

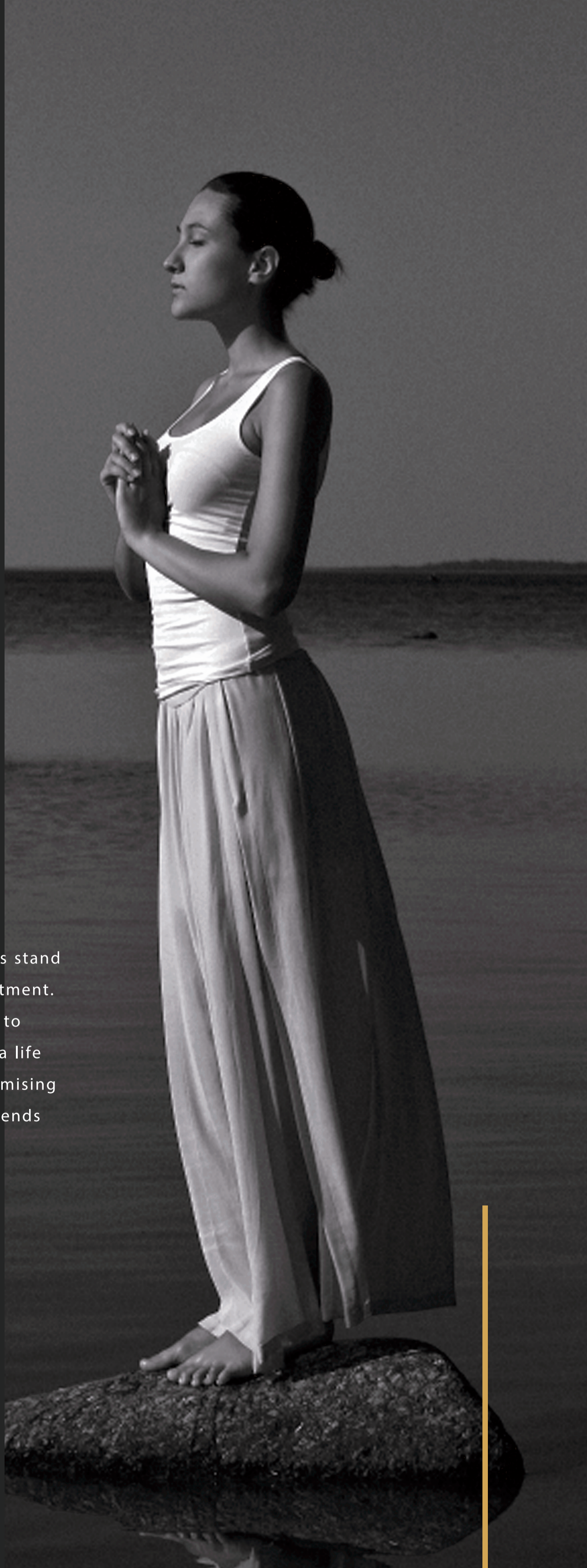


2 & 3 BHK HOMES & RETAIL

Celebrate Abundant Living

# An Epitome of Good Living

In the realm of good living, our residences stand as paragons of comfort, style, and contentment. Here, every detail is meticulously curated to redefine your living experience. Embrace a life where excellence meets everyday joy, promising you an epitome of good living that transcends the ordinary.



# Journey of Transformation

Shri Parshva, founded by Devang Shah and now led by Parth Shah, has been a pioneer in real estate, creating 16+ residential and commercial projects in Ahmedabad. With a legacy of 18+ projects, 1500+ happy families, and over 20 lac sq. ft. developed, Shri Parshva stands as a beacon of architectural excellence and sophisticated living, where dreams become reality since 1993.



## Our Track Record Boasts

1500+

Happy Families

20+

Completed Projects

20 lac+

SQ.FT. Construction Area

# 22 Storeys of Tranquillity

Each residence unfolds a unique narrative of peace and tranquillity, where the hustle of the world fades away, and serenity takes centre stage. Immerse yourself in these tales of calmness, where every corner is a chapter, and every moment is a story woven with the threads of tranquillity.



# Cornering Connectivity

Your Gateway to Seamless Living at the Crossroads of Convenience



# Ground Floor Plan

45.00 MT. WIDE T.P.S ROAD



12.00 MT. WIDE

SHOW ROOM	DIMENSIONS	S.B.A.* SQ.FT.
1	10'0" x 39'6"	765
2	10'0" x 39'6"	755
3	10'0" x 39'7"	870
4	10'0" x 24'8"	475
5	10'0" x 24'9"	480
6	10'0" x 24'10"	485
7	10'0" x 35'3"	770
8	10'0" x 35'4"	675
9	10'0" x 35'6"	680
10	10'0" x 35'7"	695
11	13'9" x 11'9"	305
12	10'0" x 25'5"	500
14	10'0" x 35'10"	690
15	10'0" x 35'11"	685

SHOW ROOM	DIMENSIONS	S.B.A.* SQ.FT.
16	10'0" x 36'0"	690
17	10'0" x 35'1"	695
18	10'0" x 25'10"	510
19	13'9" x 12'4"	320
20	18'0" x 36'4"	1250
21	12'3" x 36'6"	850
22	15'0" x 36'7"	1040
23	15'0" x 36'9"	1045
24 & 25	62'8" x 24'10"	2905
26	63'8" x 10'0"	1460
27	14'2" x 13'9"	370
28	23'0" x 10'0"	450
29	56'9" x 12'0"	1295
30	57'7" x 14'3"	1560

\*INDICATIVE S.B.A.



# Typical Floor Plan

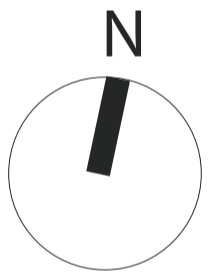
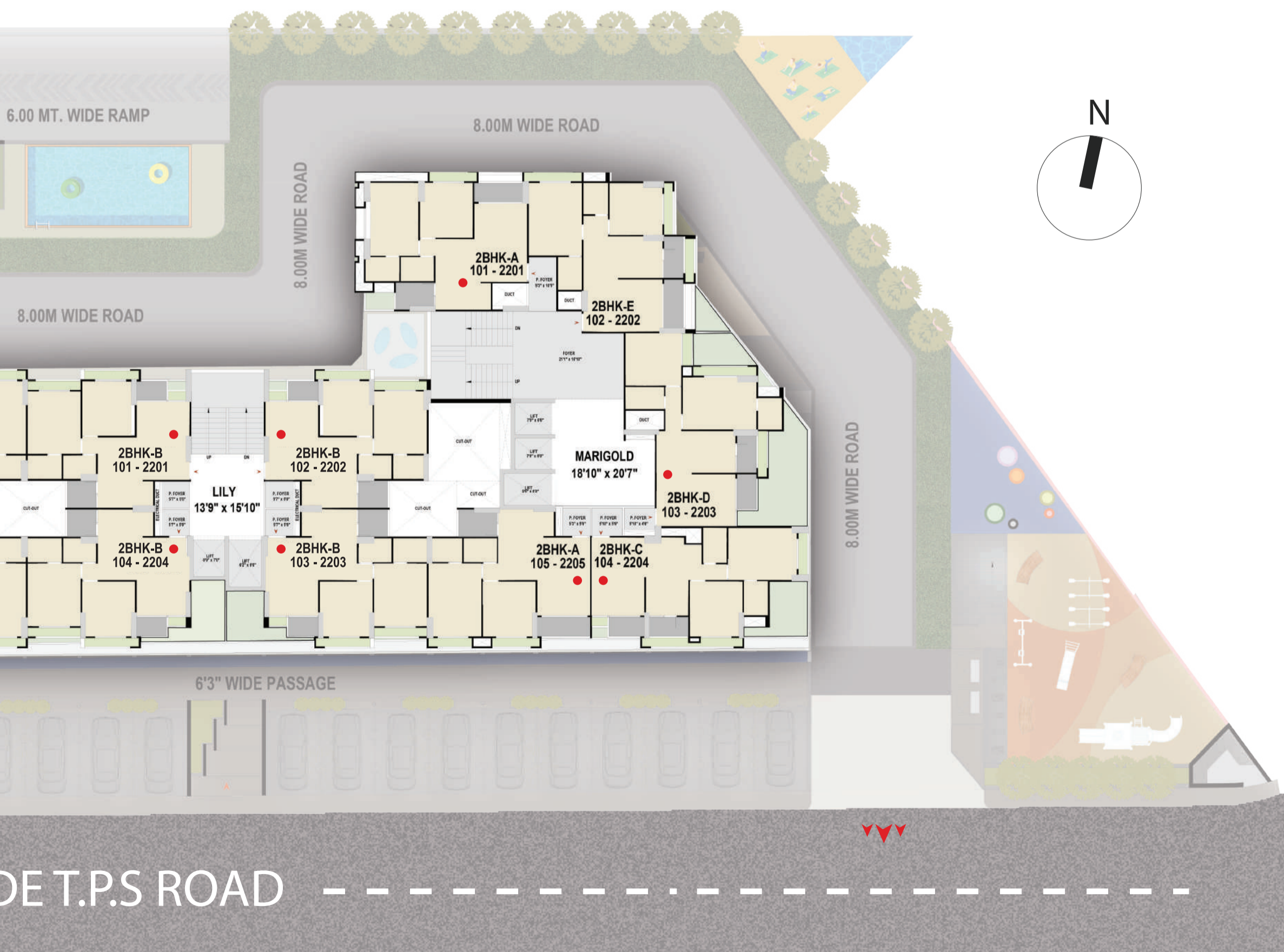
● PLC Unit

45.00 MT. WIDE T.P.S ROAD



12.00 MT. WIDE





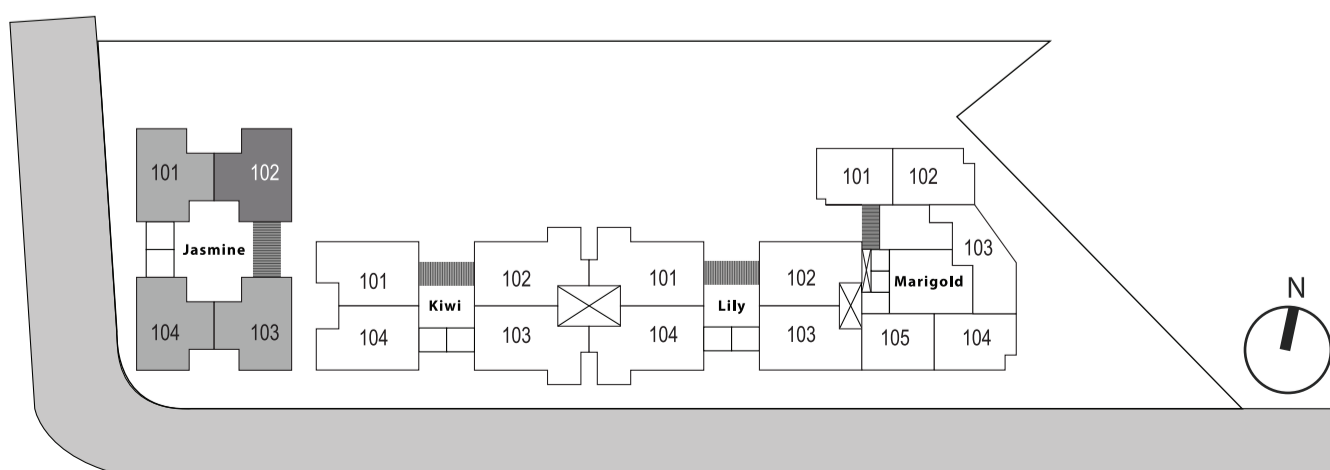
DE T.P.S ROAD



# JASMINE TOWER

## 3BHK UNIT PLAN

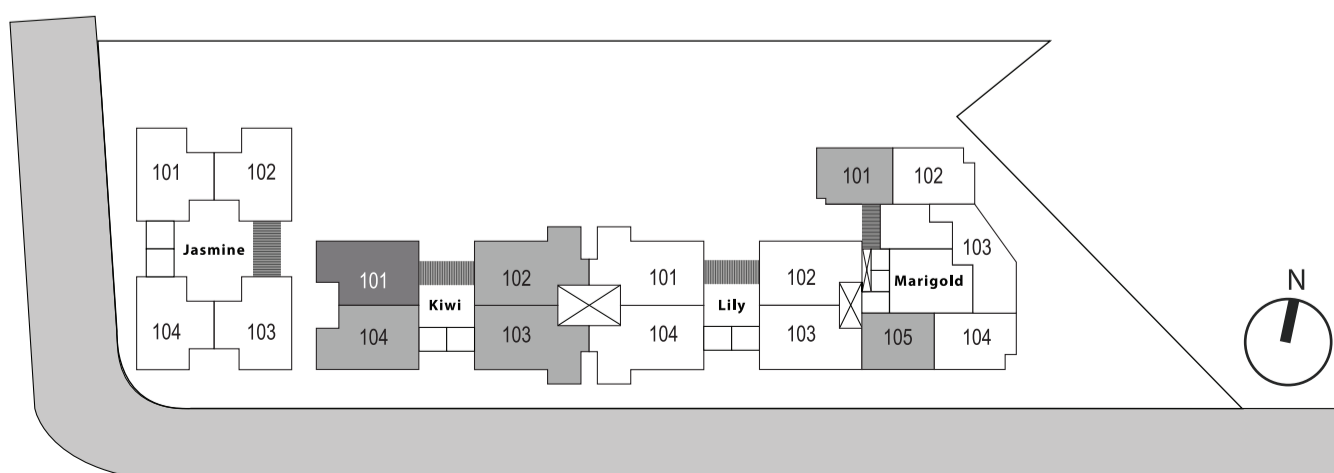
Indicative S.B.A 1525 SQ. FT.\*



# KIWI TOWER & MARIGOLD TOWER

## 2BHK TYPE-A UNIT PLAN

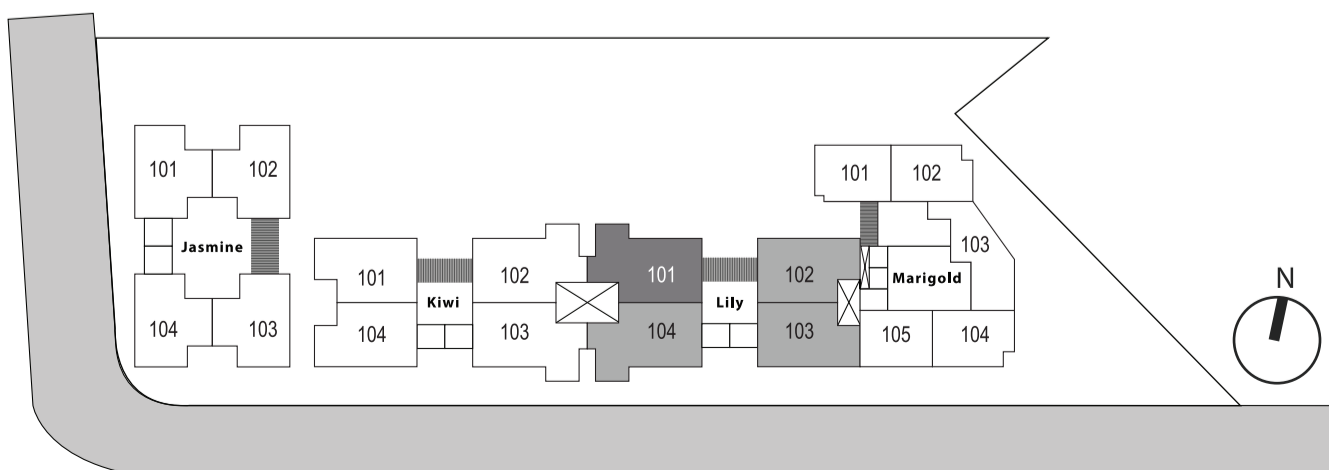
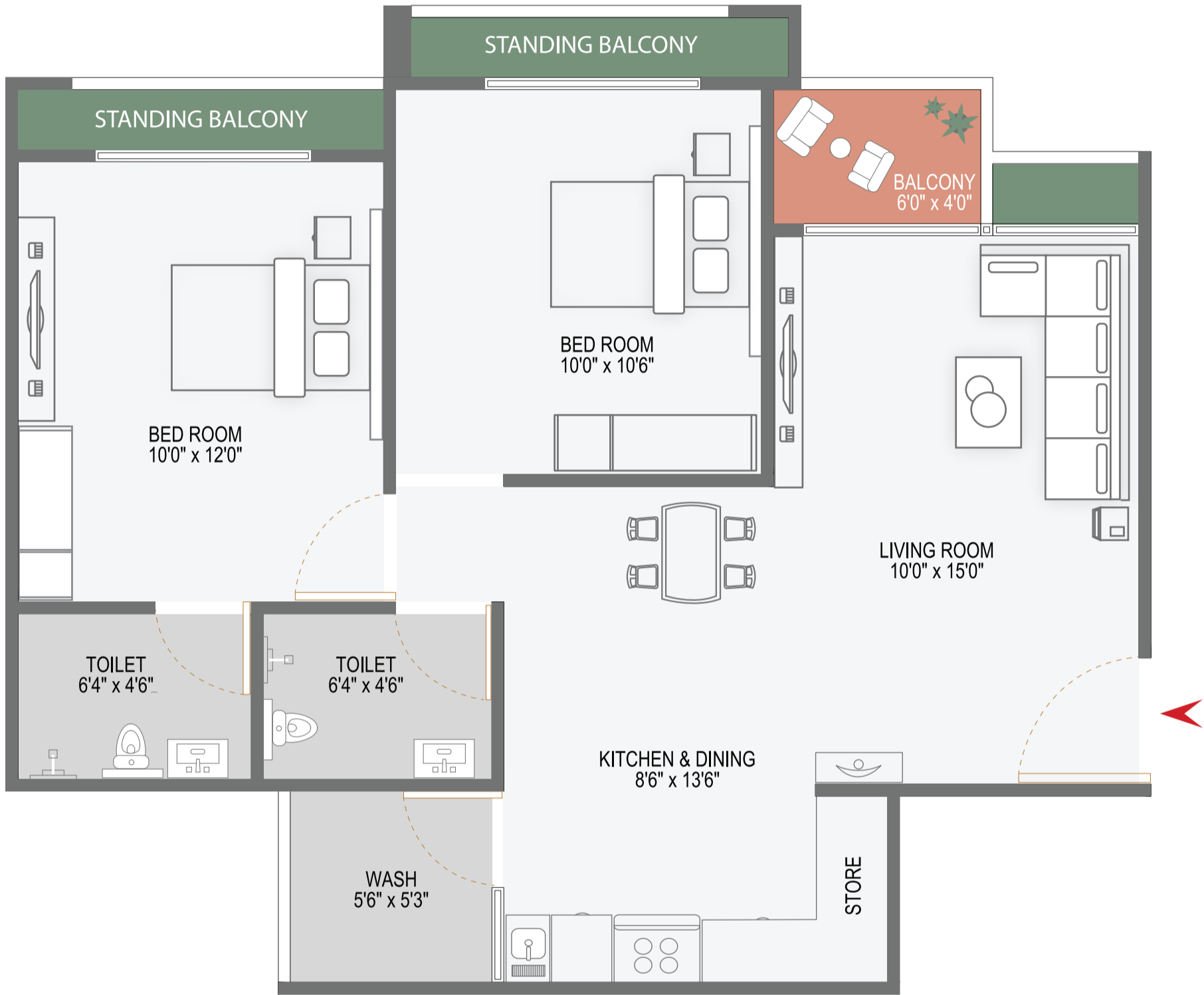
Indicative S.B.A 1290 SQ. FT.\*



# LILY TOWER

## 2BHK TYPE-B UNIT PLAN

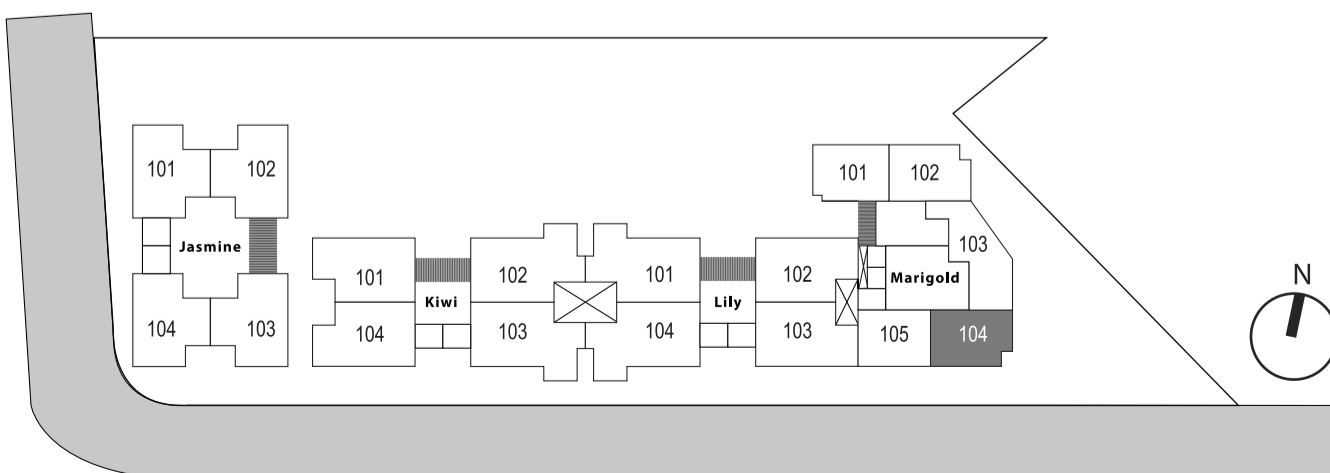
**Indicative S.B.A 1200 SQ. FT.\***



# MARIGOLD TOWER

## 2BHK TYPE-C UNIT PLAN

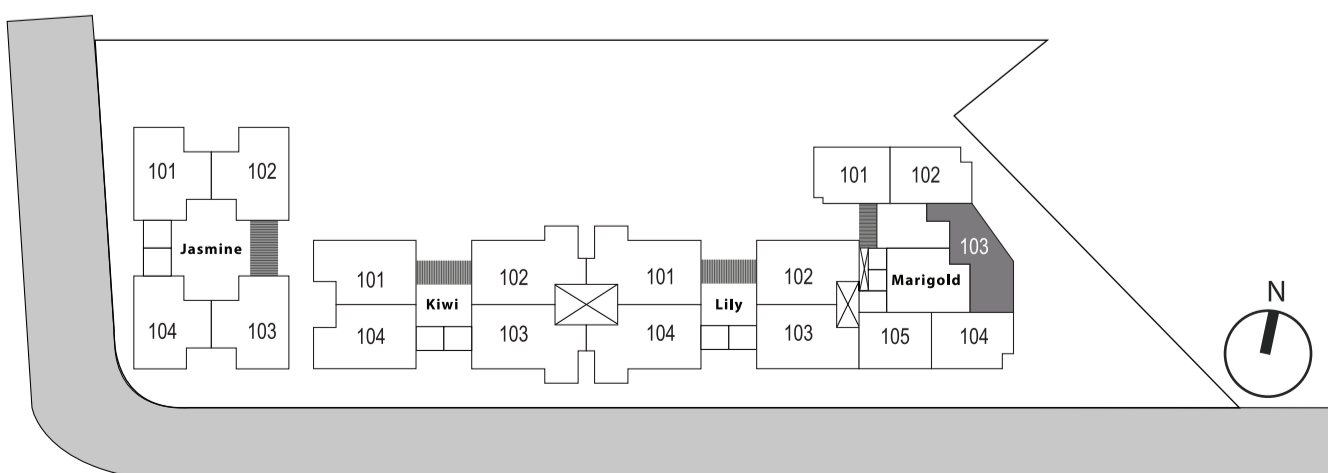
**Indicative S.B.A 1290 SQ. FT.\***



# MARIGOLD TOWER

## 2BHK TYPE-D UNIT PLAN

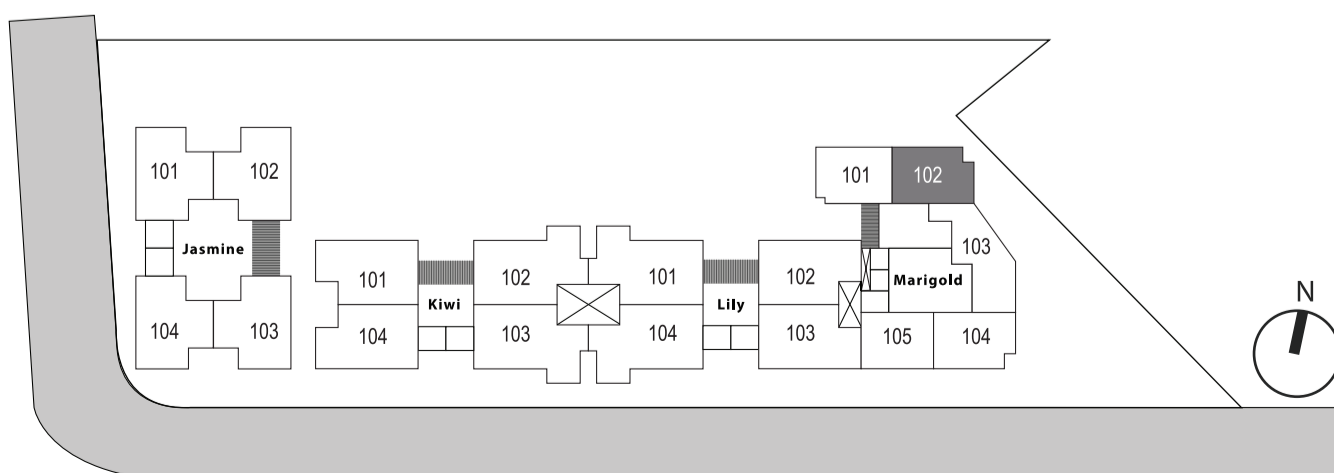
Indicative S.B.A 1305 SQ. FT.\*



# MARIGOLD TOWER

## 2BHK TYPE-E UNIT PLAN

Indicative S.B.A 1290 SQ. FT.\*



# Power Packed with Futuristic Amenities

Step into the future of luxury living, where every amenity is a powerhouse of innovation and convenience. Our residences are designed to be more than just spaces; they are a fusion of cutting-edge technology and unparalleled comfort.



Fitness Area



Indoor Games



Dedicated WFH Rooms



Garden with live music



Multipurpose Hall



Kids Play Area



Box Cricket



Scriptures wall with sitting



Toddler Room



Jogging Track



Guest Room



Large decorative foyer



Splash pool



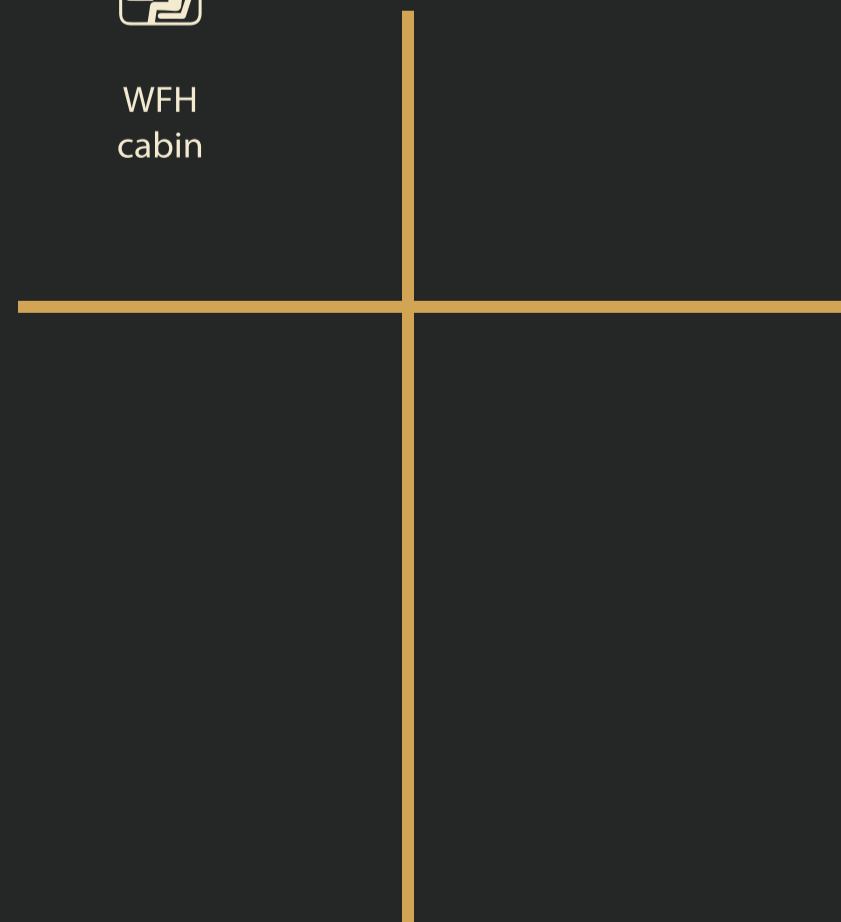
Drop Off Zone



Yoga Deck



WFH cabin









# Abundant Living Beyond Boundaries

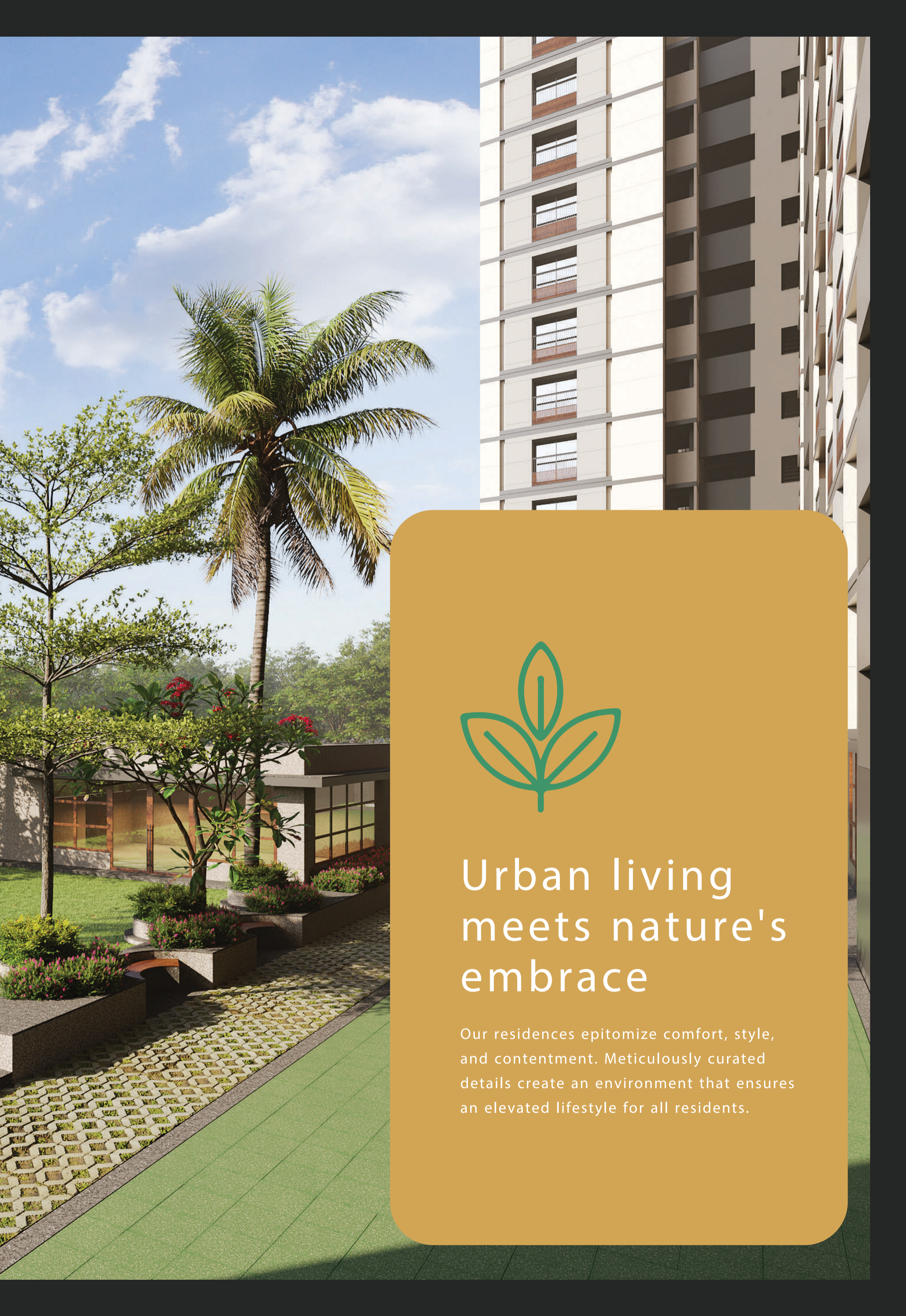
Beyond the boundaries of ordinary living lies a world where abundance knows no limits. Here, every facet of life flourishes in opulence, from expansive spaces to boundless possibilities. Immerse yourself in a lifestyle that transcends confines, offering you the extraordinary experience of abundant living without bounds.

# An Epitome of Familial Belonging

With lifestyle amenities that spark euphoria for each family member, we promise you a perennial sequence of wholesome family moments.

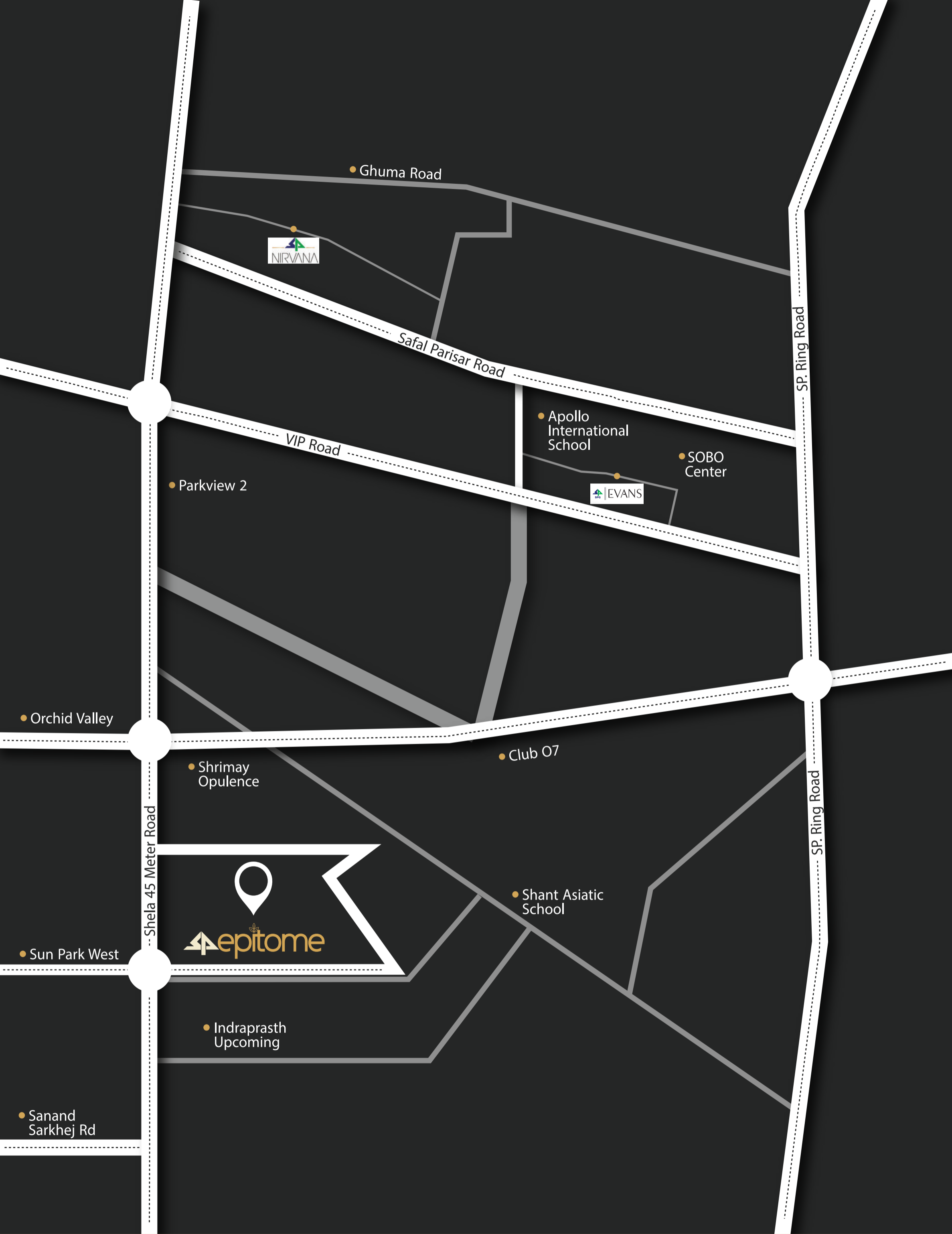






## Urban living meets nature's embrace

Our residences epitomize comfort, style, and contentment. Meticulously curated details create an environment that ensures an elevated lifestyle for all residents.



# SP EPITOME MAP

Shela - Club O7 45 Mt. Road, B/h Club O7, Nr. Orchid Valley, Shela, Ahmedabad. 380058

# Specifications

## Structure



- Earthquake resistant RCC frame structure

## Flooring



- vitrified tiles flooring with skirting

## Wall Finish



- Internal putty finish and external double coat plaster with 100% acrylic paint/texture

## Doors



- 30 mm thick decorative main door and ss fittings.
- 30 mm thick bedroom flush door with laminated or paint finish and ss fittings in stone frames.
- Granite/marble or wooden door frame.

## Windows



- aluminum sliding window with marble/granite reveal.

## Kitchen



- granite platform | stainless steel sink.
- exhaust and aqua guard electric point.

## Electrical



- 3 phase concealed IS fire resistant copper wiring with modular switches.
- distribution board with MCB & ELCB.
- electric provision for split A.C. in all bedrooms and drawing room.

## Bathrooms



- glazed tiles flooring up to lintel level.
- concealed plumbing fittings & accessories of superior brand.
- superior sanitary ware | wall hung W.C. in all bath rooms.

## Parking



- designer tiles / polished stone / pavit.

## Staircase



- polished stone/granite marble with anti skid grooves.

## Terrace



- china mosaic over water proof coat on 3"thick brickbat concrete for heat treatment with water proofing.

## Elevators



- 2 automatic elevators in each tower.

## Termite Treatment



- anti termite treatment shall be applied by standard materials to complete area.

# Terms & Conditions

- Stamp duty, registration, legal charges, AUDA, GEB, AMC, Torrent & any other Govt. charges are to be borne by the member themselves.
- Any additional charges of duties levied by Govt./local authority during or after the completion of the project will be borne by the buyer.
- Changes in external elevation shall not be permitted. • Internal changes shall be permitted with prior permission & shall be charged extra in advance. • Possession of the unit will be given after receiving the full payment from the member.
- Payment / schedule payment should be strictly followed, in case of delay in payment then interest will be levied or the basic rates will be revised & the member will have to follow the same. • In case of cancellation, cancellation policy will be applicable.
- Acceptance of request if any, for transfer of booking from unit to unit at sole discretion of ours and for that transfer charges (fees) would be collected. • All rights reserved by the developer for alteration / modification / improvement in specification of changes in dimensions and planning shall be binding to all. • Issued subject to Ahmedabad jurisdiction. • We agree with the above mention term, condition & specification of the same scheme. • Any business practices leading to pollution, causing material damage to the building or members are not allowed in the premises. • Irregular payments may attract interest and lead to the cancellation of booking/s.

## Disclaimer:

The brochure is for representational purposes only & is not part of any legal document/s. • 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 at all an advertisement and is within the meaning & rules of RERA. • This is not an offer, invitation of commitment of any nature. • Recipients are advised to appraise 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. • T&C applicable.



## Address

Shela - Club 07 45 Mt. Road,  
B/h Club 07, Nr. Orchid Valley, Shela, Ahmedabad. 380058

### Developer



### Architect



### Structure



### Advocate



A.M. Kothari  
Advocates

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Instagram - @shriparshva

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