Sharnam

3BHK FLATS, 4 BHK PENTHOUSES
SHOPS & OFFICES

Project by:
SHARNAM

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INTEGRAL STUDIO

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Sharnam

3BHK FLATS, 4 BHK PENTHOUSES
SHOPS & OFFICES

Welcome to a Modern Campus of

Residential & Commercial Spaces

that shall help you realize your dreams

Sharnam offers a premium campus with residences & commercial spaces located at the fast developing vicinity of Parivar Char Rasta, Waghodia Road. Offering the residents a truly modern residential environs, great care taken in designing the project. Be it privacy, abundant natural light & aeration, optimum room sizes, a perfect interior & exterior finish...we go all the way to create a picture perfect, efficient and elite residence for your family.

Choose from the options of 3-BHK Spacious Planning apart from the road facing commercial spaces on Ground & First Floor. The commercial spaces facing the road compliment the residential project allowing greater convenience to the residents as well as offering a ready clientele to the showrooms.

Sharnam is an offering of a well experienced and committed team of real estate developers who have made their mark with numerous prestigious projects in the region.

Thoughtful Planning, Elegant Elevation ,
Excellent visibility for retail stores & residences
that capture your attention
instantaneously!

Amenities

- Gated premises with CCTV surveillance
- Comprehensive 24x7 security system for a safe campus
- 24 hours water supply
- Sufficient 4-wheeler & 2-wheeler parking on Ground Floor & Basement
- Anti-termite treatment
- Elegant name plate & notice board for each tower
- Tremix concrete internal road with tree plantation & streetlights
- Back-up Generator for common areas & lifts

Specifications

Structure:
- Good quality RCC frame structure as per earthquake safety norms.
- Smooth finish internal plaster
- External surface finished in gutki / textured plaster.

Flooring:
- Good quality vitrified tiles flooring

Kitchen/Store
- Sandwich Black Granite Platform with SS Sink and designer tiles on dado upto lintel level.

Doors:
- Decorative Main Door in wooden frame with brass hardware fittings.
- All other doors are flush door with two side laminates

Windows:
- Aluminum sliding windows 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 walls upto lintel level.

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

Paint:
- Internal putty finish and external 'Apex' acrylic paint.

Elevators:
- Premium quality elevator with elegant interior.

Terrace:
- Indian waterproofing on terrace

Commercial Premises

That gets the advantage of maximum visibility

Structure & Wall Construction
- Earthquake resistance RCC framed structure design, Internal & External masonary work with brick.
- Internal wall with putty & primer and external wall with weather proof paint over double coat plaster.

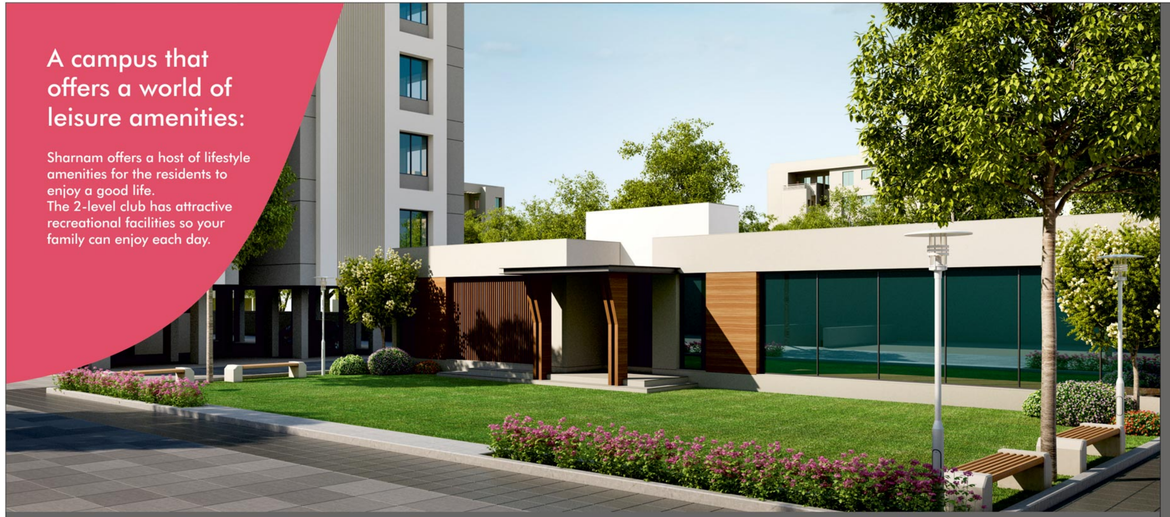
Doors & Windows
- Flush door with both side laminate & safety locks / M.S Rolling shutter with color.
- Aluminum sliding / glazing openable window.

Flooring & wall cladding
- Vitrified tile flooring with skirting in all units.
- Natural stone / Vitrified tile flooring in common area.

Electrification
- Sufficient electric point with concealed wiring along with modular switches of Anchor or equivalent with one AC/TV/Internet Point in each unit.

A campus that offers a world of leisure amenities:

Sharnam offers a host of lifestyle amenities for the residents to enjoy a good life.
The 2-level club has attractive recreational facilities so your family can enjoy each day.



PASTE

GROUND FLOOR PLAN

FIRST FLOOR PLAN

PASTE

CLUB HOUSE

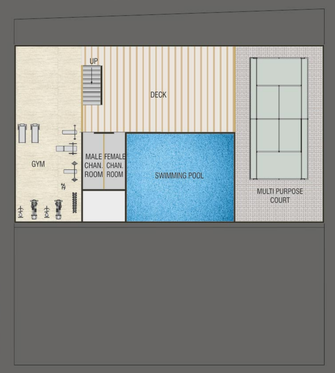
Facilities at Basement Floor:

- multipurpose Court
- Mini Theater
- Swimming Pool with Deck & Seating
- Indoor Games Room

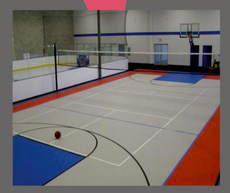
Facilities at Ground Floor:

- Plush Banquet Hall / Community Hall
- AC Gym
- Large Landscaped Garden with Seating

BASEMENT FLOOR



GROUND FLOOR



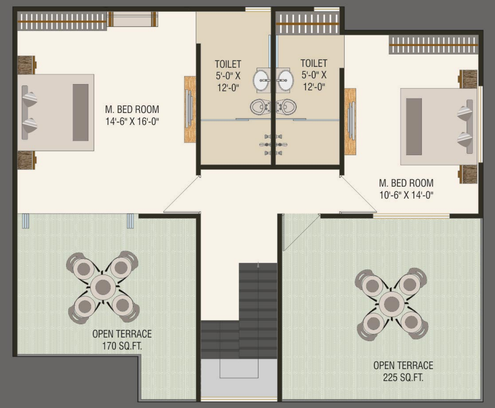
TYPICAL FLOOR PLAN

TOWER A,B,C
TYPICAL FLOOR PLAN (3 BHK)

TOWER A,B,C
PENT HOUSE (4 BHK)

LOWER PENT HOUSE

UPPER PENT HOUSE



TOWER D,E,F
TYPICAL FLOOR PLAN (3 BHK)

TOWER D,E,F
PENT HOUSE (4 BHK)

KEY PLAN

Site: Sharnam, Opp. Solace Hospital, Nr. Sapphire Global School , Parivar Char Rasta, Waghodia Road, Vadodara.

Terms & Conditions: 1. Internal changes shall be allowed only with prior permission and extra work will be executed after receipt of full payment in advance. 2. Additional documentation changes such as Stamp Duty, Registration Fees, MGVCL, Service Tax, VAT, Insurance, Legal Documents (as per new bylaws/jantri/revenue department) and other relative expenditures are to be borne by the member. 3. Municipal taxes from the date of sale shall be borne by the member. 4. Any kind of taxes/duties implemented by the government or local authorities during or after completion of the project are to be borne by the member. 5. Member have to pay maintenance deposit extra. 6.Possession of the unit will be given only on receipt of full payment including maintenance deposit 7. In case cancellation of booking, 20% of the total value of the shop/flat & payable service tax will be forfeited. 8.Member have no any right to make changes or alteration in the elevation of the building. 9. The developers reserve the rights to make any changes, alternations, specifications as may be required and can change without any prior notice. Such changes will be binding to all members. 10. Fixtures shown in brochure are for presentations only. 11. The brochure shall not be treated as legal document, it is purpose of information only. 12. In case of any dispute, it will be resolved by mutual discussion and understanding, filing which the matter will be Vadodara Jurisdiction only.

Payment Schedule Residential: Booking 25%, Plinth Level 10%, Ground Floor Slab 10%, First Floor Slab 10%, Second Floor Slab 10%, Third Floor Slab 10%, Forth Floor Slab 5%, Fifth Floor Slab 5%, Sixth Floor Slab 5%, Plaster Level 5%, Flooring 5%

Payment Schedule Commercial : Booking 25%, Plinth Level 25%, Ground Floor Slab 15%, First Floor Slab 15%, Plaster Level 10%, Flooring 10%