

A Project By  
  
**NYALKARAN**  
GROUP

ॐ जय श्री स्वामिनारायण ॐ  
जय श्री गणेशाय नमः

श्री   
**siddheshwar**  
**HILLSTONE**

SHOPS - 1 & 2 BHK LUXURIOUS FLATS



न्यालकरण ग्रुप फर्म की शुरुआत वर्ष २०१० में हुई औ निर्माण के क्षेत्र में साहस शुरू किया ।  
न्यालकरण ग्रुप अहमदाबाद और बरोडा में रेसिडेंसियल और कमर्शियल प्रोजेक्ट में  
सफलता पूर्वक काम कर रहे है ।  
न्यालकरण ग्रुप बरोडा का प्रतिष्ठित ग्रुप है और टॉप डेवलोपर्स में से एक नाम है ।  
हम अबतक ४००० हैप्पी फैमिली का विश्वास जीत के सफलता पूर्वक पजेशन दे चुके है ।

**- : हमारा लक्ष्य : -**

प्राइम लोकेशन, आकर्षित एलिवेशन, सर्वश्रेष्ठ गुणवत्ता, सर्वश्रेष्ठ सर्विस, रीजनेबल प्राइस,  
टाइम पे पजेशन, और ग्राहक की संतुष्टी पे ध्यान केंद्रित करके श्रेष्ठता हासिल करना है ।

न्यालकरण ग्रुप फर्म नी शुरुआत वर्ष 2010 मां थर्ड अने भांधकाम ना क्षेत्र मां साइस शुरु क्युं.  
न्यालकरण ग्रुप अमदावाद अने वडोदरा मां रेसिडेंसियल अने कॉमर्शियल प्रोजेक्ट मां  
सक्षमता पूर्वक काम करी रह्युं छे.  
न्यालकरण ग्रुप वडोदरा नुं प्रतिष्ठित ग्रुप छे अने टोप डेवलोपर्स मां अेक नाम छे.  
अमे अत्यार सुधीमां 4000 डेप्पी डूमिबी नो विश्वास छती सक्षमता पूर्वक पजेशन आपेव छे.

**- : अमारुं लक्ष्य : -**

प्राथम लोकेशन, आकर्षित अलिवेशन, सर्वश्रेष्ठ क्वालिटी, सर्वश्रेष्ठ सर्विस, रीजनेबल प्राइस,  
टाइमसर पजेशन, ग्राहकनी संतुष्टी पर ध्यान केंद्रित करीने श्रेष्ठता प्राप्त करवानुं छे.





**AFFORDABLE HOMES**  
WITH QUALITY LIVING...

Modern and low-cost accommodations with their families security and safety. We provide affordable apartments with low maintenance cost and quality living with you own dignity.

Shop Carpet Area Table

01	9'0"X27'3"	245 sq.ft.
02	9'0"X27'3"	245 sq.ft.
03	9'0"X27'3"	245 sq.ft.
04	9'0"X27'3"	245 sq.ft.
05	9'0"X27'3"	245 sq.ft.
06	9'0"X27'3"	245 sq.ft.
07	9'0"X27'3"	245 sq.ft.
08	9'0"X27'3"	245 sq.ft.
09	9'0"X27'3"	245 sq.ft.
10	9'0"X27'3"	245 sq.ft.
11	11'6"X27'3"	313 sq.ft.
12	11'6"X27'3"	313 sq.ft.
13	11'6"X27'3"	313 sq.ft.
14	11'6"X27'3"	313 sq.ft.
15	11'6"X27'3"	313 sq.ft.
16	14'10"X27'3"	332sq.ft.
17	10'0"X22'6"	187 sq.ft.
18	10'0"X27'2"	271 sq.ft.
19	10'0"X27'2"	271 sq.ft.
20	9'0"X27'3"	245 sq.ft.
21	9'0"X27'3"	245 sq.ft.
22	9'0"X27'3"	245 sq.ft.
23	9'0"X27'3"	245 sq.ft.
24	9'0"X27'3"	245 sq.ft.
25	9'0"X27'3"	245 sq.ft.
26	9'0"X27'3"	245 sq.ft.
27	9'0"X27'3"	245 sq.ft.
28	9'0"X27'3"	245 sq.ft.
29	9'0"X27'3"	245 sq.ft.
30	9'0"X27'3"	245 sq.ft.
31	9'0"X27'3"	245 sq.ft.
32	9'0"X27'3"	245 sq.ft.
33	9'0"X27'3"	245 sq.ft.
34	9'0"X27'3"	245 sq.ft.
35	9'0"X27'3"	245 sq.ft.
36	9'0"X27'3"	245 sq.ft.
37	9'0"X27'3"	245 sq.ft.
38	9'0"X27'3"	245 sq.ft.
39	9'0"X27'3"	245 sq.ft.



Ground Floor Layout



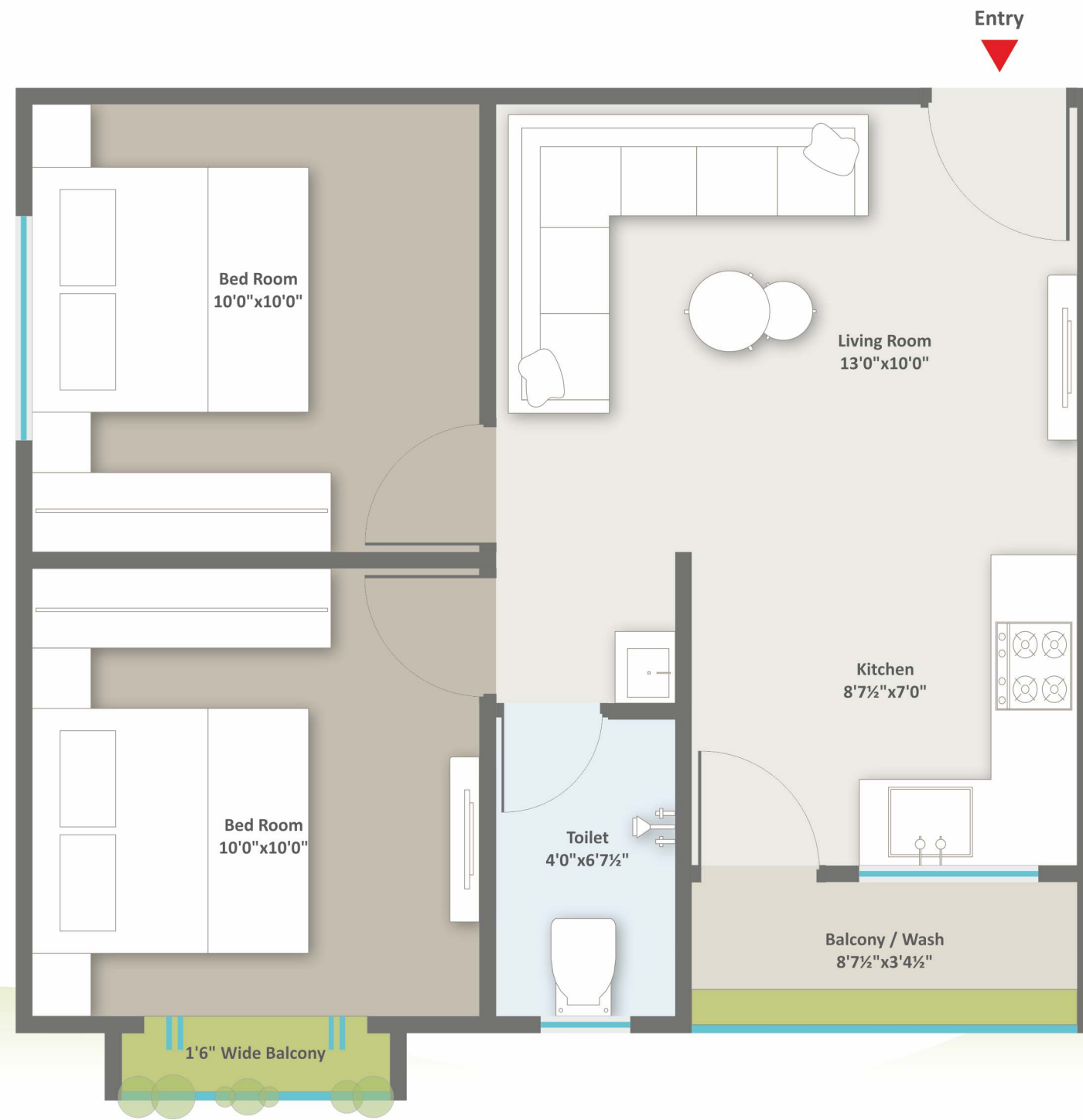
Layout Floor Plan





**2 BHK**  
Type - 1

Tower - C-D-J-K-L-M  
(1st To 7th Floor)



**1 BHK**  
Type - 2

Tower - A-B-C-E-F-G-H-I  
(1st TO 7th Floor)





## SPECIFICATIONS

### STRUCTURE

- Earthquake resistant RCC frame structure as per structure design.

### FLOORING

- 24"x24" Vitrified flooring  
Paver blocks in parking area

### KITCHEN

- Granite top platform with S.S. sink. Decorative glazed tiles dedo up to slab level.

### DOORS / WINDOWS

- Elegant entrance door & internal flush door
- Marble Frame with powder coated aluminum section windows

### TOILET / PLUMBING

- Standard quality sanitary ware branded plumbing fittings.
- Glazed tiles dedo upto slab level.
- Ceramic tiles in flooring.

### COLOUR

- Internal smooth finish plaster with white putty & external plaster with weather proof paint.

### ELECTRIFICATION

- Concealed good quality copper ISI wiring branded modular switches
- T.V. point in living room
- A.C. point in all bedrooms.
- General lighting in common areas.
- Light pole in common area





## AMENITIES



Multipurpose Hall



Children Play Area



Fire Safety



24 Hours Water Supply



Landscape Garden



Indoor Games



Stylish entrance gate  
with Security Cabin



Ground floor  
Sufficient Parking



Jogging Track



Standard elevator in each  
tower with power backup

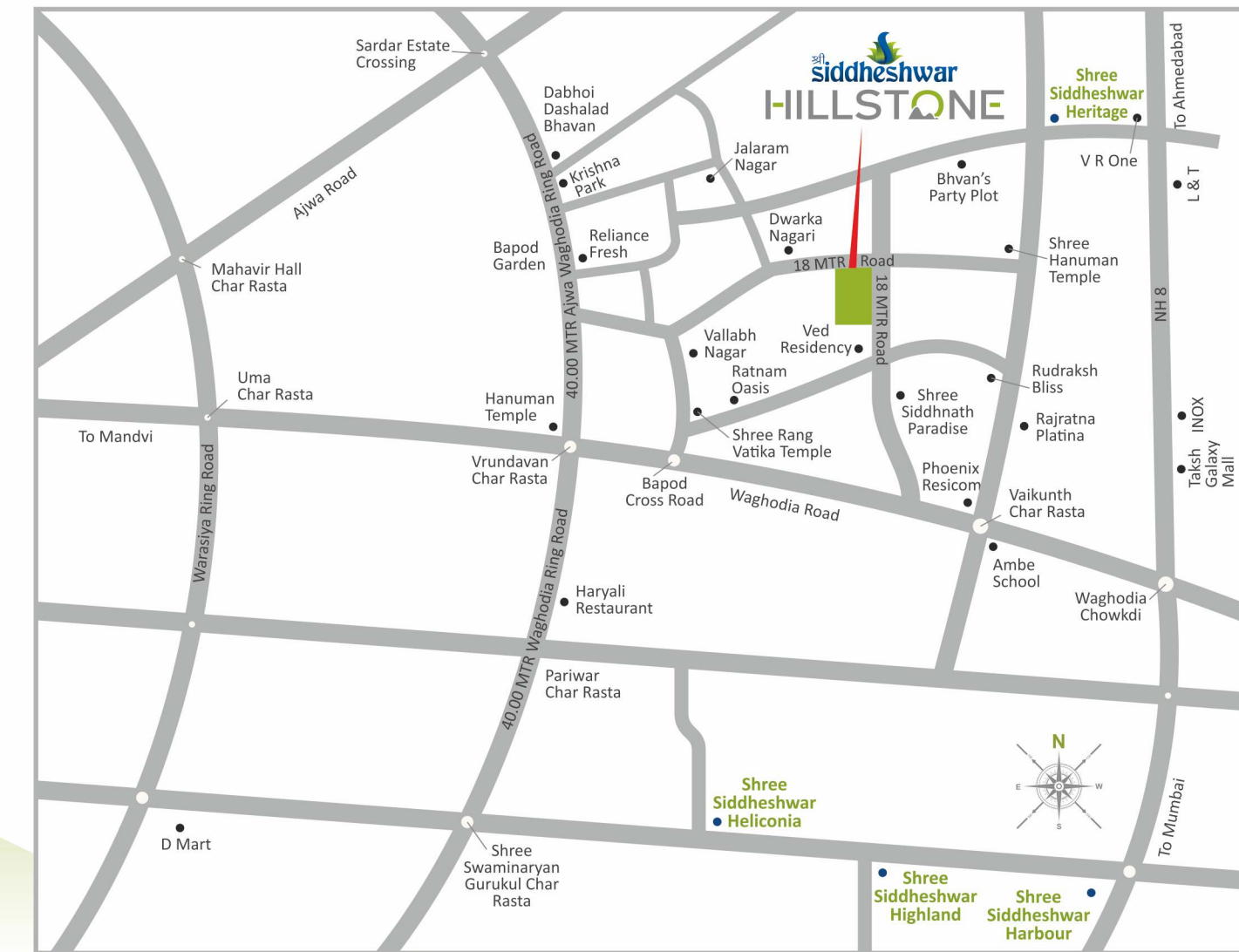


Developers : N K DEVELOPERS  
 Site Address : Shree Siddheshwar Hillstone, Nr. Dwarka Nagari Soc., Bapod Village Road, Ajwa Waghodia Ring Road, Vadodara.

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Architect :  
 HITESH SHAH  
 HM ASSOCIATES  
 ARCHITECTS & INTERIORS

Structure :  
 ZARNA  
 ASSOCIATES  
 Structural Consultants



**Payment Mode For Flats :** • 20% On Booking • 10% Plinth • 08% Ground Floor Slab • 08% First Floor Slab • 08% Second Floor Slab • 08% Third Floor Slab • 08% Fourth Floor Slab • 08% Fifth Floor Slab • 08% Sixth Floor Slab • 07% Seventh Floor Slab • 04% Plaster Level • 03% Flooring

**Payment Mode For Shops :** • 30% on Booking • 15% Plinth • 25% Slab • 15% Brick work • 10% Plaster • 05% Flooring

Notes : (1) Possession will be given after one month of settlements of all accounts. (2) Extra work will be executed after receipt of full advance payment. (3) Documentation charges, stamp duty, GST, common maintenance charge, development charge will be extra. (4) Any new central or state government taxes, if applicable shall have to be borne by the client. (5) Continuous default payment leads to cancellation. (6) Administrative expense of 20,000/- & the amount of extra work (if any) will be deducted from refund amount. (7) Refund in case of cancellation will be made within 30 days from the date of booking of new client only. (8) In case of delay of water supply, light connection, drainage work by VMSS/MGVCL developers will not be responsible. (9) Architect / Developers shall have the right to change or rise the scheme or any details herein and any change of revision will be binding to all. (10) Terrace right will be reserved for developers only. (11) Any plans, specifications or information in this brochure can not from part of an offer, contract or agreement.