



LOCATION PLAN



Developers : **DHRUVIT ENTERPRISE**

Sharnam Arcade, Opp. Upvan Heritage, 30 Mtr Main Road,
Khodiyar Nagar Cross Road, New VIP Road, Vadodara.

Contact Details :

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E : sharnamarcade@gmail.com

Architect : HITESH CHOKSHI

Structure : **ZARNA ASSOCIATES**

Flats Payment Modes :

- 10% - At the time of Booking • 20% - Agreement • 10% - Plinth Level
- 07% - 1st Slab • 07% - 3rd Slab • 07% - 5th Slab • 07% - 7th Slab
- 10% - Brick Masonry Work • 10% - Plaster Level • 07% - Flooring & Finishing
- 5% Before Possession

Shops Payment Modes :

- 30% - Time of Booking • 15% - Plinth Level • 25% - Slab Level
- 15% - Bricks Work • 05% - Plaster Level • 05% - Flooring Level
- 05% - before 1 month of 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, Administration charge will be extra. (4) Any new central or state government taxes, if applicable shall have to be borne by the customers. (5) Continuous default payments leads to cancellation. (6) Administrative expense of 20,000/- & the amount of extra work (if any) will be deducted from refund amount. (7) refund in case of cancellation will be made within 30 days from the date of booking of new client only. (8) In case of delay of water supply, light connection, drainage work by VMSS/MGVCL, developers will not be responsible. (9) Architect/ Developers shall have the right to change or rise the scheme or any details herein and any change of revision will be binding to all. (10) Terrace right will be reserved for developers only. (11) Any plans, specification or information in this brochure can not form part of an offer, contract or agreement. (12) Subject to Vadodara jurisdiction.

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SHARNAM ARCADE

2 & 3 Bhk Flats &
Shops



WHY SHARNAM ARCADE?

- Lavish 2-3 bhk apartment.
- Vibrant premium shops & showrooms
- Living with great connectivity.

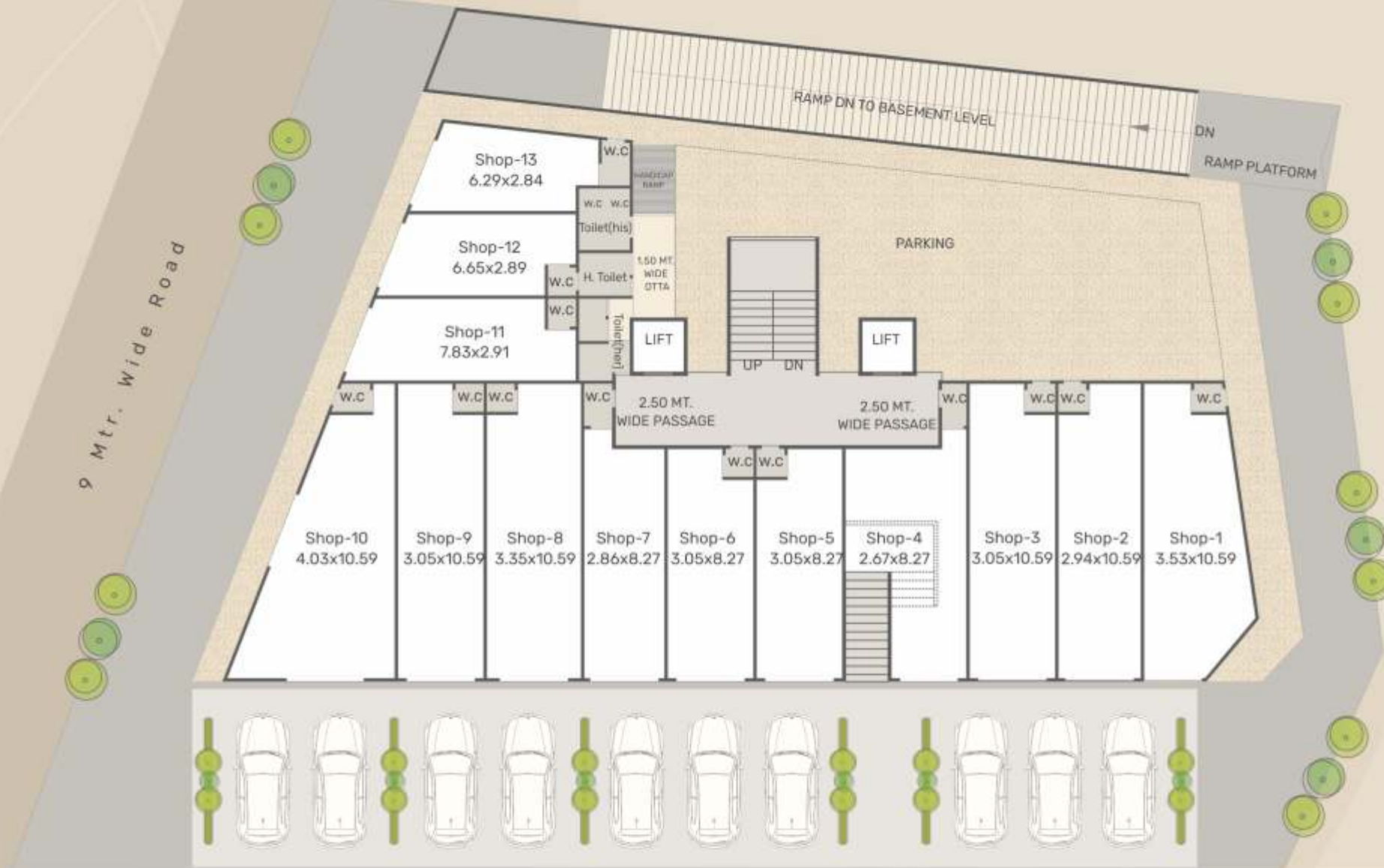


ENJOY IN THE MOMENT
WITH YOUR DEAR ONES





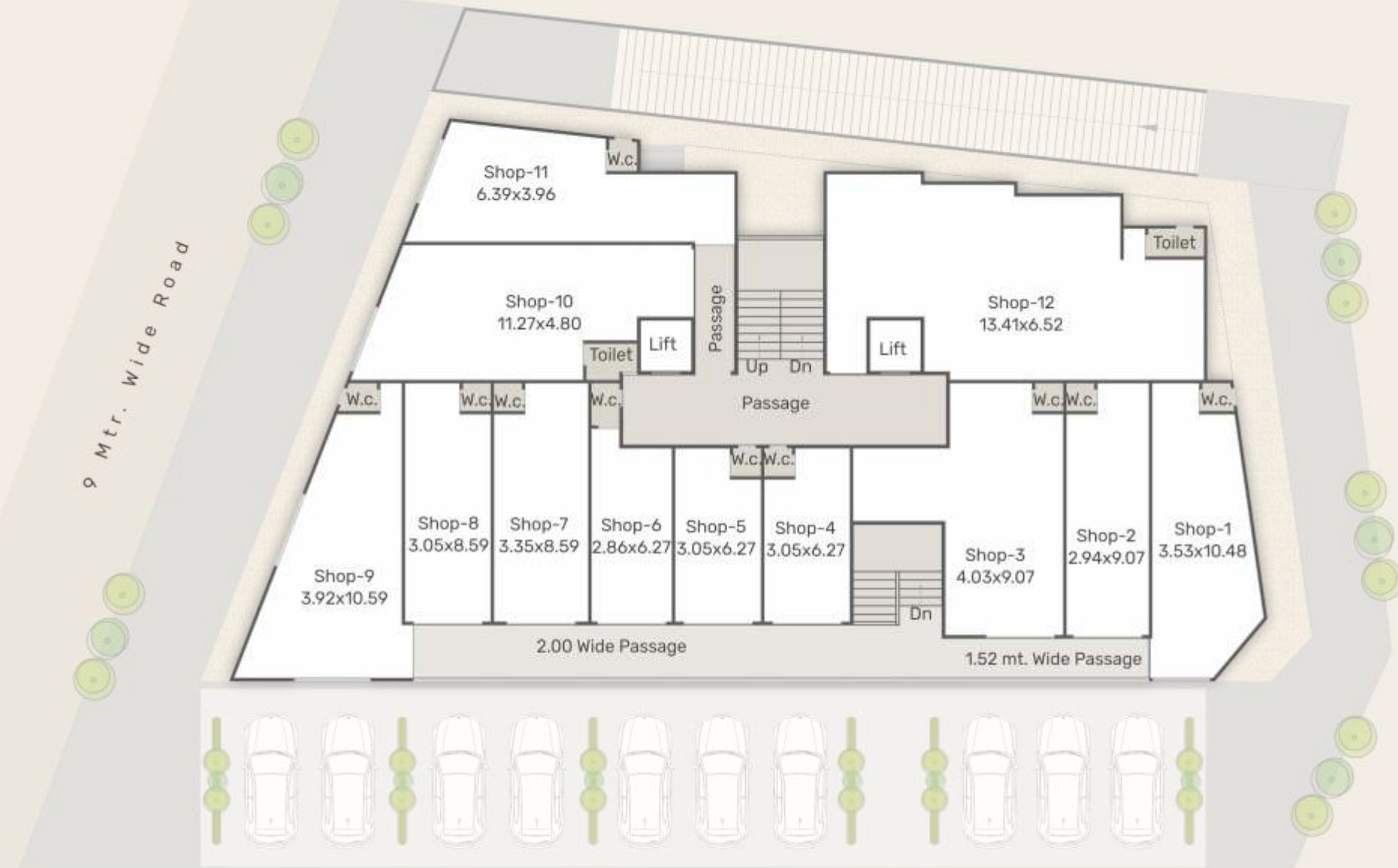
GROUND FLOOR PLAN



SHOP	01	34.74	04	31.16	07	25.88	10	41.50	13	18.74
CARPET AREA	02	30.88	05	25.00	08	35.25	11	22.55		
IN SQ.MTR.	03	32.06	06	25.01	09	33.67	12	18.99		

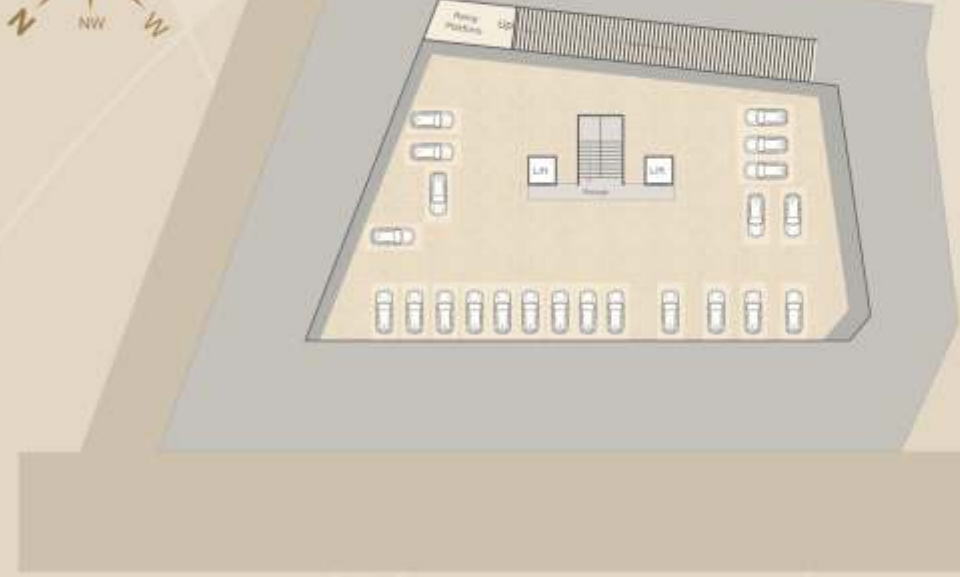


FIRST FLOOR PLAN



SHOP	01	34.67	04	18.90	07	28.54	10	49.13
CARPET AREA	02	26.41	05	18.91	08	25.96	11	37.63
IN SQ.MTR.	03	45.73	06	20.16	09	41.66	12	82.55



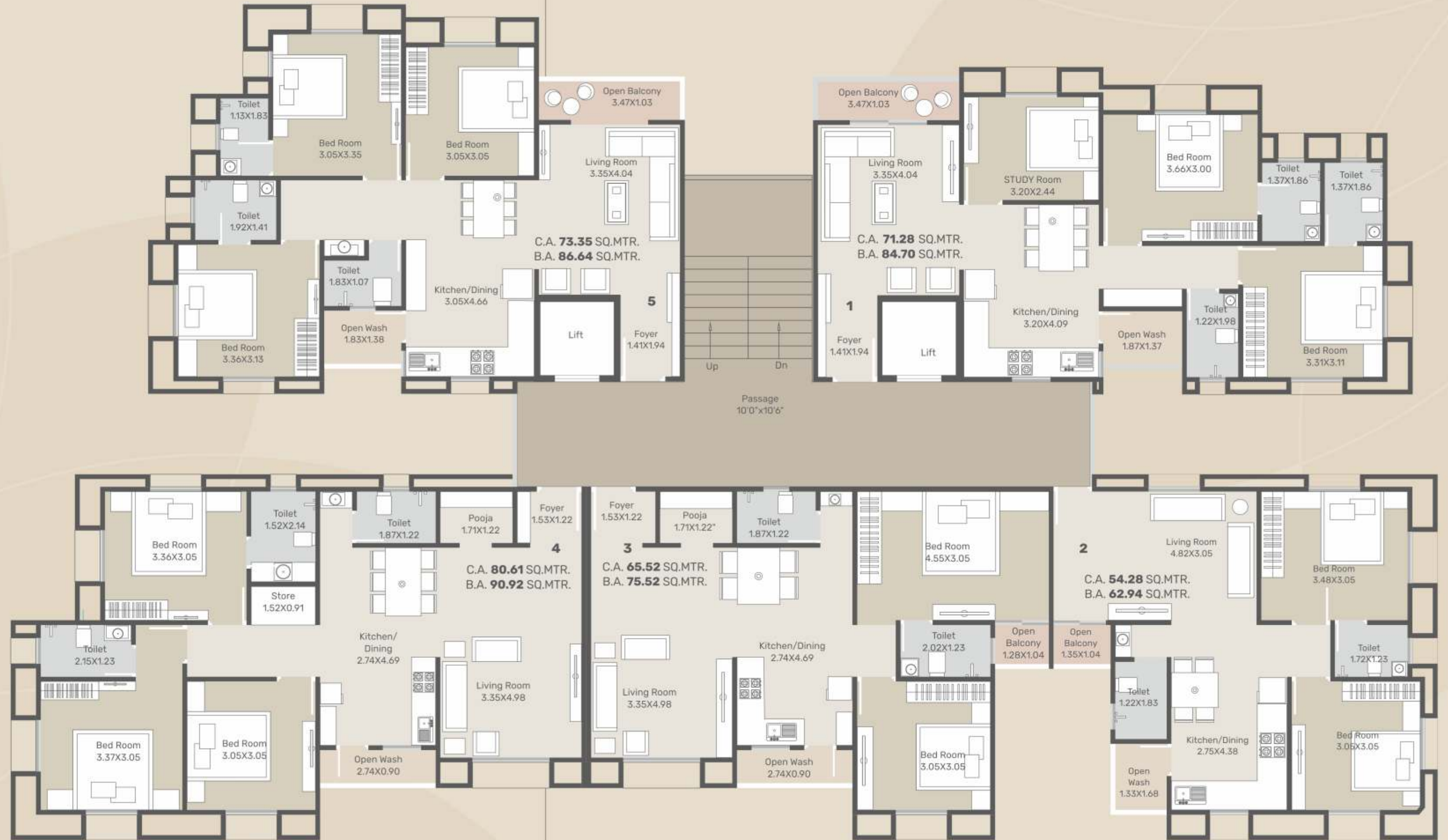


BASEMENT PARKING PLAN



**TYPICAL
FLOOR PLAN
(3RD TO 6TH)**







- Perfect location for business office
- Luxurious interior and exterior
- Quality material with style
- Full of sunlight and spaces
- Water tank with sensors
- Best waterproofing treatment
- Stylish and secured place with CCTVs.
- Quality elevators





SPECIFICATION

Structure :

Earthquake resistant RCC frame structure & Brick masonry work as per architects design. Compound wall around entire campus.

Flooring :

32"x32" Vitrified tiles flooring with epoxy in all rooms. Granite kitchen platform with SS Sink & Glazed tile up to lintel level.

Electrification :

Concealed copper wiring of approved quality with TV., Refrigerator & Split A.C. Point in Master Bedroom & Living Room.

Plumbing :

Hot and Cold Plumbing with Shower and Geyser Point in Bathrooms. Designer tiles up to lintel level & standard quality C.P. fittings.

Doors :

Decorative main door and all other flush doors with standard safety locks.

Windows :

Fully glazed anodized Aluminum windows.

Finishing :

Inside : Smooth plaster with white cement putty finish.
Outside : Sand face plaster with weather shield paints.

Water Supply :

Underground and overhead water tank with sensor.

AMENITIES



Standard quality elevator with ARD system



Gymnasium



Provision for Cable TV point



Attractive name plate & elegant Letter boxes



Fire Safety



Generator For Lift & Common Light



Underground & Overhead water tank, 24 Hours water supply



C.C.T.V. Camera in common Area



Rain Water Harvesting



Water proofing treatment and china mosaic on terrace



Landscape Garden on Terrace with Seating

