



LOCATION



WEBSITE



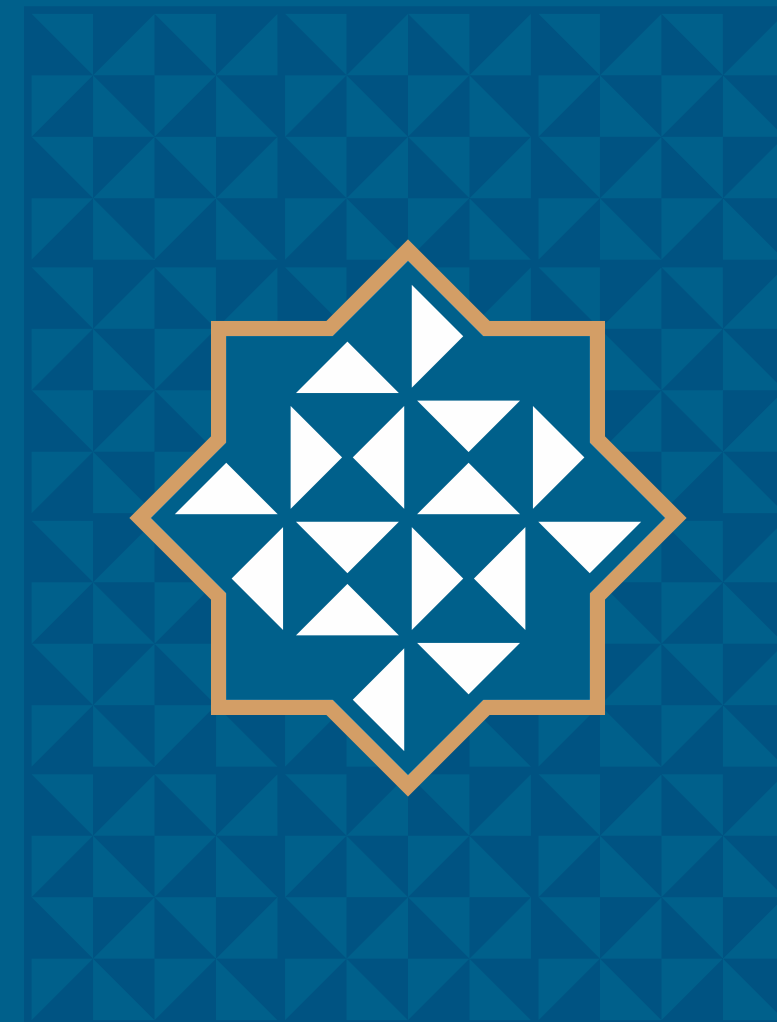
BROCHURE



**Payment Mode:**

**Booking 30% | Plinth Level 15% | Ground Floor 10% | First Floor 10% | Second Floor 10% | Plaster Level 10% | Flooring Work 5% | Finish Level 5% | Before Possession 5%**

1. The following will be charged extra in advance / as per government norms: (a) Stamp Duty & Registration Charges, (b) GST, Service tax, VAT or any such additional government taxes if applicable in future. (c) Maintenance Deposit, (d) Deposit for New Electric Connection. (e) Infrastructure development charges. 2. If any new tax applicable by Central or States Government or Local Govt. Body in future, it will be borne by the buyers / members. 3. Possession will be given only after two months of settlement of all accounts and MGVCL connection. 4. Continuous default in payments leads to cancellation. The developers reserve all the rights to change the plan, elevation, specification or any details will be binding to all. 5. In case of delay in water supply, light connection, drainage work by the concerned authority, developers will not be responsible. 6. Developer will not be responsible for any damage or late possession due to natural calamities. 7. Changes in any structural design & changes in any external facade will not be permitted under any circumstances. 8. Internal changes will only be permitted with prior permission & advance payments. 9. Outdoor AC units will be fitted as per provision provided in the designated placed by the Project Designer. 10. If any situation of cancelation occurs developers reserves the rights for refund. 11. This brochure is for information purpose only. It does not form a part of the agreement or any legal document. The developer retains the right to alter the specification without any consent of the member.







**SHILP**  
**SERENE**

**4BHK** INDIVIDUAL VILLA

Step into a world of elusive serenity at **SHILP SERENE**, an exclusive community of elegant villas set in a picturesque campus. A tranquil paradise where a life of unmatched luxuries awaits to pamper you and your loved ones. Simply soothing.

















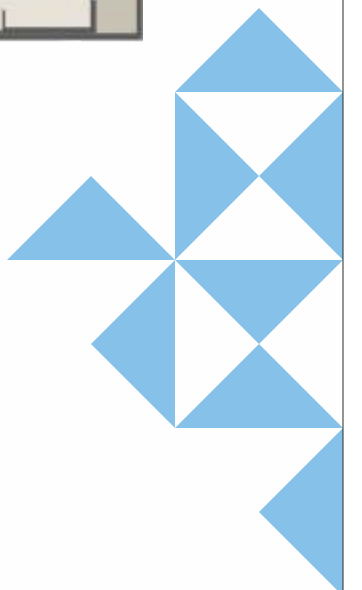


**CLUBHOUSE**

01 Jogging Track Area	07 Deck Area
02 Garden	08 Indoor Game
03 Children Play Area	09 Toilet
04 Multi Purpose Hall	10 Gents Changing Room
05 Passage	11 Ladies Changing Room
06 Swimming Pool	

**PLOT SIZE**

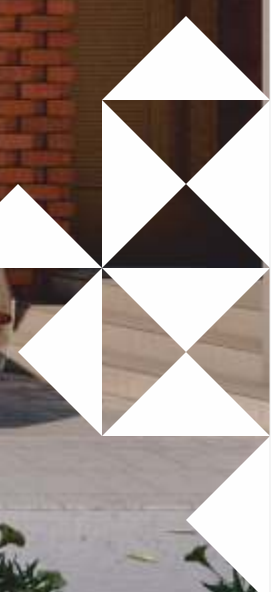
01 2169 sq.ft.	11 1294 sq.ft.	21 1294 sq.ft.	31 1294 sq.ft.
02 1352 sq.ft.	12 1294 sq.ft.	22 1294 sq.ft.	32 1338 sq.ft.
03 1352 sq.ft.	13 2129 sq.ft.	23 1294 sq.ft.	33 1326 sq.ft.
04 1352 sq.ft.	14 2129 sq.ft.	24 1294 sq.ft.	34 1326 sq.ft.
05 1352 sq.ft.	15 1294 sq.ft.	25 2129 sq.ft.	35 1326 sq.ft.
06 1352 sq.ft.	16 1294 sq.ft.	26 2129 sq.ft.	36 1326 sq.ft.
07 1346 sq.ft.	17 1294sq.ft.	27 1294 sq.ft.	37 1326 sq.ft.
08 1294 sq.ft.	18 1294 sq.ft.	28 1294 sq.ft.	38 2129 sq.ft.
09 1294 sq.ft.	19 1294 sq.ft.	29 1294 sq.ft.	
10 1294 sq.ft.	20 1294 sq.ft.	30 1294 sq.ft.	



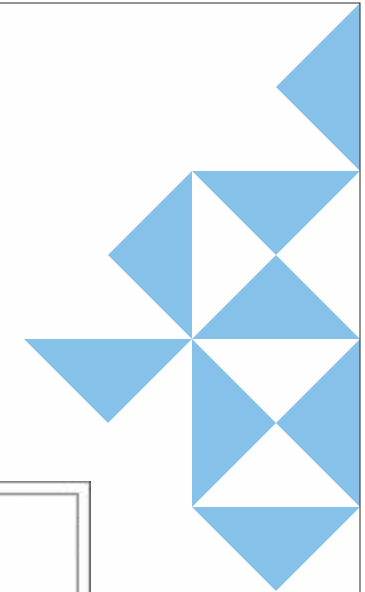




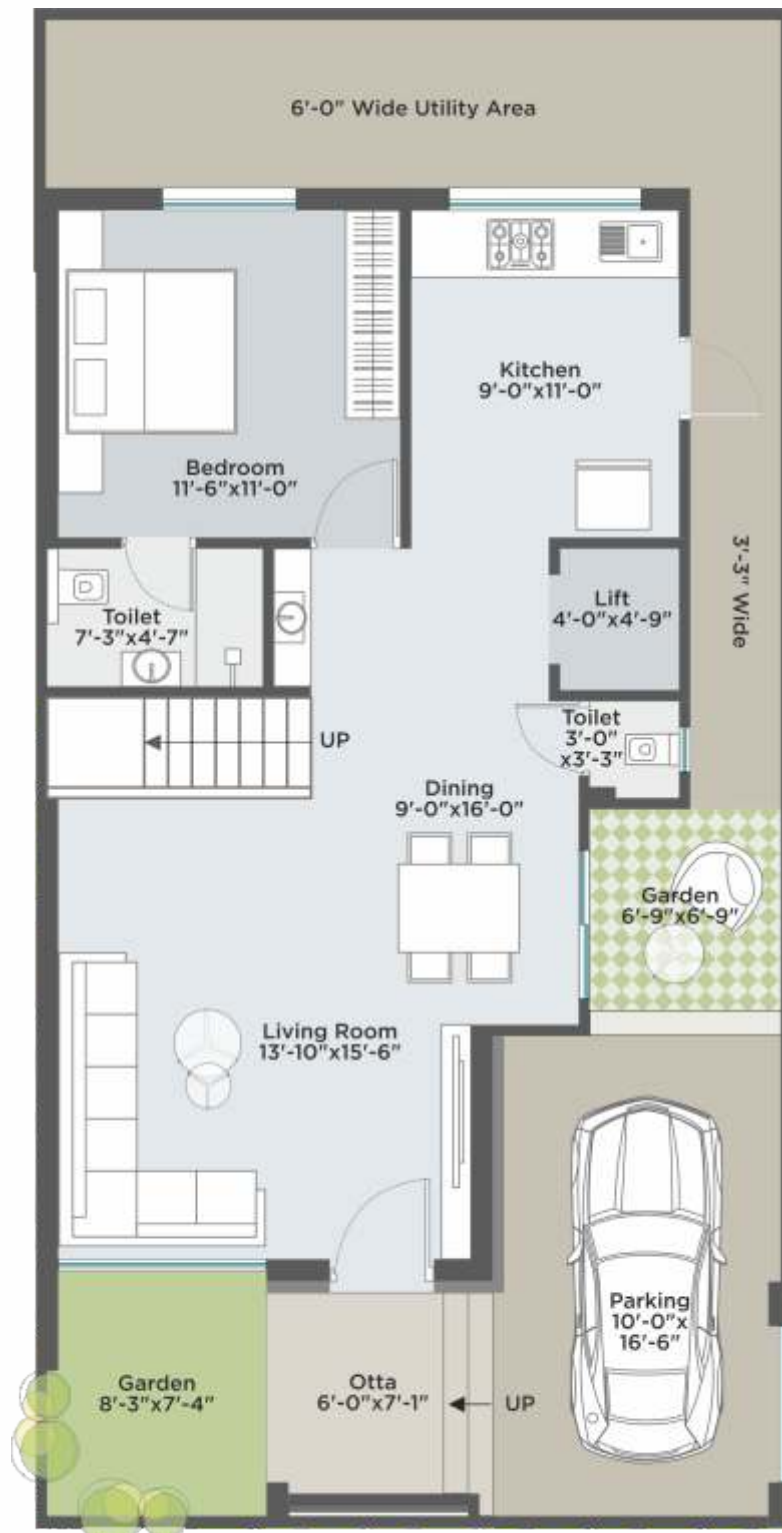
23







### GROUND FLOOR



Carpet Area: 650 Sq.Ft.  
Builtup Area: 735 Sq.Ft.

### 1<sup>st</sup> FLOOR



Carpet Area: 670 Sq.Ft.  
Builtup Area: 935 Sq.Ft.

### 2<sup>nd</sup> FLOOR



Carpet Area: 390 Sq.Ft.  
Builtup Area: 455 Sq.Ft.









Embark on a journey of unlimited pleasures with our handpicked array of amenities set right within the campus. With something for every age group, we have ensured that leisure times are always enjoyable and memorable for everyone. Simply relaxing.

## AMENITIES



Landscape Garden



Children Play Area



Jogging Track



CCTV Camera in Campus



Underground Caballing



Swimming Pool With Deck



A/C Gymnasium



Indoor Game



Multipurpose Hall



Senior Citizen Seating







## VALUE ADDED AMENITIES

  
Video Door Phone

  
Water Heating Pump System

  
EV Car Charging Point


  
Chimney In Kitchen

  
Rain Water Harvesting

  
RO System

  
POP Ceiling in All Room

  
Pressure Pump

  
Underground and Overhead Tank With Sensor

  
Lift Provision

## SPECIFICATION

### STRUCTURE

Earthquake Resistant R.C.C Frame Structure with Brick Masonry.

### FLOORING

Vitrified Tiles Flooring in Living Room, Dining area, Passage, Kitchen and all Bed Rooms.

### WINDOWS

High Quality Section fully glazed windows with safety Grill on Ground Floor.

### WALLS

Inside Mala finished plaster with putty and primer. Outside double cote plaster with acrylic paint.

### DOOR

Attractive Main Door Other internal doors - Laminated Flush Doors.

### KITCHEN

Granite platform with stainless steel sink. Ceramic tiles dado over platform. Wash area with ceramic tiles dado and natural stone flooring.

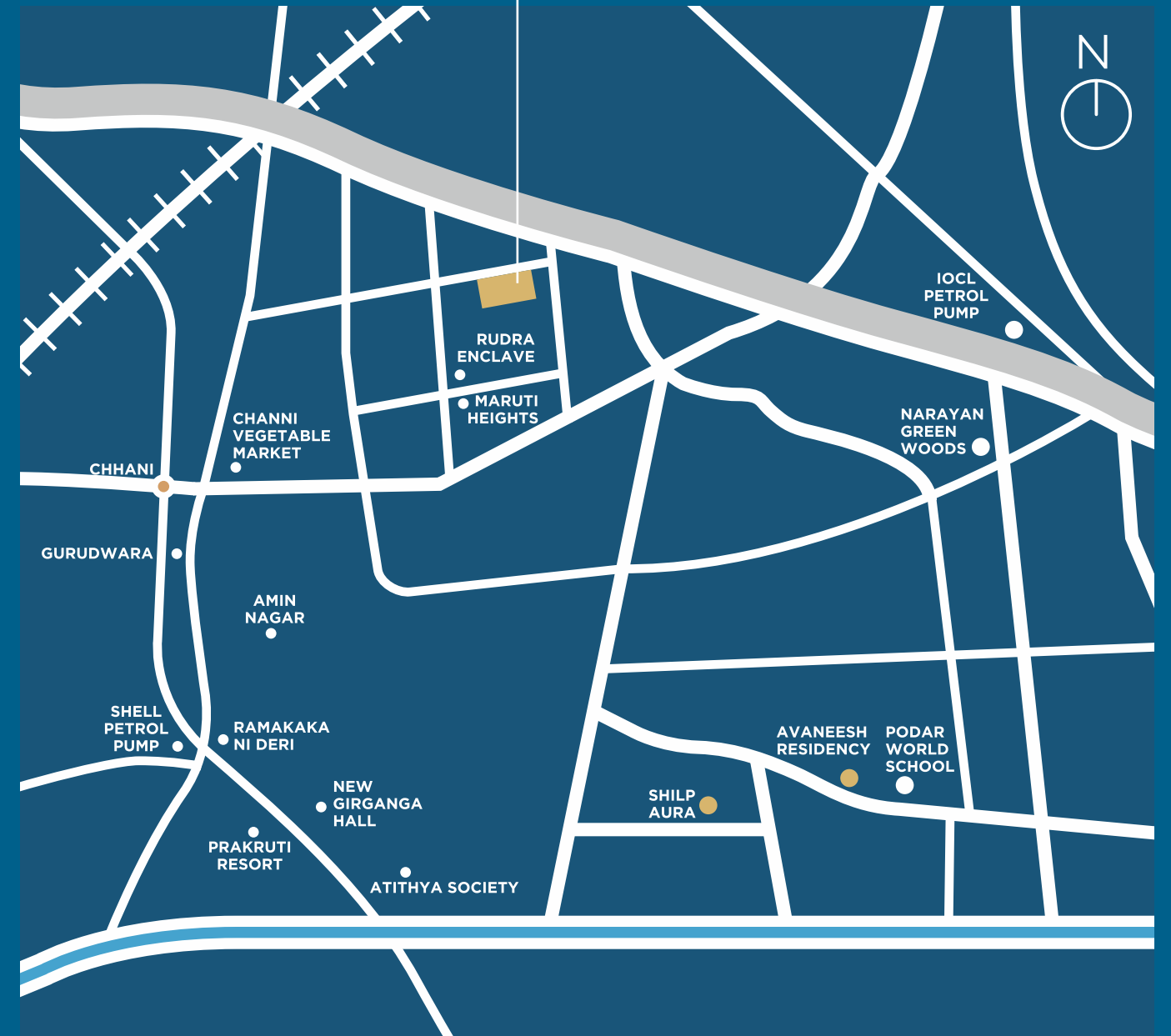
### TOILET

Designer wall tiles up to Lintel level. Ceramic tile flooring. Granite/stone counter with ceramic wash basin. C.P fittings And Vessels of Branded Make.

### ELECTRICAL

Good quality I.S.I Modular switches & F.R. Wires. Provision for TV, Telephone and Internet points at convenient locations.

# SHILP SERENE



Developer :  
**DEV INFRA**

Address:  
Shilp Serene, B/h Rudra Enclave,  
Near Chhani Lake, Chhani, Vadodara - 391 740.  
Email : shilpserene38@gmail.com  
Mobile : 97379 00749  
www.shilpgroup.in

ARCHITECT

**ASQUARE**  
ARCHITECTURE & INTERIORS  
KETAN PATEL

STRUCTURE

**AMAR ASSOCIATES**  
CONSULTING ENGINEERS  
BHARAT PRAJAPATI