PUSHKAR
VALLEY

2&3 BHK APARTMENTS & SHOPS

LIVE THE ELEVATED LIFESTYLE

DEVELOPER
SAI SHRADDHA BUILDCON



Artistic Impression


WHERE
LUXURY
SPEAKS
Sai Shraddha Buildcon presents the most iconic address in Nikol. Where status and modernity are reflected in the grandest possible way. Your exclusive sanctuary that is more than just a home, a place that reflects your persona.
Artistic impression

CHOOSE THE LIFE OF CLASS

Homes are supposed to radiate peace and joy. Homes are a living abode, a reflection of who you are and your aspirations. At Pushkar Valley find the perfect balance between a quiet place and the hustle and bustle of daily life.



Artistic impression



CRAFTED WITH PRECISION AND CONSIDERATION

Indulgences and practicality go hand-in-hand at Pushkar Valley. Each and every area around your home has been designed with the utmost care and carefully crafted.


LIVE THE
LIFE OF
ABUNDANCE
Artistic impression


TO NARODA
EMERGENCY EXIT
30.00 MT WIDE T.P.S. ROAD
TO NIKOL
N
GROUND FLOOR PLAN
SHOP-1 19'-6 X 30'-3
SHOP-2 15'-3 X 41'-0
SHOP-3 10'-0 X 36'-9
SHOP-4 10'-0 X 41'-0
SHOP-5 10'-0 X 41'-0
SHOP-6 10'-0 X 36'-9
SHOP-7 15'-3 X 41'-0
SHOP-8 15'-6 X 41'-0
SHOP-9 15'-3 X 41'-0
SHOP-10 10'-0 X 36'-9
SHOP-11 10'-0 X 41'-0
SHOP-12 10'-0 X 41'-0
SHOP-13 10'-0 X 36'-9
SHOP-14 15'-3 X 41'-0
SHOP-15 15'-6 X 41'-0
SHOP-16 15'-3 X 41'-0
SHOP-17 10'-0 X 36'-9
SHOP-18 10'-0 X 41'-0
SHOP-19 10'-0 X 41'-0
SHOP-20 10'-0 X 36'-9
SHOP-21 15'-3 X 41'-0
7'-3 X 16'-0
7'-3 X 16'-0
7'-3 X 16'-0
7'-3 X 16'-0
LIFT
UP
DN
A
B
C
D
E
F
G
H
I
SEAT
SEAT
SEAT
SEAT
GAZEBO
COMMEN PLOT
CHILDREN PLAY AREA
DOWN TO BASEMENT ENTRY & EXIT
ENTRY
EXIT
12.00 MT WIDE T.P.S. ROAD



FIRST FLOOR PLAN



N

TYPICAL FLOOR PLAN



CHOOSE THE LIFE THAT INSPIRES YOU

We created amazing amenities working backwards....thinking about what you would want in your dream home. So here's a bouquet of exciting, entertaining amenities to make your life at Pushkar Valley a joyous experience.

There is never a dull moment within the vicinity. Visit the gym or relax with your friends or family at the rooftop patio.



The elegance and planning of these towers are sure to awe you. We have not only built a home that lasts but also one that inspires appreciation.

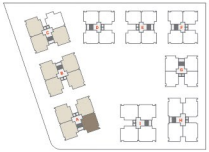
Artistic impression

3 BHK
Type 01

LEGENDS

01	Entrance	
02	Drawing Room	10'-0 X 20'-0
03	Kitchen, Dining	10'-0 X 18'-3
04	Store	4'-6 X 5'-0
05	Wash	7'-6 X 5'-0
06	G. Toilet	4'-3 X 6'-0
07	Bed Room 01	10'-6 X 12'-0
08	Toilet 01	5'-0 X 6'-9
09	Bed Room 02	10'-0 X 14'-0
10	Toilet 02	5'-0 X 6'-9
11	Bed Room 03	10'-0 X 13'-0
12	Balcony	10'-0 X 6'-0





N

3 BHK
Type 02

LEGENDS

01	Entrance	
02	Drawing Room	19'-3 X 11'-0
03	Kitchen, Dining	18'-0 X 10'-0
04	Store	5'-6 X 4'-6
05	Wash	5'-6 X 7'-0
06	G. Toilet	6'-0 X 4'-0
07	Bed Room 01	11'-3 X 13'-0
08	Toilet 01	6'-3 X 5'-6
09	Bed Room 02	13'-0 X 11'-3
10	Toilet 02	6'-3 X 5'-6
11	Bed Room 03	12'-0 X 10'-0
12	Balcony	5'-0 X 11'-0





N

3 BHK
Type 03

LEGENDS

01	Entrance	
02	Drawing Room	11'-3 X 20'-0
03	Kitchen, Dining	10'-0 X 18'-3
04	Store	5'-9 X 5'-0
05	Wash	7'-6 X 5'-0
06	G. Toilet	4'-3 X 6'-0
07	Bed Room 01	10'-6 X 12'-0
08	Toilet 01	5'-0 X 6'-9
09	Bed Room 02	10'-0 X 14'-0
10	Toilet 02	5'-0 X 6'-9
11	Bed Room 03	10'-0 X 13'-0
12	Balcony	11'-3 X 6'-0





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2 BHK
Type 01

LEGENDS

01	Entrance	5'-0 X 4'-6
02	Drawing Room	10'-0 X 17'-6
03	Kitchen, Dining	12'-3 X 16'-3
04	Wash	4'-6 X 8'-0
05	G. Toilet	6'-0 X 4'-0
06	Bed Room 01	10'-3 X 14'-0
07	Toilet 01	4'-0 X 6'-6
08	Bed Room 02	11'-0 X 10'-0
09	Balcony	10'-0 X 4'-0





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2 BHK
Type 02

LEGENDS

01	Entrance	5'-0 X 4'-6
02	Drawing Room	10'-0 X 17'-6
03	Kitchen, Dining	11'-3 X 16'-3
04	Wash	4'-0 X 8'-0
05	G. Toilet	5'-3 X 4'-9
06	Bed Room 01	10'-0 X 13'-3
07	Toilet 01	4'-3 X 6'-0
08	Bed Room 02	10'-0 X 10'-0
09	Balcony	10'-0 X 4'-0





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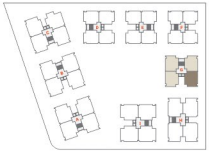
2 BHK
Type 03

LEGENDS

01	Entrance	
02	Drawing Room	17'-6 X 10'-0
03	Kitchen, Dining	16'-3 X 12'-3
04	Store	5'-0 X 4'-6
05	Wash	8'-0 X 4'-6
06	G. Toilet	4'-0 X 6'-0
07	Bed Room 01	14'-0 X 10'-3
08	Toilet 01	6'-6 X 4'-0
09	Bed Room 02	10'-0 X 11'-0
10	Balcony	4'-0 X 10'-0





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Artistic impression


Artistic impression


Artistic impression

OUR AMENITIES

GRAND MAIN ENTRANCE

LANDSCAPED GARDEN

SENIOR CITIZEN SIT-OUT

OPEN-AIR THEATRE

GAZEBO

INDOOR PLAY AREA

FITNESS AREA

KID'S PLAY AREA

JOGGING TRACK

BOX CRICKET COURT

BASKETBALL COURT

MEDITATION ZONE

ROOFTOP PATIO

PLANTERS WITH DECORATIVE LIGHTS

PICK-UP AND DROP-OFF ZONE

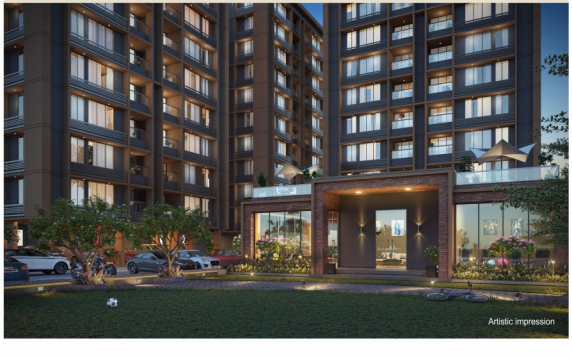
MULTIPURPOSE COURT

SUFFICIENT PARKING FACILITY

LEGENDS

- SOLAR STREET LIGHTS
- FULL BASEMENT PARKING
- 24X7 WATER SUPPLY
- 24X7 SECURITY
- DECORATIVE FOYERS
- ELECTRIC ROOM IN EVERY BLOCK
- SEPARATE ENTRY AND EXIT
- 20 FT. EMERGENCY ROAD FOR RESIDENTS
- POWER BACKUP FOR COMMON FACILITIES
- TWO REFUGE AREA IN EVERY BLOCK
- C.C.T.V. SURVEILLANCE IN ENTIRE CAMPUS





SPECIFICATIONS

FLOORING
- Premium quality fully vitrified tiles in entire apartment

WALL FINISHES
- Interior : Mala plaster with putty finish
- Exterior : Double coat textured plaster with weather repellant premium quality paint

DOORS AND WINDOWS
- Entrance door - Decorative wooden doors with handles
- Other doors - Flush doors
- Windows sill polished stone or granite
- Premium quality powder coated aluminium section glass windows

KITCHEN
- Platform mirror polished granite with S.S. sink
- Ceramic tile dado up to lintel level on the walls above platform
- D.P. kota stone shelves in store-room

BATHROOM AND TOILET
- Vitrified/Ceramic/Glazed tiles dado up to lintel level
- Standard premium quality sanitary ware in all bathrooms

AIR CONDITION
- Provision of copper wire for split A.C. in two rooms

ELECTRIFICATION
- Concealed copper wiring with adequate number of points
- Branded modular switches

PLUMBING WORK
- C.P.V.C./U.P.V.C. water supply pipes
- PVC and SWR pipes for soil waste and drainage system
- Branded C.P. fittings

ELEVATORS
- 2 Automatic elevators for every block

DISCLAIMER :

• All rights are reserved to Developer for any changes in plan & specification. • GEB, AMC, stamp duty, legal charges, VAT, GST labour cess, AMC water connection charges will be extra & will be borne by the purchaser • Change in external elevation shall not be permitted. Internal changes shall be done only with prior permission and shall be charged extra in advance. • Details & dimensions in brochure are indicative & for the tentative representation only which should not be treated as legal documents. • Possession of the apartment shall be given only after full payment. • Any additional charges or duties levied by the Govt/ local authorities during or after the completion of the scheme will be borne by the purchaser. • Selling of the unit and sale deed of the unit is only done on the basis of carpet area as per RERA. • Carpet area as per RERA does not include exterior walls, balcony, wash area, foyer, etc. of the particular apartment.

LOCATION MAP

PUSHKAR VALLEY

KEY DISTANCES :

108 GVK EMERGENCY MANAGEMENT AND RESEARCH INSTITUTE	0.85 KMS.
DEVASYA INTERNATIONAL SCHOOL	0.6 KMS.
SHALBY HOSPITALS	0.8 KMS.
ST XAVIER'S HIGH SCHOOL	1.2 KMS.
SWAMINARAYAN TEMPLE BAPS	1 KMS.
VEDANT INTERNATIONAL SCHOOL	0.55 KMS.
HDFC BANK	1.3 KMS.
DASTAN CHOWKDI	1.3 KMS.
D MART	1 KMS.
AXIS BANK	1.8 KMS.
AMTS BUS STATION	0.5 KMS.



RERA NO :

SITE ADDRESS : PUSHKAR VALLEY
BESIDES FORTUNE SKY, 100 FT. BHAKTI CIRCLE ROAD
NIKOL, AHMEDABAD, 380050, GUJARAT

M : +91 98252 83796

PUSHKAR

ESTD 1992

Architect
Dinesh S Jain

Structural Engineer
Achal J Parikh

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Tripoly Studio Pvt. Ltd.

Rendered and Designed By TRIPOLY STUDIO 049893 77777