

Developers
SHIV REALTY

Site Address :
Sharnam Aura, Near Dwarka Nagari Society,
Bapod Village Road, Waghodiya Road, Vadodara

Contact Details :
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sharnamaura@gmail.com

Architect :



Forum Architect & Engineer
Tel: 0265 2433699

Structure :
Zarna Associates

Flats Payment Modes :

- 10 % - At the time of Booking • 20 % - Agreement
- 10 % - Plinth Level • 07 % - 1st Slab • 07 % - 3rd Slab
- 07 % - 5th Slab • 07 % 7th Slab • 10 % Brick Masonry Work
- 10 % - Plaster Level • 07 % - Flooring & Finishing
- 5 % Before Possession

Shops Payment Modes :

- 30 % - Time of Booking • 15 % - Plinth Level • 25 % - Slab Level
- 15 % - Bricks Work • 05 % - Plaster Level • 05 % - Flooring Level
- 05 % - before 1 month of possession



Notes : (1) Possession will be given after one month of settlements of all accounts. (2) Extra work will be executed after receipt of full advance payment. (3) Documentation charges, Stamp duty, GST, common maintenance charge, Administration charge will be extra. (4) Any new central or state government taxes, if applicable shall have to be borne by the customers. (5) Continuous default payments leads to cancellation. (6) Administrative expense of 20,000 / - & the amount of extra work (if any) will be deducted from refund amount. (7) refund in case of cancellation will be made within 30 days from the date of booking of new client only. (8) in case of delay of water supply, light connection, drainage work by VMSS / MGVCCL, developers will not be responsible. (9) Architect / Developers shall have the right to change of rise the scheme or any details herein and any change of revision will be binding to all. (10) Any plans, specification or information in this brochure can not form part of an offer contractor agreement (11) Subject to Vadodara jurisdiction. **Any plans, specifications or information in this brochure can not form part of an offer, contract or agreement. It is only easy depiction of project.**

www.gujrera.gov.in/PR/GJ/VADODARA/VADODARA/Others/MAA09046/140921



SHARNAM
AURA

SHOPS & 2 BHK SPACIOUS APARTMENTS

SIMPLY PERFECT
FOR PURE HAPPINESS



WHERE COMFORT MEETS CONVENIENCE

Amidst hurried lives and constant hustle, comfort feels like home. Sharnam Aura is where comfort meets convenience. Built with experience of brilliance, these 2 BHK budget-friendly apartments enjoy both the legacy of Sharnam Aura and envolving modernity.



GROUND FLOOR LAYOUT

SHOP AREA TABLE

NO.	SIZE
01	10'3" x 27'9"
02	9'0" x 22'9"
03	9'6" x 22'9"
04	9'6" x 22'9"
05	9'0" x 22'9"
06	10'6" x 27'9"
07	10'6" x 27'9"
08	9'0" x 22'9"
09	9'6" x 22'9"
10	9'6" x 22'9"
11	9'0" x 22'9"
12	10'3" x 27'9"

SHOP CARPET AREA TABLE (Sq.Ft.)

NO.	SIZE
01	284.44
02	215.77
03	213.09
04	212.70
05	220.41
06	290.66
07	290.66
08	220.41
09	212.70
10	213.09
11	215.77
12	284.44

18.00 METER WIDE ROAD



TYPICAL FLOOR LAYOUT

18.00 METER WIDE ROAD





A HOME AS COMPLETE AS ITS NAME

Sharnam Aura - a single sized community living, is located at Bapod Village and Waghodiya Road.

Waghodiya Road is the most well designed scheme in vadodara which has become the hub with the premium residential and commercial developments coming up in the vicinity.

Welcome to **Sharnam Aura** "Your world within a world"

TOWER A-B

TYPICAL FLOOR PLAN

(1st to 7th Fl.)

FLAT CARPET AREA TABLE
(Sq.Ft.)

FLAT NO.	B.UP	CARPET ADD (Wash+Balcony)
01	657.00	645.00
02	657.00	645.00
03	657.00	645.00
04	657.00	645.00



TOWER C-D

TYPICAL FLOOR PLAN

(1st to 7th Fl.)

FLAT CARPET AREA TABLE
(Sq.Ft.)

FLAT NO.	B.UP	CARPET ADD (Wash+Balcony)
01	685.65	676.00
02	685.65	676.00
03	685.65	676.00





SPECIFICATIONS

STRUCTURE

- Earthquake resistant RCC frame structure & Brick masonry work as per architects design.
- Compound wall around entire campus.

FLOORING

- Vitrified tiles flooring in all rooms.
- Granite kitchen platform with SS Sink & Glazed tile up to lintel level.

ELECTRIFICATION

- Concealed copper wiring of approved quality with TV., Refrigerator & Split A.C. Point in Master Bed Room.

PLUMBING

- Hot and Cold Plumbing with Shower and Geyser Point In Bathrooms.
- Designer tiles up to lintel level & standard quality C.P. fittings.

DOORS

- Decorative main door and all other flush doors with both side laminate & standard safety locks.

WINDOWS

- Fully glazed anodized Aluminum windows.

FINISHING

- Inside : Smooth plaster with white cement putty finish & paints.
- Outside : Sand face plaster with whether shield paints.

WATER SUPPLY

- Underground and overhead water tank.



AMENITIES



C.C.TV. Camera in common Area



Landscape Garden with Seating



Children Play Area



Standard quality elevator with ARD system



Underground & Overhead water tank,
24 Hours water supply



Water proofing treatment and
china mosaic on terrace



Provision for Cable TV point in Drawing Room



Attractive name plate & elegant Letter boxes



Fire Safety



Generator for Lift & Common Light



Rain Water Harvesting



Gymnasium and Club House



Jogging Trake