Developers

SHIV REALTY

Site Address:

Sharnam Aura, Near Dwarka Nagari Society, Bapod Village Road, Waghodiya Road, Vadodara

Contact Details:

- +91 93283 65107
- +91 98256 83824
- +91 98250 44208

sharnamaura@gmail.com

Architect:



Foram Architect & Engineer Tel: 0265 2433699

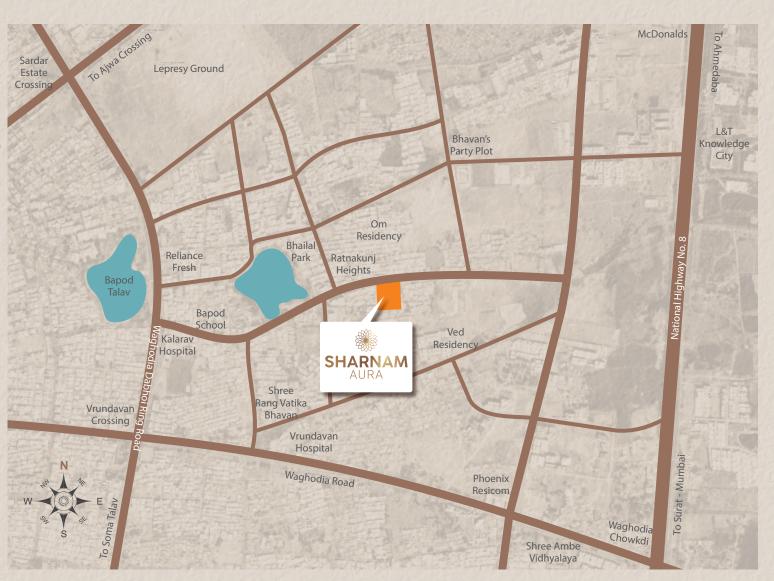
Structure: Zarna Associates

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

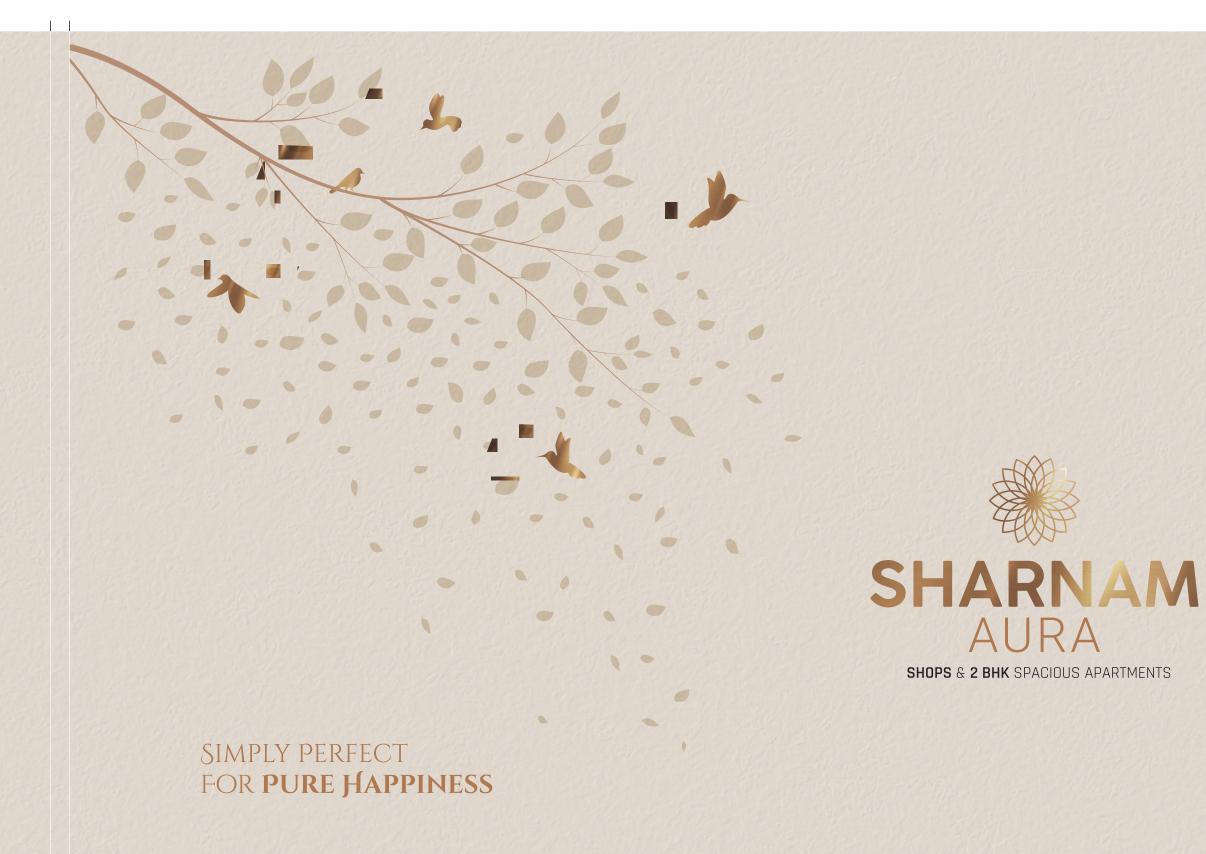
Shops Payment Modes:

- 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, Admistration charge will be extra. (4) Any new central or state government taxes, if applicable shall have to be borne by the customers. (5) Continuos 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 of rise the scheme or any details herein and any change of revision will be binding to all. (10) Any plans, specification or information in this brochure can not form part of an offer contractor agreement (11) Subject to Vadodara jurisdiction. Any plans, specifications or information in this brochure can not form part of an offer, contract or agreement. It is only easy depiction of project.

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AURA











AHOME AS COMPLETE AS ITS NAME

Sharnam Aura - a single sized community living, is located at Bapod Village and Waghodiya Road. Waghodiya Road is the most well designed scheme in vadodara which has become the hub with the premium residential and commercial developments coming up in the vicinity.

Welcome to **Sharnam Aura** "Your world within a world"



TOWER A-B

TYPICAL FLOOR PLAN
(1st to 7th Fl.)

FLAT CARPET AREA TABLE (Sq.Ft.)

FLAT NO.	B.UP	CARPET ADD (Wash+Balcony
01	657.00	645.00
02	657.00	645.00
03	657.00	645.00
04	657.00	645.00







TOWER C-D

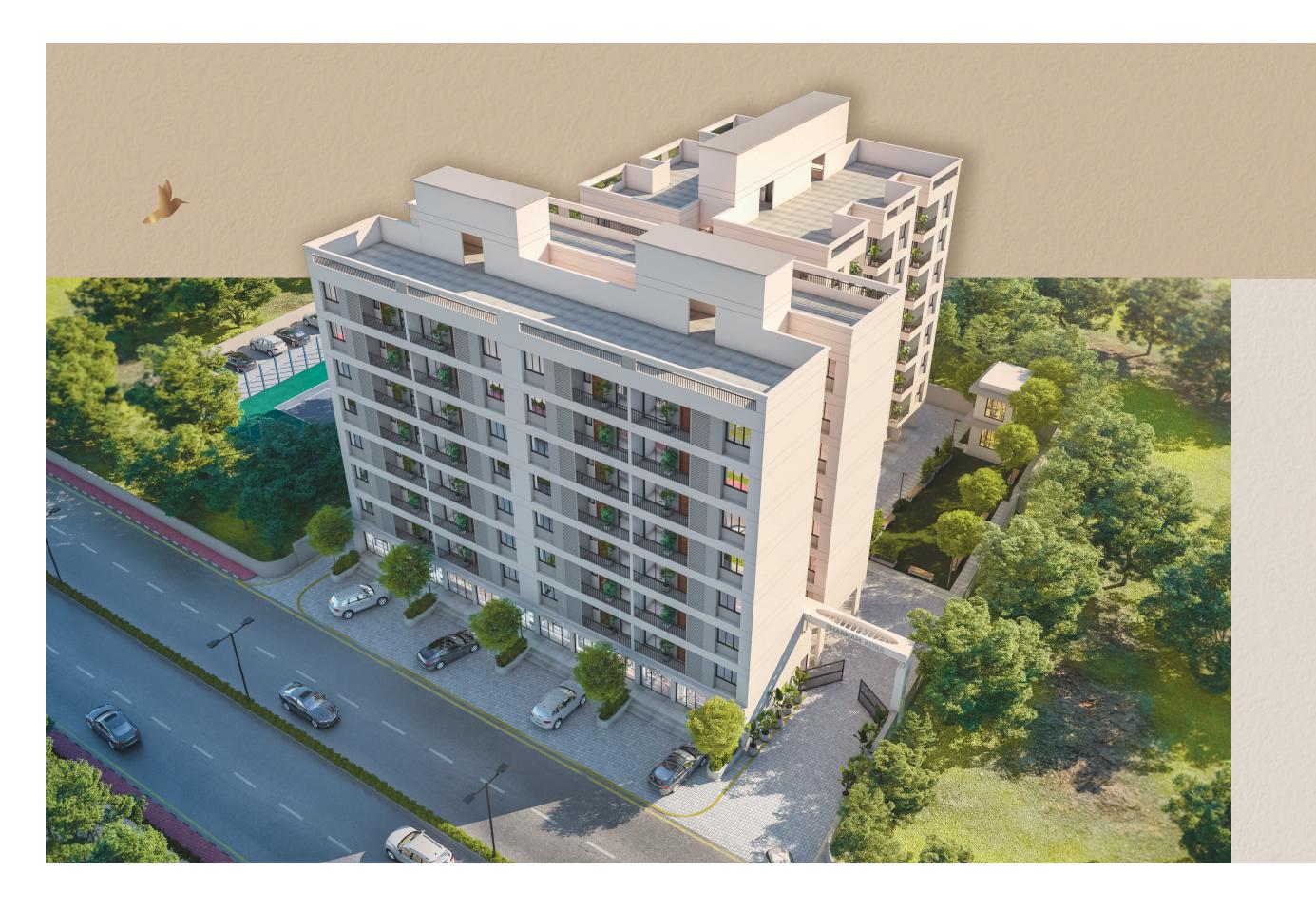
TYPICAL FLOOR PLAN
(1st to 7th Fl.)

FLAT CARPET AREA TABLE (Sq.Ft.)

NO.	B.UP	CARPET ADD (Wash+Balcony
01	685.65	676.00
02	685.65	676.00
03	685.65	676.00







SPECIFICATIONS

STRUCTURE

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

FLOORING

- Vitrified tiles flooring 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 Bed 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 both side laminate & standard safety locks.

WINDOWS

• Fully glazed anodized Aluminum windows.

FINISHING

- Inside: Smooth plaster with white cement putty finish & paints.
- Outside: Sand face plaster with whether shield paints.

WATER SUPPLY

Underground and overhead water tank.







C.C.TV. Camera in common Area



Attractive name plate & elegant Letter boxes



Landscape Garden with Seating





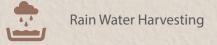
Children Play Area



Generator for Lift & Common Light



Standard quality elevator with ARD system





Underground & Overhead water tank, 24 Hours water supply



Gyminisum and Club House



Water proofing treatment and china mosaic on terrace





Provision for Cable TV point in Drawing Room