

Developers :-



Site Address :-

Bh. Makarpura Air Force Station,  
Nr. Radhe Residency,  
Makarpura, Vadodara-390010

Booking Contact

+91 74051 88056

+91 94265 93096

+91 99789 26194

Architect :-



Structure :-

Chirag Shah



Rera Reg. No. : PR/GJ/VADODARA/VADODARA/Others/MAA06901/160320 | Website:- [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)

[www.shivrealty.in](http://www.shivrealty.in) Follow us on [f shiv realty vadodara](https://www.facebook.com/shivrealtyvadodara) [@shivrealtyvadodara](https://www.instagram.com/shivrealtyvadodara)

SHOPS :- 25% Booking | 20% Plinth Level | 20% Ground Floor Slab | 20% Plaster Work | 10% Finishing Level | 05% Before 1 month of possession

**PAYMENT MODE :-** FLATS :- 10% Booking | 20% Basement Floor Slab | 05% Ground Floor Slab | 05% First Floor Slab | 05% Second Floor Slab | 05% Third Floor Slab | 05% Fourth Floor Slab | 05% Fifth Floor Slab | 05% Sixth Floor Slab | 05% Seventh Floor Slab | 10% Masonary Work | 10% Plaster Work | 05% Flooring Work | 05% Finishing Level

**Notes :-** (1) Possession Will Be Given After one Month of Settlement of all Accounts or Scheduled Possession date, Whichever is later (2) Documentation Charges, Stamp duty, Development Charges, Government tax (GST), All municipal taxes, MGVCL inter deposit, Common Maintenance charges and any Additional tax / Registration charges / levies resulting form any change in the law / Policies of Government / semi Government / Local bodies shall be borne by the customer (3) Extra work shall be executed only after making full advance Payment as per developers estimate, however change in elevation or Plan will not be allowed (4) Any delay in payment as per payment schedule shall be attract interest at the rate of 18 % P.A on outstanding amount and continuous default in payment shall lead to cancellation of booking (5) Developers reserve Full right to change alter or raise the scheme related measurement, design, drawing or any details herein and such change will be binding to all unconditionally. (6) In case of cancellation of Booking, Refund will be made only after New Booking of the unit after deducting Administrative Expense of Rs:- 25,000/- and extra work charges (without interest) (7) Any Plan, specifications or information in the brochure is subject to change and this brochure does not form part of an offer, agreement, contract or legal document (8) In Case of Delay in water Supply, Electricity Connection and Drainage work by authority, Developer will not be Responsible. (9) Timing of possession may be delayed due to unforeseen situation.

श्री १।  
॥ श्री गणेशाय नमः ॥

*Excellence Without Compromise*



**Shubh**  
RESIDENCY

2 & 3 BHK LUXURIOUS FLATS | SHOPS



## DOOR TO THE BEAUTIFUL FUTURE OPENS HERE....

step in.. as a whole new world of harmonious living awaits you.



A project conceptualized & planned to offer a modern lifestyle. Welcome to the Shubh Residency, 2 – 3 BHK Luxury flats & shops yet at an affordable price.

Located centrally at the fast developing locality of conveniently connected to premier services. The Flats are designed for a modern life and shall match the lifestyle expectations of today's consumers.

Welcome to Shubh Residency, 2 – 3 BHK Luxury flats on Makarpura, Vadodara. Tastefully designed home overlooking with some very thoughtful details that make for a comfortable, hassle-free life...

**Shubh**  
RESIDENCY





## GROUND FLOOR PLAN



18.00 MTR WIDE ROAD



## AMENITIES


- Club house
- Senior citizen sitting area
- Elegant Attractive Main Gate With Society Boundary Wall & Security Cabin
- CCTV Surveillance
- Internal P.C.C. Trimix Road & parking area with Both Side Paved Block & Street Light
- Sufficient parking space at ground floor & Basement level
- Underground and overhead tanks for 24 hour water supply with sensors
- Standard Quality Passengers Elevator with Power Backup
- Attractive name plate & letterbox



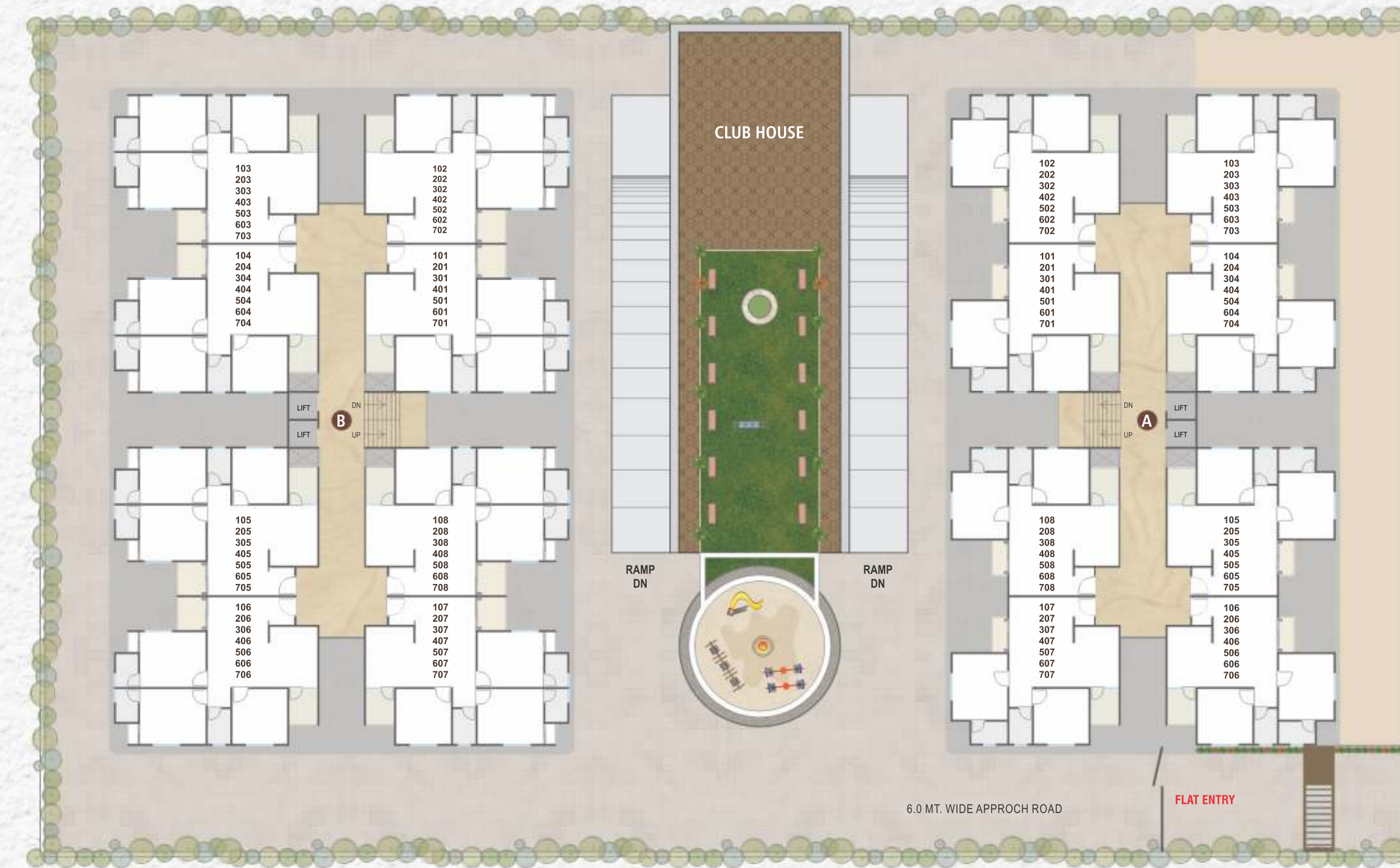


Some say that royalty is restricted to the royals. It's time to prove it a myth with Shubh Residency, 2-3 BHK Luxury Flats where each unit is an epitome of imperial aura. Housing the finest luxuries of life in abundance... it invokes the majestic streak hidden deep within all of us!

## 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.
- 
**BATHROOMS :**  
 Glazed tiles dado upto lintel level.
- 
**PLUMBING :**  
 Concealed plumbing of UPVC & CPVC with branded fittings.
- 
**ELECTRIFICATION :**  
 Concealed & ISI copper wiring with standard modular fittings along with A.C. Point in master bedroom & geyser point in bathroom.
- 
**DOOR :**  
 Elegant entrance door and internal flushed door with both side laminated.
- 
**WINDOWS :**  
 Good quality powder coated aluminum window
- 
**WALL :**  
 Internal walls with putty and primer finished, exterior walls weather resistant paint.
- 
**KITCHEN :**  
 Granite platform with SS Sink & designer tiles dado upto lintel level.
- 
**UPPER TERRACE :**  
 Good quality waterproofing with china mosaic finish

## TYPICAL FLOOR PLAN



18.00 MTR WIDE ROAD




**2 BHK  
TOWER-A**

Carpet Area : 571.00 Sq.ft.  
 Built Up Area : 706.00 Sq.ft.





**3 BHK  
TOWER-B**

Carpet Area : 716.00 Sq.ft.  
Built Up Area : 892.00 Sq.ft.

