

**DEVELOPERS:** Sharnam Developers, Godhra.

**Site:** "Sharnam Aashirwad" Behind Akshar Aashirwad Society, Opp. Pushtidham Temple, In Iane Opp. Luxura Hotel, Dahod Road, Godhra.389001 (PMS)

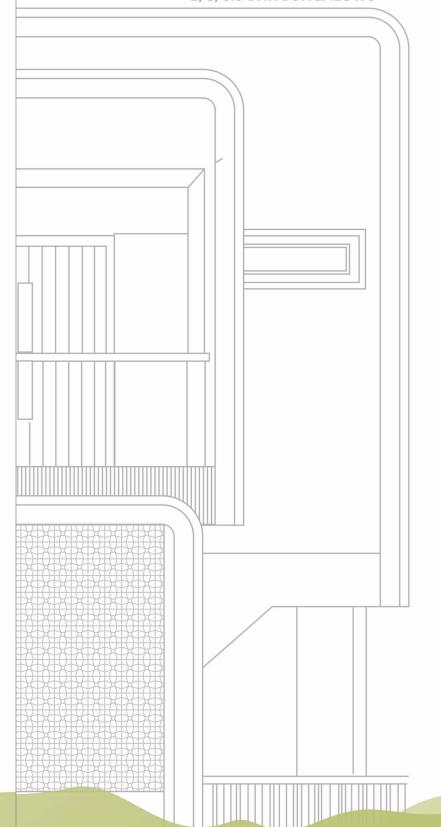
Contact: 91069 34310, 98790 20230, 97270 97201

Architects: Arc-i-studio, Vadodara.

Structure Consultant: Zarna Associate, Vadodara.















Welcome to Sharnam Aashirwad, where every step feels like a warm homecoming. The grand entrance gate sets the tone with its elegant design and welcoming vibe, opening into a community crafted for peace, privacy and plenty of space to just be yourself. Whether you're sipping chai on your porch or watching the sunset from your window, Aashirwad offers a calm, clutter-free lifestyle with just the right mix of comfort and charm. Thoughtfully planned bungalows, green pockets, and open skies, everything here is designed to make every day feel a little more special.



Our villas come in three different planning layouts so that you can choose a home that suits your family.

NO.	TYPE		AREA	B.A.
1	А	3.5 BHK	147.43	1278
2 TO 15	А	3.5 BHK	100.92	1278
16	А	3.5 BHK	147.43	1278
17	B+	3 BHK	134.87	1167
18 TO 24	B+	3 BHK	92.85	1167
25 TO 27	C+	3 BHK	79.09	1129
28 TO 32	B+	3 BHK	92.85	1167
33	B+	3 BHK	83.30	1167
34	B+	3 BHK	83.30	1167
35 TO 39	В	2 BHK	92.85	1002
40 to 42	C+	3 BHK	79.09	1129
43 TO 51	C	2 BHK	79.09	975
52	C	2 BHK	72.98	975
53	С	2 BHK	75.68	975
54 TO 62	С	2 BHK	79.09	975
63	А	3.5 BHK	149.61	1278
64	А	3.5 BHK	140.84	1278
65	А	3.5 BHK	132.06	1278
66	А	3.5 BHK	123.30	1278
67	А	3.5 BHK	114.52	1278

NO.	TYPE		AREA	B.A.	
68	А	3.5 BHK	105.75	1278	
69	Α	3.5 BHK	199.37	1278	
70	Α	3.5 BHK	163.67	1278	
71 TO 75	Α	3.5 BHK	102.93	1278	
76	А	3.5 BHK	122.24	1278	
77	Α	3.5 BHK	138.46	1278	
78 TO 83	А	3.5 BHK	102.93	1278	
84	Α	3.5 BHK	92.82	1278	
85	B+	3 BHK	103.30	1167	
86 TO 89	В	2 BHK	92.85	1002	
90 TO 92	C+	3 BHK	79.09	1129	
93	C+	3 BHK	97.58	1129	
94	B+	3 BHK	108.67	1167	
95 TO 101	B+	3 BHK	92.85	1167	
102	B+	3 BHK	103.30	1167	
103	А	3.5 BHK	98.75	1278	
104 TO 109	А	3.5 BHK	100.92	1278	
110 TO 111	Α	3.5 BHK	101.06	1278	
112 TO 117	Α	3.5 BHK	100.92	1278	
118	Α	3.5 BHK	98.75	1278	

AREA IN SQ.FT.









Smooth curves meet clean lines in a design that's both modern and timeless. At Aashirwad, the bungalow elevation brings together graceful arches and minimalist style, making every home look sharp yet soulful. It's a fresh, flowing aesthetic that feels easy on the eyes and the heart.

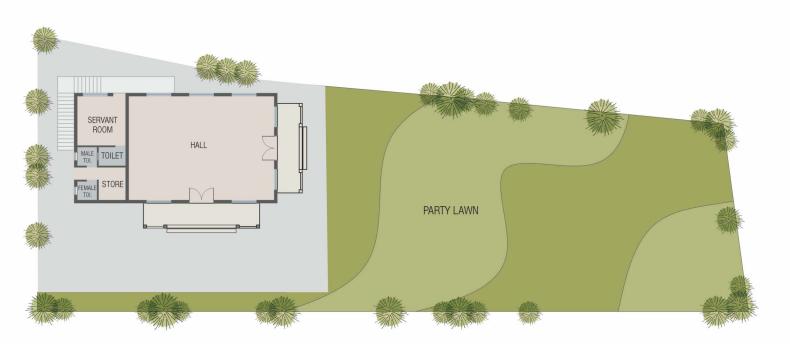














- 7 100 % Loan papers available.
- ✓ Impressive Society main entrance gate with security cabin.
- → Compound wall surrounding the campus.
- Provision for CCTV cameras for round the clock surveillance.
- Spacious Tremix RCC internal road with pavement and ample street lights.
- □ Landscaped garden with lawn.
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- → Pose area.





ULTRA
MODERN CLUB HOUSE WITH
A/C COMMUNITY HALL.



LARGE CHILDREN PLAY AREA
WITH OUTDOOR PLAYING
EQUIPMENTS.



LARGE PARTY PLOT GARDEN FOR ALL TYPES OF FUNCTIONS.



PREMIUM BOX CRICKET PITCH WITH SPOT LIGHTS AND NETS.



A/C GYM WITH ALL MODERN EQUIPMENTS.



SENIOR CITIZEN PARK
WITH BENCHES IN GARDEN
AREA FOR RELAXATION.













669 SQ.FT. 609 SQ.FT. GROUND FLOOR SLAB : FIRST FLOOR SLAB :

BED ROOM 10'-0" X 11'-0"

TOILET 6'-7" X 4'-0"

ATT.TOILET 5'-0" X 7'-0"

1278 SQ.FT.

TOTAL SLAB AREA:

OPEN TERRACE 7'-7" X 6'-6"

STUDY ROOM 8'-0" X 10'-0"

BED ROOM 11'-4" X 12'-3"

BALCONY 12'-4" x 3'-6"



FIRST FLOOR PLAN

GROUND FLOOR PLAN



TYPE B+ (3BHK)

GROUND FLOOR SLAB: 617 SQ.FT. FIRST FLOOR SLAB: 550 SQ.FT.

TOTAL SLAB AREA: 1167 SQ.FT.

TYPE B(2BHK)

GROUND FLOOR SLAB: 617 SQ.FT. FIRST FLOOR SLAB: 385 SQ.FT.

TOTAL SLAB AREA: 1002 SQ.FT.











GROUND FLOOR PLAN TYPE B+ & B

FIRST FLOOR PLAN TYPE B+

FIRST FLOOR PLAN TYPE B



TYPE C+ (3BHK)

GROUND FLOOR SLAB: 596 SQ.FT. FIRST FLOOR SLAB: 533 SQ.FT.

1129 SQ.FT.

TOTAL SLAB AREA:

TYPE C (2BHK)

GROUND FLOOR SLAB: 596 SQ.FT. FIRST FLOOR SLAB: 379 SQ.FT.

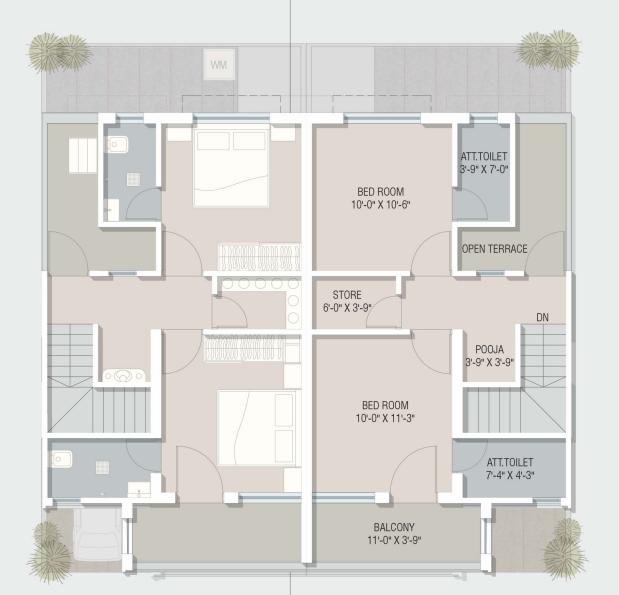
TOTAL SLAB AREA:

975 SQ.FT.





GROUND FLOOR PLAN TYPE C+ & C



FIRST FLOOR PLAN TYPE C+



FIRST FLOOR PLAN TYPE C

## SPECIFICATIONS (C)

Structure:	RCC frame structure & Brick Masonry as per structure engineer design. Earthquake resistant structure design.	Plumbings:	Conceled plumbing with standard CPVC & UPVC (Ashirwad /Finolex/ Astral) pipe fittings with Jaquar or equivalent C.P. fittings.	
Slab / Lintel:	Slab and Lintels are as per structure design and slab is with 10'top height and all lintels are 7'3" bottom height.	Flooring:	1200x600mm Digital Vitrified / GVT tiles with skirting and Living & Kitchen with epoxy. 600x600mm Digital Vitrified / GVT Tiles with skirting & epoxy in passages & all other bed rooms.	
External walls:	Sand faced plaster with Waterproof exterior paint.			
Internal walls:	Smooth plaster with full putty and Emulsion paint.	Balcony:	Balcony is finished with 600x600mm Digital Vitrified / GVTTiles and Glass railing with M.S. structure.	
Kitchen:	Black granite sandwich platform with good quality of S.S. Sink & above platform glazed tiles dado up to Slab height. Arrangement of water and electric points for water purifier, mixture machine, Chimney	Waterhitting Facility:	Centralise Plumbing provision for Gas Geyser or Electric Geyser system to all bathrooms.	
	and Microwave oven.	POP:	Designer False ceiling in Living Room and Kitchen with adequate down lights and 2 fans (48 inch).	
Doors & Windows:	Decorative main entrance Flush door with interlock system and all other flush doors with laminated sheets on both sides with good quality of hardware.  Main door with wooden frame and all other doors	Terrace:	Open terrace finished with Indian Brick bats coba pattern style water-proofing with China Mosaic.	
	with granite frames. Fully glazed Three Track (including Mosquito Track) Alluminium section	Staircase:	Furnished with Granite on Trade and tiles on riser, and stainless steel railing.	
	windows with safety grills and good quality hardware and Granite frames.	Wash Yard:	Wash yard floor with kotastone & glazed tiles dado on wall.	
Electrification:	Conceled wiring with ISI mark copper wire & branded modular switches For adequate number of points in all rooms. TV point in drawing room and AC point in 1 Master Bedroom. Fridge Point in kitchen	Parking:	Well finished compound wall with M.S. enterance Gate, Facilitate openness. Parking area paved with 400x400mm Parking Tiles.	
	and domestic point for Washing Machine in wash area.	Water Supply:	Water Supply Connection from Well. 1500 ltr underground water tank and 1000 ltr overhead	
Toilet:	Designer wall tiles 600mm x 600mm or 600mm x		White PVC water tank for storage with electric	

pump.

450mm or 450mm x 300mm upto lintel level. Anti-

skid ceramic 300mm x 300mm tile flooring. Good

quality sanitary fitting of Jaguar Esco or Equivalent

(Wall hung tub and wash basin) & plumbing fixtures.

## LOCATION MAP



**Payment Schedule:** 10% On Booking | 15% at Plinth Level | 20% Ground Floor Slab | 20% First Floor Slab 20% Plaster Level | 13% Flooring Level | 02% Before Possession

Terms and condition: 1. Additional documentation charges such as stamp duty, registration fees, MGVCL connection, legal documents, municipal expenses and other expenditure as per any new bylaws is to be borne by the buyer. 2. Changes/alternation of any nature including the elevation, exterior colour scheme of the bunglows or any other changes affecting the over all design concept & outlook of the scheme strictly not permitted. 3. Extra work shall be allowed only with prior written agreement and carried out after receiving full payment in advance. 4. In case of delayed payment 12% interest will be charged & continuous default payments lead to cancellation. 5. In case of cancellation of booking the refundable amount shall be given only when the same property is booked and paid by the new purchaser. Administration charges of 20,000 booking amount and the amount of extra work done (if any) shall be deducted from the refund. 6. Possession of the property will be given after one month of settlement of all accounts. Religious celebration will not be allowed in case of incomplete payment. 7. The developers reserve the full right to alter design, plans or specifications where required or deemed necessary without any intimation or reason. 8. Any design, specification or information in this brochure can not form part of an offer, contract or agreement.