

LIFE IS A **SYMPHONY**
OF BEAUTIFUL **MEMORIES**



Booking Contact: +91 95127 99472

Site Address: Shyam Smruti
Opp. Samartheswar Mahadev, Nr. Axis Bank
B/h. TWT Paragon, Law Garden
Ahmedabad - 380009

Architect: Viral Patel



shyam
Smruti

3 & 4 BHK Grandeur Apartments

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GRANDEUR
APARTMENTS

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Smruti

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Beautiful to look at and sublime to live in, Shyam Smruti is crafted to evoke the best of luxury. With prestigious location, stunning architectural design and fabulous amenities, these opulent homes are dream come true.

LUXURY IS
EXQUISITE
ART ONLY FEW CAN
MASTER



ARCHITECTURE IS
A **STUNNING**
REFLECTION OF
MAGNIFICENCE



**TYPICAL
FLOOR PLAN**

4 BHK

4 BHK



ROAD FACING

ROAD FACING



shyam
Smriti

3 & 4 BHK Grandeur Apartments



LIFESTYLE IS AN **EXPERIENCE**
TO REJOICE FOR A **LIFETIME**

STRUCTURE: Earthquake resistant R.C.C. frame structure

SECURITY PROVISION

- Round the clock security by professional agency
- 24x7 surveillance at main entrance gate, basement entry & exit
- Intercom facility for internal communication
- Secured and attractive main gate with security cabin

WATER SUPPLY: Corporation and Back-up bore for 24 hours water supply

ELEVATOR: One automatic high-speed elevator (Make: Kone/Olivetti/Hitachi/Schindler)

ECO FRIENDLY FEATURE: Rainwater harvesting

PARKING: Ample parking at basement level

SPECIFICATIONS

FLOORING

- Italian marble flooring in drawing, living and kitchen
- Master bedroom with laminated wooden flooring and vitrified tiles for other bedrooms
- Rustic tiles in verandah, designer tiles/kota stone/pavti in parking and staircase with polished kota stone/granite with anti skid grooves
- Kitchen yard flooring of polished kota stone and store room with polished kota stone shelf

KITCHEN

- Nano white platform kitchen
- Stainless steel sink
- Points for refrigerator, exhaust and aqua guard

CHIMNEY

- Provision only

BATHROOMS

- Ceramic tiles flooring
- Colored glazed tiles
- Concealed plumbing with Kohler fittings & designer accessories
- Superior sanitary ware
- Wall hung W.C. in all attach bathrooms

WASH AREA

- Kota stone flooring with dado of ceramic / glazed tiles
- D.P. Kota stone shelves for extra storage
- Separate area for washing machine with electric and plumbing point

DOORS

- 35 mm thick decorative main door with both side veneers, Godrej lock and other branded S.S. fittings
- 32 mm thick bedroom flush door with branded S.S. fittings in Sal wood frames
- Granite door frame & water proof doors for bathrooms and wash area

WINDOWS

- Heavy section aluminum anodized sliding window with granite reveal

WALL FINISH

- Internal smooth plaster with birla putty finish and external double coat plaster with asian ultima paints

TERRACE

- China mosaic over waterproof coat on 3" thick brick bat concrete for thermal insulation

TERMITE TREATMENT

- Anti termite treatment shall be applied by standard materials to complete area

DISCLAIMER

- Stamp duty, Registration charges, Legal documentation charges, AEC, Service Tax, VAT, any additional charges, taxes, cess or duties levied by the government/local authorities prior, during or after the completion of the scheme shall be borne by the purchaser
- Payment shall be made as per the schedule. Delay in payment will not be acceptable.
- In the interest of the continued development in design and quality of construction, the developer reserves all rights to make any changes in the scheme, including technical specifications, design, planning and layout at any stage. All the purchasers shall abide by such changes.
- Changes/Modification of any nature, including the elevations, exterior color scheme of the apartments or any other change affecting the overall design concept and outlook of the scheme by any purchasers are strictly not permitted during or after the completion of the scheme.
- The developer is intended only to convey the essential design and technical features of the scheme and shall not be construed to form part of the legal document. Agreement for sale shall be final and binding to the purchaser.

