

A Class Apart!



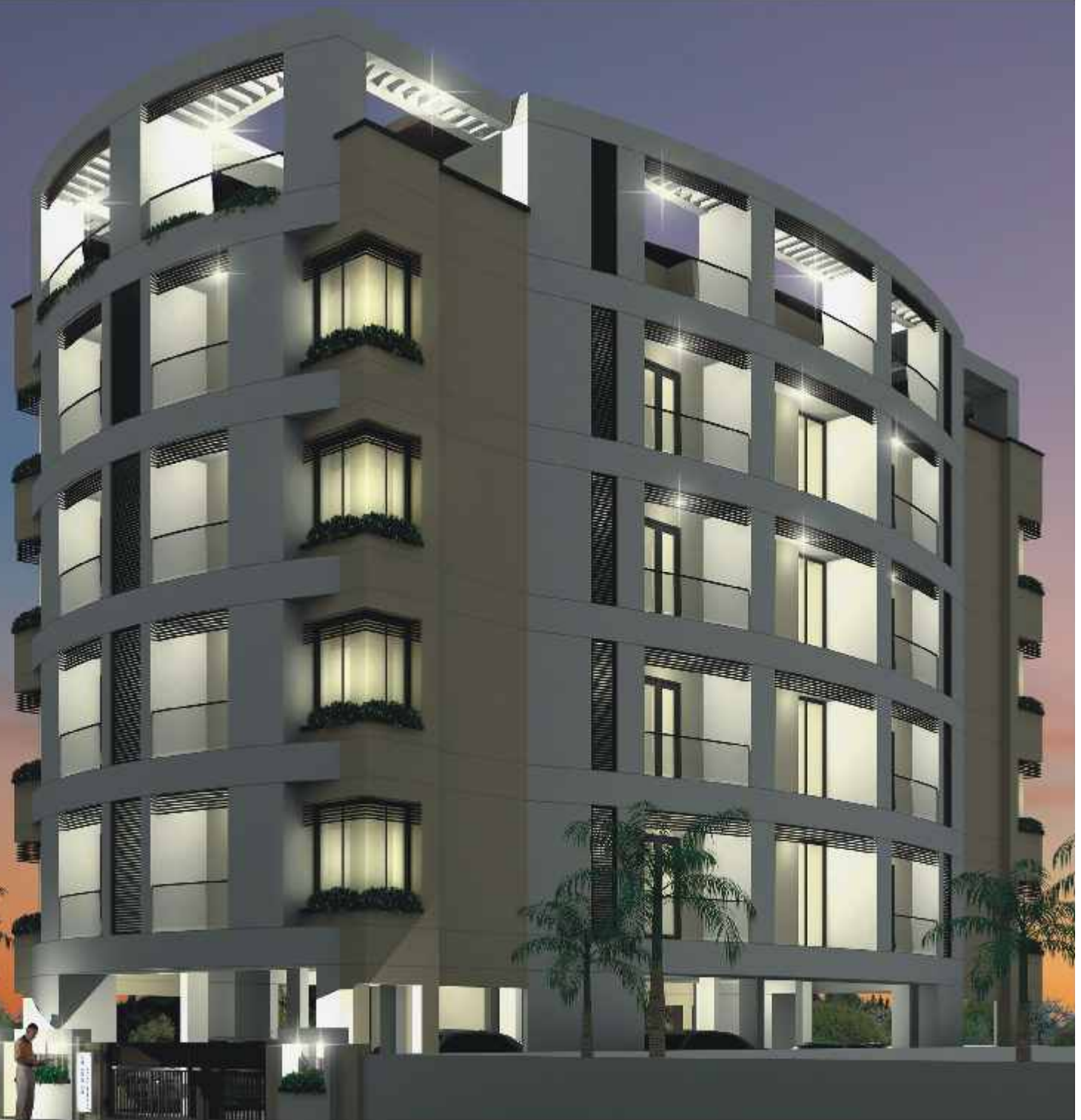
Apartments & Penthouses

Welcome to a new lifestyle...

Presenting Sharnam Classic, the elegant living spaces, yet another creative project from the Sharnam Group.

It is a residential project evoking luxury in each aspect, that would make for a plush lifestyle. Sharnam Classic offers 3-BHK flats on 3 floors and 4-BHK Duplex Penthouses with spacious terrace on the 4th & 5th Floor. Situated ideally in Fatehgunj, behind Convent School, it is centrally located, yet shielded from the hustle & bustle of the main road.

We at Sharnam believe that today's home has to be a place for the kith & kin to gather, a place you can escape from the stress of busy schedules. No wonder, Sharnam Classic offers an excellent option with its superior material specifications and high quality planning & craftsmanship. Not to mention a professional approach, such that the process of buying a home is easy & convenient...truly a class apart!





Specifications

Structure:	Well Designed RCC frame structure using superior quality materials, as per structural engineers design
Flooring:	Vitrified Tiles Flooring with skirting
Windows:	Colour Anodized Aluminium windows with marble sills
Doors:	Elegant Entrance Door and Flushed Internal Doors with wooden figure Laminate and Brass fittings.
Plumbing:	Concealed Plumbing with branded C.P. fittings
Kitchen:	Granite Platform with SS Sink & Designer Tiles
Bath:	Designer Bathrooms
Water Supply:	Underground & Overhead Tanks For 24 Hours Water Supply with Auto Control Mechanism.
Electrification:	Concealed copper wiring with branded modular switches. Well thought out, ample electricity points for added convenience. Suitable MCB for each flat.
Paint:	Water-resistant Birla Putty for interior walls, Weather resistant paint for exteriors.



Amenities

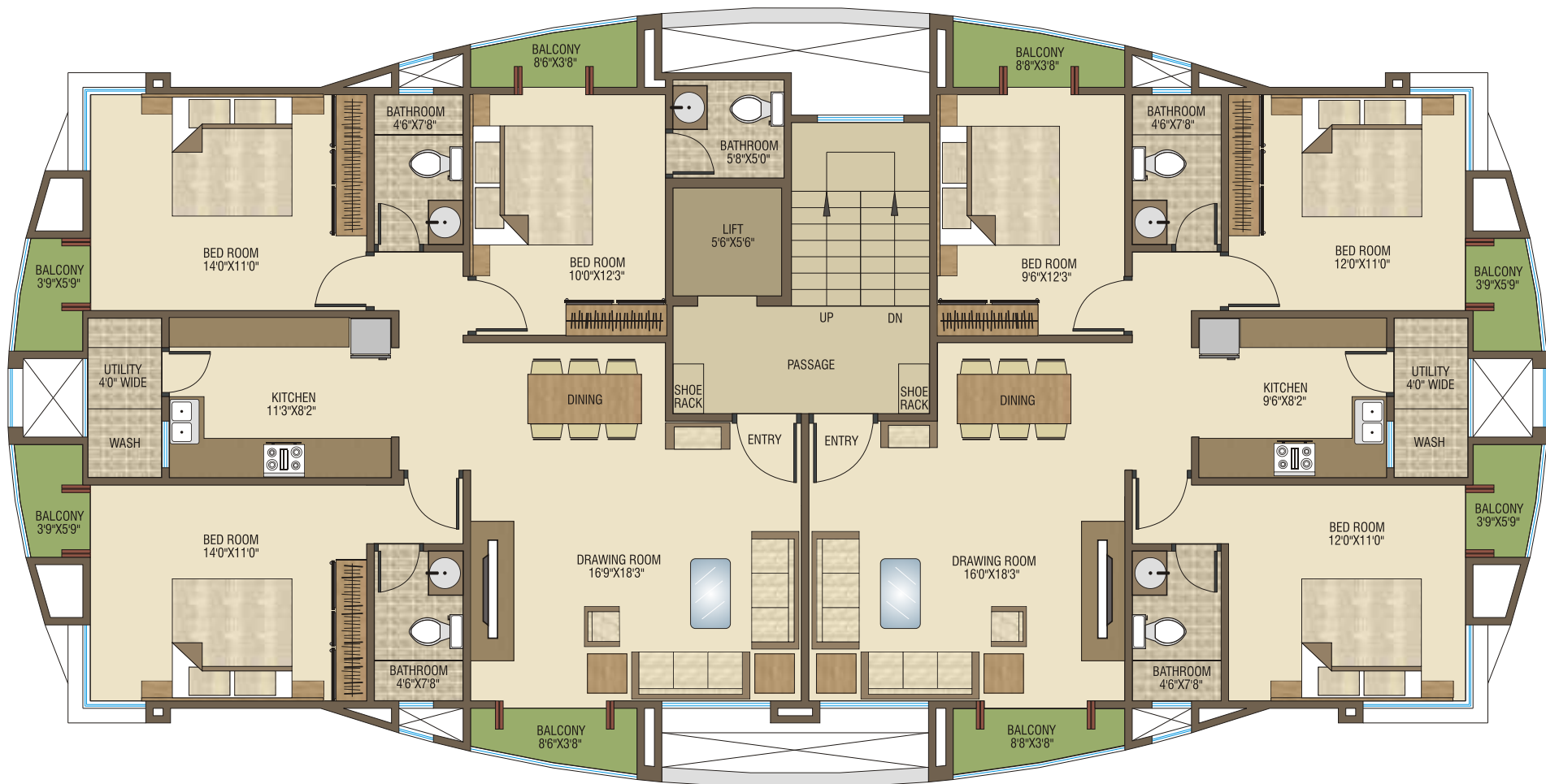
- Impressive Entrance Lobby
- Adequate Parking Space with Decorative Paving
- Elevator of approved quality
- Heat and Water Proofing treatment on the Terrace.
- Designer compound wall with decorative M.S. Gate
- Anti-Termite Treatment



PARKING FLOOR PLAN (Ground Floor)



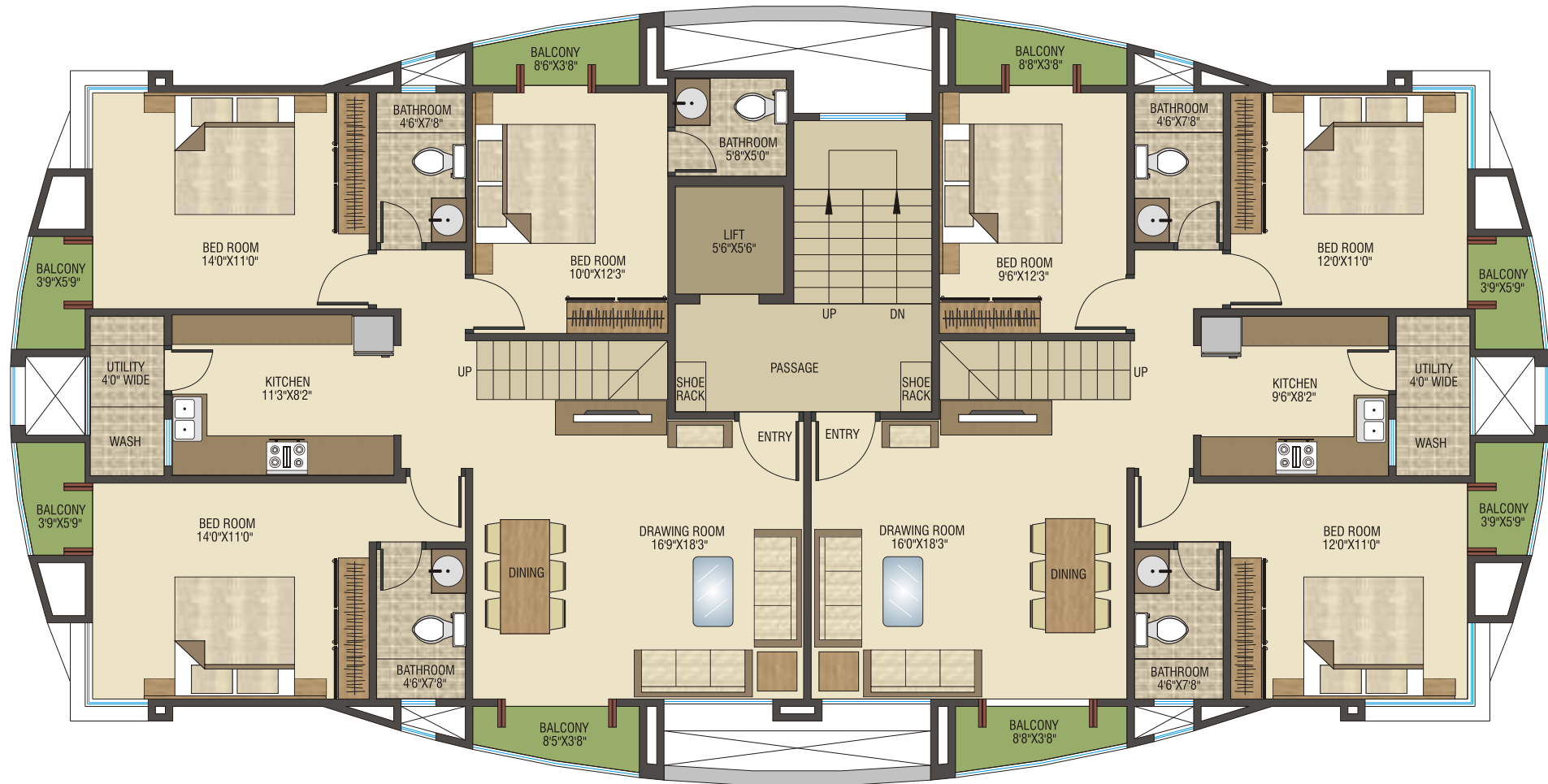
TYPICAL FLOOR PLAN (First, Second & Third Floor)



TYPE A (101, 201, 301)

TYPE B (102, 202, 302)

PENTHOUSE LOWER LEVEL (Forth Floor)



TYPE A (401)

TYPE B (402)

PENTHOUSE UPPER LEVEL (Fifth Floor)



TYPE A (401)

TYPE B (402)

Developers:



Architects:

Talib Patel Associates

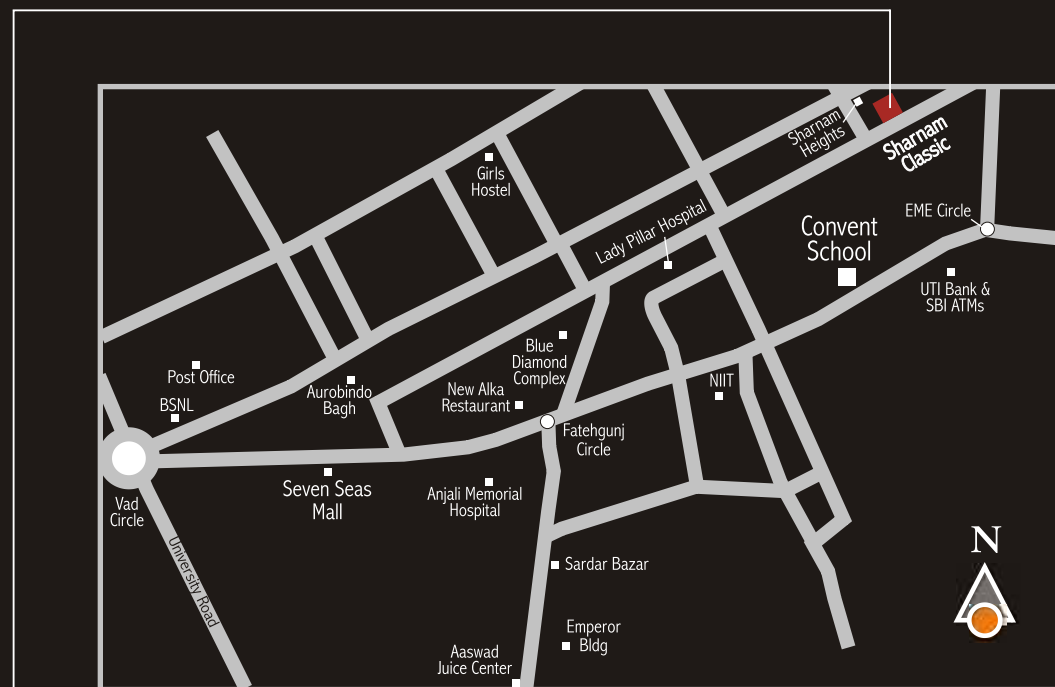
Ph.: +91 265 2361489

Structural Consultant:

Brave Consulting Engineers

FATEHGUNJ			
Railway Station	2 k.m	Health Center	✓
Airport	2 k.m	Garden	✓
School/College	✓	Shopping Mall	✓

KEY PLAN



Apartments & Penthouses

Site: 123, Ajay Society,
B/h Convent School, Fatehgunj, Baroda-2.
Email: sairuchi1@hotmail.com

For Inquiry please call:
**99090 24473, 98240 61399,
98240 00699**

NOTES: >> All documentation charges like Stamp Papers, Registration, MGVL charges & all government taxes shall be borne by the purchaser. >> Maintenance Deposit extra. >> Possession will be handed over after one month of settlement of all due accounts. >> Booking of flat shall be confirmed only on payment of 25% of total value. >> Extra work will be executed after making full payments in advance. >> In case of cancellation of booking the refundable amount shall be given only when the same property is booked and paid for by new purchaser. Administrative charges Rs. 25,000 shall be deducted from refund. >> The developers reserve their rights to make any additions, alterations & amendments as may be necessary from time to time. >> This brochure shall not be treated as a legal document. It is only for visual depiction & information of the project.