



शांति बन DREAMS

2 BHK Smart Living at DHOLERA





The search



for your perfect  
home is over...

2 BHK Smart Living & Shops...



**Building Dreams, Shaping Landscapes in Dholera SIR and Surat.**

With 12 years of experience in real estate, **Seksaria Group** is a trusted name in Surat. We have delivered over a million square feet of commercial and residential landmarks, showcasing our commitment to craftsmanship and innovation. With experience of 10 years in Dholera, our expertise lies in identifying and acquiring prime land parcels in Dholera, carefully chosen for their strategic location, growth potential, and value appreciation.

We take into account various factors such as connectivity, infrastructure, upcoming developments, and government initiatives to offer the best investment opportunities. Our latest project, **शांति बन Dreams** is Dholera's first multistorey residential project.

This luxurious multistorey project offers modern amenities and a serene environment. Join us as we set new benchmarks in residential living in Dholera with **शांति बन Dreams**.

**SEKSARIA**  
GROUP

WHERE  
DISTANCE  
DISAPPEARS

Enter शांतिबन Dreams,  
where the promise of a  
brighter future awaits you at every turn





# शांति बन DREAMS

A PROJECT BY SEKSARIA GROUP





Entertainment Zone



Security Cabin



Children Play Area



Grand Central Garden



Health Club



CCTV Surveillance



Senior Citizen Sit-out







Located Amidst the serene  
**SURROUNDINGS IN THE HEART OF DHOLERA**



Thoughtfully Planned  
**2 BHK RESIDENCES & SHOPS**



Luxurious  
**STATE-OF-THE-ART AMENITIES**



Comfort  
**FOR ENOUGH PARKING SPACE**





GYM



INDOOR GAMES



YOGA-ZUMBA



THEATRE

Every aspect of शांति बन Dreams has been carefully designed to maximize natural light, ventilation, and space utilization, creating an ambiance that enhances your living experience.



WHERE  
PLEASURE  
BECKONS

शांतिबन DREAMS

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## WHERE JOY RESIDES

If owning a dream home is a biggest accomplishment in your life then having the one at शांतिबन **Dreams** will surely make it larger and bigger ! शांतिबन **Dreams** - 2 BHK Homes and shops in **Dholera** is Simply happiness with the backdrop of ease.

**2 BHK** SMART LIVING & SHOPS



The home you have  
always dreamt of...





# LAYOUT PLAN

- 1 Grand Entrance Gate
- 2 Security Cabin
- 3 Pickup Stand
- 4 Central Lawn Area
- 5 Children's Play Area
- 6 Campfire Area
- 7 Senior Citizen Sitings
- 8 Soothing Water Body
- 9 Accuthery Deck
- 10 Jogging Track
- 11 Mini Theatre
- 12 Multipurpose Hall (Yoga, Zumba, Aerobics)
- 13 Gymnasium
- 14 Indoor Game Zone
- 15 Multi Sport Court
- 16 Car Wash Area
- 17 E.V. Charging Point





# TYPICAL FLOOR PLAN



A home that makes you feel connected, a community that is of your own.





# TYPICAL FLOOR PLAN

AYODHYA | CHITRAKOOT | DWARKA | VRINDAVAN





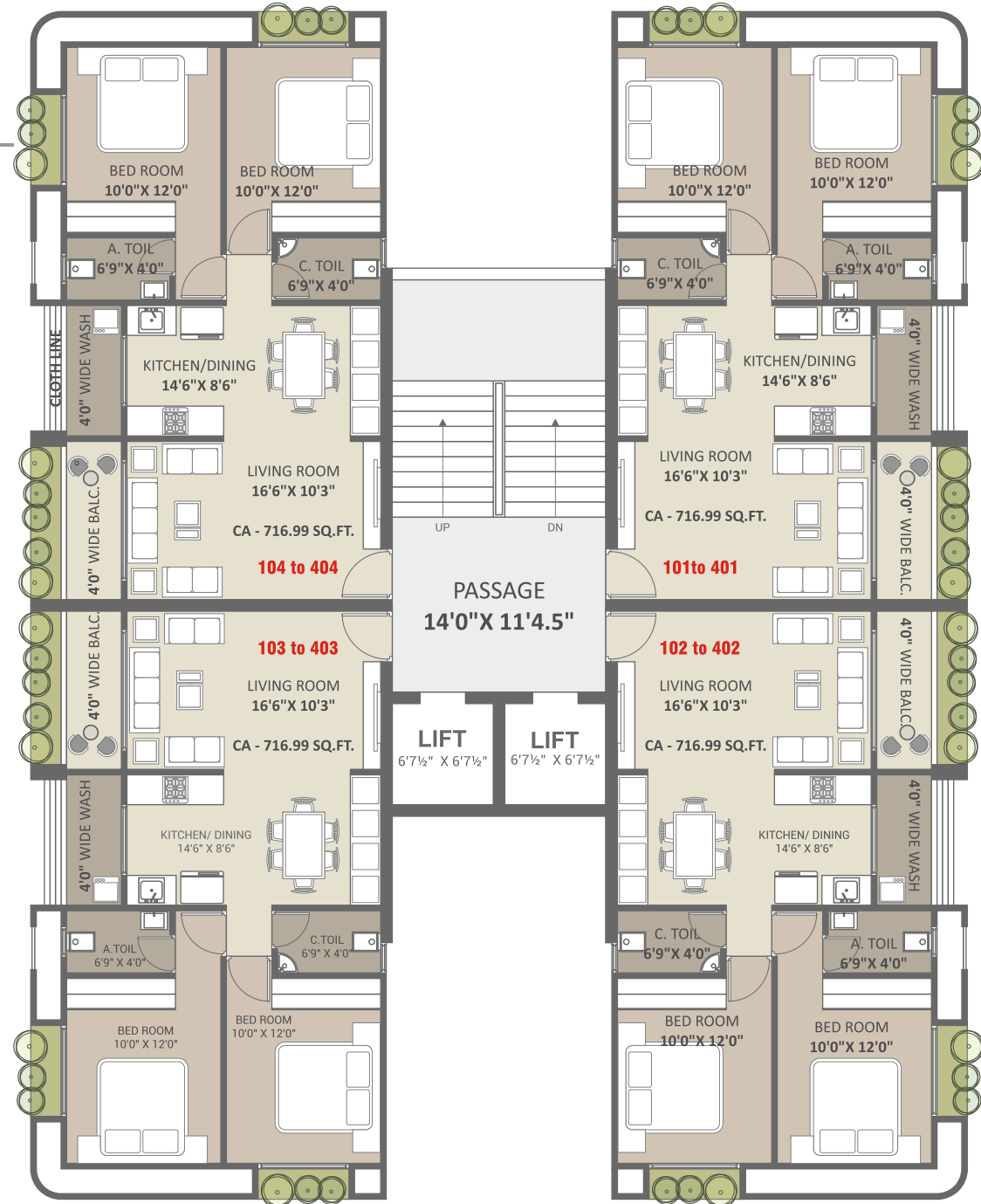


# TYPICAL FLOOR PLAN

BADRIDHAM | KASHI



WHERE  
DISTANCE  
DISAPPEARS



# SPECIFICATION



## STRUCTURE:

Earthquake Resistant R.C.C. Structure.



## KITCHEN / STORE :

Granite platform with S.S. sink. Glazed tiles up to lintel level in kitchen dedo. Marble designed store. Kota stone flooring in wash area. Glazed tiles dedo up to sea level.



## WALL FINISH :

2 coat plaster. Birla putty or equivalent quality finish in flat walls. Weather sealed colour on outer wall of building. 2 coat colour on internal building walls.



## DOORS & WINDOWS :

Decorative doors with designer Laminates. S.S. hardware fitting. All safety lock of Branded Company. Anodized aluminium section window. Reflective glass in all window.



## PLUMBING :

Concealed plumbing with premium quality pipes and fittings. Concealed plumbing for water purifier in kitchen.



## FLOORING :

2'2' flooring in each room. All window and doors with granite and marble frame.



## TOILET / BATHROOMS :

Glazed tiles dedo upto lintel level and ceramic tiles flooring.



## ELECTRIFICATION :

Sufficient point in conceal wiring with ISI mark switches & wire T.V. & Telephone points in living room. A.C. point in bed room.



## ELEVATORS :

2 Elevators in each building. Auto door Elevator of well known brand.



## SECURITY SYSTEM :

CCTV 24x7 coverage of common area. Dedicated security cabin at main gate.



## TERRACE :

2 coat water proofing with china mosaic flooring. Elevated gazebo sitting on each tower.



## PARKING :

Sufficient parking area. Yellow - Marked parking area.



## WATER SUPPLY :

Underground & overhead tank with glazed tile dedo. Authority water connection. Bore-well connection. Rain water harvesting system.



## FIRE SAFETY :

Fire fighting system according to latest norms. fire extinguisher equipped in each floor.



## STAIRCASE :

Designer staircase. RCC wall S.S. railing



## PASSAGE :

Vitrified Tiles (2x2) Elevator Gates designed with granite frame.

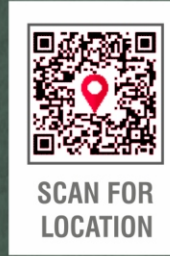


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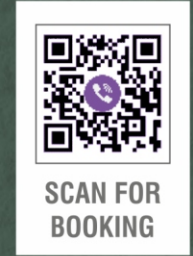
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- 250 MTR EXPRESSWAY - 1 KM
- CANAL FRONT - 600 MTR
- PROPOSED VEDANTA SITE - 900 MTR
- PROPOSED TATA SITE - 2 KM
- RENEW POWER SITE - 800 MTR

**TERMS & CONDITIONS :** All the architectural and interior images in the brochure, are merely simulated interpretations using computer graphics to enhance the customer understanding and are not factual images • The color and general appearance of the flooring and wall tiles, sanitary ware & fittings, walls, ceilings, windows, doors, internal roads, trees, shrubbery etc. shown in the simulated computer graphics images are taken from the object libraries from the purpose of presentation and the prospective buyers of the concerned property are advised to refer to the construction specifications mentioned in the brochure. • Additional amenities and/or utilities not mentioned or shown in the brochure but may be required as per the law, should be deemed to be forming part of the project by the purchaser • All furniture including wardrobes, other sofa furnishings inter-alia curtains, mattresses, bed linen, upholstery etc., lights and other electrical fixtures and applications like air conditioners, refrigerators, TV's, telephones, laptops etc. any of the equipment, household accessories inter-alia crockery and cutlery, rugs, carpets, decorative pieces and wall hangings, wall papers, utensils etc., apparels and all the other consumable and movable items shown in the simulated images do not form part of the sale of any property by the developer. • All dimensions presented herein are approximate and the measurements are made from unfurnished surfaces. • All rights reserved with the developers to make any changes in the project and all the members shall abide by such changes. • GST, AMC/AUDA charges along-with GEB/Torrent electrical charges including cable and substation cost shall be borne by purchaser. • Stamp duty, registration charges, or any other charges and taxes as & when levied by government or any of its body shall be borne by purchaser/buyer/legal possession holder. • GST at applicable rate is payable on the due amount and is non refundable. • This brochure is for restricted private circulation only and is for an easy display of the project. It should not be considered as a legal document with obligations for specific performance. It is meant for the purpose of conceptual presentation only. • Cancellation charges would be taken 5% of total unit value and amount will be given back after finish the project • Subject to Ahmedabad Jurisdiction only.



SCAN FOR  
LOCATION



SCAN FOR  
BOOKING

Developers :



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Architect :



Str. Consultant :



Legal Advisor



Vastu Consultant  
**santosh nahata**  
SURAT.

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