



SHIVSIDDHI

3 BHK LUXURIOUS LIFE STYLE



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SITE ADDRESS:
Shiv Siddhi, Near Galaxy Circle, Green City Road,
T.P.-16, F.P.-15/2, Pal 395 009

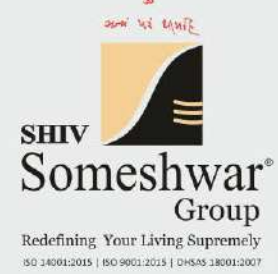
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A PROJECT BY



A PROJECT BY



@PAL, NEAR GALAXY CIRCLE, GREEN CITY ROAD

ABOUT GROUP

At Shiv Someshwar Group it is a constant quest and an abiding commitment to ensure that the relationship between these spaces and the lives ensconced in or around, feel truly enriched enhanced by understanding what a discerning lifestyle demands. Enhancing lives is almost a cultural constant, a lens through which we envision our every project and each minute detail in it we are committed to ensure that the experience is rewarding. we are contributing in a city "SURAT" which is 3rd fastest growing in the ASIA and 1st in INDIA.



feeling

It is a feeling when your residence takes a special place in your heart.



Modern Entrance gate



Bask in the *luxury*
of serene space



Experience offerings
of well located,





Let's accept life of ego and status.



happiness

Be proud of paramount apartment, 'modern' balconies and modern amenities.



Modern Elevation



AMENITIES

CAMPUS FEATURES

- Grand Entrance Gate With Modern Design Compound Wall
- 24 X 7 Gated Security With Security Cabin
- 2 Car Allotted Car Parking
- Well Designed Landscape Garden
- DJ Sound System And Amphitheatre For Festival In Campus
- Children Play Area with Latest Equipment
- Senior Citizen Sitting
- Drop Out & Pick Up Zone
- Percolating Bore Well For Rain Water Harvesting
- Tree Plantation In Campus
- Well Design Light Fitting For Common Passage, Campus, Garden and Car Parking
- Fire Rescue Platform



CLUB HOUSE

- Indoor Game | Gymnasium
- Terrace Garden | Yoga deck





Beautiful Landscaped Garden

beautiful

It is a place where communication liberates.



2 flat in each floor for
56 families



Typical Layout Plan **N**



N Unit Plan

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Living Room



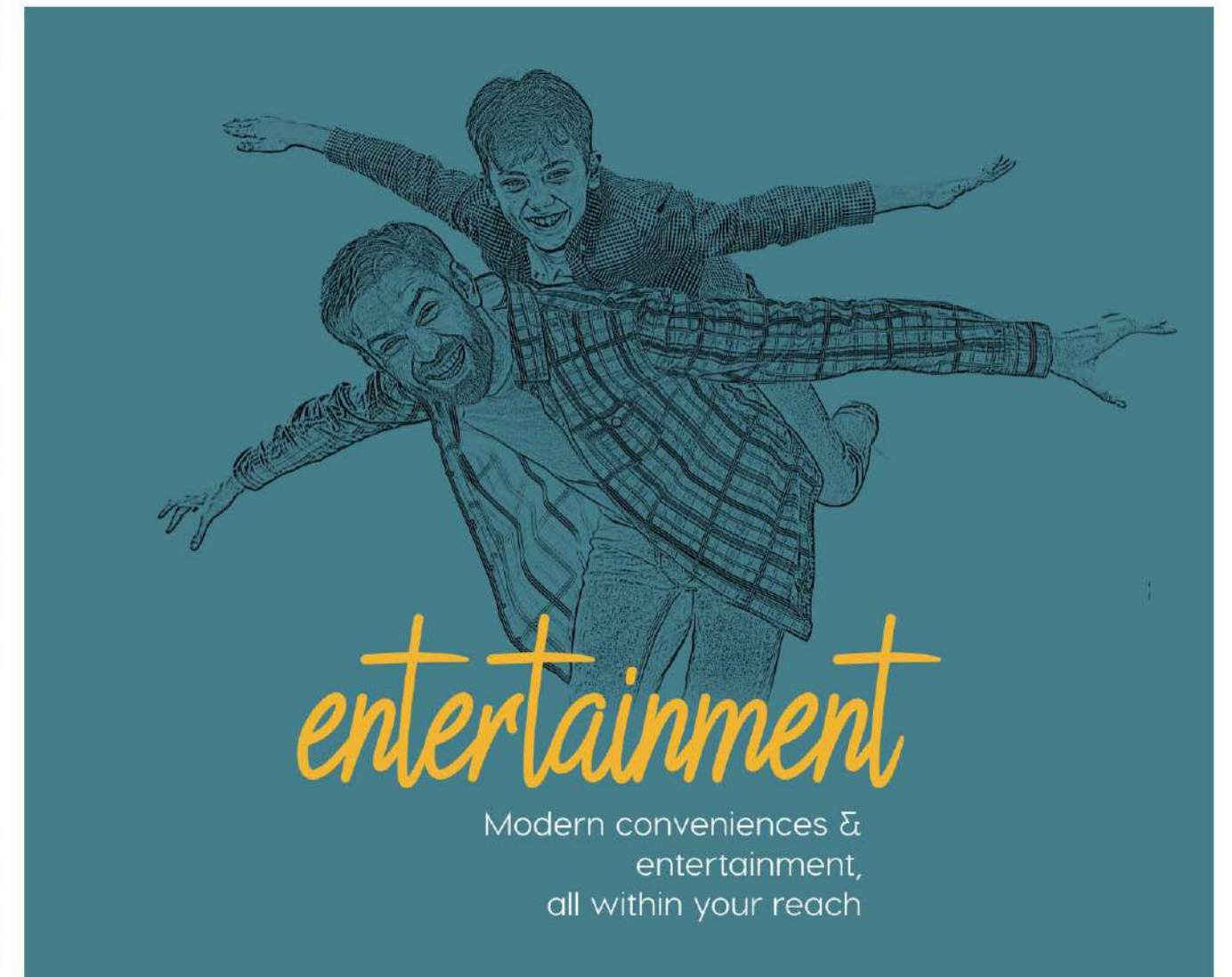
CLUB HOUSE

Green lawns, spacious gym and sporting indoor games are handy at Shiv Siddhi

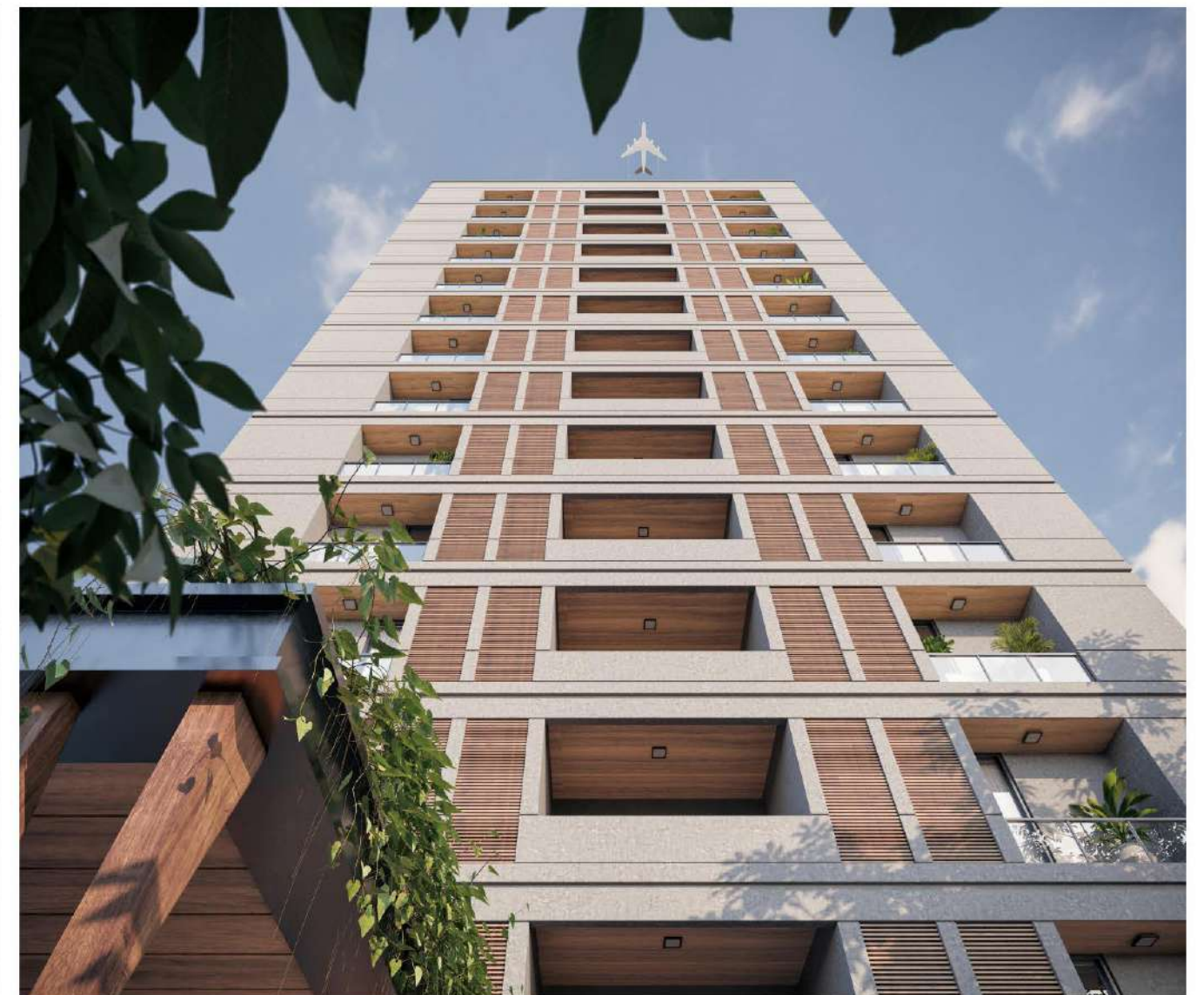




Amphitheatre



Modern conveniences &
entertainment,
all within your reach



SPECIFICATION

BUILDING EXTERNAL SPECIFICATION

- Earthquake Resistant RCC Frame Structure Design As Per ISO Code.
- Double Coat Sand Plaster On External Wall.
- Texture on External Wall With Paint.
- Fire Fighting System Provided As Per Specification / Norms.
- Silent Generator Of Adequate Capacity For Elevators, Water Pump And Common Facilities And 2 Amp Back Up in Each Flat.
- CCTV Camera Coverage in Reception, Campus And Basement Area.
- Intercom Facility With Connectivity Points Including Entrance Foyer To Each Flat, Lift And Security Cabin (Instrument not Providable).
- Well Designed Entrance Foyer And Elegantly Lobby At All The Floor.
- Well Designed Staircase & Lift Lobby.
- Fully Automatic Elevators Of Johnson / Mark / Schindler Equivalent Make Provided To Each Buildings.
- S.M.C Water with Underground & Overhead Water Tank With Adequate Capacity.
- Separate Bore Well For Each Building And Common Area.
- Double Coat Water Proofing & China Mosaic Flooring For Heat Reduction On Terrace.
- Well Designed Name Plate And Notice Board.
- Glass Railing in Each Flats.

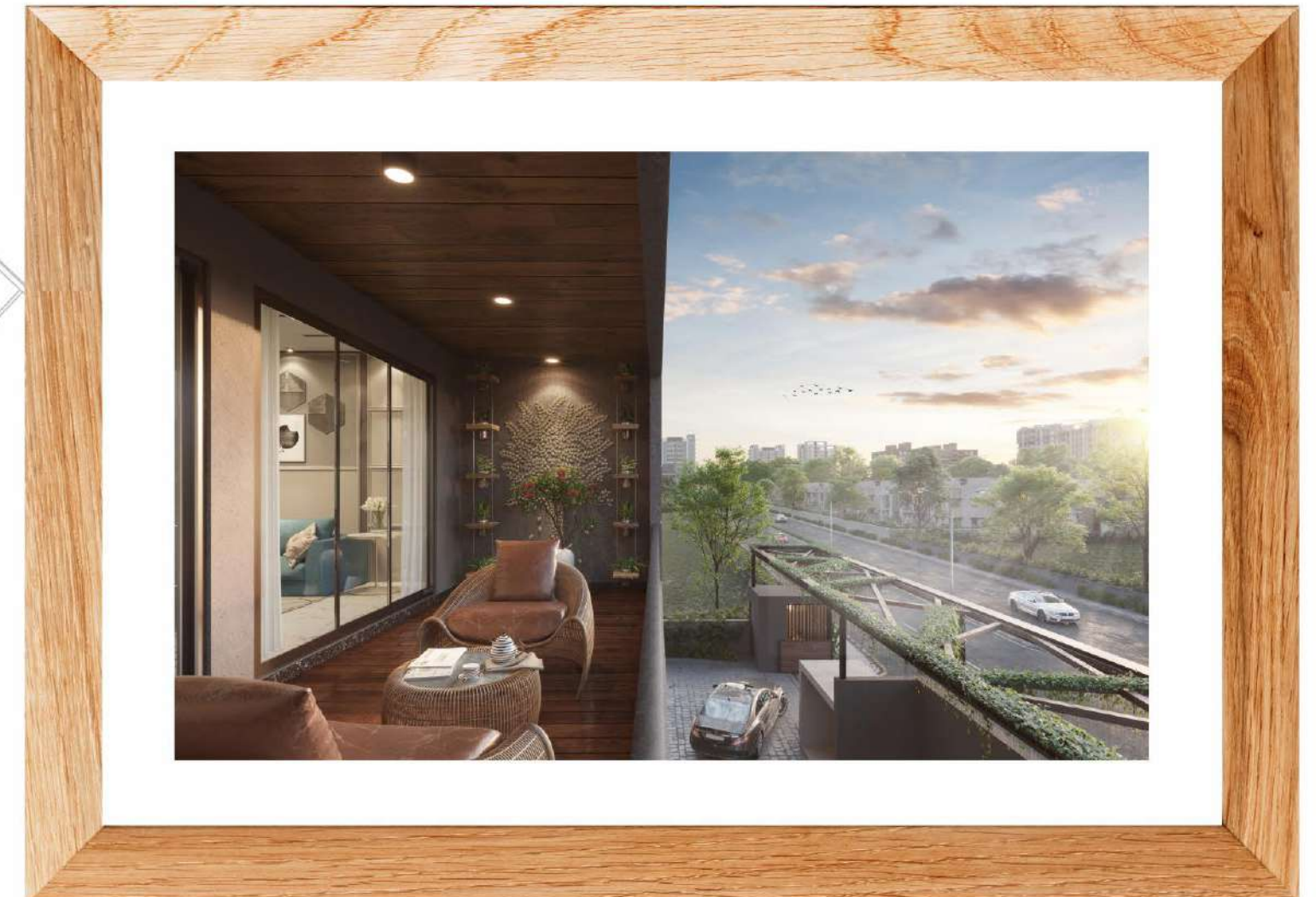
BUILDING INTERNAL SPECIFICATION

FLOORING

- 32" X 64" Standard Vitrified Flooring in Living, Kitchen and Dining Area, And 24" X 48" Vitrified Flooring In All Bedroom.
- Deck With Designer Rustic Tiles Floor.

KITCHEN & WASH

- Granite Platform With Standard Quality Sink.
- High Quality Vitrified Tiles On Kitchen Platform Up To Lintel Level.
- Kota Flooring And Glazed Tiles Dado With Granite Sill Tip In Wash Area.
- Adequate Electrical, Plumbing, Geyser and RO Points In Wash and Kitchen Area.
- Gas Connection (1 Point in Kitchen & 1 Point for Geyser).



Balcony

TOILET & PLUMBING

- Anti-Skid Tiles Flooring And Decorative Vitrified Tiles Up To Full Level.
- Single Lever Concealed Diverter with Shower.
- Cera / Cavier / Simpolo/ Jaguar or Equivalent Sanitary Fitting.
- Cera / Cavier / Jaguar or Equivalent In All Other Mixture / Diverter And Cock Fitting.
- European Wall Hung WC In All Toilet.
- CPVC / UPVC Piping For Plumbing.
- Centrally Geyser Point Provision In Wash Area.

ELECTRIFICATION

- Concealed Copper wiring Of KEI, Finolex and Polycab Or Equivalent with Sufficient Point .
- Convenient Provision of A.C., T.V & Telephone Point in Each Flat.
- Modular Switches Of Indoasian / Legrand / GM or Equivalent.

DOORS & WINDOWS

- Well Designed Main Door With Wooden / G.I. Frame provided With Premium Lock & Fittings.
- Well Design Internal Flush Door With Granite / G.I. Frame.
- Standard Hardware Fitting.
- 60 mm Anodized Coated Sliding Aluminum Section Windows.
- Windows Granite Frame with Marble Stone Sill / G.I. Frame.
- Standard Single Vision Reflective Glass For Heat Reduction.

INTERNAL WALL

- Single Coat Plaster Wall With Putty Or Gypsum Finished.



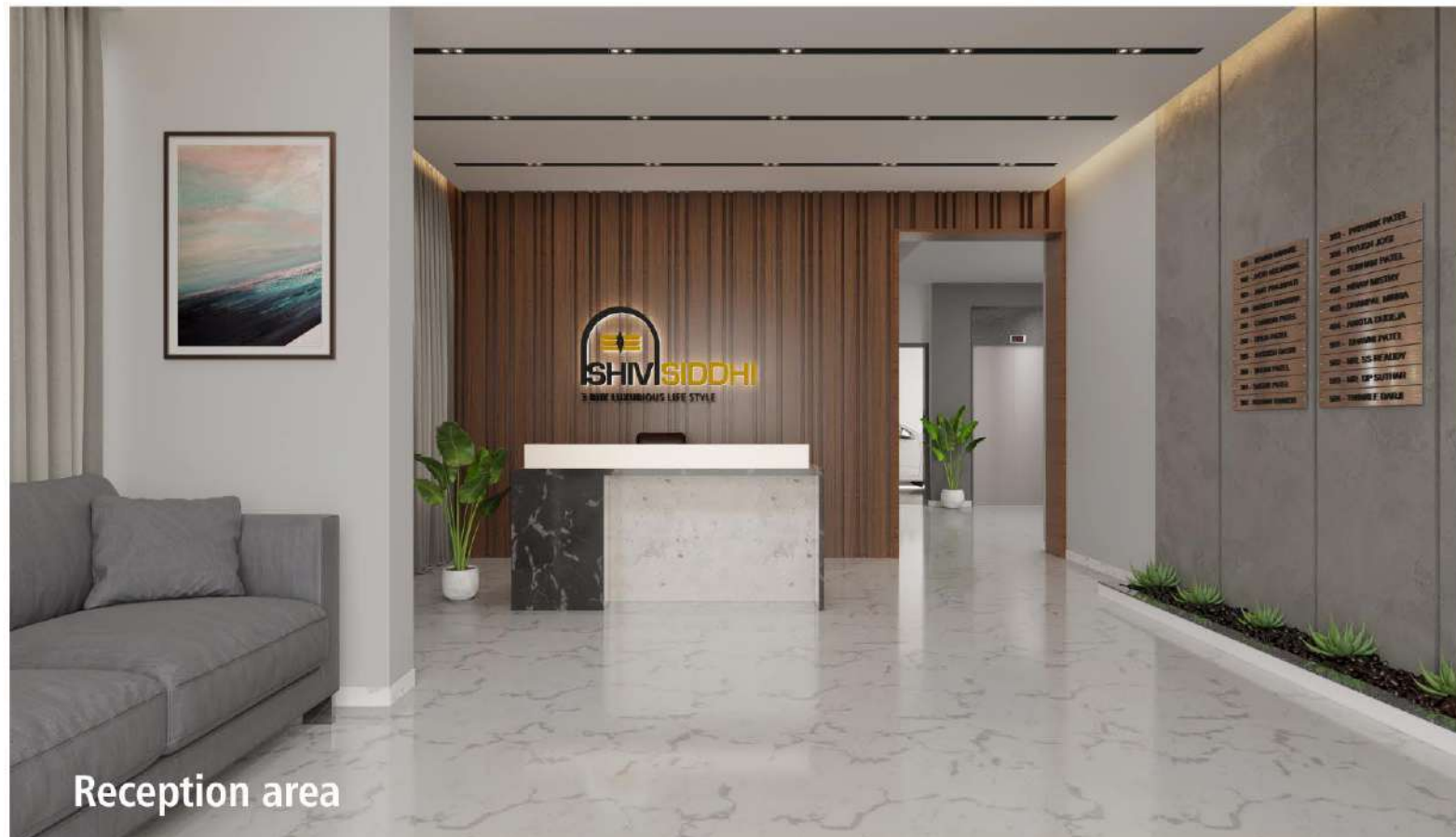
happiness

The true meaning of luxury and convenience





Entrance Foyer



Reception area



TERMS & CONDITION

- * CONTINUOUS DEFAULT OF PAYMENT LEADS TO BE CANCELLATION.
- * Internal & External Changes Are Strictly Restricted During Construction and after completion of project.

LEGAL, SALE DEED AND EXTRA CHARGES:-

- Stamp duty, Registration fees, Advocate fees , GST , incremental Contribution of SMC and Other Legal Charges etc Not Including In Sale Price.
- All GEB exp. (Quotation, contractor, internal cable, Common Accessories, Transformers, other Charges etc.)
- Advance Society maintenance, Society Deposit, GEB, Grill. Gas Connection, SMC Taxes , and any types of bill Applicable from starting of the project (Property tax, Assessment & other tax etc.) in future will be borne by the purchaser.

NOTES:-

- If any changes in rule and regulation & by Laws (DURING OR AFTER COMPLETION OF CONSTRUCTION WORK) of local and government authorities, implementation of RERA, it's bound to all purchaser/Members, above the sale price.
- Full and final Payment with legal and extra other charges is must be paid before sale deed registration & possession.
- Any RCC member (Beam, Colum & Slab) must not be damage during your interior work.
- This brochure is only for presentation and easy understanding purpose, all elements, object, materials & equipment's for impression it cannot make part of final deliverable product and any legal agreement from developer.
- No wires/ Cables / Conduits shall be laid or installed such as that they from hanging formation on the exterior face.
- Placing of A.C outdoor unit strictly as per developer rules.
- If for any reason the unit is cancelled by the buyer then 10% of the unit's original cost will be deducted from advance received as management service charge and then the balance amount will be refund. This amount will be refunded only after the new sale of the cancelled unit.
- Organizers Reserves The Full Rights To Any Change In Plan And Specifications As May Be Required.
- Subject to Surat jurisdiction.