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**SHARDA**  
REALTY

**PARK VIEW**

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3 BHK APARTMENTS

Club 07 Road, Shela



# AN OPPORTUNITY never to be missed

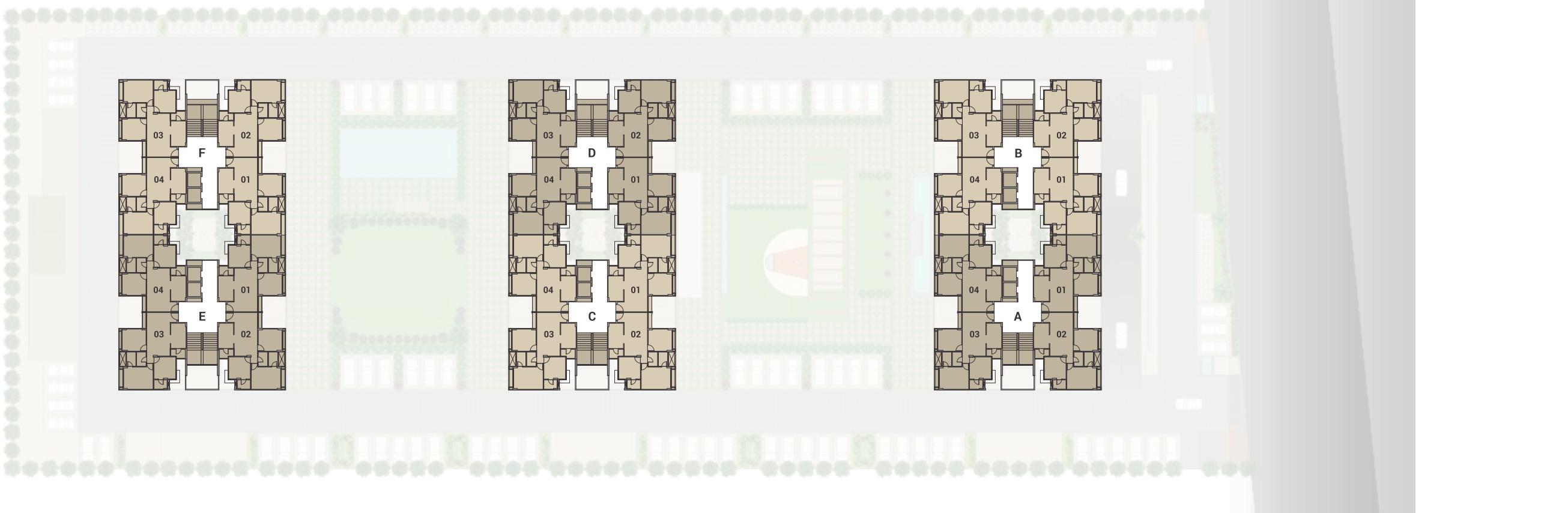
A home with exceptional quality, taking advantage of the Shela area's excellent growth potential.

A perfect environment for your family to grow and thrive through all stages of life.

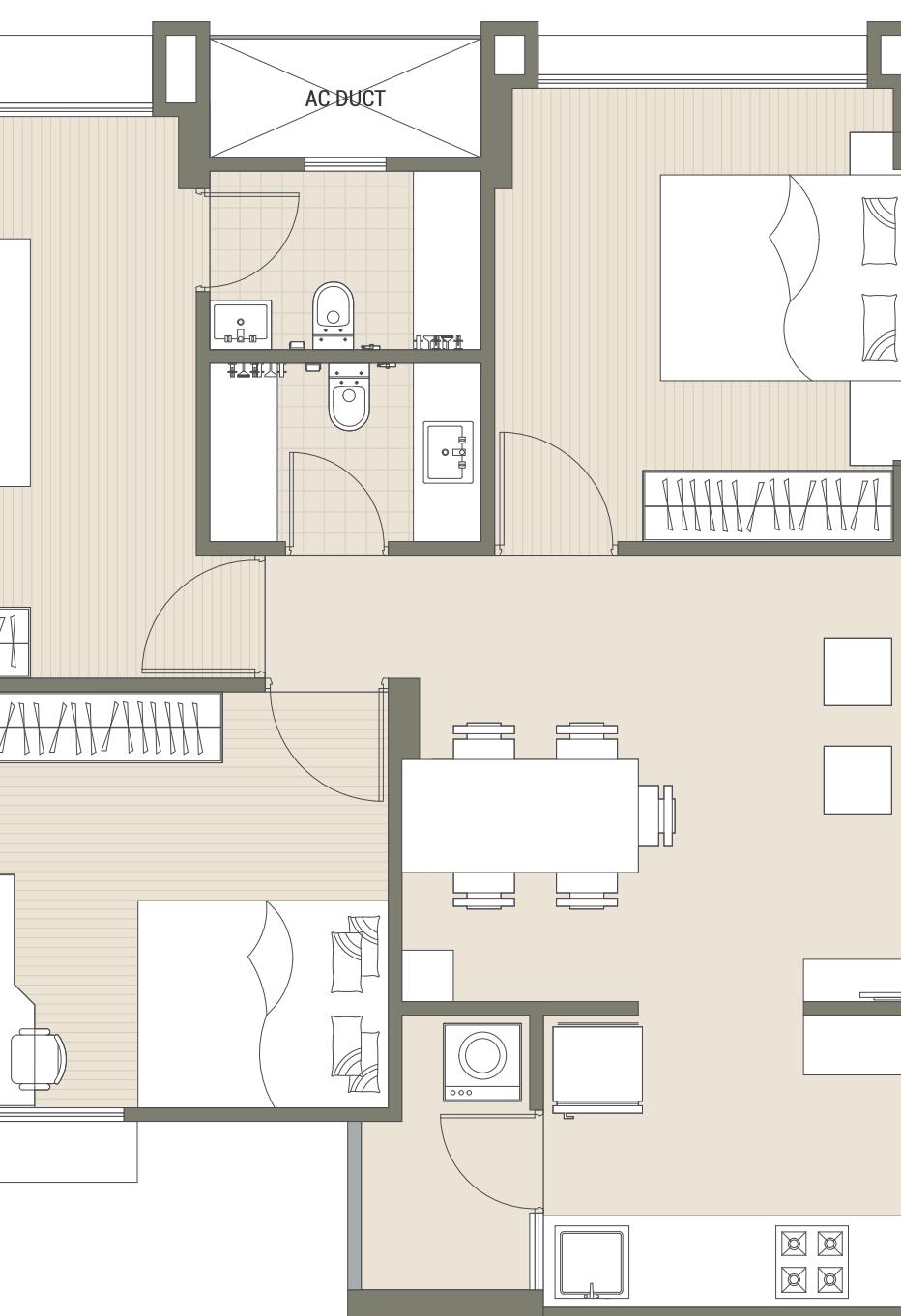




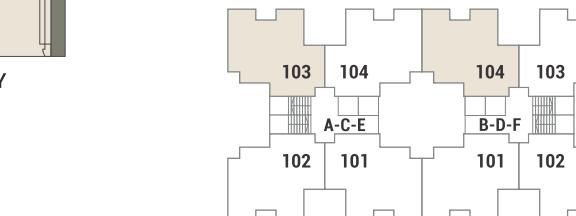
## TYPICAL



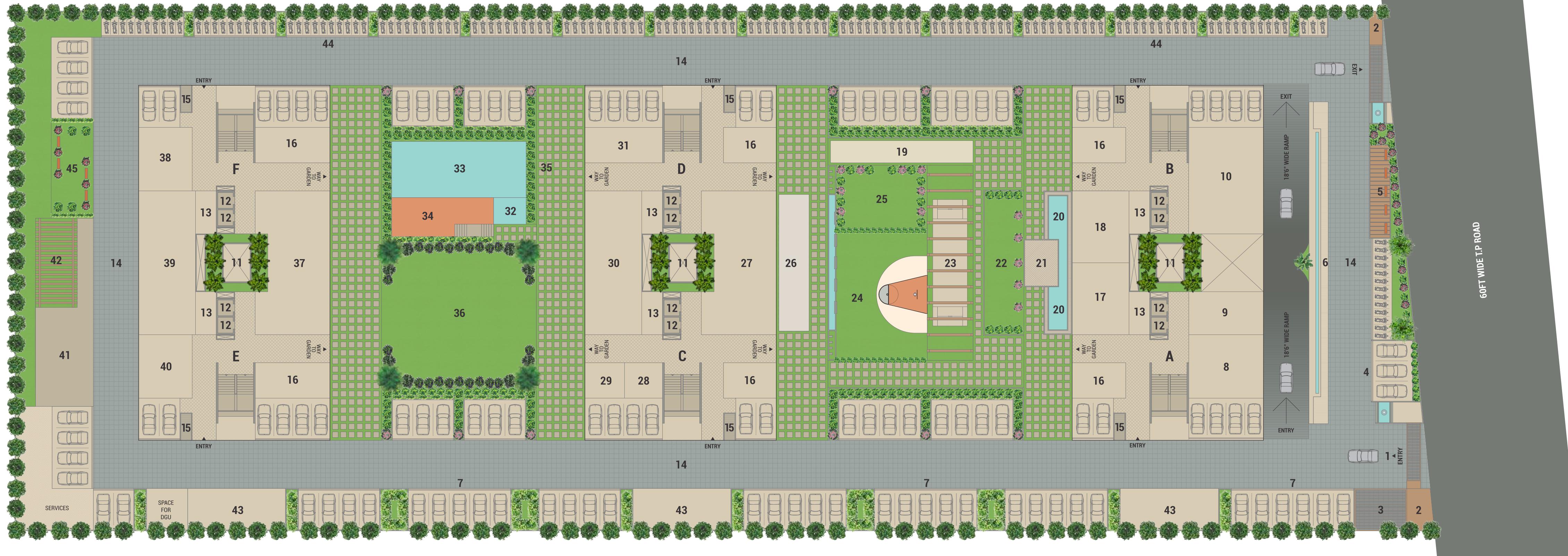
## 3 BHK UNIT



1 VESTIBULE	3'9" X 4'3"
2 DINNING & LIVING ROOM	19'9" X 10'9"
3 KITCHEN	11'6" X 7'0"
4 UTILITY	4'0" X 6'6"
5 STORAGE	4'6" X 1'3"
6 BED ROOM 1	10'0" X 11'0"
7 TOILET	6'6" X 4'3"
8 MASTER BED ROOM	10'0" X 13'6"
8A TOILET	6'6" X 4'3"
9 BED ROOM 2	10'0" X 10'0"
9A TOILET	4'3" X 6'0"



## LAYOUT



# UPSCALE AMENITIES

## LEGENDS

### Play, Relax & Stay Healthy

It's the little things that make a difference - especially when you're buying a new home. We go above and beyond to offer wonderful recreational attractions, much more than average, in an incredible way !

45 AMENITIES that will satisfy your active life.

Live the life you and your family have always desired.

	1 ENTRANCE PLAZA		10 MINI THEATRE		19 SAND PIT		28 TODDLERS ZONE		37 BANQUET HALL
	2 SECURITY CABIN		11 PALM COURT		20 REFLECTING WATER BODY		29 MEDICARE CENTRE		38 MUSIC / DANCE TEACHING ROOM
	3 DROP OFF ZONE WITH BENCHES & TRELLIS		12 2 AUTOMATIC ELEVATORS PER TOWER		21 DECK		30 GYMNASIUM		39 GUEST ROOMS
	4 VISITOR'S PARKING		13 ELECTRIC METER ROOM		22 LAWN FOR YOGA AND MORNING EXERCISES		31 POOL CHANGING ROOM		40 SOCIETY OFFICE
	5 SIT OUT PLAZA BENCHES AND TRELLIS		14 RCC / STONE PAVING ROADS		23 BOX CRICKET PLAY COURT		32 TODDLERS POOL		41 OUTDOOR FITNESS ZONE
	6 WATER FEATURE AS A SENSE OF ARRIVAL		15 DISABLE FRIENDLY RAMP		24 MULTIPURPOSE PLAY COURT		33 SWIMMING POOL		42 SENIOR CITIZEN PARK
	7 CAR PARKING WITH TREES & LIGHTING		16 ENTRANCE LOBBY		25 KIDS PLAY AREA ON RUBBERIZED FLOORING		34 POOL DECK WITH TRELLIS AND CREEPERS		43 DG BACK UP FOR COMMON
	8 PUBLIC UTILITY STORE		17 BABY CRECHE AREA		26 SKATING RINK		35 POOL SIDE ACTIVATE AREA		44 TWO WHEELERS PARKING
	9 LIBRARY		18 YOGA ROOM		27 INDOOR GAME		36 GARDEN		45 MEDITATION AREA

## SALIENT FEATURES

- WI FI ZONE
- INTERCOM
- DTH CONNECTION
- HYDRO PNEUMATIC BOOSTER SYSTEM FOR UNIFORM PRESSURE
- WELL EQUIPPED FIRE HYDRANT SYSTEM IN EVERY BLOCK
- AMPLE PARKING IN BASEMENT & GROUND FLOOR
- CCTV SURVEILLANCE IN COMMON AREAS
- 24 X 7 SECURITY



## SPECIFICATIONS

### FLOORING

Vitrified Flooring in Living and Dining areas, Kitchen and All Bedrooms  
Kota stone or Similar in Wash Area

### WALL FINISH

Internal : Putty Finish  
External : 100% Acrylic Paint

### KITCHEN

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

### TERMS:

- All rights are reserved by the developers to make any changes in plan, elevations and other details which will be binding to all the members.
- In order to maintain the aesthetics of the apartments at a very high level, installation of AC units will be permitted at the designated spots and nowhere else, changes which effect the elevation & structure system shall not be permitted for all times to come.
- Encroachment, in any form, outside the defined units shall not be allowed.
- All dimensions shown in the plans are approximate, average unfinished and subject to variations.
- Any taxes like Service Tax and any other taxes will be paid extra.
- All the payments shall be in favor of "Shivalik Jhanvi Infraspace LLP"

The above information is indicative of proposed development and is issued in good faith for guidance only and not to be considered as part of any document.

All dimensions shown in the plan are approximate and subject to variations. | This catalog is tentative.

### Architect:

**Mandviwala Qutub & Associates**  
(Mumbai)

## LOCATION





# SHARDA REALTY

## PARK VIEW

### PAYMENT PLAN

(w.e.f) 01/01/2020

	Standard Price
BASIC COST	₹ 50,75,000/-
OTHER CHARGES	₹ 3,74,400/-
TOTAL COST	₹ 54,49,400/-
BOOKING AMOUNT	₹ 11,00,000
Balance in 30 Days	₹ 43,49,400

Other Charges	
Society Maintenance Deposit	₹ 1,00,000

#### Terms and Conditions

- In case of Cancellation - Cancellation policy will be applicable.
- In case of Delay in Payment 1.25% Per Month may be levied. Sale Deed, Booking Letter and receipts to be given in the name of person who has given cheques for booking.
- Goverment Charges like Stamp Duty , Registration Cost or any other tax will be extra.
- Parking allotment will be on Priority basis as per execution of sale deed.
- **Payment in favour of "Shivalik Jhanvi Infraspace LLP".**
- 2 years Maintenance to be born by Shivalik.