



Best Realty Brands 2015
by The Economic Times



Developer of The Year
Luxury 2016 by ABP News

shivalik[®] HOUSE

B/s. Satellite Police Station
Ramdevnagar Cross Road
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RERA Registration :



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shivalik[®] AVENUE

@ BODAKDEV

THE CREST OF THOSE WHO RULE...

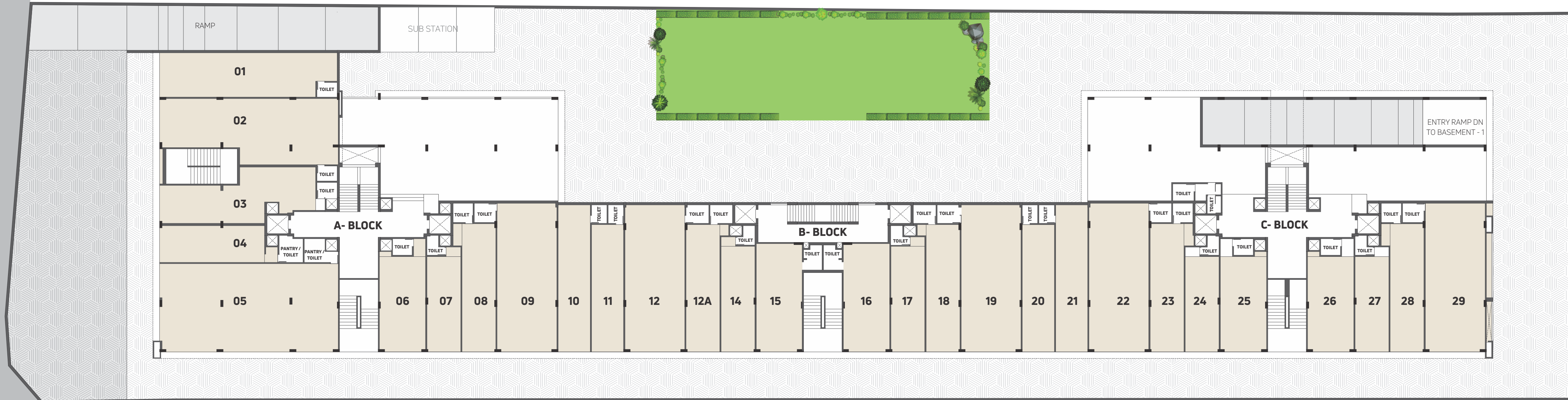
promises new-age lifestyle to people who
prefer class with **ONE OF THE BEST LOCALITIES!**
in the city!





SITE PLAN / GROUND FLOOR - SHOPS

15.00 MT TPS ROAD



12.00 MT TPS ROAD

12.00 MT TPS ROAD



FIRST FLOOR - SHOPS & APARTMENTS

15.00 MT TPS ROAD



12.00 MT TPS ROAD

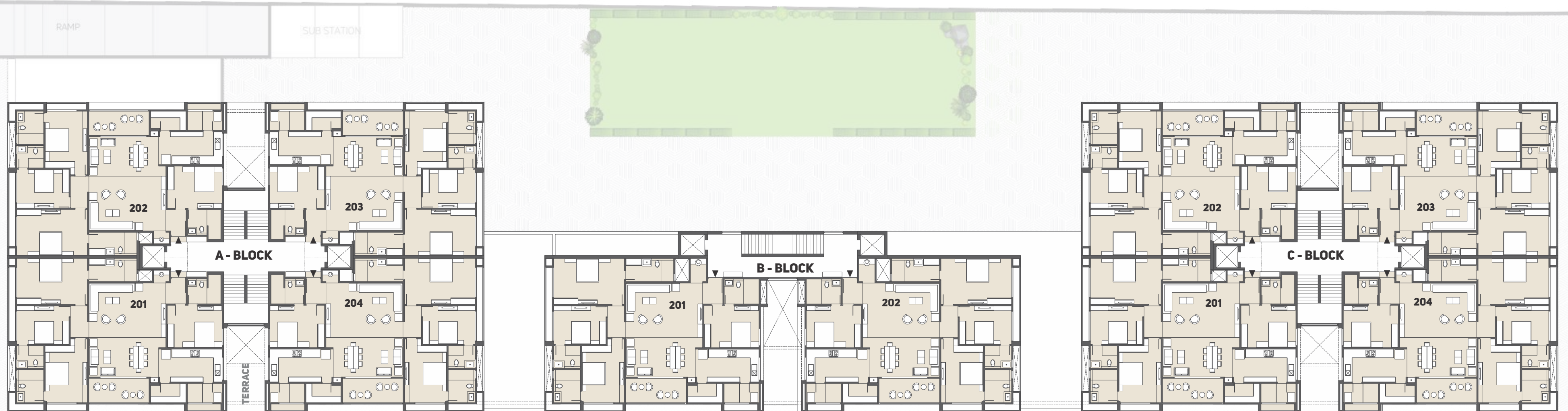
12.00 MT TPS ROAD



TYPICAL -APARTMENT

2nd to 7th floor

15.00 MT TPS SERVICE ROAD



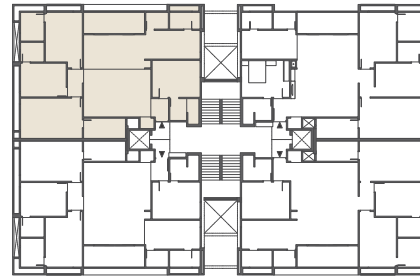
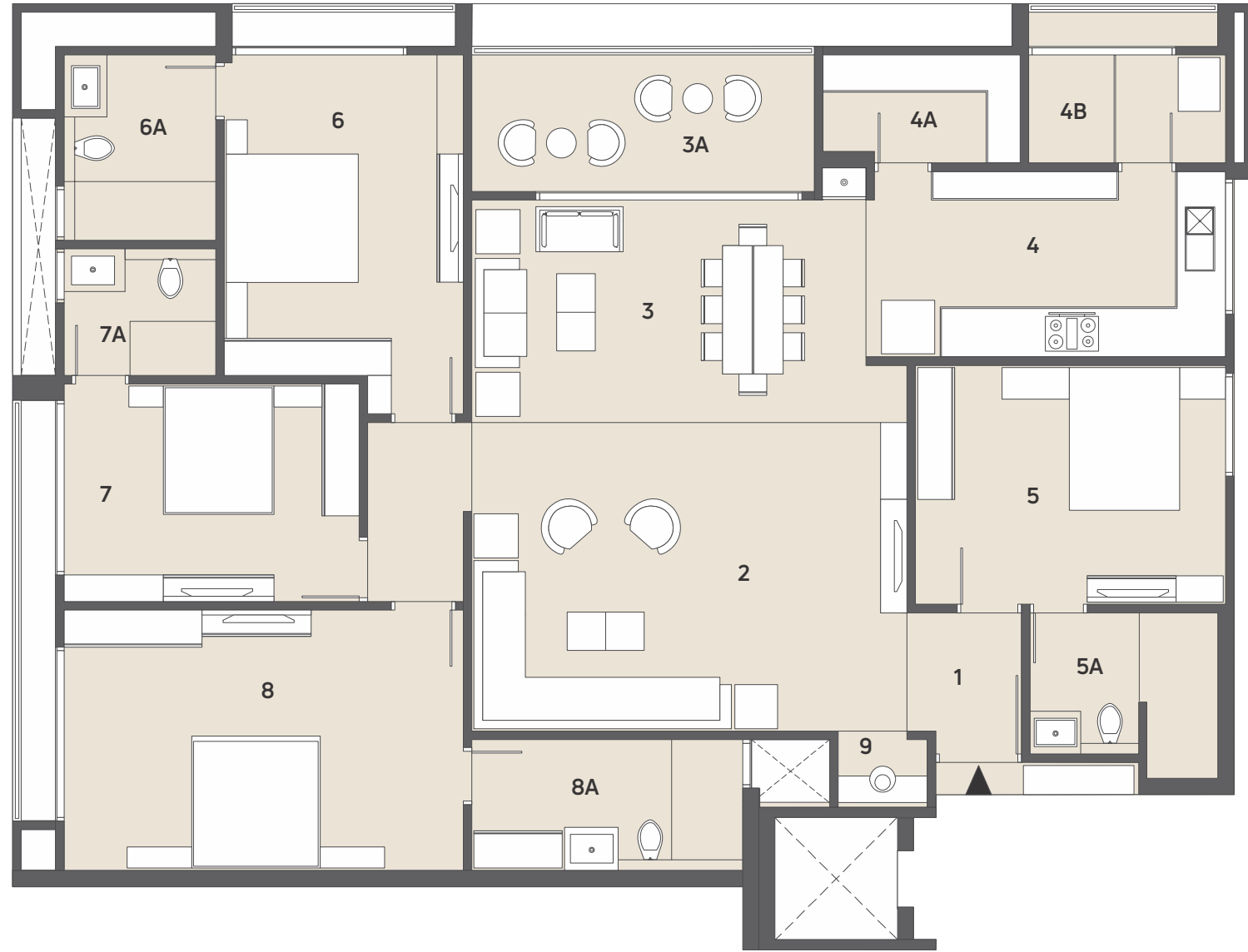
12.00 MT TPS ROAD

12.00 MT TPS ROAD



UNIT PLAN

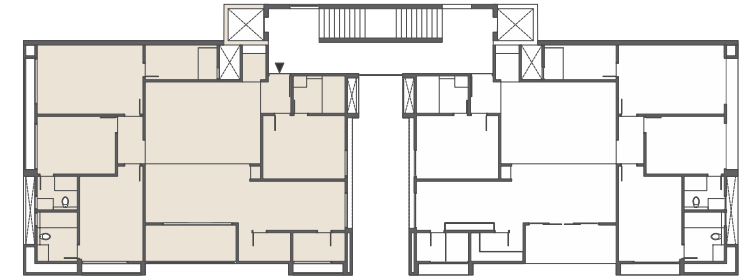
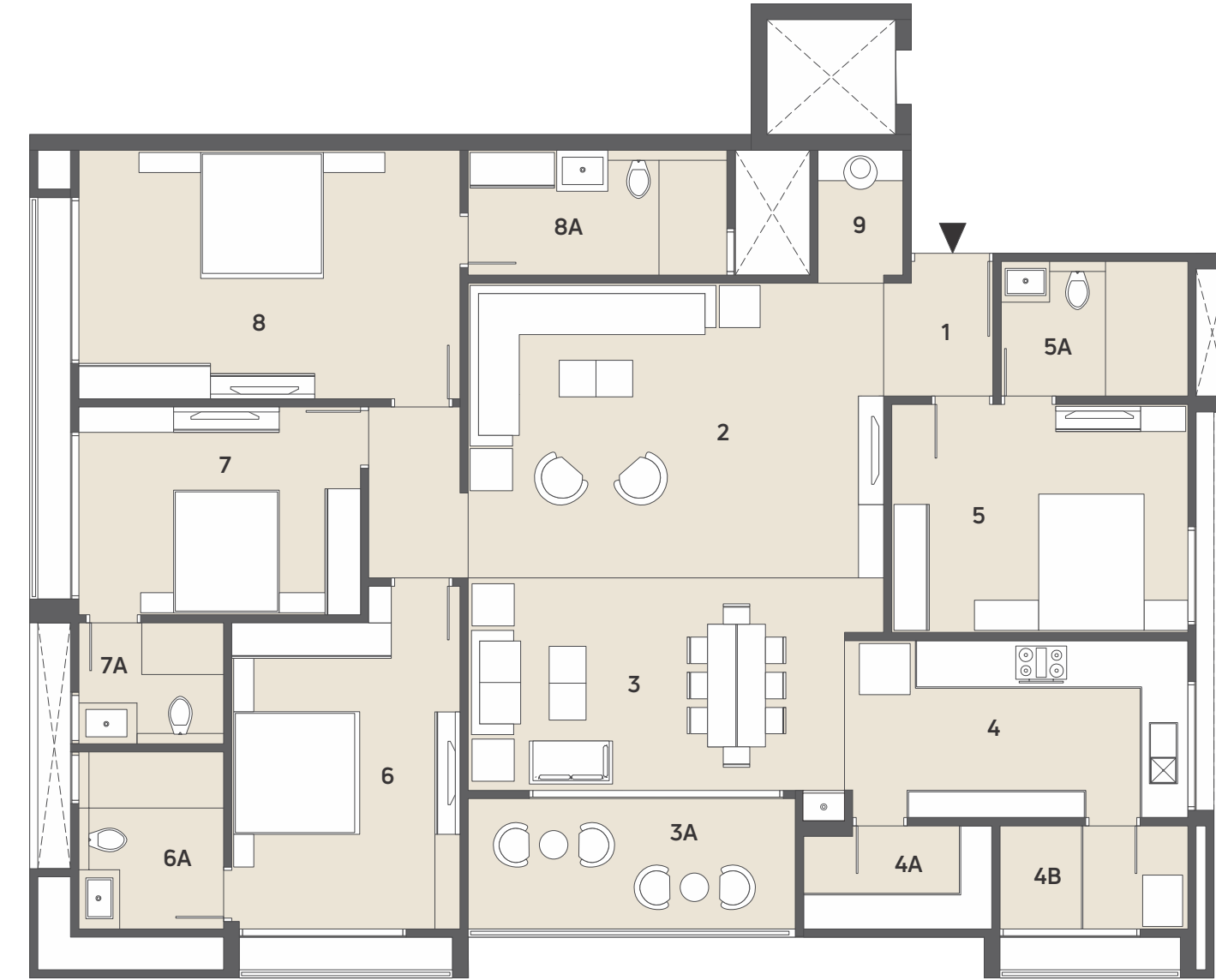
Type A & C



NO.	SPACES	AREA
1	VESTIBULE	5'3"x5'5"
2	LIVING	20,0"x14,2
3	DINING 1	8'2"x10'3"
3A	VERANDAH	15'9"x6'3"
4	KITCHEN	16'6"x8'6"
4A	STORE	9'1"x5'0"
4B	WASH	9'1"x5'0"
5	BEDROOM-1	14'3"x11'0"
5A	TOILET	8'8"x6'6"
6	BEDROOM-2	11'0"x14'9"
6A	TOILET	7'0"x8'6"
7	BEDROOM-3	13'7"x10'0"
7A	TOILET	7'0"x5'10"
8	BEDROOM-4	18'4"x12'0"
8A	TOILET	12'6"x6'0"
9	PUJA	4'1"x3'6"

UNIT PLAN

Type B



NO.	SPACES	AREA
1	VESTIBULE	5'3"x5'5"
2	LIVING	20'0"x14'2
3	DINING	18'2"x10'3"
3A	VERANDAH	15'9"x6'3"
4	KITCHEN	16'6"x8'6"
4A	STORE	9'1"x5'0"
4B	WASH	9'1"x5'0"
5	BEDROOM-1	14'3"x11'0"
5A	TOILET	9'0"x6'6"
6	BEDROOM-2	11'0"x14'9"
6A	TOILET	7'0"x8'6"
7	BEDROOM-3	13'7"x10'0"
7A	TOILET	7'0"x5'10"
8	BEDROOM-4	18'4"x12'0"
8A	TOILET	12'6"x6'0"
9	PUJA	4'1"x6'5"



SPECIFICATIONS

FLOORING

Drawing / Living / Dining

- Vitrified Tiles

Bed Rooms

- Vitrified Tiles
- Wooden Flooring in One Master Bedroom

Kitchen

- Vitrified Tiles
- Granite Platform with S.S. Sink & Tiles upto Lintel Level

Balcony

- Natural Granite / Rustic Tiles

AMENITIES

- Exquisite Landscape Garden
- Well Equipped Gymnasium

Terms:

- All rights are reserved by the developers to make any changes in plan, elevations and other details which will be binding to all the members.
- In order to maintain the aesthetics of the apartments at a very high level, installation of AC units will be permitted at the designated spots and nowhere else, changes which effect the elevation & structure system shall not be permitted for all times to come.
- Encroachment, in any form, outside the defined units shall not be allowed.
- All dimensions shown in the plans are approximate, average unfinished and subject to variations.
- Any taxes like GST and Govt. charges extra
- All the payments shall be in favor of "Shivalik Bodakdev Project LLP."

The above information is indicative of proposed development and is issued in good faith for guidance only and not to be considered as part of any document.

WINDOWS

- Anodised / Powder Coated Aluminium Windows

COLOUR

- Internal: Putty Finish
- External: 100% Acrylic Paint

TOILETS

- Glazed / Ceramic Tiles upto Lintel Level
- Counter Basin / Wall Hung Basin
- Branded EWC Couple Closet
- Branded CP Brass Fittings

ELECTRIFICATION

- 3 Phase Concealed ISI Copper Wiring with Modular Switches
- MCB Distribution Panel

DOORS

MAIN DOOR

- Polish Natural Veneer with Night Latch
- Video Door Phone

BEDROOM DOOR / TOILET DOOR

- Both Side Paint with SS Hardware

Architect:
Apurva Amin

LOCATION



SITE: Shivalik Avenue, Opp. Nirma Vidhya Vihar School, Bodakdev Fire Station Road, Bodakdev, Ahmedabad

4 BHK APARTMENTS PAYMENT PLANS (BLOCK A & C)

(w.e.f. 16th NOV. 2020)

SHIVALIK
AVENUE

4 BHK APARTMENT AND RETAIL SPACE

BODAKDEV

UNIT PARTICULAR	SIZE (SQFT)
CARPET AREA	1,881
INDICATIVE SUPER BUILT UP AREA	3,272

UNIT PRICING	AMOUNT
APARTMENT COST	₹ 2,25,76,800
GST (5%)	₹ 11,28,840
GROSS TOTAL	₹ 2,37,05,640

ADDITIONAL CONTRIBUTION : MAINTENANCE DEPOSIT (IN FAVOUR OF SOCIETY) : ₹ 180/- PER SFT (ON CARPET AREA)

LEGAL CHARGES : ₹ 12,000 • GOVERNMENT CHARGES - STAMP DUTY 4.9% , REGISTRATION 1% (IF ANY CHANGES IT WILL BE AS ACTUAL)

INTERIOR SERVICE	FULLY FURNISHED HOME WITH INTERIOR & APPLIANCES.
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NOTES :

MAINTENANCE	: 2 YEARS PROJECT MAINTENANCE INCLUDED FROM THE DATE OF BU PERMISSION.
MAINTENANCE DEPOSIT	: ON POSSESSION, IN FAVOR OF SOCIETY / ASSOCIATION NAME , INTEREST FREE.
PARKING	: ALLOTMENT PREFERENCE WILL BE GIVEN IN ORDER OF SALE DEED EXECUTION DATE.
DOCUMENTATION	: ALL LEGAL DOCUMENTS WILL BE AS PER THE CLIENT'S BANK ACCOUNT NAME.
CARPET DEFINITION	: RERA CARPET + BALCONY + WASH AREA
CHANNEL PARTNER POLICY	: IN CASE OF BOOKING THROUGH CHANNEL PARTNER, CHANNEL PARTNER POLICY WILL BE APPLICABLE.
CANCELLATION	: IN CASE OF CANCELLATION - CANCELLATION POLICY WILL BE APPLICABLE.
DELAY IN PAYMENTS	: DELAY IN INSTALLMENT PAYMENT OVER 30 DAYS, INTEREST WILL BE CHARGED @ 1% PER MONTH + TAX AS APPLICABLE.
AGREEMENT TO SALE	: AGREEMENT TO SALE WILL BE WITH POST DATED CHEQUES.
PREMIUM (PLC)	: PLC WILL BE APPLICABLE IN APARTMENT WITH TERRACE
POSSESSION	: MARCH 2021
RERA NUMBER	: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA02517/260418
TERMS & CONDITIONS	: GST CALCULATION AS PER TODAY'S TAX STRUCTURE. IT MAY CHANGE AS PER GOVERNMENT GUIDELINES.

BANK DETAILS

A/C NAME	SHIVALIK BODAKDEV PROJECT LLP
BANK NAME	HDFC BANK LTD
A/C NO	50200030663402
IFSC CODE	HDFC0009098
BRANCH	RAMDEVNAGAR BRANCH, AHMEDABAD