SKARA PEARL

4 BHK ELEGANT LIVING | RETAILS | OFFICES


SKARA PEARL
ONLY
Its in you
JOHN PLAYERS
JOHN PLAYERS
Kilon
Kilon
LEE
GUCCI


Bunai
Vanheusen
INDIEPRESS
PEPE JEANS
Color Fab
PUMA
Levis
NAUTICA
INDIEPRESS
SPYKAR
LEE

GROUND FLOOR

SHOP SIZE

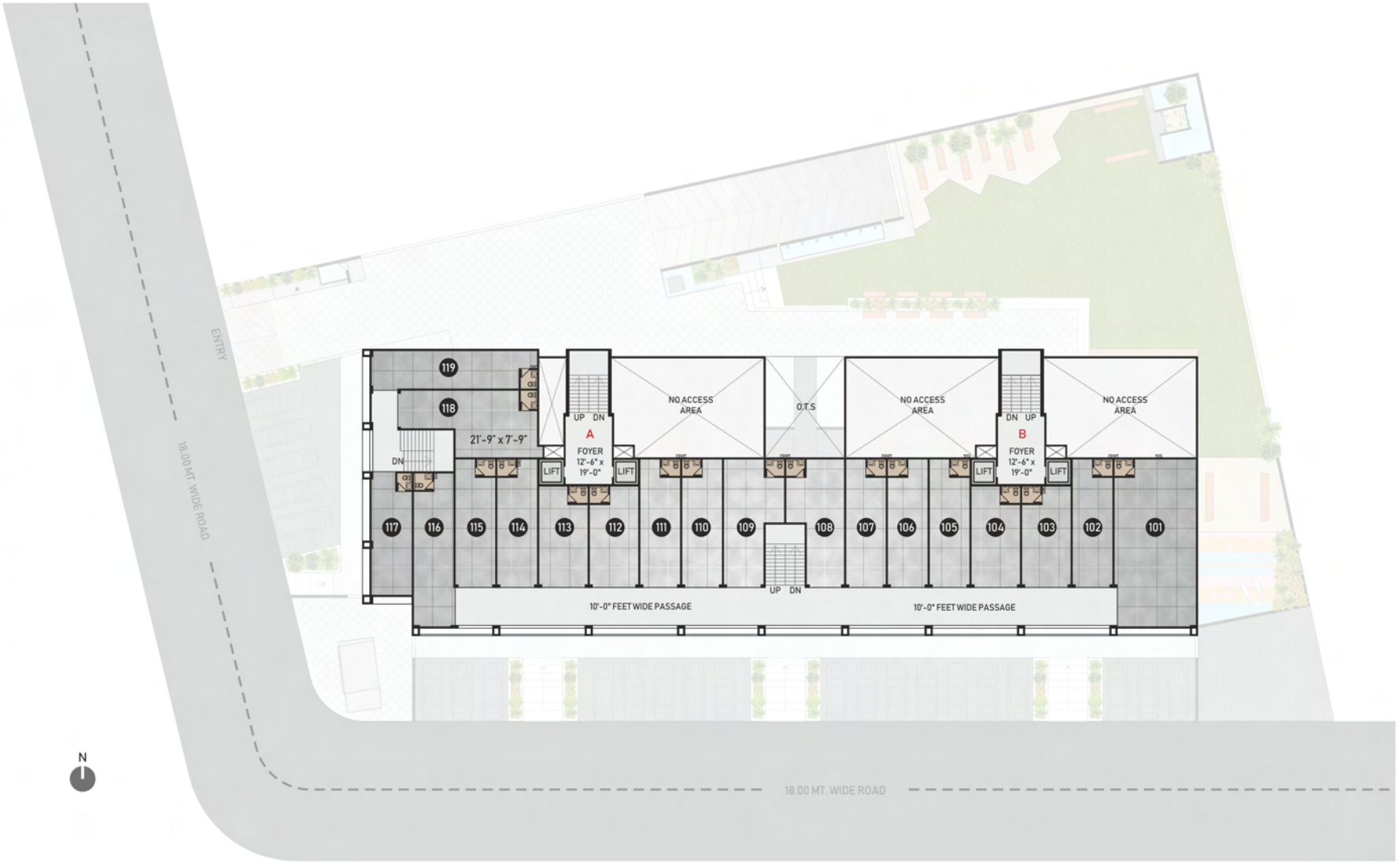
01	10'-9" X 44'-9"
02	10'-9" X 44'-9"
03	10'-9" X 44'-9"
04	13'-0" X 37'-6"
05	13'-0" X 37'-6"
06	10'-9" X 44'-9"
07	10'-9" X 44'-9"
08	10'-9" X 44'-9"
09	10'-0" X 44'-9"
10	10'-9" X 44'-9"
11	10'-9" X 44'-9"
12	10'-9" X 44'-9"
12 A	13'-0" X 37'-6"
14	13'-0" X 37'-6"
15	10'-9" X 44'-9"
16	10'-9" X 44'-9"
17	10'-9" X 22'-0"
18	22'-3" X 18'-9"
19	10'-3" X 44'-3"
20	10'-3" X 44'-3"



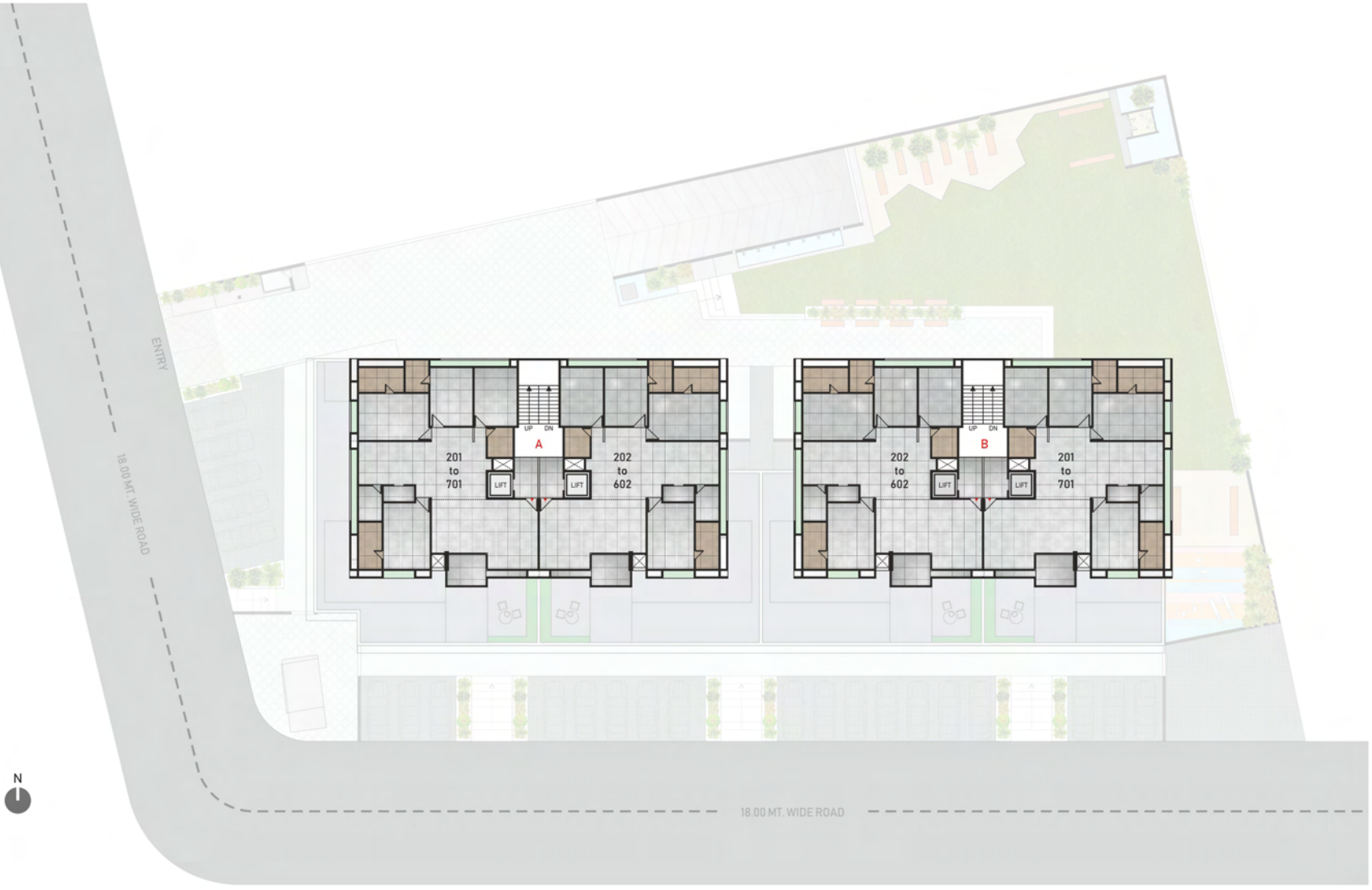
1ST FLOOR PLAN

SHOP SIZE

101	21'-9" X 44'-3"
102	10'-9" X 34'-0"
103	13'-0" X 26'-9"
104	13'-0" X 26'-9"
105	10'-9" X 34'-0"
106	10'-9" X 34'-0"
107	10'-9" X 34'-0"
108	10'-0" X 34'-0"
109	10'-9" X 34'-0"
110	10'-9" X 34'-0"
111	10'-9" X 34'-0"
112	13'-0" X 27'-0"
113	13'-0" X 27'-0"
114	10'-9" X 34'-0"
115	10'-9" X 34'-0"
116	10'-9" X 40'-8"
117	10'-9" X 32'-9"
118	10'-3" X 37'-0"
119	10'-3" X 44'-0"



TYPICAL FLOOR PLAN

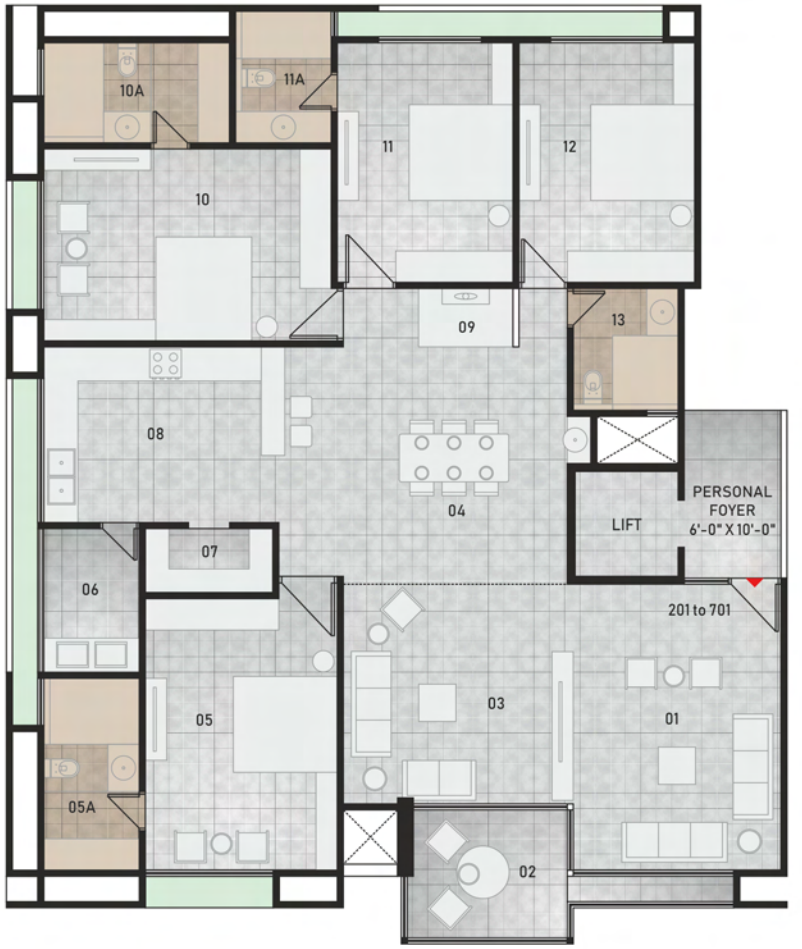


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4BHK A & B - 201, 202

01	DRAWING	13'-1 " X 17'-10½"
02	BALCONY	10'-0" X 8'-0"
03	LIVING	14'-3" X 14'-3"
04	DINNING	15'-9" X 14'-4½"
05	BED ROOM	12'-0" X 17'-0"
05A	BATH+DRESS	6'-0" X 12'-0"
06	WASH	6'-0" X 9'-0"
07	STORE	8'-0" X 4'-0"
08	KITCHEN	17'-0" X 11'-0"
09	PUJA	6'-0" X 3'-9"
10	BED ROOM	18'-0" X 12'-0"
10A	BATH+DRESS	11'-7¼" X 6'-3"
11	BED ROOM	11'-0" X 15'-0"
11A	BATH	6'-0" X 8'-3"
12	BED ROOM	11'-0" X 15'-0"
13	BATH	6'-7" X 7'-7½"







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AMENITIES

- Temple
- Pick up & drop point
- Landscape garden
- Kids Play area
- 24HR electric back up for common area & lift
- CCTV camera & security
- Video door call & intercom
- 24 HR water supply
- Senior Citizen sit-out
- Water body

SPECIFICATION

- STRUCTURE
  - Quality controlled, Earthquake resistant, RCC framework structure according to NBC approved norms
  - Full 2 level basement with ample parking facility
    Professionally water-proofed terrace with thermal insulation

- FLOORING & TILING
  - Premium quality vitrified tiles and Master bed Room Wooden flooring
  - Premium quality large format dado titles in all toilets with different design

- DOOR & WINDOWS
  - Decorative polished veneer main entrance door with hi-quality locking arrangement
  - Wooden frame with polish premium quality flush door with polish & premium SS/Brass hardware & handles
  - Premium segment aluminum windows
    Granite jambs for all windows

- ELECTRICAL
  - 3 Phase Concealed electrical copper cabling (ISI, fire retardant) with ample electrical point & MCB+ELCB protection
  - Premium quality Modular switches
  - Provision for landline phone connectivity
  - Provision for DTH-TV connectivity
  - Provision for Hi-Speed internet connectivity

- PLUMBING & SANITATION
  - Pressurized water-supply for all toilets with energy efficient supply system
  - Premium quality sanitary ware & fitting in all toilets
  - Hi-quality concealed CPVC plumbing lines
  - Hot-Cold Diverter for shower in all toilets
  - Provision for Central gas geyser

- KITCHEN
  - Premium quality Granite
  - Premium SS Sink
  - Store room with pre-designed polished kota stone

- COMMON AREAS
  - High speed automatic two elevator
  - Stone finished staircase
  - Soft water plant for whole scheme



DEVELOPER

SKARA PROJECTS LLP

SKARA PEARL

Behind Mahindra showrooms,
Nr. sola fly-over bridge, S.G.Highway, Ahmedabad

VENTURE BY Dharti Buildcon Group

CONTACT: +91 9825021458

ARCHITECT: 9th Street Architect

STRUCTURE:

Notes:

- Stamp Duty, Registration charges, legal documentation charges, advance maintenance, fix maintenance charges, AMC/AUDA charges and TORRENT Electrical charges including cable and sub-station cost shall be borne by the purchaser.
- GST or any additional charges, taxes, cess or duties levied by the government/local authorities prior, during or after the completion of the scheme will be borne by the purchaser.
- In the interest of the continual developments is design and quality or construction, the developer reserve all rights to make suitable changes is the scheme and all the purchasers shall abide by such changes.
- Membership of members will be cancelled automatically who will be enable to make payment in time and deposited amount will be refunded only after new booking with 24% deduction of unit cost as an administration charges.
- Changes/Alteration of any nature, including the elevations, exterior colour scheme of the apartments or any other change affecting the overall design concept and outlook of the scheme are strictly not permitted during or after the completion of the scheme.
- The brochure is intended only to convey the essential design and technical features of the scheme and shall not be construed to form part of the legal document. Agreement for sale shall be final and binding to the purchaser.
- All elements, objects, treatments, materials, equipments and colour scheme shown are artist's impressions. Actual may be different as per architect's designs.
- All dimensions shown here are unfinished to unfinished wall and of the longest measure of the area.