



SHUBHAM INFRASTRUCTURE

Build your Dreams....

(SHUBHAM BUILDERS & DEVELOPERS)

Present on going project....

“SHUBHAM NAGARI”

@ ORAS



Mumbai Goa Highway

6.00 m Wide Road

Plot No.11

Plot No.8,9,10

Sai Baba Temple

Plot No.7

Plot No.6

Plot No.5

Plot No.4

Plot No.3

Plot No.2

Plot No.1

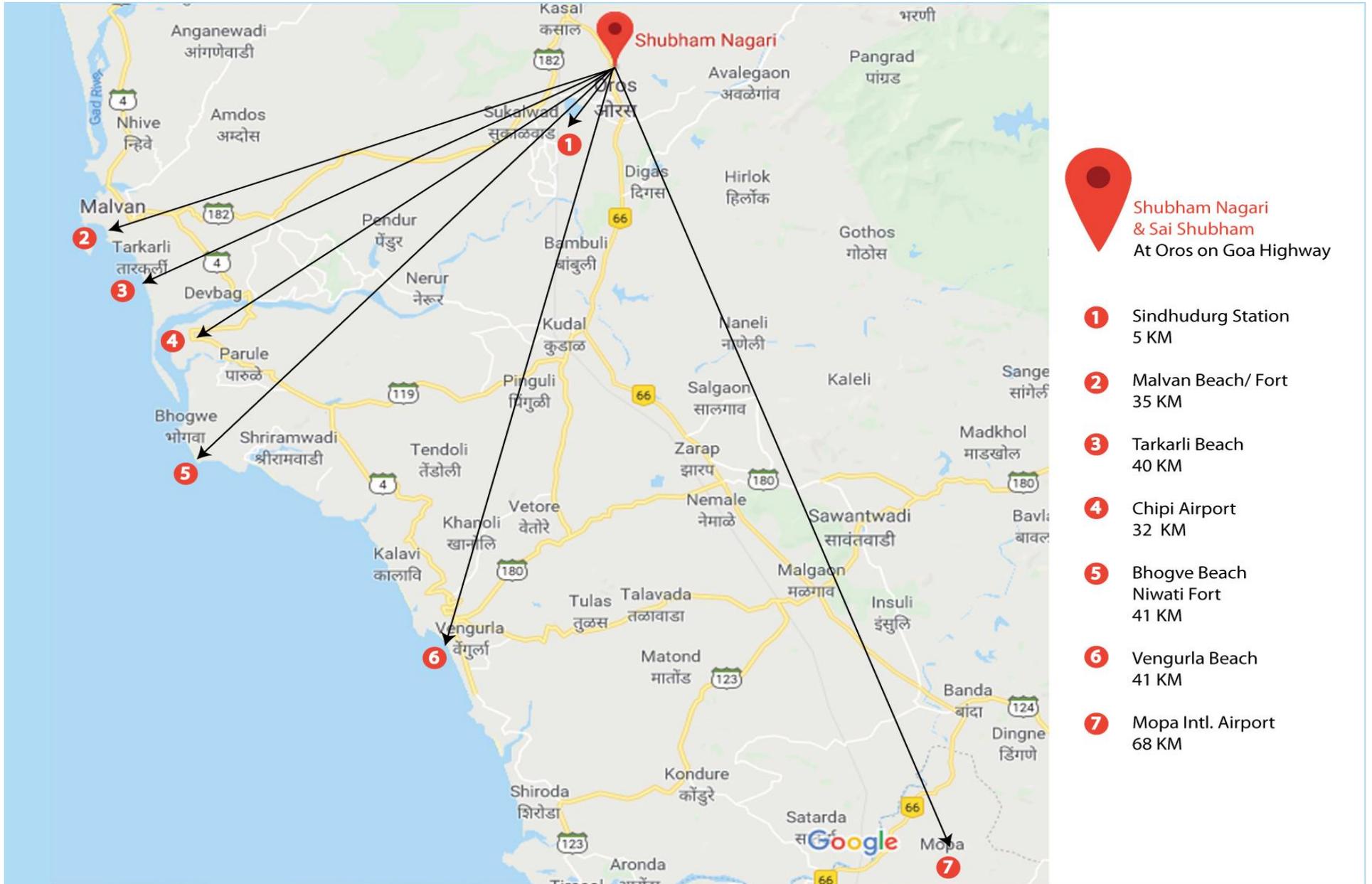
Plot No.13

Plot No.12

Plot No.14

LAYOUT PLAN

Shubham Nagri & Sai Shubham - Major Spots Distances





ENTRANCE LOBBY



1 RK FLAT

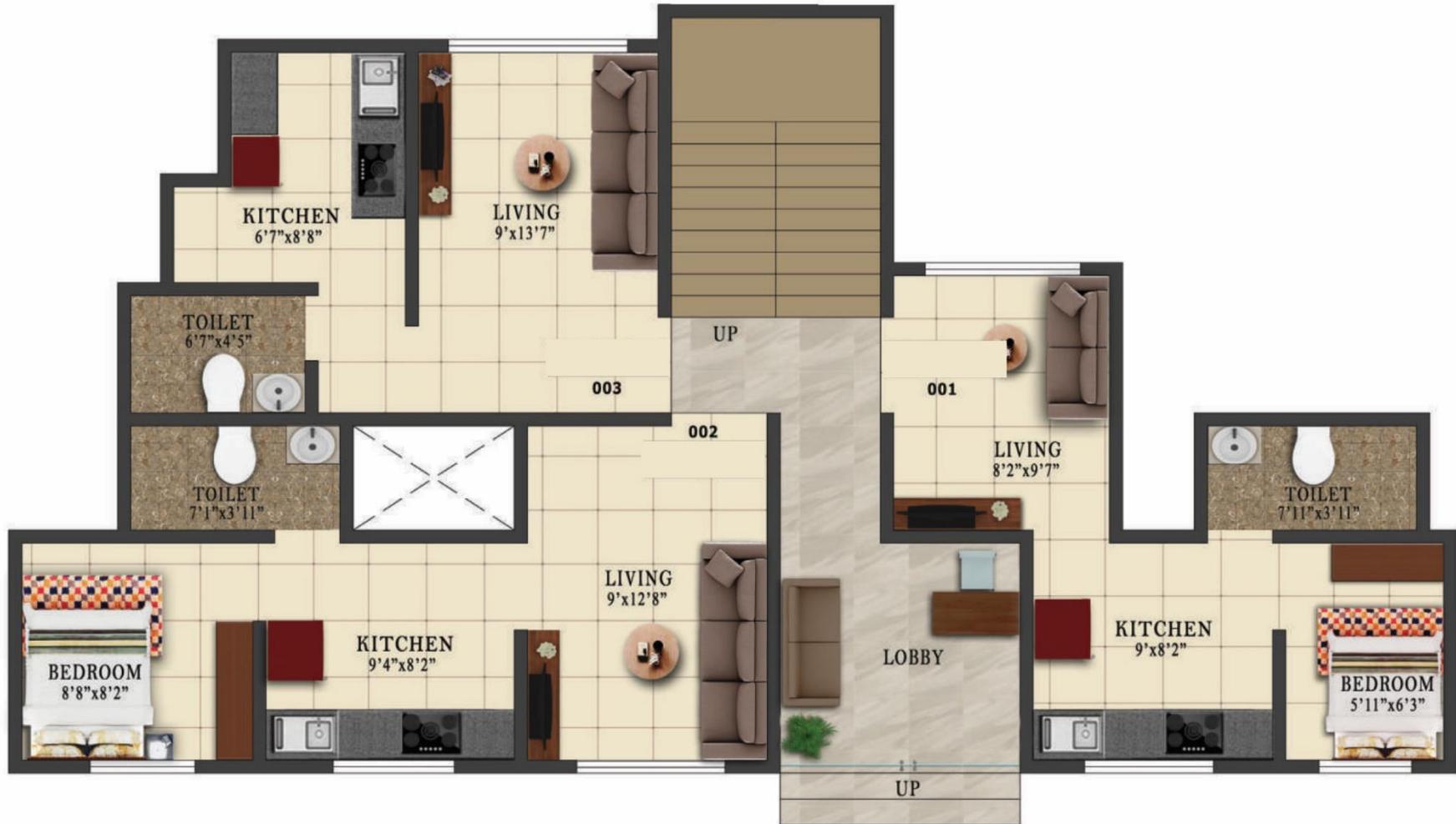


1 BHK FLAT



समर्थ कृपा

PLOT NO. 4 (GR FLOOR PLAN)



GROUND FLOOR PLAN

PLOT NO. 4 (TYPICAL FLOOR PLAN)



TYPICAL FLOOR PLAN



C - WING

B - WING

A - WING



Ground Floor PLOT 5,6,7

GROUND FLOOR PLAN

C - WING

B - WING

A - WING



Typical Floor PLOT 5,6,7

TYPICAL FLOOR PLAN



PLOT NO. 8, 9, 10 (GR FLOOR PLAN)

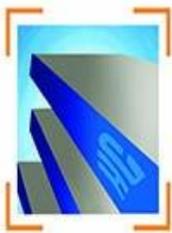
B - WING

A - WING



PLOT NO. 8, 9, 10 (TYPICAL FLOOR PLAN)

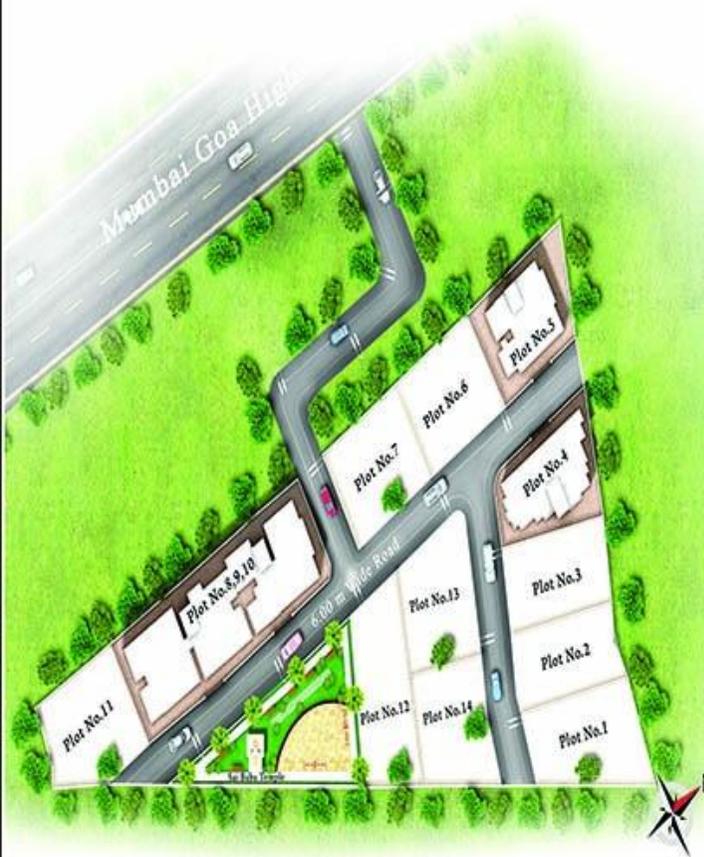




Project by

SHUBHAM INFRASTRUCTURE

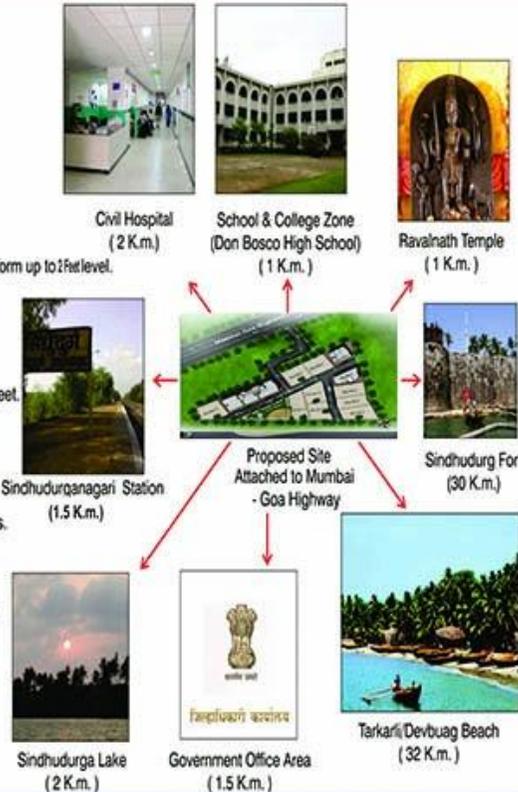
Build your Dreams....



Amenities

- G + 3 RCC frame structure.
- External brick / block work 150mm in thick.
- Internal brick/block work 100mm in thick.
- External plaster double coat sand faced.
- Internal Gypsum plaster.
- Porcelain tiles (ceramic) of 2' x 2' in all rooms & kitchen.
- Ceramic tiles for wall dado work of W.C, Bath and kitchen platform up to 2' flat level.
- Kitchen platform of black granite with stainless steel sink.
- Salwood door frame for all rooms door.
- Flush door at entrance of 35 mm thick with design laminate sheet.
- Flush door for bed rooms of 30mm thick both side oil paint.
- Bakelite door for w.c and bath room.
- Marble window frame for all windows of WC & bath room doors.
- Concealed electrical wiring with modular switches
- Heavy duty powder coated aluminum section window frames.
- C.p.v.c. concealed plumbing with Seiko fittings.
- O.b.d. paint for internal all walls.
- 100% acrylic paint for all external walls.
- Kota Stone in staircase trade & riser.

Special Features



-: Site Address :-

Sai Shubham Apt., Shop No.9,10,11
Oras-Kharyeawadi, Mum-go Highway,
Opp. Kokaneratna Hotel, Tal. Kudal, Dist - Sindhudurga

-: Contact For Project Enquiry :-

9820224907 / 9970658536
9420003820 / 8879261823
Email - shubhambuilderspaces@gmail.com

- : Office Address :-

003, Gr. Fl., Ostwal Paradise CHS.,
Mira-Bhayandar Road, Bldg. No.6,
Shivar Garden, Mira Road (E), Thane-401107

- : Legal Advisor :-

Mahesh D. Kunte,
(B.Com L.L.B)
Adv. High Court,
Kudal-sindhudurg

-: MEP CONSULTANT :-

Shubh Designs
Mr. Rupesh & Mahesh (Mumbai)
9820224907

-: ARCHITECTS :-

Studio Incent Design
Ar.Mandar Jadhav (D.Arch. Mumbai)

HIGHLIGHTS...

THIS PROPERTY NATIONAL HIGHWAY MUMBAI –GOA TOUCH PROPERTY.

ALL MODERN AMENITIES WITH 1BHK MASTER TOILET FLATS.

GARDEN FLATS, 2BHK TERRACE FLATS AVAILABLE.

24 HOURS AVAILABILITY OF WATER AND ELECTRICITY.

IN ORAS 1ST PROJECT WHICH HAS ENTRANCE LOBBY SPACE.

CHILDREN GARDEN SPACE.

EARTHQUAKE RESISTANCE RCC STRUCTURE.

ALL MARKET PLACE , BANKS, ATMS, HOSPITALS ,SCHOOLS,COLLEGE NEARBY.

ALL DISTRICT GOVT.OFFICES ,DISTRICT HOSPITAL,ENGINEERING & MEDICAL COLLEGE 0.5 KM FROM PROJECT SITE.

SINDHUDURG RAILWAY STATION 1KM FROM PROJECT SITE.



DON-BASCO SCHOOL 1KM FROM PROJECT SITE.

GOA STATE ON 40 MINUTES DRIVE BY ROAD FROM PROJECT SITE.

TARKARLI BEACH AND SINDHUDURG FORT 25 MINUTES DRIVE BY ROAD.

DEVBHAG BACK WATER 25 MINUTES DRIVE BY ROAD.

SHIRODA BEACH 30 MINUTES DRIVE BY ROAD.

VENGURLA BEACH 20 MINUTES DRIVE BY ROAD.

CHIPI DOMESTIC AIRPORT 20 MINUTES DRIVE BY ROAD.

PROPOSED SEA-WORLD PROJECT 25 MINUTES ROAD DRIVE .

40 % RATE APPRICIATION EVERY YEAR.





BANKERS FOR HOUSING LOAN-

UNION BANK.

STATE BANK OF INDIA.

BANK OF MAHARASHTRA.

KOTAK MAHINDRA BANK.

DHFL

GRUH FINANCE LTD.

NOTES-

1. **METER CHARGES AND SOCIETY RAJISTRATION CHARGES WILL APPLY RS.65000/- PER UNIT.**
2. **SERVICE TAX AND WAT. WILL BE PAID BY CUSTOMER.**
3. **FLAT /SHOPS BOOKING AMOUNT 20% OF TOTAL FLAT COST.**

COMPLETED PROJECT @ORAS



Project by

SHUBHAM BUILDERS & DEVELOPERS

Build your Dreams.....

*“Fulfilling dreams of a Living
in the Nature’s own land.....”*

