

A Project by :



Nyalkaran
GROUP

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श्री  **siddheshwar**
HOLYLAND
SHOPS | 3BHK LUXURY LIVING & PENTHOUSES

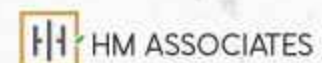
॥ जय श्री स्वामिनारायण ॥
जय श्री गणेशाय नमः



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.



From The Heart of Architect

HM Associates has presented retrospectives of their work for over 34 year in the field of architecture. Handpicked team of professionals has proven to be the best over the years whilst they provide a one site solutions to the homeowners & Business hub. Shree Siddheshwar Holyhock aspires to go beyond the expectations of the our client and to interpret what is left unsaid.



SHOPS | 3BHK LUXURY LIVING & PENTHOUSES

Shree Siddheshwar Holyland – 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 Most Suitable Site For Your Business & Propitious Lifestyle

Perfectly Aerated & Capacious Planning

Astonishing Elevation

One Allotted Car Parking

Luxurious A-class Amenities & Leisure Arrangements Revitalizing Life

World Class Quality Material & Works

Celebrate Luxury Living Shree Siddheshwar Holyland

Introducing Shree Siddheshwar Holyland by the esteemed Nyalkaran Group, where luxury meets convenience in Vadodara's prime location. Discover lavish 3 BHK residences, penthouses, and retail spaces, redefining modern living with style and comfort.



Discover Your Essence

Step into Shree Siddheshwar Holyland and discover a serene haven. The grand entrance gate welcomes you to a blend of modernity and nature, offering a glimpse of the luxurious lifestyle that awaits. Enjoy the tranquil surroundings and architectural beauty as you embark on your journey towards a fulfilling life.





Shopfront Charm Within Your Self

Witness the allure of Shree Siddheshwar Holyland's shops from the roadside, where visibility and attractiveness converge seamlessly. Each shopfront is designed to draw attention and captivate passersby, offering a blend of functionality and aesthetic appeal. Experience the perfect synergy of convenience and charm in this vibrant commercial space.

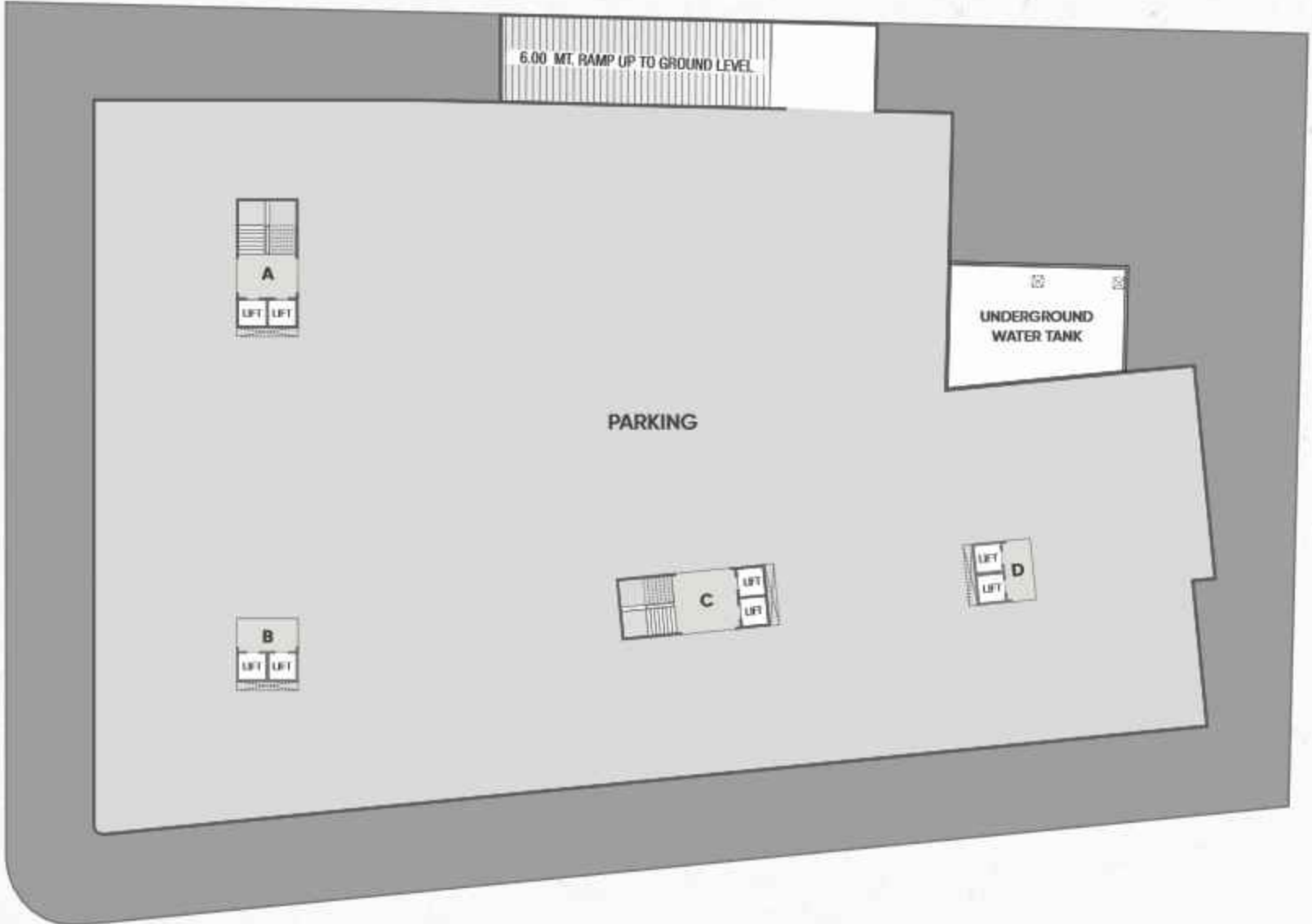


Your lifestyle will soar here

Discover Shree Siddheshwar Holyland, where luxury living is redefined. With its sleek exterior, thoughtfully crafted interiors, and stunning balcony views, every aspect is designed to elevate your lifestyle standards. Experience the perfect blend of urban convenience and natural beauty, making everyday living a truly luxurious experience.

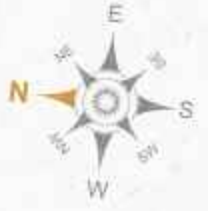


BASEMENT
FLOOR LAYOUT



SHOPS	SIZE	C.A	S.B.A
01	9'4½"X32'7½"	306	523
02	9'3"X32'7½"	302	516
03	9'4½"X32'7½"	306	523
04	10'7½"X32'7½"	346	591
05	10'7½"X32'7½"	346	591
06	9'4½"X32'7½"	306	523
07	9'3"X32'7½"	302	516
08	9'4½"X32'7½"	306	523
09	9'4½"X32'7½"	306	523
10	9'3"X32'7½"	302	516
11	9'4½"X32'7½"	306	523
12	10'7½"X32'7½"	346	591
13	10'7½"X32'7½"	346	591
14	9'4½"X32'7½"	306	523
15	9'3"X32'7½"	302	516
16	16'0"X32'7½"	470	803
17	12'9"X31'11"	399	682
18	8'6"X35'4½"	295	504
19	8'6"X34'6"	290	495
20	8'4½"X33'7½"	278	475
21	10'4"X32'9½"	286	489
22	9'6"X32'7½"	310	530
23	9'6"X32'7½"	310	530
24	8'6"X32'7½"	277	474
25	8'6"X32'7½"	277	474
26	9'0"X32'7½"	294	503
27	10'1½"X32'7½"	330	564
28	10'1½"X32'7½"	330	564
29	9'0"X32'7½"	294	503
30	8'6"X32'7½"	277	474
31	8'6"X32'7½"	277	474
32	8'6"X32'7½"	277	474
33	8'6"X32'7½"	277	474
34	9'0"X35'4½"	294	503
35	10'1½"X32'7½"	330	564
36	10'1½"X32'7½"	330	564
37	9'0"X32'7½"	294	503
38	8'6"X32'7½"	277	474
39	8'6"X32'7½"	277	474

GROUND
FLOOR LAYOUT



1st - 3rd - 5th - 7th FLOOR LAYOUT

1ST FLOOR OPEN TERRACE

NO.	SIZE
A-103	241.00 Sq.Ft.
A-104	242.00 Sq.Ft.
B-102	794.00 Sq.Ft.
B-103	667.00 Sq.Ft.
B-104	241.00 Sq.Ft.
C-103	158.00 Sq.Ft.
C-104	523.00 Sq.Ft.
D-103	160.00 Sq.Ft.
D-104	158.00 Sq.Ft.



2nd - 4th - 6th - 8th FLOOR LAYOUT

1ST FLOOR OPEN TERRACE

NO.	SIZE
A-103	241.00 Sq.Ft.
A-104	242.00 Sq.Ft.
B-102	794.00 Sq.Ft.
B-103	667.00 Sq.Ft.
B-104	241.00 Sq.Ft.
C-103	158.00 Sq.Ft.
C-104	523.00 Sq.Ft.
D-103	160.00 Sq.Ft.
D-104	158.00 Sq.Ft.



12.00 MT. WIDE TP ROAD



9th
FLOOR LAYOUT



9.00 MT. WIDE TP ROAD

12.00 MT. WIDE TP ROAD



10th
FLOOR LAYOUT



9.00 MT. WIDE TP ROAD



SPECIFICATION

STRUCTURE

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

WALL FINISH

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

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.

KITCHEN

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

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.

WINDOWS

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

DOORS

- MAIN DOOR : High quality decorative door with Wooden Frame.
- Main Door with Video Door System.
- INTERNAL DOORS : Laminated flush door with granite frame.

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.

AIR-CONDITIONING

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

TERRACE

- Elegant China Mosaic finish with waterproofing treatment.

TOWER A-B 3BHK

1st - 3rd - 5th - 7th Typical Floor Plan



TOWER A-B 3BHK

2nd - 4th - 6th - 8th Typical Floor Plan



TOWER C-D 3BHK

1st - 3rd - 5th - 7th Typical Floor Plan



TOWER C-D 3BHK

2nd - 4th - 6th - 8th Typical Floor Plan



TOWER A-B 3BHK PENTHOUSE

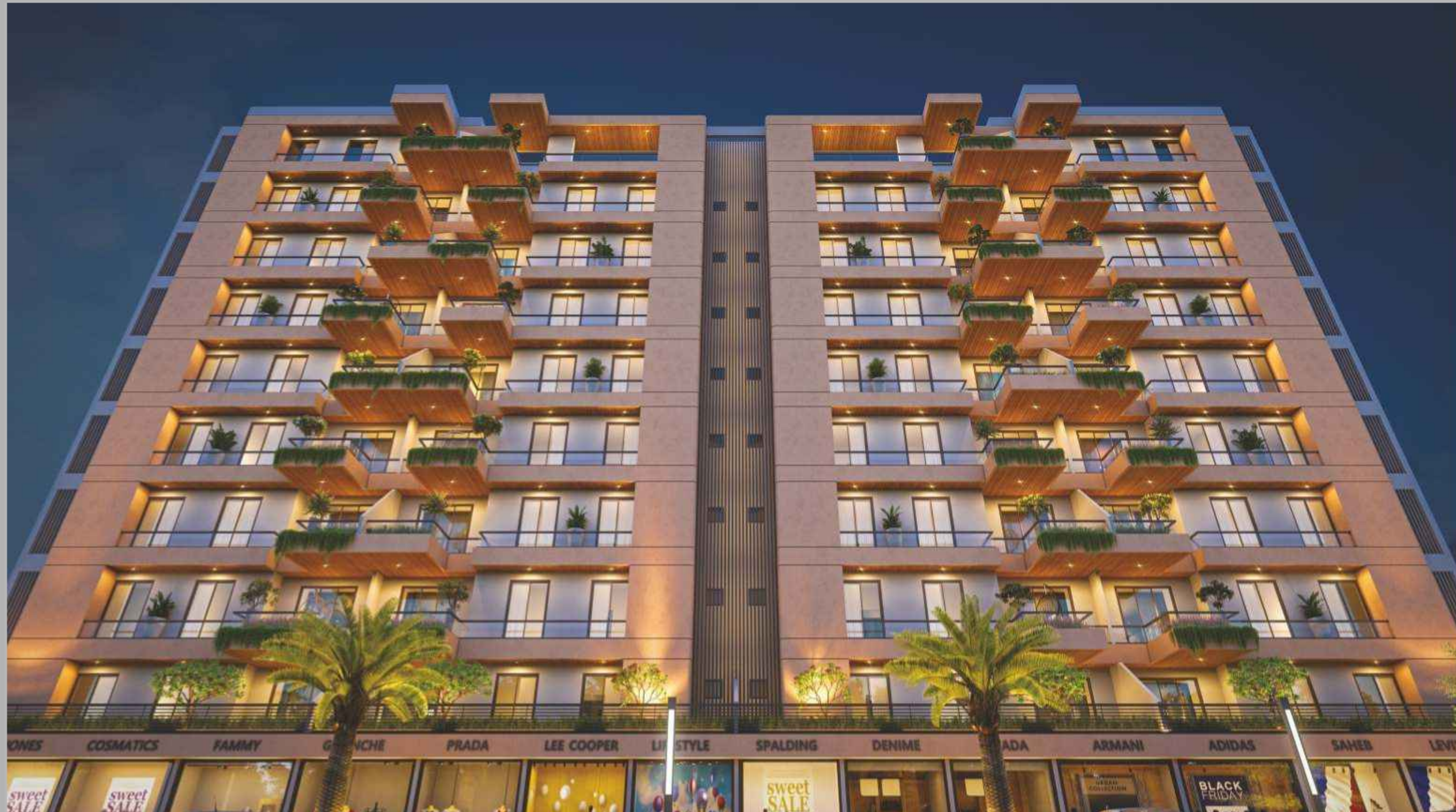
9th & 10th Floor Plan



TOWER C-D 3BHK PENTHOUSE

9th & 10th Floor Plan





VALUABLE FEATURES



Elegant Entry Gate



Rainwater Harvesting System



Fire Fighting System



Video Door



24 X 7 Security with Security Cabin



Trimix Concrete Internal Road with Streetlight



Elegant Number Plate To Each Unit



Single Entry Campus With CCTV Surveillance in Common Area



Level Controllers in Water Tanks to Avoid Wastage



Two Automatic Elevators in Each Tower



Underground Cabling for Wire-free Campus



3BHK One Car Allotted Parking



DG Power Back-up for Common Illuminations and Elevators



AMENITIES



Club House



Gym



Sit Out Area



Swimming Pool



Multipurpose Hall



LIBRARY



Landscape Garden
With Sitting



Kids Pool



Game Room



Guest
Bedroom



Children Play Area



Deck Area



Disco Theque
/ Theatre



Lounge Area



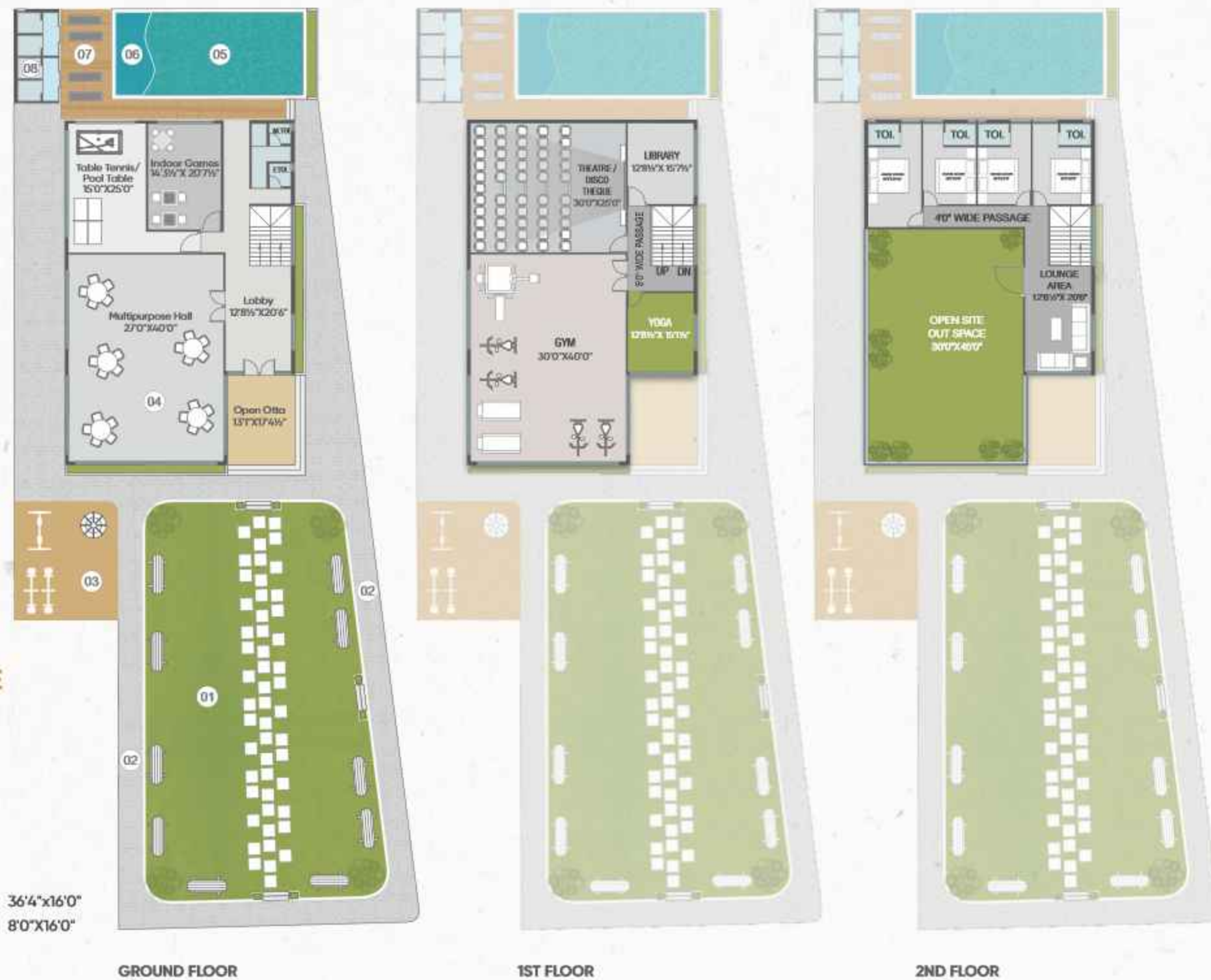
Jogging Track

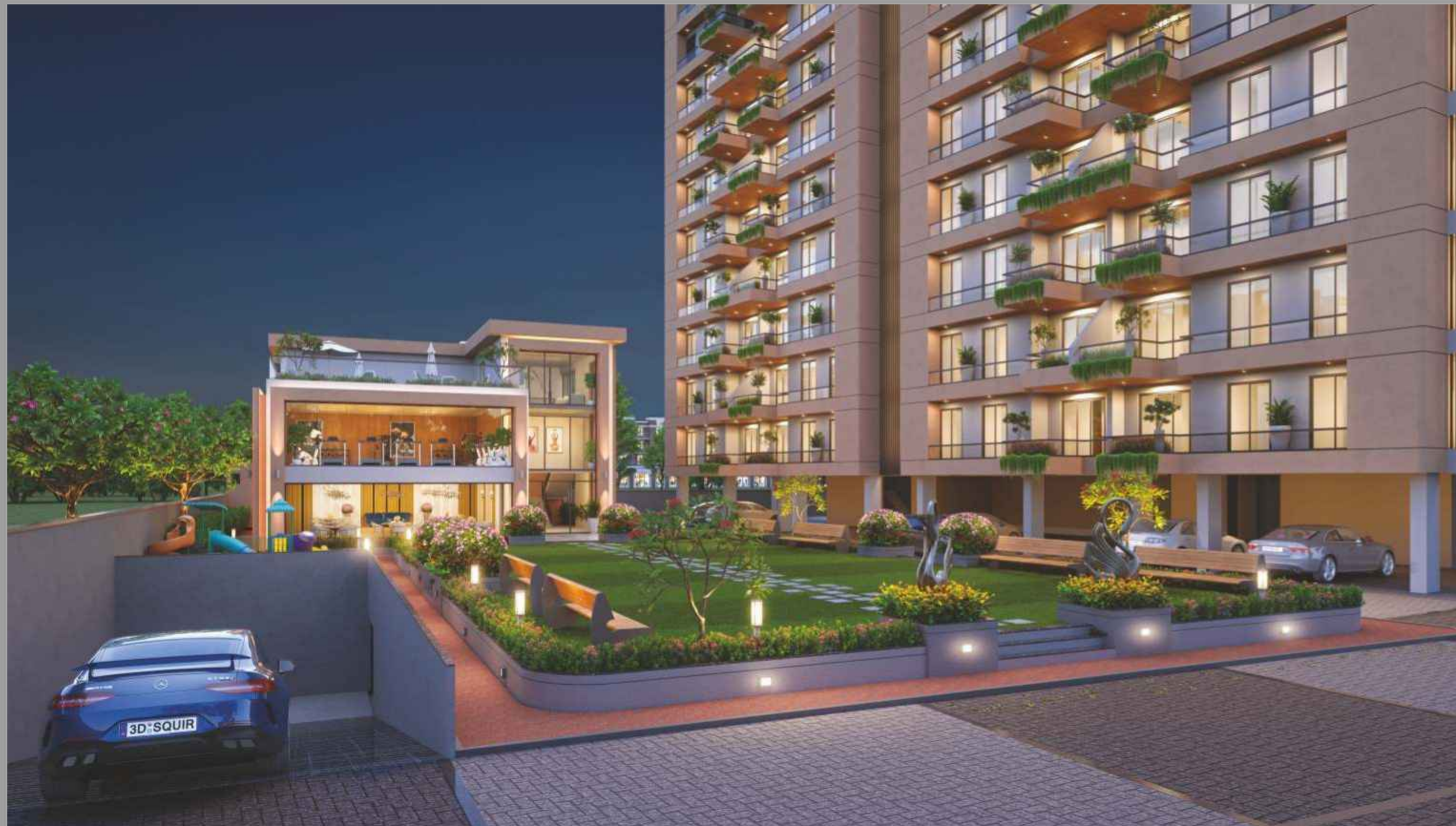


Shower & Change

CLUB HOUSE LAYOUT

- 01 Landscape Garden
- 02 Jogging Track
- 03 Children Play Area
- 04 Club House
- 05 Swimming Pool 36'4"x16'0"
- 06 Kids Pool 8'0"x16'0"
- 07 Deck Area
- 08 Shower & Change

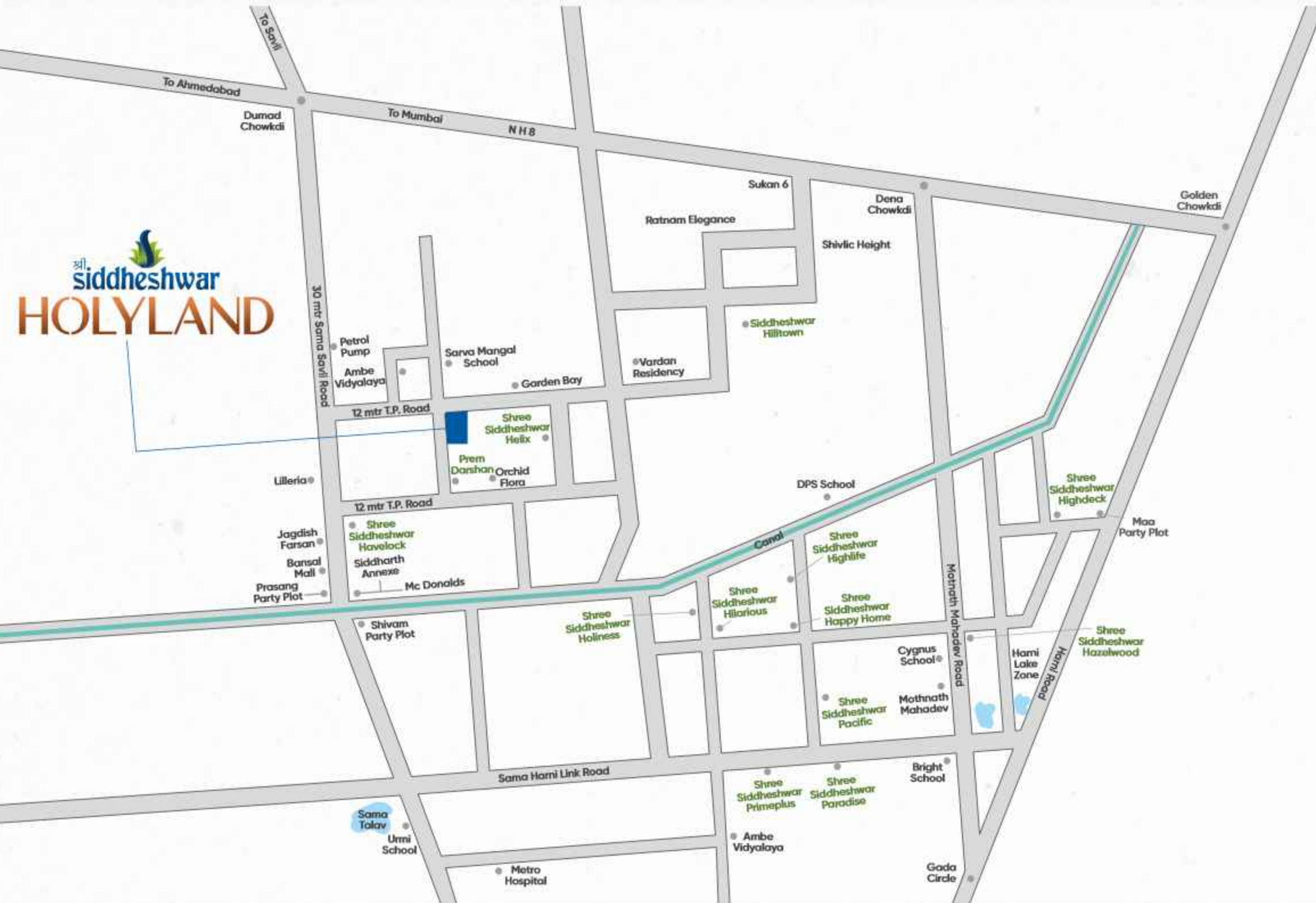




Experience Luxury Living

Indulge in an array of luxurious amenities at Shree Siddheshwar Holyland. From the lush green gardens to the enchanting swimming pool and inviting clubhouse, every feature is designed to enhance your lifestyle. Immerse yourself in a world of relaxation and recreation, where every moment is enriched with comfort and enjoyment.





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 Square

Architect :

HM ASSOCIATES

Site Address :
 Nr. Premdarshan, Opp. Bansal Mall,
 Sama Savli Road, Vadodara.

Structure :

ZARNA ASSOCIATES

Contact Details:

C : 7069051905
 W : nyalkarangroup.com
 E : ssholyland1008@gmail.com

QR Code For



Payment Mode For Flats : • 20% on Booking • 10% Footing level • 15% Plinth Level • 44% Slab Level (4% Per slab)
 • 05% Plaster • 04% Finishing Work • 03% Sale Deed OR Before Possession

Payment Mode For Shop : • 30% on Booking • 10% Footing level • 10% Plinth Level • 20% Slab Level • 10% Brick Work
 • 05% Plaster • 05% Finishing Work • 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) 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) Any plans, specifications or information in this brochure can not from 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.