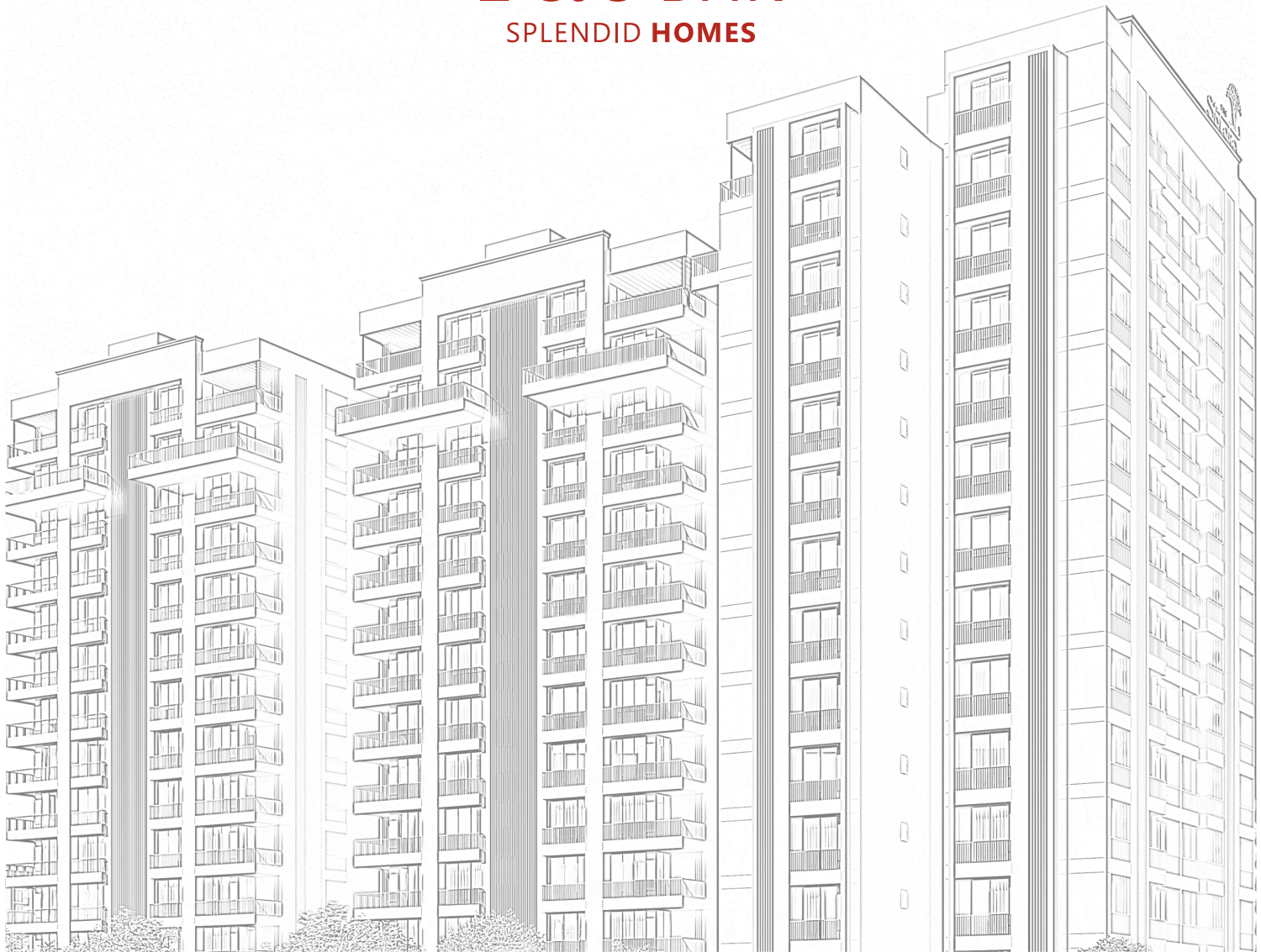




THE
Shtoka
MANTRA FOR HAPPY LIVING

2 & 3 BHK
SPLENDID HOMES



PROJECT USP :



2 FLATS / FLOOR (3BHK)



10' - 3" FLOOR HEIGHT



RED BRICK & SWEET WATER CONSTRUCTION



GARDEN VIEW FLATS



2 LEVEL ALLOTTED BASEMENT PARKING



EASY CONNECTIVITY TO AIRPORT



2 MIN WALK TO METRO STATION



2 MIN WALK TO OXYGEN PARK



EASY CONNECTIVITY TO HIGHWAY



5 MIN TO SURAT DIAMOND BOURSE

Welcome to
your place in **The Shloka**

Embrace The Feeling Of Being At The Top Of The World
Everything About Your Home At **The Shloka** Displays Opulence
And Elegance, Move In, Start Living The Envied Life.





LUXURY OF SUPREME ARCHITECTURE

The stunning design of the development leaves a lasting impression, Breath in zen-like composure, invigorating water features and captivating landscape.





Green Life

Green and clean aren't just ideals; they're a way of life.
THE SHLOKA is blessed with green gardens of love, there is no limit
To the variety of fruits that can be harvested.



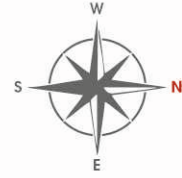


A TOWER - 2 BHK
 TYPICAL FLOOR PLAN (1ST TO 11TH FLOOR)



A TOWER - 2 BHK

TYPICAL FLOOR PLAN (12TH FLOOR)



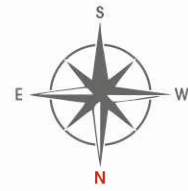
A TOWER - 2 BHK

TYPICAL FLOOR PLAN (13TH FLOOR)



B/C TOWER - 3 BHK

TYPICAL FLOOR PLAN (1ST TO 11TH FLOOR)



B/C TOWER - 3 BHK

TYPICAL FLOOR PLAN (12TH FLOOR)



B/C TOWER - 2 BHK

TYPICAL FLOOR PLAN (13TH FLOOR)



GROUND LAYOUT FLOOR PLAN



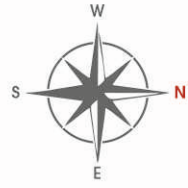
LEGEND

- | | | | |
|----|--------------------|----|------------------|
| 1 | ENTRY/EXIT | 13 | MEDITATION |
| 2 | WATCHMEN CABIN | 14 | FOYER (BLDG-C) |
| 3 | RAMP TO BASEMENT | 15 | INDOOR GAMES |
| 4 | PARKING | 16 | GYM |
| 5 | DRIVE-WAY | 17 | JOGGING TRACK |
| 6 | BANQUET HALL | 18 | GARDEN |
| 7 | FOYER (BLDG-A) | 19 | GAZEBO |
| 8 | SKATING RINK | 20 | BASEMENT CUT-OUT |
| 9 | MULTI-PURPOSE ROOM | 21 | NET CRICKET |
| 10 | FOYER (BLDG-B) | 22 | KIDS PLAY AREA |
| 11 | LIBRARY | | |
| 12 | SAND PIT | | |

THE
Shtoka
MANTRA FOR HAPPY LIVING

18.00 MT. WIDE ROAD

TYPICAL LAYOUT FLOOR PLAN



TIME TO TURN
YOUR HOUSE INTO
YOUR DREAM HOME



A LIVING SPACE THAT BRINGS YOU CLOSER TO YOUR FAMILY. A HOME THAT'S COSY AND WARM, WHERE LOVE BLOSSOMS AND LIFE PROSPERS. IT'S HERE, YOU WILL FEEL THE HEARTBEATS OF THE CITY, FOR YOU TO STAY AT ITS HEART. IT'S HERE, YOUR MIND WILL OPEN TO THE FULLNESS OF LIFE.



18.00 MT. WIDE ROAD



CAMPUS AMENITIES :

- Banquet
- Multipurpose Room
- Landscaping Garden
- Cricket Pitch
- Gym
- Indoor Play Area
- Meditation Room
- Jogging Track
- Gazebo Sit out
- Library
- Skating Rink
- Sand Pit
- Toddlers Play Area

Mantra
for happy living...



Project Guidance

No. Of Buildings	: 3
No. Of Floors Per Building	: 13
Flats Per Floor	: Only 2 flats 3bhk 4 flats 2bhk
Total No. Of Flats	: 104

Living-Dining-Kitchen

- 2'x4' / 32"x32" Granamite Tiles Or similar

Rooms

- 2'x2' Granamite Tiles Or similar

Kitchen

- Quartz sink
- Granite platform in each flat
- Glazed tiles dado upto lintel level

Store

- Rack (marble)

Door

- Maindoor - Decorative wooden frame
- Bedroom - Good quality flush door
Quartz/Granite frame

Bathroom

- Standard CP Fittings
- Standard Sanitary Fitting
- Decorative Tiles upto lintel level

Wall Finish

- Putty Finish on internal walls of flats
- Texture on external wall (As per elevation requirements)
- 2 coat paint with primer base on exterior face

Parking

- Two basement Plus ground floor parking
- 3 bhk - Two Allotted parking
- 2 bhk - One Allotted parking
- Assured parking on ground floor or basement

Electrical

- Standard Modular switches
- Standard quality wiring
- 3 phase meter
- MCB in each flat for safety
- 5A/15A points for electronic gadgets
- AC point in living and all bedrooms

Window

- Reflective glass
- Anodized/Powder coating Aluminum section window
- Polished granite sills

Elevator

- 2 Automatic Standard Elevators Per Building

Plumbing

- cpvc/upvc Standard piping
- Provision of central plumbing system for hot water

Centralized geyser piping

Generator

- Branded generator with normal points (8(3bhk), 6(2bhk)) in each flat and in common area for lift, waterpumps and common passage.

Staircase

- Granite/Marble/Tile

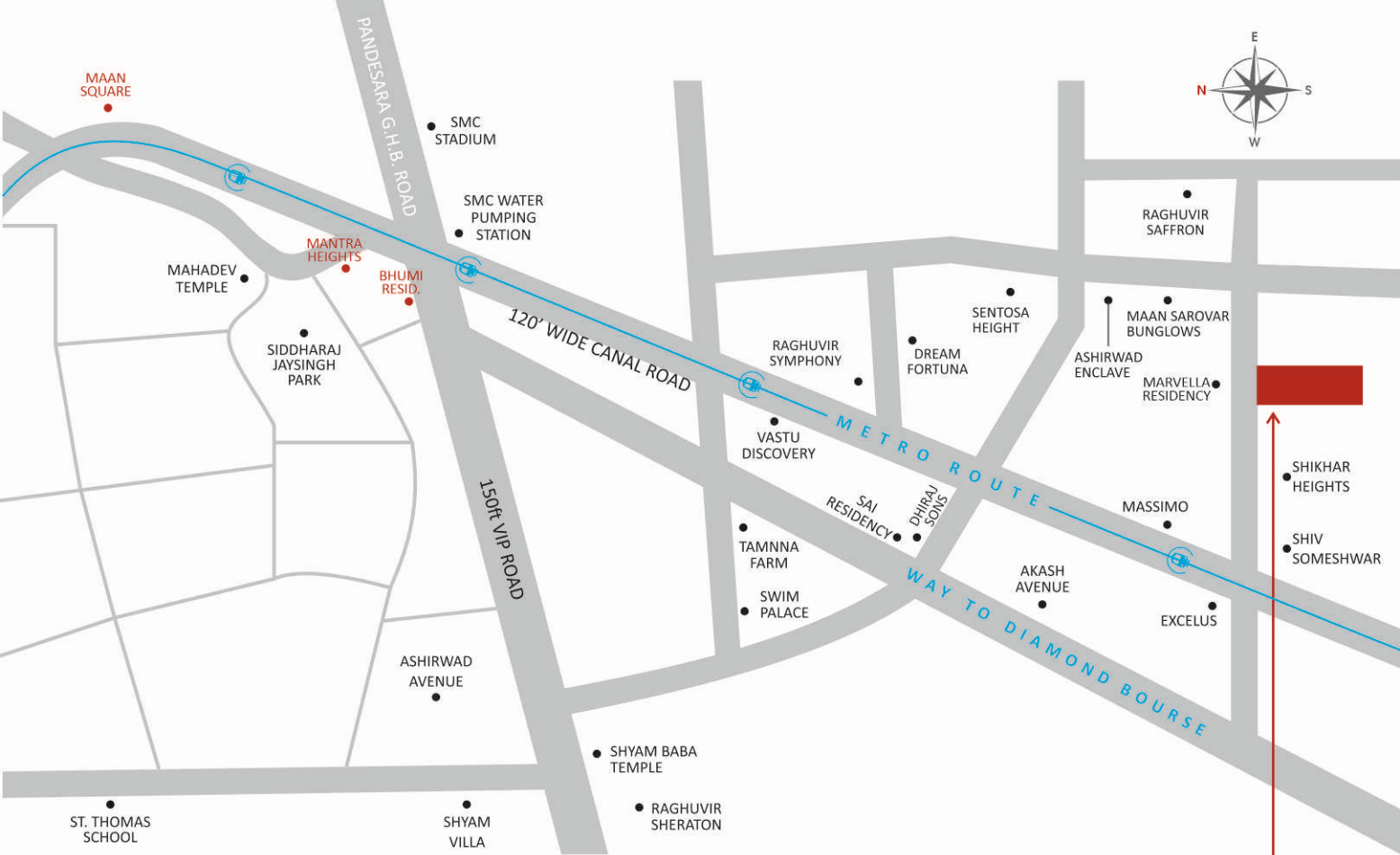
Security

- Cctv camera with 24/7 surveillance on ground floor
- Fire safety provision
- Structure design considering last earthquake

Water Tank

- Underground water tank
- Overhead water tank

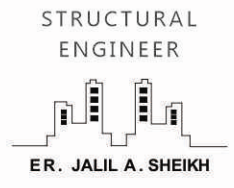




: SITE ADDRESS :

The Shloka, Opp. Marvella Residency,
Althan- Bhimrad Canal Road, Surat.

SCAN FOR
LOCATION / BROCHURE



RERA REG. NO. : PR/GJ/SURAT/SURAT CITY/SUDA/RAA12669/161123

DISCLAIMER :

• Purchaser shall bear all charges like stamp duty, registration and advocate fees of legal document. • GST as applicable shall be borne by the purchaser. • Society maintenance and society formation charges to be borne by the purchaser. • Any additional taxes levied in the future by the government shall be borne by the purchaser. • External changes are strictly not allowed, internal changes shall not be allowed without prior permission. • All plans/drawings/specifications are subject to approval of respective authorities and maybe changed if necessary. • The discretion remains with the developers. All rendering/floor plans/photos and maps are just for depiction. • The brochure is intended only to convey the essential and technical features of the scheme and does not form part of any legal document.