

this brochure shall act as a dictionary of terms and phrases, the understanding of which shall assist you appreciate Parkshire to finalize your dream home.

***Sometimes...***





### SHASHWAT GROUP,

A young and Professionally managed Organization.

The Shashwat Group has successfully set up VINAYAK Group in past. Vinayak Group has developed Prestigious Projects which include Apartments, commercial cum Residential Apartments and Various Villas in Vadodara.

Under its present Growth Plans, it plans to Develop Grade A villas in Vadodara. So, The VINAYAK GROUP Introduced New Identity by name "SHASHWAT" with the New Concept of "PARKSIDE LIVING" within easy reach from Vadodara city centre.

Welcome to SHASHWAT GROUP...

Welcome to PARKSHIRE...



*Because, Home is not just walls, floors and ceiling  
it is the Garden as well !*

*It doesn't take a lot to be happy  
...A birdsong A draft of cool, fresh air  
.... a moment of solitued  
.....and life rolling by.....*



*Swanky lifestyle will one demands.....*

The **Parkside living** spaces in the 3&4 BHK villa offer you a lifestyle suited for a **spontaneous** life ahead. **Large and spacious rooms, walk in wardrobe** in the master bedroom, designer **terrace garden** and **bar area**, best quality material specification, premium interiors & exterior finish, scenery all around the campus are few of the many **highlights that will way of your life.**

*" Life is what you make it ! "*



*Own a slice of freedom.....*

**Presenting  
3&4 BHK ParkSide VILLAS**

**Vadodara-Dabhoi main road, just became a little more exclusive.**

Presenting spacious villa for those who want a little more space and little more privacy. Conceived for **affluent and abundant living**, the Villas at Parkshire are located within an established one of a kind gated development.

This part of the Parkshire offers a harmonious blend of independent homes and a **thriving neighborhood.**

**It's your space.**



3 BHK



*Surreal, Serene, Secure*



After a hard day's work, as you roll your car into private parking space, you release a sigh of relief and feel an inexplicable sense of safety and comfort from the place you call home.

The elegant, smooth tiles that kiss your feet as you are about to reach the main door make you feel loved even before you hug your little kid.





### **Well Ventilated**



The villa exude to be fresh, harmonics and positive with full of luxury feel. It ensured good ventilation and abundant natural light.



### **Splashy Living Room**



Good food and good company call for a beautiful place to share them. Your creative touch, quality furniture and accessories will add glamour, warmth and oomph to your splashy living room.



4 BHK



*Luxurious Master Bedrooms & Bathrooms*



A luxurious allowance of space with modern and glamorous look, which will help you make your room look much more cosy and cool place to live in. A slew of luxury fittings and finishes stretching into the large sized bathrooms with a walk in wardrobe.

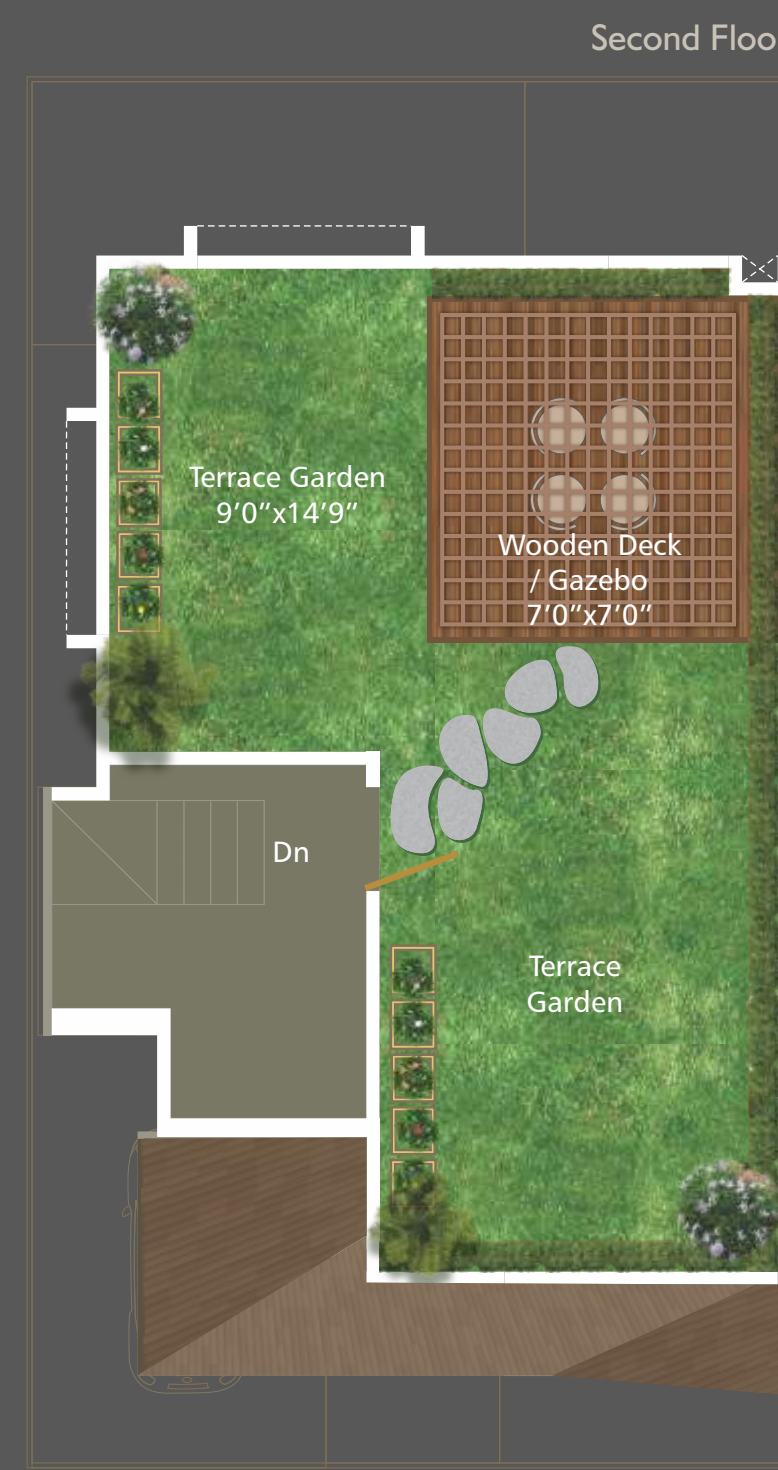
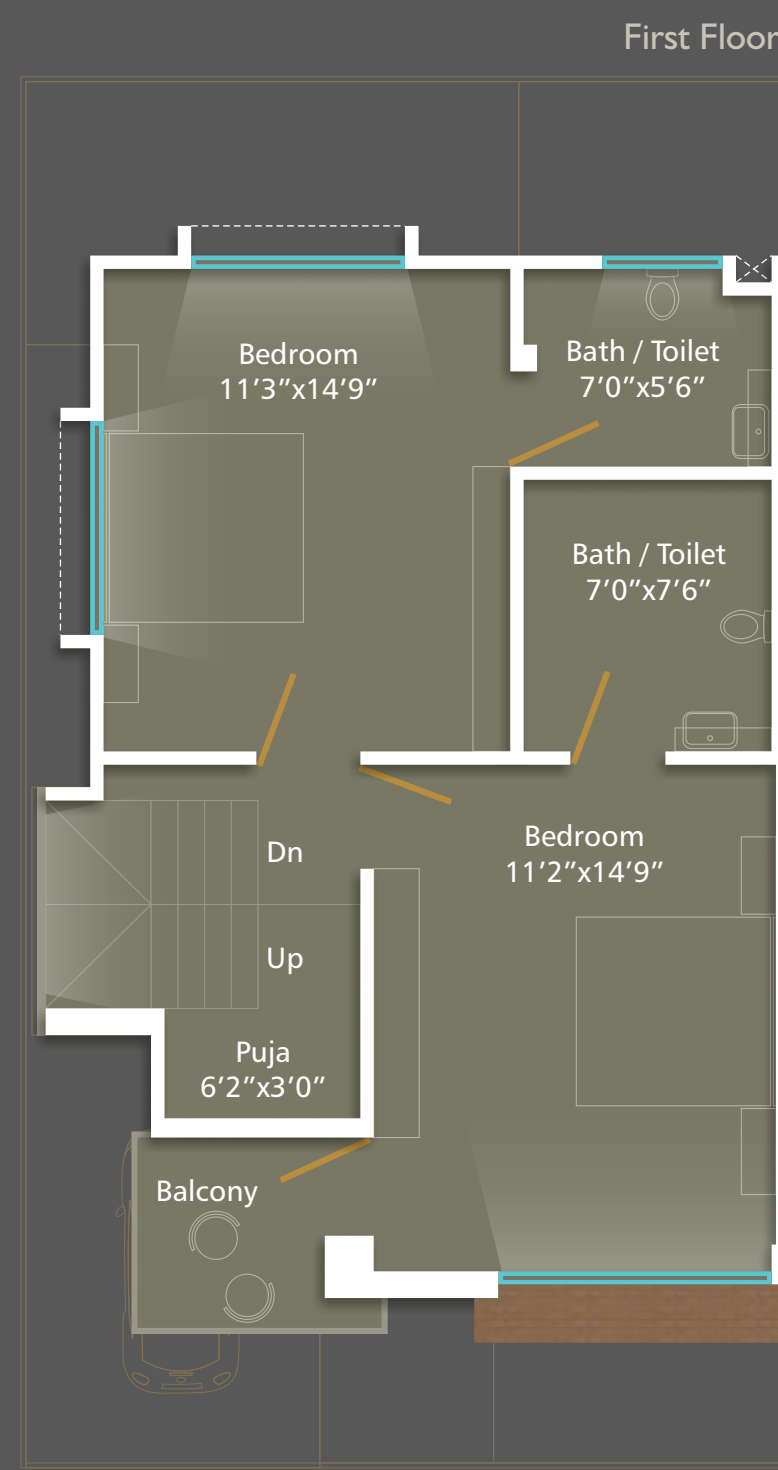


### Blooming **Terrace Garden**



Blooming Terrace Garden is an ideal thing to create a lounging space in your home. This space can offer a great view from inside your home.

*" Truly a perfect highlight of your villa !"*

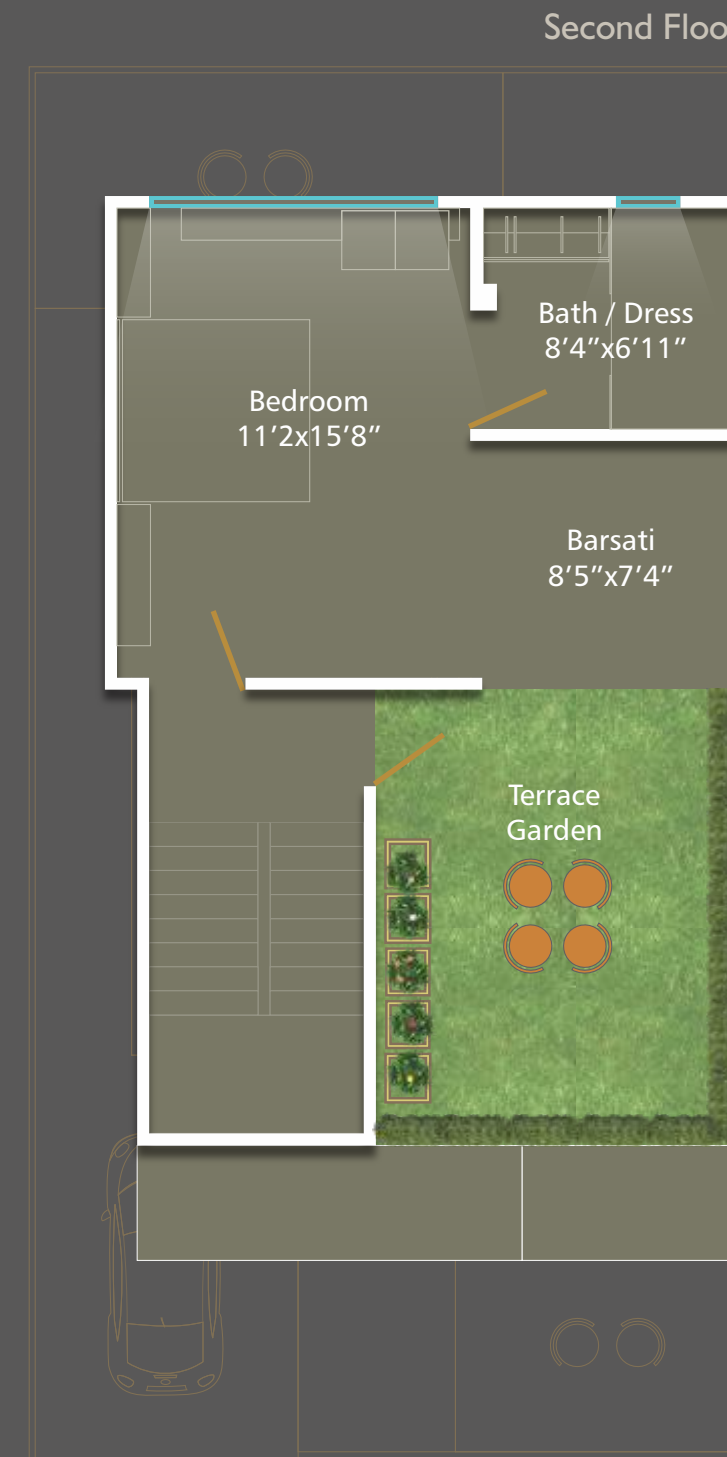
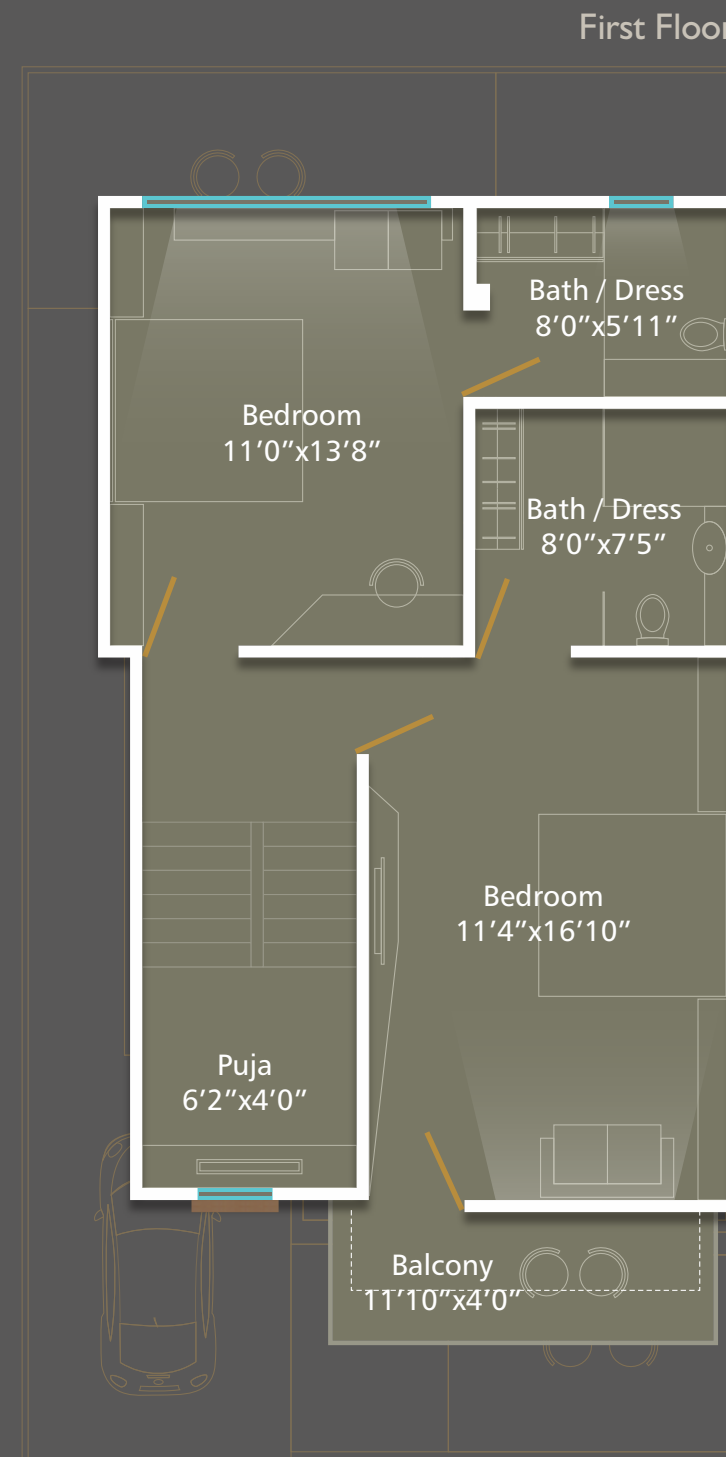


**Villa Type - A ( 3 BHK )**

Min. Plot Area - 829 sq.ft. | Saleable Builtup Area - 1480 sq.ft.







**Villa Type - B ( 4 BHK )**

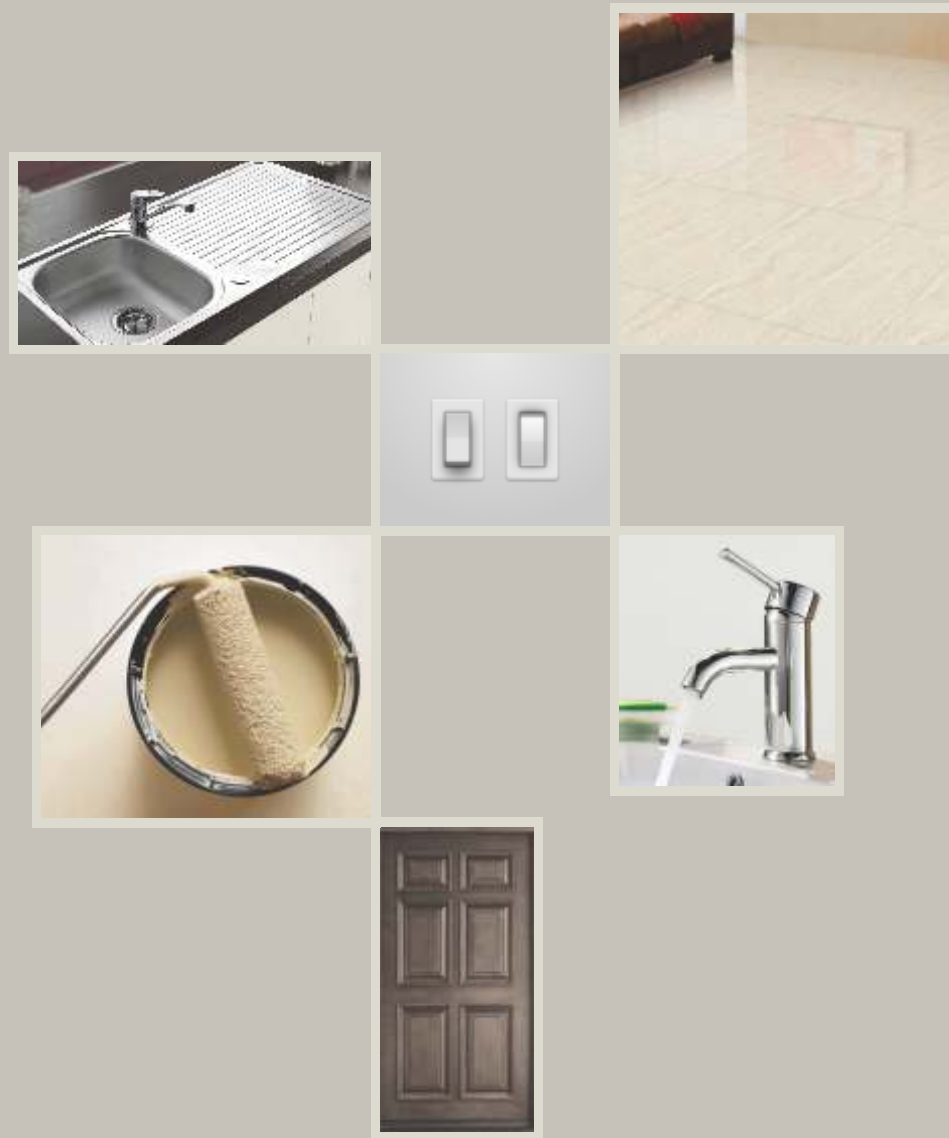
Min. Plot Area - 955 sq.ft. | Saleable Builtup Area - 2150 sq.ft.



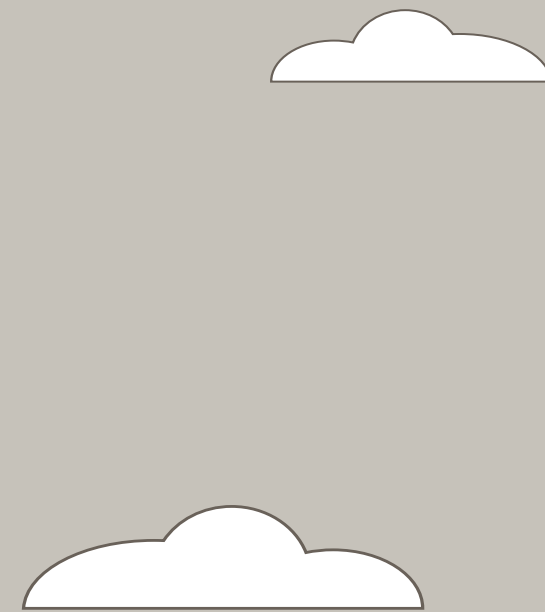


### Construction based on **Frame Structure**

The Villa's at Parkshire have been well planned with frame structure construction. This enables easy renovation of any part of the villa. Any wall can be broken for easy interior planning or future redesigning, because the whole load of the villa is on columns and beams itself.



## Parkshire Villa Features



#### RCC STRUCTURE

**Earthquake resistant RCC frame structure** as per structural engineer's design



#### FLOORING

**Double charged 800x800 Vitrified Tiles in Lounge, Dining & kitchen.**  
605x605 Vitrified Tiles in all Bedrooms.  
Anti-skid Vitrified tiles of reputed make in bathrooms and balconies.



#### ELECTRIFICATION

Concealed copper wiring of approved quality. **Branded premium quality modular switches** with sufficient electrical point as per architect's plan.



#### BATHROOMS & TOILETS

Designer bathrooms with Premium Glazed Tiles upto Door level.  
**Premium branded Plumbing fixture and vessels.**



#### PAINT & FINISH

Interiors : Smooth plaster with Wall Putty & Primer  
Exterior : Double coat plaster with Water proof and fungal resistant pain (Asian Paint or equivalent)



#### KITCHEN

Granite counter with Stainless Steel Sink and tiling upto the door/window level on walls.



#### DOOR & WINDOWS

Doors : Elegant wooden entrance Door. Internal Flush doors.  
Windows : Colour anodized aluminium section windows with reflective glass of standard quality.



#### TERRACE

Open terrace finished with chemical water proofing and china mosaic flooring/tiles.





Swimming Pool



*Let the Joys be Pristine...!*

Enjoy exclusive leisure amenities with like-minded affluent residents !



GYMNASIUM



SWIMMING POOL



VOLLEYBALL COURT



CONVENIENCE STORE



CAFE



LARGE LANDSCAPE GARDEN



GAZEBO WITH SITTING



SENIOR CITIZEN DECK



You can't blame **the kids** if they don't want to **come back inside**.



*Club House*

There's no toy, app or video game that beats the feeling of playing outdoors, without a care in the World.



*Leisure on the Terrace*





A  
PROJECT BY  
**SHASHWAT INFRASPACE**

PARKSHIRE - Next to Akshar City, Near Ratanpur, Vadodara-Dabhoi Main Road, Vadodara.  
Call **099044 80003 - 096246 80003** | E : parkshire03@outlook.com | W : www.parkshire.in

Architect | Landscape Architect | Structure  
**UPNEXT ARCHITECTS** | **KARMAVIR GATGE & ASSOCIATES** | **SIDHPURA & ASSOCIATES**

Payment Mode : Booking Amount Rs. 1 Lac. | Down-Payment withing 1 month of Booking 25% | At Plinth Level 15% | At Ground Floor Slab Level 15%  
At Fist Floor Slab Level 15% | At Plaster Level 15% | At Flooring Level 10% | 1 Month before taking Possession 05%

We Request: (1) Possession will be given after one month of settlement of accounts. (2) Extra work will be executed after receipt of full advance payment. (3) Stamp Duty, Registration Charge, Service Tax of any new Central Govt., State Govt., VUDA Taxes, if applicable shall have to be borne by the client. (4) Continuous default payments leads to cancellation. (5) Architect / Developers shall have the rights to change or revise the scheme or any details herein and any change or revision will be binding to all. (6) Incase of delay in Light connection by authority, developers will not be responsible. (7) All dimensions are indicative and actual dimensions in each room might vary (8) Plot area shown in list is per site condition and may vary. (9) Common compound wall of individual unit will be as per architect's design (10) Refund (exclude tax) shall be given in case of cancellation of the booking within 7 days. The payment shall be refunded only after same premised is re-booked and payment for the same is received from the other customer. We shall be deduct a minimum administrative charge of Rs. 50,000. (11) Any plans, specification or information in this brochure cannot form part of an offer, contract or agreement. (12) All members shall have to essentially be the part of the society formed by the association members and shall have to abide by the society bylaws. (13) After virtual completion of the work all the repair and the maintenance like drainage, watchman salary, electricity bill etc. shall be borne by society members. (14) Members of society are not allowed to change elevation of villa in any circumstances. This brochure shall not be treated as legal document; it is only for the purpose of information. **(15) Prime Location Charges extra.**



Plot Area Table



TYPE - A (3 BHK)



NO.	SQ.FT.	NO.	SQ.FT.	NO.	SQ.FT.	NO.	SQ.FT.	NO.	SQ.FT.	NO.	SQ.FT.
01	1531.19	16	829.00	31	829.00	48	1238.60	63	824.13	78	884.44
02	1040.24	17	829.00	32	829.00	49	824.13	64	824.13	79	884.1
03	1040.24	18	829.00	33	829.00	50	824.13	65	824.13	80	883.76
04	1040.24	19	829.00	34	829.00	51	824.13	66	1696.25	81	883.43
05	1040.24	20	1766.31	35	887.60	52	824.13	67	839.32	82	900.32
06	1040.24	21	1423.70	36	1159.90	53	824.13	68	1159.93	83	943.47
07	1040.24	22	836.90	37	829.00	54	824.13	69	1300.61	84	1110.15
08	1039.76	23	836.90	38	829.00	55	824.13	70	832.49	85	1248.02
09	1031.80	24	836.90	39	829.00	56	1689.13	71	832.49	86	942.76
10	1021.40	25	1094.80	40	1778.40	57	1305.08	72	1049.35	87	942.76
11	1010.90	26	1507.50	41	1740.90	58	824.13	73	889.47	88	942.76
12	1747.00	27	829.00	42	881.80	59	824.13	74	884.85	89	942.76
13	1568.10	28	829.00	43	881.80	60	824.13	75	884.85	90	942.76
14	829.00	29	1038.50	44	881.80	61	824.13	76	1180.02	91	942.76
15	829.00	30	1587.50	45	1134.10	62	824.13	77	1507.95	92	942.76
										93	1346.7

TYPE - B (4 BHK)



NO.	SQ.FT.	NO.	SQ.FT.	NO.	SQ.FT.	NO.	SQ.FT.	NO.	SQ.FT.	NO.	SQ.FT.
01	1324.75	17	988.04	33	955.20	49	1167.35	65	955.20	86	1104.48
02	988.04	18	1160.82	34	1230.20	50	1009.94	66	955.20	87	1110.69
03	988.04	19	1261.61	35	1737.46	51	1009.94	67	955.20	88	1116.90
04	988.04	20	988.04	36	955.20	52	1009.94	68	955.20	89	1123.10
05	988.04	21	988.04	37	955.20	53	1009.94	69	1211.00	90	1735.53
06	988.04	22	988.04	38	955.20	54	1218.86	75	1198.00		
07	988.04	23	988.04	39	955.20	55	1468.33	76	1102.33		
08	988.04	24	988.04	40	955.20	56	955.20	77	1097.30		
09	988.04	25	988.04	41	955.20	57	955.20	78	1092.27		
10	1740.03	26	977.53	42	944.69	58	955.20	79	1087.25		
11	1043.68	27	944.69	43	1061.67	59	955.20	80	1082.22		
12	993.22	28	955.20	44	1009.94	60	955.2	81	1077.35		
13	988.04	29	955.20	45	1009.94	61	955.20	82	1079.66		
14	988.04	30	955.20	46	1009.94	62	955.20	83	1085.86		
15	988.04	31	955.20	47	1049.07	63	955.20	84	1092.07		
16	988.04	32	955.20	48	1275.80	64	955.20	85	1098.27		

Layout Plan



- TYPE - A (3 BHK)
- TYPE - B (4 BHK)



**Easy Internal Movement**

The layout of the campus is such that the roads form a Loop. Thus the cars do not have to be reversed, they can easily use the loop form to enter or exit. It also leads to an uncluttered look and easy traffic movement.

**Ideally Located Clubhouse**

You get a clear view of the Clubhouse & Garden as soon as you enter the campus, welcoming you. It is also advantageous when a get-together is kept in the garden; the other residents do not get disturbed.

**Added Privacy**

Bungalows facing each other have a distance of at least 35 feet, thus allowing privacy to each resident.

**A Homogeneous Community**

With all units of only 3-4 BHK Parkside Villas, the community is not mixed. You shall find like minded residents of similar socio-economic class living together, thus leading to cohesive existence.