



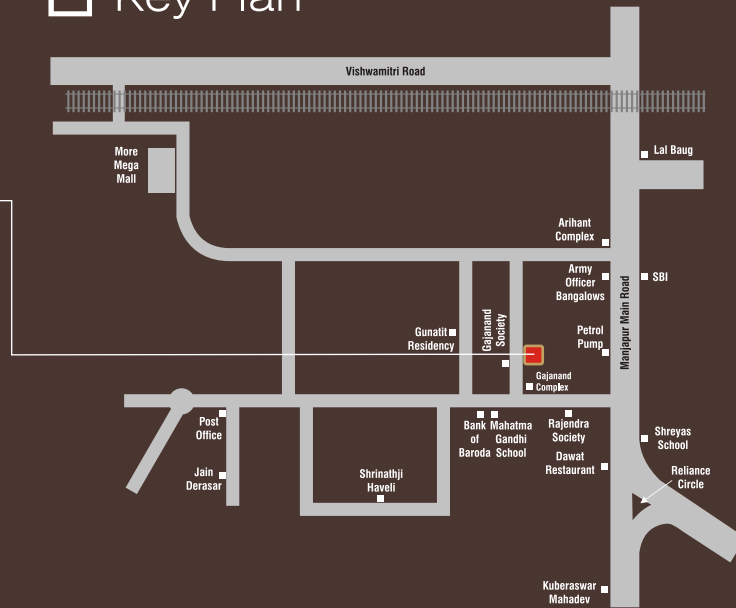
Sharnam EXCEL

Site: Sharnam Excel,
Plot 11, Opp Gajanan Society,
B/h Gajanan Complex,
Manjalpur, Baroda - 11

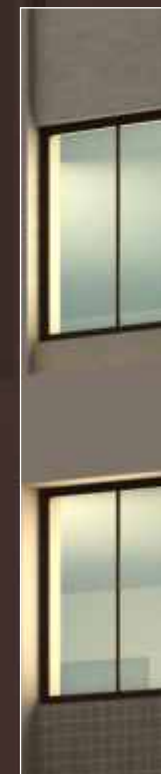
Email: sairuchi1@hotmail.com
Url.: www.sairuchiproperties.com

For Inquiry please call:
+91 99090 24473
+91 98240 61399

Key Plan



Excellent Living Spaces



Developers:



Architect:
UNEVEN

Structural Consultant:
R. V. Patel Associates

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. 50,000 shall be deducted from refund. > > The developers reserve their rights to make any additions, alterations & amendments as maybe 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.

design: stroke&arrow@98240 92010

Sharnam EXCEL

3 BHK LUXURIOUS APARTMENTS

Life Blooms....



Sharnam
EXCEL

Presenting Sharnam Excel, luxurious apartments located at the most prime location in Manjalpur. Yet another creative project from the Sharnam Group, the makers of the much appreciated Sharnam Classic at Fatehgunj.

The opulence of the inner spaces and the grandeur of the outdoor perfectly match each other. Sharnam Excel offers 3-BHK flats on 3 floors and 4-BHK Duplex Penthouses with spacious terrace on the 4th & 5th Floor. Situated ideally in Manjalpur, opposite Gajanan Society, it is centrally located, offering all the rewards of urban dwelling. Sharnam Excel excels in each aspect, and leaves a lasting impression.



Amenities

Elegant homes that epitomize the finest standards of urban living. The homes, the environs and the infrastructure are loaded with numerous remarkable features that make living an eternal festival.

- Designer Compound wall with decorative M.S. Gate
- Senior Citizen Area & Children Play Area
- Anti-termite treatment
- Plush entrance lobby with common bathroom
- Elegant plantation all across the ground floor
- Ample Car & 2-wheeler Parking
- Heat & water proofing treatment on terrace
- Automatic Elevator of standard brand (TRIO or equivalent)
- Designer Bath Fittings (KOHLER or equivalent)
- 24 hours security with video door phone
- Underground Electric Cabling for wire free look. Power backup for common amenities
- Internet & TV cabling in Living room and Master Bedroom
- RO System for each apartment

Specifications

Structure: Earthquake resistant RCC frame structure as per structural design

Wall Finish:

Interior: Mala Plaster with Birla white cement putty

Exterior: Double coat plaster with weather coat paint

Flooring: Vitrified flooring in all rooms

Doors: Decorative main door. Water proof flush doors for the rest

Windows: High quality colour anodized aluminium section windows

Bathrooms: Designer bathrooms with premium fittings & sanitary

Plumbing: Concealed Internal plumbing with premium CP Fittings

Kitchen: Granite platform & SS Kitchen Sink. Store Room finished with Kota stone shelves

Electrification: Concealed copper ISI wire with 3 phase connection. AC points with copper conduiting in all bedrooms & Living Room. Branded modular switches (Havells)

Water Supply: 24 hours through Corporation & Bore well. Auto level control mechanism

Common Terrace: Water proofing with ceramic flooring

Staircase (Penthouse):

Furnished with Granite steps & wooden railing

Terrace (1 st Floor Apartments):

Large Open Terrace finished with designer flooring



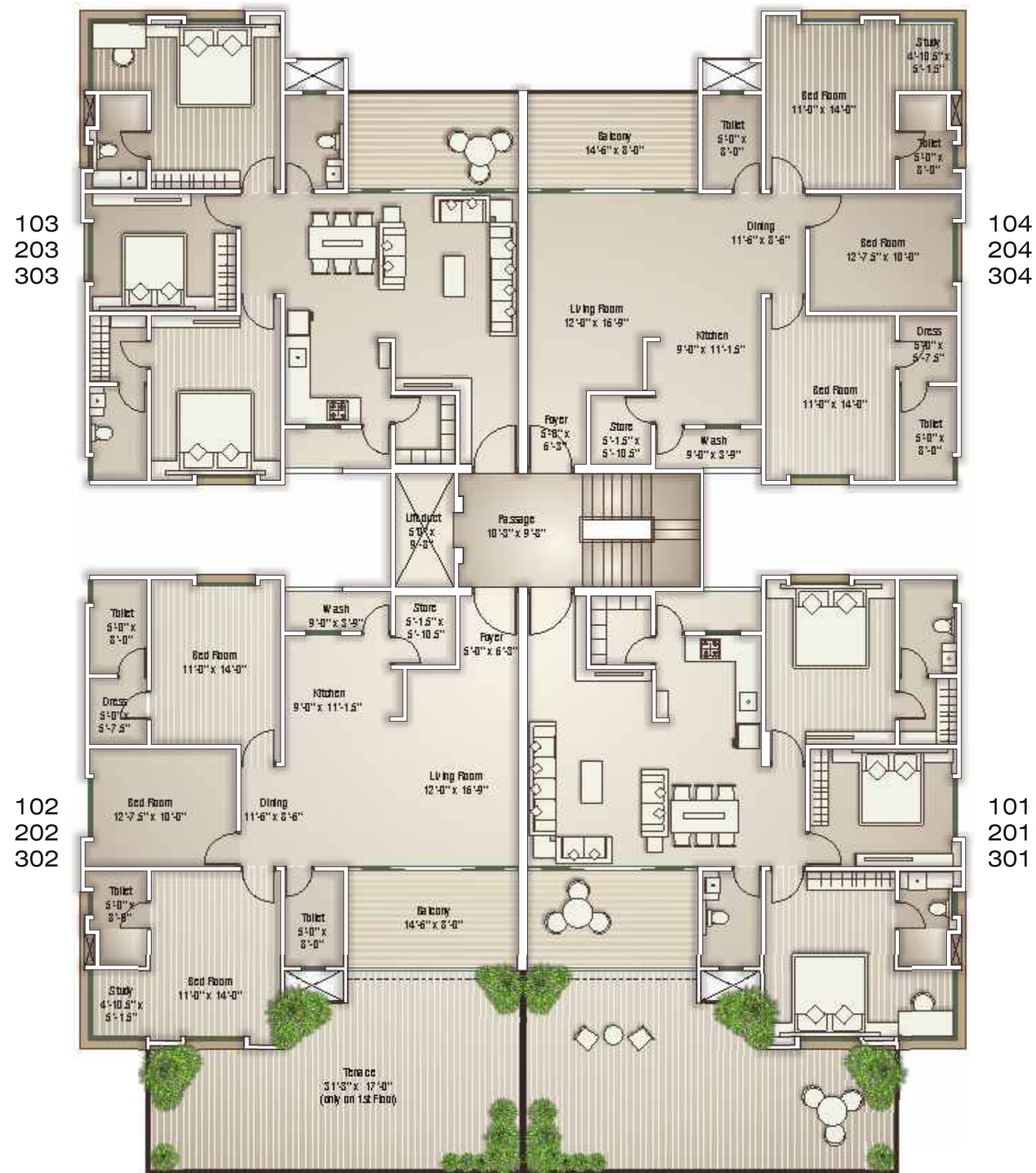
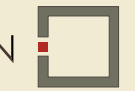
Parking Plan



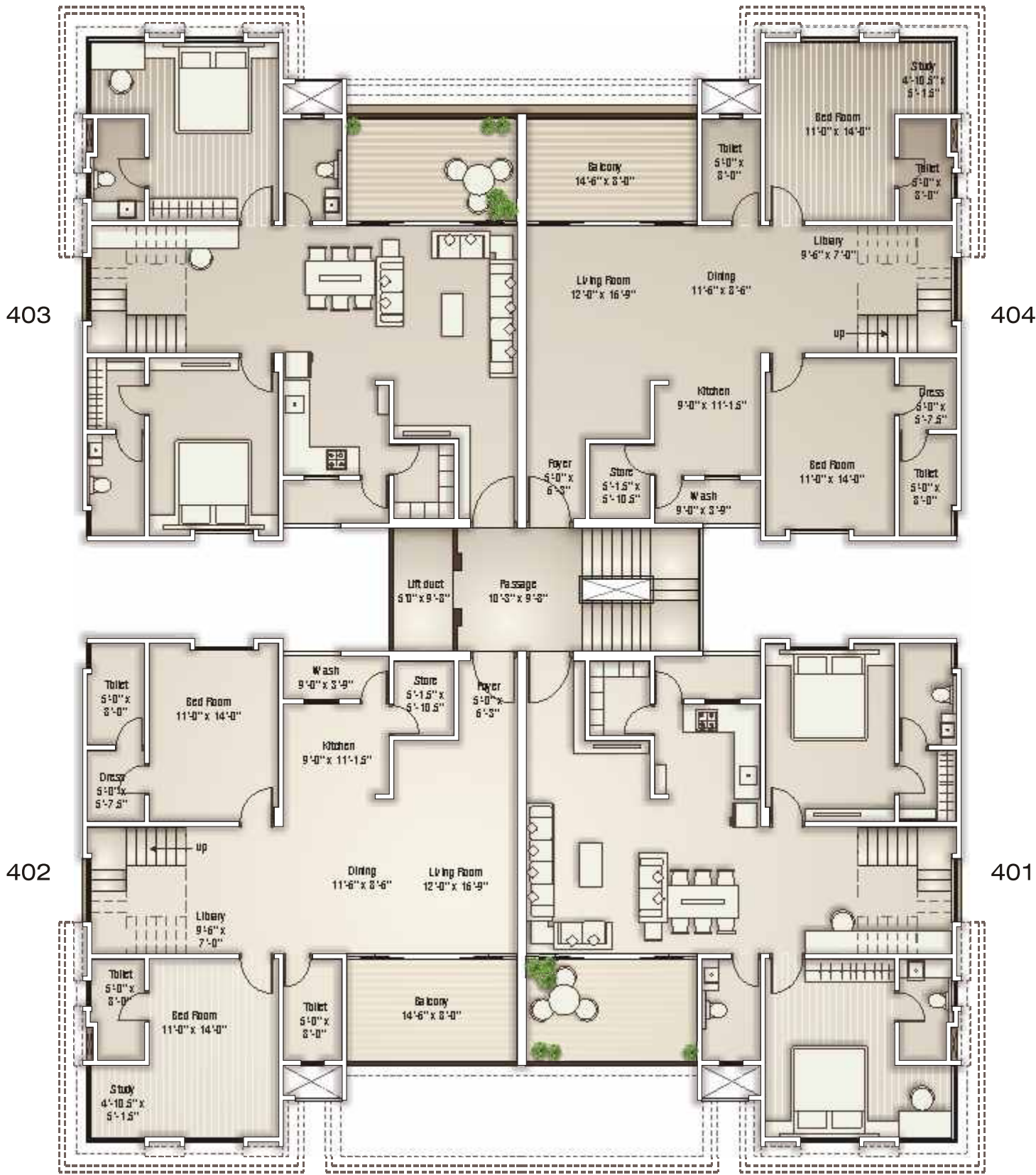
12 mts. Road

Typical Floor

1st, 2nd & 3rd floor
(open terrace only in 1st Floor Plan)



The apartments exude a silent charm and a cool confidence, just like their residents to be. No wonder, we had you in mind while creating these living spaces.



Upper Penthouse

5th floor

