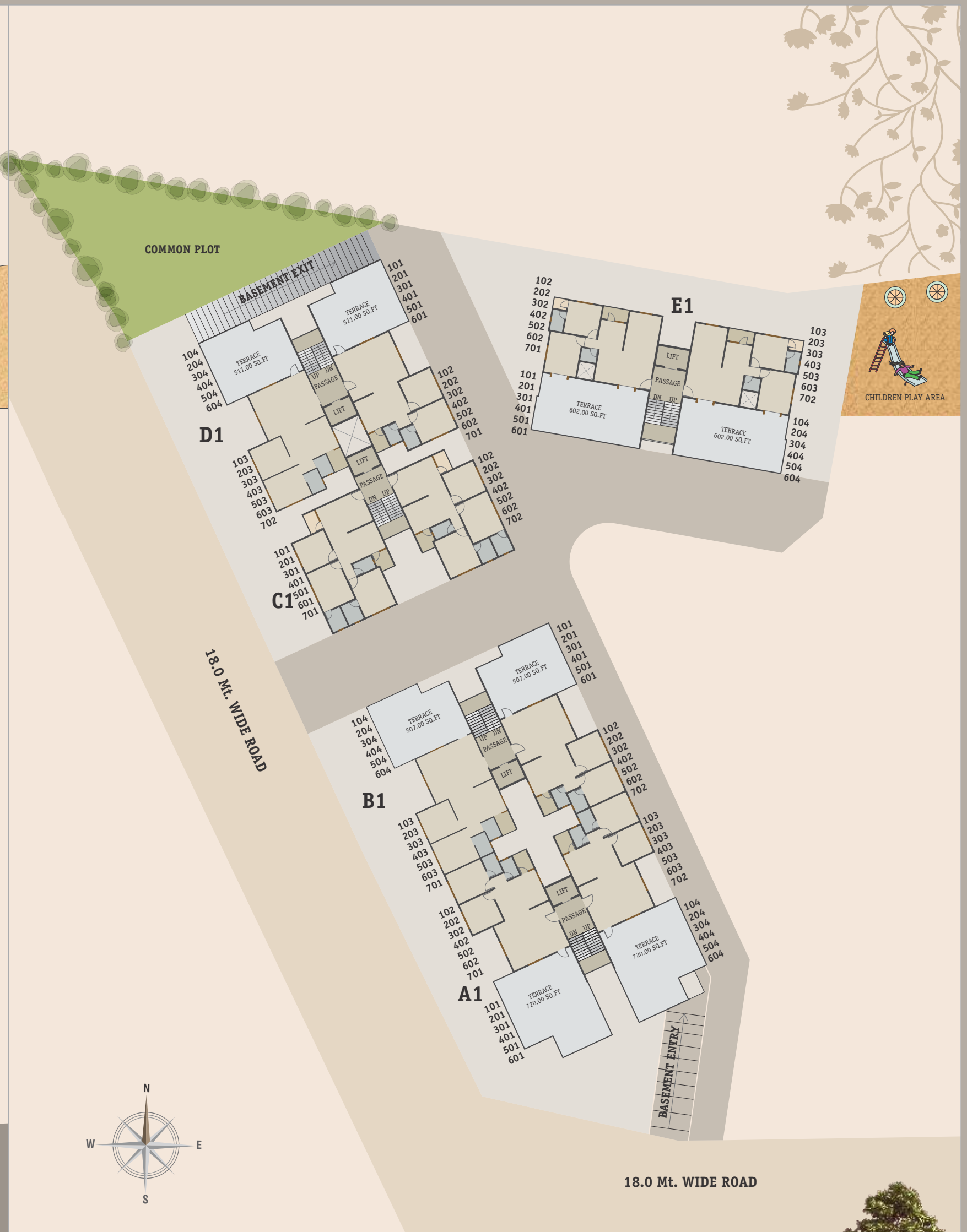
Road facing access to Shops & a separate entrance and an exclusive campus for Residences- both complimenting each other.

**A perfect mix of residential
& commercial spaces!**

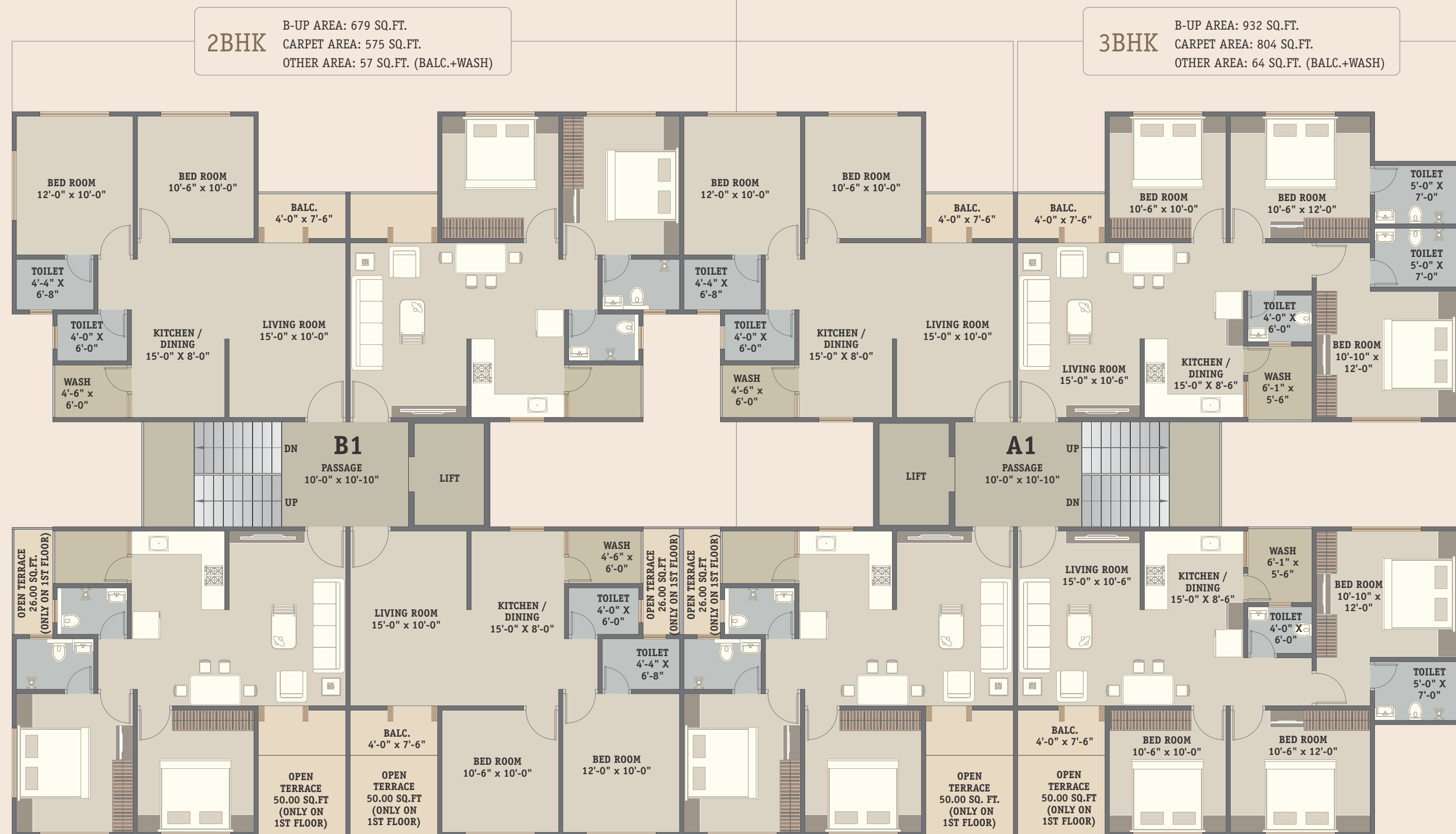




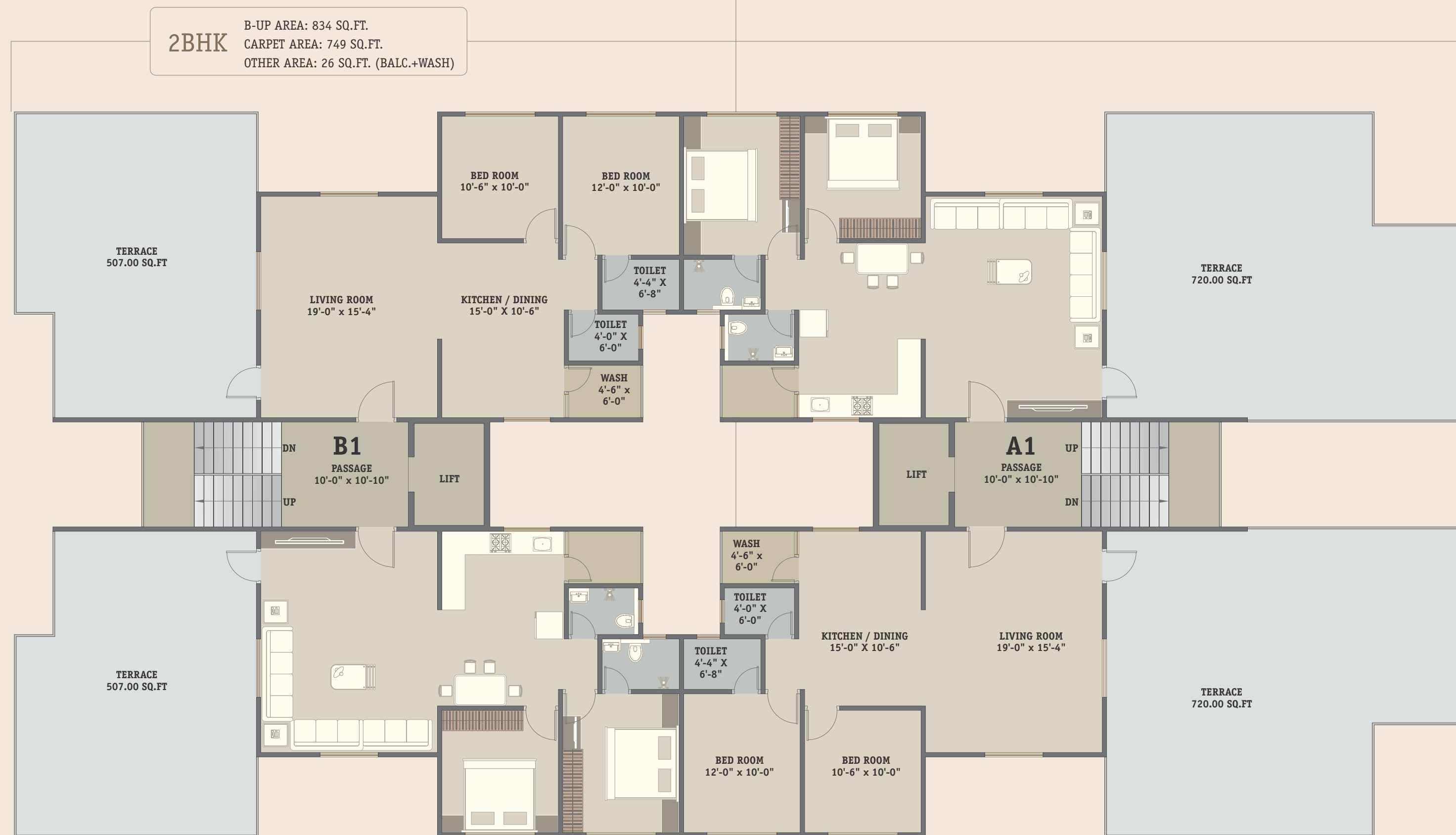
GROUND FLOOR LAYOUT PLAN



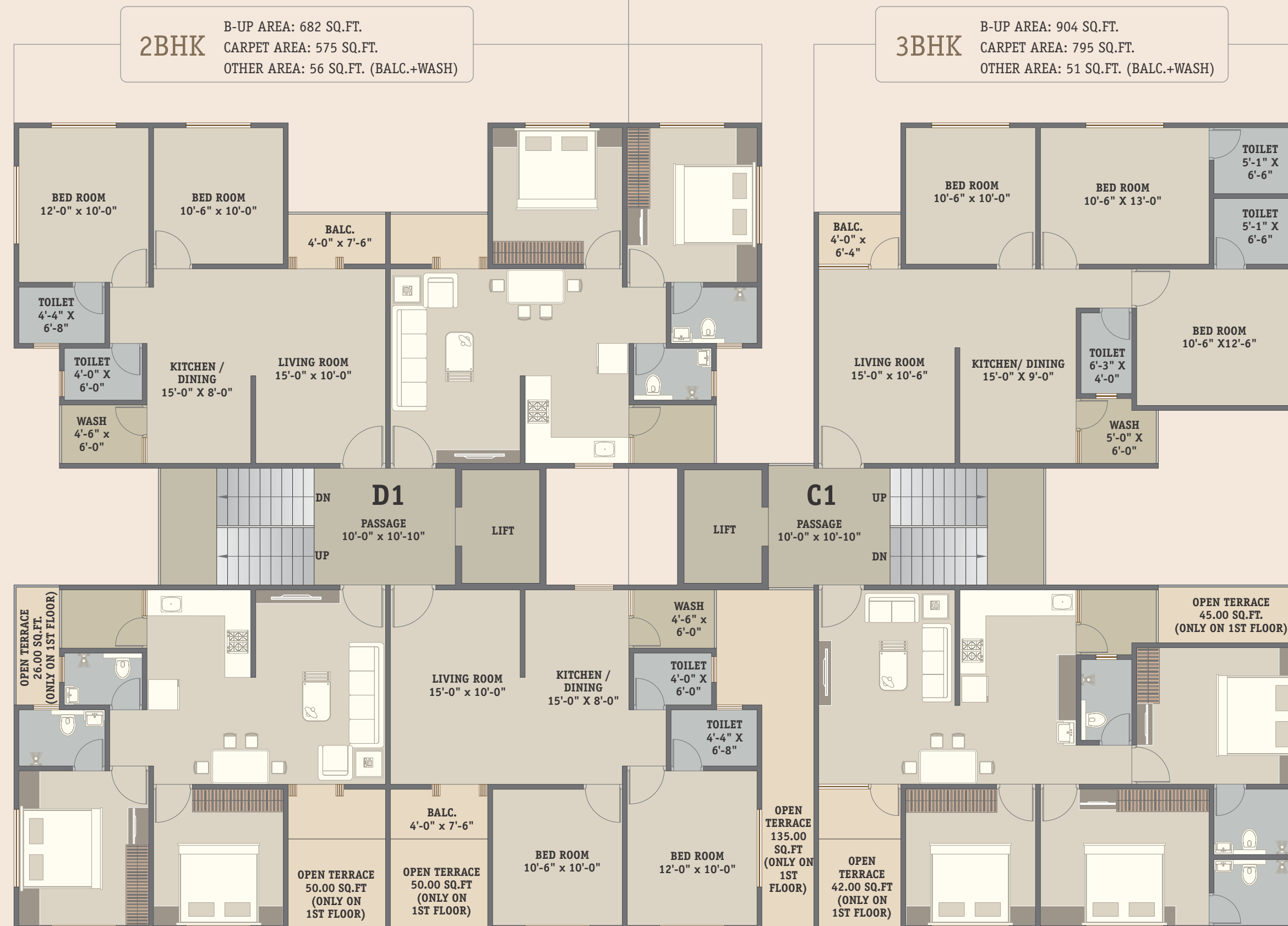
LAYOUT PLAN WITH TERRACE FLOOR



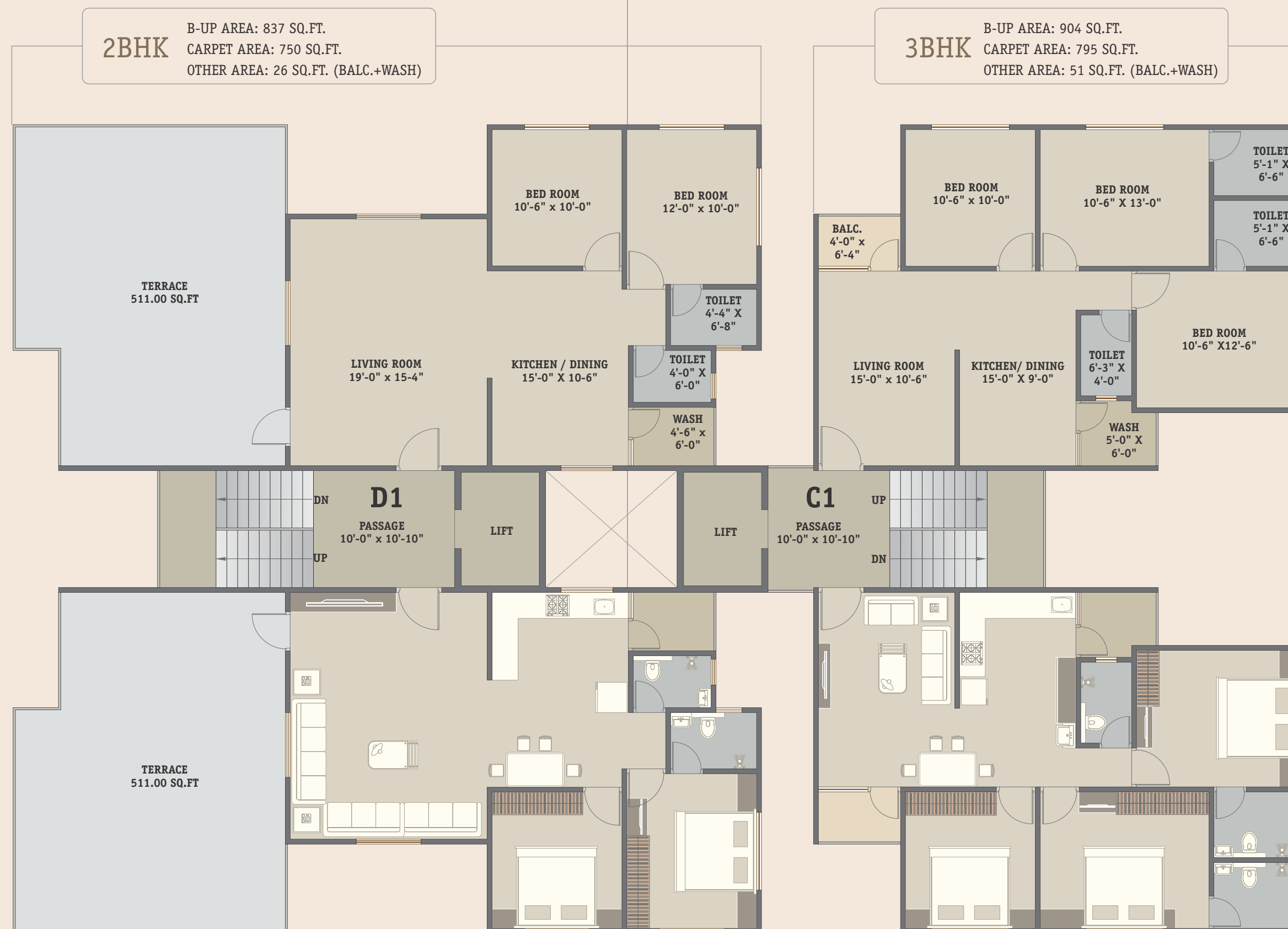
TOWER A1, B1 (2 & 3 BHK)
1st to 6th FLOOR PLAN



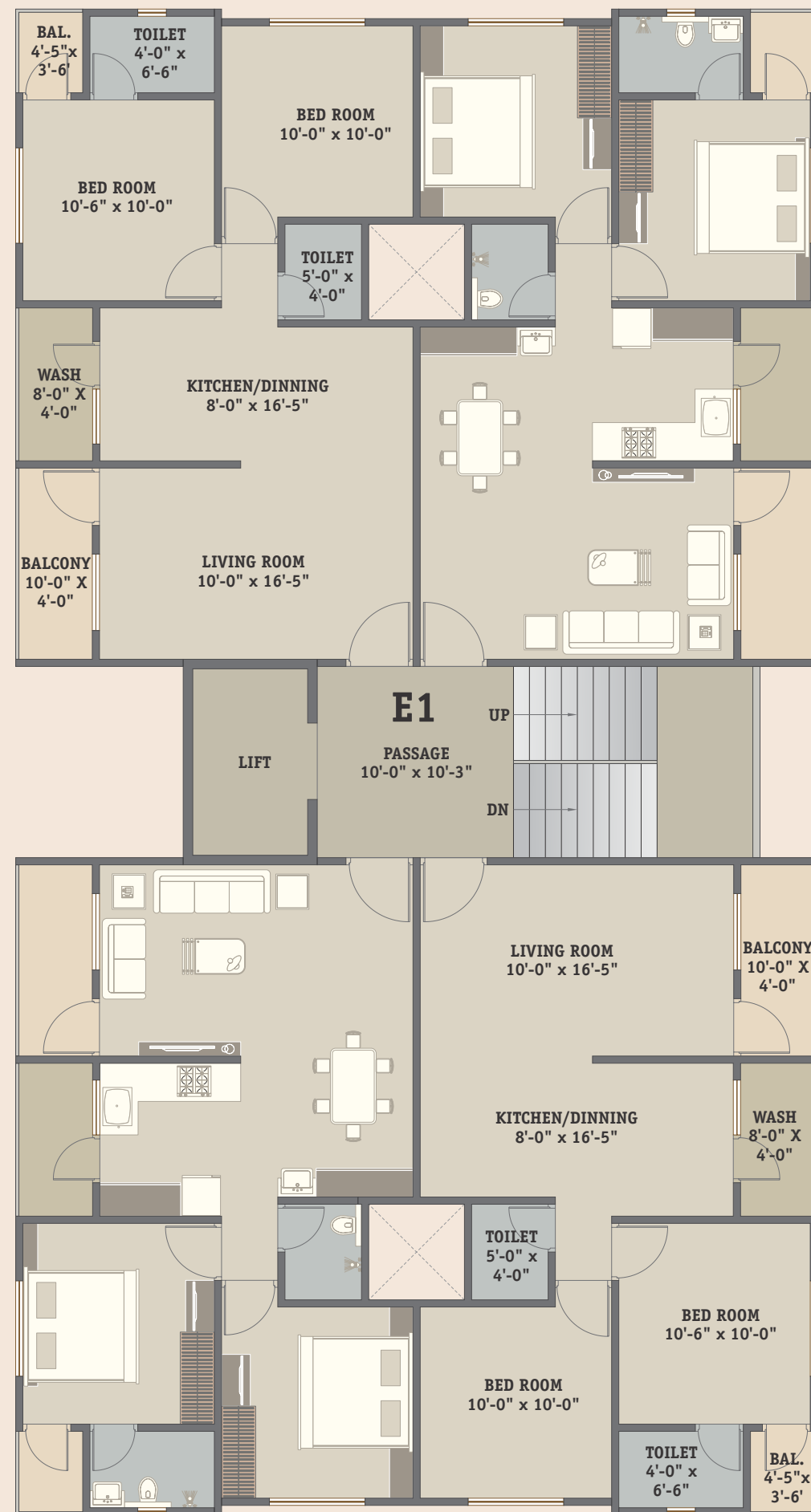
TOWER A1, B1 (2 BHK)
7th FLOOR PLAN



TOWER C1, D1 (2 & 3 BHK)
1st to 6th FLOOR PLAN



TOWER C1, D1 (2 & 3 BHK)
7th FLOOR PLAN



TOWER E1 (2 BHK)
1st to 6th FLOOR PLAN

B-UP AREA: 702 SQ.FT.
 CARPET AREA: 575 SQ.FT.
 OTHER AREA: 86 SQ.FT. (BALC.+WASH)



TOWER E1 (2 BHK)
7th FLOOR PLAN

B-UP AREA: 787 SQ.FT.
 CARPET AREA: 689 SQ.FT.
 OTHER AREA: 47 SQ.FT. (BALC.+WASH)

► Specifications

RCC STRUCTURE:

- All RCC & Brick Masonary works as per structural engineer's design

FLOORING:

- 2 x 2 high grade Vitrified tile flooring with skirting in all rooms

ELECTRIFICATION

- Concealed Copper Wiring of approved quality
- Branded premium quality Modular Switches with sufficient electrical points as per architect's plan
- AC Points in Master Bed

BATHROOMS & TOILETS

- Designer bathrooms with Premium Glazed Tiles upto lintel Level
- Branded Bath fittings
- UPVC / CPVC branded, concealed Plumbing Fittings
- Branded Bath Fixtures and Vessels
- Electric Geysers Points in all Bathrooms

KITCHEN

- Granite Platform with S.S. Sink and Designer Tiles upto lintel level over the platform

PAINT & FINISH

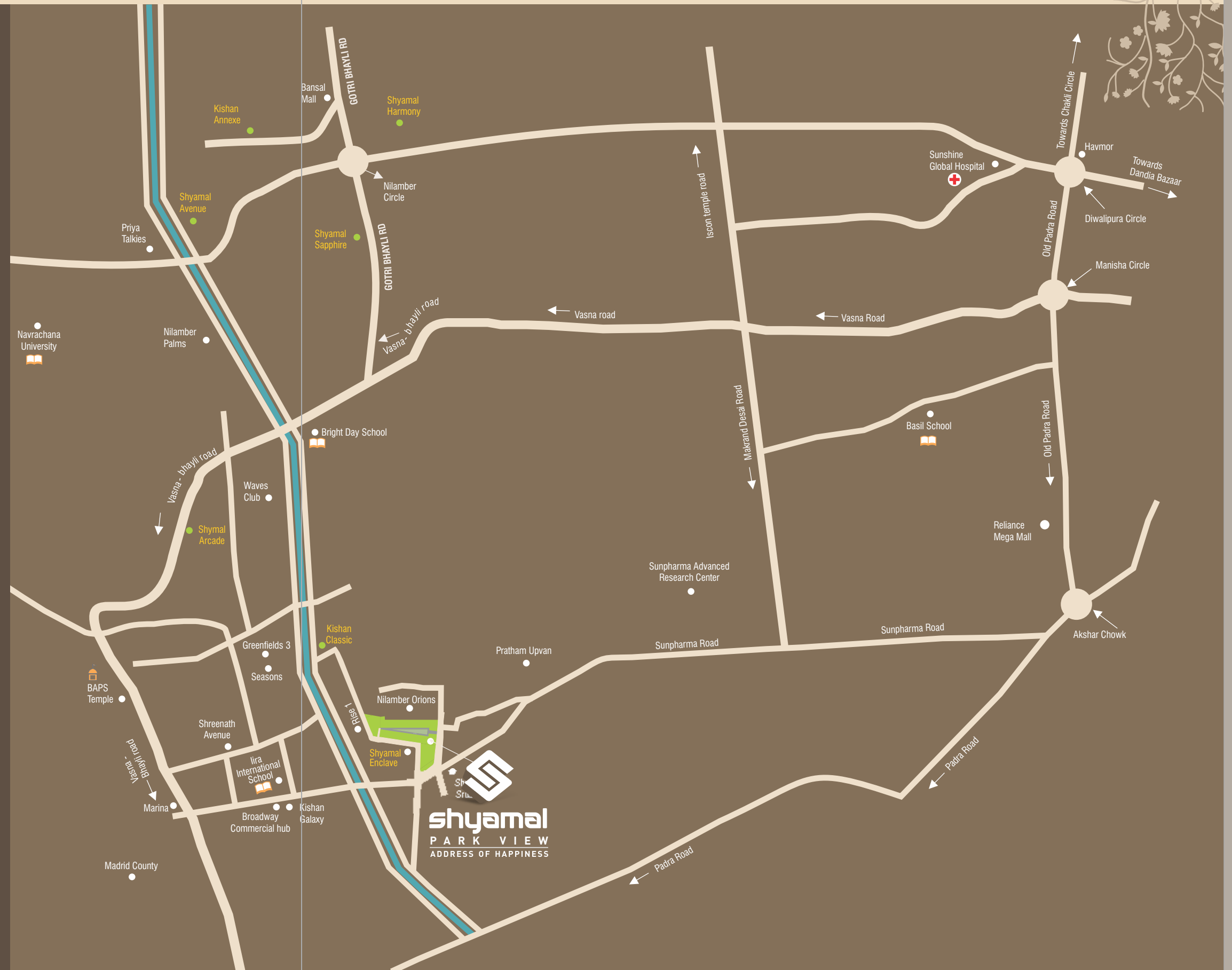
- Interiors: Smooth Plaster with Wall Putty & Primer
- Exteriors: Double Coat Plaster with weather-resistant paint

DOORS & WINDOWS:

- Doors: Elegant Decorative Entrance Door
Internal Flush Doors
- Windows: Colour Aluminium Section Windows with reflective glass

TERRACE:

- Open terrace finished with water proofing and china mosaic flooring/tiles



Notes: ♦ Possession will be given after execution of sale deed and after getting permanent electricity connection in name of the applicant. ♦ Maintenance Deposit, Stamp Duty, Registration & legal charges will be extra & is to be borne by the applicant. ♦ Changes/ alterations/additions in construction/specifications shall be considered as extra work. The charges for the same shall be separate and has to be paid fully in advance. ♦ Rights of changes/ alterations in plan, elevation, FSI statements, specifications shall lie solely with the developers. ♦ In case of delay in Connections of Water Supply, Electricity and Drainage by the respective government authorities, the developers shall not be responsible. ♦ In case of cancellation, as per RERA norms and refund excluding tax shall be done after deduction of Administrative Charges Rs. 25,000. ♦ Association will be formed between all members of the complex and the members shall be bound by its rules & regulations. ♦ Right of common terrace on the top floor and balance or additional FSI if any and future construction only, customer shall not claim any right for same. ♦ This brochure is not a legal document, any information in this brochure can not form part of an offer, contract or agreement.

PAYMENT SCHEDULE:

Booking **10%** | Plinth **25%** | Ground/Basement Floor Slab **10%** | First Floor Slab **10%** | Third Floor Slab **10%**
Fifth Floor Slab **10%** | Seventh Floor Slab **05%** | Masonry **5%** | Plaster **05%** | Finishing **05%** | Possession **05%**