



A Project by:
unique
CREATIONS

Site: Shantam,
Next to Bhavya Residency, Near Uma Vidhyalaya,
Beside Mangala Marvels, Tarsali, Vadodara.
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Architect :



Structure :

ASHOK SHAH
& ASSOCIATES

HONEST CR_98243 85808

Comfort Convenience Luxury & Grandeur

Join hands with nature at **Shantam** to give you a
Comfort state of living and that is how life should be.



Shantam is comprising of Shops,
2 bhk Flats and 3 bhk bungalows replete
with state of the art amenities, features
and specification located at tarsali.

 actions speak louder
than words

warm
welcome
at shantam
flats



warm
welcome
at shantam
duplex



 so we decided to let our actions do the talking



 experience extravagance right at home



A

B

C

D

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PRADA

LATHE

KENWOOD

N

Bungalow Plan type-A



MIN. PLOT AREA: 806 SQ.FT
BUILTUP AREA: 1275 SQ.FT

Ground Floor



First Floor



Bungalow Plan type-B



MIN. PLOT AREA: 845 SQ.FT
BUILTUP AREA: 1260 SQ.FT

Ground Floor



First Floor



 layout plan (ground floor)

No.	Carpet Area	Builtup Area
1	275	309
2	285	304
3	296	315
4	285	304
5	285	304
6	265	283
7	265	283
8	248	266
9	265	283
10	265	283
11	275	293
12	265	283
13	248	266
14	265	283
15	265	283
16	275	293
17	265	283
18	249	266
19	275	293
20	154	159
21	165	173
22	269	279
23	295	313
24	333	375



18.00 MT. WIDE ROAD

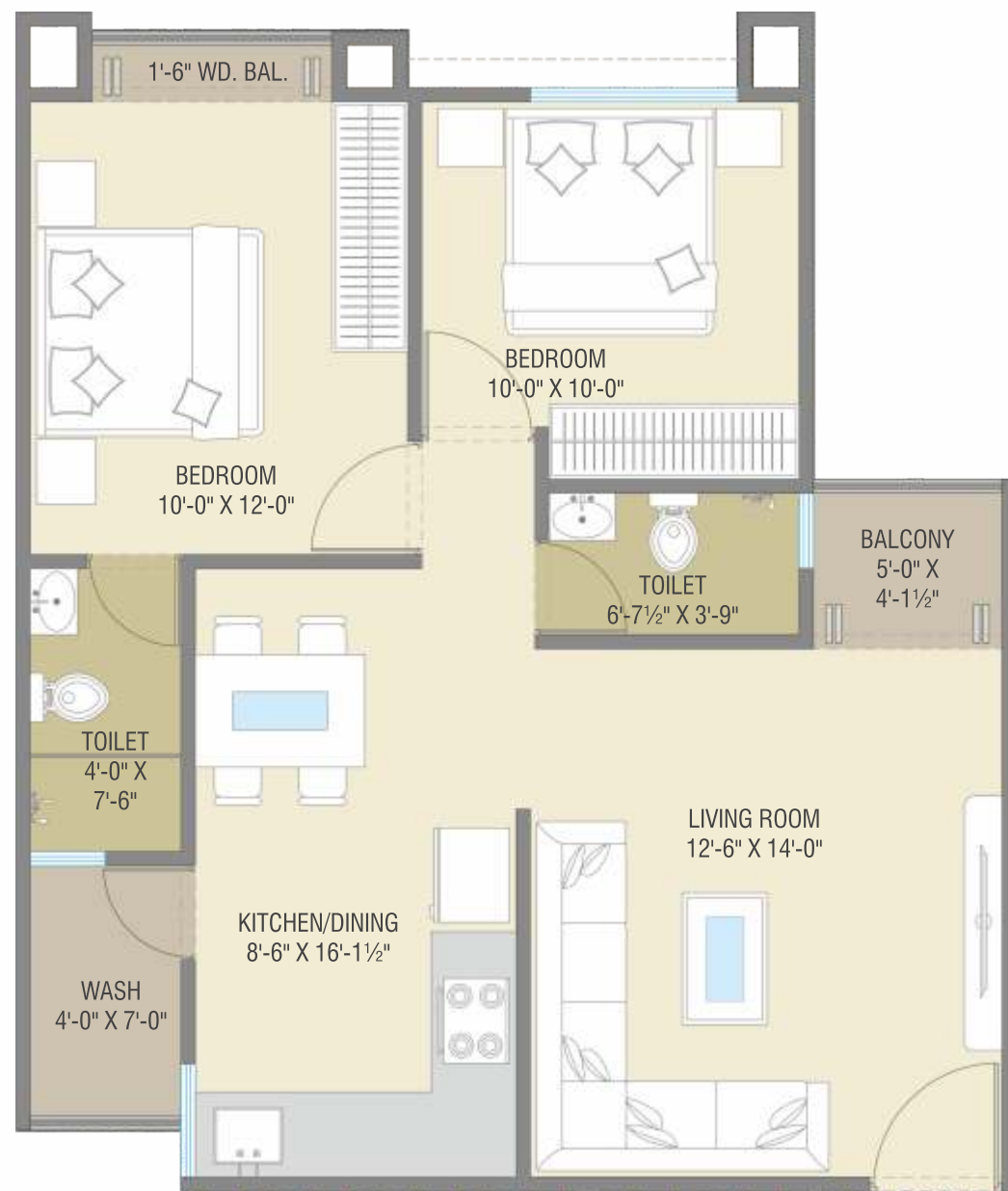
18.00 MT. WIDE ROAD

Everything you expect,
Like never before



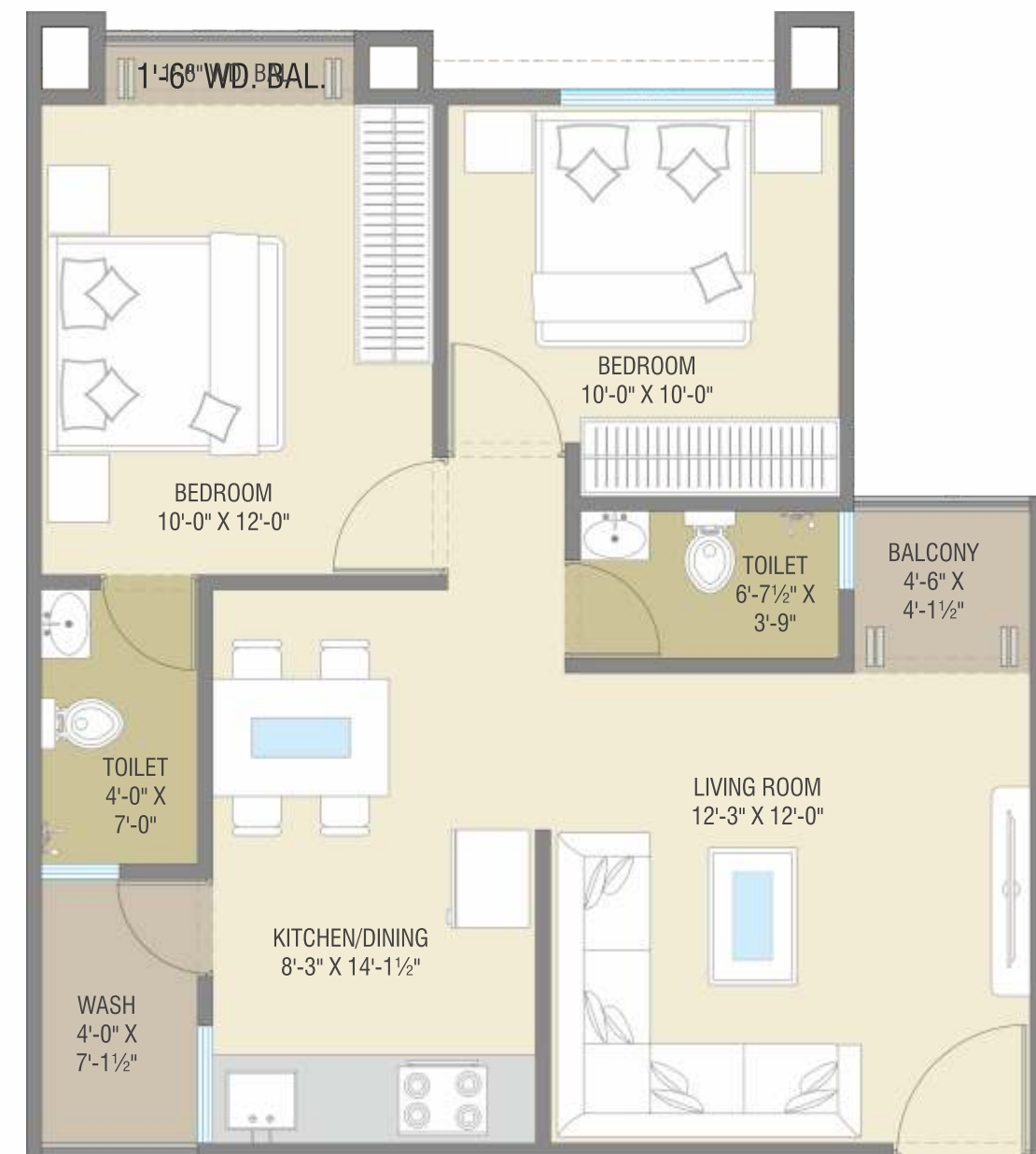
Flat Plan tower-A

B.UP AREA: 735 SQ. FT.
CARPET AREA: 675 SQ. FT.



Flat Plan type-B, C & D

B.UP AREA: 675 SQ. FT.
CARPET AREA: 620 SQ. FT.





Amenities

- Club House with Multipurpose Hall
- Children Play Area
- Gymnasium
- Landscape Garden
- Indoor Games
- Yoga Zone
- Jogging Track
- Senior Citizen Sitting Area

Leisure Amenities (Flat & bungalow)

- Designer Entrance Gate with security cabin
- CCTV Camera in Common Parking Area
- Compound wall surrounding the community
- RCC internal roads with street lights, decorative paving & architectural plantation
- Rain water Harvesting
- Underground cabling for wire-free look
- Number plates on each unit to maintain uniformity
- R.O. Water purify in all Flats & Bungalow
- Fire extinguisher Pipes on each floor for Flat
- 2 lifts provided in each Tower
- Common Basement Parking for flat residents
- Termite Resistance Treatment with piping for Bungalow





Bungalow & Flat Specification



Structure:

All RCC & Brick work as per structural Engineer's design



Flooring:

High Grade Vitrified Tiles in all rooms. Tiles in compound (Basic Area)



Kitchen:

Exclusive Granite Platform with S.S Sink with designer tiles upto Lintel level over the platform



Bathrooms:

Designer Tiles up to Lintel level with Branded bath C.P fitting and sanitary ware and stone frame with aluminium door.



Windows:

Fully Glazed aluminum windows



Doors:

Attractive Entrance Door with standard safety lock & other Decorative fittings. Internal stone frame and flush door with both side decorative leminate.



Electrification:

Concealed copper ISI wiring and branded quality modular switches with sufficient points in the whole unit. TV point in the Drawing room. AC Point in Master Bedroom.



Water:

Underground and overhead Water Tank



Terrace:

Open terrace finished with water proofing and "China Mosaic Flooring / Tiles"



Paint & finish:

Internal smooth finish plaster with Putty & Emulsion. External weather resistant paint.



Plumbing:

Internal plumbing will be concealed (UPVC and CPVC) with branded pipe fittings



PAYMENT (BUNGLOW)

25% Booking Amount | 15% Plinth Level | 20% Ground Floor Slab Level | 20% First Floor Slab Level | 15% Plaster Level | 5% Finishing Level

PAYMENT (SHOP)

25% Booking | 20% Plinth Level | 25% Ground Floor Slab | 20% Masonry | 5% Flooring Level | 5% Finishing Level

PAYMENT (FLAT)

30% Booking | 15% Plinth Level | 10% 1st Slab | 10% 3rd Slab | 10% 5th Slab | 10% Masonry | 10% Plaster Level | 5% Finishing

DISCLAIMER :

Premium quality materials or equivalent branded products shall be used for all construction work. • Right of any changes in dimensions, design & specifications will be reserved with the developer, which shall be binding for all members. • External changes are strictly not allowed. • Mgvcl meter deposit should be levied separate. • Each member needs to pay maintenance deposits separately. • In case of booking cancellation, amount will be Refunded from the booking of same premises and minimum of rupees 50,000 will be deducted from the booking amount • Possession will be given after one month of all settlement of account. • Extra work at the cost of client with prior estimate needs to be given in advance but no change in elevation and plan will be done. • The developer reserve the full right to make any changes. • This brochure does not form a part of agreement or any legal document, It is easy display of project only. - Right of any changes in dimensions, design and Layout, specifications, elevation will be reserved with the developers.