



LOCATION  
MAP



**Shyamal<sup>®</sup> SATVA**

Speedwell Party Plot Chowk, End Of Police Head Quarter Road,  
Nr. Gol Nest, Ambika Township, Rajkot. Contact Us : **75675 76765**

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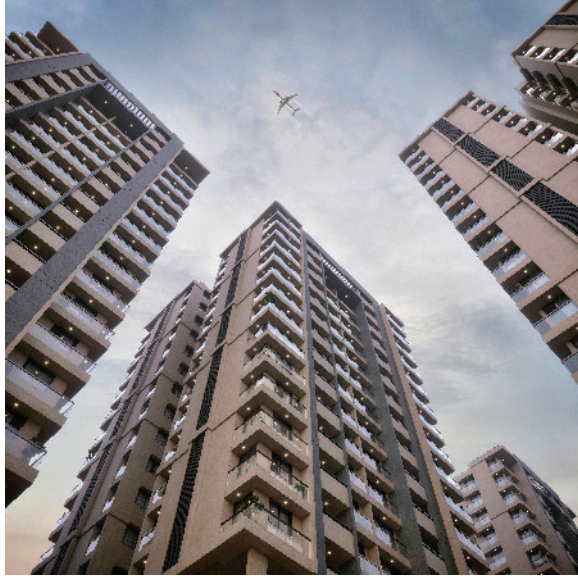
**2&3  
BHK**

Lavish Flats



**Shyamal<sup>®</sup> SATVA**

AN ABODE OF CLASS CULTURE



ABOUT

*Skyamal*<sup>®</sup> SATVA

WITNESS THE CULTURE OF MORALITY

જેઓ શ્યામલ ગ્રુપ ને જાણે છે એમને પહેલેથી જ ખ્યાલ હોય છે કે પ્રોજેક્ટ શરૂ થવાથી લઈને પઝેશન સુધીનાં સમયગાળામાં શ્યામલ ગ્રુપ એમની નૈતિકતાથી કદી પીછેહઠ નથી કરતા, જે પણ આપવાનો વાચદો કરે છે એ નિભાવે છે.



સુખી જીવનનું

ઉત્તરદાયિત્વ



સત્ય

સત્ય.... સાર એ જીવનનો એવો સૂર છે, કે જે એક વખત સમજમાં આવી જાય ને પછી તમે નિશ્ચિંત બનીને જીવન પિતાવો છો અને અહીં આપને સત્યનાં સત્યનો દરેક કિસ્સામાં ભાસ થશે એ પછી શાંતિ હોય કે સંતોષ, સુખ હોય કે પછી સમૃદ્ધિ. ટૂંકમાં કહીએ તો શ્યામલ સત્ય બનશે જીવનનું ખરું મમત્વ.

## EXCLUSIVE AMENITIES



THEATRE



GYMNASIUM



ALLOTTED CAR PARKING



MULTIPURPOSE HALL



INDOOR GAME AREA



CHILDREN PLAY AREA

## SALIENT FEATURES



IMPOSING ENTRANCE GATE



SR. CITIZEN SITTING AREA



GRAND RECEPTION IN EACH BUILDING



WALKING TRAIL



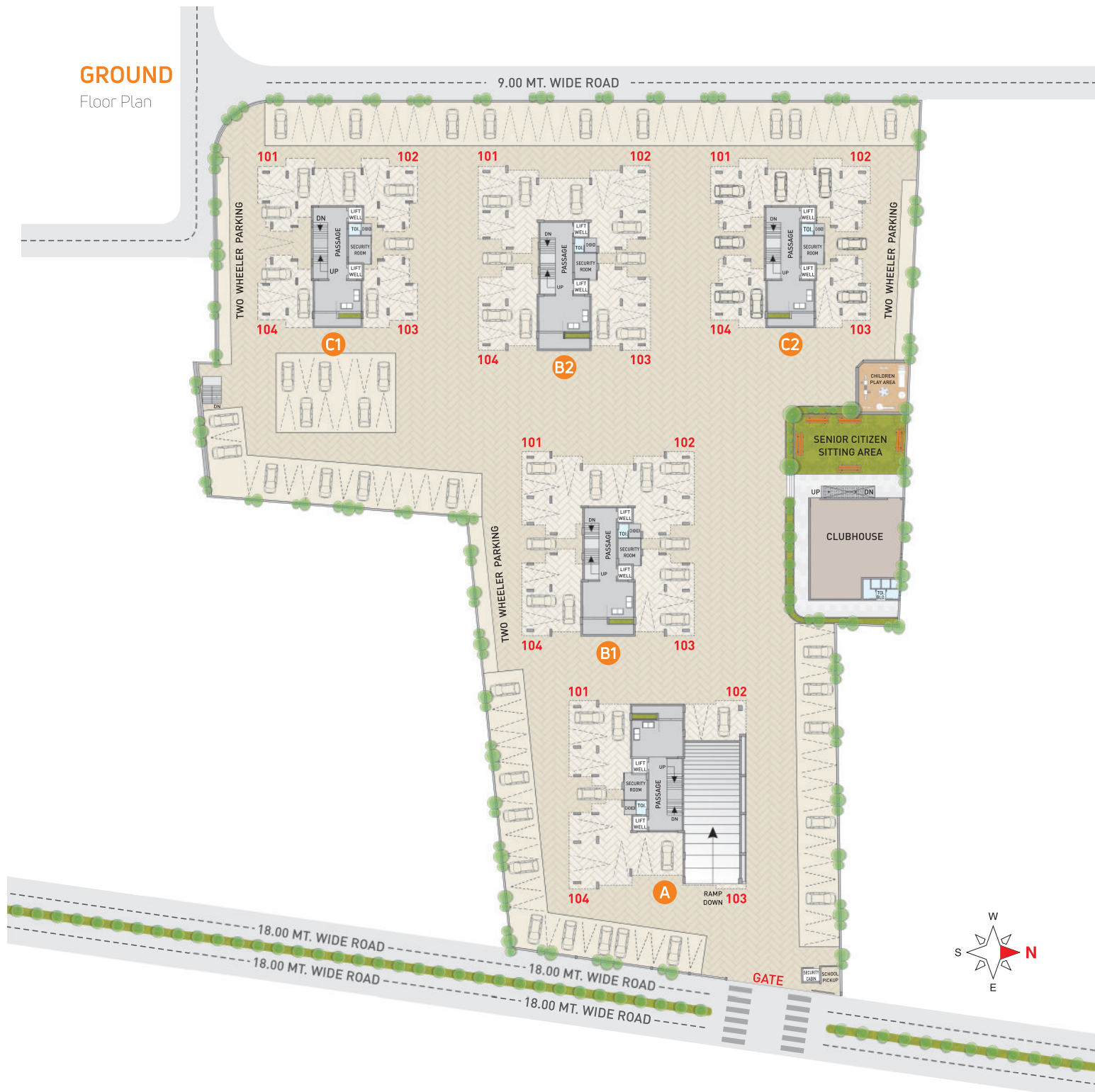
SCHOOL PICK - UP & DROP - OFF ZONE



STATE OF THE ART AMBIENCE LIGHTING



**GROUND**  
Floor Plan



TOWER - A - 1<sup>st</sup> TO 14<sup>th</sup> FLOOR PLAN

3 BHK Floor Plan

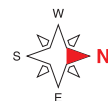
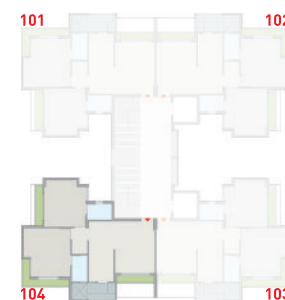


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પુશીઓતું અસ્તિત્વ...



## SPECIFICATIONS



**FLOORING** : Double charge vitrified tiles.



**KITCHEN PLATFORM** : Granite platform or equivalent with S.S. sink.



**BATH FITTINGS** : Jaquar, plumber or equivalent.



**SANITARY FITTINGS** : Varmora, simpolo or equivalent.



**BATHROOM TILES** : Standard glazed tiles.



**PLUMBING** : Open plumbing with water meter provision.



**DOOR** : Decorative laminated main door (Inner doors are without laminate).



**Window Fittings** : Powder coated aluminium section window with provisional track for mosquito net.



**WINDOW SEAL** : Granite or equivalent.



**ELECTRIC FITTINGS** : Modular switches and ISI mark cables.



**WALL** : Inner wall finished with white putty and outer wall with water proof paint.



**LIFT** : Auto door lift.

Legal Disclaimer : All Furniture / object shown in the plan are for presentation & understanding purpose only. By no means, it will form a part of deliverable product. All the elements, objects, treatments, equipment & color scheme are artisan's impression & purely for presentation purpose. By no means it will form a part of the amenities, features or specification of our product.

NOTE : All rights for alteration / modification & development in design or specifications by architects & developer shall be binding to all the members. • Here usable carpet is as per working engineering drawing, where balcony is measured till outside, walls are omitted but structural offsets are not considered and also the measurement will be reduced up to thickness of plaster and tiles.

• B.U.C. (Building Use Certificate) as per Govt. rules. Clear title for loan purpose. This brochure is for private circulation only. By no means it will form part of any legal contract. Stamp duty, Registration charges, Legal charges, PGVCL / RUDA / GSPC charges, society maintenance deposit etc. shall be borne by the purchaser. • TDS, GST & / any other taxes levied in future will be borne by the purchaser as applicable. • Any additional charges or duties levied by the Government / Local Authorities during or after completion of the scheme shall be borne by the purchaser. • In the interest of continual developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including and not limited to technical specifications, design, planning, layout & all purchasers shall abide by such changes. • Changes / alteration of any nature including elevation, exterior color scheme, balcony grill or any other changes acting the overall design concept & outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme. • Any RCC member (Beam, Column, Slab) must not be damaged during your interior work. • Low - voltage cables such as telephone, TV and internet cable shall be strictly laid as per consultant's service drawing with prior consent of Developer / Builder's code. No wire / cables / conduits units shall be laid or installed such that they form hanging formation on the building exterior faces. • Common passages / landscape areas are not allowed to be used for personal purpose. • Purchasers are compulsory member of AOP • Builders have rights of changes as per FSI rule.



A Project By

**Shyamal**®

Group

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Architect

**PRATIK DADHANIA**

Structure Engineer

**ASHWIN LODHIYA**

Promoter / Developers

**SHYAMAL BUILDCON**

SCAN FOR  
LOCATION

