



SHALWAK

— Sadhana —

*Independent 3bhk
Luxurious Flats*







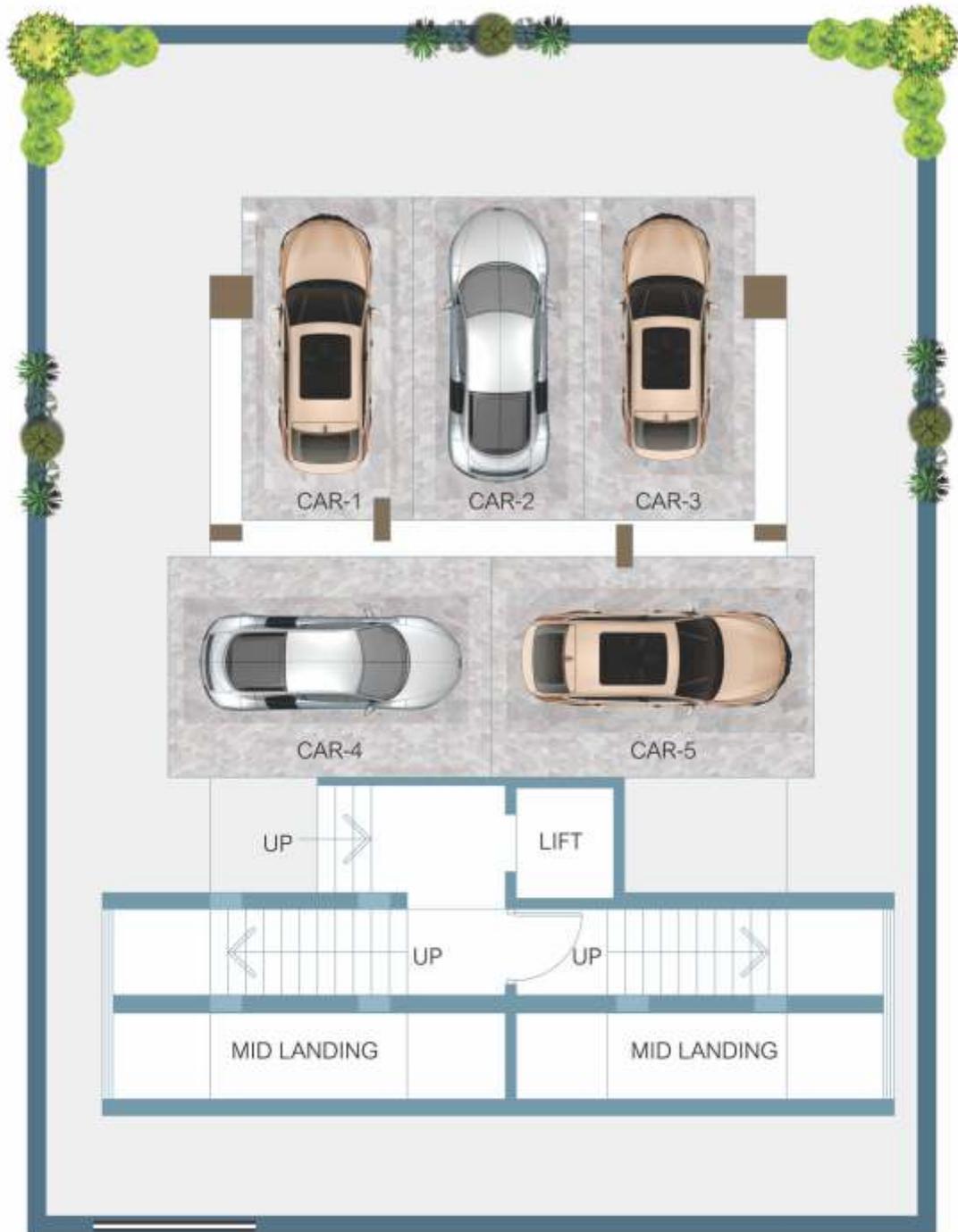
SHALWAK

— Sadhana —

*Welcome to the world of
pure living pleasure*

"Shalwak Sadhana" is complete living space for you and your family , located at the heart of the city in most posh locality "Tatya Tope Nagar", abutted to wide road. Only one flat is provided on each floor. Each flat is realization of refinement and representation of recreation & Vastu –Compliant. Its futuristic world built for your comfort and satisfaction, sheer contentment fills your heart as you celebrate the harmonious union of comfort and luxury at "Shalwak Sadhana".





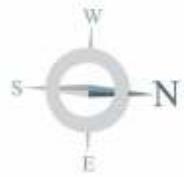
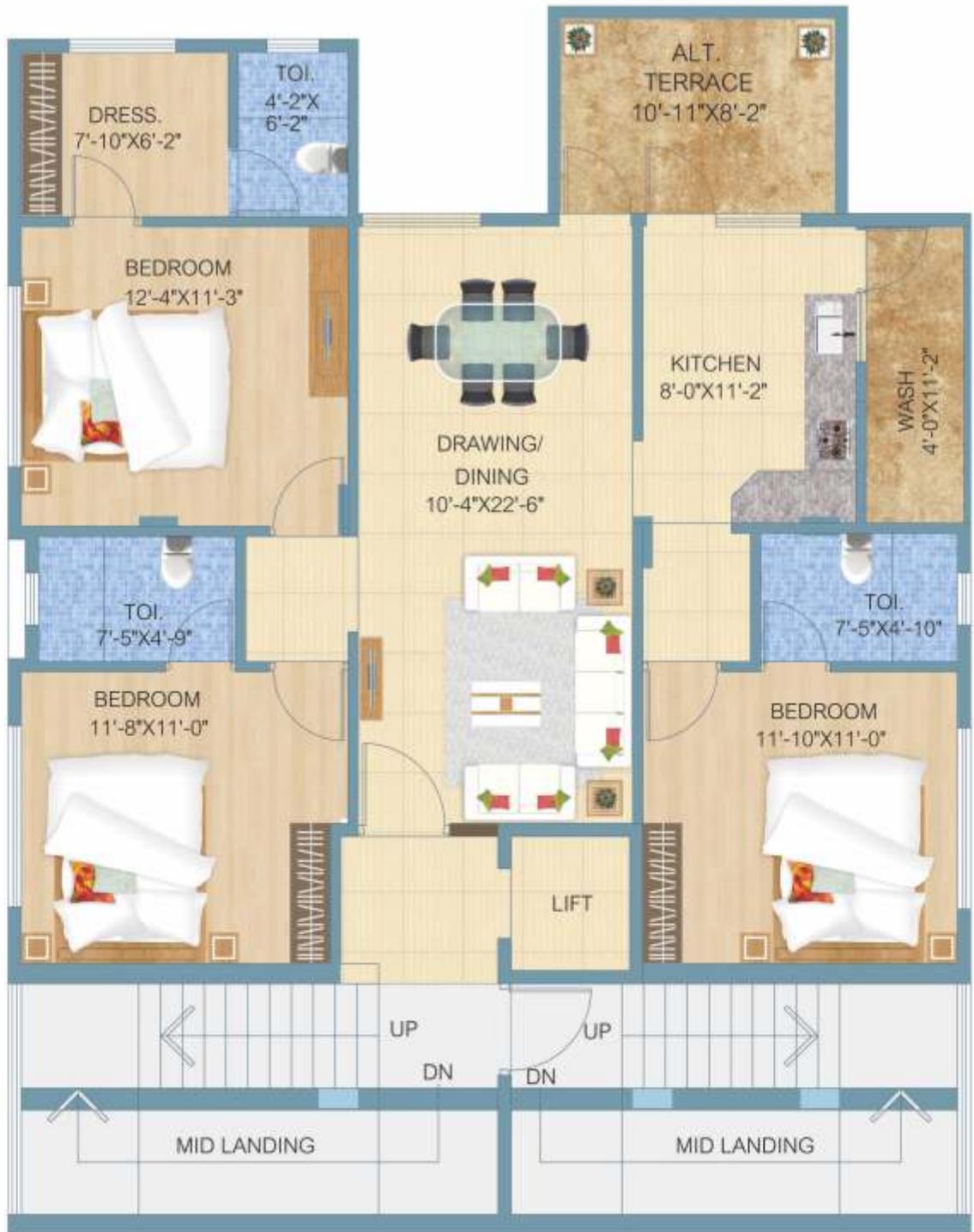
GROUND FLOOR PLAN





1st, 3rd & 5th FLOOR PLAN





Total Area sq.ft

2nd Floor	1730 SqFt.
4th Floor	1730 SqFt.

2nd & 4th FLOOR PLAN





BEDROOM
11'-8"X11'-0"

TOI.
7'-5"X4'-9"

BEDROOM
12'-4"X11'-3"

DRESS.
7'-10"X6'-2"

DRAWING/
DINING
10'-4"X22'-6"

Lift



SHALWAK

Sadhana



1st, 3rd & 5th FLOOR PLAN

SPECIFICATION

STRUCTURE

R.C.C. Framed Structure With
External Wall 6" thick masonry walls.
Internal Wall 4.5" thick masonry walls.

PLASTER

12-mm thick smooth plain plaster finish.
Sand faced cement plaster & Architectural finish in exterior.

DOORS & WINDOW

MAIN DOOR:- Frame of Teak Wood & Teak Wood Shutter with
beading & brass fitting OF 7 FT Height. Inner doors will Flush
doors with RCC door frames

WINDOW

Aluminum powder coated windows with M.S. Grill .

FLOORING

3'x3'Vitrified Flooring in all rooms with 3" high skirting.
Staircase in quota Stone .
Kota in common Area.
Ceramic tile flooring & wall cladding in bath & W.C.

KITCHEN

Granite Stone Platform,
Stainless Still Sink,
Glazed ceramic tiles upto 3' above platform.
Provision for exhaust.

BATH & TOLIETS

Standard white/Grey/Ivory Sanitary wares.
Jaguar water taps in toilet, bath.
Wall hung commode with concealed flush cock(Metro Pole)

TV & TELEPHONES

Centralised Dish TV & Telephone wiring.

ELECTRICAL

PVC Conduit Concealed Copper wiring with adequate light,
Fan & Socket out lets in each room.
Power Point in Kitchen.
I.S.I. mark decorative switches.
Common lighting be provided.

PLUMBING/STANITARY

Elegant bathroom Fittings.

WATER SUPPLY

24-Hours water supply from overhead tank.
Separate lines for drinking water & utility water from
over head tank with provision of Sump for Collection
of Corporation water.
Well for utility water.
Two Pumps sets, one each pump & well.

PAINTS

Acrylic Emulsions for the interiors.
Acrylic base exterior paint for the exteriors.

FRONT ELEVATION

Aesthetically elegant elevation .

PARKING

Allotted Parking for one car will be provided.

LIFTS

One lift will be provided with backup.

PAVING

Stone Paving from all sides.

SITE

Iron main gate Compound wall & landscaping.

TERATMENT

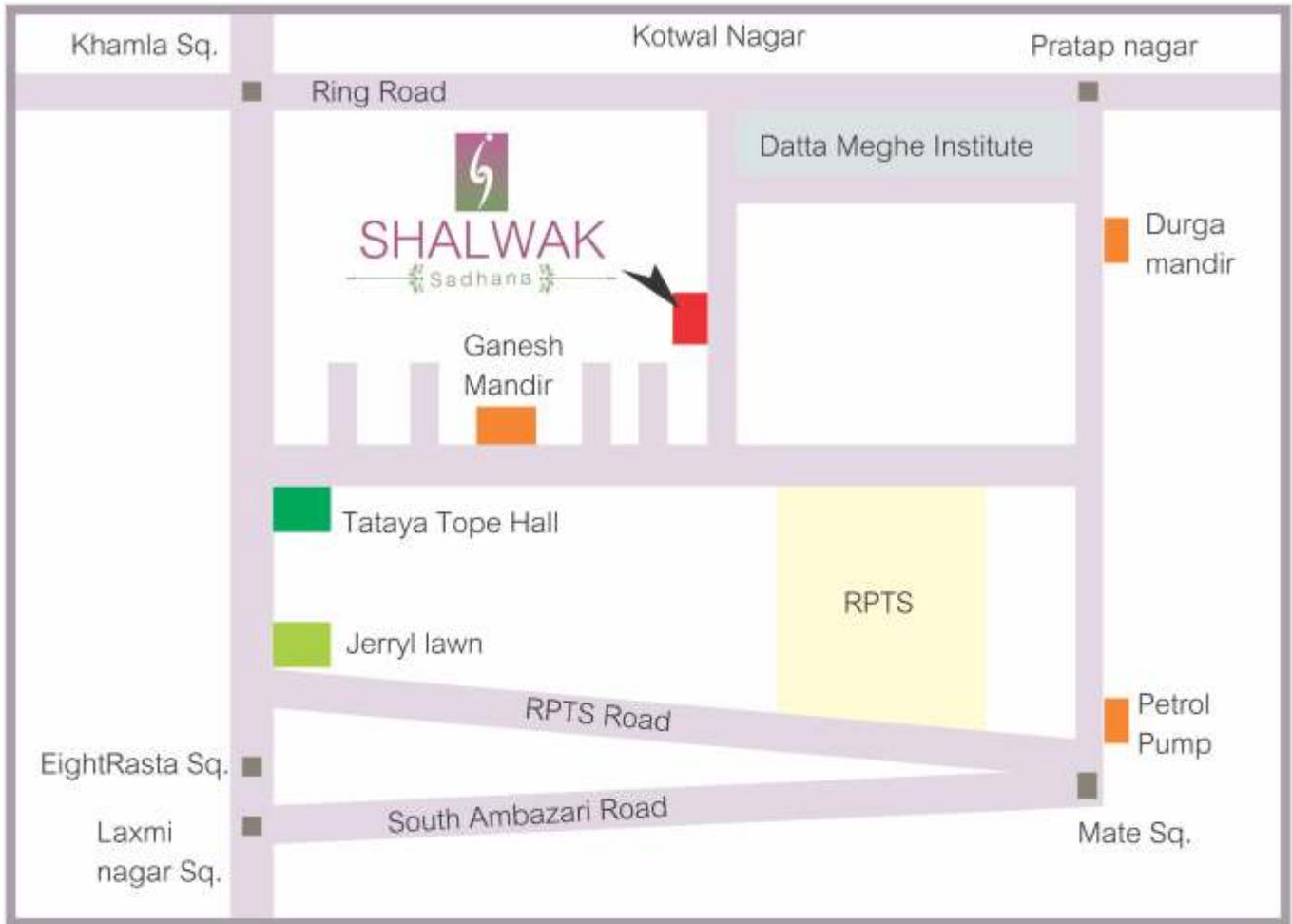
Waterproofing treatment for toilet & bath blocks.

SPECIAL AMENTIES

Intercom facility for Security.
Solar water heating system.

EXPENSES OF REGISTRATION FEES, STAMP DUTY, LEGAL FEES,
MSEB CHARGES, WATER METER CHARGES, SERVICE TAX, VAT,
COST OF CHANGED SPECIFICATIONS TO BE BORNE BY
APARTMENT OWNER.

LOCATION MAP



LIFESTYLE



LUXURY

Project By



SHALWAK
INFRAVENTURE

Site Address:

Plot No.I-13, Tatya Tope Nagar, Nagpur

Office Address

"Shalwak Regency", Plot No.8, Near Shankar Nagar Sq, Khare Town, Dharampeth, Nagpur-10.

Contact No: 9225234822, 8806695777, 0712-6638779

web Site : www.shalwak.in

Architech: Sankalp Creations

Structural Designer : Skyline Consulting Engineers Pvt.Ltd.

Note :- All Expenses Towards Electrical Meter, M.S.E.B. Room Panel Board, Cable Charges, Water Meter, Stamp Duty & Registration Charges, VAT, Service Tax, LBT, Charges for Changes in Specifications & Any Other Taxes Levied By Governments, Society or Any other Body Shall be born by Apartment Owners. Monthly maintainances charges will be charged extra.

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