



Shivalik Group of Companies

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Paradise Apartments



Shivalik

Building Homes - Bringing Smiles

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Celebrating a Decade of Success

Committed towards making aspirations an asset in the contemporary era Shivalik Group has come a long way adding personal touch to the real estate. The Shivalik Group established in 2000 has made its name by creating landmarks in the history of Real Estate.

Celebrating a decade of Success with its most recognized Fully Developed Township, SHIVALIK CITY in Sector 127 Greater Mohali sprawling over 250 acres has been identified by its clients for an expression of grace, style and comfort.

This township comprises of Shivalik Enclave, Shivalik Estates Shivalik Villas, Shivalik Towers, Shivalik Valley, Shopping Plaza and Paradise Apartments.

- Strategically located on Mohali-Delhi six lane express highway.
- 15 min. drive to Shaheed Bhagat Singh International airport Mohali.
- Proposed Golf Course and Lake of Mohali are just 5 minutes drive.
- Shivalik City has approx. 2500 residential sites which include plots, apartments & villas. It has 6 schools, 32 well maintained parks, club, community center, temple and gurudwara sahib.
- 500 families are already residing in the township.
- 24 hours armed security equipped with latest wireless systems and 8ft. boundary wall all around the township with 5 entry gates.



Paradise Apartments



...a truly mega visualization

Shivalik Group now introduces Paradise Apartments an enchanting sequel of constructed area comprising premium class Row Housing & Multi Storeyed apartments. We provide high-end finished marble in drawing-dining, master bedroom with premium class features and wide choice with facility of upgradation. These are exclusively constructed along with world class amenities, superb space providing amidst natural beauty and likeable ambience.

In synchronization with the same perception of grabbing a dream house the "PARADISE APARTMENTS" are on offer for the people from every walk of life. Beauty in design and construction is not an aspect of the big and palatial residential houses alone. We offer elegant & premium class apartments with wide choice of upgradations to make your dreams come true. Our motive is to design a housing scheme with all the modern facilities and infrastructure.



Row Housing



Three Bed Unit 1625 Sq. Feet

Ground Plus 3 Floors (Ground, First and Iind Floor)

- Three Bedrooms (Three Bedrooms with attached Bathrooms)
- Drawing Room
- Dining Room
- Well Designed Kitchen
- Spacious Balconies



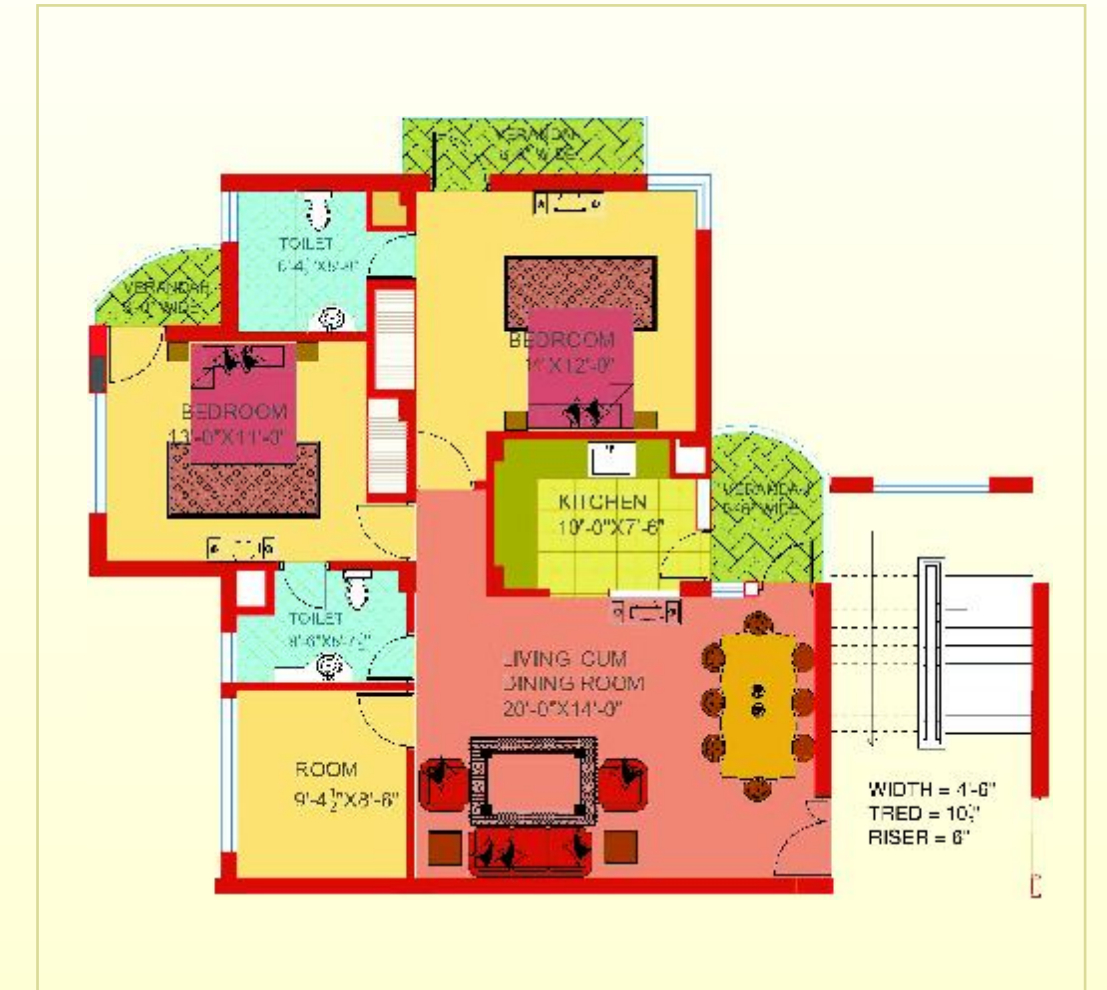
Multi Storeyed Apartments



Two Bed Unit 1225 Sq. Feet

Ground Plus 6 Floors

- Three Bedrooms (Three Bedrooms & Multipurpose Room)
- Two Washrooms
- Drawing Room Cum Dining Room
- Well Designed Kitchen
- Spacious Balconies



Exclusively for residents



Club Square One



To rejuvenate your vitals and for a relaxing retreat a club and a restaurant with international facilities have been planned within the complex to provide great flavors to your palate and taking away your cooking hassles the restaurant is a versatile place for your family and guest

Vicinity



Golf Course & Lake just 1.5 Km

In addition to every other luxury Shivalik City enjoys vicinity to various landmarks of interest. To ensure that you do not drop a chance to add fun to your lives there is a long list to thrill yourselves at various significant points.

Spending a day with your little ones at Thunder Zone sounds great. Give your loved ones a day of fun 'n' frolic at the amusement park at just 5 kms from here.

Shivalik City a strategic location, spread on a massive expanse is surrounded by various upcoming shopping malls, plazas and hotels with recognition and visibility to brands for you to "Shop till you drop".



The proposed Mohali International Airport at 10 min drive further eases your life.

For a relaxing evening with friends just go for an exciting game at the proposed Golf Course Mohali 1.5 Kms from Shivalik City and enjoy from time to time.

Adjacent to Golf Course is the lake to refresh your soul with the chirping of birds amidst serenity and peace. Enjoy your morning walks and gulp breaths of fresh air.

How about witnessing an exciting match between the international teams at just 10 minutes drive? The significant Punjab Cricket Stadium is there to thrill you with the exciting matches.

Specification

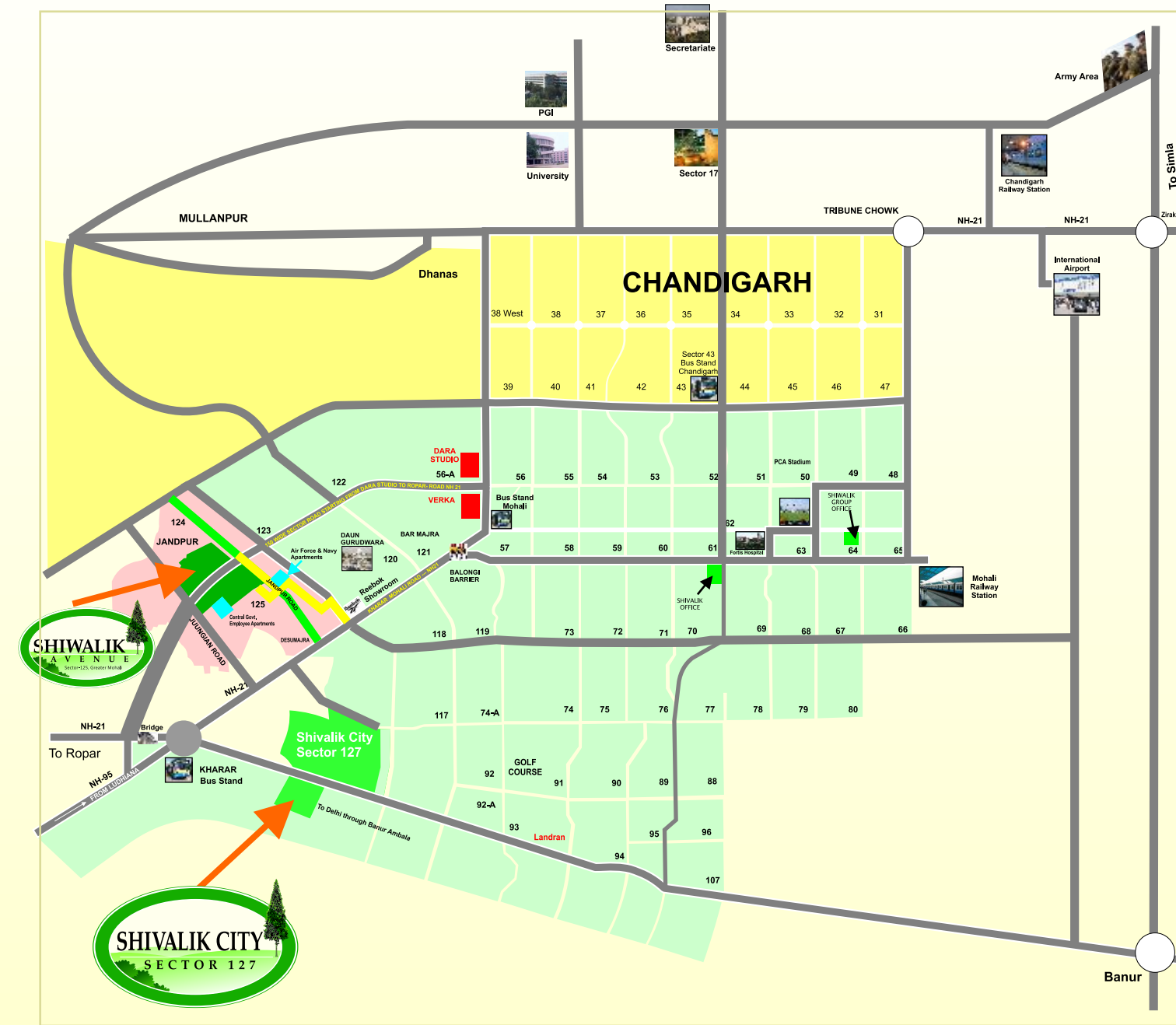
Technical Specifications

- RCC Frame Structure : Earth quake Proof R.C.C. Frame Structures.
- Flooring : 2'x2' Vitrified Tiles will be provided and master bedroom will be floored with wooden flooring, 12"X12" CERAMIC tiles (Antiskid) in balconies, stairs will be provided with Kota stone. Bathroom flooring will be provided with ceramic tiles.
- Ceilings : POP cornice and molding as per architectural design.
- Kitchen : Working Slab with granite top. Double bowl of 1 mm thick stainless steel sink.
- Termite Treatment : Anti termite treatment will be provided starting from digging till Final woodwork. All wooden work will be provided with Anti termite treatment.
- Glazed Tiles : Bathroom walls will be provided with glazed printed tiles upto height of 7 feet from D.P.C.
- Water Tank : 1000 Litres of overhead water tank will be provided.
- Exterior/Interior Finish : Exterior walls on front side will be provided with weather shield coating. Interior walls and ceiling will be provided with oil bound Distemper. All wooden surface will have spirit polish. Iron grill and gate will have enamel finish.



Material Specifications

- Bricks : First Quality Bricks
- Grey Cement/white : Confirming To IS Standard
- Vitrified Tiles : As per needs of the space with reference to color & usage
- Glazed Tiles : As per needs of the space with reference to color & usage
- Paints : Conforming to IS standard
- Sanitary Fitting : GI, CI, PPR Pipes as per IS standard first quality china ware CP Fittings Simpolo, Nova, Shell, Ledar
- Electrical Fitting : PVC Conduits As per is standard electrical wires electrical switches mcb etc: Diplast, Polypack Havells, Ecko, etc
- Woodwork : Chowkhats Frames of Kapoor Salh wood, masonite doors and windows Of Holk Wood
- Lock Fitting : Mortise lock with handle on main doors and Bedrooms Doors Keyless Knobs For Bath Doors
- Glass Work : 4mm/3mm thick tinted glass on front side
4mm/3mm thick tinted glass on back side



- 20 minutes drive from Chandigarh Airport.
- 10 minutes drive from Mohali International Airport.
- 15 minutes drive from sector 17 Chandigarh
- 25 minutes drive from Rajiv Gandhi IT Park
- 3 Kms from the Quark IT park Mohali
- 1.5 Kms from proposed Golf Course Mohali
- 10 minutes drive from the Fortis Hospital
- 10 minutes drive from the famous PCA
- 5 Kms from Thunder Zone amusement park
- 5 minutes drive from Kharar Railway Station
- 24 Hrs local bus service