



THE *Orchid* Sharnam
Elegant 5BHK Living

Epitome
OF HAPPINESS



Sharnam Group is reserved for those who choose only between the premium and the best. We are a firm of designers, architecture, planners, engineers, contractors and technical specialists offering a broad range of civil services. Through our work we deliver, exceptional design ideas and solutions for our clients by the creative blending of human needs, value creation, environmental stewardship, science and art.

Often it takes more than real estate experience to facilitate an optimum real estate transaction. Our Realty's architects draw on an impressive breadth and depth of business backgrounds to help bring about a superior outcome for each and every client and project. The team's combined experience in accounting, law, engineering, financial planning, architecture and other disciplines can enhance perspective and solidify any real estate sale or purchase.

No matter where our local, national and international clients currently reside, or what their real estate goals may entail, the Sharnam's team is uniquely positioned to offer the highest levels of personalized, multilingual service. Our steadfast mission is to use expert product knowledge, market knowledge and established community roots to deliver superior value.



At Sharanam Orchid, happiness isn't just a feeling; it's a way of life. Nestled in the serene locale of Manjalpur, Vadodara, our luxurious 5 BHK bungalows offer the perfect sanctuary where cherished memories are made, and smiles light up every corner. Experience the joy of living in a place you can truly call home.

HAPPINESS WITH EACH STEP

Immerse yourself in architectural splendour with the breathtaking elevations of Sharanam Orchid's luxurious bungalows. Each carefully crafted facade is a masterpiece of sophistication and charm, promising residents a lifestyle defined by unparalleled glory and refined living. Let the striking beauty of Sharanam Orchid elevate your every moment.



SUNLIT MOMENTS EVERYDAY

As you wander through the serene pathways of Sharanam Orchid, you'll be enveloped in an aura of tranquillity and peace. The gentle rustle of leaves and the soft whisper of the breeze create a harmonious symphony, inviting you to unwind and embrace the calmness that permeates every corner. Experience the serene vibes of Sharanam Orchid, where tranquillity becomes a way of life.



LIVE, PLAY, RELAX, REPEAT!

Discover a world of fun and relaxation right at your doorstep. From swimming in our pristine pool to playing badminton, there's something for everyone. Whether you're enjoying peaceful moments in our senior citizen sitting area or watching your kids play, our amenities are designed to make every day special. Come experience the convenience and joy of life at Sharanam Orchid.



SR. NO.	PLOT AREA (IN SQ.FT.)	SR. NO.	PLOT AREA (IN SQ.FT.)	SR. NO.	PLOT AREA (IN SQ.FT.)	SR. NO.	PLOT AREA (IN SQ.FT.)	SR. NO.	PLOT AREA (IN SQ.FT.)	SR. NO.	PLOT AREA (IN SQ.FT.)	SR. NO.	PLOT AREA (IN SQ.FT.)	SR. NO.	PLOT AREA (IN SQ.FT.)	SR. NO.	PLOT AREA (IN SQ.FT.)						
01	1060.00	07	1004.00	13	922.00	19	922.00	25	922.00	31	922.00	37	922.00	43	922.00	49	922.00	55	922.00	61	922.00		
02	1047.00	08	1004.00	14	922.00	20	1321.00	26	922.00	32	1254.00	38	922.00	44	1217.00	50	922.00	56	1156.00	62	922.00		
03	1035.00	09	1495.00	15	922.00	21	1287.00	27	922.00	33	1232.00	39	922.00	45	1201.00	51	922.00	57	1170.00				
04	1022.00	10	922.00	16	922.00	22	922.00	28	922.00	34	922.00	40	922.00	46	922.00	52	922.00	58	922.00				
05	1004.00	11	922.00	17	922.00	23	922.00	29	922.00	35	922.00	41	922.00	47	922.00	53	922.00	59	922.00				
06	1004.00	12	922.00	18	922.00	24	922.00	30	922.00	36	922.00	42	922.00	48	922.00	54	922.00	60	922.00				



LAYOUT PLAN



TYPE A

CARPET AREA

G.F.	: 536 SQ.FT.
F.F.	: 622 SQ.FT.
S.F.	: 623 SQ.FT.
CABIN	: 83 SQ.FT.
TOTAL	: 1864 SQ.FT.

B.UP AREA

G.F.	: 734 SQ.FT.
F.F.	: 695 SQ.FT.
S.F.	: 651 SQ.FT.
CABIN	: 108 SQ.FT.
TOTAL	: 2188 SQ.FT.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

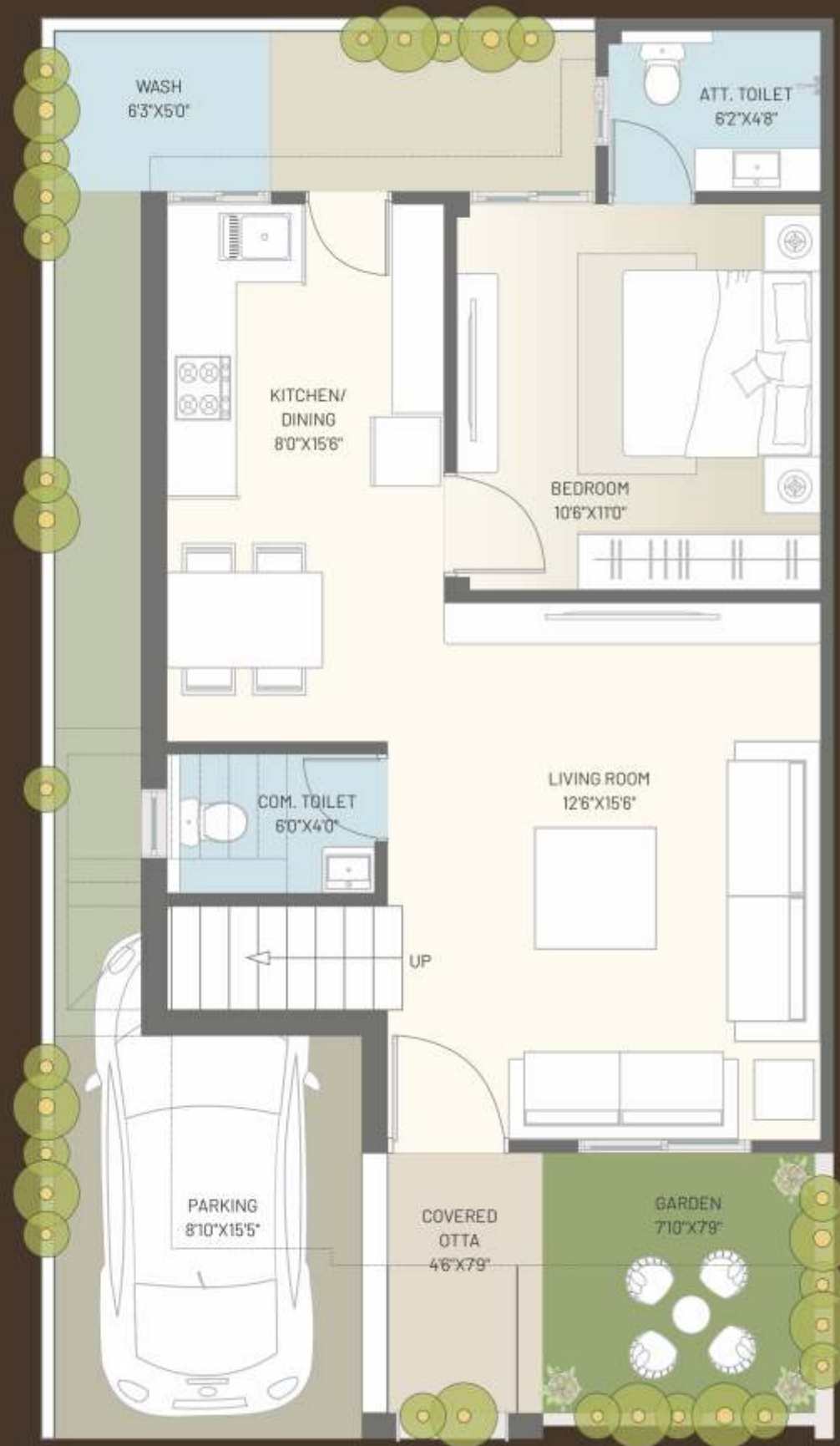
TYPE B

CARPET AREA

G.F.	: 484 SQ.FT.
F.F.	: 563 SQ.FT.
S.F.	: 564 SQ.FT.
CABIN	: 80 SQ.FT.
TOTAL	: 1691 SQ.FT.

B.UP AREA

G.F.	: 668 SQ.FT.
F.F.	: 634 SQ.FT.
S.F.	: 697 SQ.FT.
CABIN	: 103 SQ.FT.
TOTAL	: 2102 SQ.FT.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

THE VIBRANT YET PEACEFUL NEIGHBOURHOOD

Discover the joy of living in two beautiful bungalows side by side at Sharanam Orchid. With shared walls and private spaces, you'll experience both tranquility and close connections. Enjoy the sense of community and friendship that comes naturally when neighbours share the same luxurious lifestyle.



LUXURY OF LEISURELY THINGS

Step into the vibrant heart of Sharanam Orchid, where luxury meets leisure in our exquisite clubhouse and lush garden surroundings. From rejuvenating in the serene garden to engaging in recreational activities in our beautifully planned layout, every moment spent in our clubhouse and surrounding amenities is a testament to the elevated lifestyle that defines Sharanam Orchid.

CLUBHOUSE PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SPECIFICATION

DOORS

MAIN DOOR:

High quality decorative door with veneer finish on both sides and wooden frame.

INTERNAL DOORS:

Laminated flush door with granite frame.

All other doors with

Godrej / Europa or equivalent lock fittings.

Main Door with digital security system.



STRUCTURE

RCC frame structure designed by approved Structural Consultant.



BATHROOMS

• Designer bathrooms with premium quality bath fittings and sanitary wares

(Jaguar / Plumber Parryware equivalent).

• Premium quality ceramic tiles dado up to Lintel Level.



KITCHEN

Premium quality granite platform with S.S. sink. Dado up to Lintel Level.



AIR-CONDITIONING

• Copper piping done from indoor unit to outdoor unit for AC point in Living Room & All Bed Room.



WATER TANK

• 1500 Ltr. Capacity of Underground water tank.
• 1000 Ltr. Capacity of Overhead water tank.



FLOORING

• 600mm x 1200mm or 800mm x 800mm premium quality

glazed vitrified tiles in Living Room,

Pooja Room, Kitchen,

Dining and Passage with skirting.

• Anti-skid flooring in Bath, Wash, Balcony & Compound



WALL FINISH

• INTERIOR: Smooth finish plaster with 2 coat Putty and Primer.

• EXTERIOR: Double coat plaster with Weather Resistant Paint.



WINDOWS

• Premium quality powder coated aluminum windows (Domal section or UPVC).

• Granite frame for windows.



TERRACE

Elegant China Mosaic or cement tiles finish with water proofing treatment.



ELECTRIFICATION

• 3-phase concealed copper wiring as per ISI Standard of RR Kabel / Finolex / Anchor / Apar or equivalent.

• Modular switches (Anchor or equivalent).

• Adequate electric points in each room as per Architect's planning.

• Geyser point in each bathroom.

• TV point in Living Room and in two Bed Rooms on first floor.

• Separate MCB for each room.



AMENITIES



CAFÉ AREA



24x7 CCTV ENABLED
CAMPUS AREA



WELL
EQUIPPED GYM



AMPLE VISITORS
PARKING



BADMINTON
COURT



GAZEBO



SENIOR CITIZEN
SITTING AREA



RCC INTERNAL ROAD



SOLAR PANEL FOR
COMMON AMENITIES
(10 KV)



PARTY LAWN



SWIMMING POOL
WITH DECK AREA



WATER BODY



DECORATIVE
NO.PLATE



STREET LIGHT



UNDERGROUND
CABLE



LUSH GREEN
LANDSCAPE



CLUBHOUSE



24X7 WATER
SUPPLY



DECORATIVE BENCHES
IN GARDEN



BOX CRICKET



BASKET BALL COURT



INDOOR YOGA



TENNIS COURT



SECURITY
CABIN



KIDS PLAY AREA



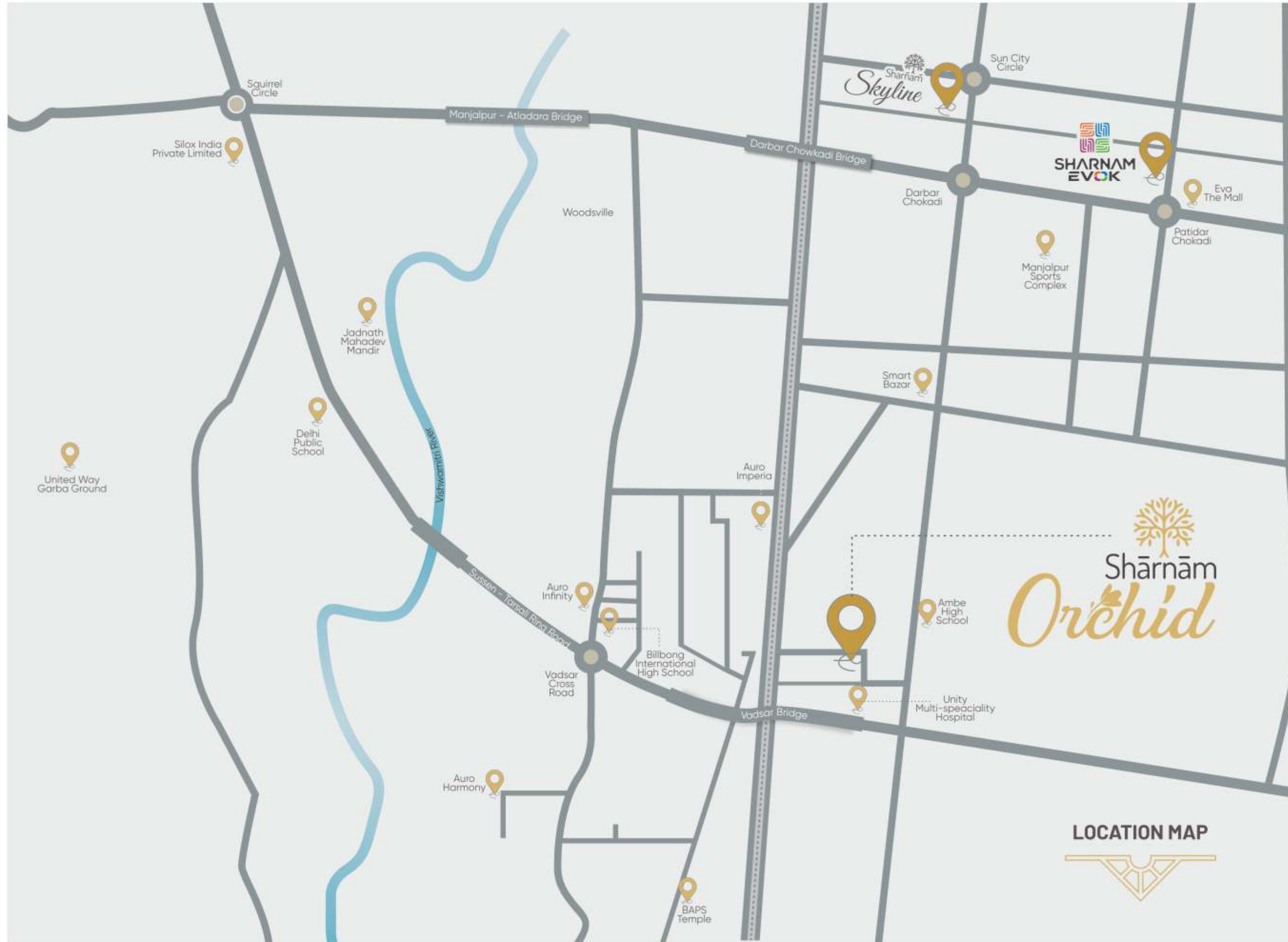
JOGGING TRACK



MULTIPURPOSE
HALL



ELEGANT ENTRANCE GATE
WITH SECURITY CABIN



LOCATION MAP

Developers:
SHARNAM BUILDCOM

Site Address:
 Sharnam Orchid, opp. Sky Memories, Nr. Keshav Greens,
 Ambe School Road, Manjalpur, Vadodra-390001

M : +91 9227 092 299, 7990 241 524
 E: Sharnamgroupgujarat@gmail.com
 W : www.sharnam.in

Architect:
 space plus
 Architecture • Planning • Interiors

Structure
 ZARNA

Scan For Location



Scan For Web



Scan For Brochure



PAYMENT MODES

10% Booking | 20% Registration of Agreement to sale | 10% Plinth | 10% Ground floor slab | 05% Ground floor masonry | 10% First floor slab | 05% First floor masonry | 10% Second floor slab | 05% Second floor masonry | 05% Flooring | 05% Finished level | 05% Possession

Notes: (01) The Booking of the unit is confirmed only after receiving 30% of total cost. till then it will be treated as advance for allotted unit. (02) Possession will be given after one month of settlement of all accounts. Also vastupuja, furniture work will be permitted only after possession. (03) Development Charge, Stamp Duty, GST, Common Maintenance Charges, Legal Fees, MGVCL, VMSS / VUDA Charges will be paid by the purchaser. (04) Any new Central or State Gov. Taxes, if applicable shall have to borne by purchaser. (05) Payment dues are to be paid within 7 days from the date of completion of each stage of work or as per commitment. (06) For delay in payment as per the above schedule, 18% interest per annum will be charged extra. If the due/committed payment is delayed continuously for more than 90 days, the developer reserves all rights to cancel that booking by giving simple notice and booking amount will be returned only after the sale of the same unit and after deduction of 10% plus extra work cost (if done) from booking amount. (07) Developers shall have the right to change the plan, elevation, specification or extend the scheme or any details herein will be binding to all. (08) In case of delay in the procedure or any activity of corporation/VUDA/Gram Panchayat, MGVCL or any authority shall be faced united. (09) Extra work shall be executed only after receiving full payment in advance - subject to approval. (10) Any kind of alteration or change is strictly not allowed inside or outside of unit which affect the elevation or outer look or strength of the unit or project. (11) Any plans, specifications or information in this brochure can not form legal part of an offer, contract or agreement. It is only depiction of the project. (12) All disputes are subject to Vadodra jurisdiction.