



"A dream translated in to reality"



Developers:



Site Add. : Shayona Tilak Residency, New S.G. Road,
 B/h. Vishwakarma Temple, Gota - Jagatpur Road, Gota, Ahmedabad - 382481
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Architect :
 M.S. Associates
 Ahmedabad.

Structure :
 Ketav P. Joshi
 Ahmedabad.

9824103310

ShayonaTilak 3 RESIDENCY

2 BHK Ultra Luxurious Flats

2 BHK LUXURIOUS FLATS

Be it the way you reside, do business, dine out, play, entertain or shop, you will find Shayona Tilak present in every sphere of your life. Shayona Tilak - 3 with its townships, apartments, office complexes, shopping malls, restaurants & food courts, 5 star hotels and movie halls, helps you live life in a better way.



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Welcome to A New Home

ShayonaTilak **3** RESIDENCY



Specifications :

STRUCTURE :

Earth quake resistance R.C.C. frame structure.

PLASTER :

Internal smooth plaster with cement base lapi, external sandface plaster with acrylic paint.

FLOORING :

Vitrified tiles flooring in all rooms.

KITCHEN :

Granite platform with S.S. Sink & Glazed tiles dado up to lintel level.

DOORS :

Decorative main door with wooden frame and all other doors with wooden frame with flush door shutters with S.S. fittings.

WINDOWS :

Aluminum section sliding windows with full glass.

TOILETS :

Lintel level height glazed tiles dado in all toilets with good sanitary ware and C.P. fittings. One geyser point in master bedrooms.

ELECTRIFICATION :

Concealed copper wiring with sufficient point T.V. and telephone in drawing room.

ROAD & PATHWAYS :

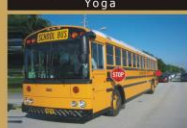
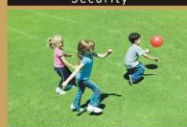
R.C.C. road with street lights / hard pavers block.

ENTRANCE GATE :

Security cabin with professional security service.

TERMS AND CONDITIONS :

- Internal changes shall be allowed with prior permission and shall be charged extra.
- AEC Charges, Legal Charges, AJDA / AMC Charges, Service Tax, GST and other government charges levied from time to time shall be borne by the purchaser.
- Maintenance deposit shall be borne by the purchaser and shall be paid at the time of possession. Stamp duty and registration fees shall borne by the purchaser.
- In the interest of continuous development in design and quality of construction the developers reserves all rights to make any changes in the entire scheme or part of the scheme including specification, design, planning, layout and purchaser shall abide by such changes.
- Purchaser are strictly not permitted to make any changes, alterations of any nature in the elevation, exterior color scheme of the complex or any changes affecting the overall design, concept and outlook of the entire scheme during or after the completion of scheme.
- This brochure is only to convey the essential design and technical feature of the scheme and does not form any part of the legal document.



Salient Features :

- Earthquake resistant structure design.
- Attractive entrance main gate and foyer.
- 24 Hour water supply. Common bore well with submersible pump.
- Site is located near a developed New S.G. Road area.
- A shopping complex, school & temple are near by our site.
- A pollution free and pleasant atmosphere.
- A well developed landscaped common garden space with children park.
- 24 hours security.



LAYOUT PLAN



LAYOUT PLAN



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Typical Floor Plan : A & D



Typical Floor Plan : A & D



Typical Floor Plan : **A & D**



Typical Floor Plan : **B & C**



Typical Floor Plan : E,F,G & H



Typical Floor Plan : E,F,G & H

