



SHELADIA 
sarva
3 BHK | LIVE DIFFERENTLY



LIVE DIFFERENTLY

In this digital era, everybody wants the right balance of work and personal life. An ultra-luxurious property with the blend of residential and commercial spaces.

"sheladia sarva" gives you just that. With the best connectivity, "sheladia sarva" offers the benefit of reaching to all the major places effortlessly.

What more could you ask for?





THE BLISS OF GLORIOUS LIFE



LANDSCAPE GARDEN



SENIOR CITIZEN AREA



CHILDREN PLAY AREA



GYM



INDOOR GAMES



INFORMAL SITOUT



YOGA DECK



ALLOWED PARKING



JOGGING TRACK



FIRE SAFETY



DESIGNED FOYER



CCTV CAMERA



DROP OFF ZONE



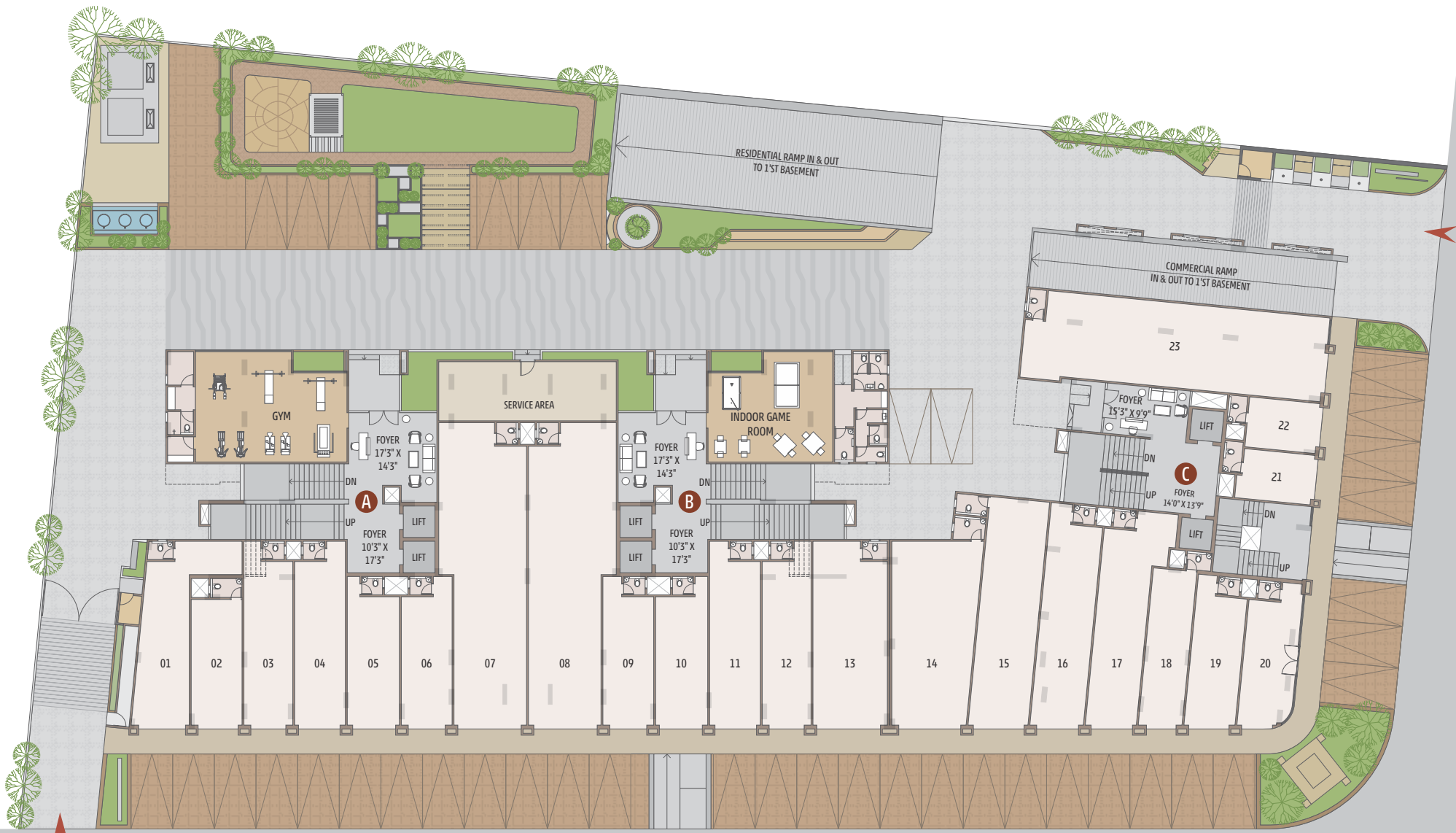
24 HRS WATER



THE FUTURE OF BUSINESS IS HERE

With the perfect amount of exposure and space, sheladia sarva has the best retail space in town. Our exclusive scheme is centrally located for your business to thrive like never before. Elegant design to match your contemporary businesses is what we aim for.

GROUND FLOOR



18.00 MT. WIDE ROAD

GN



18.00 MT. WIDE ROAD

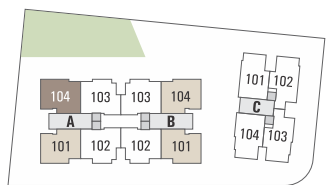
FIRST FLOOR

TYPICAL FLOOR

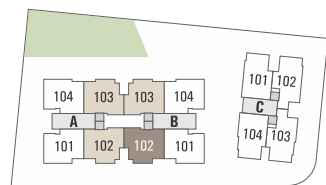




UNIT A

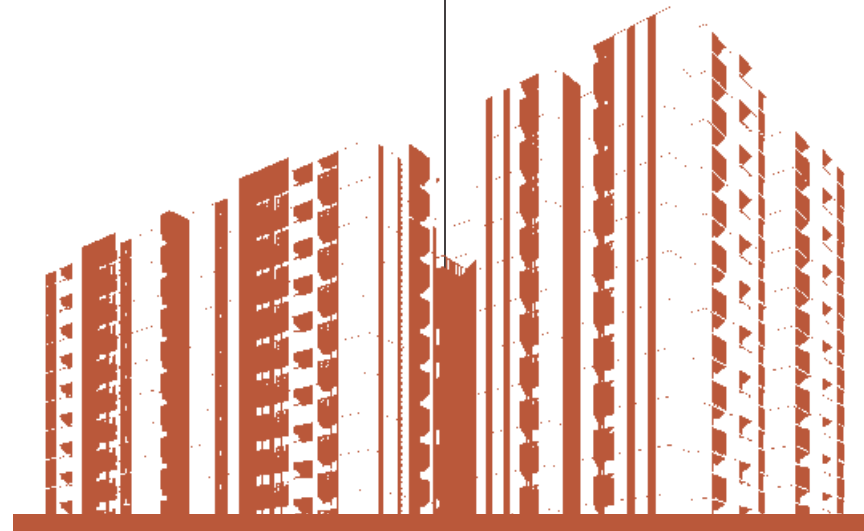
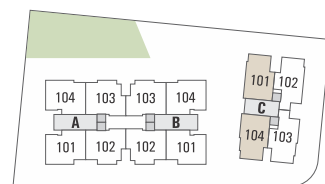


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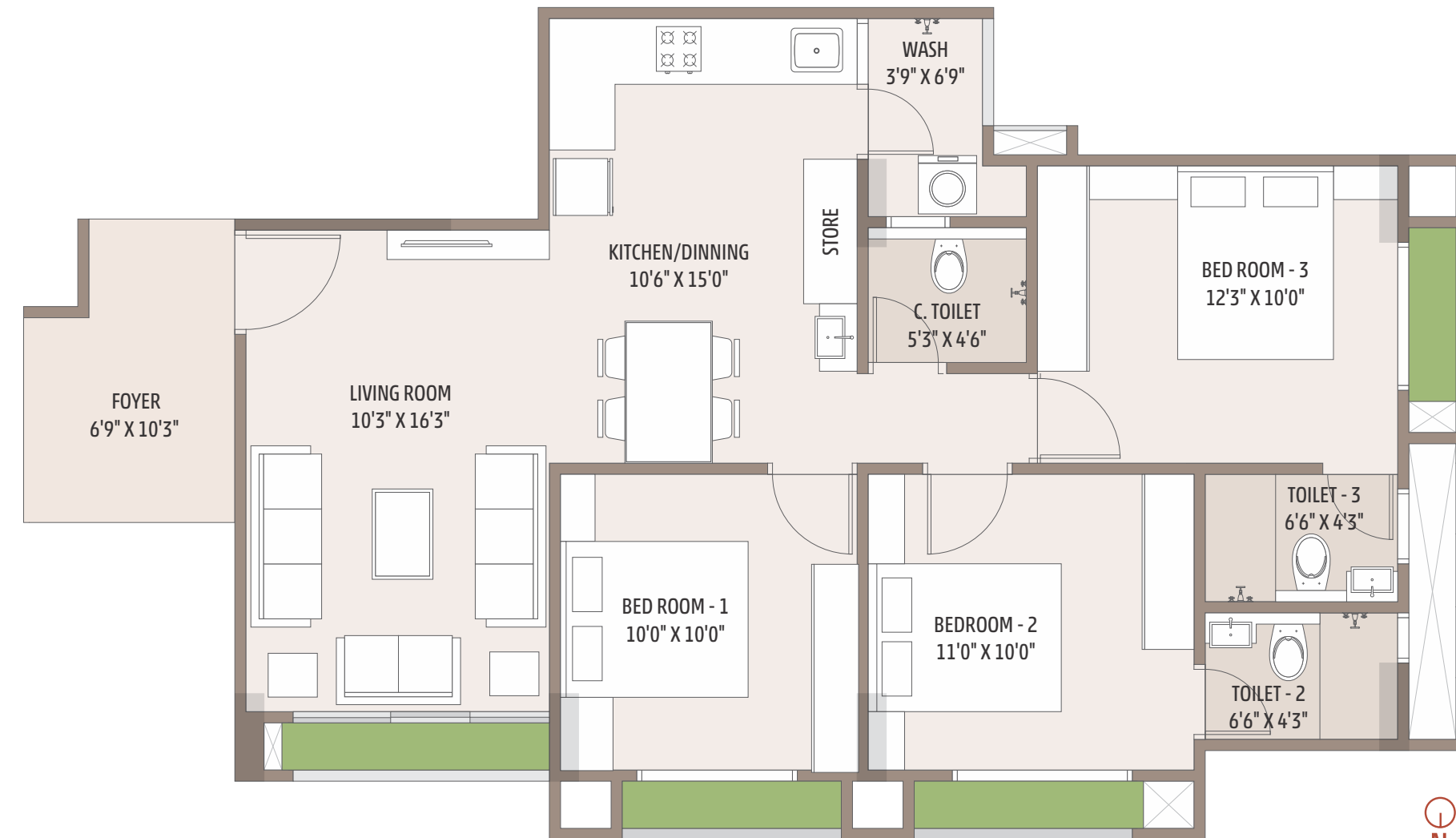
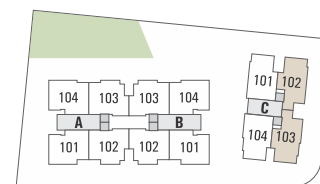




UNIT C



UNIT D





MODERN CITY-CENTRIC APPROACH

Tailor made office spaces and best residential spaces in the centre of the city. This is what makes modern living a reality. XOXOXOX is located at "sheladia sarva" to make your life easier. A location that's strategically chosen to meet your exquisite needs.



STRUCTURE
• EARTHQUAKE RESISTANT R.C.C. FRAME STRUCTURE.



FLOORING
• GOOD QUALITY VITRIFIED TILES IN ENTIRE APARTMENT.
• CHINA MOSAIC FOR HEAT REFLECTION & WATER PROOFING TREATMENT IN TERRACE.



KITCHEN
• GRANITE TOP PLATFORM WITH S.S. SINK.
• DESIGNER GLAZED TILES DADO UP TO LINTEL LEVEL.



WALL FINISH
• INTERNAL SINGLE COAT MALA PLASTER WITH PUTTY FINISH.
• EXTERNAL DOUBLE COAT SAND FACE PLASTER OR TEXTURE WITH ACRYLIC PAINT.



ELECTRIFICATION
• CONCEALED COPPER WIRING WITH MODULAR SWITCHES & SUFFICIENT NUMBER OF POINTS WITH MCB DISTRIBUTION PANEL. AC & GEYSER POINTS.



DOORS & WINDOWS
• DECORATIVE MAIN DOOR WITH WOODEN FRAME.
• ALL OTHER DOORS ARE FLUSH DOOR WITH WOODEN FRAME & GOOD QUALITY FITTINGS.
• ANODIZED COATED ALUMINUM SLIDING WINDOW WITH STONE SEAL.



TOILET/PLUMBING
• DESIGNER GLAZED TILES UP TO LINTEL LEVEL.
• PREMIUM QUALITY BATH FITTINGS & SANITARY WARES.



RULES & REGULATIONS • Stamp Duty, Registration charges, Legal Documentation Charges, GST, Maintenance Deposit, Torment Charges and any other charges shall be borne by buyer separately. • All Additional charges of duties levied by government / local authority during or after the completion of the project will be borne by the buyer. • Internal charges shall be done with prior permission and shall be charged in advance. • Changes in external elevation shall not be permitted. • All rights reserved by the developer for alteration / modification / improvement in specification / changes in dimensions and planning shall be binding to all. • Business practices leading to pollution, causing material damage to the building or members are not allowed in the premises. • Irregular payments may attract interest or lead to cancellation of bookings/

DISCLAIMER • This brochure and model are not part of any legal documents. • All dimensions / measurement given are unfinished and approximates. • The photographs & artistic impressions are for references only. Actual building may vary from the representations mentioned in the brochure. • This is not an advertisement within the meaning of RERA. This is not an offer, invitation or commitment of any nature. Recipients are advised to appraise themselves of the necessary and relevant information of the project prior to making any purchase decisions. All the specifications of the flat shall be as per the final agreement between the parties. * Subject To Ahmedabad Jurisdiction & T&C Applicable*





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