



TM

..... Creating Landmarks of Future

Site:
"Sharnam Solitaire"

Behind Fatehgunj Post Office, Vadodara, Gujarat, India.

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TM

Sharnam
Solitaire

Your Priceless Dream Home

2 & 3 BHK Apartments
3 & 4 BHK Penthouse



Sharnam
Solitaire

The beginning of a good life!

Developers : AADIRUCHI PROPERTIES

Architect: Talib Patel Associates | Structural Consultant: R.V. Patel

Electrical Consultant: Oriental Electricals | Legal Consultant: Advocate Paresh Shah



Sharnam *Solitaire*

Drive into a world of comfort & elegance!

Sharnam Solitaire aspires to be your dream abode, complete with modern amenities, a robust infrastructure and boundless convenience. Located in the heart of Vadodara, with easy access to most urban utilities, life at Sharnam Solitaire shall be a sparkle in the lives of its residents.

Offering 2 & 3 BHK Apartments & 3-4 BHK Duplex Penthouses in varied layout options, the planning ensures ample privacy & abundant sunlight & aeration to all units. To make the project environment friendly and energy efficient, additional features like Water Recharging System, Provision for Green Landscaping on Terrace, Sufficient Allotted Car Parking, Ample Green Landscaping inside & on the boundaries of the campus has been incorporated. Peace & Happiness shall prevail as the project has been thoughtfully planned, incorporating all comforts of modern day living.

Leisure facilities like Gymnasium, Indoor Games, Spa & many more ensure you & your family can enjoy life to the fullest.

An investment in Sharnam Solitaire is truly an investment in happiness. Get the best value in terms of pricing, prime location & best-in-the-class finish.





FEATURES & AMENITIES

Your fitness, relaxation & leisure needs are fulfilled by:

- Multipurpose Community hall with facility of Pantry & Toilets
- Mini Theater (about 20-seater)
- Table Tennis, Snooker table and other indoor game facilities
- Well- equipped Gymnasium / Health Club
- Separate sauna and steam rooms for ladies and men
- Space for yoga and meditation

Other Amenities

PROJECT FEATURES

- Well appointed entrance lobby
- Pressurized water supply system
- Allotted car parking space
- Earthquake resistant structure

ECO FRIENDLY FEATURES

- Sunlight and ventilation friendly design
- Rain Water Harvesting System / Water Recharging System
- Heat Treatment on Terrace (China Mosaic)

SECURITY & CONTROL FEATURES

- Multi-level integrated security system
- Generator backup for common amenities
- Intercom facility
- Video Surveillance with CCTV
- Visitor management

VASTU COMPLIANCE

- All units with East-West Entrance



SPECIFICATIONS

Flooring

Vitrified Tiles in all rooms

Doors & Windows

Main door with wooden frame and decorative shutter

All other doors with wooden / stone frames and laminated flush doors

Anodized / Powder coated aluminium windows with full glass

Stone jambs at sill level for windows

Balcony Railings - Elegantly designed MS railing

Toilets

Anti skid floor tiles and dado up to lintel level in all toilets

Good quality sanitary fittings (Cera / Parry ware)

Faucets & fittings - CP finish with hot and cold water mixer (Jaquar or equivalent)

Plumbing - Concealed Hydro-tested plumbing for all bathrooms and kitchens

Kitchen

Kitchen Platform - Granite

Kitchen Dado - Granite skirting above platform and dado tiles

Kitchen Sink - Good quality SS kitchen sink with drain board

Wall Finishes

Elevation finish - Combination of long lasting and water resistant surface and glass

Internal walls and ceilings - White cement putty

Electrification

External/Internal wiring - Concealed wiring in PVC conduit pipes

Single phase concealed copper wiring in 2 BHK and Three phase concealed copper wiring in 3 BHK with necessary points for geysers and air conditioners

Earthing - Earthing pits as per standards

Electrical protection - MCB

Switches - Modular switches (Anchor Roma or equivalent)

Connectivity - Infrastructure ready for wired line telephone, and television

Others

Extra brick - bat concrete in addition to the usual thickness of slab, for better thermal insulation of top floor apartments to reduce the heat of summer months

China mosaic flooring and water proofing in terraces

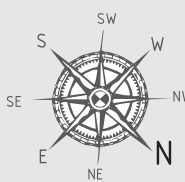
Earthquake resistant structure

24 hours water supply with water level controllers

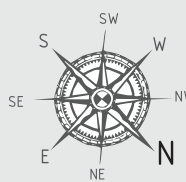
Fully glazed tiles in underground & overhead water tanks

Standard quality lifts provided for each tower





PARKING BASEMENT
60 CAR PARKING AT BASEMENT



PARKING GROUND FLOOR
57 CAR PARKING AT GROUND LEVEL

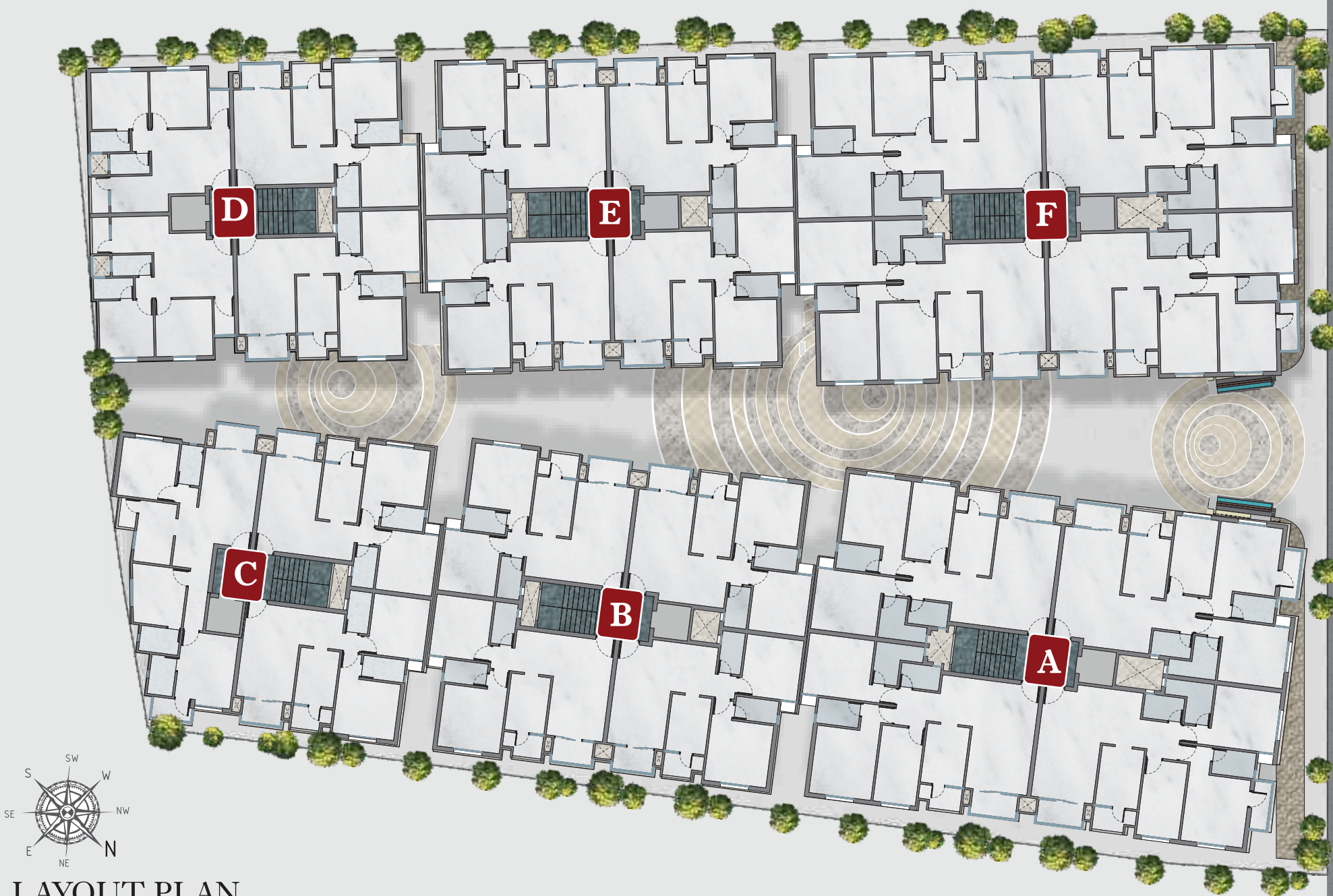




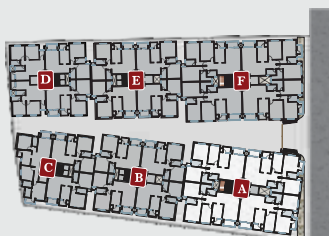
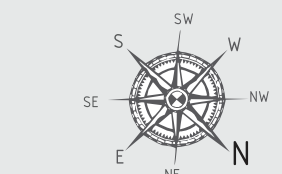
ISOMETRIC
(2 BHK LARGE)



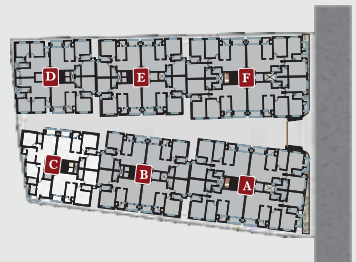
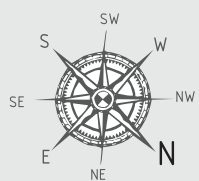
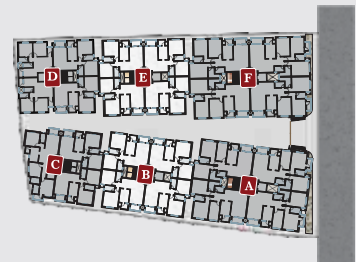
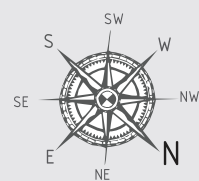
ISOMETRIC
(3 BHK LARGE)

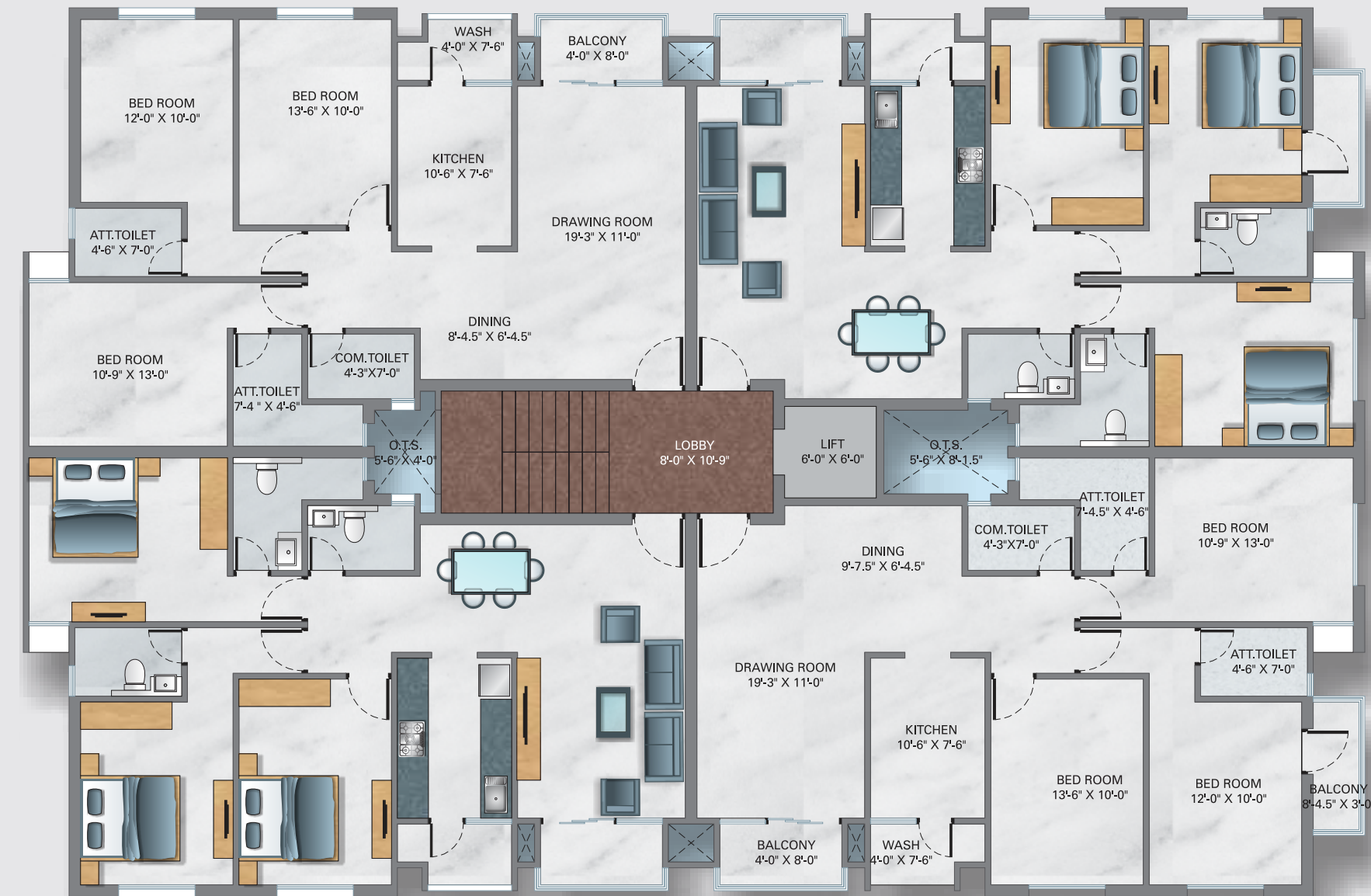


LAYOUT PLAN



TOWER A
(3 BHK SMALL)







Sharnam *Solitaire*



The project is located in the heart of Fatehgunj area, behind Fatehgunj Post Office. The site is in close proximity to Sayaji Garden, Arvind Garden, Seven Seas Mall & Multiplex, EME Temple, Banyan Tree (Vad) Circle, M. S. University, Convent School...

The project location provides its residences with easy access to lush green surroundings, proximity to work place and well developed social and physical infrastructure.

Why go and stay in the under developed localities with zero urban infrastructure, when you have the option to reside in the heart of the city, yet shielded by the hustle & bustle!

CONNECTIVITY CHART

Railway Station	1.5 Kms
GSRTC Bus Depot	1 Kms
Airport	3 Kms
National Highway	3 Kms
Ahmedabad-Vadodara Expressway	5 Kms
Vad Circle	0.2 Kms
Kala Ghoda Circle	1 Kms
M. S. University	0.5 Kms
Sayajibaug	0.5 Kms



TM

In less than a decade of time, Sharnam Group is posed to become leaders in infrastructure and real estate development in this region, by providing quality, financial transparency and client satisfaction.

We at Sharnam Group lay emphasis on three factors which have led to our success.

TEAMWORK: We understand and believe that thinking, planning, decisions and actions are better when done cooperatively. We very strongly recognize, and even assimilate, the belief that “None of us is as good as all of us.”



Sharnam Fortune, Opposite Inox Multiplex, Race Course.

STRATEGIC VISION: Our company leaders are always using strategic vision to inspire their teams. A part of having effective leadership skills is to involve the whole team in the big picture.

CLIENT SATISFACTION: Our company believes in providing the best projects to our end users and for that we need to retain existing Clients apart from targeting new clients.

Every human's ultimate goal is to have a house of their own and our group provides them the Home of their Dream, and the services thereafter. No wonder buying a property from our company is as easy as window shopping it's completely burden less and is very easy.



STAR REALTY AWARD WINNER

Sharnam Group was recently awarded the STAR REALTY-2011-12 Award by Shri Kamal Nath, Union Cabinet Minister. It was conferred by Planman Marcom, promoted by one of India's largest multi interest conglomerate - Planman Consulting. It is founded by renowned management guru and entrepreneur, Prof. Arindam Chaudhuri. It is a research driven anthology of India's Most Powerful Real Estate Brands, who shine above the rest by way of innovation & quality.



COST BIFURCATION OF THE ADDITIONAL AMOUNT

PARTICULARS	AMOUNT
• Maintenance Deposit	100000/-
• Club Membership for usage of club facilities subject to terms and conditions to be formulated, payable at the time of booking	25000/-
• Legal charges, Electricity (MGVCL) charges, VMSS, VUDA, VAT and Drainage charges, etc.	as per actuals
• Service Tax, any changes therein will be adjusted either way	Approx. 2.6% as per current rates
• Stamp duty, Registration Fees, Miscellaneous expenses, etc. for allotment / conveyance deed. Any variation will be adjusted either way upon execution of allotment deed / conveyance as per actual	Stamp duty calculated @ 4.9%, Registration Fees @ 1.0% as per current rates
• All fresh levies / taxes or increase in any of the existing levies / taxes, other charges and expenses levied by State, Central Government or Local Authorities	As per actual
• Charges for additions, alterations, modifications or optional package, if any	As per actual



PAYMENT SCHEDULE

Booking Amount : 25% (Time of booking) | 1st Slab : 10% (2½ months) | 2nd Slab : 10% (1½ months) | 3rd Slab : 10% (1½ months) | 4th Slab : 10% (1½ months) | Brick Masonry : 15% (2½ months) | Flooring & Finishing : 15% (2½ months) | Final Finishing : 05% (2½ months)

PAYMENT: All payments by local A/c Payee Cheques / Demand Drafts only, payable at Vadodara and in favour of “AADIRUCHI PROPERTIES”.

TERMS: (*) Acceptance of deposit towards booking of the unit is subject to the rules and regulations of the project, brochure, application forms, effective sheet / plan, Commercial terms sheet, etc., applicable from time to time. (*) Unit will be considered tentatively allotted only upon payment of full booking amount. (*) Rates are subject to change without prior notice. If any revision in rates takes place even when decision making is in progress or the full booking amount has not been paid, the Revised Rates shall be applicable. (*) In case of resignation / cancellation / transfer of a unit, refund will be given subject to terms and conditions. In case of resignation or outright cancellation, 2% of the basic cost shall be deducted at the time of refund. (*) Project developers shall have exclusive rights to change, expand or revise or abandon altogether, the project or part of the project or any details therein including specifications and make one or more sub-divisions of any unit, combine one or more units, merge common passages / corridors / roads with units wherever feasible, change the size and / or location and / or purpose of garden / common plots / construction of common plots / roads / entrance of the project, add one or more buildings and or floors / basements, change the floor heights, remove common plot/s altogether, etc. Whenever and wherever admissible under the rules or laws and all such changes, revisions, expansions, sub-divisions, combinations, additions, removals, deletions, etc. shall be binding to all. (*) All flooring materials may be different for different units, subject to availability, at the time of fixing. Variation in design, colours, brands, shades, sizes and levels are likely in glazed tiles, ceramic tiles, marble and granite, etc. due to constraints of availability of materials and labour, manufacturing process and natural variation of materials. (*) Building elevations may be different on different faces of building/s. (*) The units can be used only for residential purposes and cannot be used in any manner for commercial or other purposes. (*) Additions and alterations which affect the elevation and / or endanger the structural system i.e. R.C.C. columns, beams, slabs and load bearing walls, etc. shall not be permitted even after possession is handed over. i.e. for all times to come. Members shall install Air Conditioner/s, Air Cooler/s, DTH services, Gas lines / pipes, all types of cables, Clothes Lines, signboards etc. only after prior written permission from the project developers / society. (*) Unit holder will get allotted one car parking and two wheeler parking. (*) All possible loan papers will be made available for procuring loans. (*) Subject to Vadodara Jurisdiction only.