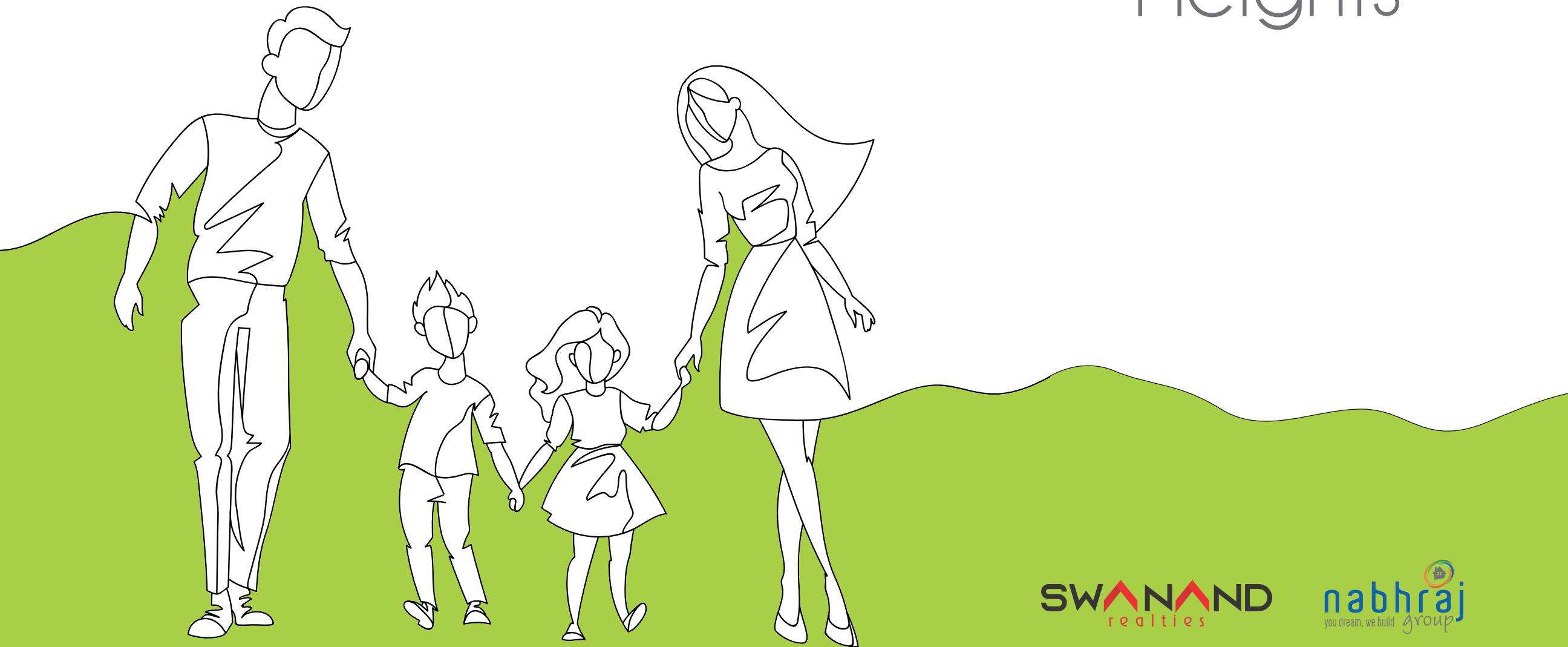


Home is where
our story begins


Sharda
Heights



SWANAND
realities

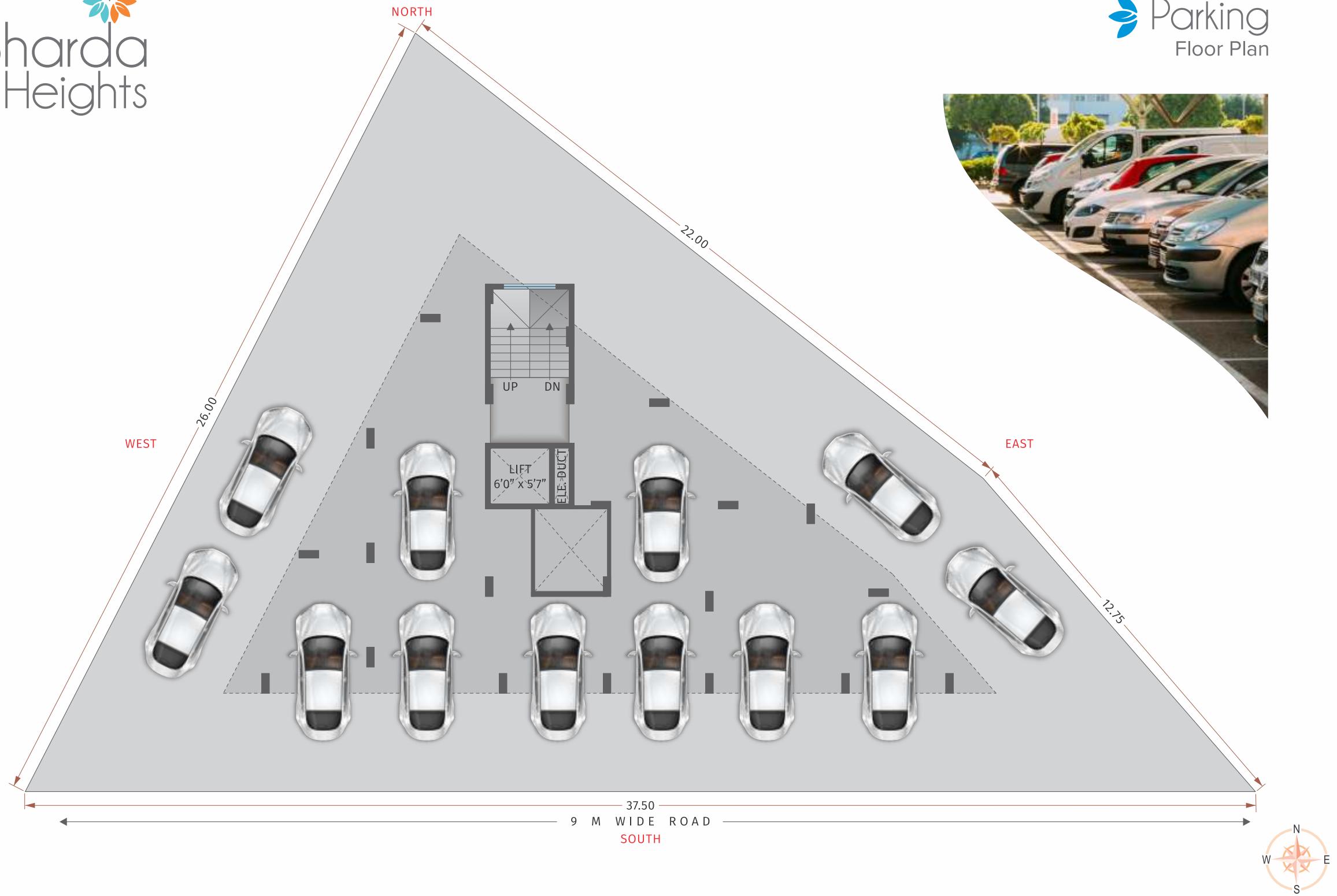
nabhrat
you dream, we build group

A blue icon of a sun with rays, positioned to the left of the text "Day View" in a white, sans-serif font.

Day View



 Night View





Typical First to Fourth Floor Plan





Typical Fifth to Seventh Floor Plan





Specifications

- **STRUCTURE**

RCC framed structure with external walls of 6" thick & internal walls of 4" thick in AAC Block Work / Brick Work.

- **FLOORING**

All rooms & passage 1200 x 600 vitrified tiles.
Toilet Dado - 300 x 450 wall tiles upto lintel level.
Common Passage of Stair Cases - 600 x 600 (Vitrified /Ceramic) tiles.
Stair Case Steps- Natural stone / Vitrified Tiles.

- **DOORS**

Decorative main door with both side laminations with teak wood frame or plywood frame
Toilet doors are of granite frame with pinewood flush doors with both side lamination.
Rest of the doors are of plywood/granite frame with pinewood flush doors with both side lamination.

- **WINDOWS**

Powder coated aluminum sliding windows / doors with mosquito net & granite window sill on all 4 sides of windows.

- **KITCHEN**

Kitchen platform in granite with S.S sink.
Wall tiles up to lintel level & provision of exhaust fan.

- **ELECTRICAL**

Concealed wiring with modular switches (Great White / Legrand or Equivalent).
AC point in all bedrooms & inverter point in each room.

- **PAINTING**

Internal : Wall putty / Gypsum wall punning & plastic paint for internal walls.
External : Premium quality acrylic paint for external walls.

- **PLUMBING**

Concealed plumbing with hot & cold mixer / diverter unit in each toilet (Jaquar or Equivalent).
Standard sanitary fitting in all the toilets.

- **PARKING**

Parking space with paving blocks / parking tiles / tremix.

- **WATER TANK**

Common overhead & underground water tank with separate partition for domestic use & potable water with electric motor.

- **ELECTRIC SOLAR PANELS**

Electric solar for use of electricity in common area and lift only.



Location Plan



Site : Plot No. 04, Shardashram Colony, Beside S.B. College, Nirala Bazar Road, Aurangabad-431001



Architect
Mangal
Design

RCC Consultants
Core
Consultant

3D Rendering
Vaibhav
Ralegaonkar

Brand Promotion
micrografix

Project By :

SWANAND
realties

nabhrat
you dream, we build group

Office : Nandanvan Phase 1,
Opposite Airport, Chikalthana,
Aurangabad-431006



MAHA RERA website address is
www.maharera.mahaonline.gov.in
This project is registered in MAHA RERA
and registration no. is P51500046206

Member of

CREDAI
AURANGABAD

For Booking : 82753 18441, 9370 70 4546

The contents of this brochure are purely conceptual and have no legal binding. Developers reserve the right to amend the layout, plans, area, number of floors, number of flats, elevation, colour scheme, specifications and amenities etc., at any given time without any intimation or consent of any body. Final Sale deed will supercede this brochure.

**Sharda
Heights**