

KEY PLAN



DEVELOPERS:
Shree Ganesh Infra INC

A project by:
SHYAMAL GROUP

SITE: **Shyamal LakeView**
Behind Priya Cinema,
Near The Valencia,
Sevasi Canal Road, Sevasi,
Vadodara 391 101.

Contact : +91 70969 69921
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Email: LakeViewShyamal@gmail.com

Architect:
SPACE PLUS

Structure Engineer:
A A DESAI

PAYMENT TERMS : • 10% at time of booking • 15% Agreement For Sale • 10% Plinth Level • 7% 1st Slab • 7% 3rd Slab • 7% 5th Slab • 7% 7th Slab • 7% 10th Slab • 10% Masonry Work • 10% Plaster Level • 5% Flooring & Finishing • 5% Before Possession.

PLEASE NOTE : Possession will be given after one month of settlement of all accounts as per schedule. Payment terms as per allotment letter. Society Maintenance deposit has to be paid separately. Advance, annual maintenance of society will be charged as per expense budget of the year. Extra work will be executed after receipt of full advance payment. GEB deposit and load charges will be extra. Any new Central or State government taxes, if applicable, will have to be borne by the clients. No changes or alteration will be allowed in the elevation. Continuous default payments will lead to cancellation. Refund in case of cancellation will be made within 45 days from the date of cancellation, provided the cancellation is for no fault of the builder. A booking and administrative charge of Rs. 25,000 along with the cost for additional provisions requested (if any) and other documentation charges (if any) will be deducted from the refund amount. Architect/Developers shall have the right to change / revise / improvise any details, which will be binding for all. In case of delays in water supply, electricity by the respective authorities, developers will not be responsible. Any plan, specifications or information in this brochure cannot form legal part of an offer, contract or agreement. It is only depiction of the project.

Above project is registered under GujRERA. RERA Reg. No.: PR/GJ/VADODARA/VADODARA/Others/MAA07147/150620
For further details: visit: www.gujrera.gujarat.gov.in in under registered project.

H_NEST CR_98243 85808



2 & 3 BHK FLATS & SHOPS
@ SEVASI



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LAKE VIEW

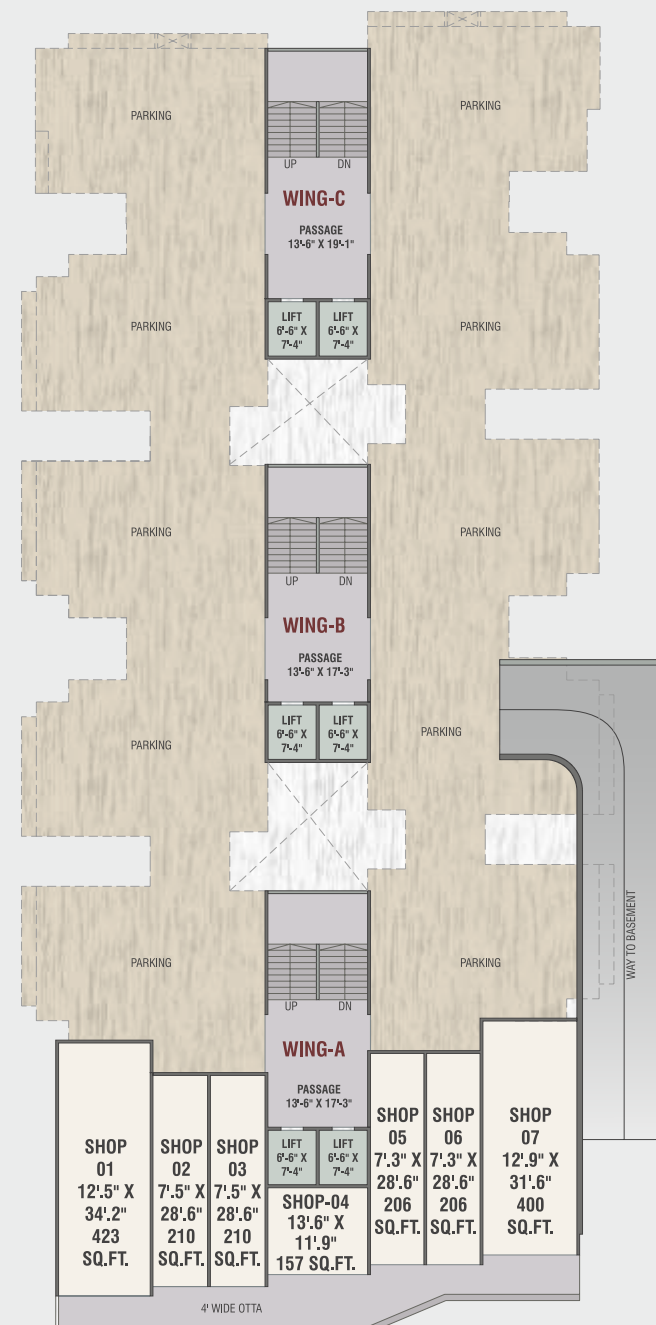
AN OPPORTUNITY NEVER TO BE MISSED

A home with exceptional quality and taking advantage of the "SEVASI" area's excellent growth potential. A perfect environment for your family to grow and thrive through all stages of life.

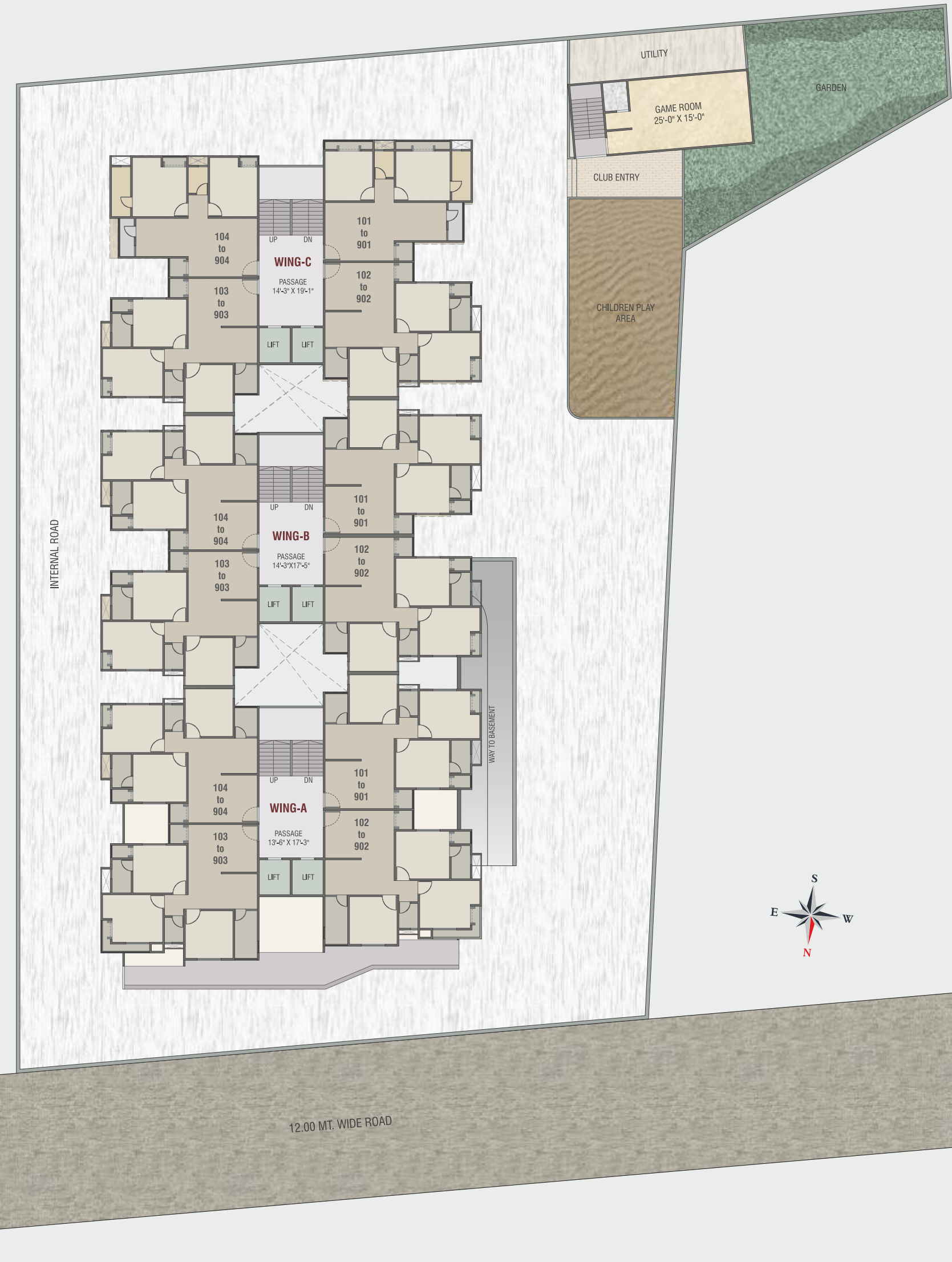
BASEMENT



GROUND FLOOR



LAYOUT PLAN



SPECIFICATION

STRUCTURE:

- All R.C.C & bricks masonry work as per structure engineer's design.
- Earthquake resistant RCC framed structure design, internal & External masonry work with Shreenath brick.

WALL FINISH:

- Internal: Inside wall having smooth plaster with Putty Finish
- External: 100% Acrylic Paint

FLOORING:

- Vitrified Flooring in Living and Dining areas, Kitchen and All Bedrooms.

KITCHEN:

- Polished Natural Granite Platform
- Stainless Steel Kitchen Sink
- Glazed Tile Dado up to Slab Level on Wall above Kitchen Platform

DOORS:

- Decorative Laminated main door
- All internal flush doors Laminated

WINDOWS:

- Powder Coated Aluminium Sliding Windows with Stone Revile & mosquito net.

WATER FACILITY:

- Underground & Overhead tank for 24 x 7 water supply.

ELECTRIFICATION:

- Single Phase Concealed ISI Copper wiring and Great White switches
- Sufficient electrical points as per Architect's plan.
- AC Point in master bed.

BATHROOM:

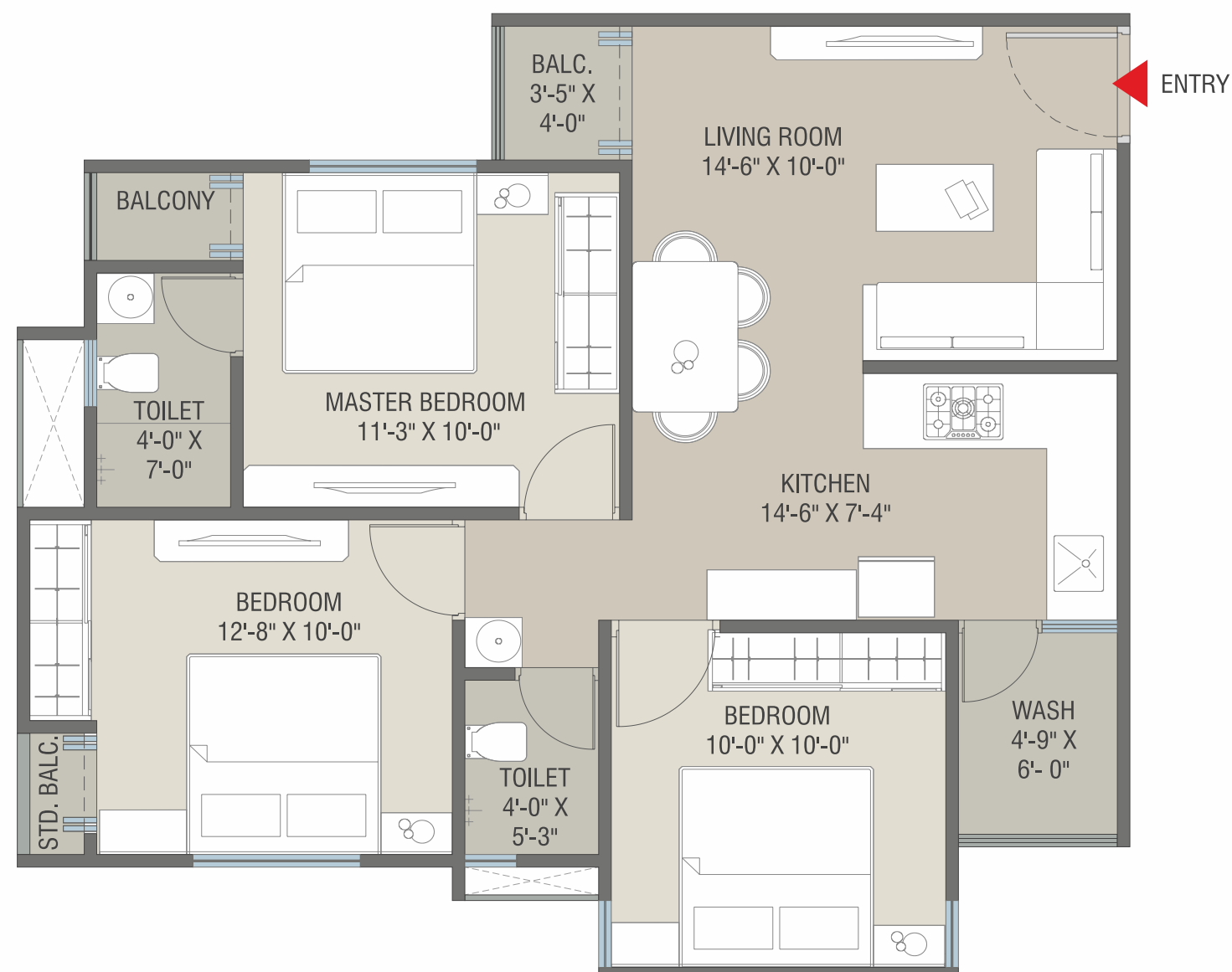
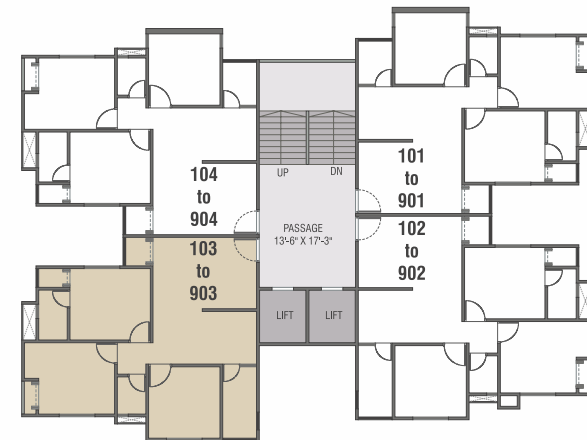
- Designer Ceramic tiles till slab level
- Kajaria Bath Fitting and Sanitary Wares



UNIT PLAN 3 BHK

TOWER-A,B,C

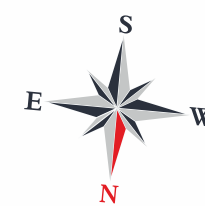
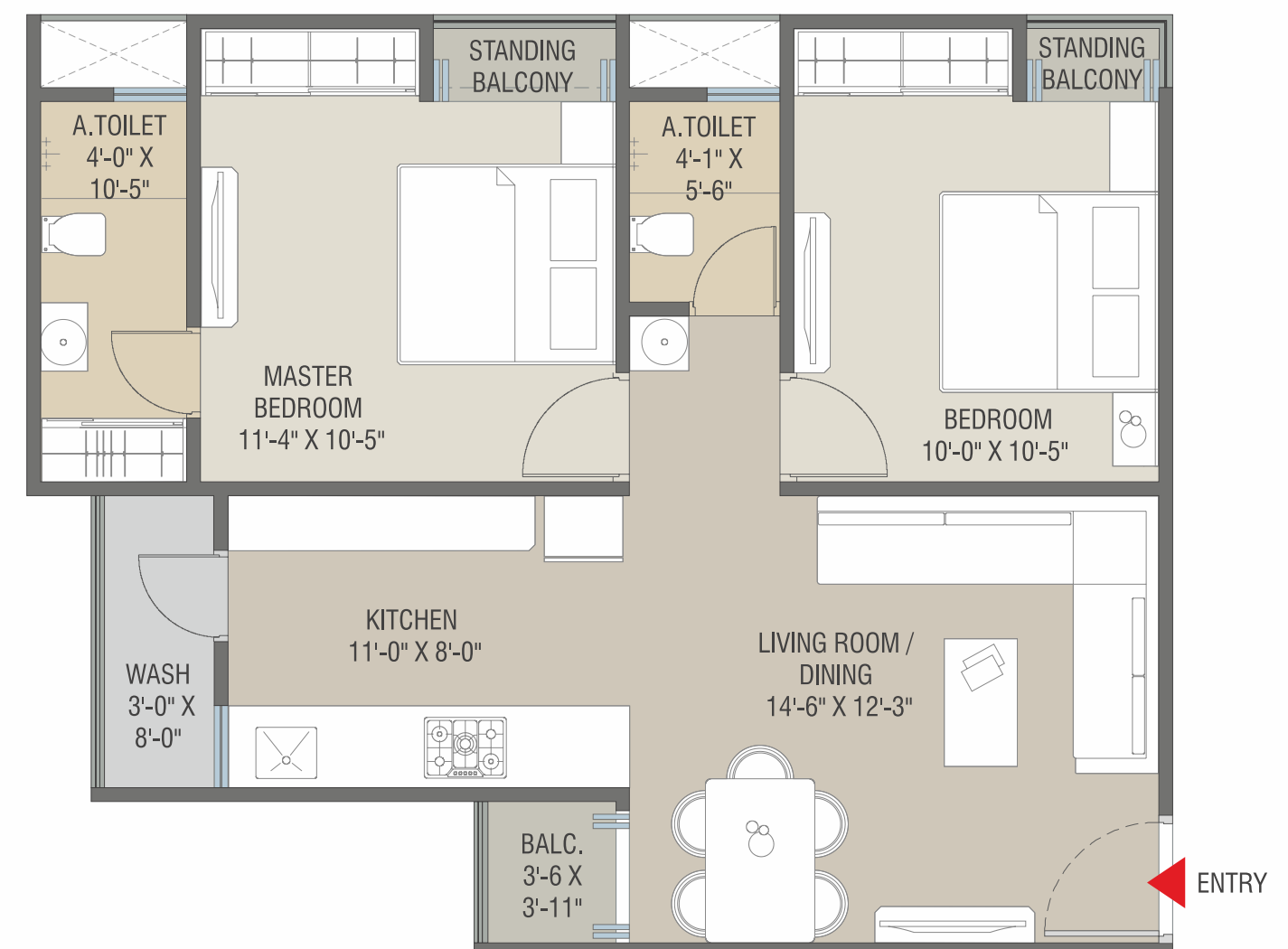
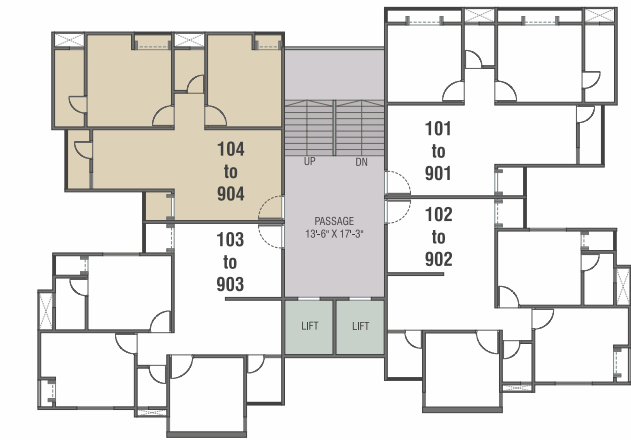
- Rera Carpet Area : 672.00 sq.ft.
- Wash : 20.00 sq.ft.
- Balcony : 24.00 sq.ft.
- Total Carpet : 716.00 sq.ft.
- Built-up Area : 803.00 sq.ft.



UNIT PLAN 2 BHK

TOWER-C

- Rera Carpet Area : 584.00 sq.ft.
- Wash : 20.00 sq.ft.
- Balcony : 17.00 sq.ft.
- Total Carpet : 621.00 sq.ft.
- Built-up Area : 696.00 sq.ft.





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LAKE VIEW



CLUB HOUSE VIEW

FEATURES

- Designer Entrance Gate with Security Cabin
- 2 Automatic Elevators in Each Tower
- Power back-up for Lifts, Passage & Parking area
- RCC / Block paved roads
- Campus with CCTV camera for 24 X 7 security
- Water proofing treatment and China mosaic on terrace
- Well equipped fire hydrant system in every block
- 24 hours Water Supply

AMENITIES

- Well Designed light poles in Common Area
- Kids play area with equipment
- Lawn for Yoga and Morning Exercises
- Landscaped Garden
- Ample 2 wheeler & Car Parking on Ground floor and Basement
- Club House
- Senior Citizen Sitting area
- Indoor Games Room & GYM