

॥ जय श्री स्वामिनारायण ॥
जय श्री गणेशाय नमः

A Project By

NYALKARAN
GROUP

श्री  **Siddheshwar**
HIGH-DECK
SHOP - 2, 3 & 4 BHK PREMIUM FLATS



Own a peace of home



न्यालकरण ग्रुप फर्म की शुरुआत वर्ष 2010 में हुई और निर्माण के क्षेत्र में साहस शुरू किया। न्यालकरण ग्रुप अहमदाबाद और बरोडा में रेसिडेंसियल और कमर्शियल प्रोजेक्ट में सफलता पूर्वक काम कर रहा है। न्यालकरण ग्रुप बरोडा का प्रतिष्ठित ग्रुप है और टॉप डेवलपर्स में से एक नाम है। हम अबतक 4000 से ज्यादा हैप्पी फॅमिली का विश्वास जीत के सफलता पूर्वक पञ्जेशन दे चुके है।

- : हमारा लक्ष्य :-

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

न्यालकरण ग्रुप इर्भ नी शुरुआत वर्ष 2010 मां थछे अने भांघकाम ना क्षेत्र मां साहस शुरु कर्छुं. न्यालकरण ग्रुप अमदावाद अने वडोदरा मां रेसिडेंसियल अने कॉमर्शियल प्रोजेक्ट मां सफलता पूर्वक काम करी रह्युं छे. न्यालकरण ग्रुप वडोदरा नुं प्रतिष्ठित ग्रुप छे अने टोप डेवलपर्स मां अेक नाम छे. अने अत्यार सुधीमां 4000 थी वधारे हैप्पी फैमिली नो विश्वास छती सफलता पूर्वक पञ्जेशन आपेल छे.

- : अमाङ्क लक्ष्य :-

प्राइम लोकेशन, आकर्षित एलिवेशन, सर्वश्रेष्ठ क्वालिटी, सर्वश्रेष्ठ सर्विस, रीजनेबल प्राइस, टाइम पे पञ्जेशन, ग्राहकनी संतुष्टी पर ध्यान केंद्रित करीने श्रेष्ठता प्राप्त करवानुं छे.



Improving Lifestyle is
continuous process...



Basement floor layout

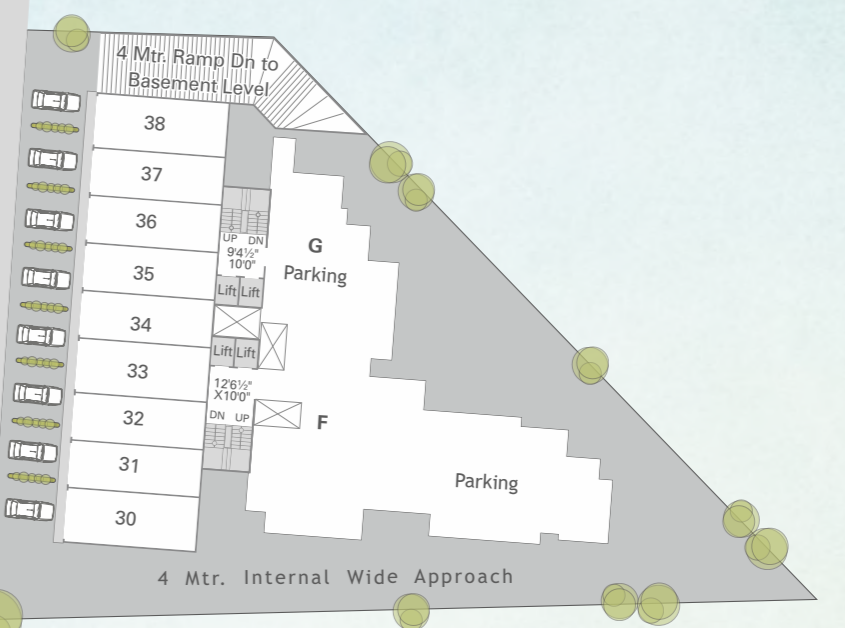


15.00 MTR. WIDE T.P ROAD

Ground floor layout



15.00 MTR. WIDE T.P ROAD



Shop Carpet Area Table

SHOP	SIZE	CARPET	SHOP	SIZE	CARPET
01	11'6"X28'7½"	302	20	10'0"X26'3"	262.50
02	9'0"X26'3"	240	21	10'0"X26'3"	262.50
03	9'4½"X26'3"	246	22	10'0"X26'3"	262.50
04	10'0"X26'3"	262.50	23	10'0"X26'3"	262.50
05	10'0"X26'3"	262.50	24	11'4½"X26'3"	299
06	10'0"X26'3"	262.50	25	10'0"X26'3"	262.50
07	10'0"X26'3"	262.50	26	10'0"X26'3"	262.50
08	11'4½"X26'3"	299	27	8'4½"X21'7½"	181
09	10'0"X26'3"	262.50	28	8'6"X28'3"	240
10	10'0"X26'3"	262.50	29	8'7½"X28'3"	244
11	10'0"X21'7½"	216	30	11'6"X28'9"	331
12	14'4"X28'3"	406	31	10'0"X28'9"	262.50
13	12'7½"X17'0"	215	32	10'0"X28'9"	262.50
14	10'10½"X26'8½"	291	33	11'6"X28'9"	331
15	10'0"X27'6½"	275	34	10'0"X28'9"	287.50
16	10'0"X26'3"	262.50	35	10'0"X28'9"	287.50
17	9'0"X26'3"	240	36	10'0"X28'9"	287.50
18	9'0"X26'3"	240	37	10'0"X28'9"	287.50
19	9'0"X26'3"	240	38	11'6"X28'9"	331

15.00 MTR. WIDE T.P ROAD



Tower - A I B I C I D I E
2BHK

B.A. :- 696 SQ. FT.



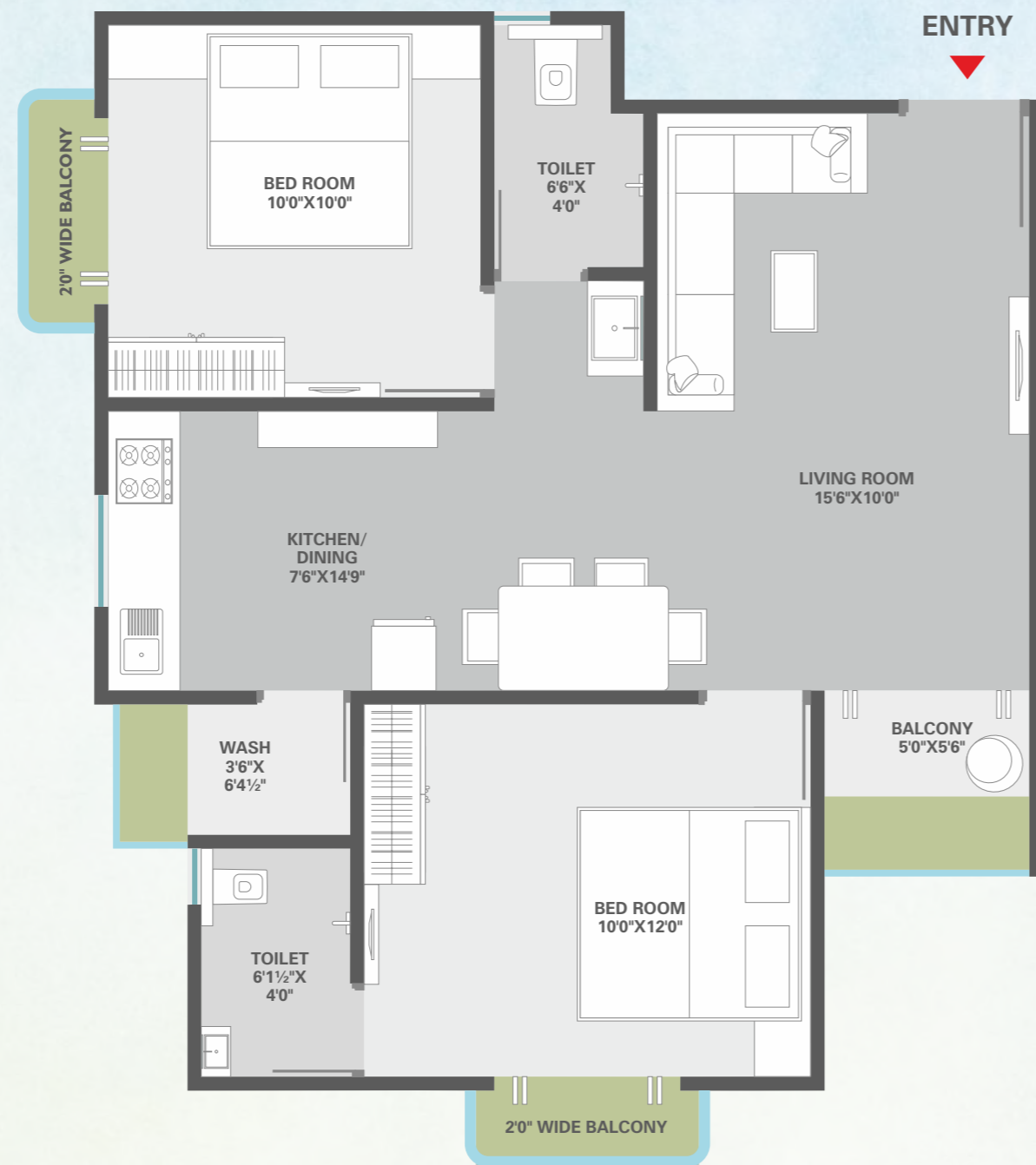
Tower - B I D I E
2BHK

B.A. :- 690 SQ. FT.



Tower - A
2BHK

B.A. :- 688 SQ. FT.



Tower - C
3BHK

B.A. :- 835 SQ. FT.



Tower - A | B | D
3BHK

B.A. :- 877 SQ. FT.



Tower - A
3BHK

B.A. :- 869 SQ. FT.



Tower - C
3BHK

B.A. :- 835 SQ. FT.





Tower - F I G
3BHK

B.A. :- 863 SQ. FT.



Tower - F
4BHK

B.A. :- 1136 SQ. FT.

ENTRY



Tower - G
4BHK

B.A. :- 1066 SQ. FT.

ENTRY





Specification

Structure

- Earthquake resistant RCC frame structure as per structure design

Flooring

- 24"x24" Vitrified flooring
- Paver blocks in parking area

Kitchen

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

Entrance

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

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

Electrification

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

Amenities



Multipurpose Hall



Indoor Games



Fire Safety



Standard two elevator in each tower with power backup



Landscape Garden



A/C Gymnasium



Jogging Track



Stylish entrance gate with Security Cabin



Children Play Area



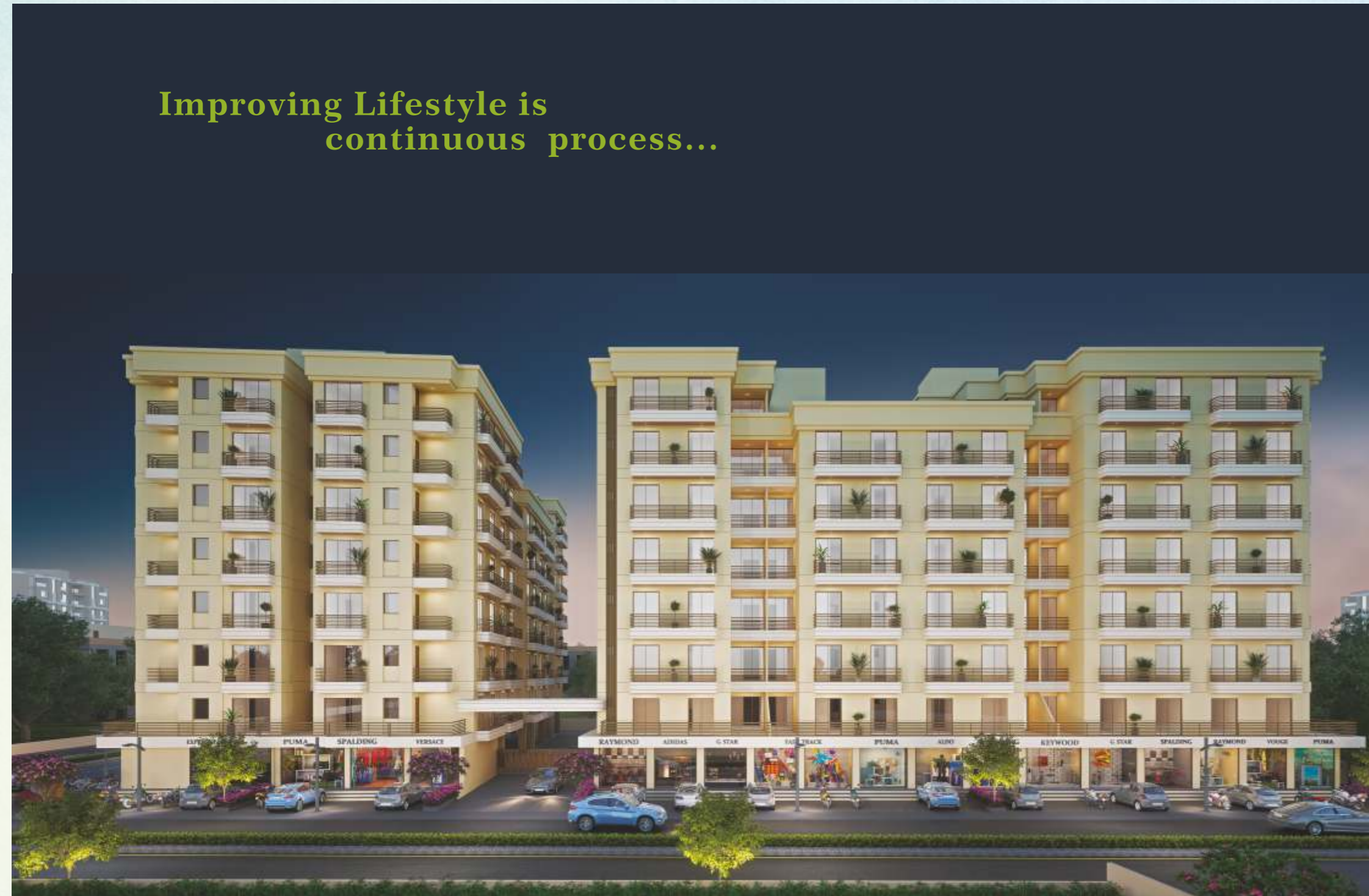
Basement & Ground floor Sufficient Parking



24 Hours Water Supply

Note : Amenities Useable Only For Tower A-B-C-D-E Flats Owners.

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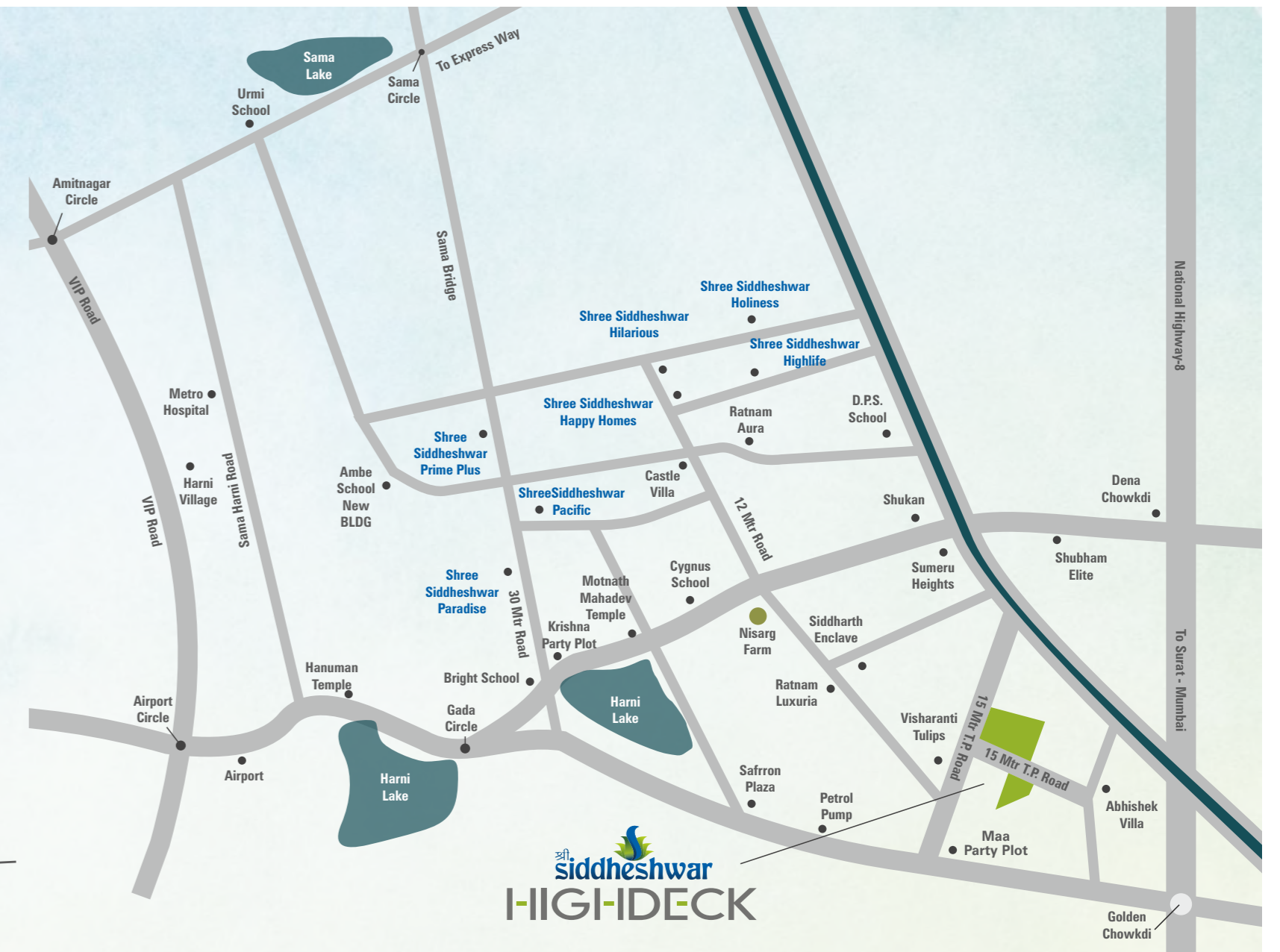
Developers :
Prerna Builders

Site Address :
 B/h. Maa Party Plot,
 Harni Airport Road, Vadodara.

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Architect
HITESH SHAH
HM ASSOCIATES
 ARCHITECTS & INTERIORS

Structure
ZARNA
 ASSOCIATES
 Structural Consultants



Siddheshwar
HIGH-DECK

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 not 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.