

KEY PLAN



Developer: SHILP BUILDCON

Site: **Shilp Solitaire**, Opp. Shilp 33, Near Lotus Court, B/h. Satva Sahaj Bungalows, Kalali, Vadodara.

Architect: **Design Associates**
Str. Consultant: **Ami Consulting Eng.**

Payment Term: On Booking **10%** | Plinth Level **15%** | Ground Floor Slab **15%** | First Floor Slab **15%** | Second Floor Slab **10%** | Outside Plaster Level **10%** | Inside Plaster Level **10%** | Flooring Level **10%** | Final Level **05%**

Terms and condition: 1) Additional charges such as stamp duty, registration fees, GST, MGCL 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 bungalows 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 Rs. 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. 9) Maintenance deposit at the time of Possession.

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design: smolik&arrow@9824092010



Luxury, Beyond Imagination

Welcome to **Shilp Solitaire, 5B2HK villas** as rare and unique as a **solitaire**...

Designed to offer you a life that is beyond anything that you have ever seen, these magnificent residences are a blend of all things luxurious. Right from the attractive façade to the interesting harmony of elements, from lush green outdoors to open bright indoors, from exceptional planning to careful attention to detail, we've ensured exclusivity in everything. Every home comes with its own private garden and splash pool so you can pamper yourself and your loved ones to leisure whenever you feel like.



Aesthetics, Beyond Compare

The first thing you notice about any home is how it looks and it's even more important when it is your own. Your abodes at **Shilp Solitaire** are nothing but an architectural marvel.

While the exposed brick façade gives it an earthy aura, the panoramic glass windows make it look stylish. The play of contrasting lines and shapes ensures your home is nothing like any other. The dash of greens placed across the structure helps break the monotony of concrete and offers you a slice of nature within your homes.



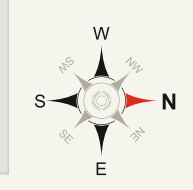
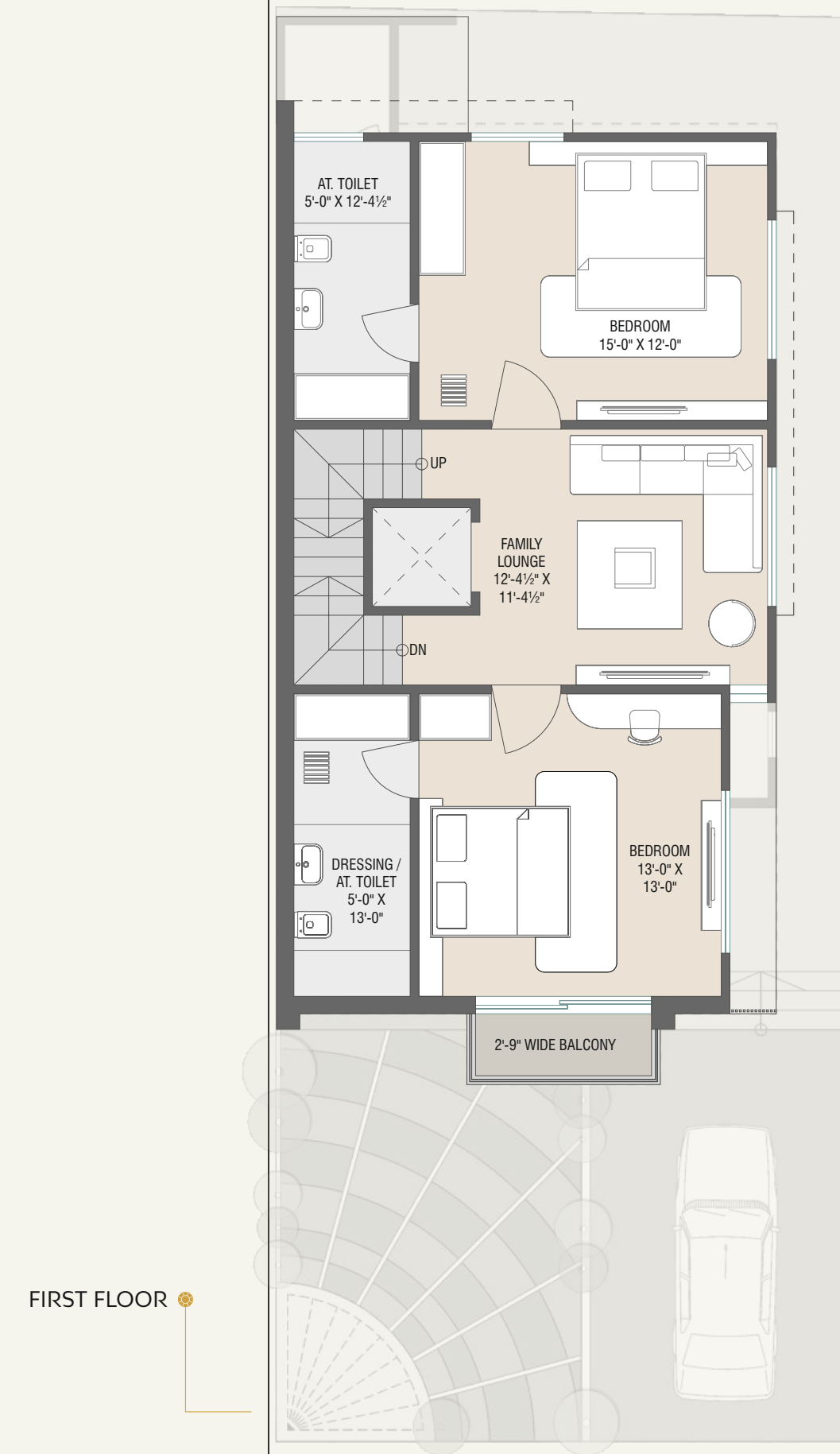
LAYOUT PLAN



UNIT PLAN

Value, Beyond Expectations

When it comes to your dream homes, we believe in exceeding expectations. Exactly we have added more value per villa at **Shilp Solitaire**. Each abode has a private front garden with a wooden finish deck gazebo so you can enjoy nature at your will. And if at all you miss the calming touch of water, simply head to your own splash pool on the terrace!





Leisure, Beyond Holidays

Value Added Amenities

Aesthetics

- Decorative Compound Wall as per Architect's Design
- Number Plate to maintain the uniformity of the project
- Multi-purpose Hall, AC Gym & Game Zone with garden.

Security

- CCTV Cameras in common areas for round-the-clock surveillance.
- Video door security system in each villa

Infrastructure

- Designer street lights
- Underground Cabling for electricity
- Individual Electric Connection
- Water & Drainage Facility
- Termite Resistance Treatment
- Rain Water Harvesting

Unique Features

- Personal Splash Pool with rain shower on terrace for each unit
- Gazebo with wooden finish deck & designer shade for each unit
- Smart Switches in living & dining area
- Security cameras for each unit

CLUB HOUSE





Specifications



Structure: All RCC & brick masonry works as per structural engineer's design. Earthquake resistant.



Internal Wall: Smooth plaster with putty & primer finish



External Wall: Double coat plaster with waterproof exterior paint & expose brick cladding.
Kitchen: Exclusive finish platform with good quality sink. Glazed tiles dado.



Kitchen: Exclusive platform with good quality of sink and above platform glazed tiles dado with R.O water purifier system



Doors & Windows: Main Door: Wooden Veneer polished decorative main door with interlocking system. Internal Door: Premium Laminated flush doors with granite frames. Windows: Fully glazed aluminium sliding windows with safety grill & mosquito net.



Electrification: Concealed wiring with ISI mark copper wire & branded modular switches. Individual 3-phase connection. EV charging point for each unit.



Toilets: Designer wall tiles. Anti-skid tile flooring. Good quality sanitary & plumbing fixtures.



Plumbing: Concealed plumbing with standard CPVC & UPVC pipe fittings with Kohler/ Jaquar C.P fittings.



Flooring: Premium Vitrified tiles in living, kitchen, dining, passages & all other bedroom.



Terrace: Terrace finished with China mosaic with brick bat waterproofing.



Staircase: Furnished with granite and designer stainless steel railing.



Lift Provision: RCC Lift Shaft for each unit



Wash yard: Wash yard with glazed tile dado. Remaining compound with good quality anti-skid flooring.



Water Supply: 2000 ltr. Underground tank & 24 Hrs Water supply connection from centralized bore system. Overhead water tank with pressure pump & auto-senser.