

# SHALWAK

Independent 3Bhk Luxurious Apartment **Sukhakarta**



**Site Address**

Plot No.91/c, Maharshi Karve Nagar, Nagpur

**Office Address**

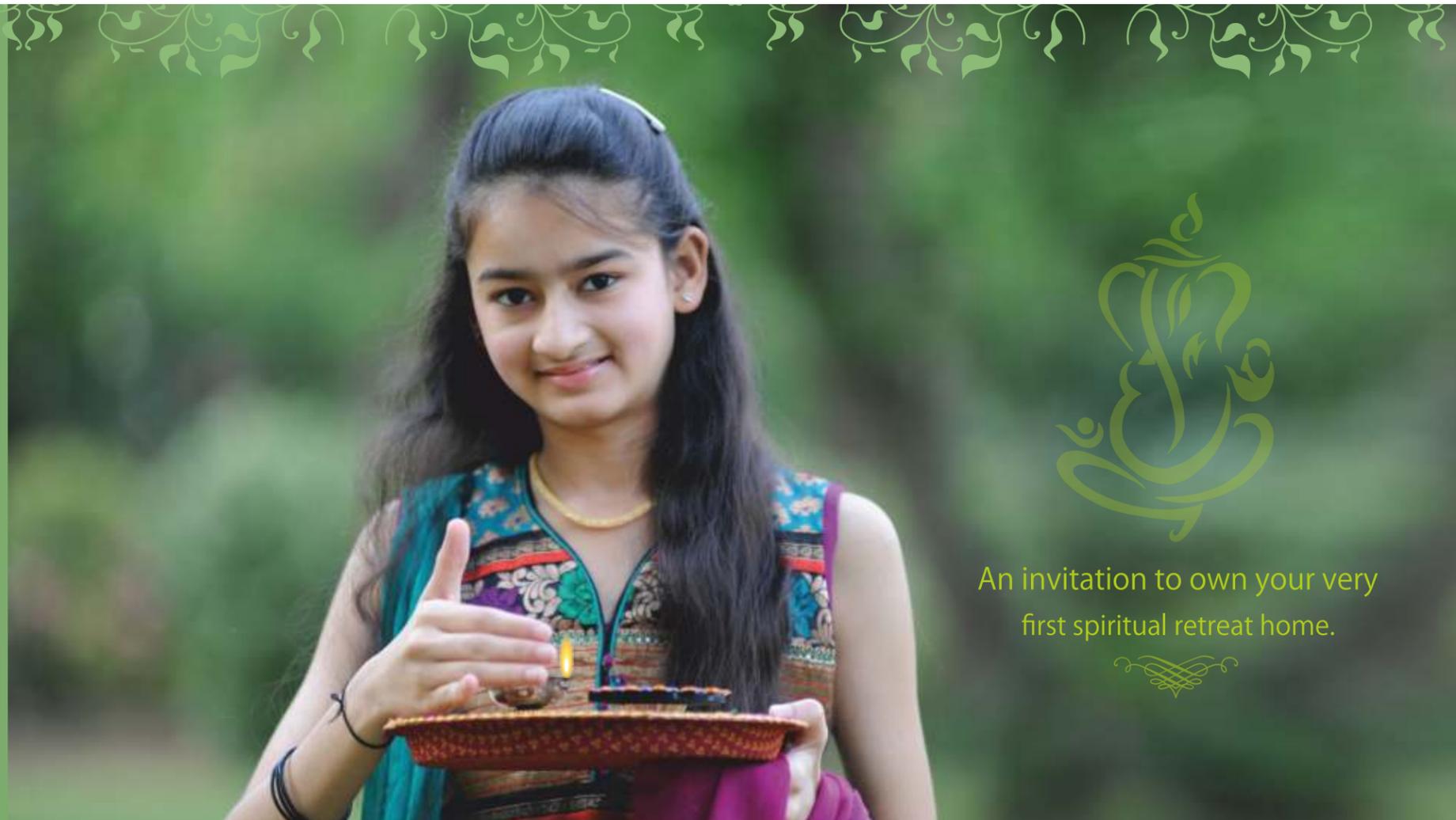
201,Shalwak Regency, Plot No.08,Dahake,  
Khare Town Dharampeth, Nagpur. 0712-6638783,

**Contact For Booking**

9225234822 / 9665094414

Architech: Design Team

Legal Consultant : Adv. Anant Lule



An invitation to own your very first spiritual retreat home.



**Note :-** All Expenses Towards Electrical Meter M.S.E.B. Room Panel Board, Cable Charges, Water Meter, Stamp Duty & Registration Chages, 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 mentainances charges will be charged extra.

This is a conceptual brochure and not a legal offering. Builder reserve his right to modify the Planning/designs/elevations as needed



# 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

800 mm x 800 mm 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

Elegant Bathroom fittings,  
Wall hung commode with concealed flush cok/cistern.

## 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

Plumbing in Pinolex or equivalent pipes,  
Standard sanitary 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

Provision for 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.

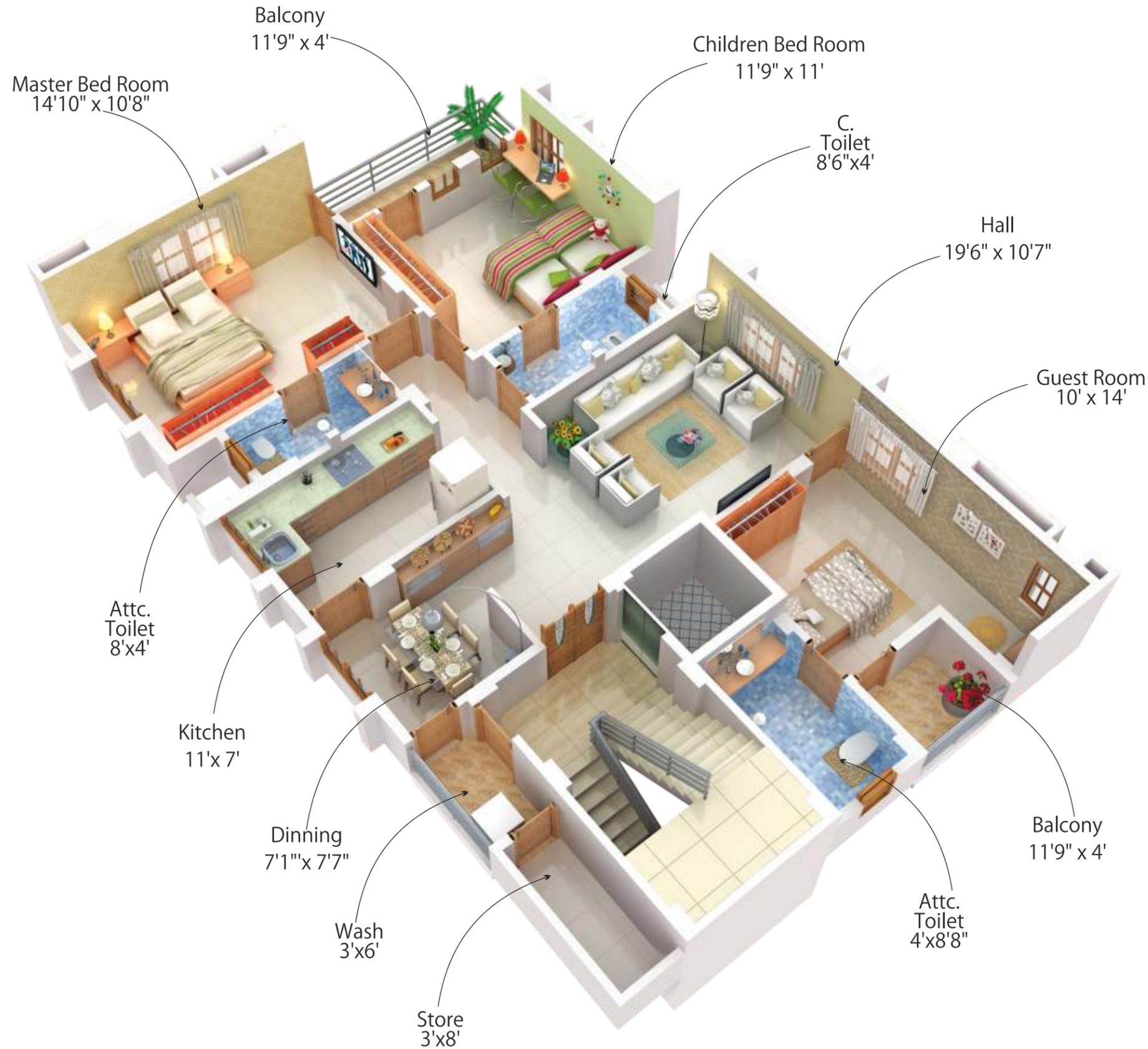


*Welcome to the world of  
pure living pleasure*

“Shalwak Sukhkarta” is complete living space for you and your family , located at the heart of the city having highest appreciation in most posh locality known as “Maharshi Karve Nagar”, abutted to wide road and just one lane behind Wardha Road near Airport . 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 Sukhkarta



# Isometric View



Typical

1st, 2nd 3rd & 4th Floor Plan

Total Area - 1575 Sq.Ft.

