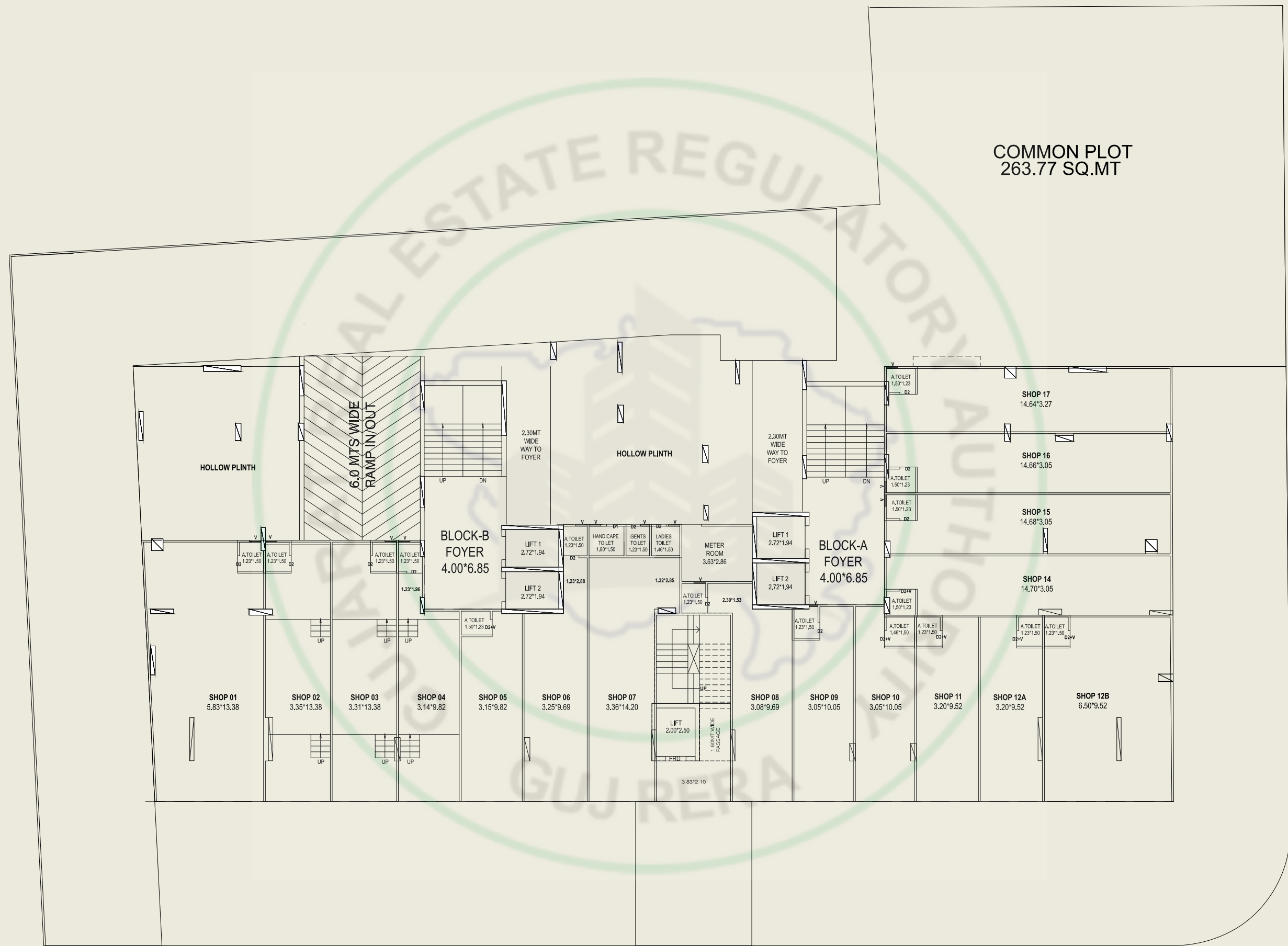
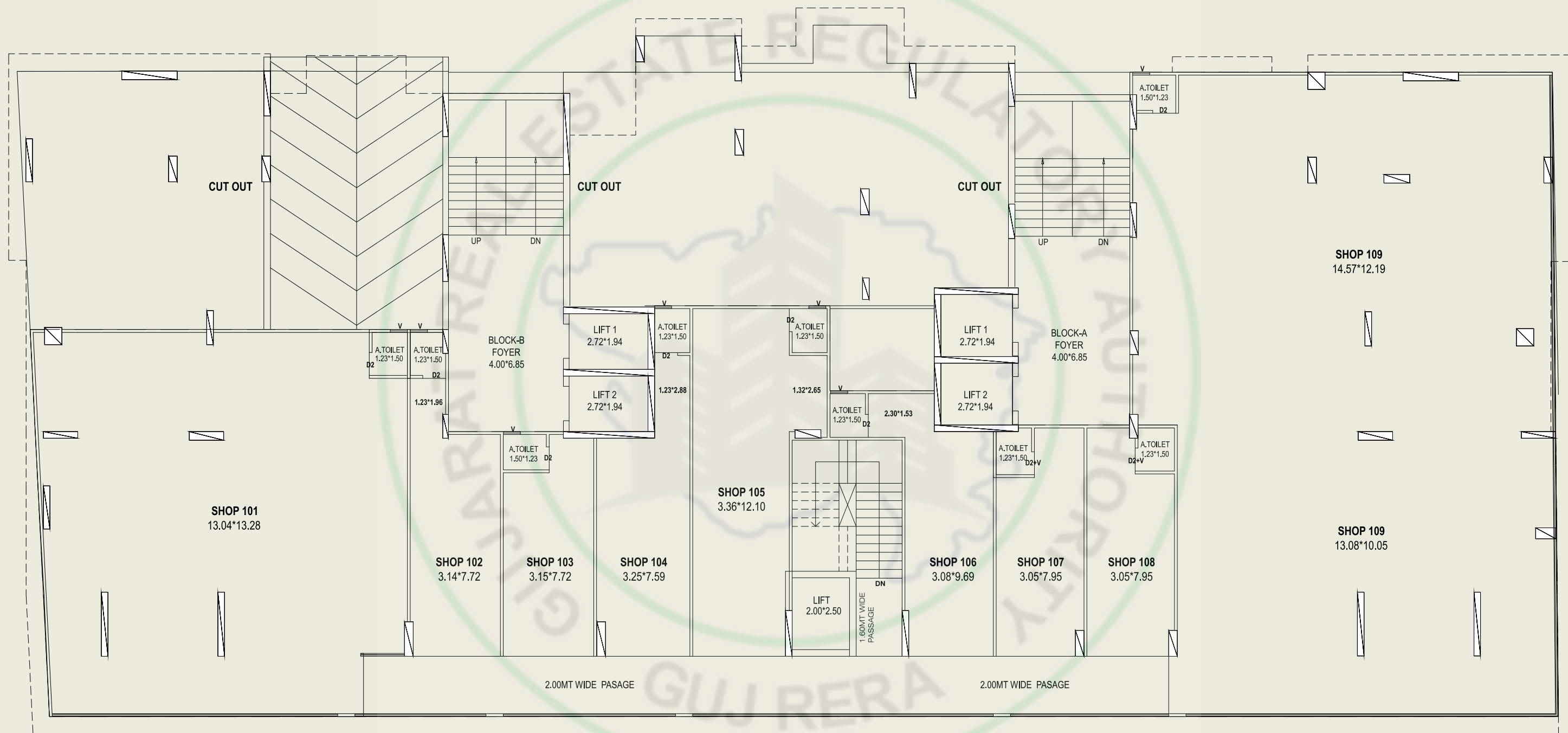


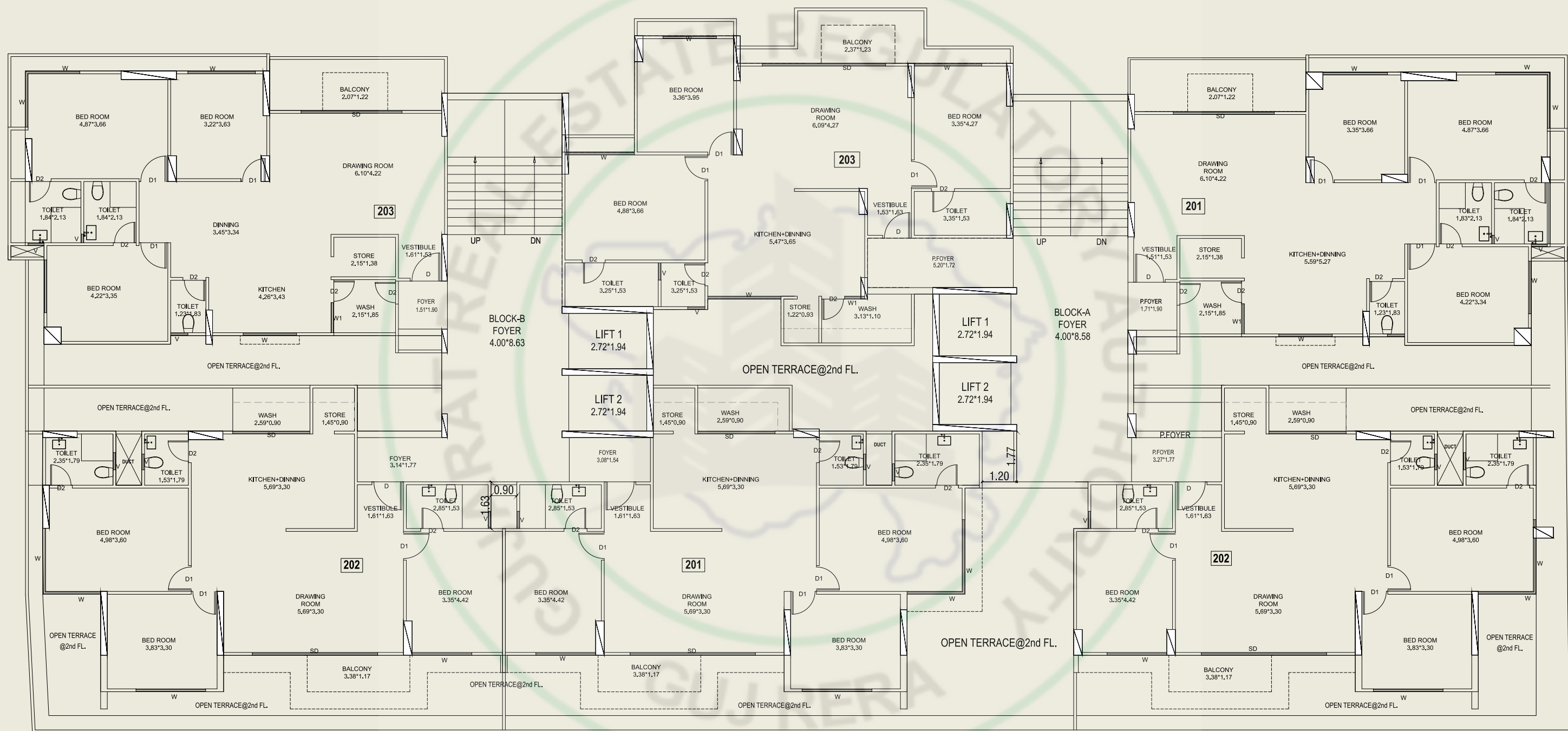




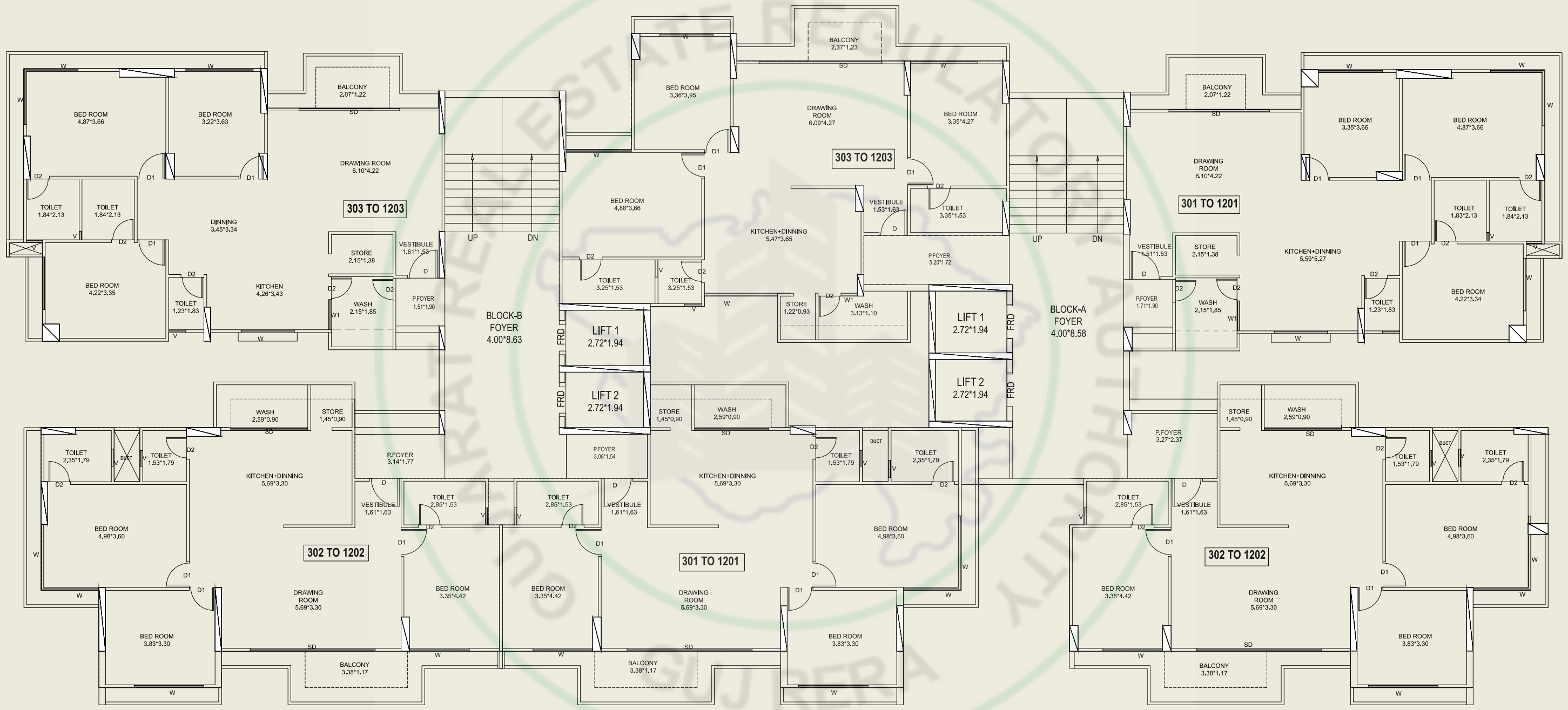
GROUND FLOOR PLAN



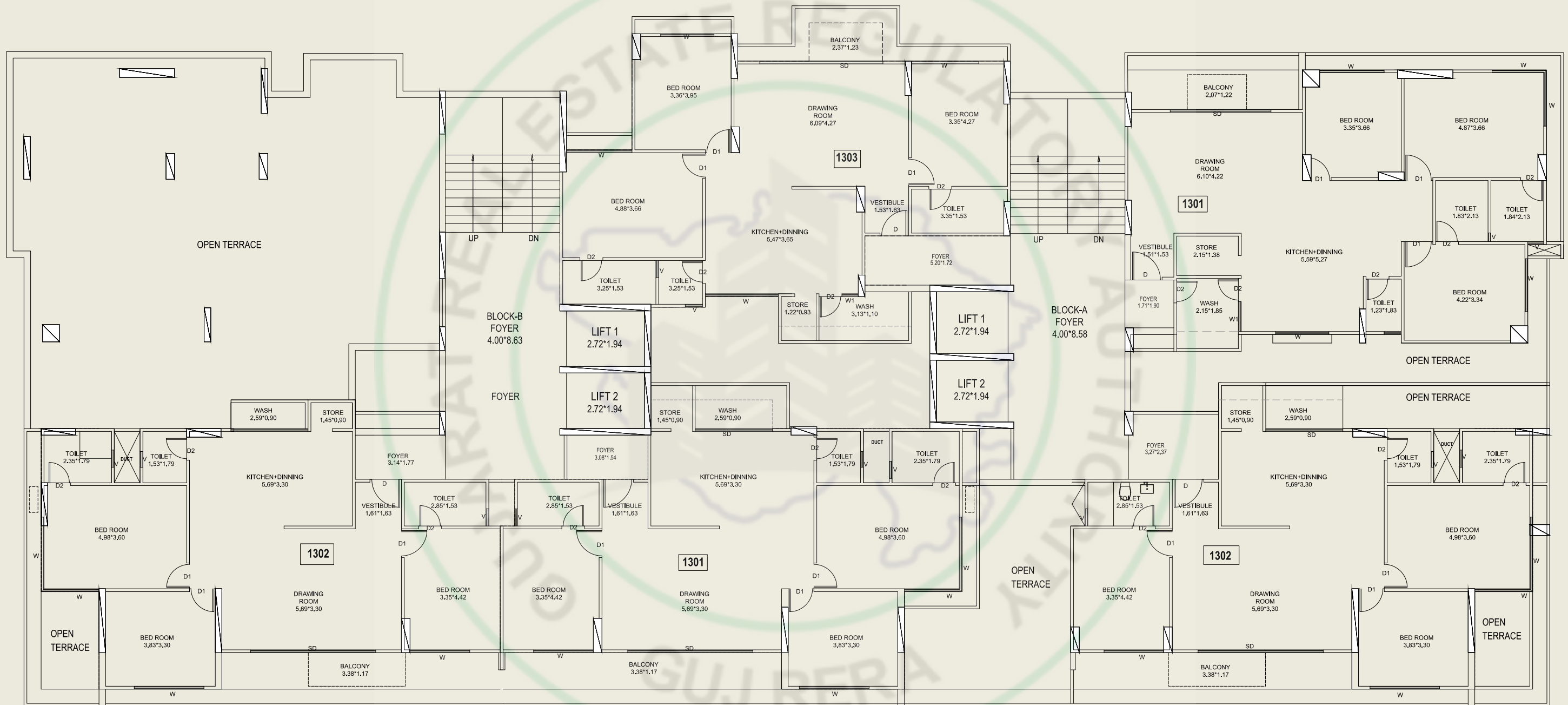
FIRST FLOOR PLAN



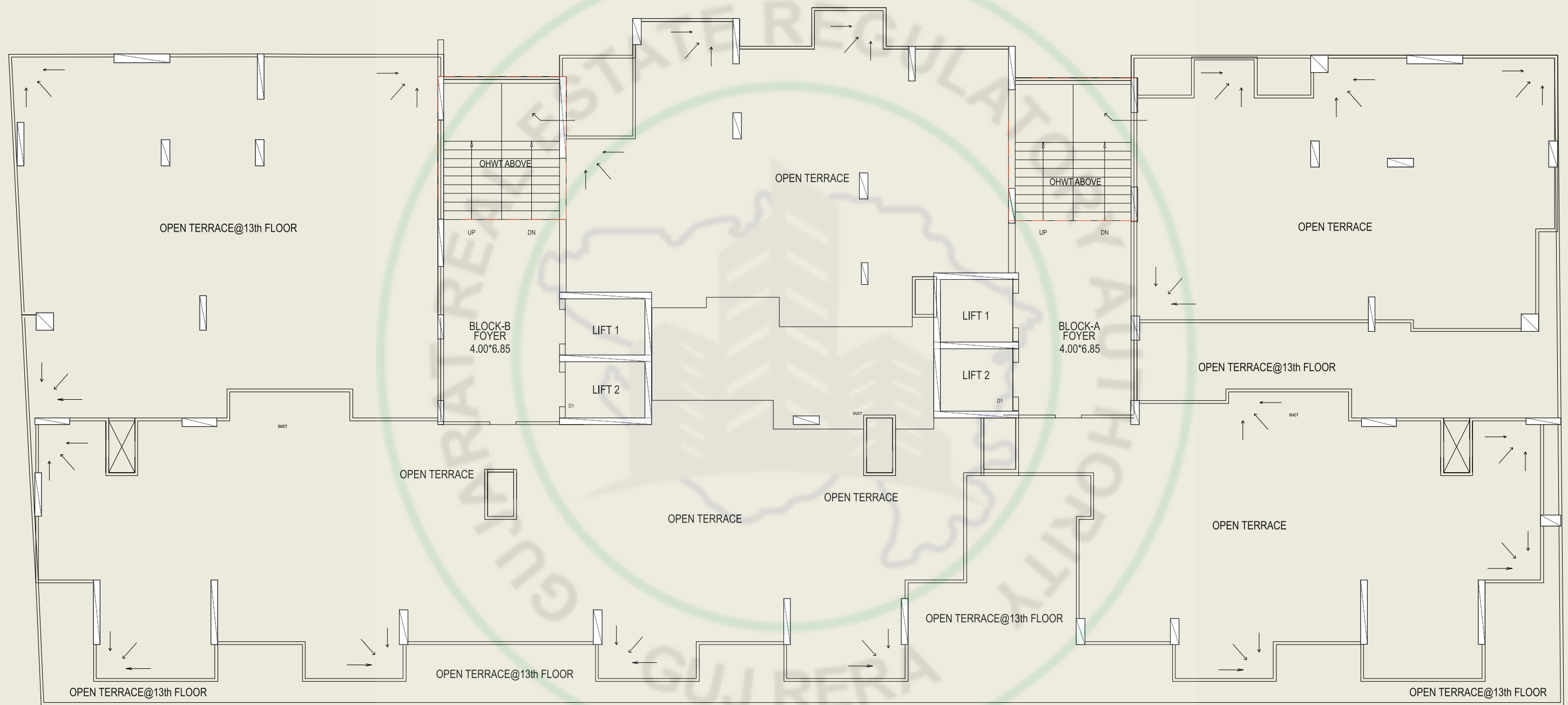
SECOND FLOOR PLAN



3RD TO 12TH FLOOR PLAN



13TH FLOOR PLAN



TERRACE FLOOR PLAN

SPECIFICATIONS:

STRUCTURE

- EARTHQUAKE RESISTANT R.C.C WORK

WALL FINISH

- INTERNAL : SMOOTH FINISH MALA PLASTER WITH PUTTY.
- EXTERNAL : DOUBLE COAT SAND FACED PLASTER OR TEXTURE FINISH.

FLOORING

- VITRIFIED TILES FLOORING IN ALL ROOMS.

KITCHEN

- STANDING POLISHED NATURAL GRANITE KITCHEN PLATFORM WITH SINK & GLAZED TILES DADO ABOVE THE PLATFORM UP TO LINTEL LEVEL.

DOORS

- DECORATIVE MAIN DOOR HAVING LOCK OF REPUTED COMPANY.
- INTERNAL LAMINATED FLUSH DOORS.

WINDOWS

- ALUMINIUM SECTION SLIDING WINDOWS WITH GLASS & STONE JAMS.

TOILET

- CERAMIC TILES FLOORING IN ALL TOILETS, GLAZED TILES DADO.

PLUMBING

- CONCEALED PLUMBING OF GOOD QUALITY UPVC & CPVC PIPES, C.P. FITTING & SANITARY WARE OF REPUTED BRAND.

ELECTRIFICATION

- THREE PHASE METER + MCB & ELCB TRIPPER WITH CONCEALED WIRING AND ADEQUATE POINTS WITH QUALITY FITTINGS.

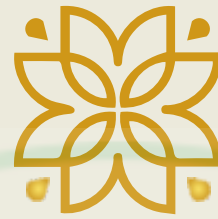
PAINT

- EXTERIOR ACRYLIC PAINT.
- INTERNAL WALLS PUTTY FINISH.

NOTES :

- Government levies like Stamp Duty, Registration Charges, Legal Charges, Service Tax, GST, GUDA Charges & Elec Co. Charges Shall be borne by the purchaser.
- Any additional charges or duties levied by the Government / Local authorities during or after the completion of the project will also be borne by the purchaser.
- In the interest of continual development in design and quality of construction, the developers reserve all rights to make any changes revisions or make any modification, addition, omission or alteration in the project including technical specification, design, layout and all purchasers shall abide by such changes.
- Changes / Alternation of any nature including the elevation, Exterior the overall design concept and outlook of the project are strictly NOT PERMITTED during or after the completion of the project.
- This brochure is intended only for easy display and information of the Project only does not form part of legal document.
- Commencement and timely execution of the project is subject to all necessary approvals from relevant govt. authorities, occurrence of natural calamities or any other external factors beyond developer's control.
- The dimensions shown in the brochure are approximate.
- Subject to Gandhinagar Jurisdiction.





SPHIRIA
SHINE

DEVELOPER :

SPHIRIA
INFRA

ARCHITECT

SPACE EDGE
DESIGN STUDIO

STRUCTURE

PCUBE
CONSULTANTS

MEP CONSULTANT

PUBLIC HEALTH
ENGINEERING

PARKING CONSULTANT

ACCURATE PARKING
SOLUTIONS

CALL NO :

8511 550 555

SITE ADDRESS :

FP : 77/2, Tp3, NR. SARAL HEIGHTS, B/H. SARTHAK PULSE MALL, NR. PDPU CROSS ROAD, KUDASAN, GANDHINAGAR - 382421.