PROJECT BY

SB
DEVELOPERS
DREAM. DEVELOP. DELIVER.

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RERA NO. : _____
www.gujrera.gujarat.gov.in

SHYAMORA

2 & 3 BHK

PREMINUM RESIDENTIAL LIVING



SHYAMORA

EXPLORE
LUXURY IN WAY
OF LIFE

Everything That you Wished for, in your luxury Abode!

PARKING LAYOUT
FLOOR PLAN



LAYOUT
FLOOR PLAN



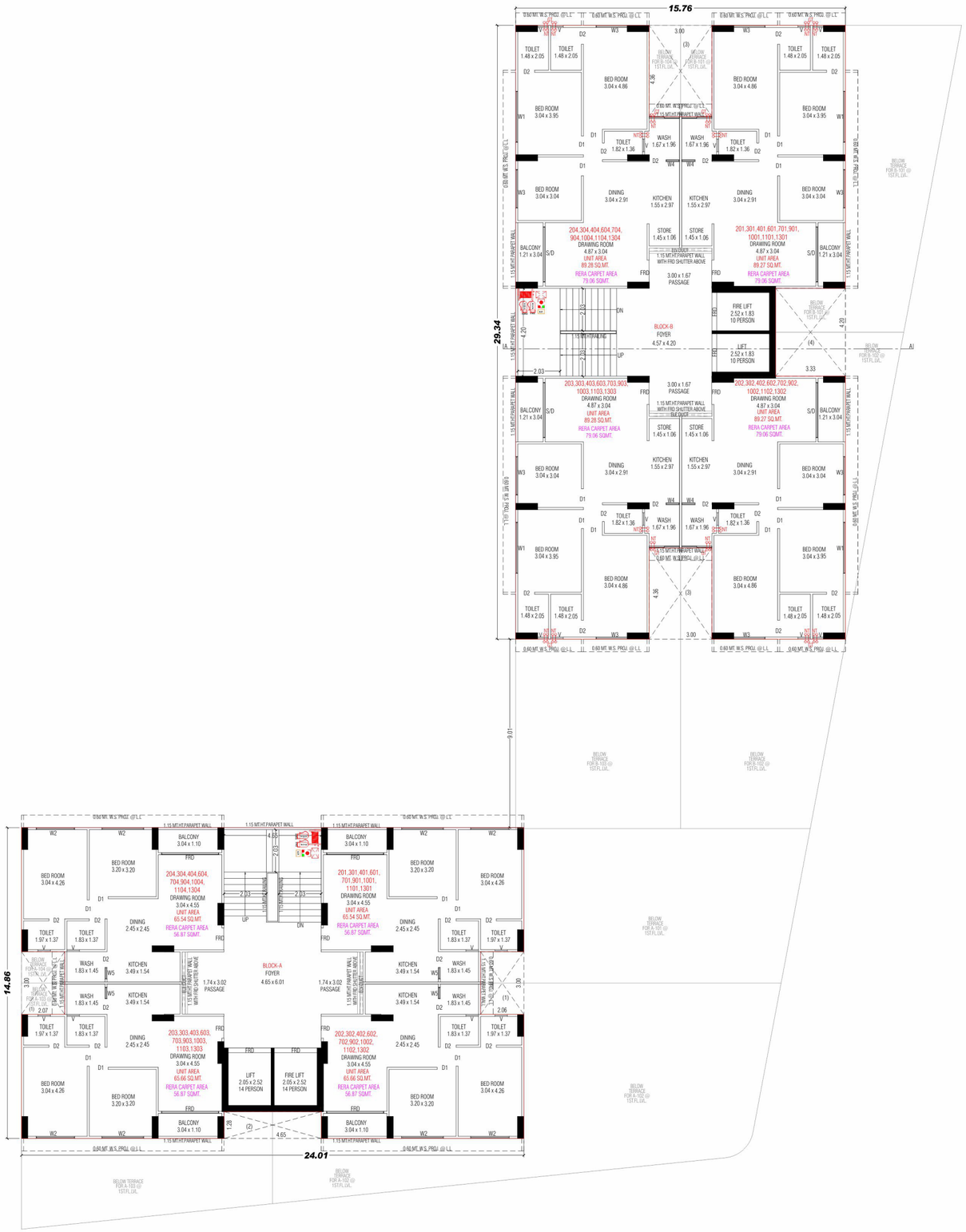
GROUND FLOOR PLAN



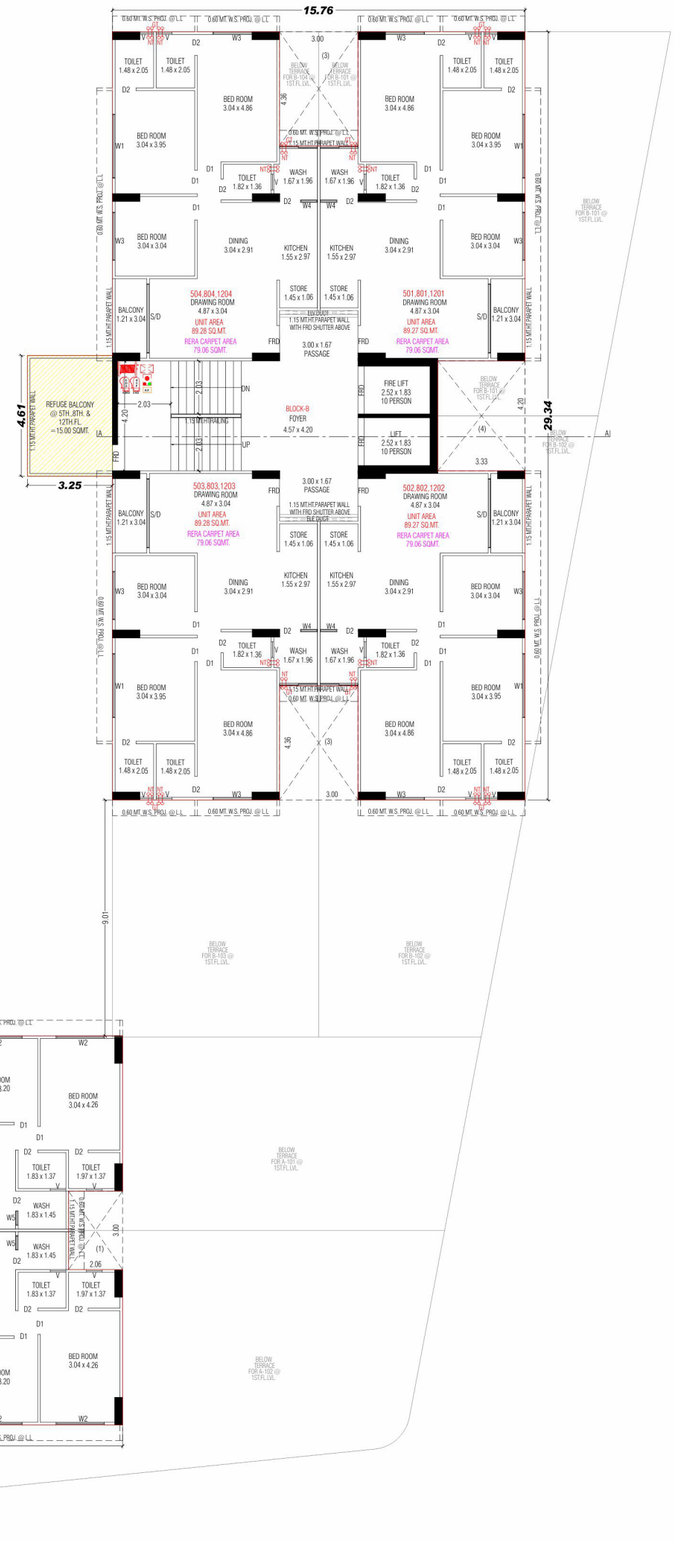
1ST FLOOR PLAN



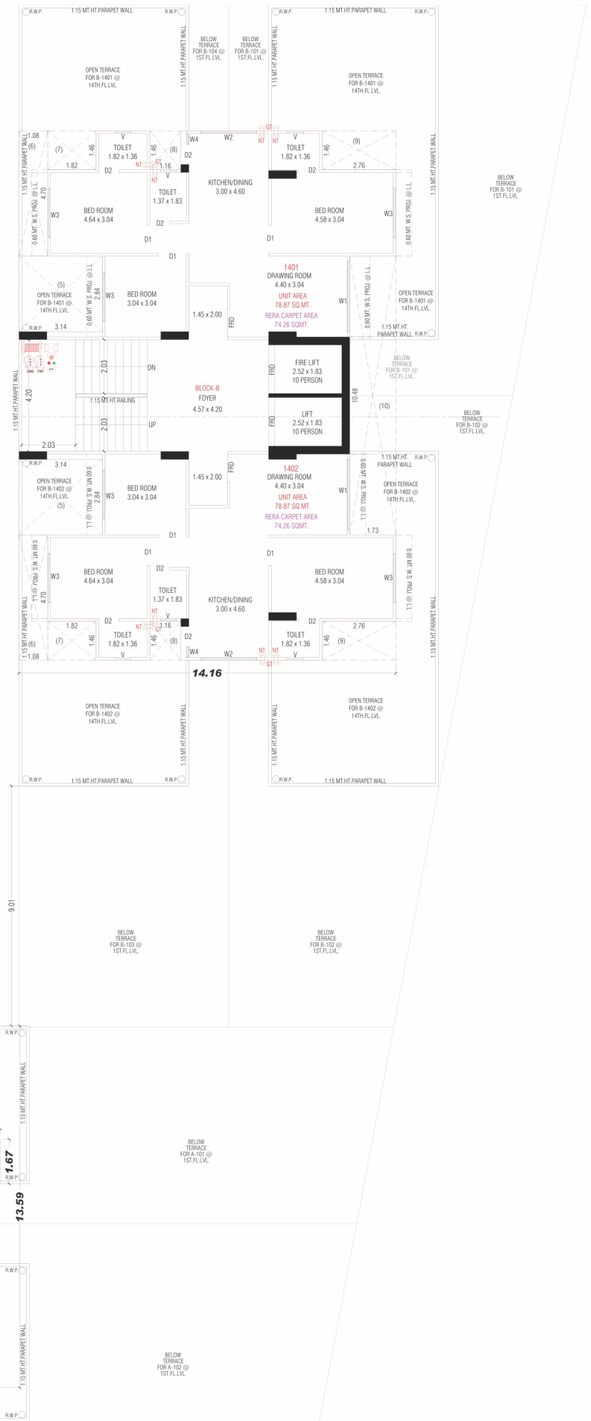
2 TO 4, 6, 7, 9 TO 11 & 13
FLOOR PLAN

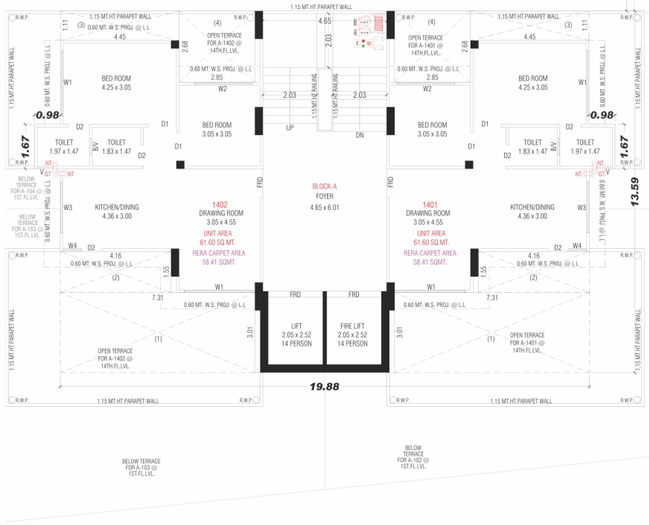


5, 8 & 12
FLOOR PLAN
(WITH REFUGE)

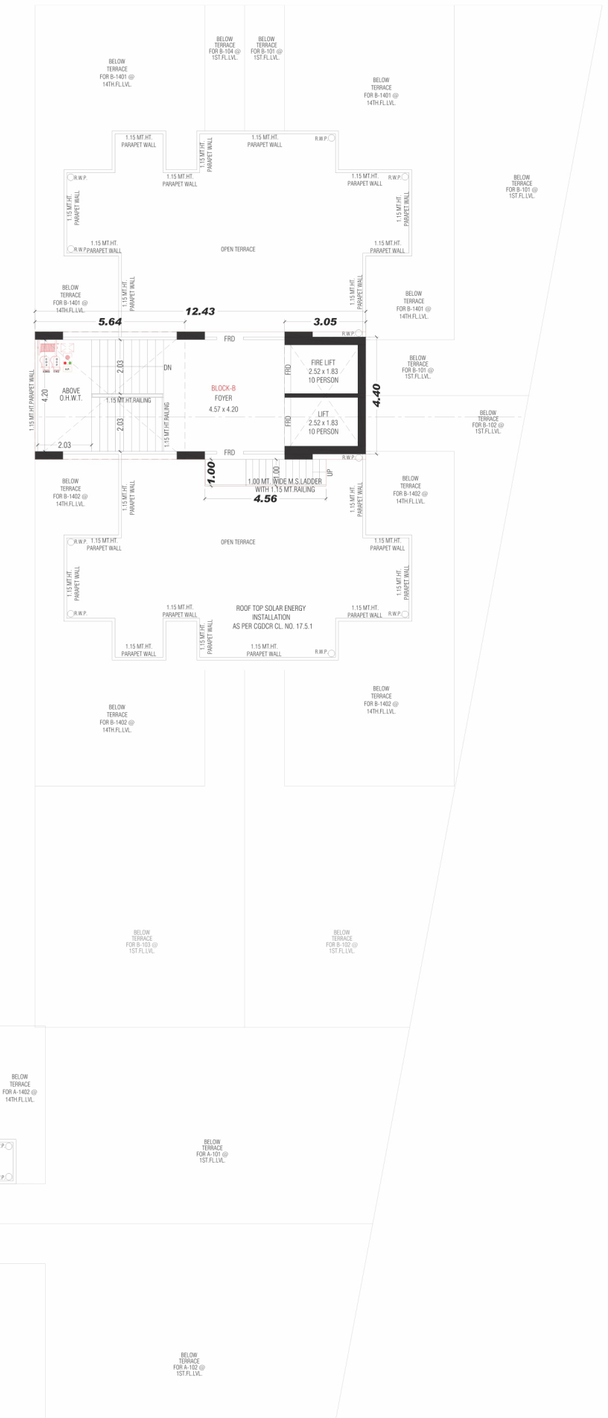


14
FLOOR PLAN





TERRACE
FLOOR PLAN





-2 BASMENT
FLOOR PLAN

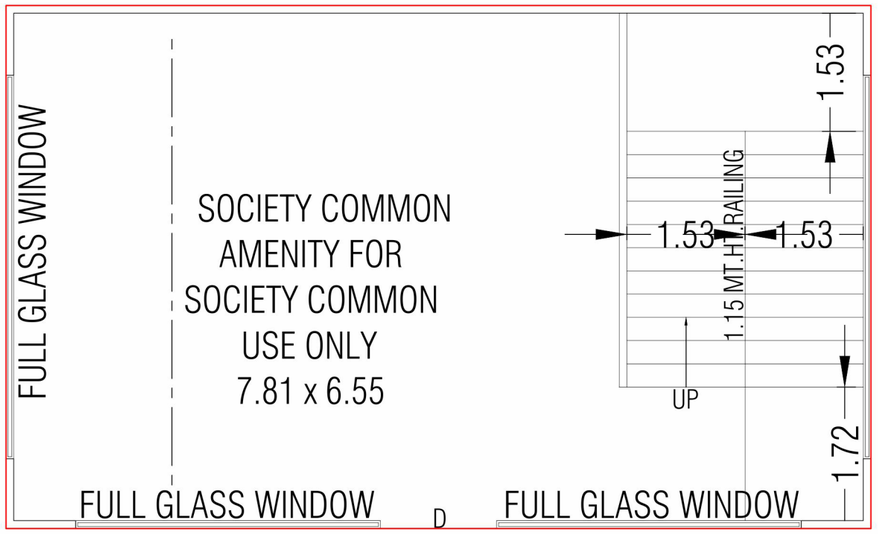


-1 BASMENT
FLOOR PLAN



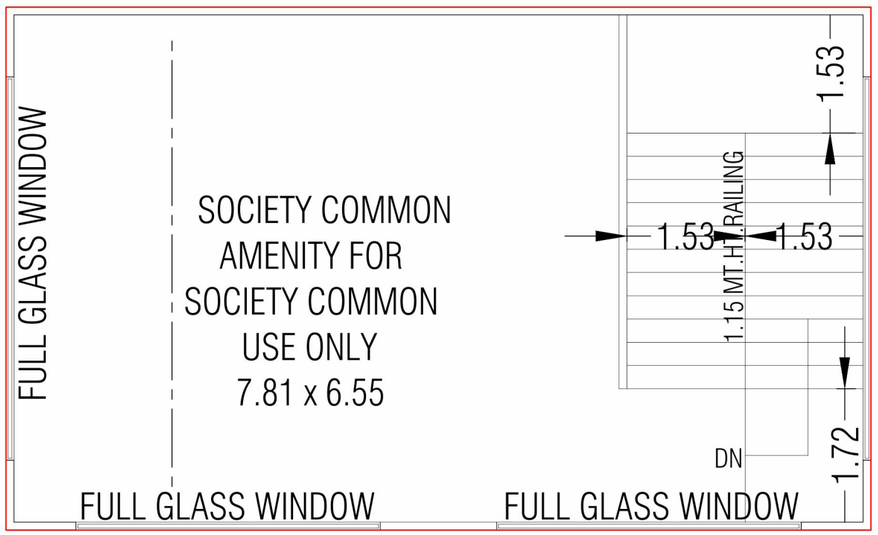
CLUB HOUSE
GROUND FLOOR PLAN

N



GR.FL. PLAN

CLUB HOUSE
FRIST FLOOR PLAN



1ST.FL. PLAN

AMENITIES

- ENTRANCE GATE
- GARDEN
- CHILDREN PLAY AREA
- CLUB HOUSE
- GAZEBO SITTING
- BASEMENT PARKING
- 24 HRS WATER SUPPLY
- CCTV CAMERAS
- 24X7 SECURITY

WELCOME

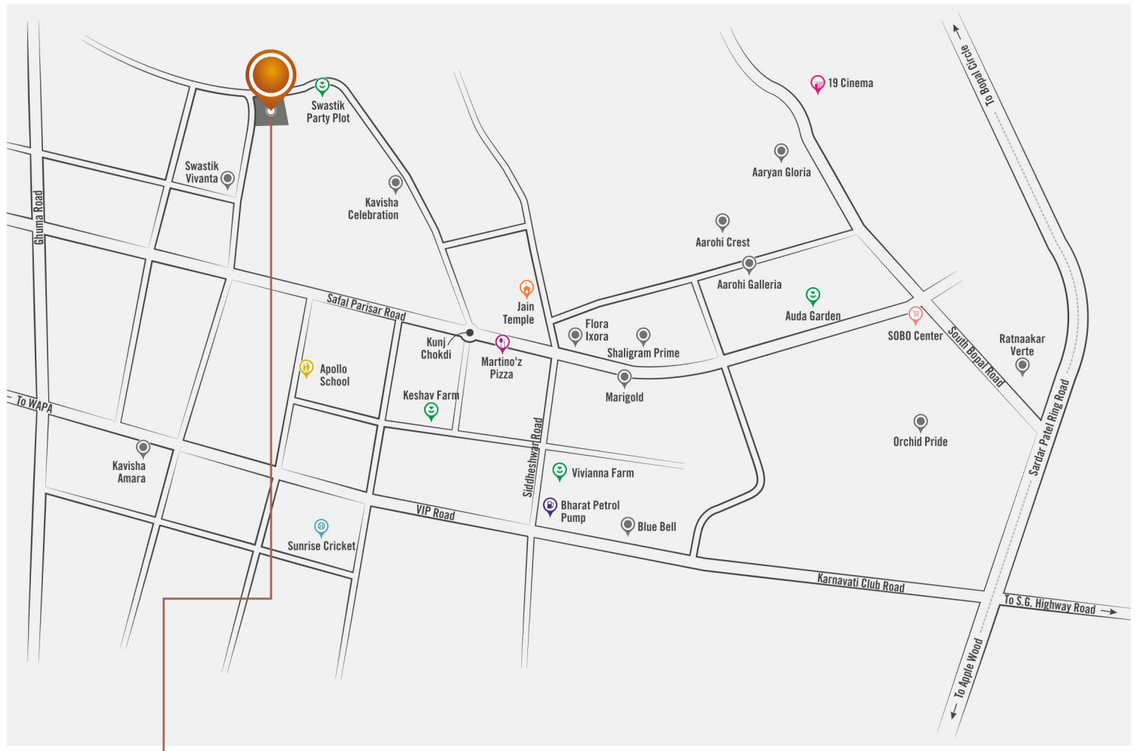
TO LUXURY AT ITS BEST

Everything has beauty and comfort, but not everyone sees it.

SPECIFICATION

Structure	• R.C.C. frame structure. • Earthquake resistant design
Wall finish	• **Internal :** Finished mala plaster with putty finish • **External :** Double coat sand face plaster with Texture paint
Flooring & Wall tiling	• Premium Vitrified tiles in drawing, living, dinning, Bedrooms • Granite platform in kitchen with S.S. sink • Designer tiles up-to lintel level above kitchen platform & toilets • China mosaic in all terrace
Doors & Windows	• Main door with wooden frame & safety locks • Internal doors with wooden frame, flush shutter & safety locks • Superior quality hardware fittings • Aluminum sliding window with granite stones
Wall Paint	• Long lasting & weather resistant acrylic paint on all external walls • All internal walls with water resistant smooth cement base putty finish
Electrical Work	• 3-phases concealed ISI copper wire • Distribution board with separate MCB & ELCB • ISI marked standard modular switches • Sufficient electrical points in all areas • T.V. wiring conduit
Plumbing & Sanitation	• Premium quality sanitary ware & plumbing fixtures
Pipe & Fittings	• Premium quality CPVC / UPVC fittings
Toilets	• Designed toilet • Premium Glaze tile up-to lintel level • Premium CP brass fittings
Lift & Foyer	• Well designed foyer with 2 automatic lifts in each block

LOCATION MAP



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DEVELOPER

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DREAM. DEVELOP. DELIVER.

ARCHITECTS

HM ARCHITECTS

DISCLAIMER :

Premium quality materials or equivalent branded products shall be used for all construction work • Consider all walls as 4 inches thick. • Torrent power charges, gas charges, legal charges and other Govt. charges shall be paid separately. • Maintenance deposit shall be paid separately. • Right of any changes in dimensions, design & specifications will be reserved with the developer, which shall be binding for all members. • External changes strictly not allowed. • Stamp duty, registration fees, and service tax charges on allotment and possession of the property shall be borne by the purchaser, applicable as per prevailing law. • Any additional liabilities due to change in the by-laws, stamp duty govt. laws shall be borne by the members. • New rate will be applicable in case of delay in payment terms. Terms & conditions will be as per separate agreement. • This brochure is meant only for information, presentation & guidance purposes, It is not an authorized document or an agreement. This does not form the basis of any contract. • Variations may occur as per local regulations and developer's policy of improvement.