

a project by:



Developer:
SHREE GANESH INFRA HOMES

Site: SHYAMAL PARK LANE
Opp. Shreem Srushti, Nr. Shyamal Enclave,
Next to Nilamber Oriens,
30 Mtrs. Bhayli-Sunpharma Road,
Vadodara-390012.
Ph.: 75750 22131/ 32, 75750 02421/ 22
www.shyamalgroup.co.in

Architect: Ruchir Sheth



Structural Consultant:
A.A. Desai

RERA Reg. No.:
PR/GJ/VADODARA/VADODARA/Others/MAA03409/140918
<https://gujrera.gujarat.gov.in>

design: stroke&arrow+91 98240 92700



shyamal
P A R K L A N E
ADDRESS OF HAPPINESS

Unimaginable...
but indeed true!



Imagine a home that offers all that you desire.

- More Space per Apartment with Excellent Planning
- More Leisure Amenities & Open Landscaped Gardens
- Premium Finish & Best-in-Class Material Specifications
- Prime Residential Location
- Exclusive 3-BHK Apartment Campus for similar profile neighbourhood

Get ready for the perfect dream lifestyle, which is a beautiful experience with every passing day.

Presenting Shyamal Park Lane, a huge project of delightful luxury homes. This unique project offers modern homes with ultra-modern amenities at a price that existed 5 years ago!

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!

An ideal residential location surrounded by numerous newly developed prestigious projects shall ensure that your family gets a perfect and modern neighbourhood.

Dreams do come true...and at Shyamal Park Lane your dream of owning a **Exclusive 3 BHK Luxury Home** comes true...especially when the **price tag is so attractive!**



“If you are losing your leisure, look out! -- It may be you are losing your soul.”

- Virginia Woolf

Leisure Amenities @ Shyamal Park Lane

The Club at Shyamal Park Lane helps each member of your family to enjoy life to the fullest. Choose from a host of recreational amenities that have been specially planned for you & your family!

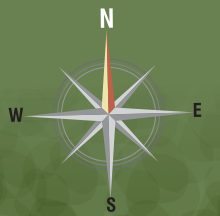
- Swimming Pool
- Mini-Theater
- Indoor Games Area
- Gymnasium
- Reception / Lounge
- Banquet / Multi-purpose Hall
- Landscaped Garden with Seating
- Children's Play Area



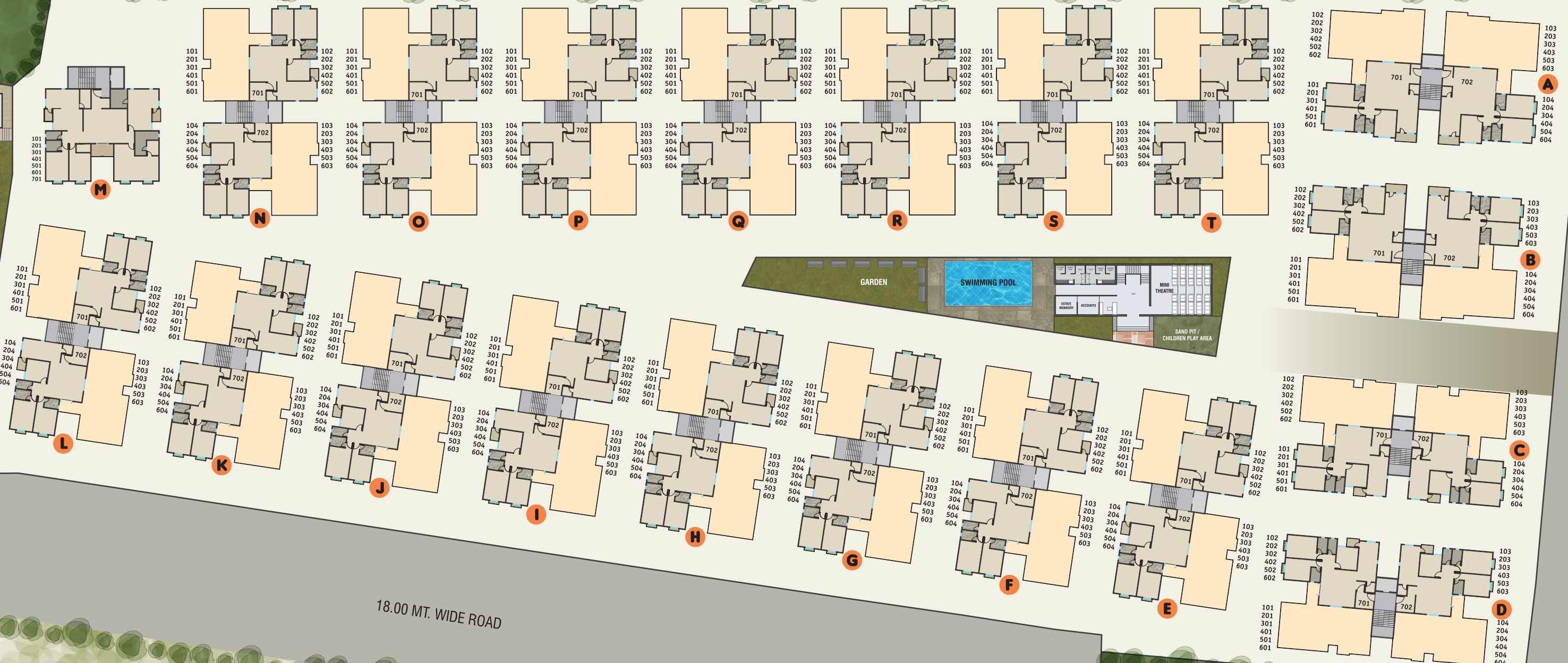
Apartments overlooking the generous Greenery & the Club.
Building not just a home, but a blissful community!

Joyous. Vibrant. Enriching!

LAYOUT PLAN (WITH TERRACE FLOOR)



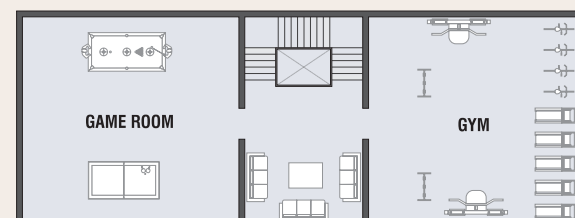
SHYAMAL
PARK VIEW



CLUB HOUSE (Ground Floor)



CLUB HOUSE (First Floor)



18.00 MT. WIDE ROAD

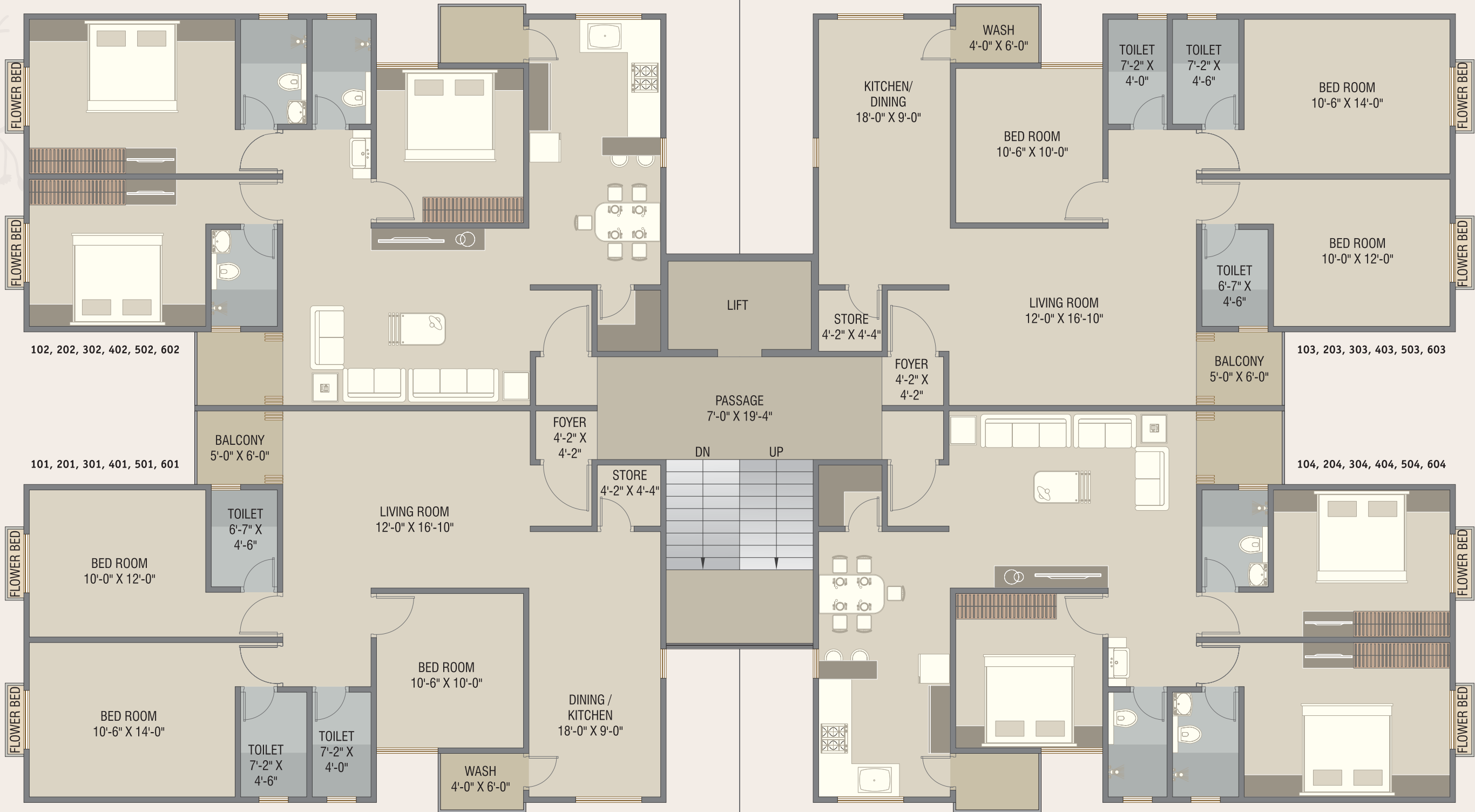
18.00 MT. WIDE ROAD

SHYAMAL PARK
AVENUE

TOWER C TO L & N TO T

Typical Plan (1st to 6th Floor)

Built-up Area	Carpent Area	Other Area
1085 SQFT	983 SQFT	52 SQFT (Balc. + Wash)



TOWER F

Typical Plan (1st to 6th Floor)

Built-up Area	Carpent Area	Other Area
2170 SQFT	1966 SQFT	104 SQFT (Balc. + Wash)



VALUE ADDITIONS

- Project within Corporation Limits
- Ample Parking
- 24 Hours Water Supply through VMSS Pipeline & Boring Back-up
- Well thought of, spacious planning which can be easily customized as per your distinct needs
- Located close to most urban utilities. Part of a larger campus with commercial development- thus allowing easy retail access- yet maintaining the exclusivity because of no shared access or resources.
- A large campus, thus allowing you and your family opportunity to find like-minded neighbours. A large number of residents also leads to better sharing of resources, thus reducing the cost of maintenance.

Security

- 24 x 7 Security through centralized Security Cabin at Gate
- CCTV Cameras in common areas for round-the-clock surveillance

Infrastructure

- Tremix Concrete / Paver Block internal road with designer street lights

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 both Master Bed & Living Room

BATHROOMS & TOILETS

- Designer bathrooms with Premium Glazed Tiles upto Slab 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. Granite Service platform.

PAINT & FINISH

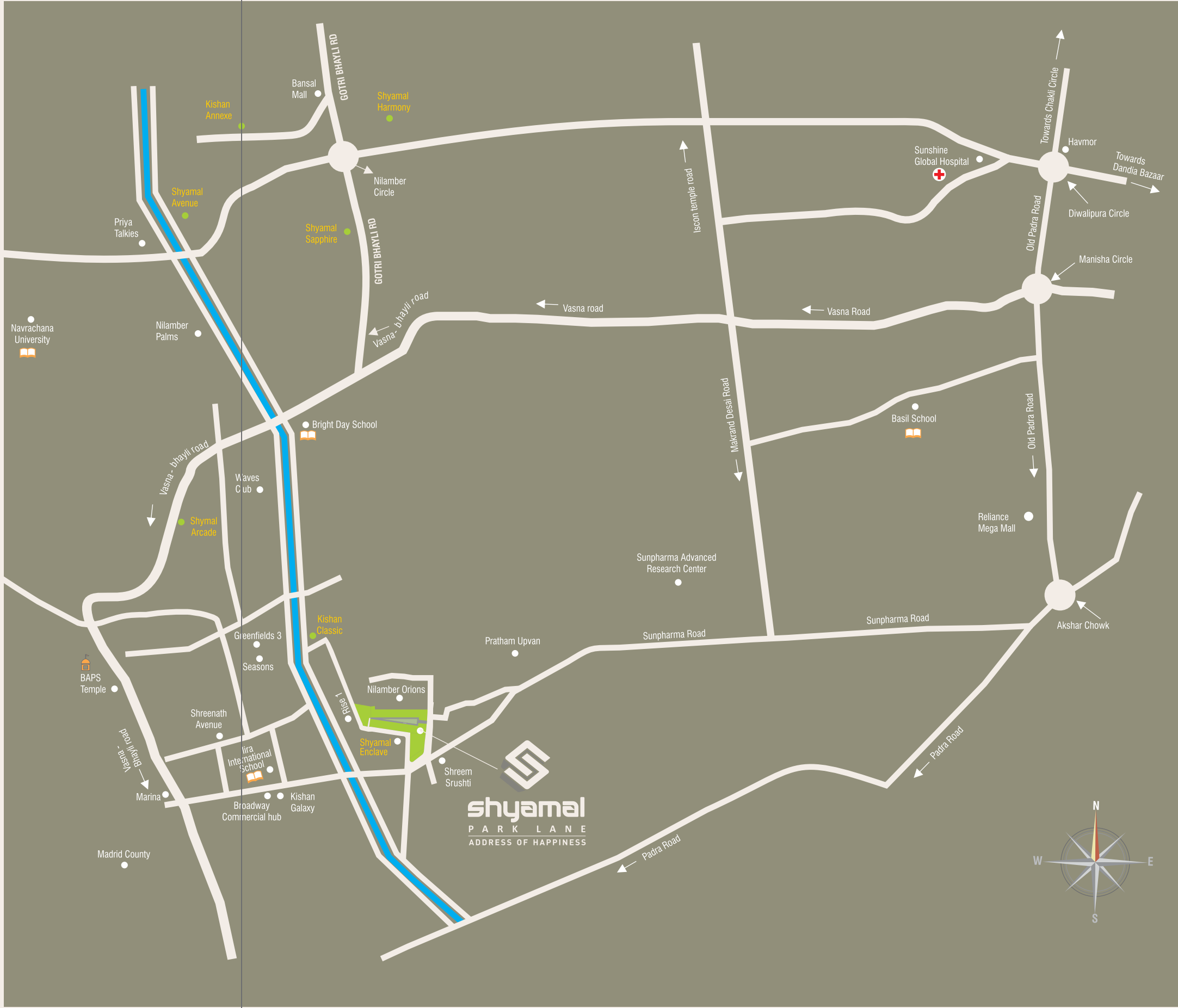
- Interiors: Smooth Plaster with Wall Putty & Primer
- Exteriors: Double Coat Plaster with weather-resistant paint

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



Come, See & Experience
a rich lifestyle that you
DESIRE & DESERVE !

PAYMENT SCHEDULE:

Booking **10%** | Plinth **25%** | Ground 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%**

Notes: ♦ Possession will be given after execution of sale deed and after getting permanent electricity connection in name of applicant. ♦ Maintenance Deposit, Stamp Duty, Registration & legal charges will be extra & is to be borne by the buyer. ♦ Internal 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 for delayed possession. ♦ 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.