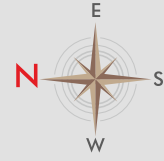


# Keyplan



Project By:



Site : Shantam Nirvanta,  
Nr. Neelam Party Plot,  
Bh. Aditya Edifice, Chhani side Canal Rd,  
Vadodara, Gujarat-390024

Mob.: +91 7572 940 940  
Email: shantamnirvanta@gmail.com  
Website: www.shantamnirvanta.com

Architect:



Structure:  
**ASHOK SHAH  
& ASSOCIATES**



LOCATION



WEBSITE



FACEBOOK

Above project is registered under Gujrera. • Rera Reg. No.: PR/GJ/VADODARA/VADODARA/Others/RAA07711/261120

For futher details: visit: [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in) in under registered project.

#### PAYMENT TERMS :

10% Booking Amount | 15% Agreement | 10% Plinth Level | 10% 2nd slab | 10% 4th slab | 10% 6th slab | 10% 8th slab | 10% 10th slab  
05% Brick work | 05% Plaster | 05% Before Sale deed

**PLEASE NOTE :** Premium quality materials or equivalent branded products shall be used for all construction work. • Right of any changes in dimensions, design & specifications will be reserved with the developer, which shall be binding for all members. • External changes are strictly not allowed. • Development charges, documentation charges, stamp duty, all municipal taxes, GST tax, G.E.B. meter deposit should be levied separate. • Each member needs to pay maintenance deposits separately. • In case of booking cancellation, amount will be refunded from the booking of same premise after deducting 10% of booking amount. • Possession will be given after one month of all settlement of account. • Extra work at the cost of client with prior estimate needs to be given in advance but no change in elevation and plan will be done. • The developer reserve the full right to make any changes. • This brochure does not form a part of agreement or any legal document, It is easy display of project only.

**DISCLAIMER :** The details, facts, specifications, figures mentioned in brochure are indicative for information purpose only and subject to modifications / compliance required as per RERA act.



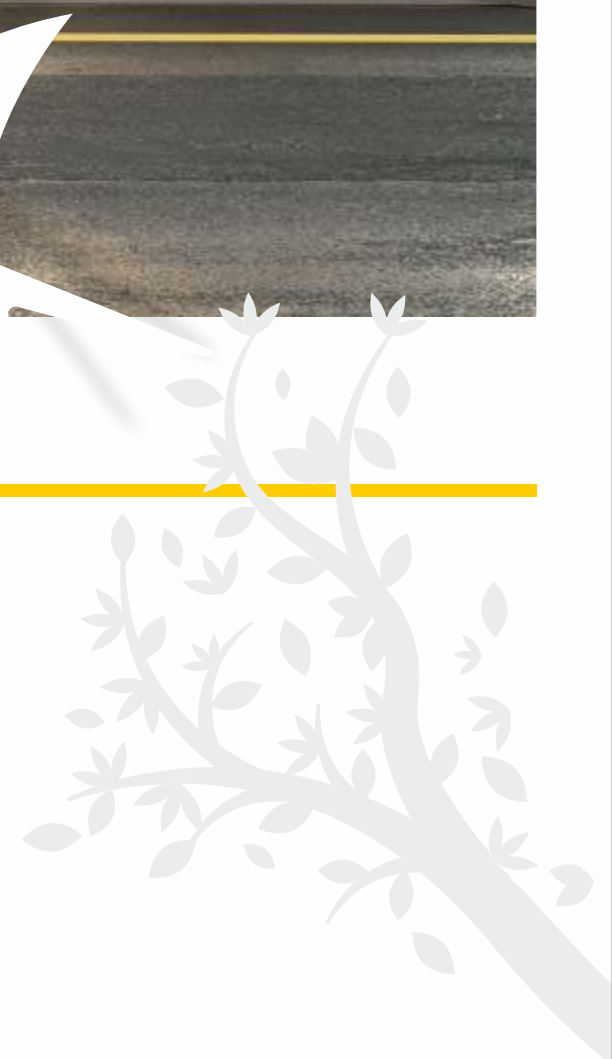




shantam  
Nirvanta  
2 & 3 BHK PREMIUM FLATS

## The beginning of Aspirations

There is a thin line between dreams and aspirations. While dreams stem from the heart, aspirations are rooted in the heart, as well as the mind. Aspirations shape our life and eventually the kind of lifestyle we would share with our loved ones. A simple aspiration of connecting with ourselves can open up a whole new world for you at Shantam Nirvanta.





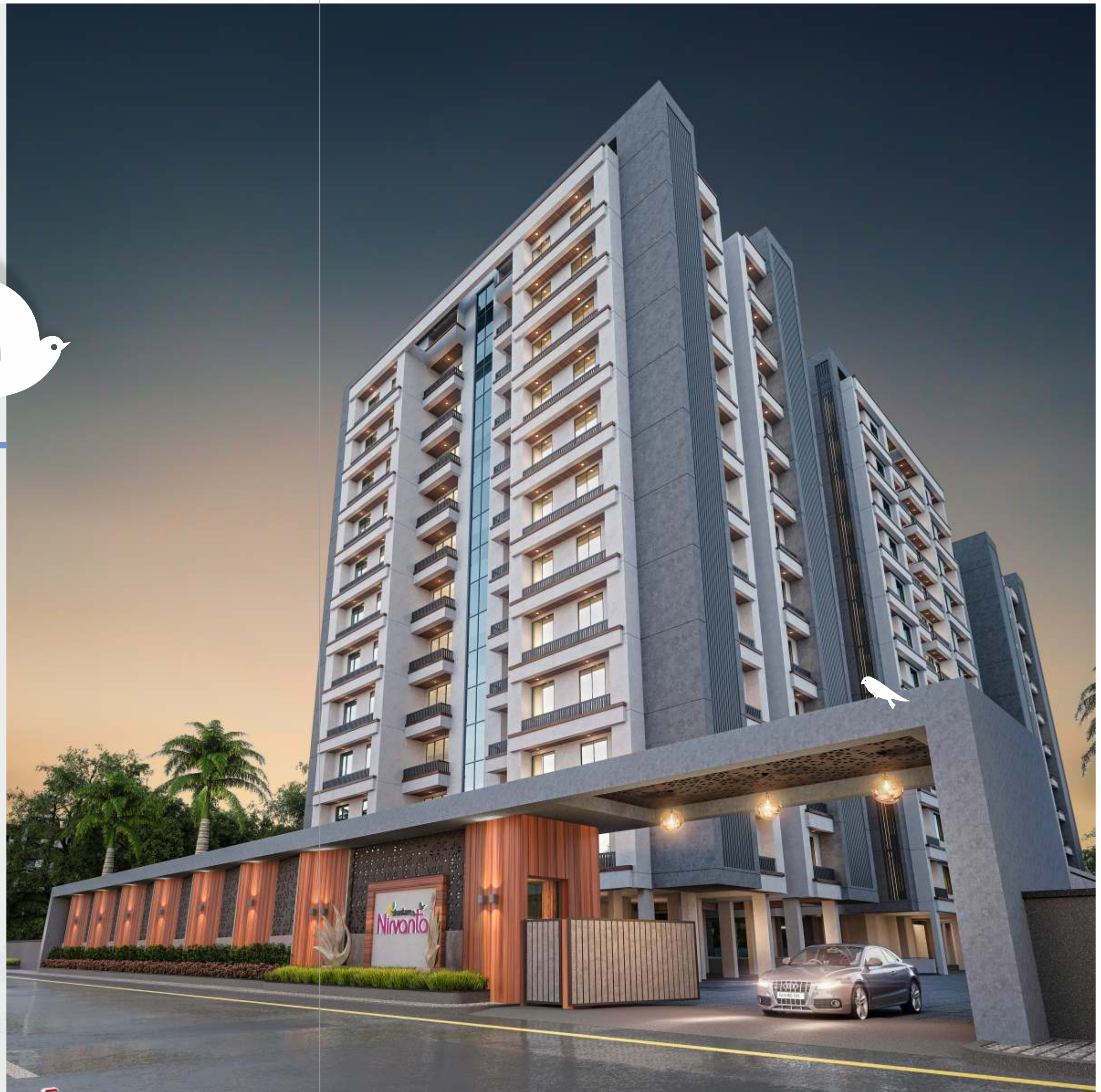


Architect & Interior Designer



## An iconic Architecture

Life at **Shantam Nirvanta** is about dwelling in a space that is perfectly aligned to discerning taste, as well as minutest requirement. An address that infuses a sense of belongingness and a dash of pride. A space of your own that you have always deserved. A landmark of luxury with an elevation that inspires awe every time you drive into its majestic premise. The premium amenities and attention to details ensure that your home is not just an address, but an architectural marvel that you'd look up to.







Let your  
**Aspirations**  
inspire the rest







Time to take your  
**Aspirations**  
to a whole new level





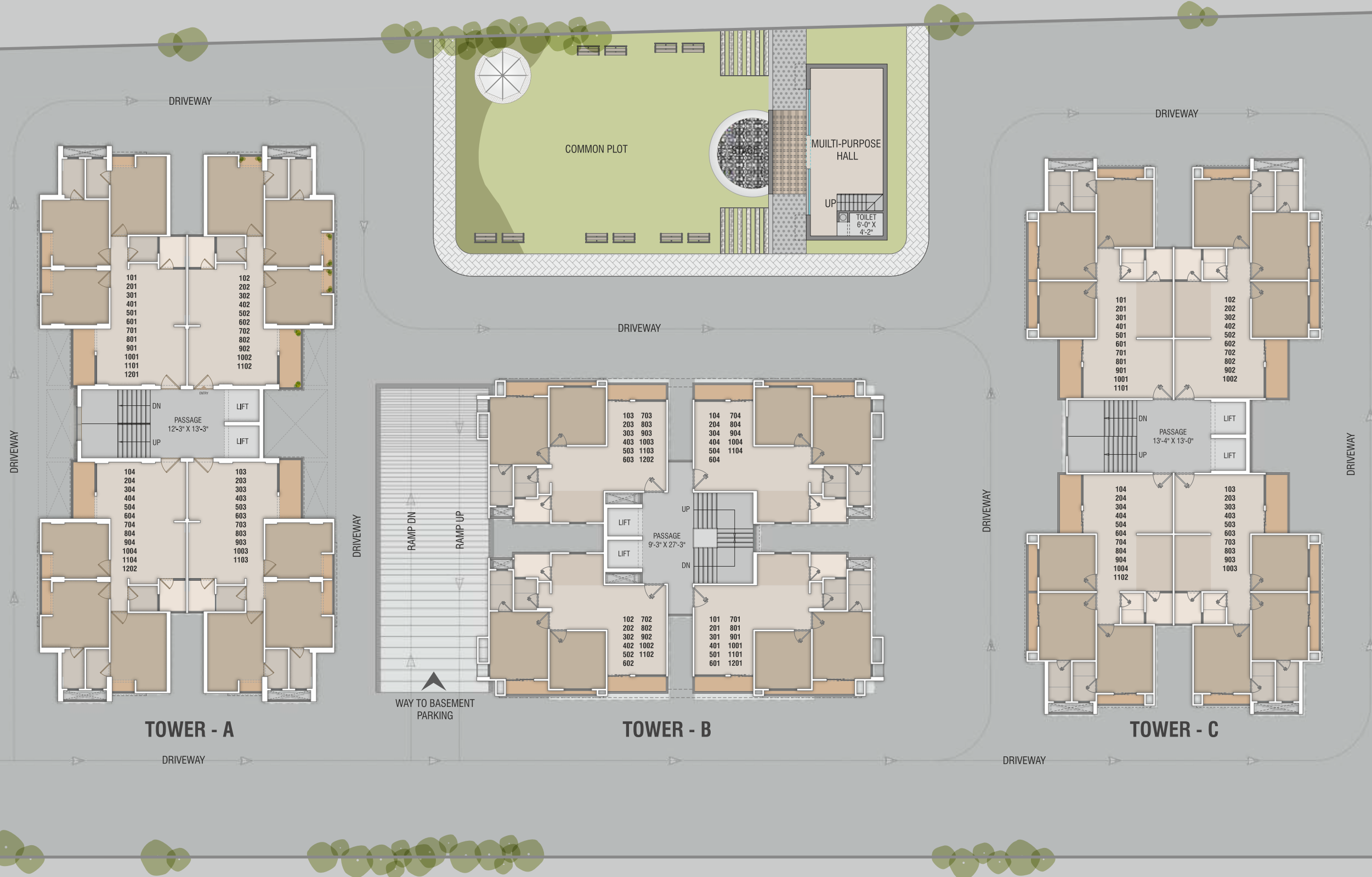


Typical Layout Plan

18.00 MT. WIDE ROAD

ENTRY

SEC.

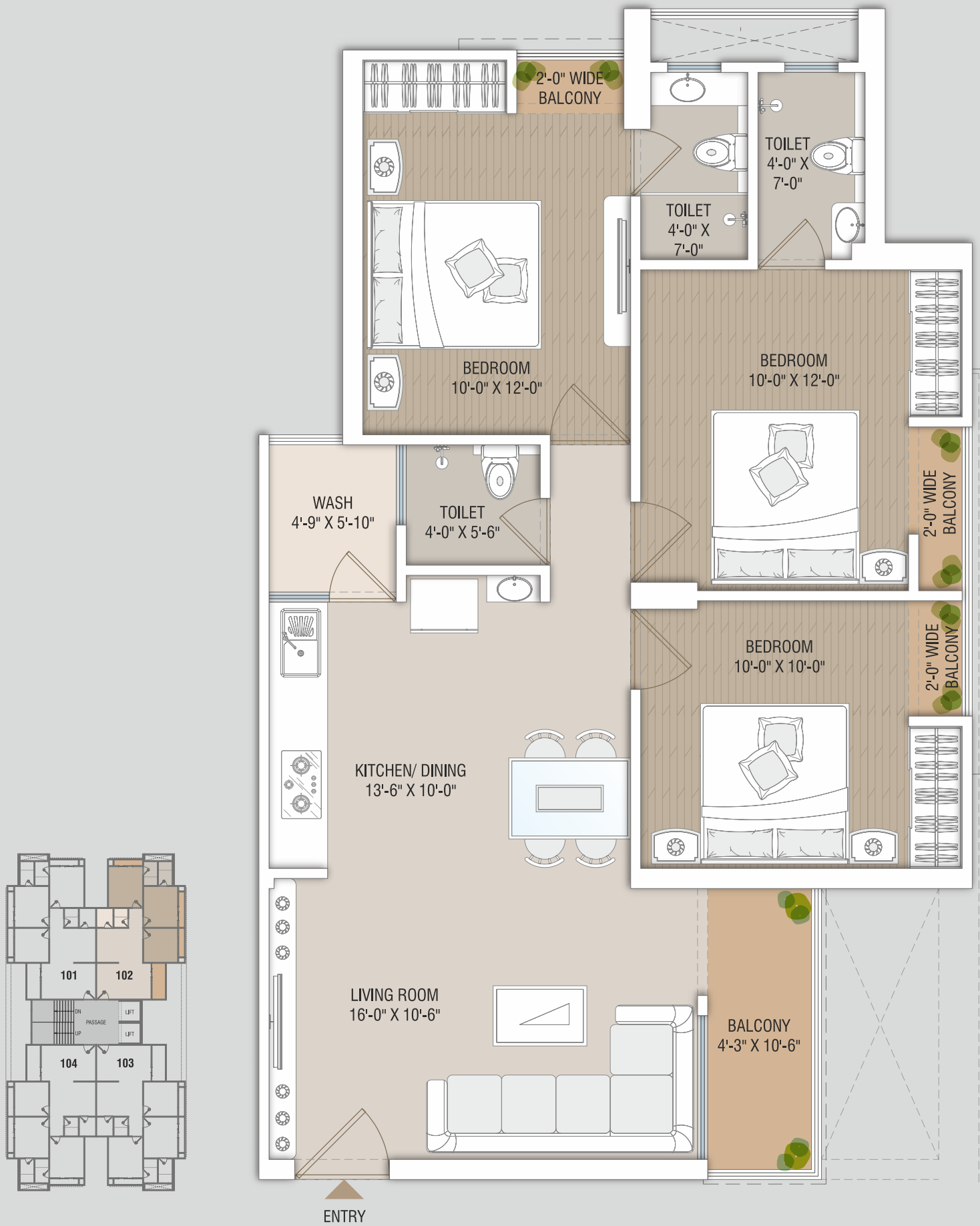




# Tower-A

## 3 BHK

B.U.A. : 1000 Sq. Ft.  
Carpet Area: 890 Sq. Ft.



# Tower-C

## 3 BHK

B.U.A. : 1000 Sq. Ft.  
Carpet Area: 890 Sq. Ft.















## Valuable Amenities

- Elegant entrance gate with security cabin
- 24 Hours Security
- Water body in Main Entrance
- Rain water Harvesting
- 24 Hrs Water supply for under ground & overhead water tank with sensor
- Anti termite Treatment in ground floor
- Alloted parking
- Entire Campus under CCTV camera surveillance
- Video door security system in each flat
- POP in Living & Dining Area
- R.O. system for each flat
- A.C. point in all bedrooms with piping
- Electric Geyser in all bathrooms
- Standard quality lift
- Power back-up for Lift & Common area
- Landscape garden with children play equipment
- Underground cabling for esthetic look of the project
- RCC trimix road with designed street light poles
- Attractive name plate & letter box
- Brickbat water proofing treatment and china mosaic on terrace
- Pickup & Drop Point

## Amenities

- |  |  |  |
|--|--|--|
|  AC Multipurpose Hall |  Children's Play Area         |  Yoga Zone        |
|  AC Gymnasium         |  Landscaped Garden            |  Open Air Theatre |
|  Indoor Game Room    |  Senior Citizen Sitting Area |  |

## Specification

### FLOORING

- Superior quality 32" x 32" Vitrified flooring
- Paver blocks in parking area

### KITCHEN

- Granite top platform with S.S. sink
- Decorative Glazed tiles dedo upto lintel level

### DOOR - WINDOWS

- Attractive main door in teak wood frame or equivalent
- Good quality flush door in all bedrooms & bathroom with laminates on both side
- Aluminum powder coating window
- Safety grill in window

### COLOUR

- Paint to exterior surface wall and putty finish with paint for internal wall surface.

### ELECTRIFICATION

- Concealed wiring of standard quality with modular switches
- T.V. point in Living room & Master bedrooms
- A.C. point in all bedrooms with piping

### TOILET / PLUMBING

- Standard quality sanitary ware & branded quality plumbing fittings
- Decorative glazed tiles dedo upto lintel level with modern concept
- Ceramic tiles in flooring

