

SHIVALIK SHARDA HARMONY

 Panjrapole

3 BHK + WFH Apartments & Showrooms



GROUND FLOOR PLAN



FIRST & SECOND FLOOR PLAN



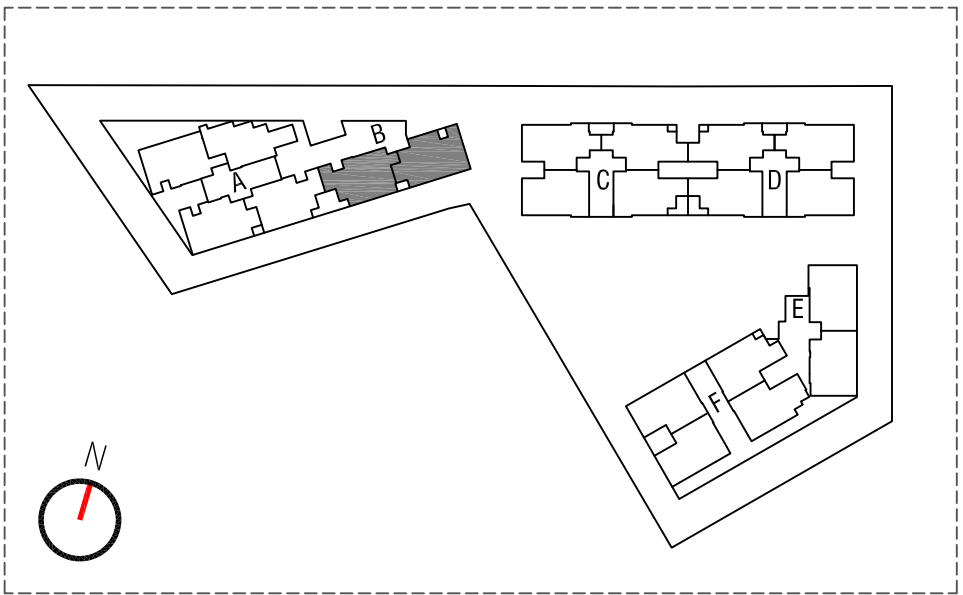
(BLOCK A,B,E,F - 3RD TO 11TH FLOOR)
 (BLOCK C&D - 3RD TO 12TH FLOOR)



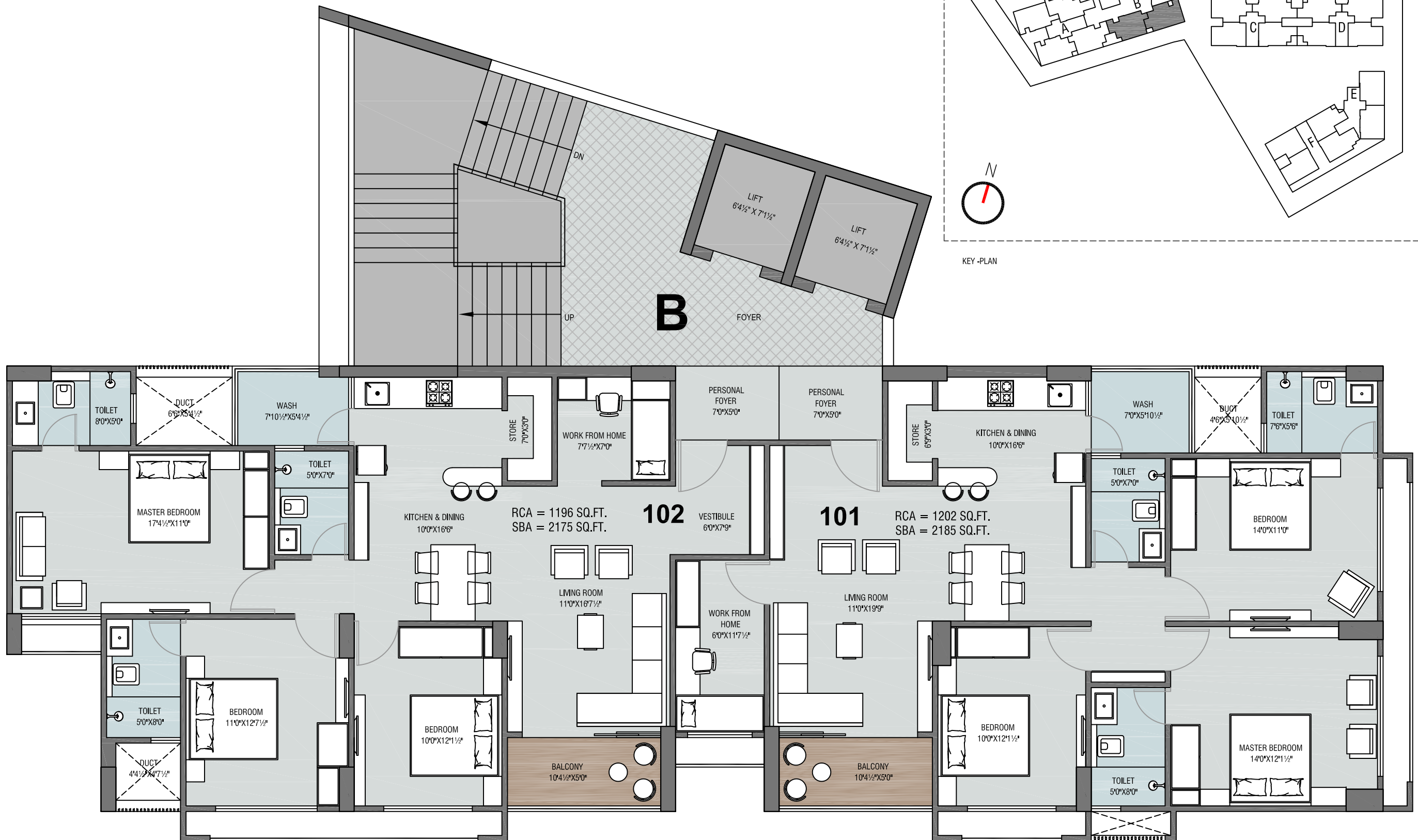
(BLOCK A,B,E,F - 12TH FLOOR WITH PENT HOUSE)
 (BLOCK C&D - 13TH FLOOR WITH PENT HOUSE)



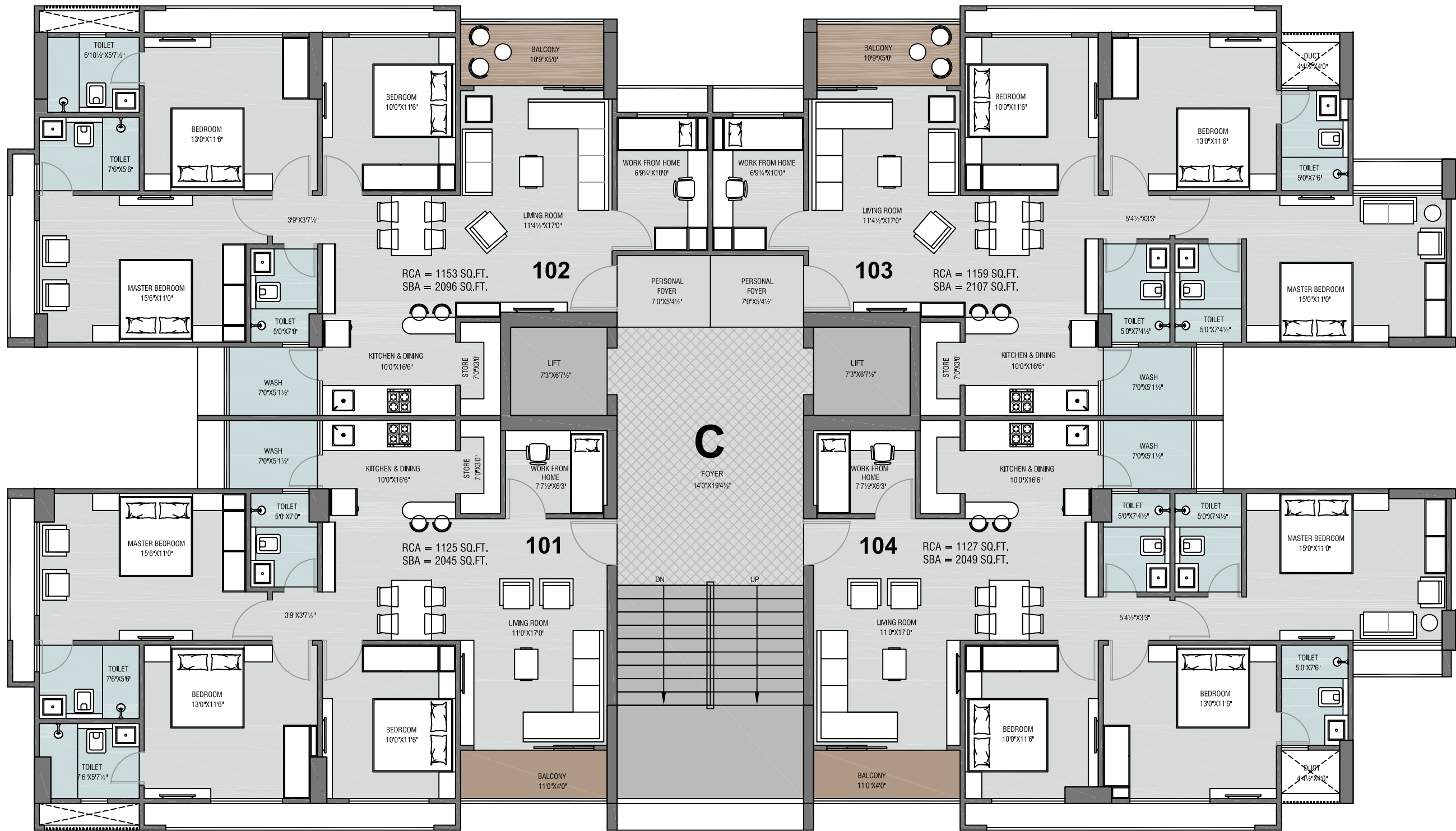
BLOCK - A (3'RD TO 11'TH FLOOR)



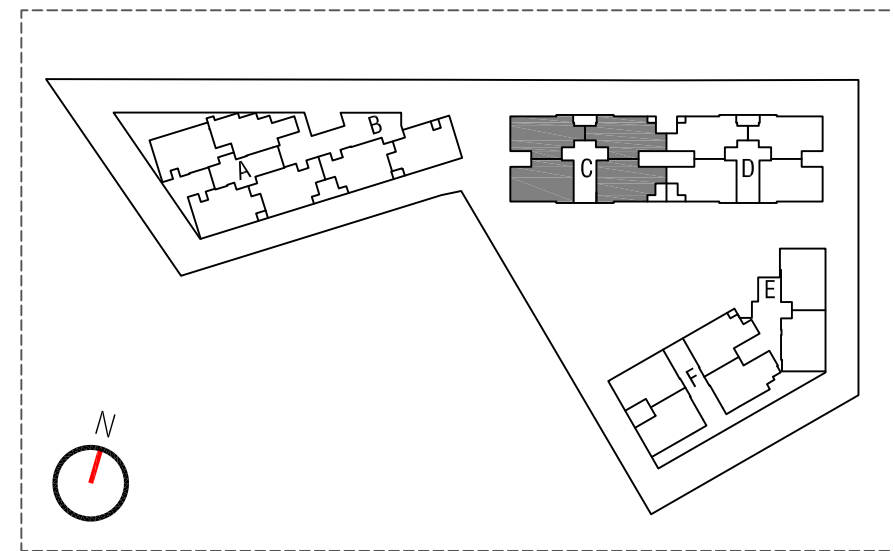
KEY-PLAN

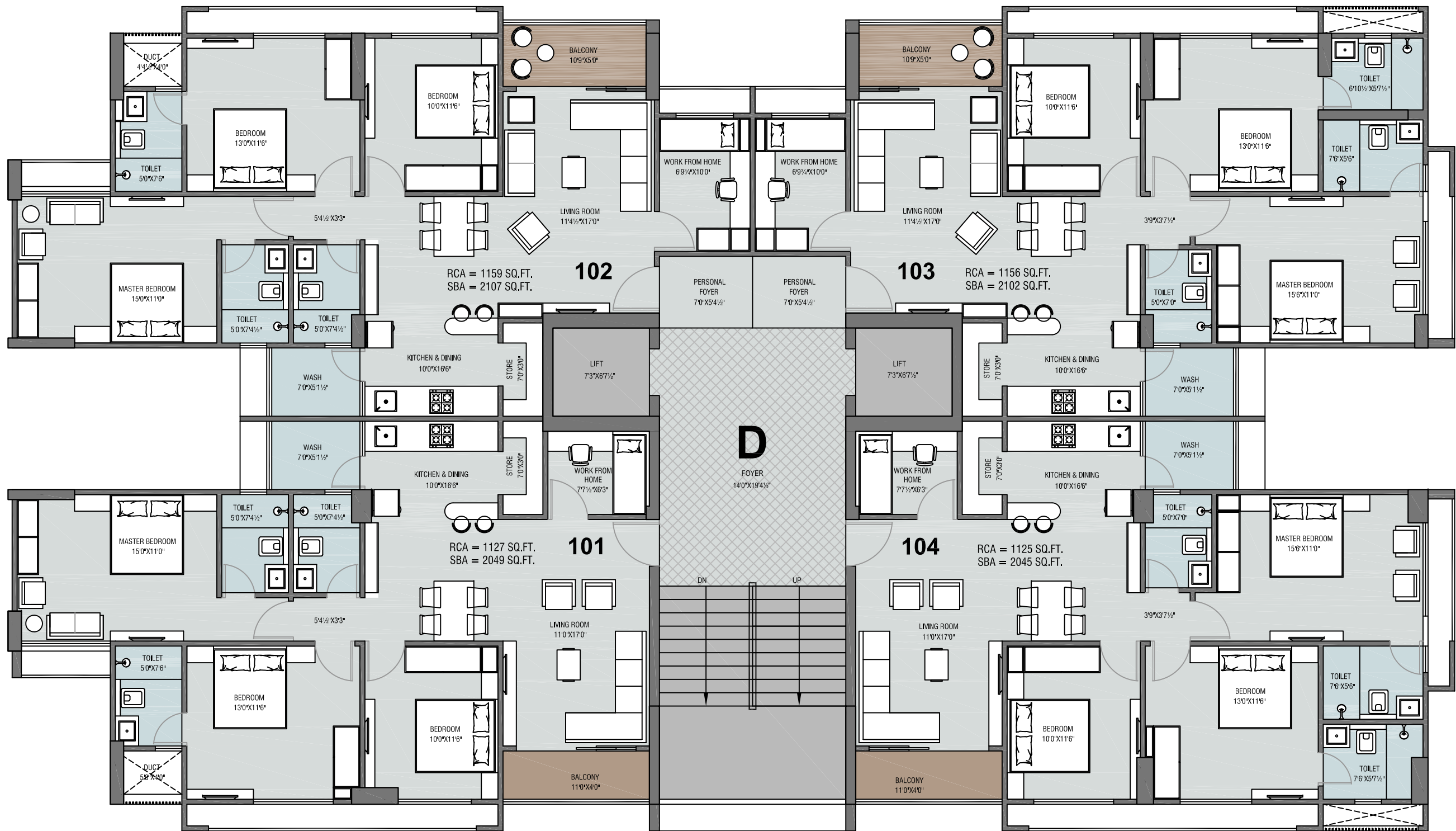


BLOCK - B (1'ST TO 11'TH FLOOR)

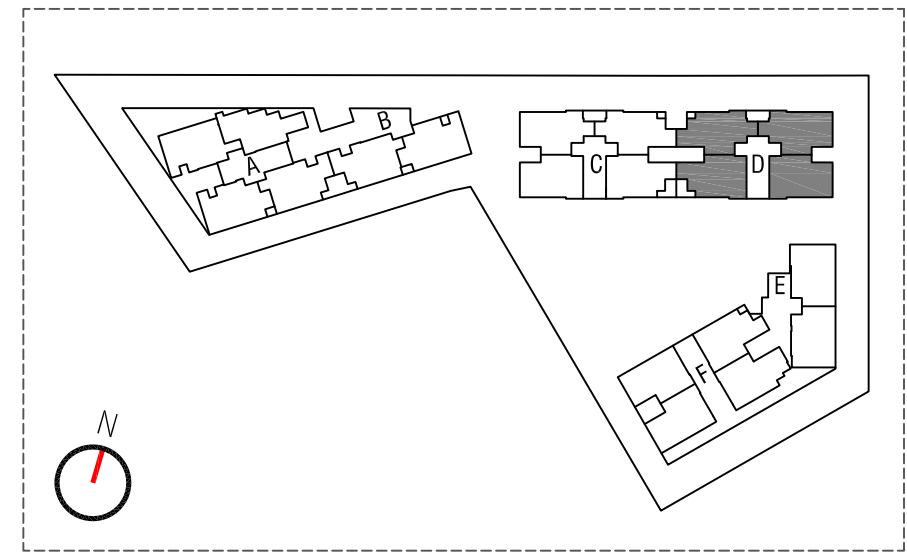


BLOCK - C (1'ST TO 12'TH FLOOR)

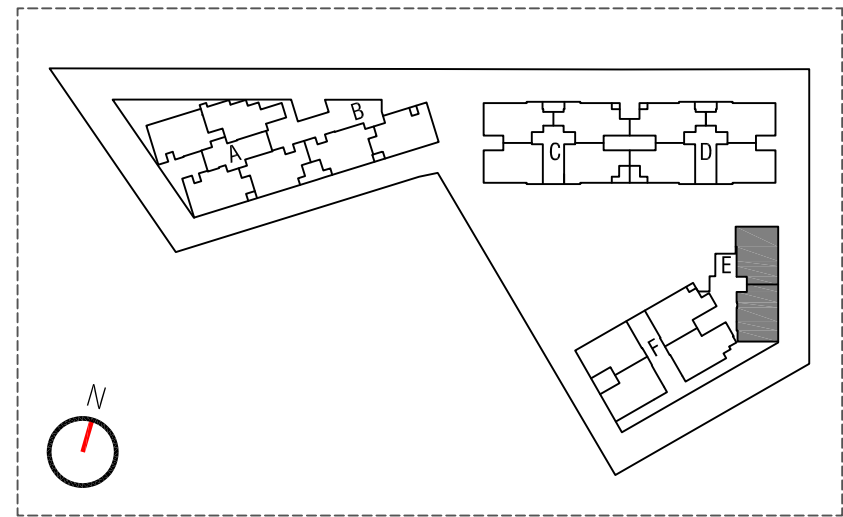




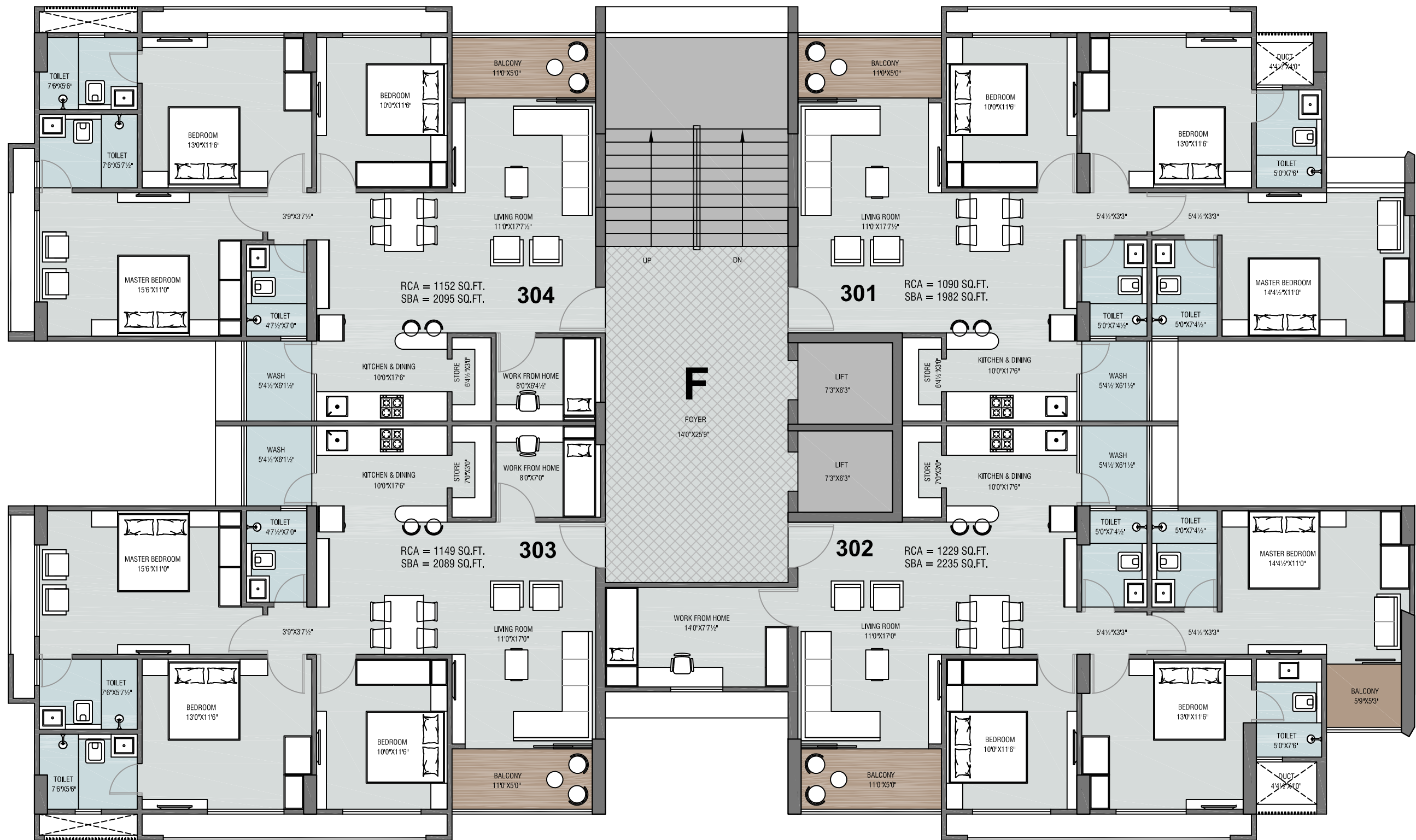
BLOCK - D (1'ST TO 12'TH FLOOR)



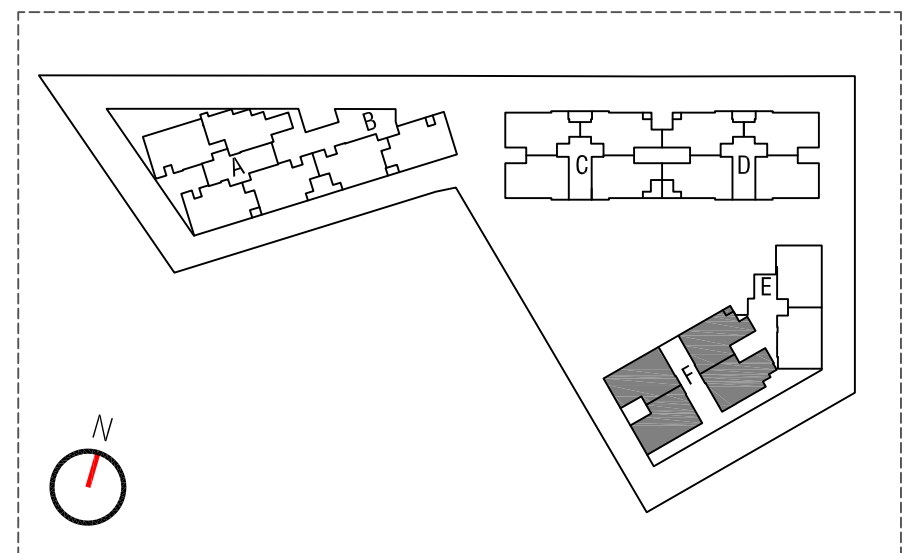
KEY -PLAN

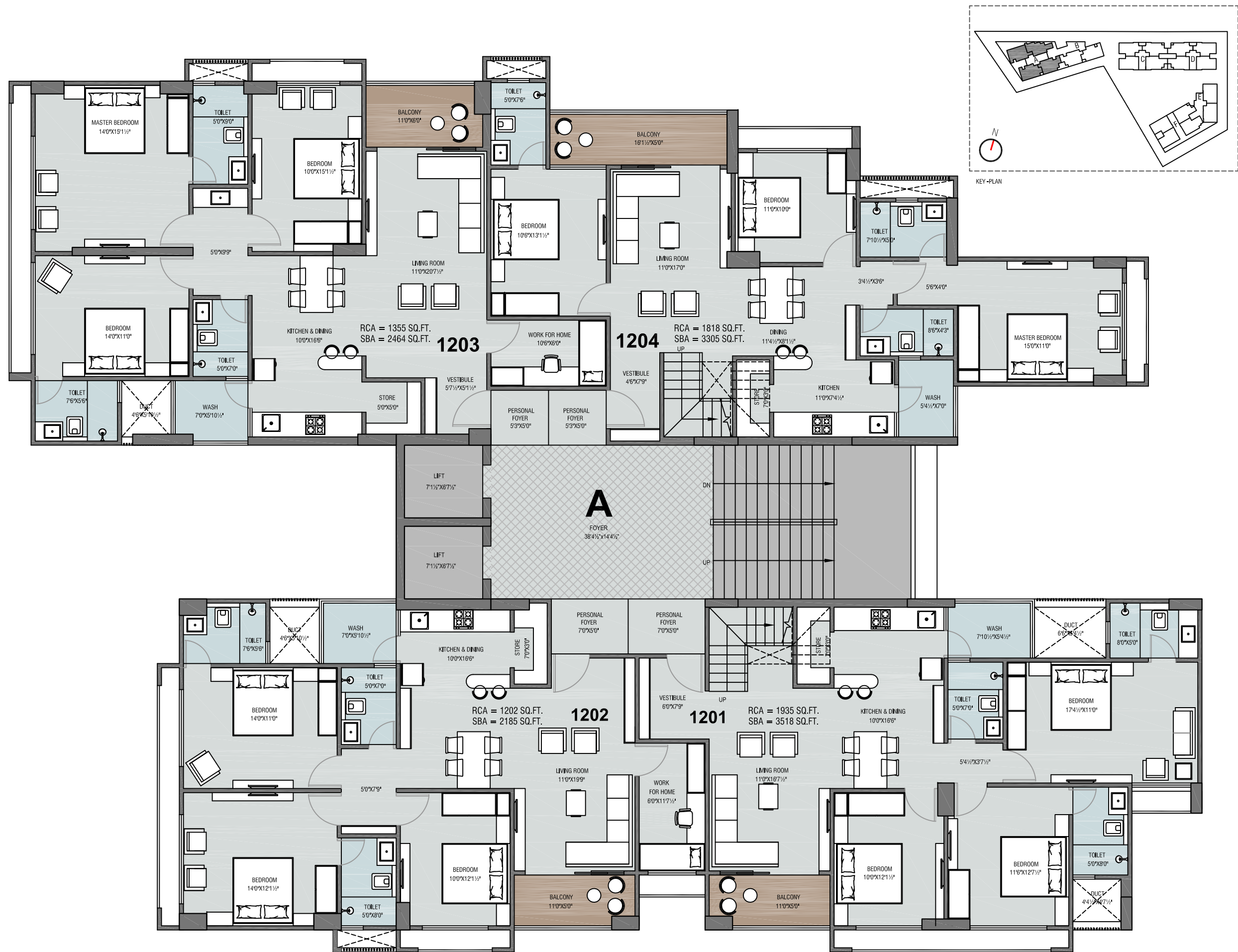


BLOCK - E (3'RD TO 11'TH FLOOR)

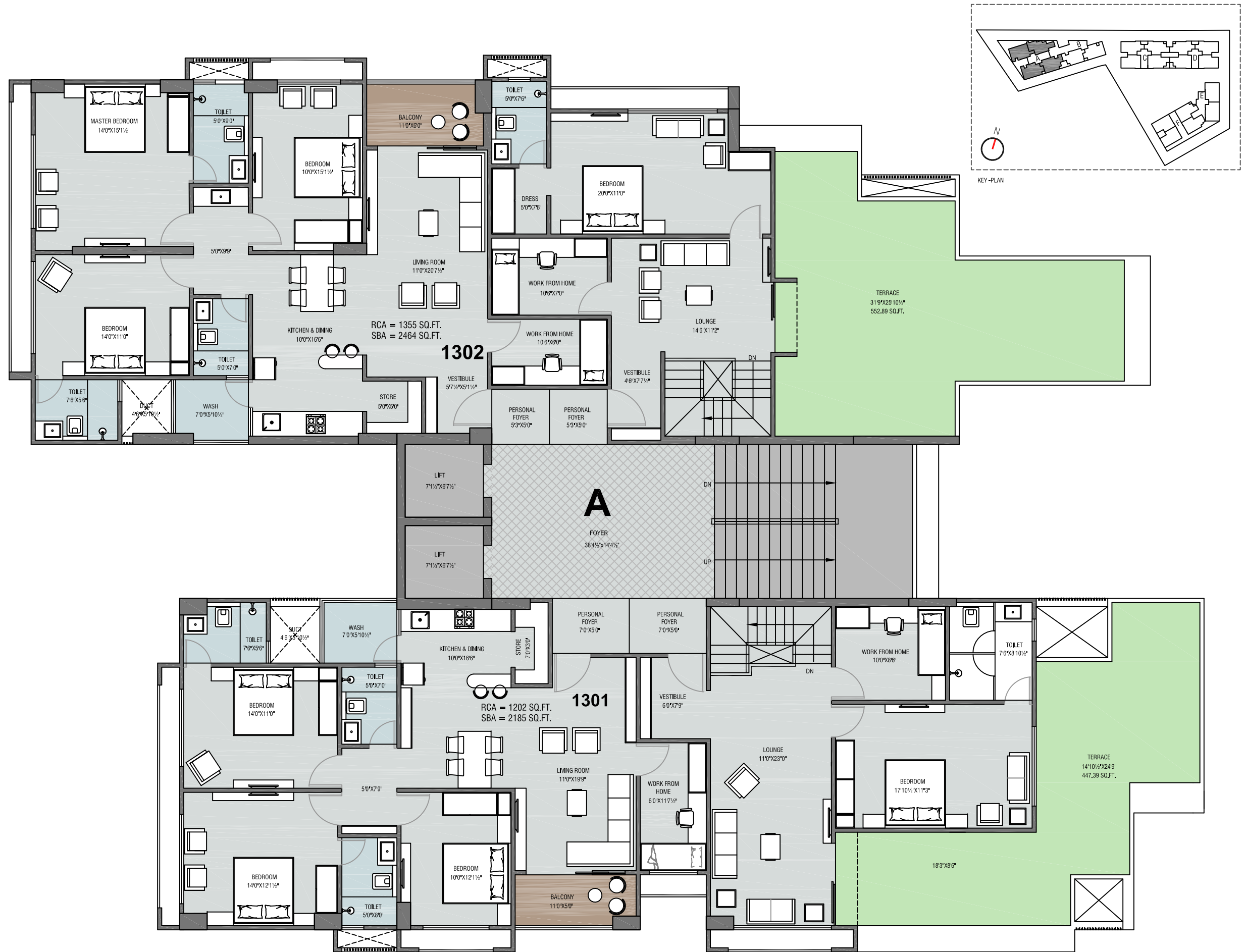


BLOCK - F (3'RD TO 11'TH FLOOR)

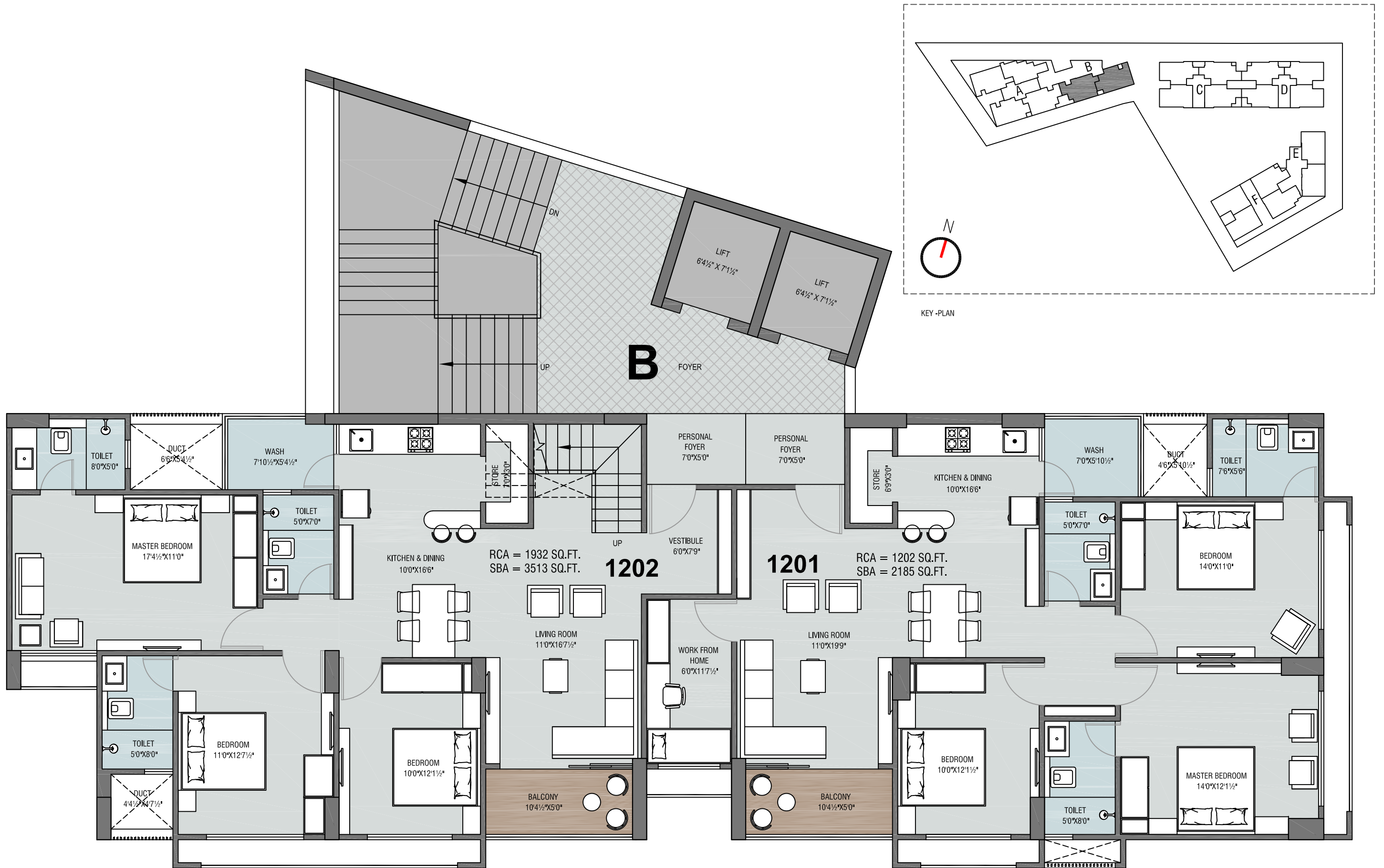




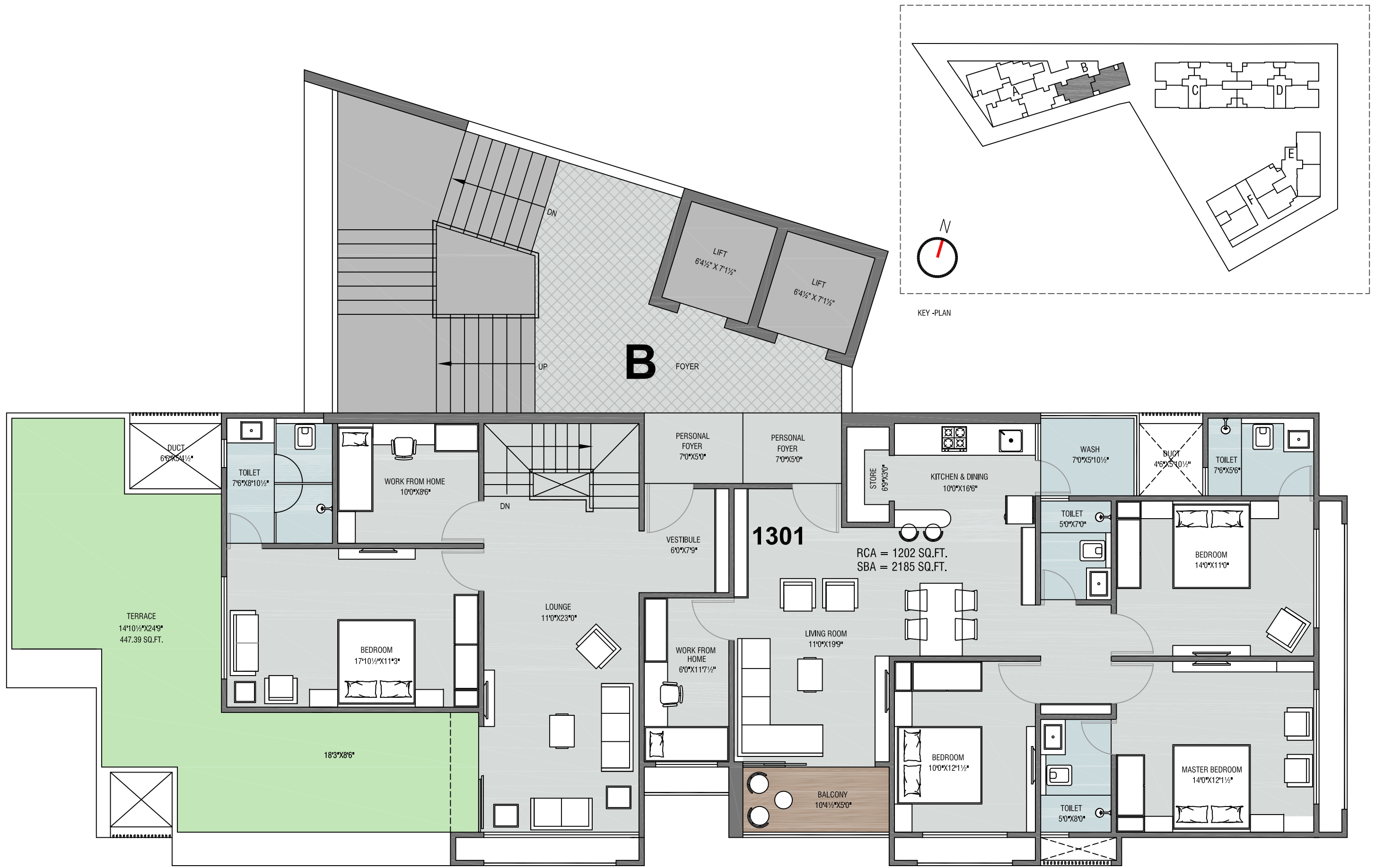
BLOCK - A (12'TH FLOOR)



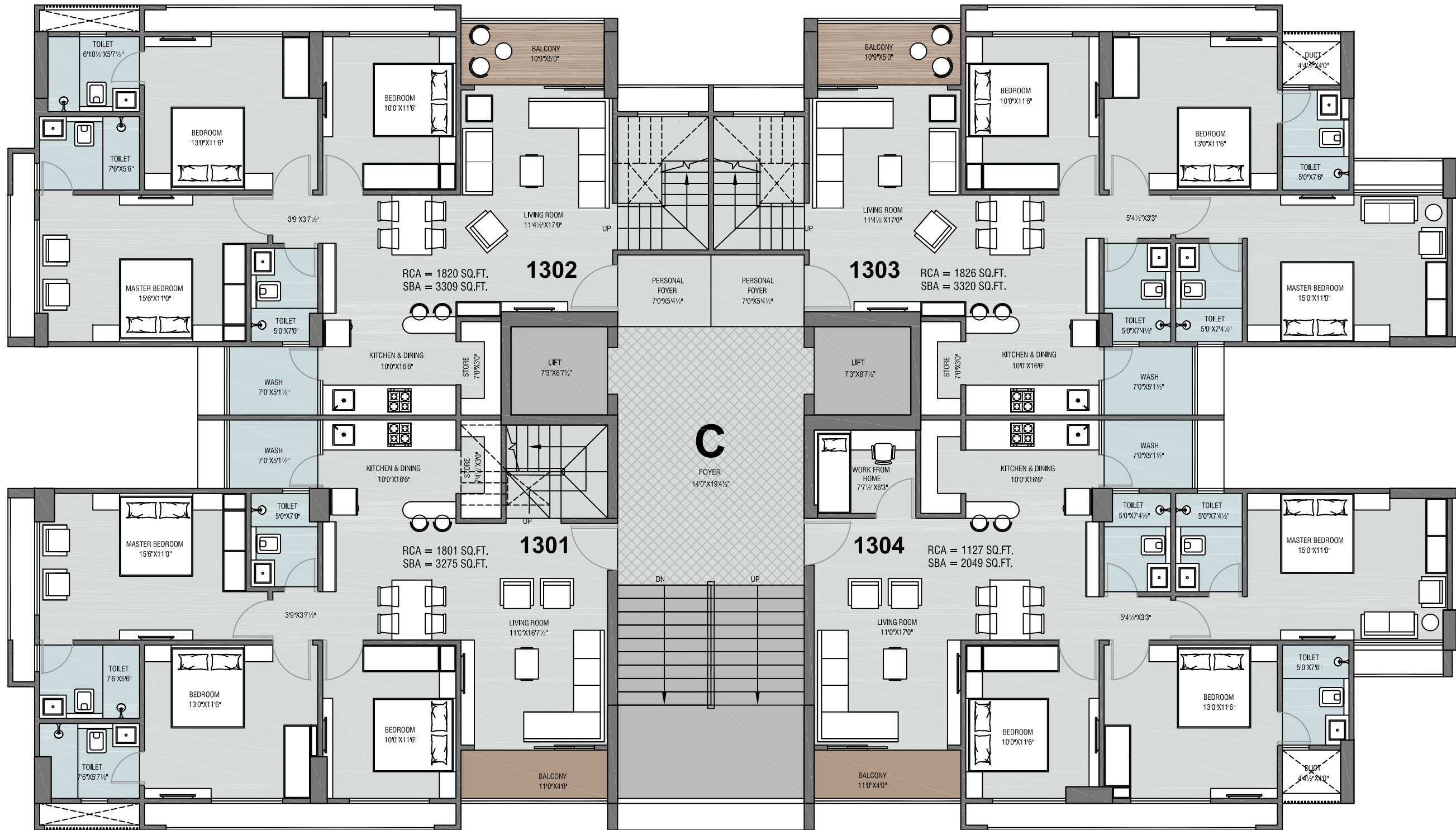
BLOCK - A (13TH FLOOR)



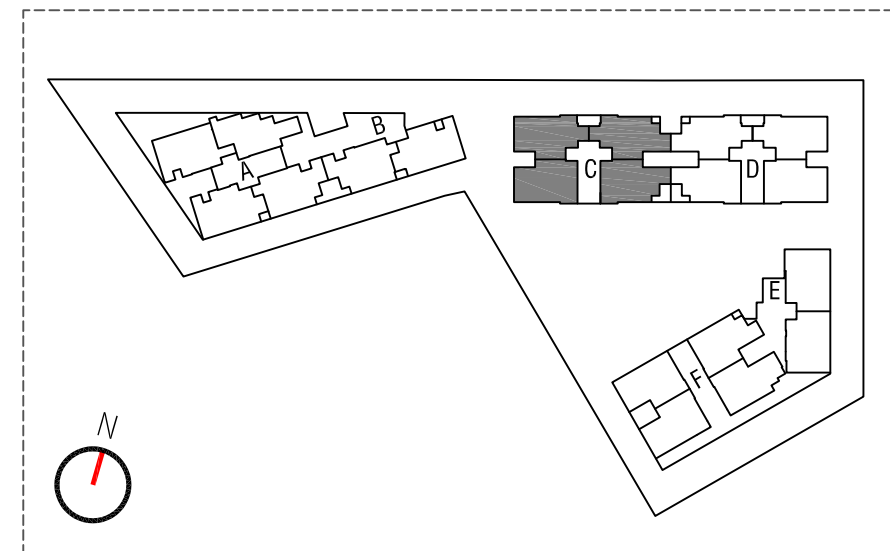
BLOCK - B (12'TH FLOOR)



BLOCK - B (13'TH FLOOR)

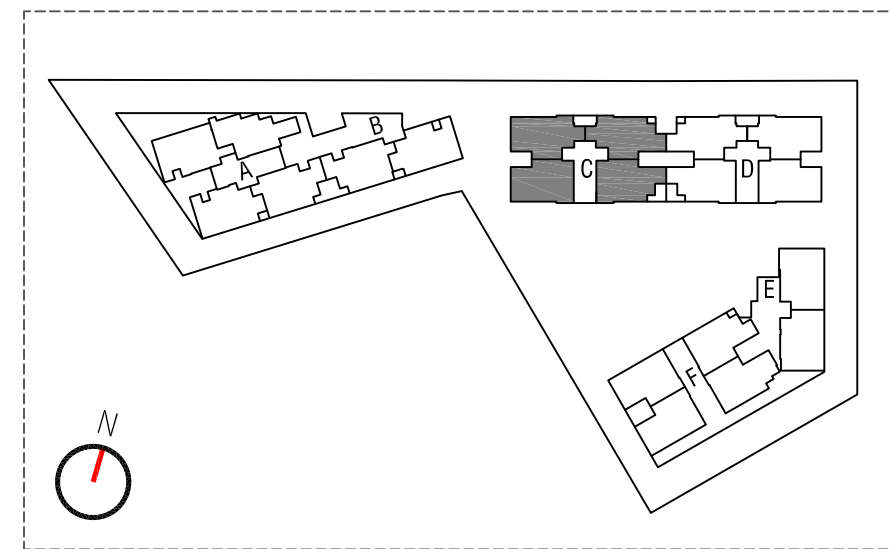


BLOCK - C (13'TH FLOOR)

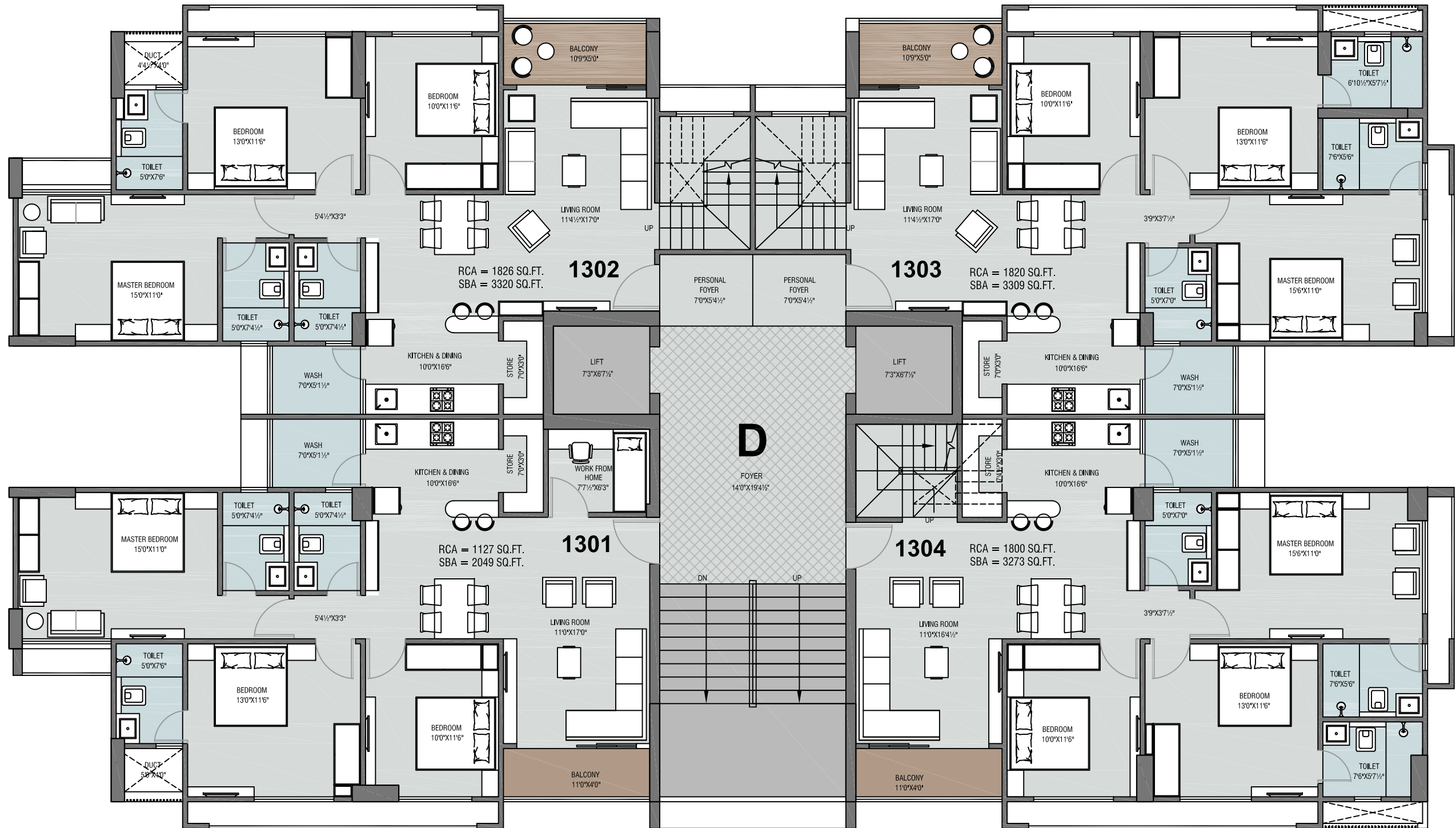




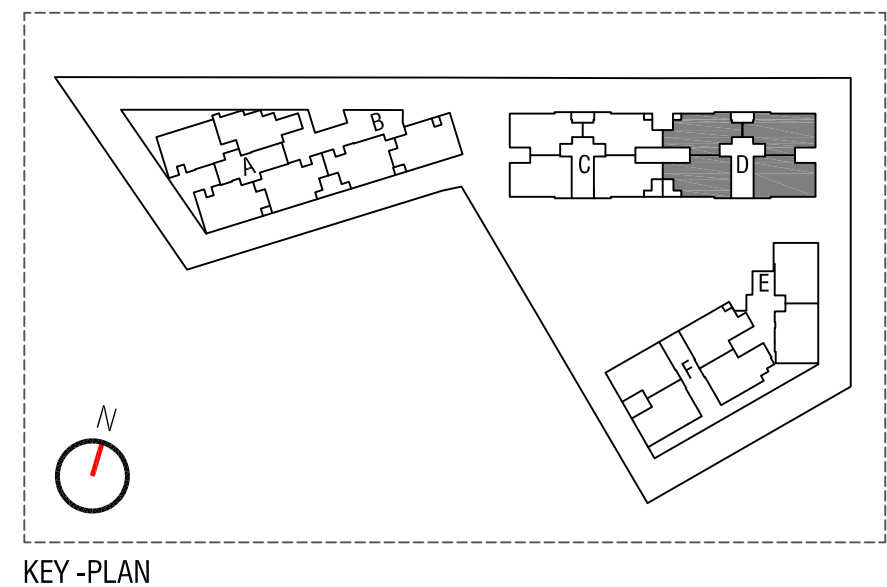
BLOCK - C (14'TH FLOOR)

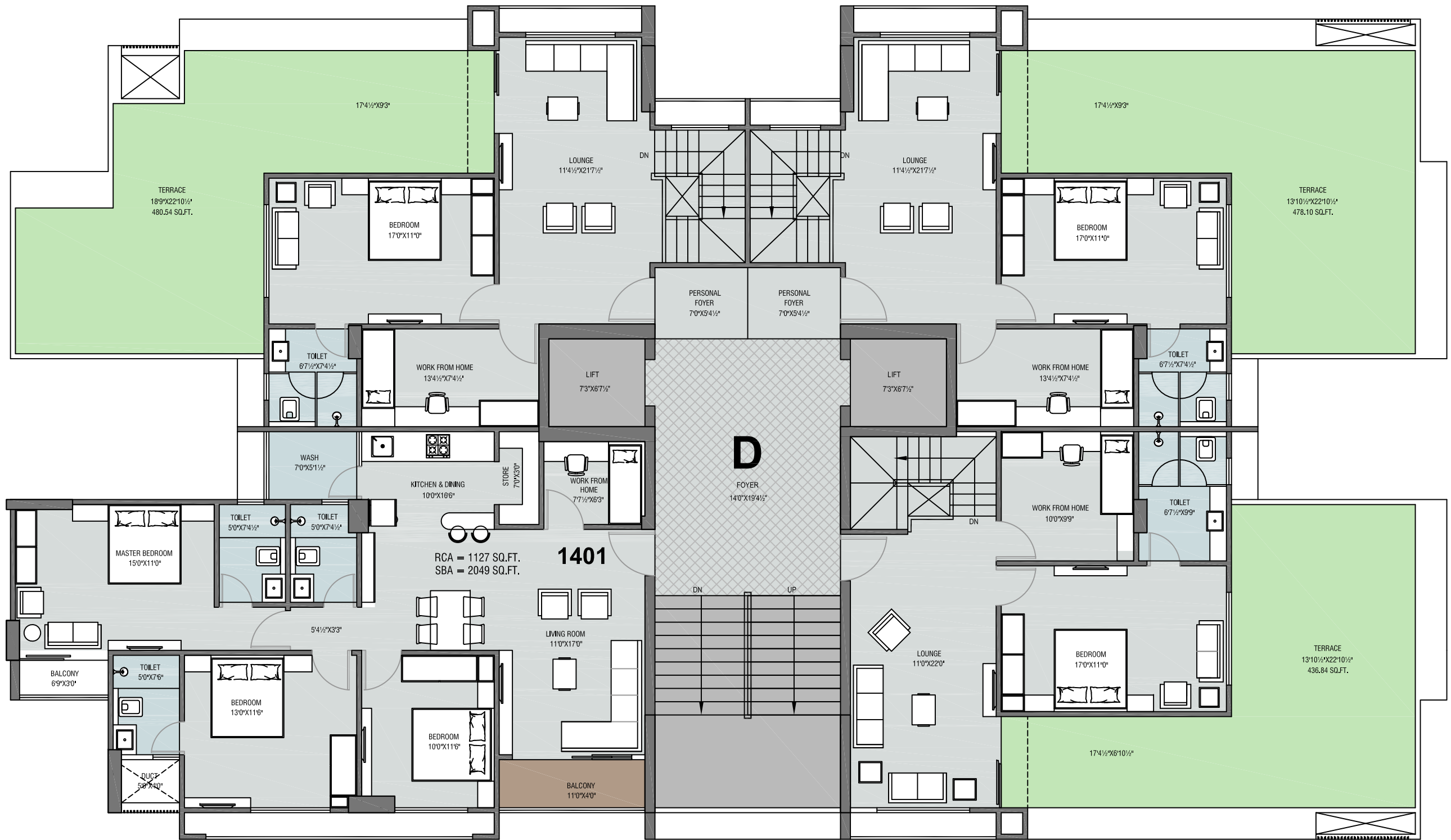


KEY -PLAN

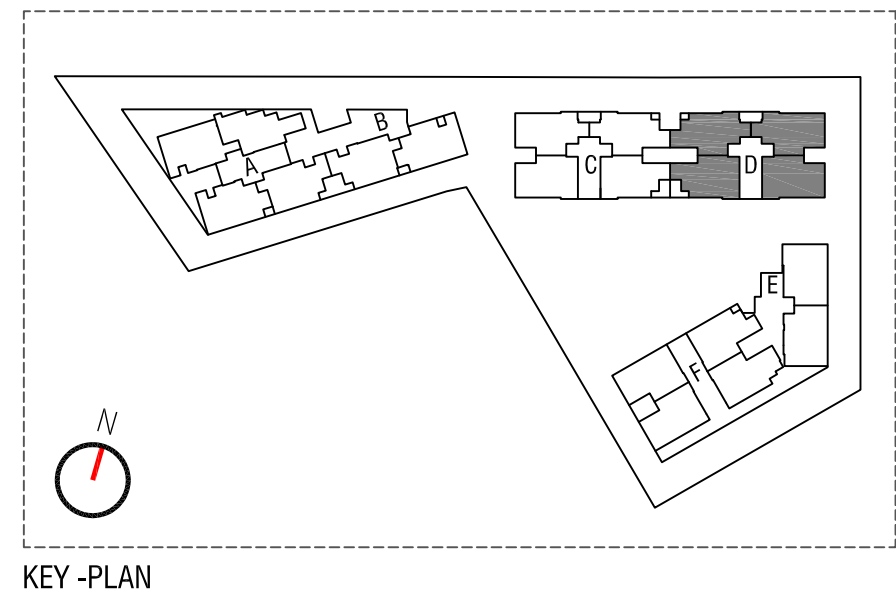


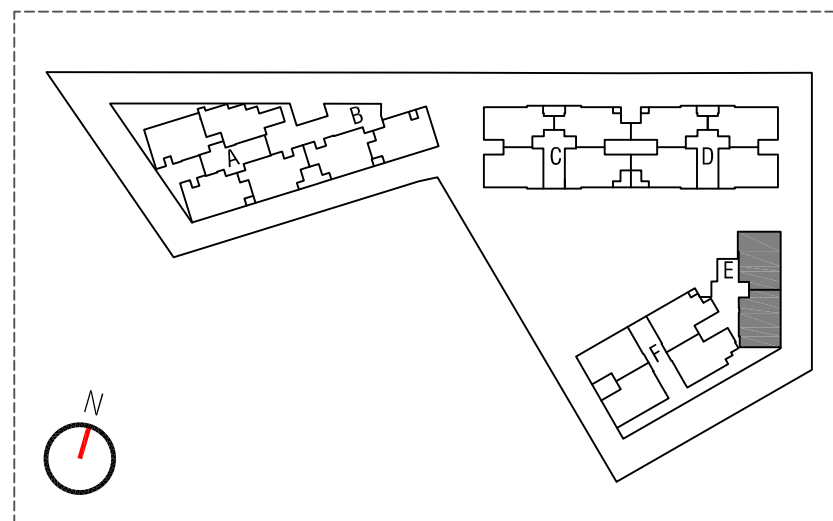
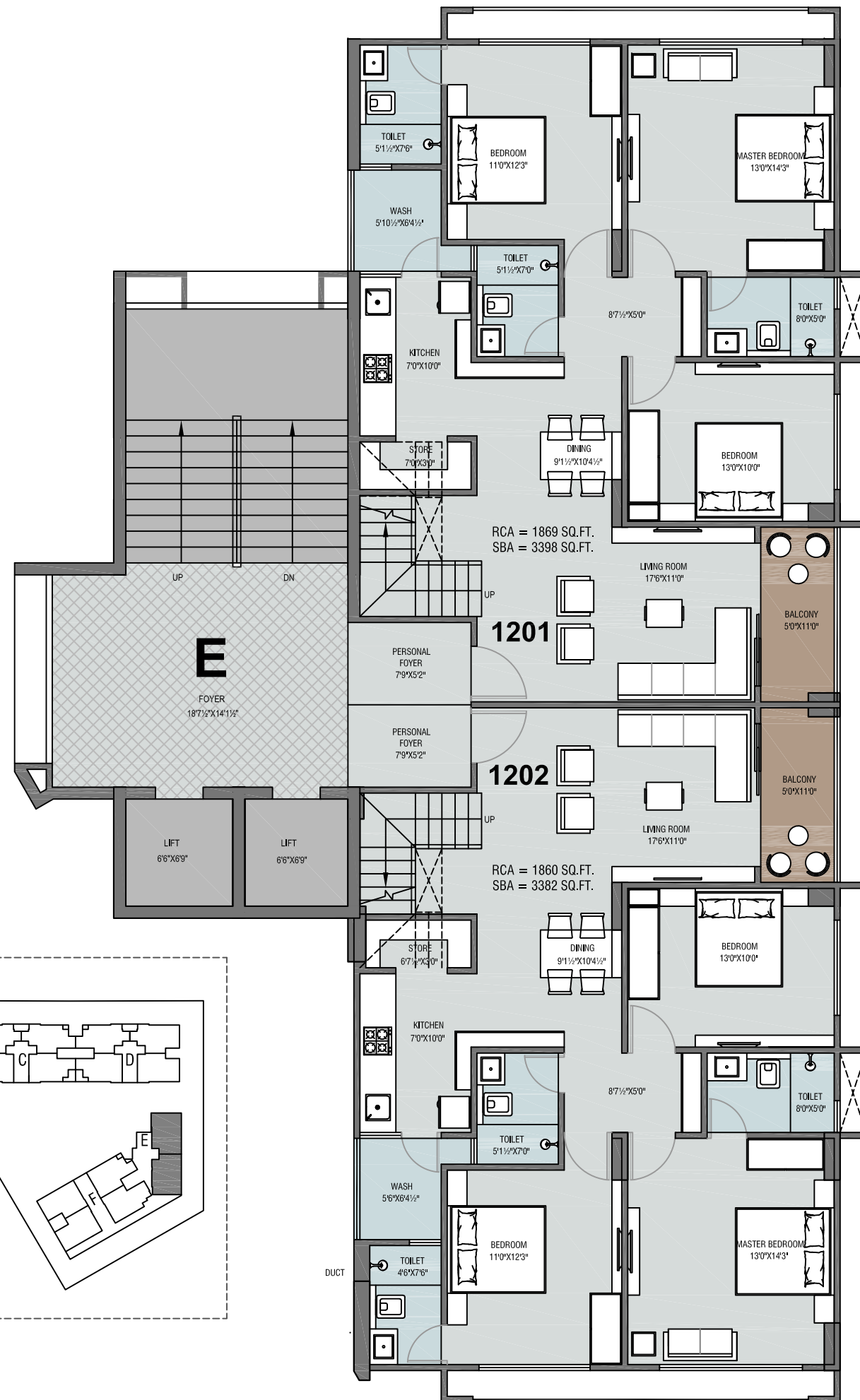
BLOCK - D (13'TH FLOOR)





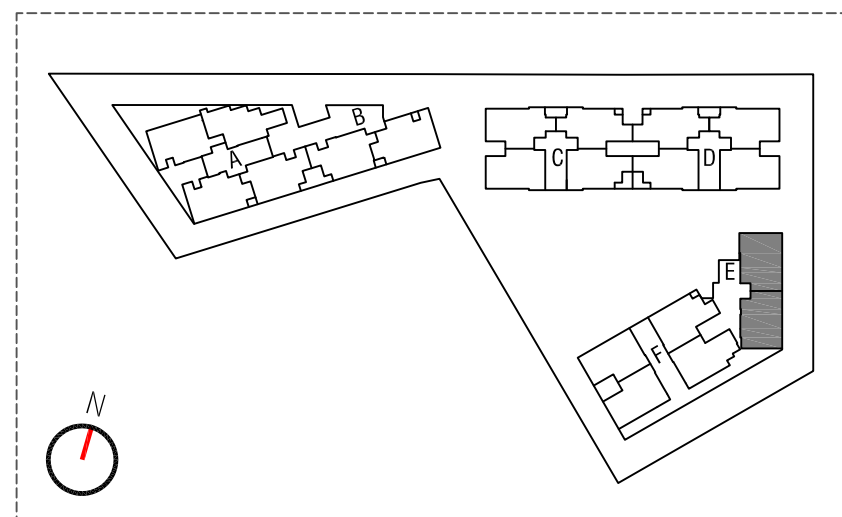
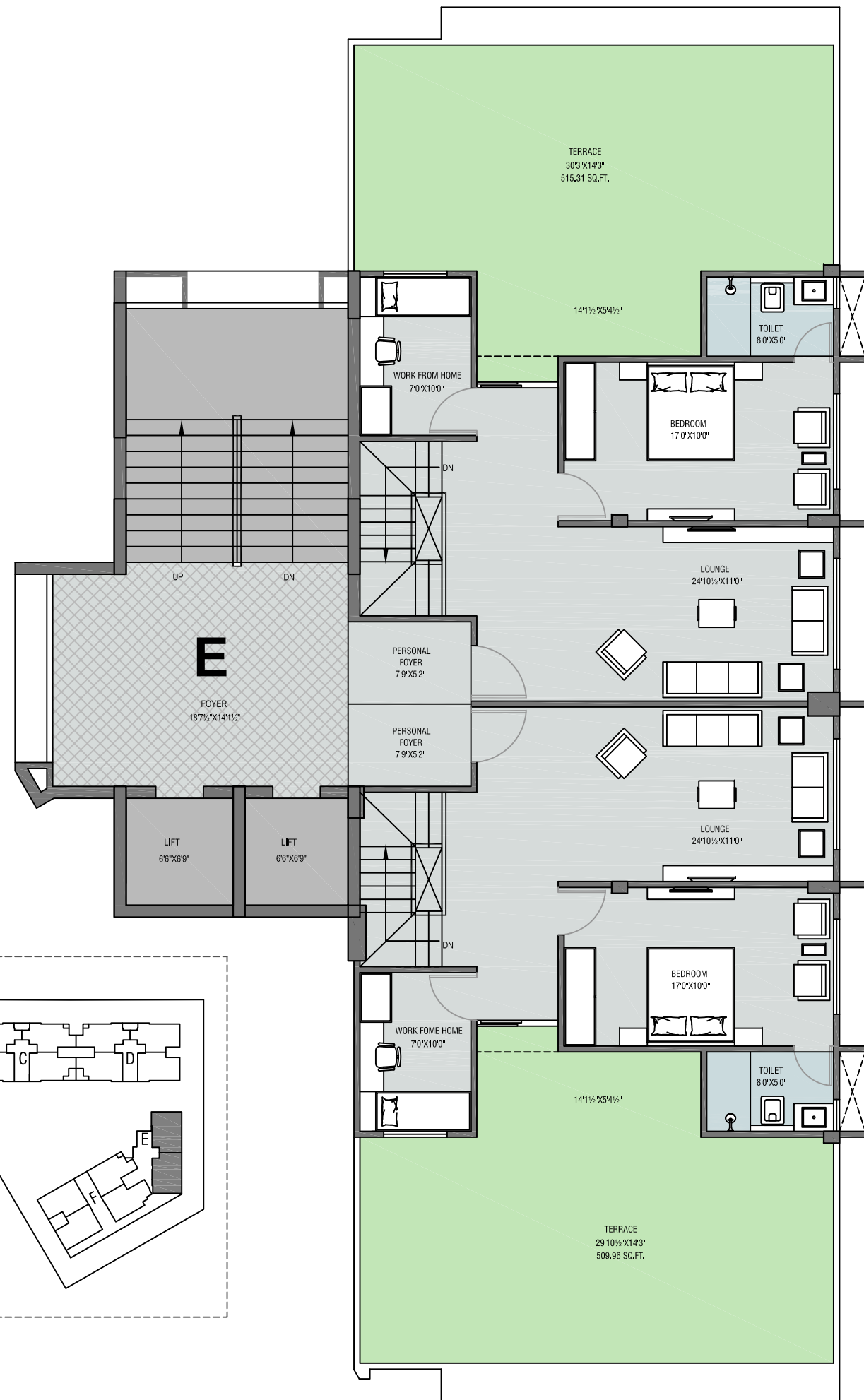
BLOCK - D (14'TH FLOOR)





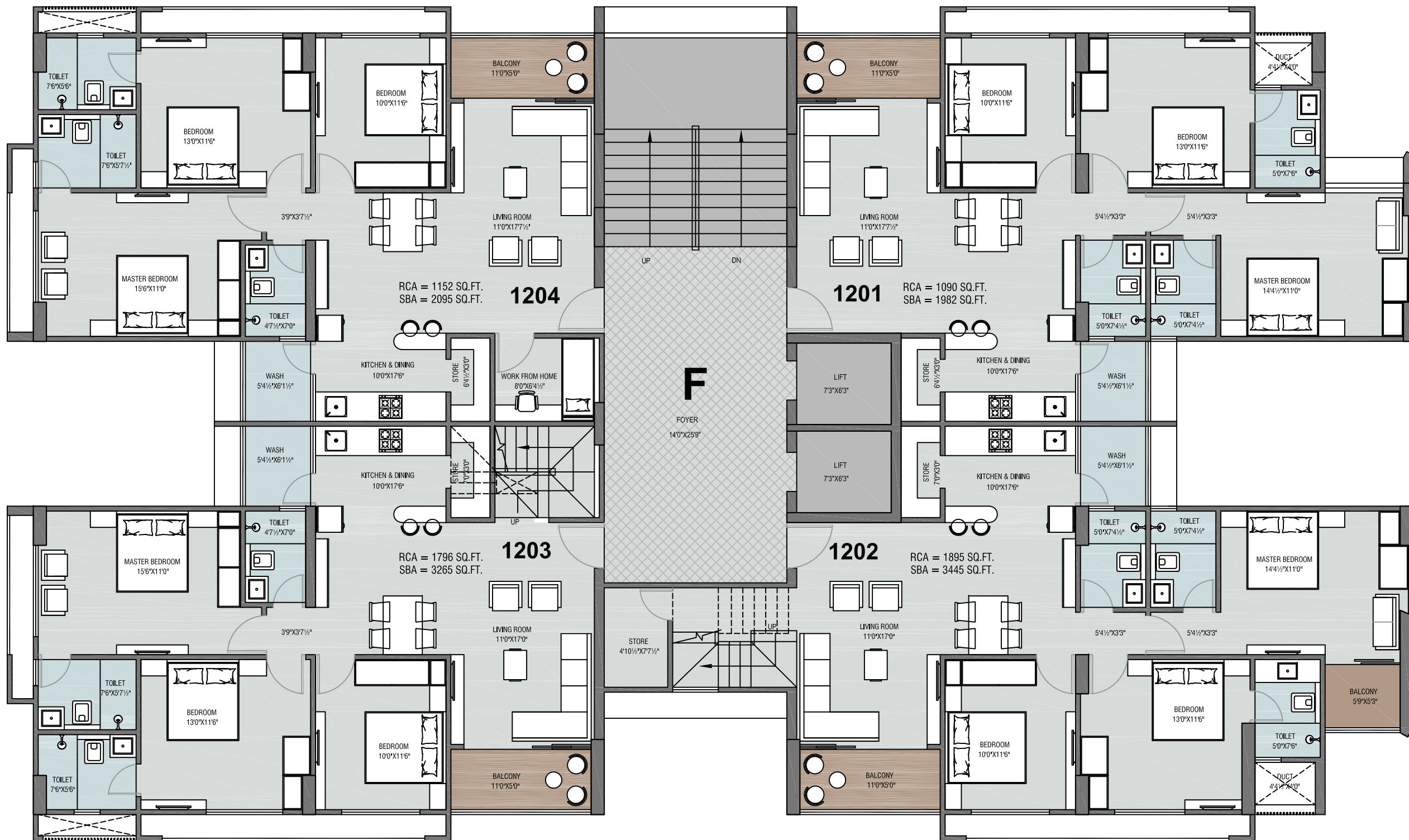
KEY -PLAN

BLOCK - E (12'TH FLOOR)

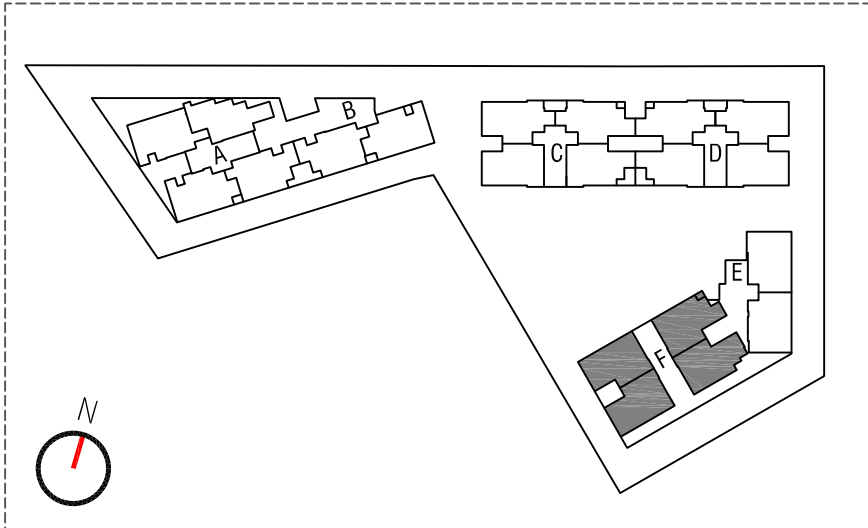


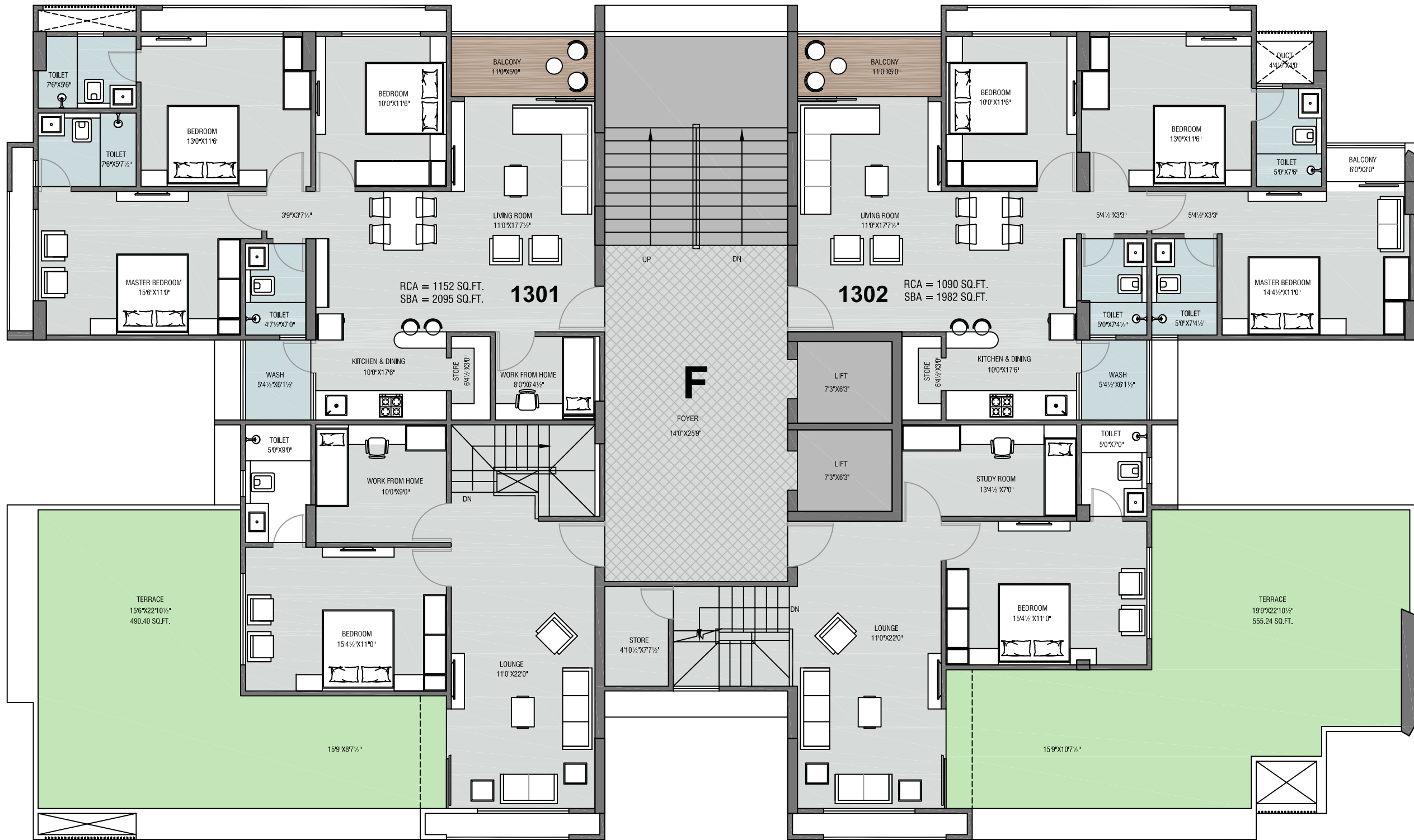
KEY -PLAN

BLOCK - E (13'TH FLOOR)

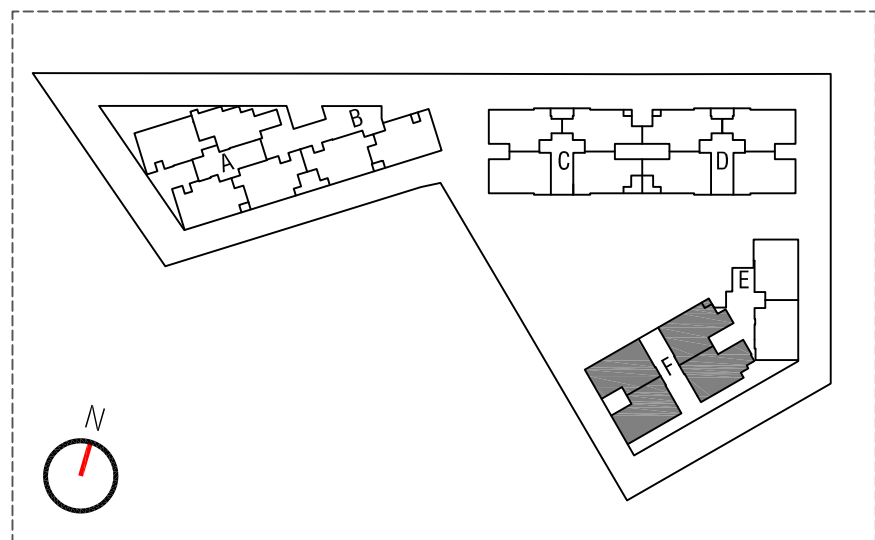


BLOCK - F (12'TH FLOOR)





BLOCK - F (13'TH FLOOR)



Facts

➤ Apartments

- 3 BHK + WFH Apartments & Showrooms
- 2045 Indicative SBA (55% RERA Carpet)
- 232 Apartments
- 13 Floors (Tower - A,B,E,F) / 14 Floors (Tower - C,D)
- Top Floors with Penthouse
- 2 Alloted Parking Per Unit

➤ Showroom

- 1100 Sqft Sba onwards
- Ground + 2 Retail spaces

➤ Possession on July 2023



Amenities & Features



GYM



Indoor
Games



Children
Play Area



Senior Citizen
Area



Activity
Room



Landscape
Garden



Intercom



Gas Pipeline



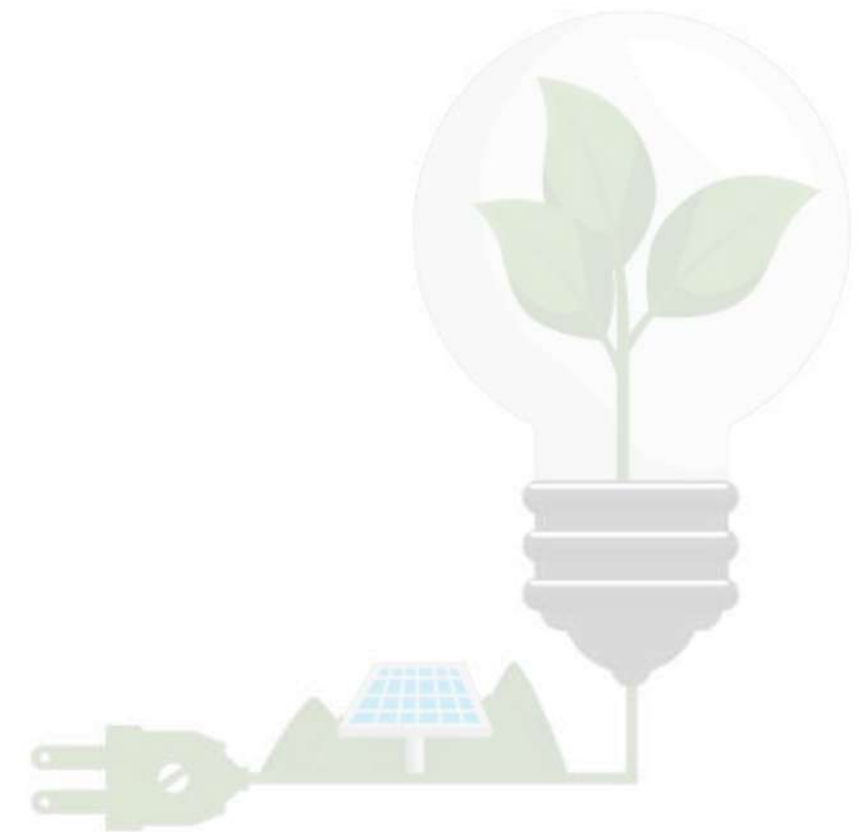
CCTV
Surveillance



Smart Society
App

Green Building Features

- Sewage Treatment Plant
- 100% Rainwater Harvesting
- Dual Plumbing in apartments
- Solar Panel Backup for common
- Water Efficient Plumbing Fixtures
- Charging Point for Electrical Vehicle
- Universal Design for Differently-abled
- Use of Low VOC materials like paints, adhesives, etc.
- Energy Efficient Lighting Fixtures with Standard lux level
- Waste Management System to treat 100% Organic Waste
- Separate Drainage and Water System for Commercial and Residential



Specifications

➤ **FLOORING**

- Vitrified Tiles in Drawing, Living, Dining & Bedrooms
- Granite Platform with S.S. Sink & Tiles upto Lintel Level in Kitchen
- Natural granite / Rustic Tiles in Balcony

➤ **COLOUR**

- Internal - Putty Finish
- Exterior - 100% Acrylic Paint

➤ **DOORS**

- Main Door - Polish Natural Veneer with natural latch
- Video door phone

➤ **BEDROOM & TOILET DOOR**

- Both side paint with SS hardware

Specifications

➤ **TOILETS**

- Glazed / Ceramic tiles upto lintel level
- Counter basin / wall hung basin
- Branded EWC couple closet
- Branded Cp brass fittings

➤ **ELECTRIFICATION**

- 3 Phase Concealed ISI Copper Wiring with Modular Switch
- MCB Distribution Panel

➤ **WINDOWS**

- Anodised / Powder coated aluminium windows

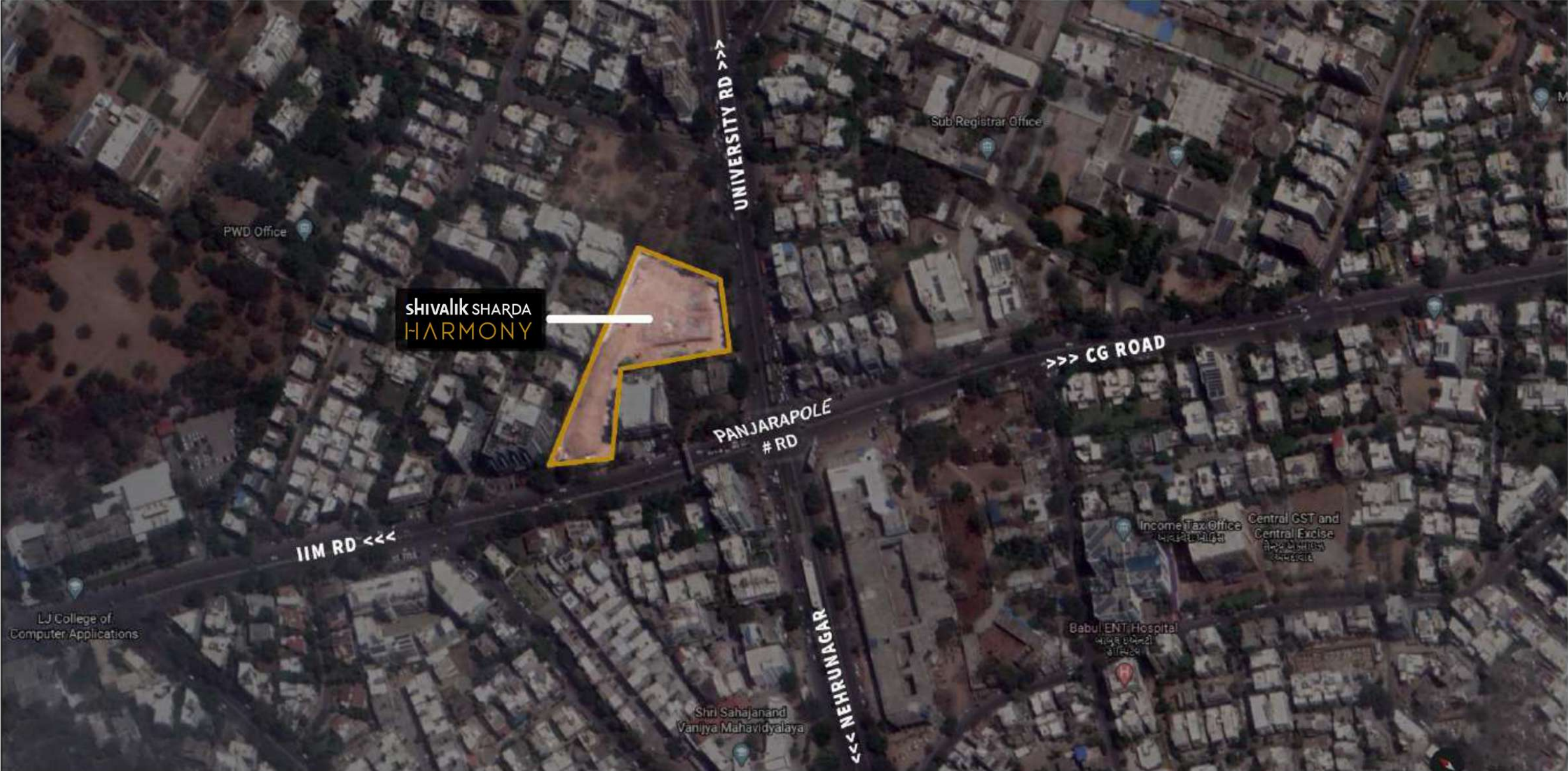


Connectivity

- Airport 25 min | 13 km
- Ahmedabad Railway Station 20 min | 7.5 km
- BRTS Accessibility
- Education Institutions (IIM , AMA , Gujarat Uni., Ahmedabad Uni. etc)
- Entertainment & Food Zones (Ahmedabad ONE Mall, C.G. square)
- Hospital (Fusion , Kaizen, Vijay Shalby)
- Temples
- Business Connectivity (C.G. Rd 2 km, Ashram Road 5 km, S.G. Highway 4 km)



Location



60+ LANDMARKS | **70 LAC+** SQ.FT | **4000+** UNITS

SHIVALIK[®]
BUILDING LANDMARKS SINCE 1996

Site : Shivalik Harmony, IIM Rd, Panjarapol Cross Road, Ahmedabad - 15 | shivalikgroup.com/harmony | 7575 00 4000

HO: Shivalik House, B/s Satellite Police Station, Ramdevnagar Cross RD, Ahmedabad - 15 | 079 402 00000 | [f](#) [t](#) [in](#) [@](#)

3 BHK + WHF APARTMENTS PAYMENT PLANS

(w.e.f. 01st SEP. 2020)

SHIVALIK SHARDA
HARMONY

3 BHK + WHF APARTMENTS & SHOWROOMS

PANJRAPOLE CROSS RD, AHMEDABAD

UNIT PARTICULAR	SIZE (SQFT)
CARPET AREA	1,125
INDICATIVE SUPER BUILT UP AREA	2,045

UNIT PRICING	AMOUNT	15 DAYS PLAN
APARTMENT COST	₹ 1,30,88,000	₹ 1,20,40,960
GST (5%)	₹ 6,54,400	₹ 6,02,048
GROSS TOTAL	₹ 1,37,42,400	₹ 1,26,43,008

ADDITIONAL CONTRIBUTION : MAINTENANCE DEPOSIT (IN FAVOUR OF SOCIETY) : ₹ 180/- PER SFT (ON CARPET AREA)

LEGAL CHARGES : ₹ 12,000 • **GOVERNMENT CHARGES -** STAMP DUTY 4.9% , REGISTRATION 1% (IF ANY CHANGES IT WILL BE AS ACTUAL)

PAYMENT SCHEDULE - CONSTRUCTION LINKED	AMOUNT	15 DAYS PLAN
BOOKING AMOUNT	₹ 12,50,000	₹ 12,50,000
COMPLETION OF EXCAVATION	₹ 12,50,000	15 DAYS FROM DATE OF BOOKING
COMPLETION OF 3 RD BASEMENT SLAB	₹ 12,50,000	
COMPLETION OF PLINTH SLAB	₹ 12,50,000	
COMPLETION OF RCC SLAB OF 4 TH FLOOR	₹ 12,50,000	
COMPLETION OF RCC SLAB OF 8 TH FLOOR	₹ 12,50,000	
COMPLETION OF RCC SLAB OF 12 TH FLOOR	₹ 12,50,000	
COMPLETION OF RCC SLAB OF TOP FLOOR	₹ 12,50,000	
COMPLETION OF STRUCTURE WORK	₹ 12,50,000	
COMPLETION OF FINISHING WORK	₹ 12,50,000	
ON POSSESSION	₹ 12,42,400	

NOTES :

- MAINTENANCE** : 2 Years Project Maintenance included from the Date of BU Permission.
- MAINTENANCE DEPOSIT** : On possession, In favor of society / association name , interest free.
- PARKING** : Allotment preference will be given in order of sale deed execution date.
- DOCUMENTATION** : All legal documents will be as per the client's bank account name.
- CARPET DEFINITION** : RERA Carpet + Balcony + Wash Area
- BROKER POLICY** : In case of booking through Broker, then Broker policy will be applicable.
- CANCELLATION** : In Case Of Cancellation - Cancellation Policy Will Be Applicable.
- DELAY IN PAYMENTS** : Delay in Installment Payment over 30 days, Interest will be charged @ 1% per month + Tax as Applicable.
- AGREEMENT TO SALE** : Agreement to sale will be with post dated cheques.
- PREMIUM (PLC)** : PLC will be applicable in apartment with terrace
- POSSESSION** : JULY 2023
- RERA NUMBER** : PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/CAA07151/170620
- TERMS & CONDITIONS** : GST calculation as per today's tax structure. It may change as per government guidelines.

BANK DETAILS

A/C NAME	SHIVALIK PARAM STRUCTURES LLP
BANK NAME	HDFC BANK LTD
A/C NO	50200039780415
IFSC CODE	HDFC0003964
BRANCH	VASTRAPUR BR. AHMEDABAD