



॥ जय श्री स्वामिनारायण ॥  
जय श्री गणेशाय नमः



 JOY OF LIFE.

 **siddheshwar**  
**HappyLife**  
SHOPS - 3 & 4 BHK  PULENT  
APARTMENTS & PENTHOUSES



The foundation of Nyalkaran Group Firm was established in the year 2010 and started venture in the field of construction. Nyalkaran Group has proved to be very famous for its residential and commercial projects in Vadodara and Ahmedabad.

Nyalkaran Group is a reputed group in Vadodara and is famous among the top developers. So far more than 5000 families have won the trust and successfully given possession.

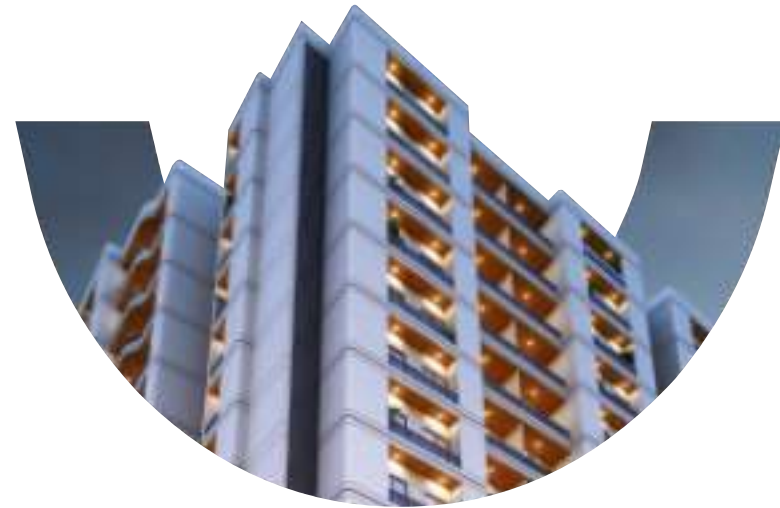
**OUR GOAL**  
Prime location, master planning, stunning elevation, best quality, affordable rates, possession on time, customer satisfaction, these key factors have played an important role in building our brand, We deliver services that provide integrity, professionalism & peace in the mind of our customers.



**Shree Siddheshwar HappyLife** – A Project with Remarkable Experience & Finesse in furnishing the finest efforts, in the field of construction laid under Vadodara's renowned the Nyalkaran Group

<b>The Most Competent Site For Your Business &amp; Aesthetic Lifestyle</b>	<b>Thoroughly Ventilated &amp; Spacious Planning</b>	<b>Astounding Elevation</b>
<b>Allotted Car Parking Per Unit</b>	<b>Luxurious A-class 50+ Amenities &amp; Leisure Arrangements Revitalizing Life</b>	<b>World Class Quality Material &amp; Works</b>

HAPPY



MOMENT.

**From The Heart of Architect**



**MEHUL PANCHAL**

MPA offers the highest standard of client oriented service by providing hands on experience beginning with the ownership level to staff and associates consultant's team. MPA is committed to assimilation a sustainable philosophy into both designing and development process of project.

Shree Sidheshwar HappyLife will be dream come true for the elite clients looking for Ostentatious Residences with symmetrically planned layout plan to provide plush views and meticulously planned units to get ample light ventilation for each and every flats and choicest amenities.





# JOY

OF ELEGANT LIVING

Dwell in a space that brings smiles wherever you go. Shree Siddheshwar HappyLife is a haven of happiness where relationships find new meaning and life finds its new purpose. Come over and experience the ultimate bliss of elegant lifestyle.





# JOY OF PLAYFUL MOMENTS

When you are at Shree Siddheshwar HappyLife, your every moment rhymes with happiness. Where you can lead an active lifestyle amid the green and serene environs. Where you can give your children the perfect playground to cherish their childhood filled with playful moments.





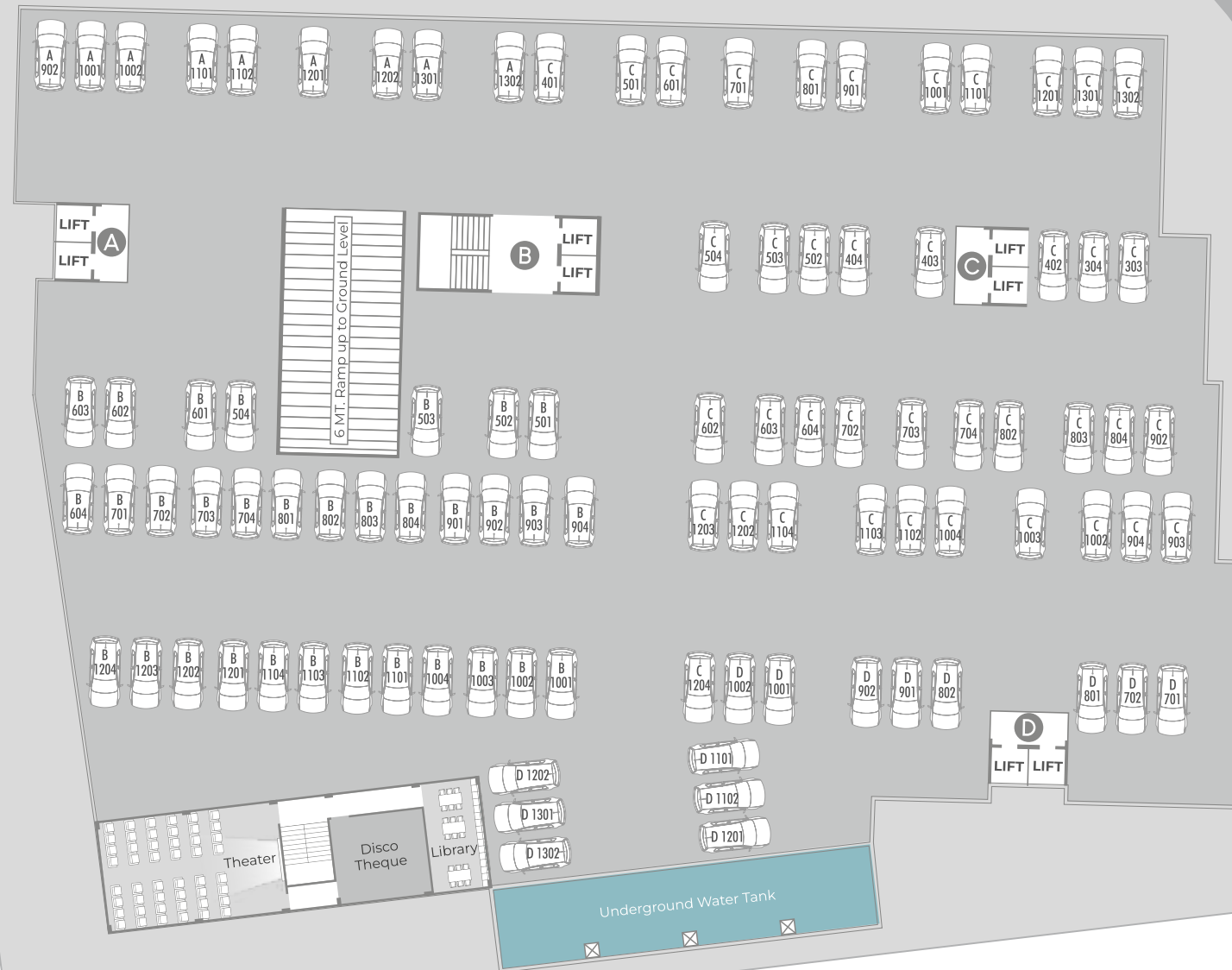
# JOY OF SHOPPING SPREE

Indulge in some nonstop shopping spree at Shree Siddheshwar HappyLife, where the best brands find their customers and offer them choice like never before.





Basement  
Layout



Ground Floor  
Layout

Amenities

- 01 Entrance Gate
- 02 Security Cabin
- 03 Visitor Parking
- 04 Landscape Garden
- 05 Club House
- 06 Jogging Track
- 07 Sitting Area
- 08 Gazebo
- 09 Children Play Area
- 10 Swimming Pool - 14'6" X 34'0"
- 11 Kids Pool - 14'6" X 8'0"
- 12 Deck Area with Sitting
- 13 Female Changing, Shower & Toilet
- 14 Male Changing, Shower & Toilet



12 MT. WIDE T P ROAD

## First Floor Layout

### Open Terrace

C 101 - 33+93+45=171 Sq.Ft.  
D 101 - 78+45=123 Sq.Ft.



## Typical Layout

### 2nd to 12th Floor

### Open Terrace

A 202 - 529+135+22=686 Sq.Ft  
B 202 - 304+22=326 Sq.Ft  
B 204 - 304+22=326 Sq.Ft  
C 203 - 304+22=326 Sq.Ft  
C 204 - 213+22=435 Sq.Ft







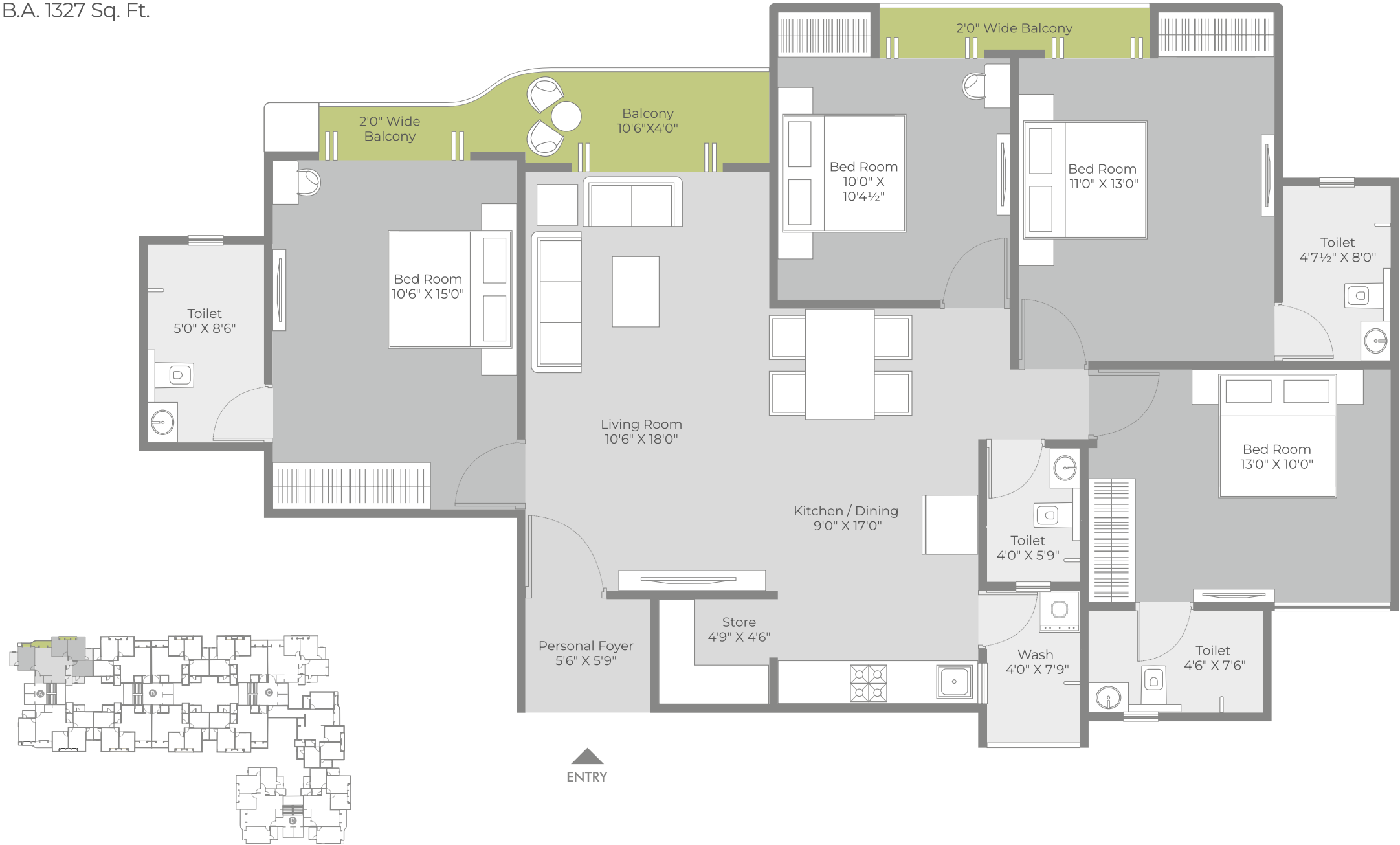
## 13th Floor Layout





**Tower A**  
4BHK Floor Plan

B.A. 1327 Sq. Ft.



**Tower A, C & D**  
4BHK Floor Plan

B.A. 1317 Sq. Ft.





**Tower B & C**  
3BHK Floor Plan

B.A. 1184 Sq. Ft.



**Tower C**  
3BHK Floor Plan

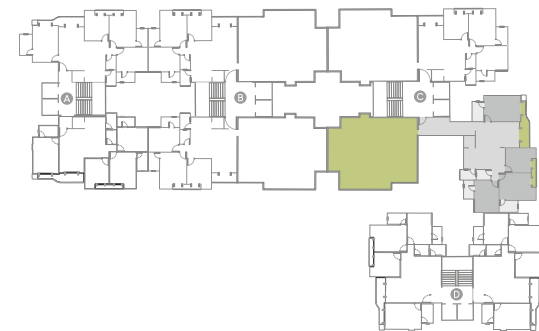
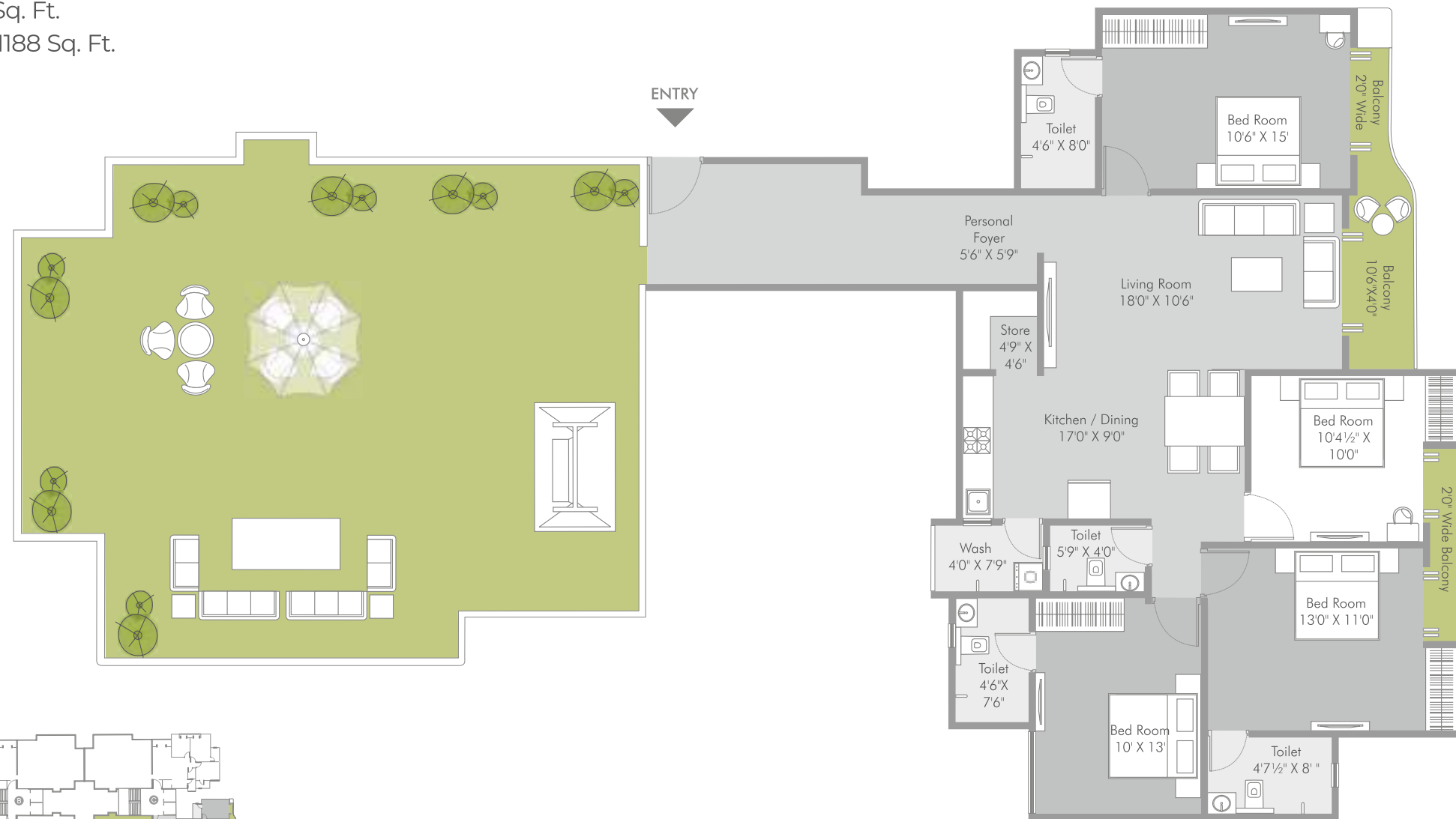
B.A. 1106 Sq. Ft.





**Tower C**  
4BHK Terrace Flat

B.A. 1317 Sq. Ft.  
Open Terrace 1188 Sq. Ft.





**Tower B**  
3BHK Terrace Flat

B.A. 1184 Sq. Ft.  
Open Terrace 1184 Sq. Ft.



**Tower C**  
3BHK Terrace Flat

B.A. 1106 Sq. Ft.  
Open Terrace 1184 Sq. Ft.







## Specification

### STRUCTURE

- Earthquake resistant RCC frame structure .
- designed by approved Structural Consultant.

### FLOORING

- 600 mm x 1200 mm premium quality glazed vitrified tiles in Living Room, Kitchen, Dining and all Bedrooms with skirting.
- Anti-skid flooring in Bath, Wash and Balcony.
- Paver blocks in Parking Area.

### WALL FINISH

- INTERIOR: Smooth finish plaster with 2 coat Putty and Primer.
- EXTERIOR: Double coat plaster with Rustic Structure & Weather Resistant Paint.

### ELECTRIFICATION

- 3-phase concealed copper wiring as per ISI Standard of Polycab / Havells/ RR Kabel or equivalent.
- Branded Modular switches.
- Adequate electric points in each room as per Architect's planning .
- Geyser points in each bathroom.
- TV point in Living Room and in all Bedrooms.

### AIR-CONDITIONING

- Copper piping done from indoor unit to outdoor unit for each AC point.
- AC point in Living Room and all Bedrooms.

### KITCHEN

- Premium quality granite platform with S.S. sink.
- Decorative glazed tiles Dado up to beam bottom.

### BATHROOMS

- Designer Bathroom with premium quality bath fittings and sanitary wares (Jaquar / Plumber / Cera or equivalent).
- Premium quality ceramic tiles dado up to beam bottom.

### DOORS

- MAIN DOOR : High quality decorative door with Wooden Frame.
- Main Door with Video Door System.
- INTERNAL DOORS : Laminated flush door with granite frame.
- All doors with Godrej or equivalent lock fittings.

### WINDOWS

- Colour Anodized sliding window with fully glazed glass shutters & Mosquito Net.
- Granite frame for window.

### TERRACE

- Elegant China Mosaic finish with waterproofing treatment.





Valuables Features



Elegance Entrance Gate.



24 X 7 Security with Security Cabin



Single Entry Campus With CCTV Surveillance in Common Area



Fire Fighting System



Covered Allotted Car Parking Per Unit



Rainwater Harvesting System



Solar Electrification System for Common Area



Level Controllers in Water Tanks to Avoid Wastage



Ample Visitors Parking



Video Door



Two Automatic Elevators in Each Tower



Elegant Number Plate To Each Unit



DG Power Back-up for Common Illuminations and Elevators



Underground Cabling for Wire-free Campus



Trimix Concrete Internal Road with Streetlight



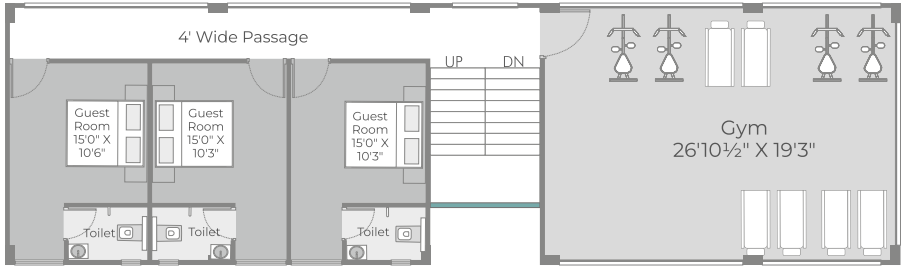


Club House

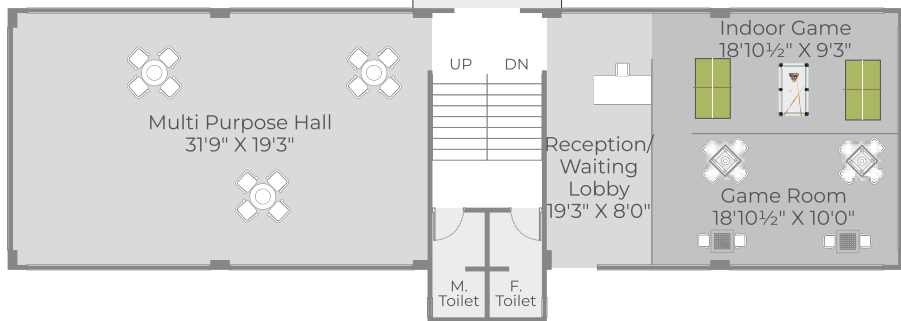
Terrace Floor



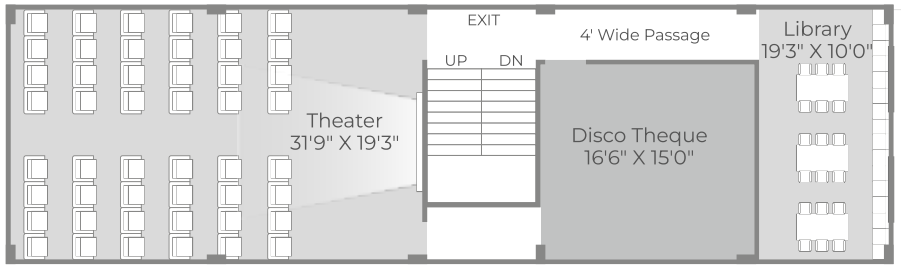
First Floor



Ground Floor



Basement Floor



























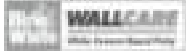



Amenities

- |   |                           |  |                     |  |                        |
|---|---------------------------|--|---------------------|--|------------------------|
|    | LANDSCAPE GARDEN          |   | GUEST ROOM          |   | SWIMMING POOL          |
|    | RECEPTION / WAITING LOBBY |   | JOGGING TRACK       |   | KIDS POOL              |
|    | MULTIPURPOSE HALL         |   | TERRACE GARDEN YOGA |   | DECK AREA WITH SEATING |
|    | GAME ROOM                 |   | A/C GYM             |   | CHANGING & SHOWER      |
|    | INDOOR GAME               |   | SEATING AREA        |   | CHILDREN PLAY AREA     |
|   | THEATER                   |  | GAZEBO              |  | LIBRARY                |
|  | DISCO THEQUE              |  |                     |  |                        |





Loaded With Reputed Brands or Equivalent

Steel		Door Lock					
Cement				Switches			
Bathroom Fixture & Sanitary				Colour			
Plumbing & Pipes				Putty			
Electric							

A Project by :



Developers :  
NYALKARAN ULTRA SPACE

Architect :



Structure :



Site Address :

Shree Siddheshwar HappyLife,  
Opp. Safal Icon, Nr. Surya Dashan Township,  
Manjalpur, Vadodara.

Contact Details :

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W: nyalkarangroup.com

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**Payment Mode For Flats :** 20% on Booking · 10% Footing level · 15% Plinth Level · 39% Slab Level (3.0% Per slab) · 04% Plaster · 04% Flooring · 04% Finishing Work · 04% Sale Deed or Before Possession

**Payment Mode For Shops :** 30% on Booking · 15% Plinth Level · 25% Slab Level · 15% Brick Work · 05% Plaster · 05% Flooring · 05% Sale Deed or Before Possession

Notes : (1) Possession will be given after one month of settlements of all accounts. (2) Extra work will be executed after receipt of full advance payment. (3) Documentation charges, stamp duty, GST, common maintenance charge, development charge will be extra. (4) Any new central or state government taxes, if applicable shall have to be borne by the client. (5) Continuous default payment leads to cancellation. (6) administrative expense of 20,000/- & the amount of extra work (if any) will be deducted from refund amount. (7) Refund in case of cancellation will be made within 30 days from the date of booking of new client only. (8) In case of delay of water supply, light connection, drainage work by VMSS/MGVCL developers will note be responsible. (9) Architect / Developers shall have the right to change of rise the scheme or any details herein and any change of revision will be binding to all. (10) Terrace right will be reserved for developers only. (11) Any plans, specifications or information in this brochure can not from part of an offer, contract or agreement.