

॥ जय श्री स्वामिनारायण ॥
जय श्री गणेशाय नमः



SHOP-3 BHK & 4 BHK PREMIUM APARTMENTS



It is a pleasure to design distinct landmarks in the city with one of the most designated names in the real estate fraternity – Shree Siddheshwar Highness. Appreciating the quick approach & responsiveness which have helped us to bring out a unique and efficient building design. The willingness to go an extra mile to serve our clients, is so much relieving. Shree Siddheshwar Highness, A Project with Remarkable Experience & Finesse in furnishing the finest efforts, in the field of construction laid under Vadodara's renowned - The Nyalkaran Group.





The foundation of Nyalkaran Group Firm was established in the year 2010 and started its 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. Nyalkaran Group have won the trust of more than 4000 families 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 Highness is designed at its visionary best, it engages, exhilarates & inspires. It possesses a quality almost indescribable that embodies design ingenuity, connection to place & above all, imagination. "It's not about creating an icon, but shaping life spaces much much better."

- | | | |
|--|--|---|
| The Most Competent Site For Your Business & Aesthetic Lifestyle | Thoroughly Ventilated & Spacious Planning | Astounding Elevation |
| Allotted Car Parking Per Unit | Posh A-class Amenities & Serene Arrangements Re-energizing Life | World Class Quality Material & Works |

From The Heart of Architect
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 Highness 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.





ABODE OF LOVE

While designing and styling your rooms, we keep a lot of things in mind, such as colors, textures, flooring, furniture, etc. All these elements can be tailored according to your taste, allowing you to create a serene and tranquil haven in your abode.



VISUALIZING YOUR DREAM !

Life is so soft & fragile, a budding flower beautiful & new. Its time to make a new way, design new vision & create trails that are pressed against the time.

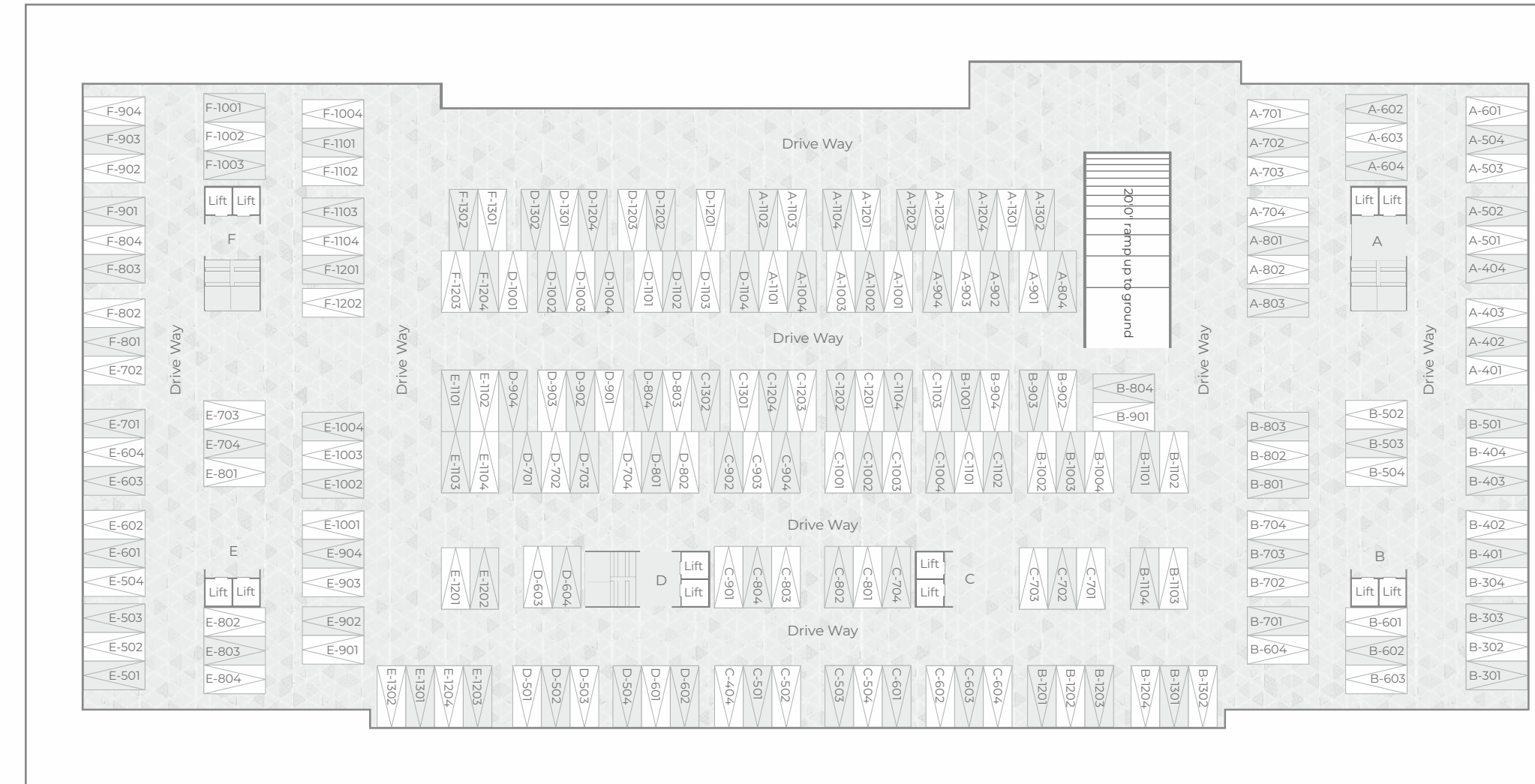
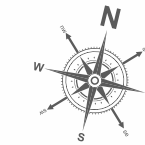


BREATHE IN HEAVEN'S AIR ONCE AGAIN

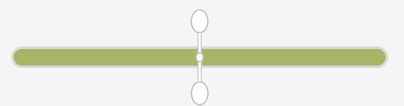
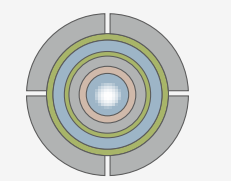
The jewel which heals your life. Long-lost dream of having a home is now a truth of life. The facade enhances this experience to fine-tune energy efficiency for your comfort.



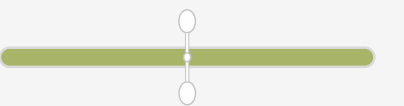
BASEMENT LAYOUT



1 8 ' 0 " M T W i d e R o a d



1 8 ' 0 " M T W i d e R o a d



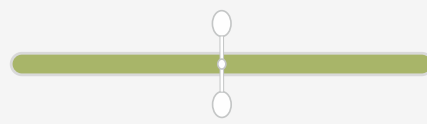
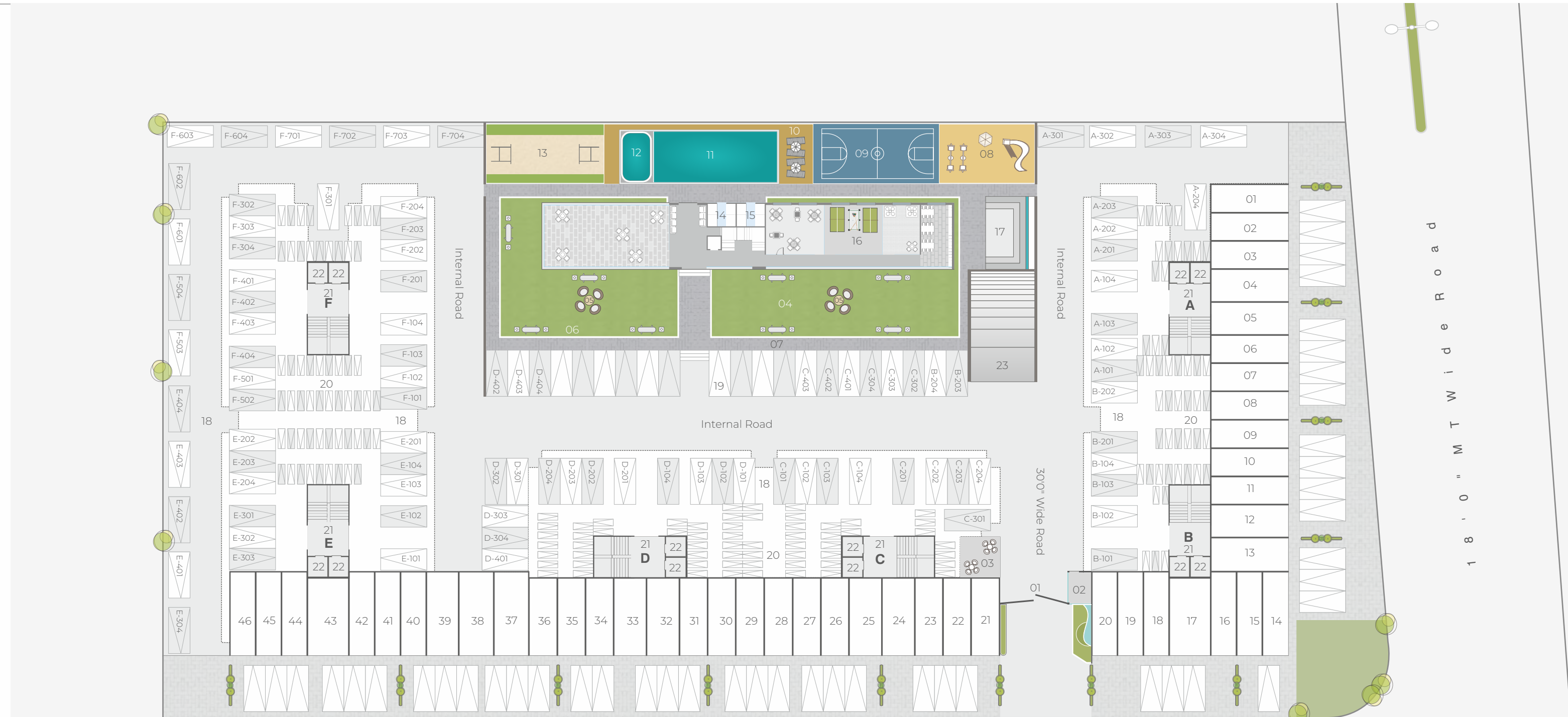
GROUND FLOOR LAYOUT



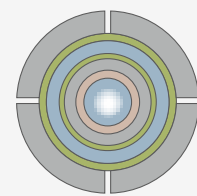
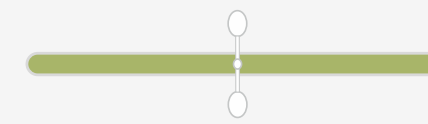
SHOP	SIZE	C.A.	SHOP	SIZE	C.A.	SHOP	SIZE	C.A.	SHOP	SIZE	C.A.
01	25'1½"x8'10½"	223	13	25'1½"x10'8¼"	269	25	25'1½"x10'3¾"	259	37	27'1½"x11'0"	298
02	25'1½"x8'9"	220	14	27'1½"x8'0"	217	26	25'1½"x8'9"	220	38	27'1½"x11'0"	298
03	25'1½"x8'9"	220	15	27'1½"x8'0"	217	27	25'1½"x8'9"	220	39	27'1½"x10'9"	292
04	25'1½"x10'3¾"	259	16	27'1½"x8'0"	217	28	25'1½"x8'10½"	223	40	27'1½"x8'0"	217
05	25'1½"x10'3¾"	259	17	25'0"x13'1½"	328	29	25'1½"x8'10½"	223	41	27'1½"x8'0"	217
06	25'1½"x8'9"	220	18	27'1½"x8'0"	217	30	25'1½"x8'9"	220	42	27'1½"x8'0"	217
07	25'1½"x8'9"	220	19	27'1½"x8'0"	217	31	25'1½"x8'9"	220	43	25'0"x13'1½"	328
08	25'1½"x8'10½"	223	20	27'1½"x8'0"	217	32	25'1½"x10'3¾"	259	44	27'1½"x8'0"	217
09	25'1½"x8'10½"	223	21	25'1½"x8'10½"	223	33	25'1½"x10'3¾"	259	45	27'1½"x8'0"	217
10	25'1½"x8'9"	220	22	25'1½"x8'9"	220	34	25'1½"x8'9"	220	46	27'1½"x8'0"	217
11	25'1½"x8'9"	220	23	25'1½"x8'9"	220	35	25'1½"x8'9"	220			
12	25'1½"x10'3¾"	259	24	25'1½"x10'3¾"	259	36	25'1½"x8'10½"	223			

Club House, Garden Area & AMENITIES

01	ENTRY GATE	-----	07	JOGGING TRACK	-----	12	KIDS POOL	16'6"x10'0"	18	CAR PARKING	-----
02	SECURITY CABIN	-----	08	CHILDREN PLAY AREA	-----	13	CRICKET COURT	38'0"x17'9"	19	VISITOR CAR PARKING	-----
03	KIDS PICKUP POINT	-----	09	BADMINTON / VOLLEY BALL	40'0"x17'9"	14	F- CHANGE ROOM & SHOWER	7'3"x3'0"	20	BIKE PARKING	-----
04	LANDSCAPE GARDEN	-----		TENNIS COURT		15	M- CHANGE ROOM & SHOWER	7'3"x3'0"	21	RESIDENCE PASSAGE	13'1½"x10'9"
05	GAZEBO	-----	10	DECK AREA WITH SITOUT	-----	16	LUXURIOUS CLUB HOUSE	-----	22	RESIDENCE LIFT	6'6"x6'6½"
06	SENIOR CITIZEN SITTING AREA	-----	11	SWIMMING POOL	40'0"x16'6"	17	STEP SITTING AREA	20'0"x10'0"	23	20'0" RAMP UP TO BASEMENT	

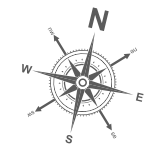


1 8 ' 0 " M T W i d e R o a d



1 8 ' 0 " M T W i d e R o a d

1st FLOOR LAYOUT



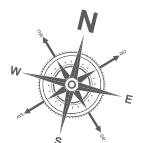
2nd to 12th FLOOR LAYOUT



18'0" M T W i d e R o a d

18'0" M T W i d e R o a d

13th FLOOR LAYOUT



18'0" M T W i d e R o a d

18'0" M T W i d e R o a d



REALISE YOUR WISHES

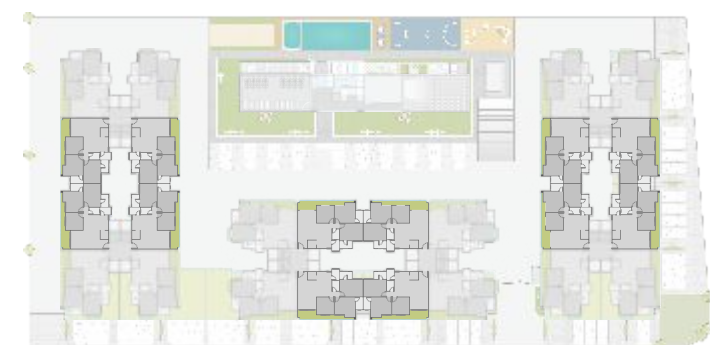
Sky with the endless flights & cloud race by, you remember the place with a smile on your face that reminds the importance of a great life you deserve, the place that reminds you how beautiful life can be. It's time to hear the echoes – echoes of love !

3BHK FLOOR PLAN

Tower : A, B, C, D, E & F

C.A. : 866 Sq.Ft.

B.A. : 1030 Sq.Ft.



3BHK FLOOR PLAN

Tower : A, B, C, D, E & F

C.A. : 866 Sq.Ft.

B.A. : 1043 Sq.Ft.



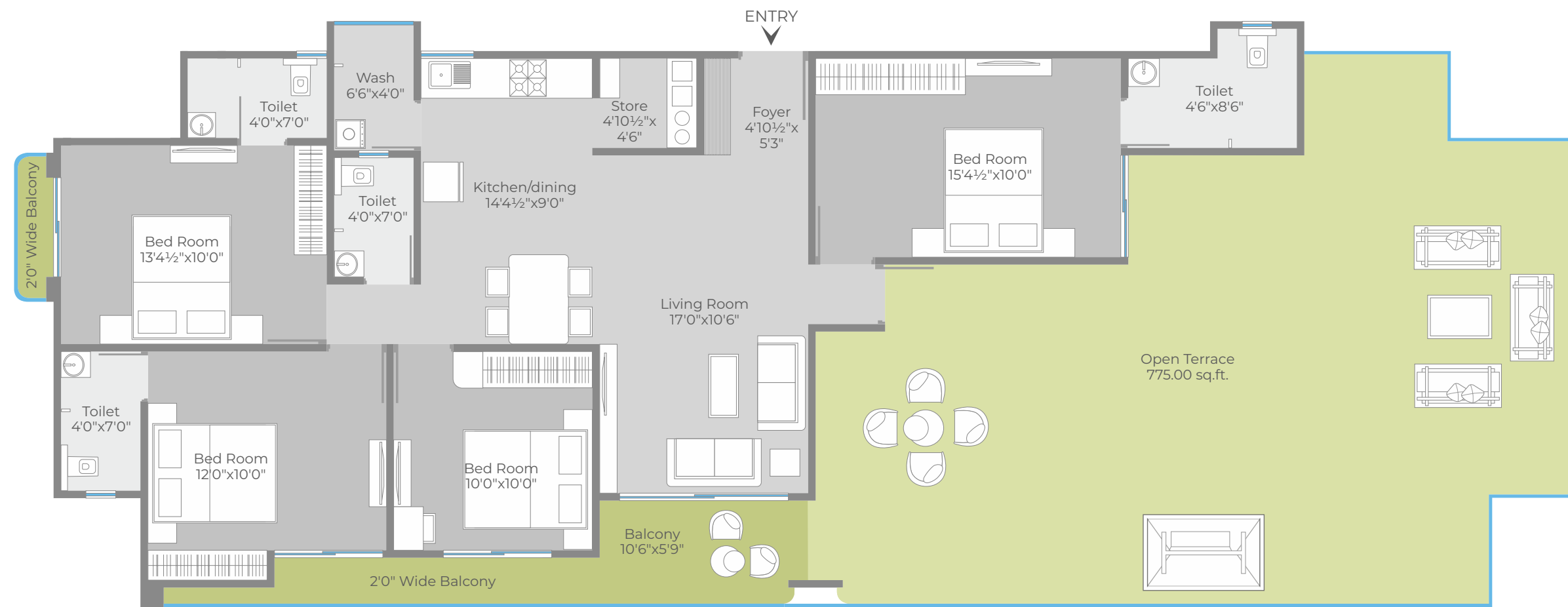
4BHK PENTHOUSE PLAN

Tower : A, B, C, D, E & F

C.A. : 1181 Sq.Ft.

B.A. : 1280 Sq.Ft.

T.A. : 775 Sq.Ft.





SPECIFICATION

STRUCTURE

- Earthquake resistant RCC frame structure designed by approved Structural Consultant

FLOORING

- 800mm x 800mm premium quality glazed vitrified tiles in Living Room, Family Sitting, Kitchen, Dining and Passage with skirting
- 800mm x 800mm in all Bedrooms with skirting
- Anti-skid flooring in Bath, Wash and Balcony

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
- Modular switches (Schneider Electric or equivalent)
- 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
- Separate MCB for each room

AIR-CONDITIONING

- Copper piping done from indoor unit to outdoor unit for each AC point
- AC point in Living Room, Family Sitting, Dining and in 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
- INTERNAL DOORS: Laminated flush door with granite frame
- Main Door with Video Door Phone Security System
- All other 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



VALUABLE FEATURES



Elegance
Entrance Gate.



24 X 7 Security with
Security Cabin



Single Entry Campus
With CCTV Surveillance
in Common Area



Fire Protection System



Two Automatic Elevators
in Each Tower



DG Power Back-up for
Common Illuminations
and Elevators



Wi-fi Connectivity in
Common Area



Rainwater
Harvesting



Solar Electrification System
for Common Area



Allotted Car Parking
Per Unit



Level Controllers in Water
Tanks to Avoid Wastage



24 Hours
tube-well Water Supply



Trimix Concrete Internal
Road with Streetlight



Underground Cabling for
Wire-free Campus



Ample Visitors
Parking



Video Door &
Intercom System



**YOUR
PLACE
YOUR WAY !**

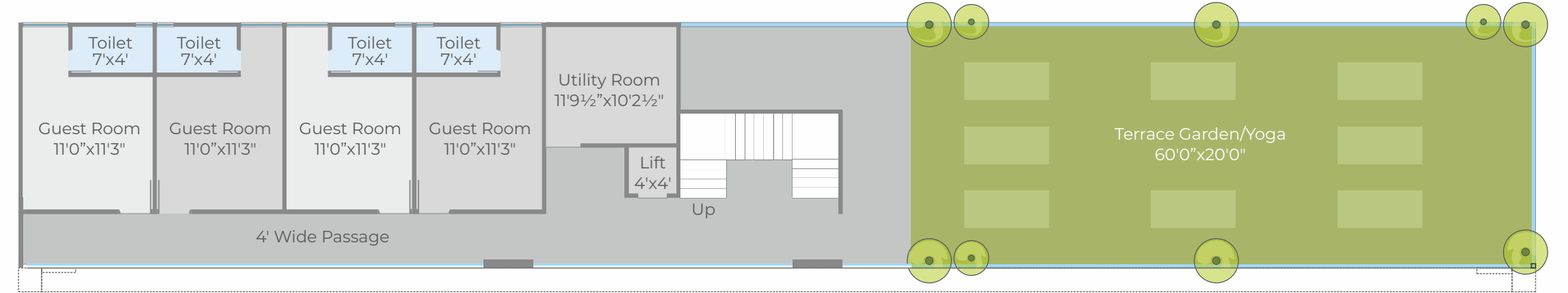
The perfect place for rejuvenation, that helps you grow better.



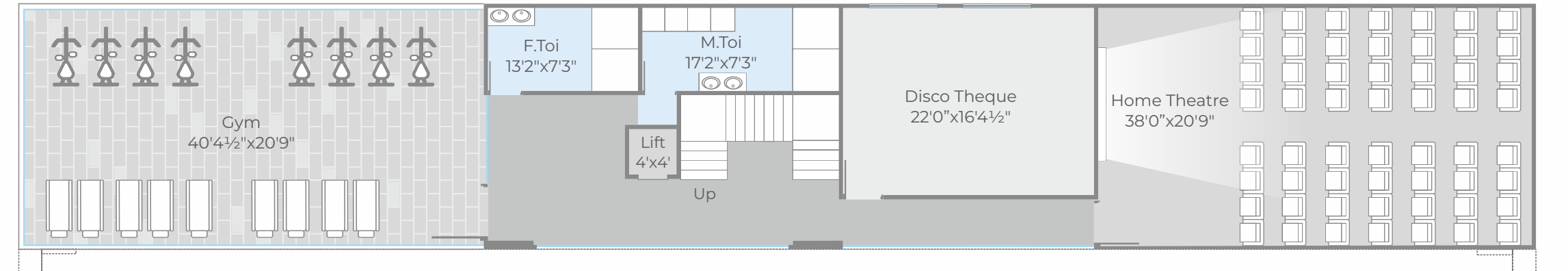


CLUB HOUSE

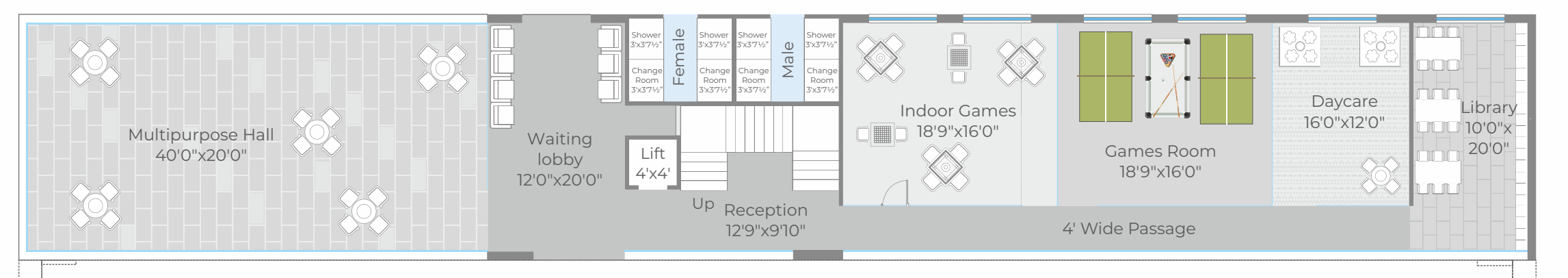
SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN





AMENITIES

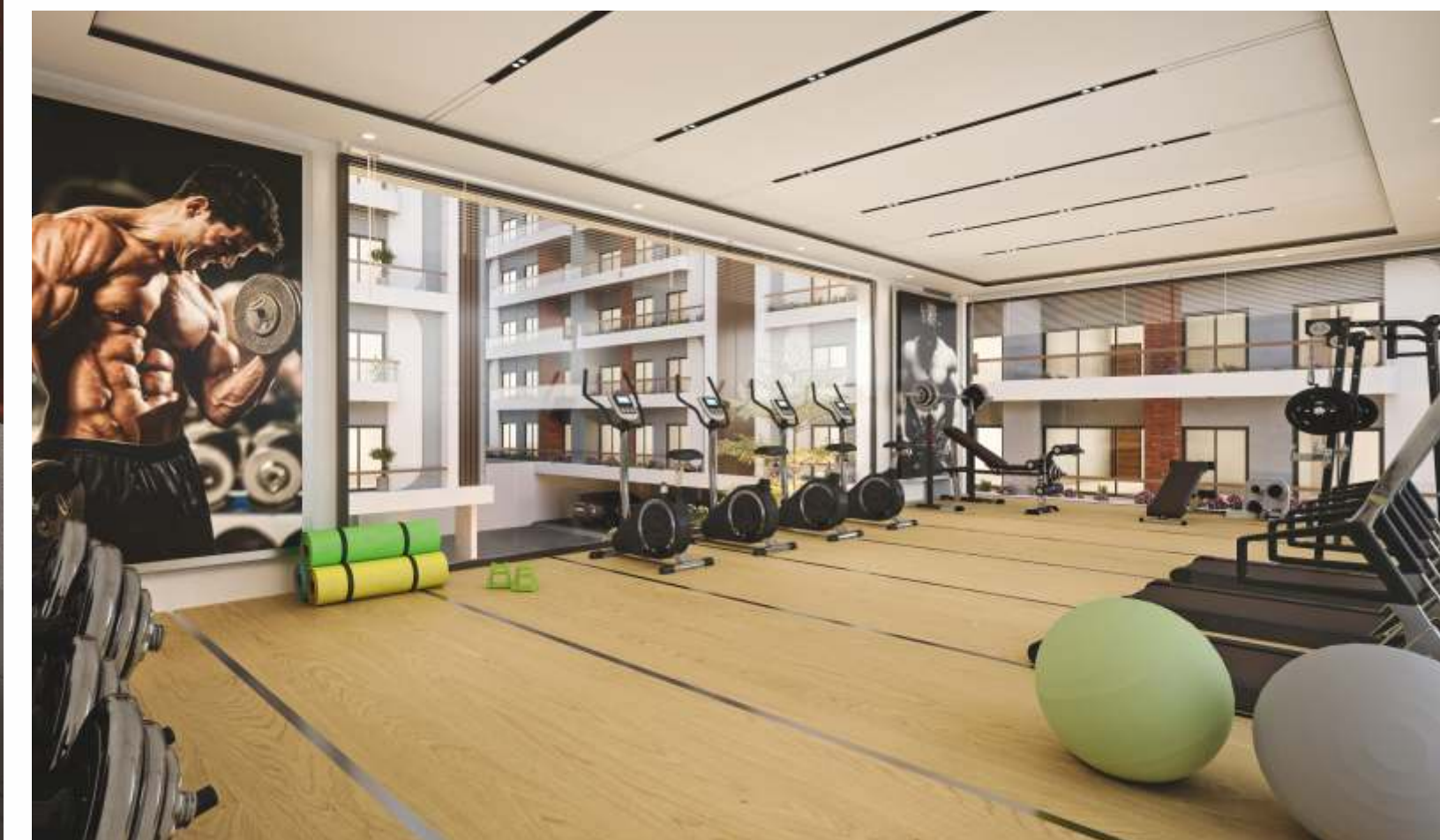
- | | | | |
|---|---|---|---|
|  Landscape Garden |  Theatre |  Children's Play Area |  Gazebo |
|  Multipurpose Hall |  Disco Theque |  Seating Area |  Jogging Track |
|  AC GYM |  Swimming Pool |  Cricket Court |  Guest Rooms |
|  Game Area |  Child Pool |  Tennis Court |  Yoga |
|  Indoor Game |  Deck Area with Sitout |  Basket & Volleyball Court |  Library |
|  Day Care |  Shower & Change Room |  Kids Pickup Point | |



BEST STORY READY TO BE SKETCHED!



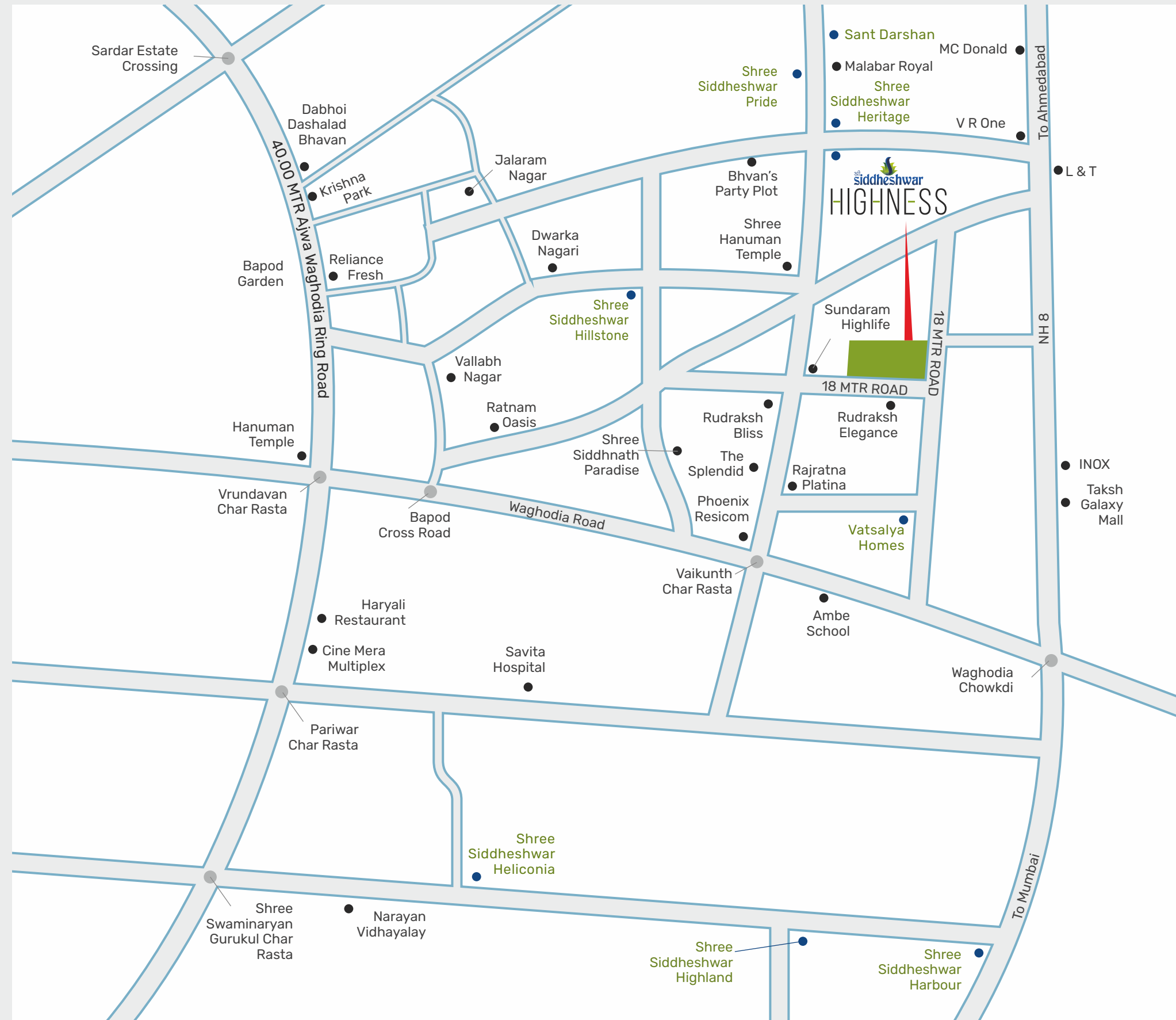
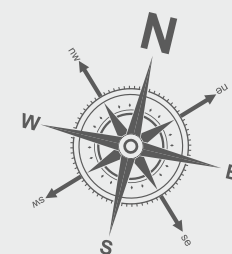
Those who feel emotions so deeply in the way that can't be defined, the imagination of a beauty that life deserves in a passionate & profound place.



SHINE
OUT
IN A
PARADISE



PROXIMITY		
	Airport	6.0 Km
	Taksh Galaxy Mall	2.0 Km
	School	1.0 Km
	Railway Station	9.0 Km
	INOX Cinema	2.0 Km
	Hospital	1.0 Km
	Petrol Pump	0.2 Km
	Temple	0.3 Km
	Bus Stop	1.0 Km
	Express Way / National Highway	0.2 Km
	Vrundavan Char Rasta	1.9 Km



Loaded with REPUTED BRANDS OR EQUIVALENT

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

A Project by : **NYALKARAN GROUP**

Developers : **NYALKARAN PROCON**

Site Address
Shree Siddheshwar Highness,
Nr. Rudraksh Billis & Shree Ambe Vidhyalay,
Vaikunth Char Rasta, Waghodia Road, Bapod,
Vadodara

Contact Details
+91 95120 02431 / 95120 02435
E : sshighness108@gmail.com | W : nyalkaran.in

Architect	Structure	Legal Advisor	3D Visualization	Brochure Design	QR Code for Website	QR Code for Location	QR Code for Brochure
Mehul Panchal	ZARNA ASSOCIATES	YOGESH I. RANA	LUCID THE ARTISTRY	ZURICH GRAPHICS			

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 and administrative expense of 20,000/- will be deducted from refund amount. (6) Refund in case of cancellation will be made within 30 days from the date of booking of new client only (7) In case of delay of water supply, light connection, drainage work by VMSS/MGVCL developers will not be responsible. (8) 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. (9) Terrace right will be reserved for developers only. (11) Any plans, specifications or information in this brochure can not form a part of an offer, contract or agreement.

Disclaimer : The developers reserve the right to change / alter the brands specified above, subject to its availability to an equivalent and competitive product.