



... experience in Vadodra
LOCATION

School 2.5km
Shopping mall 2 km
Hospital 4km
Bus station 11km
Railway station 11 km
Airport 6 km

shyamal
HEIGHTS

SHOPS - 2 & 3BHK ENORMOUS FLATS



Developers:
RKP Investments

Site Address
Shyamal Heights, Bh. L & T Knowledge City,
Waghodia - Ankhoh Road, Vadodra 390 019.

Contact Detail
E: Shyamalheights@gmail.com
M: 70 96 96 99 97 / 98

Architect
DESIGN STUDIO
BY ARCHITECTS & INTERIORS
RUCHIR SHETH

Structural Engineers
A. A. DESAI

RERA NO.: FR/GJ/VADODARA/VADODARA/Other/MAA06265/251019 | WWW.GUJRERA.GUJART.GOV.IN

Payment Mode : • 10 % At time of Booking • 15% Against AFS • 10% Plinth Level • 7% 1st Slab • 7% 3rd Slab • 7% 5th Slab • 7% 7th Slab • 7% 10th Slab • 10% Brick Masonry Work • 10% Plaster Level • 5% Flooring & Finishing • 5% Before Possession

NOTES • Possession will be given after one month of settlement of all accounts as per schedule • Payment terms as per allotment letter • Maintenance deposit will be charged • Advance, annual maintenance of society will be charged as per expense budget of the year • Extra work will be executed after receipt of full advance payment • GEB deposit and load charges • Document charges, stamp duty, GST will be as per policy • Any new central or state government taxes, if applicable, will have to be borne by the clients • No changes or alteration will be allowed in the elevation • Continuous default payments will lead to cancellation • Refund in case of cancellation will be made within 45 days from the date of cancellation, provided the cancellation is for no fault of the builder. A booking and administrative charge of Rs. 25,000 along with the cost for additional provisions requested (if any) and other documentation charges (if any) will be deducted from the refund amount • Architect / Developers shall have the right to change / revise / improvise any details, which will be binding for all • In case of delays in water supply, electricity by the respective authorities, developers will not be responsible • Any plans, specifications or information in this brochure can not form legal part of an offer, contract or agreement. It is only depiction of the project.



shyamal
HEIGHTS

SHOPS - 2 & 3 BHK ENORMOUS FLATS

...joy of life is made up of
many things



... LAYOUT PLAN

GROUND FLOOR



| NO. | SIZE | C.A |
|-----|-------------|-----|
| 01 | 19'1"x9'10" | 188 |
| 02 | 19'1"x9'10" | 188 |
| 03 | 19'1"x6'11" | 132 |
| 04 | 19'1"x6'11" | 132 |
| 05 | 19'1"x9'10" | 188 |
| 06 | 19'1"x9'10" | 188 |
| 07 | 19'1"x9'10" | 188 |
| 08 | 19'1"x9'10" | 188 |
| 09 | 19'1"x6'11" | 132 |
| 10 | 19'1"x6'11" | 132 |
| 11 | 19'1"x9'10" | 188 |
| 12 | 19'1"x9'10" | 188 |
| 13 | 19'1"x9'10" | 188 |
| 14 | 19'1"x9'10" | 188 |
| 15 | 19'1"x6'11" | 132 |
| 16 | 19'1"x6'11" | 132 |
| 17 | 19'1"x9'10" | 188 |
| 18 | 19'1"x9'10" | 188 |
| 19 | 20'6"x15'3" | 207 |
| 20 | 10'0"x20'0" | 178 |
| 21 | 10'0"x20'0" | 200 |
| 22 | 10'0"x20'0" | 200 |
| 23 | 10'0"x20'0" | 200 |
| 24 | 7'9"x20'9" | 161 |
| 25 | 7'9"x20'9" | 161 |
| 26 | 10'0"x20'9" | 208 |
| 27 | 10'5"x20'9" | 216 |

| NO. | SIZE | C.A |
|-----|-------------|-----|
| 28 | 10'5"x20'9" | 216 |
| 29 | 9'8"x20'9" | 200 |
| 30 | 7'10"x20'9" | 163 |
| 31 | 7'10"x20'9" | 163 |
| 32 | 7'8"x20'9" | 159 |
| 33 | 7'8"x20'9" | 159 |
| 34 | 9'8"x20'9" | 200 |
| 35 | 8'8"x20'9" | 182 |
| 36 | 9'0"x20'9" | 188 |
| 37 | 8'9"x20'9" | 182 |
| 38 | 10'0"x20'9" | 208 |
| 39 | 7'8"x20'9" | 159 |
| 40 | 7'8"x20'9" | 159 |
| 41 | 7'8"x20'9" | 159 |
| 42 | 7'8"x20'9" | 159 |
| 43 | 10'0"x20'9" | 208 |
| 44 | 10'0"x20'9" | 208 |
| 45 | 10'5"x20'9" | 216 |
| 46 | 10'0"x20'9" | 208 |
| 47 | 7'9"x20'9" | 161 |
| 48 | 7'9"x20'9" | 161 |
| 49 | 10'0"x20'9" | 208 |
| 50 | 13'6"x20'9" | 280 |
| 51 | 13'1"x8'8" | 114 |
| 52 | 13'6"x20'9" | 280 |
| 53 | 10'0"x20'9" | 208 |
| - | - | - |

18.00 MTR. T.P. Wide Road



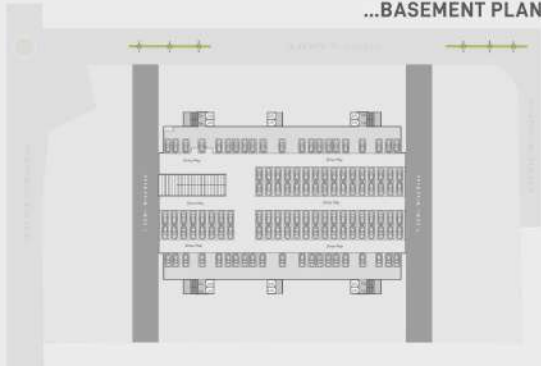
9.00 MTR. T.P. Wide Road

...LAYOUT PLAN

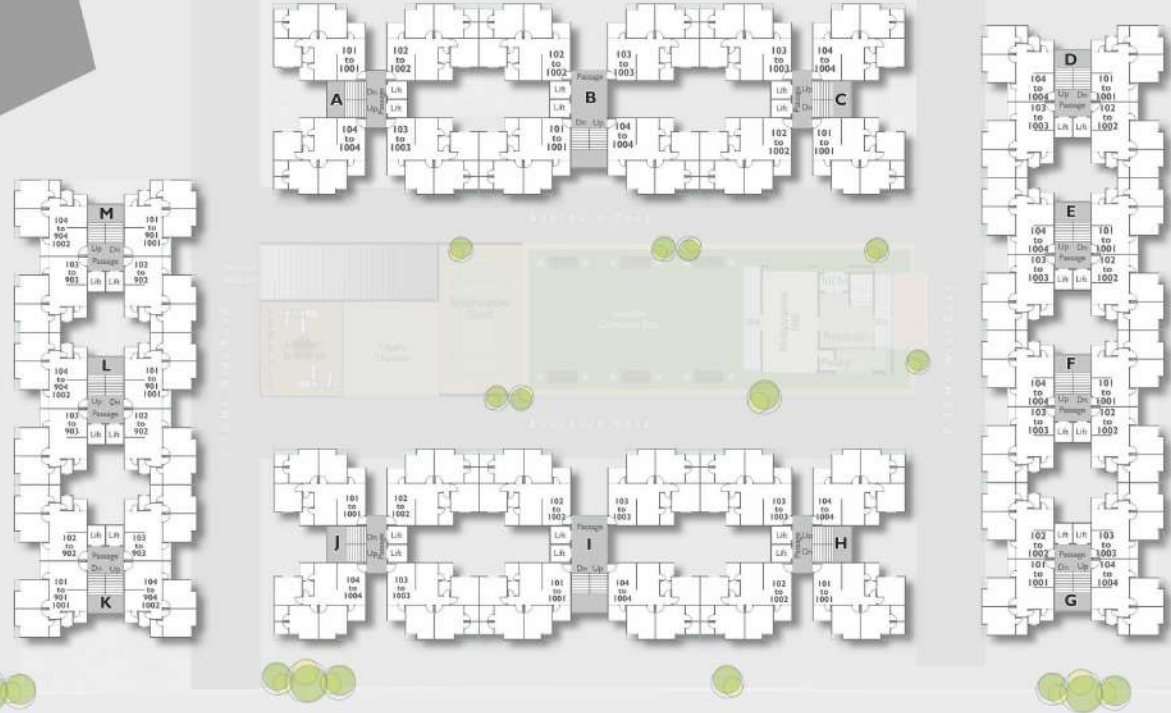


TYPICAL FLOOR

...BASEMENT PLAN



18.00 MTR., T.P. Wide Road



18.00 MTR., T.P. Wide Road

9.00 MTR., T.P. Wide Road



Ample Car Parking



Gate with security cabin



CCTV camera



Landscape Garden



Kid's Play Area



High Quality Elevators



Generator Power Backup



Sit out



Club House



Well Equipment Gymnasium



Multi Purpose Court



Indoor Game room



Open Air Theater



24 Hours water supply



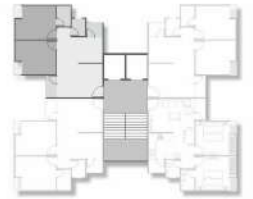
Multi Purpose Hall

...your imagination

AMENITIES
& FACILITIES

2 BHK TYPICAL FLOOR PLAN

Tower: D - E - F - G - K - L - M



Rera Carpet Area : 519 Sq.ft.
Balcony : 20 Sq.ft.
Wash : 20 Sq.ft.
Total Carpet : 559 Sq.ft.



3 BHK TYPICAL FLOOR PLAN

Tower: A - B - C - H - I - J



Rera Carpet Area : 664 Sq.ft.
Balcony : 49 Sq.ft.
Wash : 27 Sq.ft.
Total Carpet Area : 740 Sq.ft.





...paint your dream space

SPECIFICATION

SPECIFICATION



STRUCTURE
Well designed RCC frame structure with good quality material as per structural Engineer's design specifications.



FLOORING
Vitrified tiles flooring with skirting in entire Apartment.



DOORS
Elegant entrance door and flush internal doors.



ELECTRIFICATION
Concealed ISI copper wiring, Branded quality modular switch with sufficient electric points, A.C point in master bedroom.



KITCHEN
Premium quality stone platform with ss sink & lintel Height dado with designer tiles above platform.



PAINTS & FINISH
Internal walls with coat putty finish.
Exterior Double coat plaster with exterior paint.
Oil paints on all safety grills and railings.



WATER SUPPLY
Underground and overhead tank, 24 hours water supply.



WINDOWS
Aluminum Section windows & Balcony sliding Doors.



BATHROOM
Designer tiles up to lintel level with good quality C.P. Fittings



PLUMBING
Systemix concealed U-PVC & C-PVC plumbing.