

॥ जय श्री स्वामिनारायण ॥
जय श्री गणेशाय नमः

A Project By



श्री Siddheshwar
HELICONIA

SHOPS - **3BHK** PREMIUM FLATS, **4 BHK** PENTHOUSE



न्यालकरण ग्रुप फर्म की शुरुआत वर्ष २०१० में हुई औ निर्माण के क्षेत्र में साहस शुरू किया ।
न्यालकरण ग्रुप अहमदाबाद और बरोडा में रेसिडेंसियल और कमर्शियल प्रोजेक्ट में
सफलता पूर्वक काम कर रहे है ।
न्यालकरण ग्रुप बरोडा का प्रतिष्ठित ग्रुप है और टॉप डेवलोपर्स में से एक नाम है ।
हम अबतक ४००० हैप्पी फॅमिली का विश्वास जीत के सफलता पूर्वक पञ्चेशन दे चुके है ।

- : हमारा लक्ष्य :-

प्राइम लोकेशन, आकर्षित एलिवेशन, सर्वश्रेष्ठ गुणवत्ता, सर्वश्रेष्ठ सर्विस, रीजनेबल प्राइस,
टाइम पे पञ्चेशन, और ग्राहक की संतुष्टी पे ध्यान केंद्रित करके श्रेष्ठता हासिल करना है ।

LIVE THE **LIFE** OF YOUR **DREAMS**

न्यालकरण ग्रुप इर्म नी शुरुआत वर्ष 2010 मां थई अने बांधकाम ना क्षेत्र मां साइस शुरु क्युं.
न्यालकरण ग्रुप अमदावाड अने वडोदरा मां रेसिडेंसीयल अने कॉमर्शियल प्रोजेक्ट मां
सङ्गता पूर्वक काम करी रह्युं छे.
न्यालकरण ग्रुप वडोदरा नुं प्रतिष्ठित ग्रुप छे अने टोप डेवलोपर्स मां अेक नाम छे.
अमे अन्तार सुधीमां 4000 डेप्पी ड्रेमिली नो विश्वास छती सङ्गता पूर्वक पञ्चेशन आपेव छे.

- : अमारुं लक्ष्य :-

प्राइम लोकेशन, आकर्षित अलिवेशन, सर्वश्रेष्ठ क्वालिटी, सर्वश्रेष्ठ सर्विस, रीजनेबल प्राइस,
टाइमसर पञ्चेशन, ग्राहकनी संतुष्टी पर ध्यान केंद्रित करीने श्रेष्ठता प्राप्त करवानुं छे.

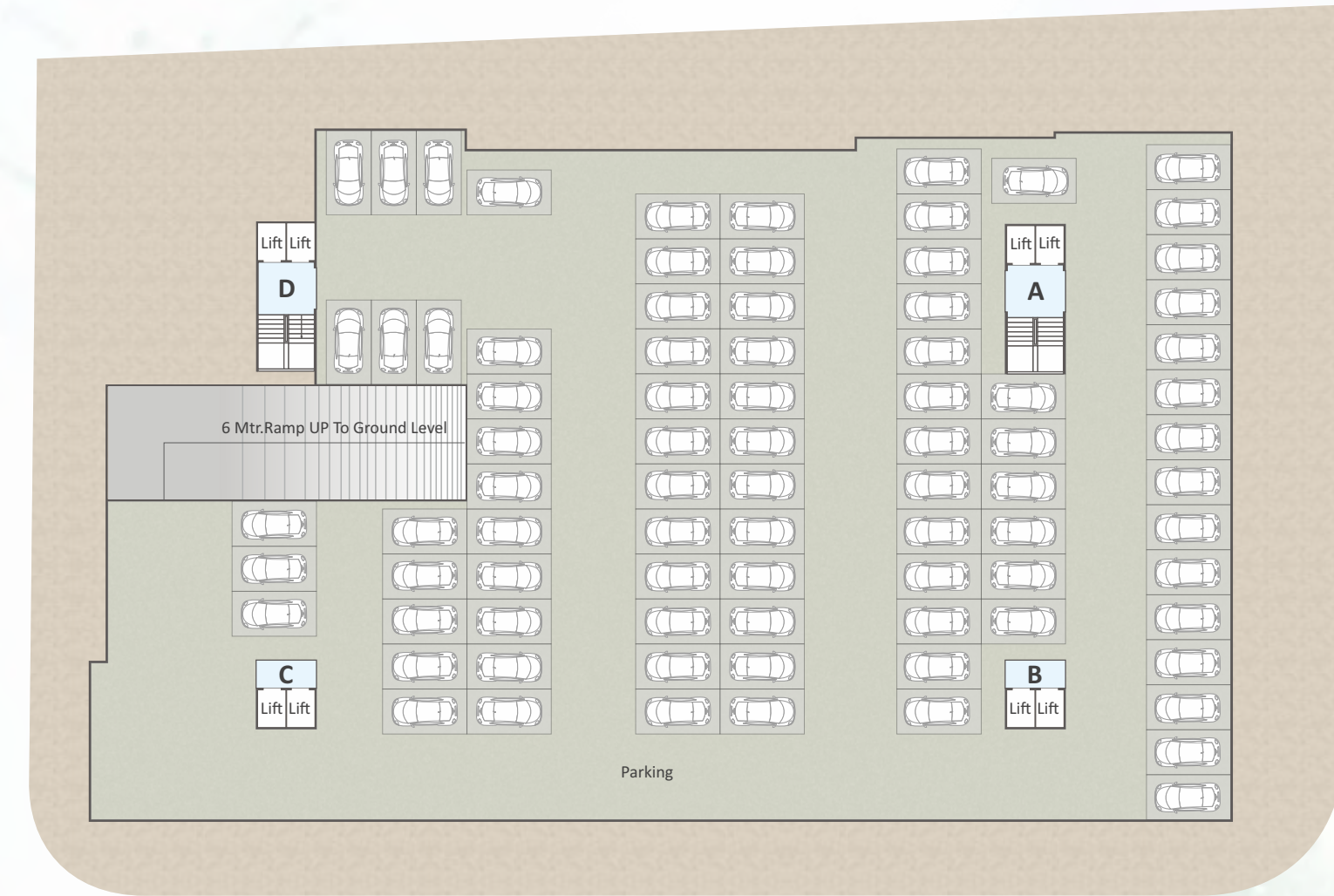


WHERE
FUN
MEETS FREEDOM





BASEMENT LAYOUT



GROUND LAYOUT

SHOP AREA TABLE

01	325 sq.ft.	06	367 sq.ft.	11	165 sq.ft.	16	283 sq.ft.	21	272 sq.ft.
02	327 sq.ft.	07	327 sq.ft.	12	254 sq.ft.	17	283 sq.ft.	22	254 sq.ft.
03	376 sq.ft.	08	376 sq.ft.	13	272 sq.ft.	18	311 sq.ft.	23	254 sq.ft.
04	327 sq.ft.	09	327 sq.ft.	14	343 sq.ft.	19	283 sq.ft.	24	272 sq.ft.
05	367 sq.ft.	10	304 sq.ft.	15	343 sq.ft.	20	283 sq.ft.	25	283 sq.ft.



FIRST FLOOR LAYOUT

SHOP AREA TABLE

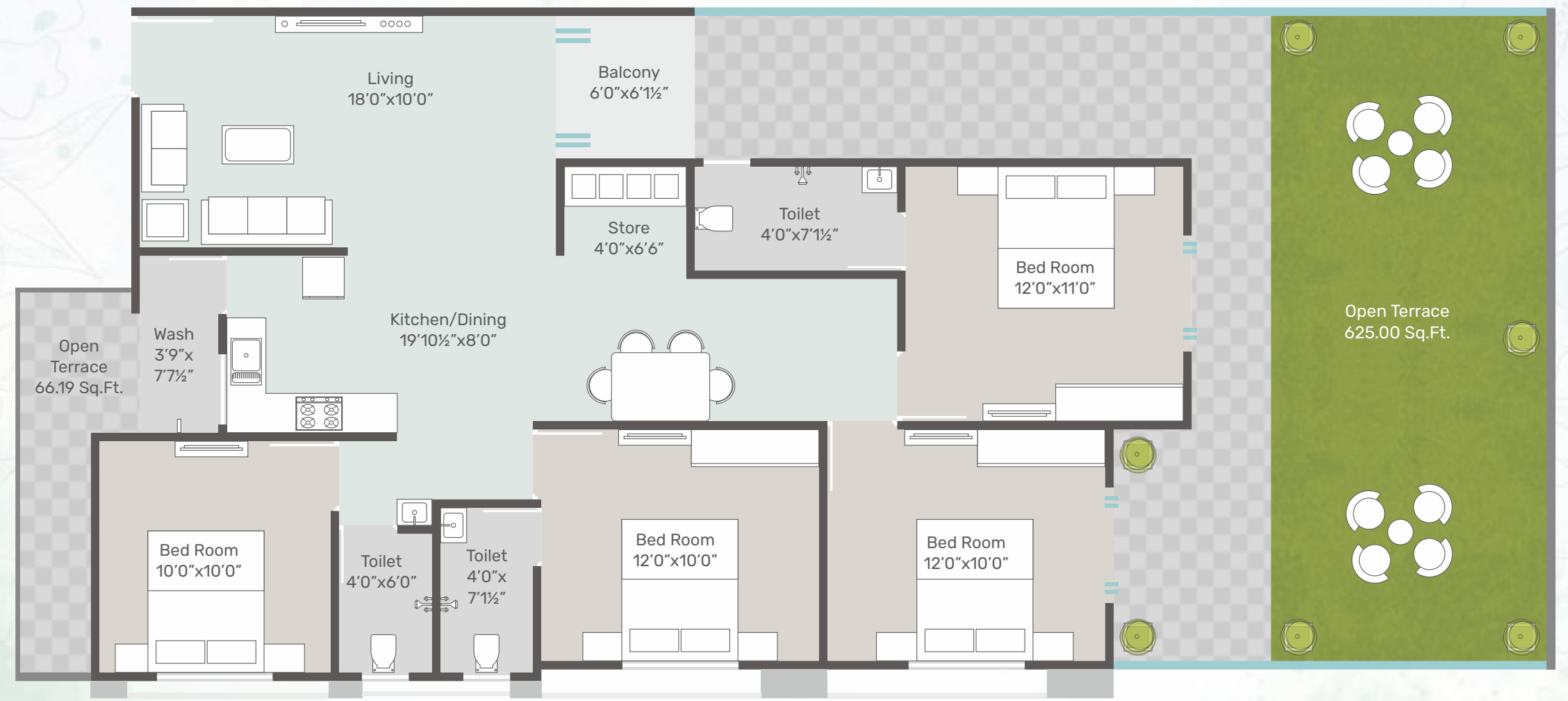
01	323 sq.ft.	06	306 sq.ft.	11	163 sq.ft.	16	232 sq.ft.	21	224 sq.ft.
02	256 sq.ft.	07	256 sq.ft.	12	209 sq.ft.	17	232 sq.ft.	22	209 sq.ft.
03	294 sq.ft.	08	294 sq.ft.	13	224 sq.ft.	18	308 sq.ft.	23	209 sq.ft.
04	256 sq.ft.	09	256 sq.ft.	14	293 sq.ft.	19	280 sq.ft.	24	224 sq.ft.
05	306 sq.ft.	10	296 sq.ft.	15	293 sq.ft.	20	232 sq.ft.	25	280 sq.ft.



SECOND FLOOR LAYOUT



TOWER B-C | 4 BHK Penthouse | 2nd Floor



TOWER

B-C | 3 BHK Penthouse | 3rd Floor



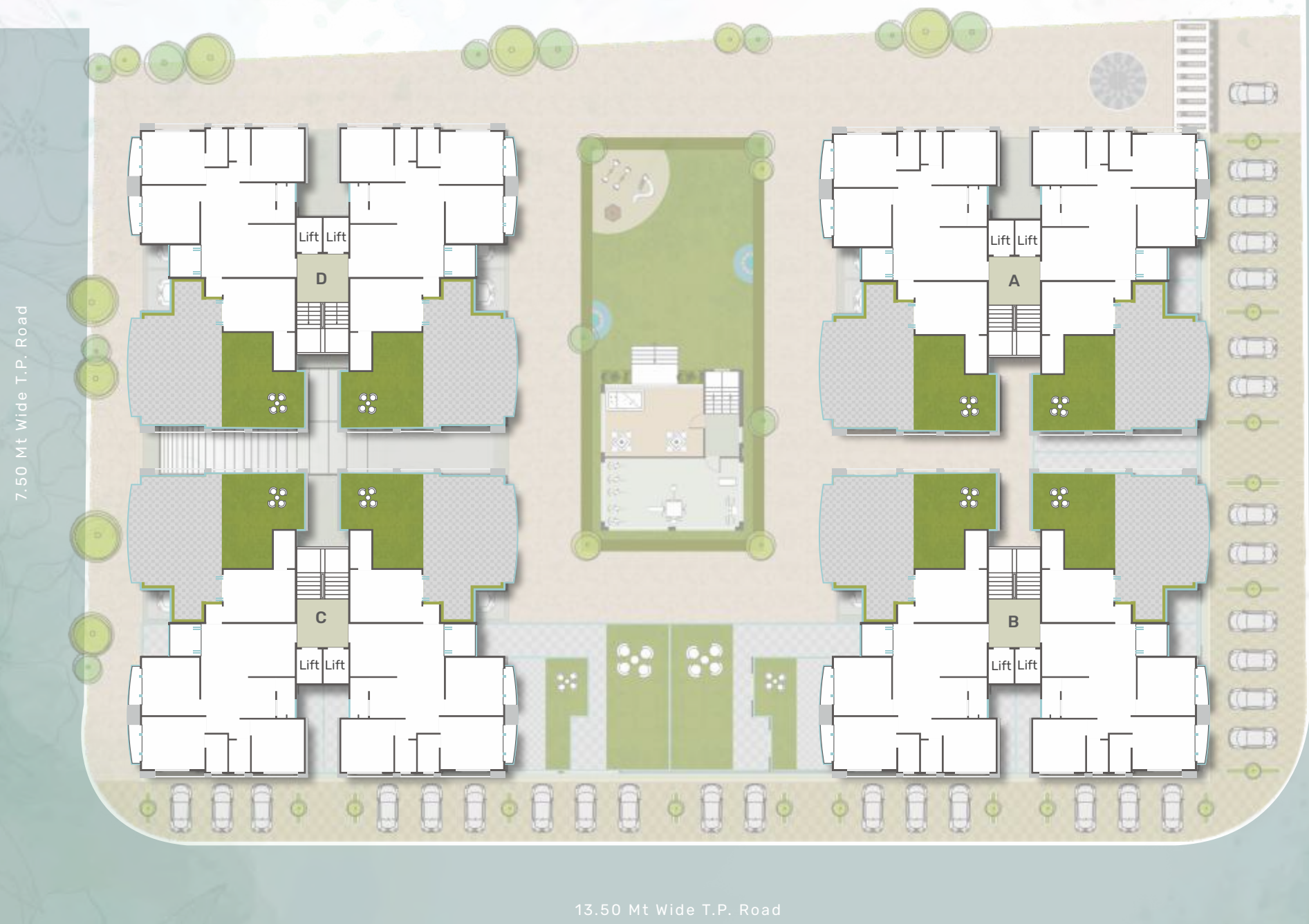
TOWER

A-B-C-D | 3 BHK | 1st to 6th Floor



TERRACE

FLOOR LAYOUT



TOWER

A-B-C-D | 4 BHK Penthouse | 7th Floor





A PERFECT
SPACE
FOR THAT WARM GET-TOGETHER





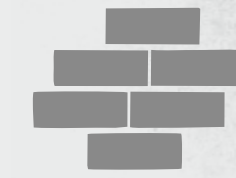
Specifications

STRUCTURE



- Earthquake resistant RCC frame structure as per structure design.

FLOORING



- 32"x32" Vitrified flooring with Groove Epoxy
- Paver blocks in parking area

DOORS / WINDOWS



- Elegant entrance door & internal flush door
- Marble Frame with Colour anodized aluminum section windows

KITCHEN



- Granite top platform with S.S. sink.
- Decorative glazed tiles dedo up to slab level.

ELECTRIFICATION



- Concealed good quality copper ISI wiring branded modular switches
- T.V. point in living room & all bedrooms.
- A.C. point in living room & all bedrooms
- General lighting in common areas.
- Light pole in common area

TOILET / PLUMBING



- Standard quality sanitary ware branded plumbing fittings.
- Glazed tiles dedo upto slab level.
- Ceramic tiles in flooring.

COLOUR















- Internal smooth finish plaster with white putty & external plaster with weather proof paint.










VALUABLE FEATURES

-  POP Ceiling in living room & all bedroom with LED lights.
-  Chimney Provided in Each Flat
-  Electric Geyser in all bathrooms.
-  R.O. system for each flat
-  Video Door System in each flat.
-  A.C. Copper Concealed in living room & all bedroom
-  Allotted car parking
-  Standard two elevator in each tower with power backup.
-  Single entry campus with CCTV Camera
-  Stylish entrance gate with Security Cabin
-  Fire Safety
-  24 Hours Water Supply

AMENITIES

-  Club House
-  Landscape Garden
-  Children Play Area
-  A/C Gymnasium
-  Indoor Games



A Project By



Developers :
NYALKARAN DEVELOPERS

Site Address :
Shree Siddheshwar Heliconia, Narayan Vidhyalaya Road,
Shree Swaminarayan Gurukul Crossing, Waghodiya-Dabhoi
Ring Road, Vadodra.

Contact Details :
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Architect : Structure :
HITESH SHAH Zarna Associates
HM ASSOCIATES ARCHITECTS & INTERIORS

Payment Mode For Flats : • 20% On Booking • 10% Plinth • 08% Ground Floor Slab
• 08% First Floor Slab • 08% Second Floor Slab • 08% Third Floor Slab
• 08% Fourth Floor Slab • 08% Fifth Floor Slab • 08% Sixth Floor Slab
• 07% Seventh Floor Slab • 04% Plaster Level • 03% Flooring

Payment Mode For Shops : • 30% on Booking • 15% Plinth • 25% Slab
• 15% Brick work • 10% Plaster • 05% Flooring

Notes : (1) Possession will be given after one month of settlements of all accounts. (2) Extra work will be executed after receipt of full advance payment. (3) Documentation charges, stamp duty, GST, common maintenance charge, development charge will be extra. (4) Any new central or state government taxes, if applicable shall have to be borne by the client. (5) Continuous default payment leads to cancellation. (6) administrative expense of 20,000/- & the amount of extra work (if any) will be deducted from refund amount. (7) Refund in case of cancellation will be made within 30 days from the date of booking of new client only. (8) In case of delay of water supply, light connection, drainage work by VMSS/MGVCL developers will note be responsible. (9) Architect / Developers shall have the right to change of rise the scheme or any details herein and any change of revision will be binding to all. (10) Terrace right will be reserved for developers only. (11) Any plans, specifications or information in this brochure can not from part of an offer, contract or agreement.