

PROJECT NAME: SHALIGRAM ARCADE (P-1252)

Ambli – Bopal Junction, Sp Ring Road,



|                |                 |
|----------------|-----------------|
| Property Type: | Office          |
| Builder Name:  | Shaligram Group |
| Locality:      | South Bopal     |
| City:          | Ahmedabad       |
| State:         | Gujarat         |
| Availability:  | 01-03-2024      |
| Project Type:  | Ongoing         |

|                      |   |                      |                                    |
|----------------------|---|----------------------|------------------------------------|
| Rera ID:             | PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/CAA08498/250521 |                      |                                    |
| Description          | Premium Shops & Showrooms.                          |                      |                                    |
| Architect Name:      | SARTHAK HARSHADBHAI PATEL                           | Structure Consultant | VIREN D PAREKH (PCUBE CONSULTANTS) |
| Property Facilities: | Vastu Compliant                                     |                      |                                    |
| Building Amenities:  | CCTV Camera   | Garden               | Fire Safety                        |
|                      | Visitor Parking                                     | Lift                 | Power Backup                       |
|                      | Security  | Borewell             | Wash Room                          |
|                      | Waste Disposal                                      | Boom Barrier         |                                    |

Specification:

|                   |  |
|-------------------|--|
| Structure :       | Earthquake resistant RCC Frame Structure with light weight block masonry wall.   |
| Interior Walls :  | All internal walls will be finished with putty over mala plaster. All external walls will be finished with double coat sand-face plaster/texture with acrylic paints.            |
| Flooring :        | Vitrified tiles in offices and mat finish vitrified tiles flooring in shops.   |
| Doors :           | Decorative main entrance door and all other doors are flush door with S S/ Brass fittings.   |
| Electrical :      | Concealed copper flexible wiring with adequate number of electric points & decorative modern modular switches. Centralized distribution board with MCBS for safety & Protection. |
| Toilet :          | Elegantly designed toilets with tiles up to lintel level, with sanitary wares.   |
| Doors & Windows : | All windows will be fully glazed aluminum sliding with stone revile.   |
| Plumbing :        | Concealed plumbing with standard pipe fitting and premium CP fitting. Common Underground water tank and overhead water tank for continuous water supply.                         |

PROJECT DETAILS

| Sr. No. | Type   | Constructed Area (SBA)         | Area Unit | Parking |
|---------|--------|--------------------------------|-----------|---------|
| 1       | Office | 330 - 2500 Sq.Ft. Carpet Area  | Sq. Ft.   | 1       |
| 2       | Shop   | 1500 - 2900 Sq.Ft. Carpet Area | Sq. Ft.   | 1       |

- Stamp duty, Registration charges, Legal charges, Auda, Electricity, Corporation, Parking and all other extra charges shall be borne by the purchaser.
- GST, TDS and any other taxes levied in future shall be borne by the purchaser.

## PROPERTY PHOTOS



**Note :** All visuals, images, facilities and other details shown here are for presentation only and are subject to change by the builder/developer/owner without any obligation.

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