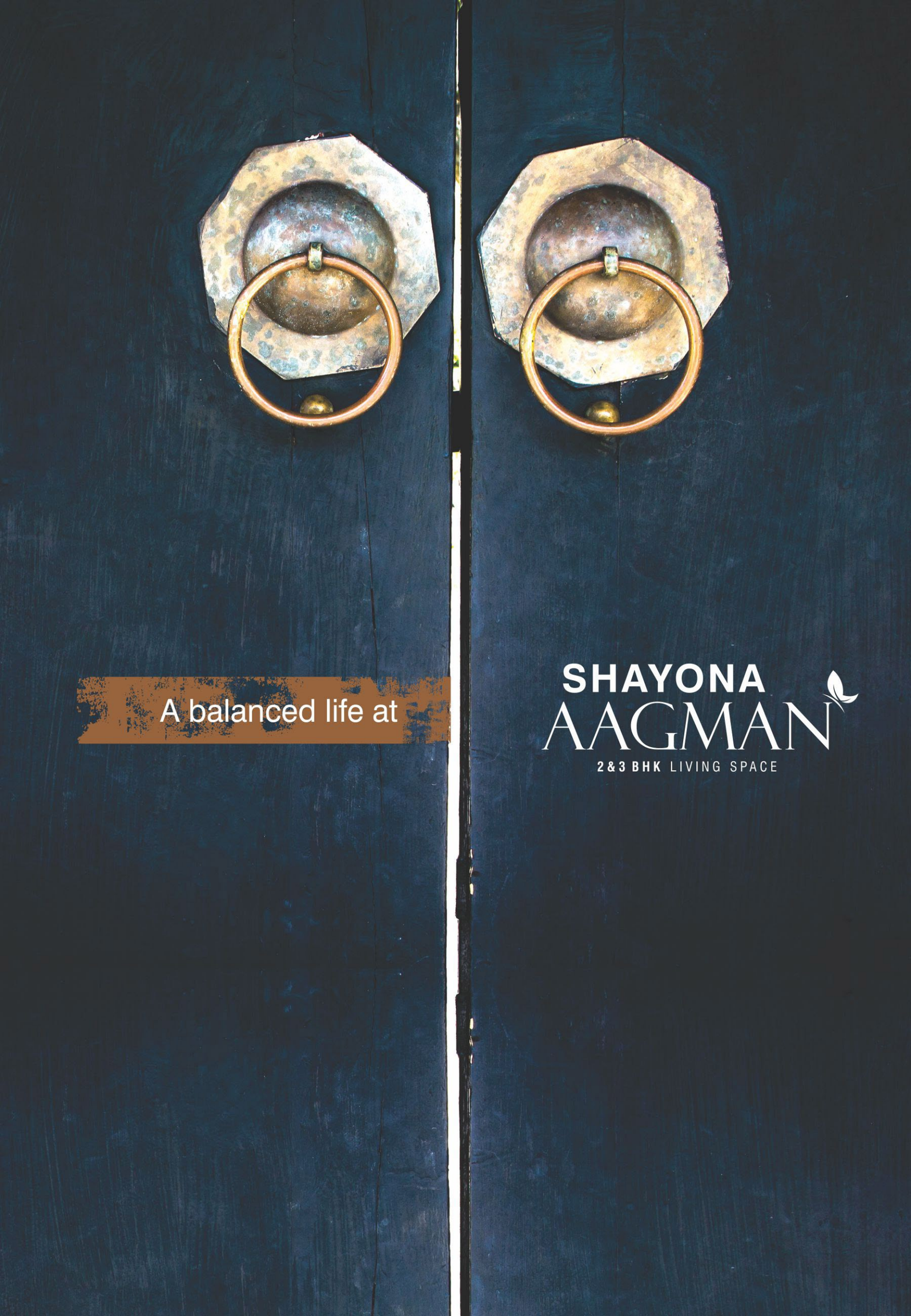

A balanced life at
SHAYONA
AAGMAN
2&3 BHK LIVING SPACE

A community is the best balance of having your own space and yet living together. The interplay of personal life and living with others is best experienced here.



Images are for representation purpose only

SHAYONA
AAGMAN
2&3 BHK LIVING SPACE




welcome

to our comfortable & awesome zone

SHAYONA
AAGMAN
2&3 BHK LIVING SPACE



Images are for representation purpose only

# amenities

- Automatic Elevators
- Well Designed Entrance Foyer
- 24 Hour Water Supply
- 24x7 Security with CCTV
- Children Play Area
- Well Landscaped Garden
- Senior Citizen Sit-outs
- Street Light with Internal RCC Road
- DTH Satellite TV Connection (for Block A-B)
- Well-equipped Fire Hydrant System (for Block A-B)
- Basement Parking (for Block A-B)
- Completed EPABX Connection (for Block A-B)

SHAYONA
AAGMAN
2&3 BHK LIVING SPACE




Images are for representation purpose only



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Plush homes that are designed to give you the best in the world

Airy and well ventilated building design.

Enhanced living with numerous features.

Streamed natural light zones.

SHAYONA
AAGMAN
2&3 BHK LIVING SPACE




Site is located on a developed Gota-Jagatpur road.

A Shopping complex, School & Temple are near by our site.

A pollution free and pleasant atmosphere.

**SHAYONA**
# AAGMAN
**2&3 BHK** LIVING SPACE



# specification





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**STRUCTURE**
- RCC frame work with brick masonry wall.

**WALL FINISH**
- Internal smooth plaster with putty finish.
- External sand faced plaster with 100% acrylic paint.

**FLOORING**
- Living / Dining / Bedrooms : Vitrified tiles.
- Kitchen : Vitrified tiles, Granite platform with S.S. sink.
- Balcony : Ceramic / Rustic tiles.

**DOORS**
- Decorative wooden main door with wooden frame.
- Other doors will be flush door with laminates.

**WINDOWS**
- Sliding aluminium windows.

**TOILET**
- Glazed / Ceramic tiles up to lintel level.
- Counter basin / Wall hung basin.
- EWC couple closet.
- CP brass fittings - Jaguar or Equivalent.

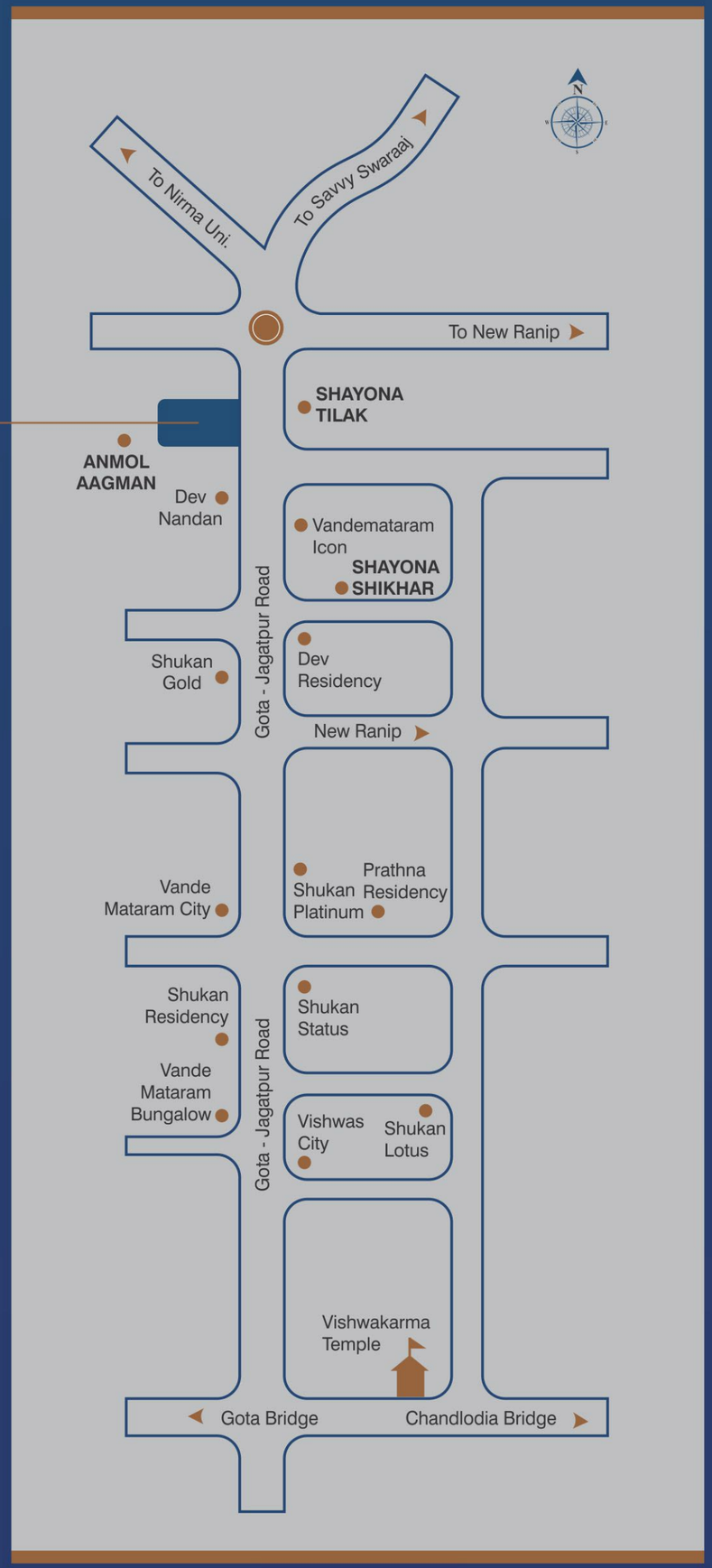
**ELECTRIFICATION**
- Concealed copper wiring with modular switches.
- MCB distribution panel.

## Terms & Conditions

- Member will have to pay booking amount which is 20% of the basic flat cost within 21 days from the booking date, otherwise booking will be cancelled automatically and member will have no objection to that.
- No unit will be considered allotted without payment of full booking amount.
- Any charges / dues and any other taxes, charges or levies imposed by and payable to Panchayat or AUDA or state Govt. or AMC etc. will be to member's account as the payments made to Developers do not cover these charges.
- Stamp duty & registration charges / VAT / GST if applicable will be charged extra.
- AMC / AUDA Water connection charges and drainage charges will be directly borne and paid by members, if required.
- Since there are price uncertainties for the major raw materials mentloned, we shall be compelled to charge additional on agreed price as basic rate difference.
- No drill or damage of any nature to be made to any of the Beams or Columns or RCC Structure in the unit. In case of any accident or loss due to such damage will be to the account and responsibility of the member to bear and indemnify or cure damage.
- At the time of installation of the Air-Conditioner we will ensure that copper line will be passed only through the designated hole provided in the wall and entire installation will be carried out as per instructions of site supervisor.
- Member will not make any change in the building elevation, existing construction work done, door and windows or colour. In case any change is made in above, same will be reinstalled as per original and all cost for removing the change and reinstalling to back to original will be borne by the member.
- Developers / Project consultants have rights to change or revise altogether, the scheme or part of the scheme or any details there in and make one or more sub divisions of any unit or combine two or more sub-divisions of any unit or combine two or more units of the scheme and all such changes, revisions, sub-divisions and/or combinations shall be binding to all.
- All dimensions shown in the plans are approximate, average unfinished and subject to variations. Changes by Architect in Plan, Specification & Elevation from time to time will be binding on all members. Any change in Specification or Inner plan or Additional fitting will not be undertaken till final possession of flats. All flooring material may be vary for different units subject to availability.
- Possession period may vary depending on B.U. permission.
- One DTH connection will be provided to the member free of cost. However the installation cost (as decided by the service provider) has to be borne by the member.
- In case of cancellation of booking, Rs.25000 (and service tax as applicable) will be deducted as cancellation charges from amount deposited towards the said flat.
- Project developers reserve the right either to cancel the allotment/agreement to sale and forfeit the received amount if the payment is not received as per payment condition mentioned in booking form or developers reserve to charge 24% P.A at his will.
- Possession should be taken within 2months on offering of possession/B.U.permission, In case of failure, than maintenance charge of Rs.2per sq.ft. on super built up area will be count on the said dates.
- This brochure is only to convey the essential design and technical feature of the scheme and does not any part of the legal document.
- Subject to Ahmedabad jurisdiction.

SHAYONA
AAGMAN
2&3 BHK LIVING SPACE

Opp. Shayona Tilak, Nr. Vandematram City,
Gota-Jagatpur Road, Gota, Ahmedabad.




SHAYONA
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2&3 BHK LIVING SPACE

PLAN PRESENTATION

**Project by**

SHAYONA

www.shayona.co.in

# SHAYONA AAGMAN

2&3 BHK LIVING SPACE

Opp. Shayona Tilak, Nr. Vandematram City,
Gota-Jagatpur Road, Gota, Ahmedabad - 382481.

Ph : 74330 74747

**Developers**

SHREE HARI ENTERPRISE

**Engineer**
Nitesh Shah, Neha Consultant

**Structure Engineer**
Ketav Joshi

**Landscape Designer**
Jayesh Dhande

**RERA Registration No.**

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