



Developers: **Krishiv Developers**

Site: Shaaranya ,Next to Shree Vraj Hospital Opp Banker Hospital
Tulsidham Char Rasta to New GIDC Road Manjalpur Vadodara 390011

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Email: Krishivdev2221@gmail.com



Architect:

Structural Consultant: Associated Engineers

PAYMENT TERMS

Residential: 10% Booking | 15% Agreement for Sale | 15% Plinth Level | 40% 8 Floor Slab Level (GF to 7th Floor) | 05% Plaster Level | 10% Flooring Level | 05% Finishing Level

Commercial: 10% Booking | 15% Agreement for Sale | 20% Plinth Level | 30% First Floor Slab Level | 10% Plaster Level | 05% Flooring Level | 05% Finishing Level

Terms & Conditions:

(1) Possession will be given after 45 days of settlement of all accounts. (2) Stamp Duty, Registration, Legal Charges, GST, MGVCCL & VMC (VUDA) Charges, Society Maintenance Deposits & Development Charges, etc will be borne by the purchaser. (3) Any additional charges or duties levied by the Government / Local authorities during or after the completion of the scheme will be borne by the purchaser. (4) Extra work shall be executed after making full payment (5) Cancellation charges as per RERA. (6) In case of delay in water supply, electric light connection, drainage work by the concerned authority, developers will not be responsible. (7) Refund in case of cancellation will be made within 30 days from the date of booking of new client only. (8) Administrative expense of Rs. 20000/- & the amount of extra work (if any) will be deducted from refund amount. (9) All plans are subject to amendments and approval by the relevant authorities. (10) All photography and computer imagery are artist's impressions and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. (11) Subject to Vadodara Jurisdiction.

RERA Website: www.gujrera.gujarat.gov.in

RERA Reg. No.:



2 & 3 BHK PREMIUM FLATS | SHOWROOMS



Sublime Homes. Blissful Living.

At the heart of the popular residential vicinity of Manjalpur stands Shaaranya offering elegant 2-3 BHK Flats & Spacious Showrooms. These two blend into a magnificent façade with a generous dose of premium lifestyle and public spaces. The unique design of the building attracts instant attention and exudes understated sophistication.

The apartments offer a welcome diversion from mundane residential generalization. The various units, including the smart retail spaces and elegant apartments, are intricately planned, with strict attention to quality materials and a wise space allocation that conveniently adapts to contemporary living needs.

It's time to take comforts for granted and get used to the many luxuries Shaaranya has to offer.





Salient Features

- Elegant Ground Floor Lobby
- Branded Automatic elevators
- Generator for Power Backup (for common amenities)
- Decorative Main Gate with Security Cabin
- Allotted Car parking
- Attractive Name plate & Letter Box
- Rain Water Harvesting
- Anti-termite treatment to the Building





Specifications

Structure:

Well designed RCC frame structure as per structural engineer's design.

Flooring:

2' x 2' Vitrified flooring in living, dining, kitchen, balcony, and all bedrooms, and ceramic tiles in bathrooms.

Kitchen:

Sandwich Granite platform with SS kitchen sink and designer tiles up to lintel level over the platform, Kotastone Flooring for wash area

Bathrooms:

Designer tiles up to lintel level with quality bath fittings, sanitary ware and glazed tiles. Geyser point in Bathrooms.

Plumbing:

Systematic wall concealed CPVC / UPVC branded plumbing fitting.

Doors & Windows:

Decorative main door with standard safety lock and fittings. All other internal doors are flush doors with laminates. Aluminum section windows with reflective glass, safety grill & Mosquito Net.

Electrification:

Concealed copper ISI wiring and good quality modular switches with sufficient points. Provision for Split AC in master bedroom. Geyser point in all bathroom. TV Point in living room. MCB in main distribution board.

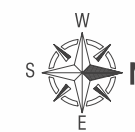
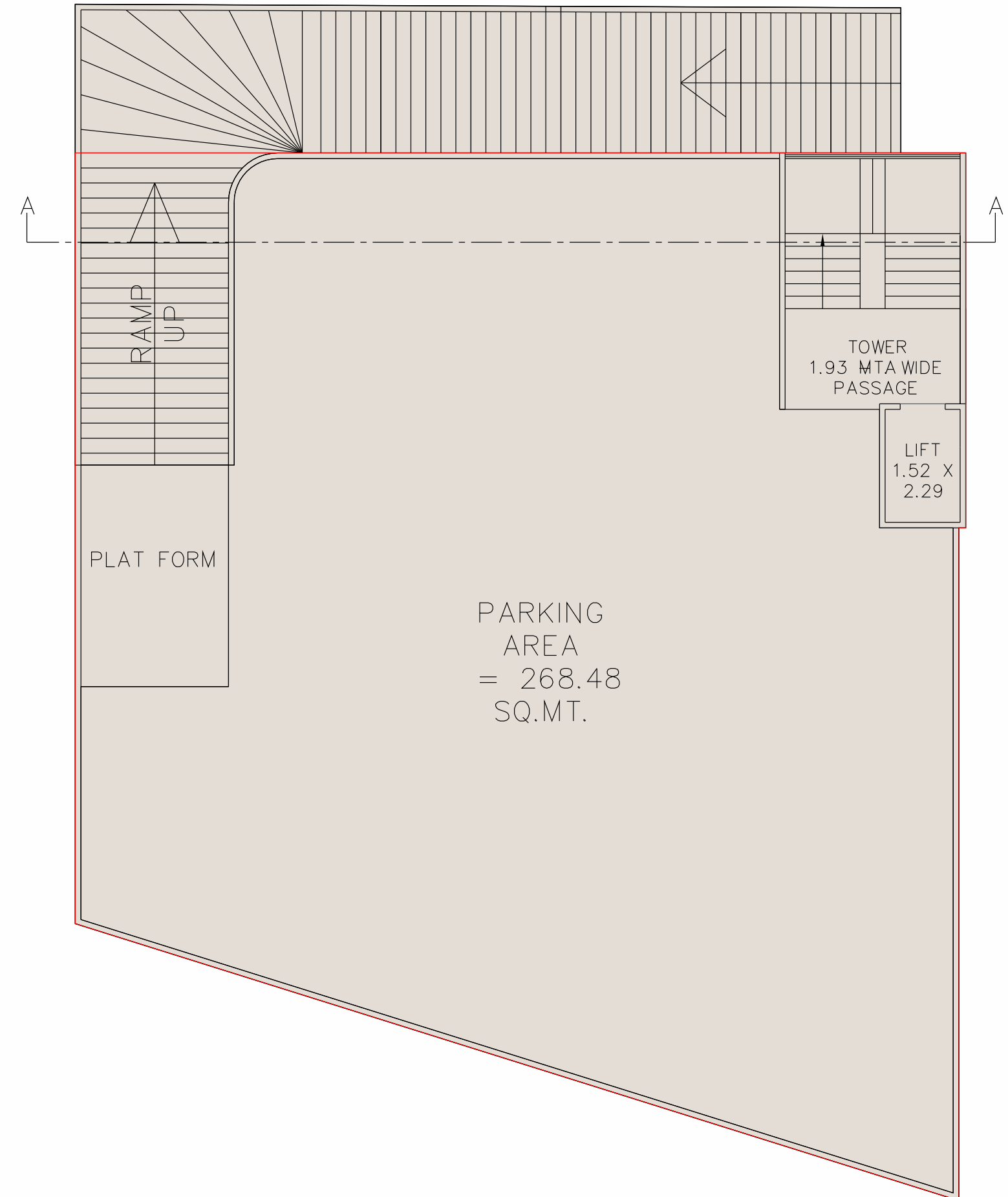
Finishing:

Internal smooth finish plaster and putty distemper paint on internal walls. External waterproof plaster with semi-acrylic exterior paint. Railing with enamel paint & exterior weather resistant paint.



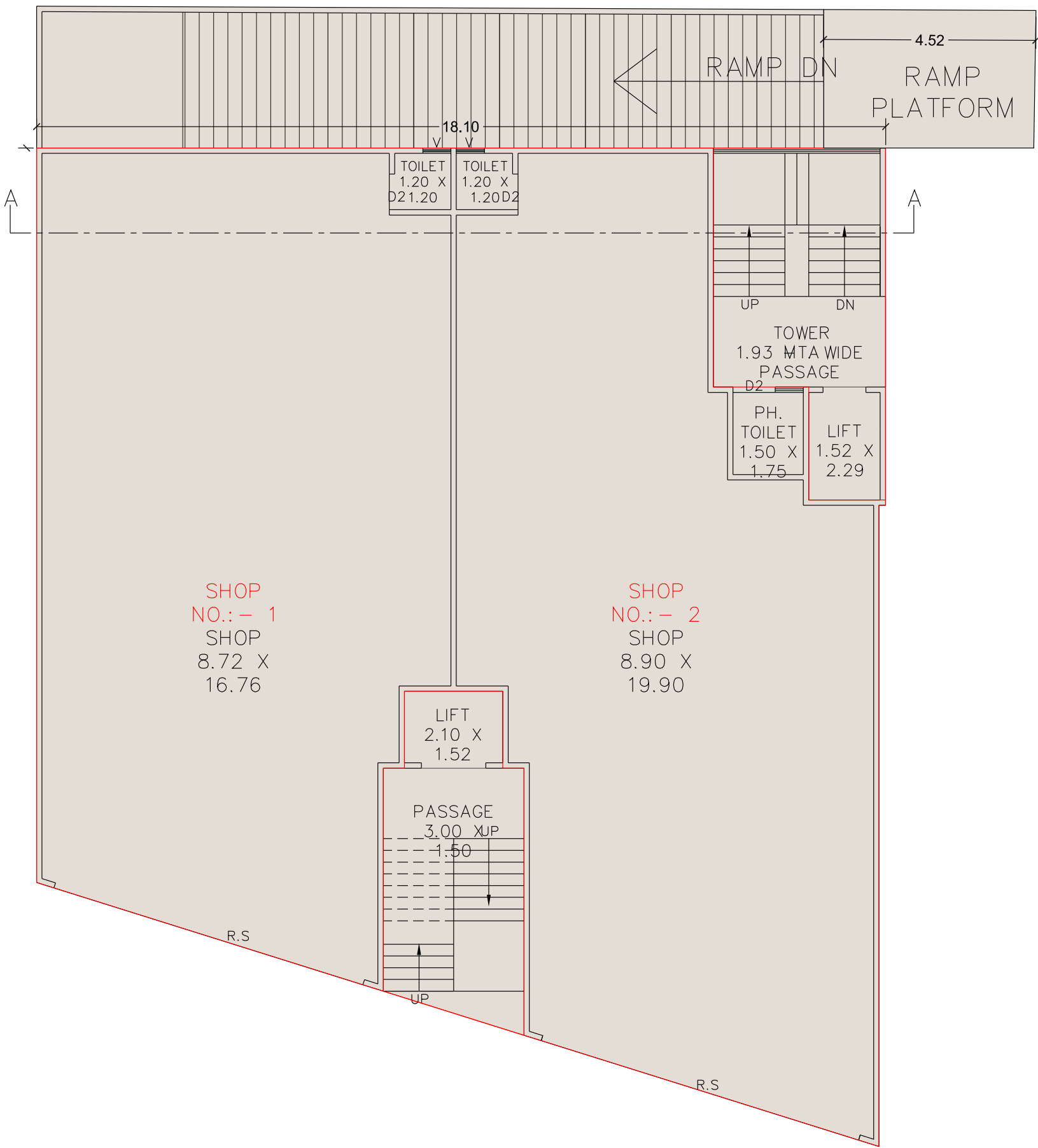
Basement Floor

(TOWER - A)
 BASEMENT FLOOR PLAN
 BUILT UP AREA = 332.54 SQ.MT.
 PARKING AREA = 268.48 SQ.MT.



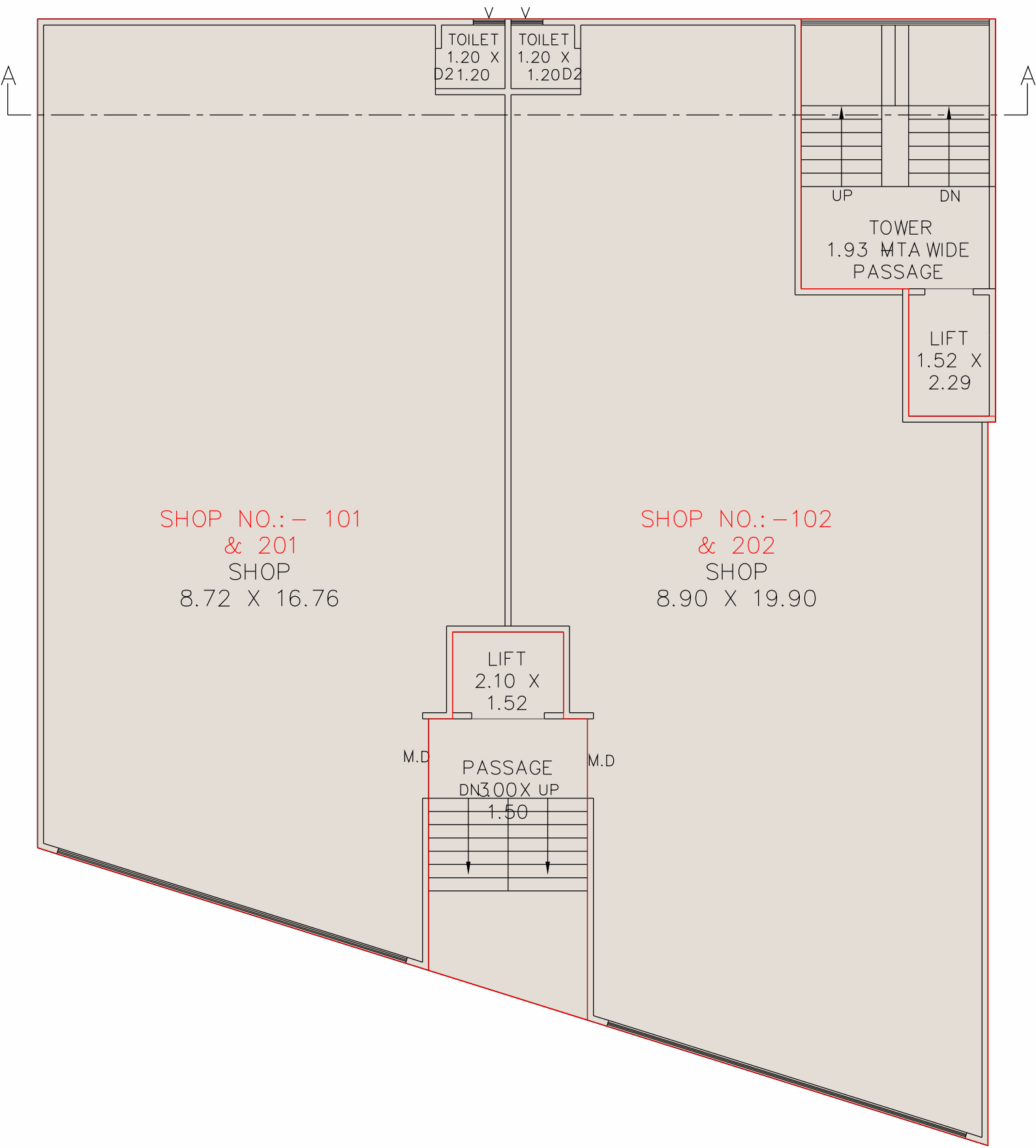
Ground Floor

(TOWER - A)
GROUND FLOOR PLAN
BUILT UP AREA = 332.54 SQ.MT.
F.S.I. AREA = 290.82 SQ.MT.
LIFT+STAIR+PASSAGE = 41.72 SQ.MT.



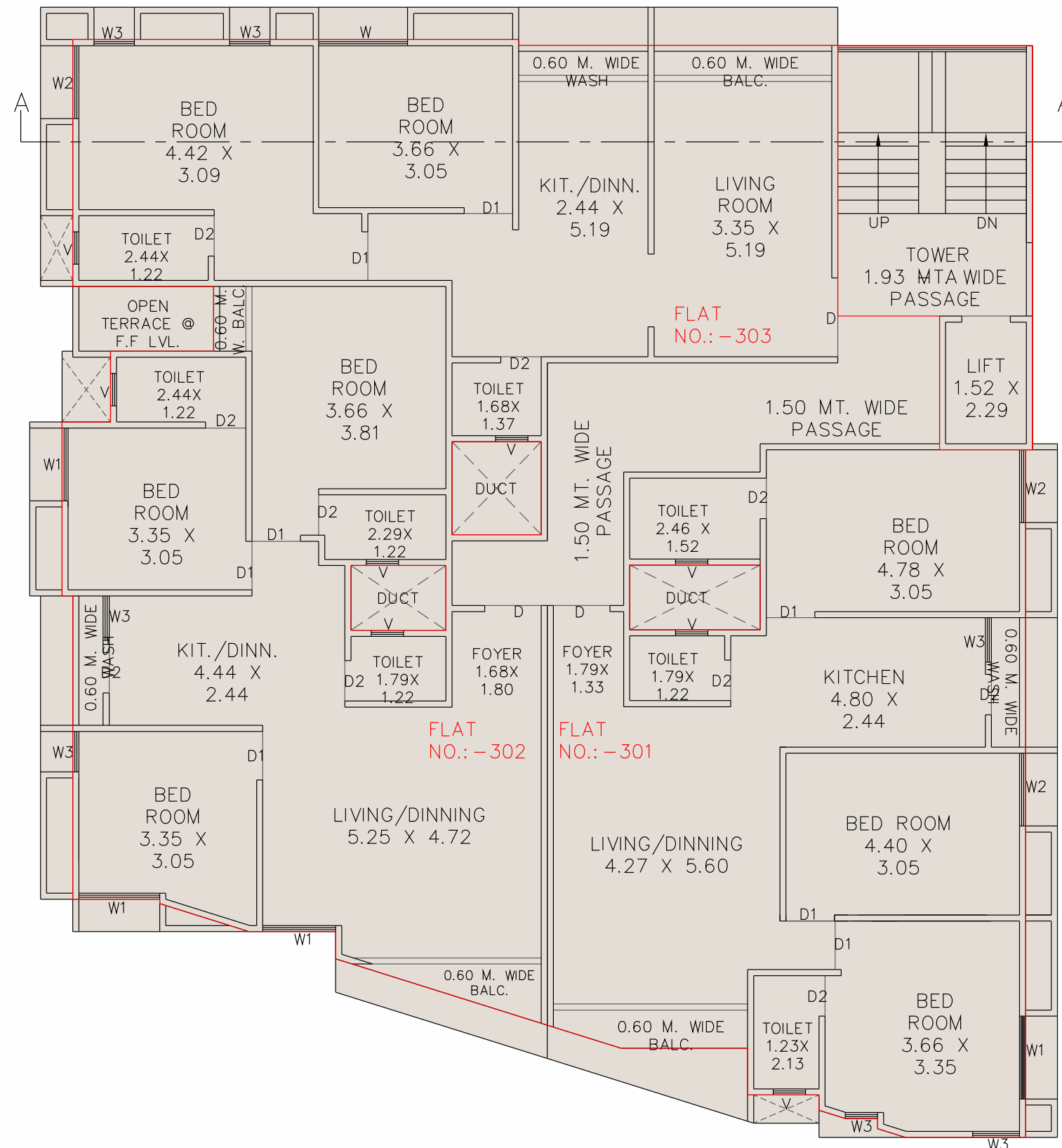
1st & 2nd Floor

(TOWER - A)
1ST & 2ND FLOOR PLAN
BUILT UP AREA = 332.54 X 2 = 665.08 SQ.MT.
F.S.I. AREA = 290.82 X 2 = 581.64 SQ.MT.
LIFT+STAIR+PASSAGE = 41.72 SQ.MT.



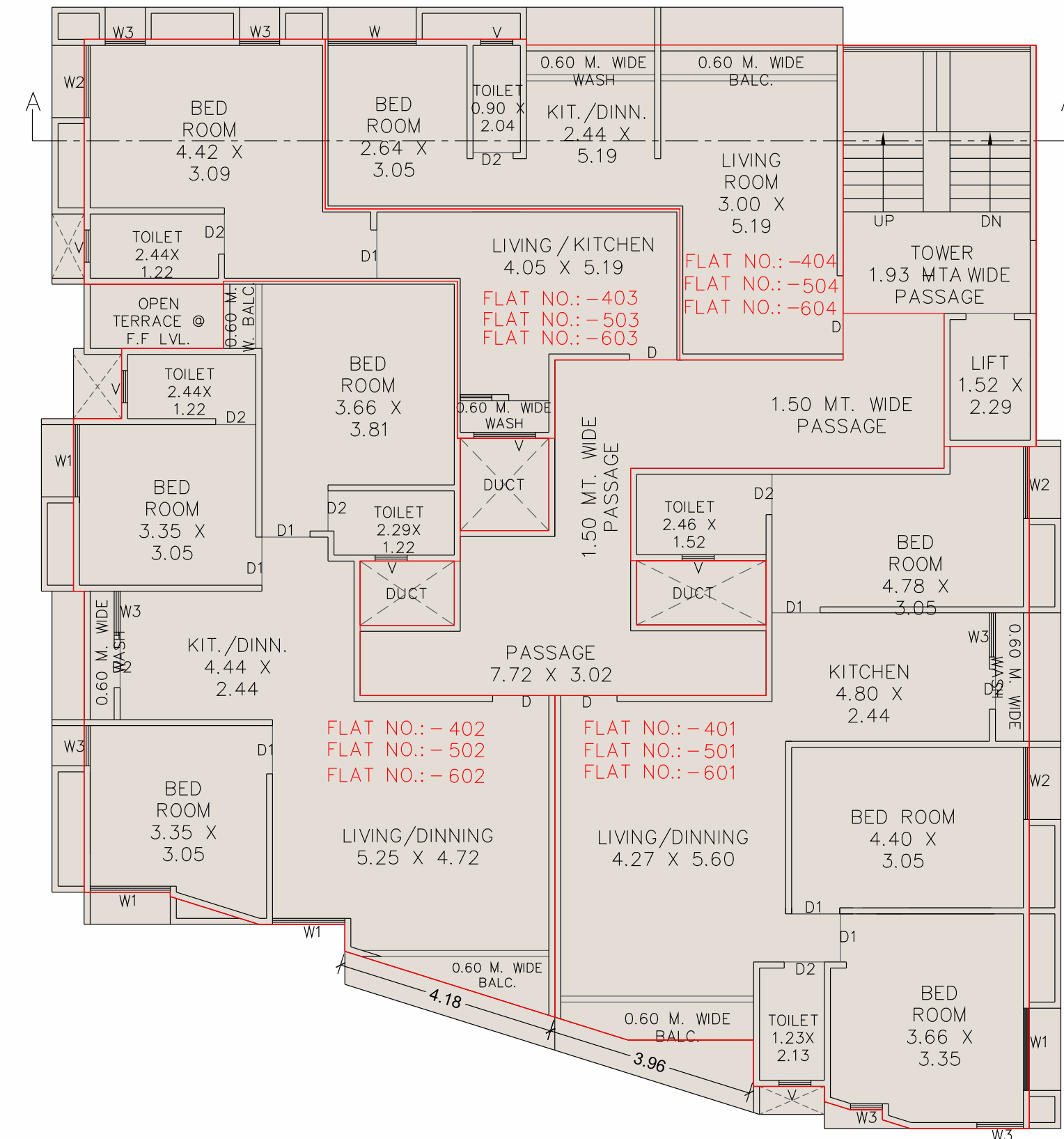
Typical Floor(3rd floor)

(TOWER - A)
3RD FLOOR PLAN
BUILT UP AREA = 320.02 SQ.MT
F.S.I. AREA = 297.39 SQ.MT
LIFT + STAIR + PASSAGE = 22.99 SQ.MT



Typical Floor (4th to 6th floor)

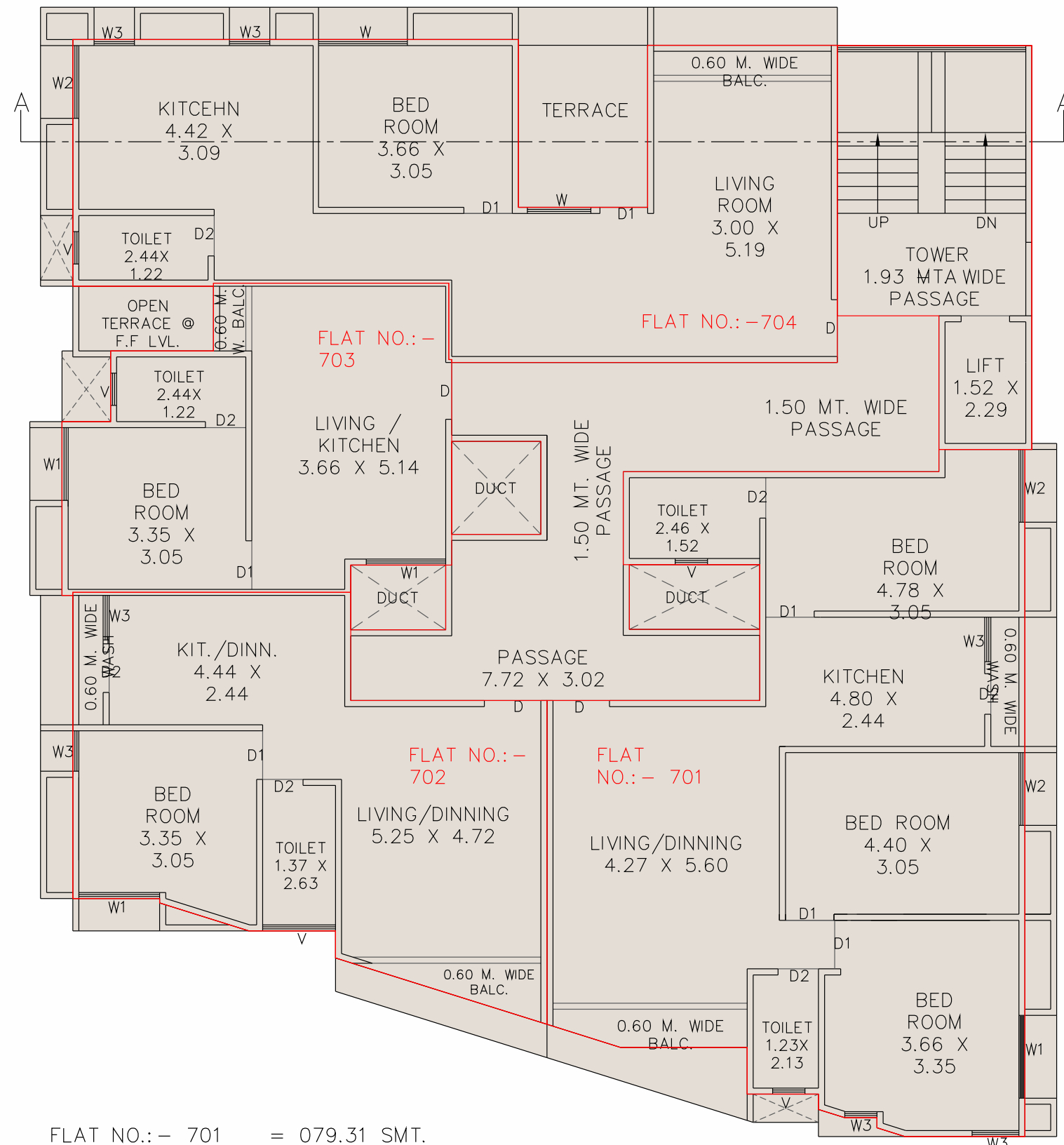
(TOWER - A)
TYPICAL FLOOR PLAN (4TH TO 6TH)
BUILT UP AREA = 320.02 X 03 = 960.06 SQ.MT
F.S.I. AREA = 297.39 X 03 = 892.17 SQ.MT
LIFT + STAIR + PASSAGE = 22.99 SQ.MT



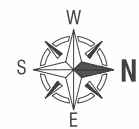
FLAT NO.: - 401,501,601 = 079.31 SMT.
FLAT NO.: - 402,502,602 = 079.38 SMT.
FLAT NO.: - 403,503,603 = 039.53 SMT.
FLAT NO.: - 404,504,604 = 039.95 SMT.
COMMON AREA = 059.22 SMT.
TOTAL = 297.39 SMT.

Typical Floor(7th floor)

(TOWER - A)
7TH FLOOR PLAN
BUILT UP AREA = 311.00 SQ.MT
F.S.I. AREA = 288.01 SQ.MT
LIFT + STAIR + PASSAGE = 22.99 SQ.MT



FLAT NO.: - 701	= 079.31 SMT.
FLAT NO.: - 702	= 039.69 SMT.
FLAT NO.: - 703	= 039.69 SMT.
FLAT NO.: - 704	= 070.10 SMT.
COMMON AREA	= 059.22 SMT.
TOTAL	= 288.01 SMT.



Terrace Floor

(TOWER - A)
TERRACE FLOOR PLAN
BUILT UP AREA = 23.92 SQ.MT.

