

## LOCATION PLAN



### Developers

**SHREEJI** Enterprise

Sharnam Icon

Nr. Dabhoi Dasalad Bhavan,  
Ajiwa-Waghodia Road, Vadodara-19.

Contact No.:

9624961918, 98250 44208, 8141800230

Architect & Engineers : **HITESH ENGINEERS**

Structure : **ZARNA ASSOCIATES**

### PAYMENT MODE - For Flats :

30% On Booking	10% First Floor Slab	10% Third Floor Slab	05% Fifth Floor Slab	05% Seven Floor Slab
10% Plinth Level	10% Second Floor Slab	10% Fourth Floor Slab	05% Sixth Floor Slab	05% Masonry & Plaster Work

**NOTES :** 1) Possession will be given after one month of settlement of all accounts. 2) Documentation charges, Development charges, Stamp duty, Service tax, MGVCL connection charges & common maintenance charges will be extra. 3) Any new central / state government taxes, if applicable shall have to be borne by the clients. 4) Extra work shall be executed after making full payment in advance. 5) Continues default in payment leads to cancellation. 6) Developers shall have the right to change the plan, elevation, specification or any details will be binding to all. 7) In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible. 8) Refund in case of cancellation will be made with in 30 days from the date of booking of same unit by a new client, Administrative charges of 20,000/- & the amount of extra work (If any) will be deducted from refund amount. 9) Terrace rights & future FSI rights will be exclusively of the developers only. 10) The plans, specification & information of this brochure is not a legal document it is only for illustration purpose.

Sharnam Group is known for its infrastructure projects that widely cover every aspect of Real Estate.

We deliver, exceptional design ideas and solutions for our clients by the creative blending of human needs, value creation, environmental stewardship, science and art.

Sharnam Icon is quite indisputably an address that will become a landmark in the future.

A secure cluster of exquisite flats. A home at Sharnam Icon leaves nothing left to desire.



## LIFESTYLE LEISURE AMENITIES

- Gated premises with CCTV surveillance
- Elegant Compound Wall & Security Cabin.
- Underground Cabling in our campus.
- Renowned company lift with auto rescue system.
- Sufficient 4-wheeler & 2-wheeler parking facility.
- Elegant name plate & notice board for each tower.
- Tremix concrete internal road with tree plantation & Designer streetlights.
- Individual Letter Box
- Well Planned your dream home with natural light & air ventilation
- Underground & overhead tank with water leveler for 24 hrs. water supply
- Terrace covered with latest application of material for 100% water proofing
- Parking with paver block

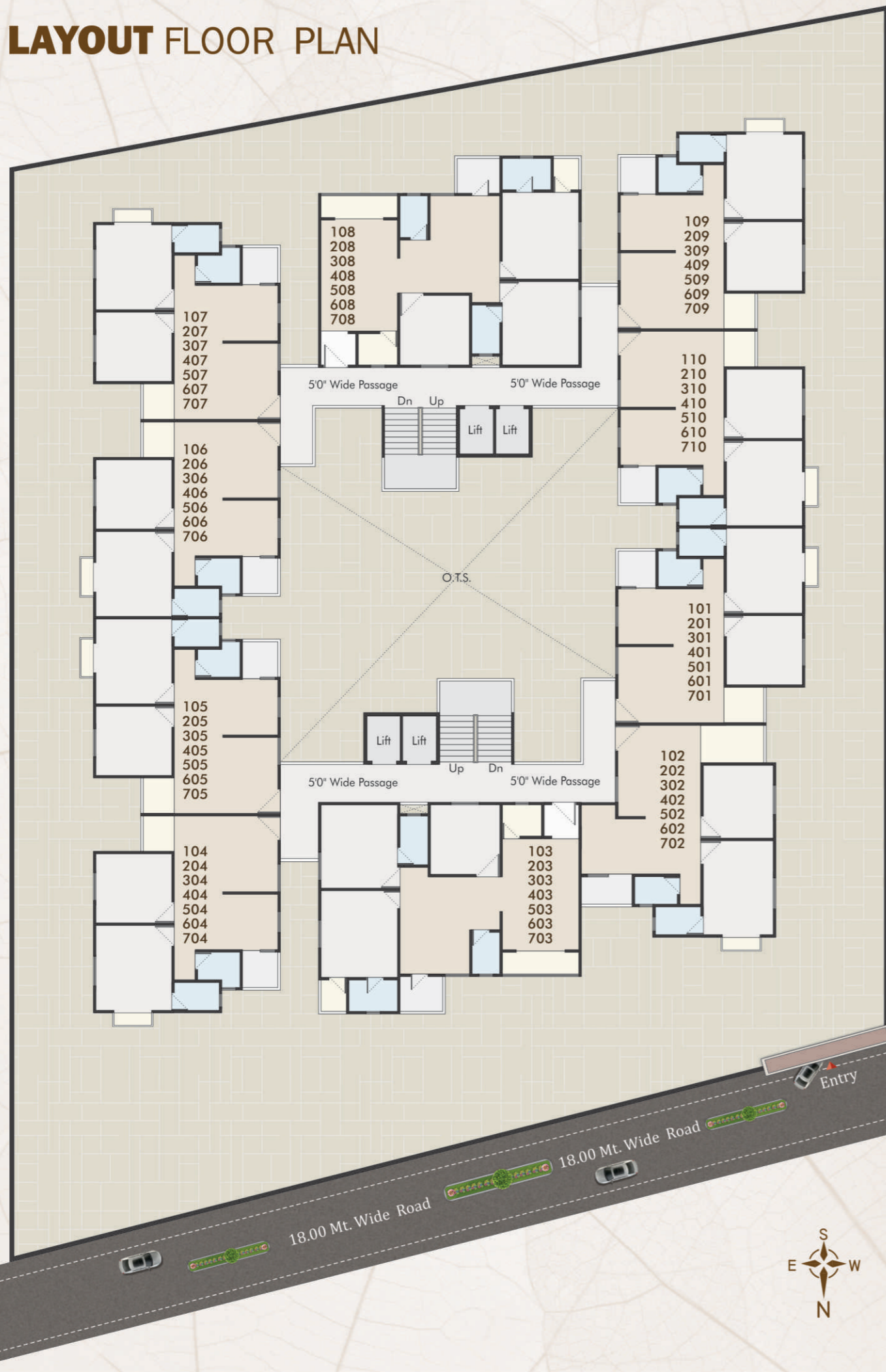
# TYPICAL FLOOR PLAN (3 BHK)



# TYPICAL FLOOR PLAN (2 BHK)



# LAYOUT FLOOR PLAN



# SPECIFICATION

## Structure :

- Good quality RCC frame structure as per earthquake safety norms.
- Smooth finish internal plaster.
- External surface finished as per architect design.

## Flooring :

- Good quality vitrified tiles flooring.

## Kitchen/Store :

- Sandwich superior quality granite platform with SS Sink & designer dado tiles upto lintel level.

## Doors :

- Decorative Main Door in good wooden quality.
- All other doors are flush door with two side laminates.

## Windows :

- Aluminum sliding window with stone sills.

## Toilets :

- Western concept designed toilets. Concealed plumbing of primum make fittings.
- Branded anti-skid ceramic tiles flooring in floor & ceramic tiles on wall upto lintel level.

## Electrification

- Concealed copper wiring (ISI grade)
- Decorative modular switches
- AC point in all master bedrooms.

## Paint :

- Internal putty finish and external branded acrylic paint.

## Terrace :

- Terrace covered with latest application of material for 100% water proofing.

