



Best Realty Brands 2015  
by The Economic Times



Developer of The Year  
Luxury 2016 by ABP News



"Shivalik Sharda Parkview" of  
"Shivalik Group"

**shivalik**<sup>®</sup>  
BUILDING LANDMARKS

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RERA Registration :PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA00546/271017

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shivalik<sup>®</sup> sharda

# PARK VIEW

3 BHK APARTMENTS

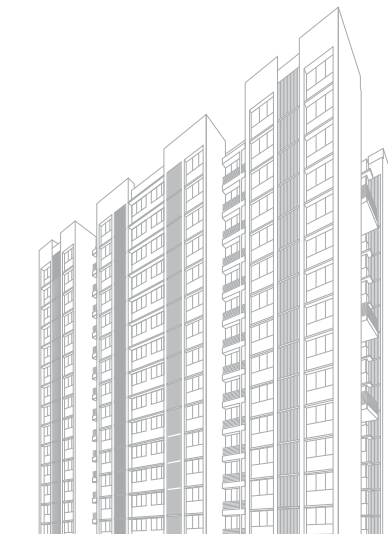
Club 07 Road, Shela



# AN OPPORTUNITY never to be missed

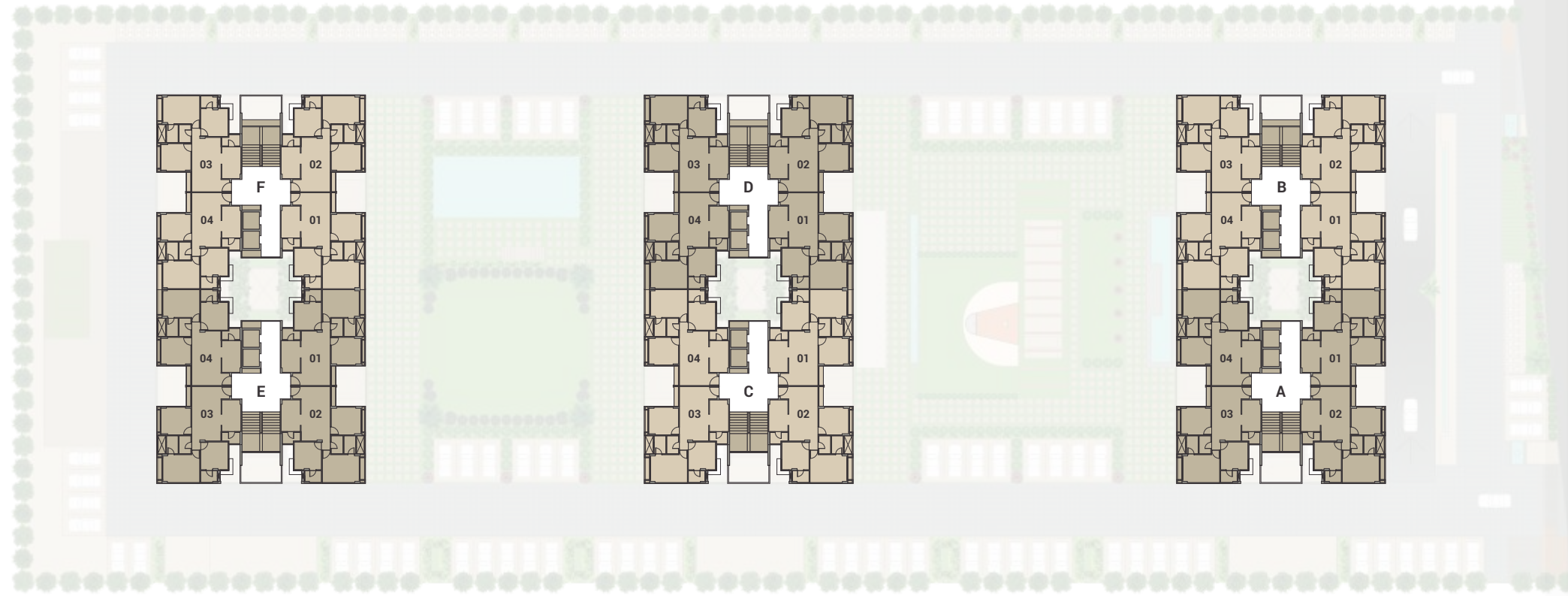
A home with exceptional quality, taking advantage of the Shela area's excellent growth potential.

A perfect environment for your family to grow and thrive through all stages of life.





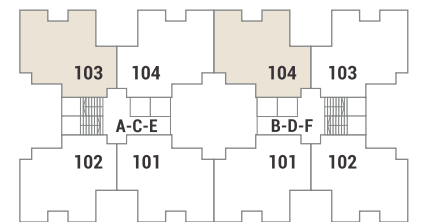
# TYPICAL



# 3 BHK UNIT



1	VESTIBULE	3'9" X 4'3"
2	DINNING & LIVING ROOM	19'9" X 10'9"
3	KITCHEN	11'6" X 7'0"
4	UTILITY	4'0" X 6'6"
5	STORAGE	4'6" X 1'3"
6	BED ROOM 1	10'0" X 11'0"
7	TOILET	6'6" X 4'3"
8	MASTER BED ROOM	10'0" X 13'6"
8A	TOILET	6'6" X 4'3"
9	BED ROOM 2	10'0" X 10'0"
9A	TOILET	4'3" X 6'0"



# LAYOUT



## UPSCALE AMENITIES

### LEGENDS

### Play, Relax & Stay Healthy

It's the little things that make a difference - especially when you're buying a new home. We go above and beyond to offer wonderful recreational attractions, much more than average, in an incredible way!

45 AMENITIES that will satisfy your active life.

Live the life you and your family have always desired.

- |  |   |  |   |  |   |  |   |  |                                       |
|--|---|--|---|--|---|--|---|--|---------------------------------------|
|  | <b>1</b> ENTRANCE PLAZA                       |  | <b>10</b> MINI THEATRE                    |  | <b>19</b> SAND PIT                              |  | <b>28</b> TODDLERS ZONE                       |  | <b>37</b> BANQUET HALL                |
|  | <b>2</b> SECURITY CABIN                       |  | <b>11</b> PALM COURT                      |  | <b>20</b> REFLECTING WATER BODY                 |  | <b>29</b> MEDICARE CENTRE                     |  | <b>38</b> MUSIC / DANCE TEACHING ROOM |
|  | <b>3</b> DROP OFF ZONE WITH BENCHES & TRELLIS |  | <b>12</b> 2 AUTOMATIC ELEVATORS PER TOWER |  | <b>21</b> DECK                                  |  | <b>30</b> GYMNASIUM                           |  | <b>39</b> GUEST ROOMS                 |
|  | <b>4</b> VISITOR'S PARKING                    |  | <b>13</b> ELECTRIC METER ROOM             |  | <b>22</b> LAWN FOR YOGA AND MORNING EXERCISES   |  | <b>31</b> POOL CHANGING ROOM                  |  | <b>40</b> SOCIETY OFFICE              |
|  | <b>5</b> SIT OUT PLAZA BENCHES AND TRELLIS    |  | <b>14</b> RCC / STONE PAVING ROADS        |  | <b>23</b> BOX CRICKET PLAY COURT                |  | <b>32</b> TODDLERS POOL                       |  | <b>41</b> OUTDOOR FITNESS ZONE        |
|  | <b>6</b> WATER FEATURE AS A SENSE OF ARRIVAL  |  | <b>15</b> DISABLE FRIENDLY RAMP           |  | <b>24</b> MULTIPURPOSE PLAY COURT               |  | <b>33</b> SWIMMING POOL                       |  | <b>42</b> SENIOR CITIZEN PARK         |
|  | <b>7</b> CAR PARKING WITH TREES & LIGHTING    |  | <b>16</b> ENTRANCE LOBBY                  |  | <b>25</b> KIDS PLAY AREA ON RUBBERIZED FLOORING |  | <b>34</b> POOL DECK WITH TRELLIS AND CREEPERS |  | <b>43</b> DG BACK UP FOR COMMON       |
|  | <b>8</b> PUBLIC UTILITY STORE                 |  | <b>17</b> BABY CRECHE AREA                |  | <b>26</b> SKATING RINK                          |  | <b>35</b> POOL SIDE ACTIVATE AREA             |  | <b>44</b> TWO WHEELERS PARKING        |
|  | <b>9</b> LIBRARY                              |  | <b>18</b> YOGA ROOM                       |  | <b>27</b> INDOOR GAME                           |  | <b>36</b> GARDEN                              |  | <b>45</b> MEDITATION AREA             |

### SALIENT FEATURES

- WI FI ZONE
- INTERCOM
- DTH CONNECTION
- HYDRO PNEUMATIC BOOSTER SYSTEM FOR UNIFORM PRESSURE
- WELL EQUIPPED FIRE HYDRANT SYSTEM IN EVERY BLOCK
- AMPLE PARKING IN BASEMENT & GROUND FLOOR
- CCTV SURVEILLANCE IN COMMON AREAS
- 24 X 7 SECURITY



## SPECIFICATIONS

### FLOORING

Vitrified Flooring in Living and Dining areas, Kitchen and All Bedrooms  
Kota stone or Similar in Wash Area

### WALL FINISH

Internal : Putty Finish  
External : 100% Acrylic Paint

### KITCHEN

Polished Natural Granite Platform  
Stainless Steel Kitchen Sink  
Glazed Tile Dado up to Lintel Level on Wall above Kitchen Platform

### TERMS:

- All rights are reserved by the developers to make any changes in plan, elevations and other details which will be binding to all the members.
- In order to maintain the aesthetics of the apartments at a very high level, installation of AC units will be permitted at the designated spots and nowhere else, changes which effect the elevation & structure system shall not be permitted for all times to come.
- Encroachment, in any form, outside the defined units shall not be allowed.
- All dimensions shown in the plans are approximate, average unfinished and subject to variations.
- Any taxes like Service Tax and any other taxes will be paid extra.
- All the payments shall be in favor of **"Shivalik Jhanvi Infraspace LLP"**

The above information is indicative of proposed development and is issued in good faith for guidance only and not to be considered as part of any document.  
All dimensions shown in the plan are approximate and subject to variations. | This catalog is tentative.

### DOORS & WINDOWS

Decorative Laminated  
Main Door with Wooden Frame & S.S. Fittings

Painted Flush Doors with  
Wooden Frame in All Bedrooms and  
Bathrooms with S.S. Fittings

Fully Glazed Anodized / Powder Coated  
Aluminum Sliding Windows with  
Stone Revile

### BATHROOMS

Glazed / Ceramic Tile Dedo upto  
Lintel Level in All Bathrooms

Cera or Equivalent Sanitary Ware &  
C.P. Fittings

### ELECTRIFICATION

Single Phase Concealed ISI Copper  
Wiring with Adequate A.C., Geyser,  
T.V. and Telephone Points in Each Unit

Architect:  
**Mandviwala Qutub & Associates**  
(Mumbai)

## LOCATION



Club 07 Road, Off S.P. Ring Road, Shela, Ahmedabad



SHIVALIK SHARDA

# PARK VIEW

3 BHK 810 SQFT RERA CARPET, 860 SQFT BUILTUP, 1440 SQFT SBA

## PAYMENT PLAN

(w.e.f) 01/01/2020

	Standard Price
<b>BASIC COST</b>	<b>50,75,000/-</b>
<b>OTHER CHARGES</b>	<b>3,74,400/-</b>
<b>TOTAL COST</b>	<b>54,49,400/-</b>
BOOKING AMOUNT	₹11,00,000
Balance in 30 Days	₹ 43,49,400

Other Charges	
Society Maintenance Deposit	₹1,00,000

### Terms and Conditions

- In case of Cancellation - Cancellation policy will be applicable.
- In case of Delay in Payment 1.25% Per Month may be levied. Sale Deed, Booking Letter and receipts to be given in the name of person who has given cheques for booking.
- Government Charges like Stamp Duty , Registration Cost or any other tax will be extra.
- Parking allotment will be on Priority basis as per execution of sale deed.
- **Payment in favour of "Shivalik Jhanvi Infraspac LLP"**.
- 2 years Maintenance to be born by Shivalik.