

**adani**  
Realty

Shantigram®  
THE GOOD LIFE



AMOGHA



# AMOGHA

**Khushiyon Ka Pata**

3 BHK WELL-VENTILATED HOMES  
AT SHANTIGRAM

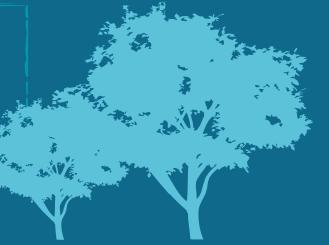


# Your Address of Happiness

When your address itself is the symbol of happiness, your life turns into a happy tale in which you keep adding newer pages, moments and memories every day. Amogha brings to you spacious, well-planned & well-ventilated 3 BHK apartments loaded with an array of lifestyle amenities. Having everything that people of all age groups require present right within the campus, these homes are surely an address for your happiness

i.e. your own Khushiyon Ka Pata!

**Khushiyon Ka Pata**



# Where Outdoors Become Indoors

Amogha is a home that gives you maximum ventilation, thanks to the well-spaced towers that allow excellent air flow and natural light to pass through them.

**Maximum Natural Light**  
**Ample Ventilation**  
**A Project with Courtyard Style Design**





# Where Balconies Become Viewing Decks

At Amogha, you get more than just a splendid view of the Lake\* & Football Field\* on one side and that of the Shoppers' Plaza\* on the other. You get a 7'6" X 3'6" balcony that provides you with ample opportunities to sit back & enjoy the good life.



\*Select Apartments Only

# Where Openness Becomes a Close-Knit Community

Apart from offering you approx. 70% open spaces within the premises, these homes enable a most sought-after low density living with only 448 homes planned in a massive 3.42 acre area.

**448 Homes in 3.42 Acres**  
**Approx. 70% Open Spaces in the Project**  
**(Including Driveways)**



# Where Butterflies Become Your Best Friends

Thoughtfully-planned, all season forest-themed landscaping with different species of trees that attract butterflies add more value to your leisure time. Night landscaping & ambient lighting with well-lit sit-out spaces add beauty to your world.

Different Species of Trees  
Butterfly-Friendly Landscaping  
Ambient Night Lighting  
Sr. Citizen Sit-Out Area  
**All Season Forest-Themed Landscaping**



# Where Fun Becomes a Way of Life

The club here is a conventionally designed and thoughtfully laid-out G+1 Club having all modern amenities right from a semi-covered swimming pool, a multi-purpose hall to indoor games, conference room and a gymnasium. The view from the club is enough to uplift your mood and freshen you up.





## 3 BHK

Well-ventilated Apartments

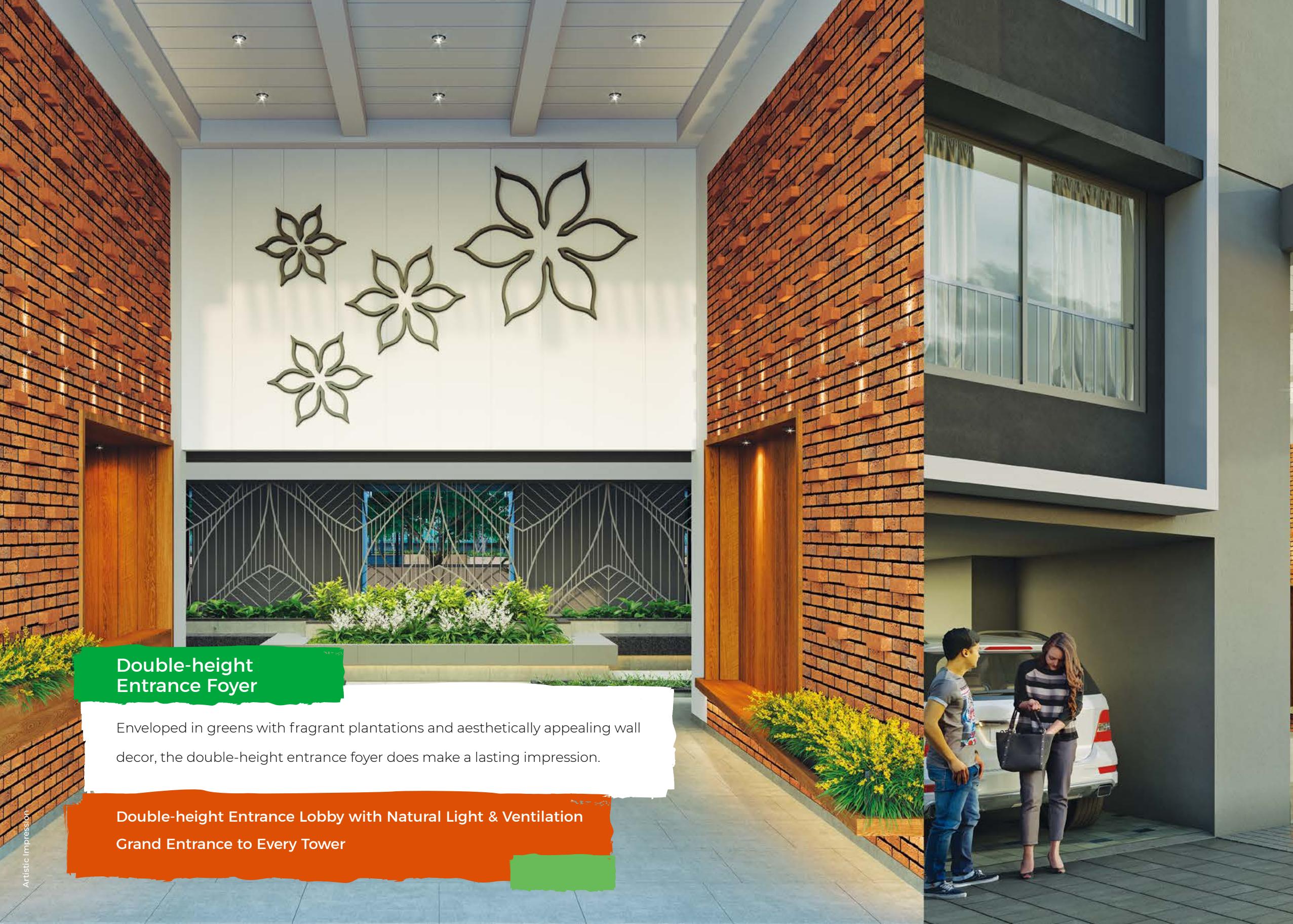
Beautiful inside and spectacular outside, Amogha is a blend of modern architecture and future-ready lifestyle.

Designated Car and Bike Parking Spaces

Well-planned Traffic Flow



Artistic Impression



### Double-height Entrance Foyer

Enveloped in greens with fragrant plantations and aesthetically appealing wall decor, the double-height entrance foyer does make a lasting impression.

Double-height Entrance Lobby with Natural Light & Ventilation  
Grand Entrance to Every Tower





## Club

A grand lifestyle comes with a grand club house which has everything you desire for your leisure and pleasure. The well-planned club house meticulously divides the kids' play area and swimming pool on one side and extended lawns and walkways on the other.

Central Club along with Kids' Play Area,  
Swimming Pool & Lawns

## Multi-purpose Hall

Turn every social occasion into a grand memory with a multi-purpose hall that becomes the perfect venue for your gatherings and celebrations.





## Play Area

The central play area comes with fun and recreational amenities for your kids and ample sitting spaces for you to indulge in nature, talk to your friends and/or adore the childhood of your kids.



### Shaded Swimming Pool

A pool that looks like an oasis in the midst of sprawling greens, this partially shaded swimming pool is designed for those who want to take a cool dip in the pool and get refreshed.



## Walkway

A long pathway covered with creepers bearing seasonal flowers make your morning & evening walks more pleasant. The extensive lawn area is suitable for small to big social gatherings and functions and at other times, is perfect for your children to run, play and get along.

Where  
Future Becomes a  
Worry-free Aspect  
of Life



# Where Commuting Becomes a Quick Affair

Shantigram is well-connected to all major schools, hospitals, business hubs, airport, hotels, malls and multiplexes and is in close proximity to the capital city of Gandhinagar. The township is well-connected to the SP Ring Road that connects you to the outer periphery of the city and to major cities like Sanand, Vadodara, Mehsana, Udaipur, etc.



# Where Convenience Becomes an Integral Part of Life

Amogha is centrally located within Shantigram, allowing great ease-of-access to every location within the township. Moreover, all the daily necessities are available at the Shoppers' Plaza which is located just opposite to the premises.

**Located centrally within Shantigram**

**Located opposite to Shoppers' Plaza & near Lake Promenade**

**In close proximity to the Cricket and Football ground**





# Where Clubbing Becomes a Habit

Part of a nearly 600-acre Shantigram township and located very close to Amogha is one of Ahmedabad's largest private social clubs, The Belvedere Golf & Country Club. The club enables you to indulge in culinary delights, social interactions, indoor and outdoor sports, fitness activities, spa, stay options, infinity pool & aqua garden and lots more. The club also comprises an expansive Golf Course and a Golf Academy for golf lovers accessible at an attractive price exclusively for the residents of Shantigram.

Become a member\* of the Belvedere Golf & Country Club  
to play, celebrate and socialize

\*Belvedere Club membership is not included.  
Membership charges applicable.

# Where Lifestyle Becomes a Way of Life

APPROX.  
600-ACRE  
TOWNSHIP

- A JAIN TEMPLE
- B WATER LILY
- C LA MARINA
- D SHOPPERS' PLAZA
- E THE MEADOWS

- F ADANI INSTITUTE OF INFRASTRUCTURE & MANAGEMENT
- G ADANI CORPORATE HOUSE
- H ADANI REALTY OFFICE
- I INSPIRE BUSINESS PARK
- J ELYSIUM
- K AANGAN
- L MUSICAL AQUA SHOW
- M THE BELVEDERE GOLF & COUNTRY CLUB
- N THE NORTH PARK
- O ASTER
- P AMOGHA
- Q GREENVIEW
- R THE STOREYS



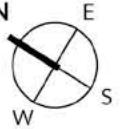
Map not to scale

Disclaimer: All data and information provided herein (including but not limited to the layout, design etc.) is provided on indicative basis and the same may be subject to change or withdrawal without notice. All data and information provided herein are solely intended to provide general information and any information of special interest should be obtained through independent verification.

# Project Layout

## LEGENDS

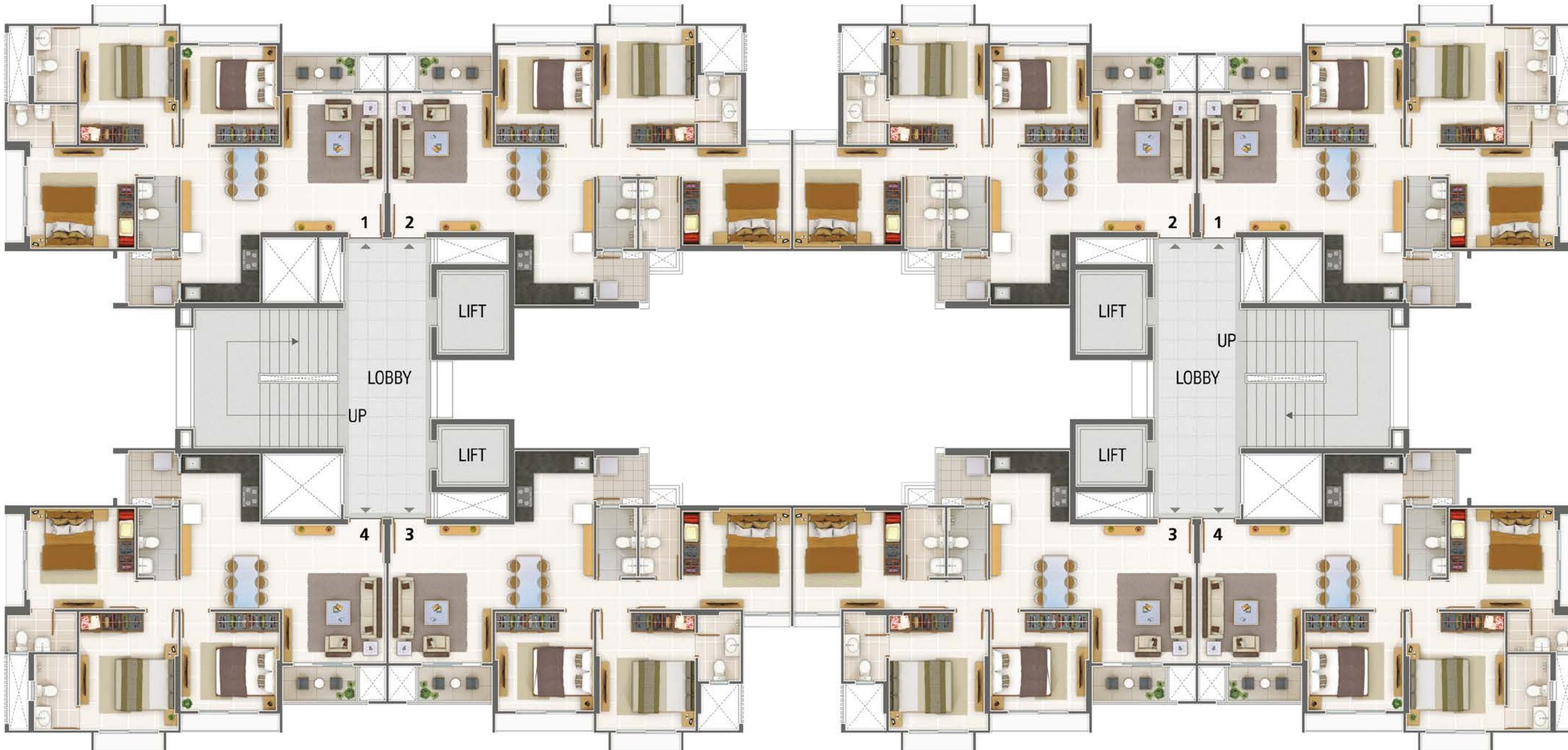
- 1 MAIN ENTRY
- 2 MAIN EXIT
- 3 PARKING
- 4 CLUB DROP-OFF
- 5 BUILDING DROP-OFF
- 6 MULTI-PURPOSE LAWN
- 7 CLUB
- 8 SWIMMING POOL
- 9 LAWN MOUND
- 10 KIDS' POOL
- 11 SWIMMING POOL DECK
- 12 CONNECTING PATHWAY
- 13 WALKWAY
- 14 LANDSCAPE
- 15 MEANDERING PATHWAY
- 16 KIDS' PLAY AREA
- 17 ACTIVITY DECK
- 18 STEPPING STONE PATHWAY
- 19 SENIOR CITIZEN SIT-OUT
- 20 COURTYARD
- 21 SERVICE ENTRY/EXIT
- 22 SERVICES
- 23 RAMP



34.50 MT WIDE ROAD

# Typical Floor Plan

1<sup>st</sup> to 14<sup>th</sup> Floor

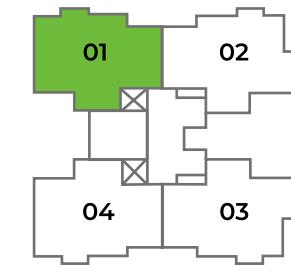


# Typical Unit Plan

1<sup>st</sup> to 14<sup>th</sup> Floor

3 BHK  
Unit Plan

Type A

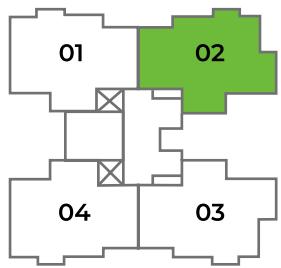


NO	AREA	METER	FEET
1	Living Room	3.200 x 4.280	10'6" x 14'1"
2	Balcony	2.280 x 1.075	7'6" x 3'6"
3	Dining	3.150 x 2.610	10'4" x 8'7"
4	Kitchen	2.450 x 2.200	8'0" x 7'3"
5	Utility	1.525 x 1.680	5'0" x 5'6"
6	Common Toilet	1.230 x 2.130	4'0" x 7'0"
7	Passage	1.330 x 0.900	4'4" x 2'11"
8	Master Bedroom	3.050 x 3.650	10'0" x 12'0"
9	Master Toilet	1.300 x 2.330	4'3" x 7'8"
10	Bedroom-2	3.250 x 3.130	11'0" x 10'3"
11	Toilet-2	2.130 x 1.220	7'0" x 4'0"
12	Bedroom-3	3.050 x 3.050	10'0" x 10'0"

AREA AS PER RERA	CARPET AREA	BALCONY AREA	WASH AREA
Sq.Mt. Sq. Ft.	70.76 761.65	2.45 26.37	2.26 24.33

# 3 BHK Unit Plan

Type B 1<sup>st</sup> to 14<sup>th</sup> Floor



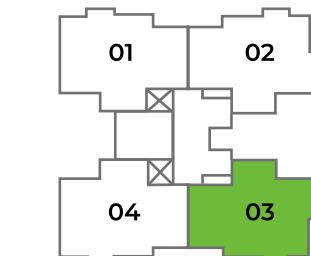
AREA AS PER RERA	CARPET AREA	BALCONY AREA	WASH AREA
Sq.Mt. Sq.Ft.	72.13 776.40	2.45 26.37	2.17 23.36

NO	AREA	METER	FEET
1	Living Room	3.200 x 4.280	10'6" x 14'1"
2	Balcony	2.280 x 1.075	7'6" x 3'6"
3	Dining	3.150 x 2.610	10'4" x 8'7"
4	Kitchen	2.450 x 2.300	8'0" x 7'7"
5	Utility	1.525 x 1.530	5'0" x 5'0"
6	Common Toilet	1.230 x 2.130	4'0" x 7'0"
7	Passage	1.330 x 0.900	4'4" x 2'11"
8	Master Bedroom	3.050 x 3.650	10'0" x 12'0"
9	Master Toilet	1.300 x 2.130	4'3" x 7'0"
10	Bedroom-2	3.350 x 3.150	11'0" x 10'3"
11	Passage	1.330 x 0.900	4'4" x 2'11"
12	Toilet-2	1.230 x 2.130	4'0" x 7'0"
13	Bedroom-3	3.050 x 3.050	10'0" x 10'0"



# 3 BHK Unit Plan

Type C 1<sup>st</sup> to 14<sup>th</sup> Floor



AREA AS PER RERA	CARPET AREA	BALCONY AREA	WASH AREA
Sq.Mt. Sq.Ft.	72.13 776.40	2.45 26.37	2.17 23.36

NO	AREA	METER	FEET
1	Living Room	3.200 x 4.280	10'6" x 14'1"
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13	Bedroom-3	3.050 x 3.050	10'0" x 10'0"

# Be a part of the approx. 600-Acre Shantigram Township



## THE PERFECT ADDRESS

- Community of 4800+ Families
- Good Life Studio for Co-curricular Activities
- Exclusive for Shantigram Residents
- Games Facility
- Intra-township Cycling
- Internal Bus Service

## A NATURE-INSPIRED HOME

- Enables Better Health due to Clean & Fresh Air
- Lakeside Promenade

## GIVE YOUR LOVED ONES MORE HAPPINESS

- Convenience of Shoppers' Plaza
- Pre-school Facility within Shantigram
- Multiple Educational Institutes in Close Proximity

## A NEIGHBOURHOOD FOR EVERYONE

- Comfortable Sit-outs
- Jain Temple in the Township



## CONTRIBUTING TO INDIA'S GROWTH STORY- ADANI GROUP AT A GLANCE

Workforce 23,000+	Thermal Power Generation 12.41 GW (Excluding ATL's 500 MW)	Agri Fresh 22,000 MT	Edible Oil 19.3% Market Share
Cargo Handled across Ports 247 MMT	Mining Services 17.5 MMT	Realty 1.39 MN. SQ. M	NBFC 32,500 Customers
City Gas Distribution 515 MMSCW	Renewable Power 5.4 GW*	Passengers Handled at Airports 3.5 MN. SQ. M	Integrated Resources management 63 MMT

Renewable Power 5.4 GW*	Solar Manufacturing 1.5 GW*
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Note: Figures as per Annual Reports of FY21 | \*Operating Capacity as on October 2021



Adani Realty is the Real Estate arm of India's one of the leading infrastructure and development entities - The Adani Group. With its commitment to 'Nation Building' and 'Growth with Goodness', Adani Realty is developing real estate projects in India's most promising destinations, integrating the finest design aesthetics with cutting-edge construction technology. The company till now has developed close to 13.94 lakh sq. mtrs. and has close to 12.26 lakh sq. mtrs. of real estate space under development which includes residential, commercial and social club projects across Ahmedabad, Mumbai, Pune & Gurugram.

Ports and Logistics | Power | Transmission | Renewables

Natural Resources | Agri Logistics | Edible Oil | Gas Distribution

Real Estate | NBFC | Aerospace and Defence | Roads, Metro, Rail and Water

Data Center | Airports | Agri Fresh





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