



SHELADIA DIVINE  
NEAR SUN ASPIRE, CANAL ROAD, SHILAJ - 380058

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🌐 www.sheladia.xyz

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PROJECT BY  
SHELADIA  
INFRA

ARCHITECT  
THE DIAGRAM  
ARCHITECTS

STRUCTURE  
P CUBE  
CONSULTANTS

10.11 design > 93511965



# SHELADIA

# divine

2 & 3 BHK PHENOMENAL LIVING @ SHILAJ

WE PROMISE YOU  
AN UNPARALLELED, DIVINE LIVING EXPERIENCE.  
2 & 3 BHK APARTMENTS,  
AT PRIME LOCATION OF SHILAJ.

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PHENOMENAL LIVING  
— SHILAJ —

## ELEGANCE IN CRAFTED BEAUTY

Experience the art of refinement and sophistication with our elegantly crafted designs, showcasing the beauty of meticulous craftsmanship and timeless aesthetics.

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## KEY FEATURES FOR MODERN LIVING

- ✓ PLOT AREA  
7663 SQ.YARD
- ✓ RESIDENTIAL ONLY  
(NO SHOPS)
- ✓ 2 BHK WITH  
SPACIOUS BALCONY
- ✓ 3 BHK WITH  
TWO BALCONIES
- ✓ DISTINCT TOWERS  
(APPROX. 70 FT. DISTANCE  
BETWEEN TOWERS)
- ✓ GRAND ENTRANCE
- ✓ ENCHANTING  
AMBIENCE
- ✓ LIFETIME OPEN VIEW

**CRAFTED BEAUTY  
THROUGH DESIGN**



**UNIQUE DESIGN  
AND SPECTACULAR  
ELEVATION**

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-  CLUB HOUSE
-  CHILDREN PLAY AREA
-  GYM
-  SENIOR CITIZEN SIT OUT WITH GAZEBO
-  INDOOR GAMES
-  MULTIPURPOSE COURT
-  WALL FOUNTAIN
-  PICKUP & DROP OFF ZONE
-  JOGGING TRACK
-  GREEN LAWN AREA
-  ACTIVITY ROOM
-  ENTRANCE PLAZA
-  ATTRACTIVE FOYER
-  SECURITY CABIN
-  YOGA DECK
-  FIRE SAFETY
-  VISITORS PARKING
-  ALLOTTED PARKING
-  2 ELEVATORS EACH TOWER
-  CCTV SURVEILLANCE
-  SOCIETY OFFICE
-  METER ROOM
-  SPACE FOR TRANSFORMER
-  24 HOURS WATER

**ELEVATE YOUR LIFE  
WITH BLISSFUL AMBIENCE**

ENRICHING BEAUTY WITH  
DIVINE LIVING





TYPICAL FLOOR



12<sup>TH</sup>  
FLOOR



60 FT. WIDE T.P. ROAD



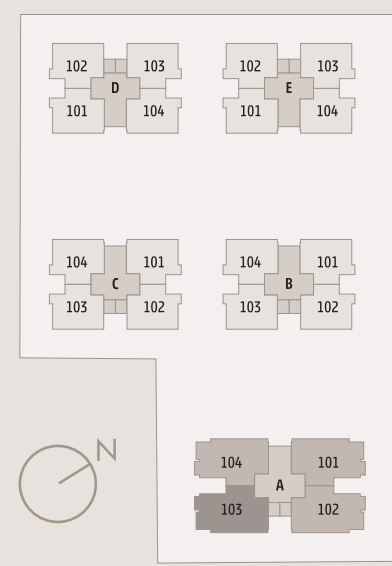
13<sup>TH</sup>  
FLOOR



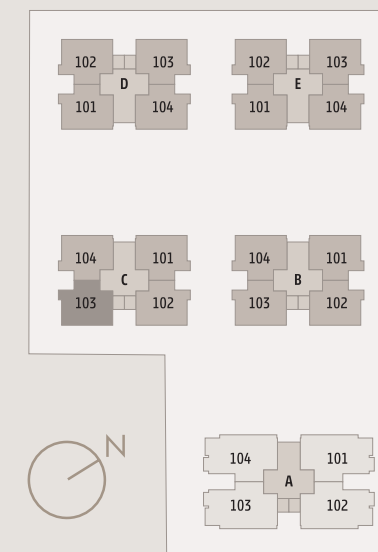
60 FT. WIDE T.P. ROAD



# 3 BHK



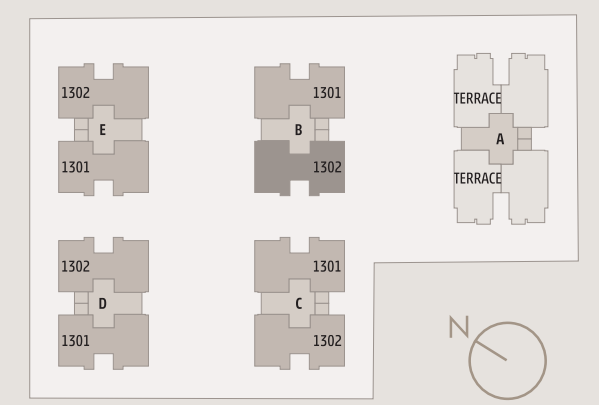
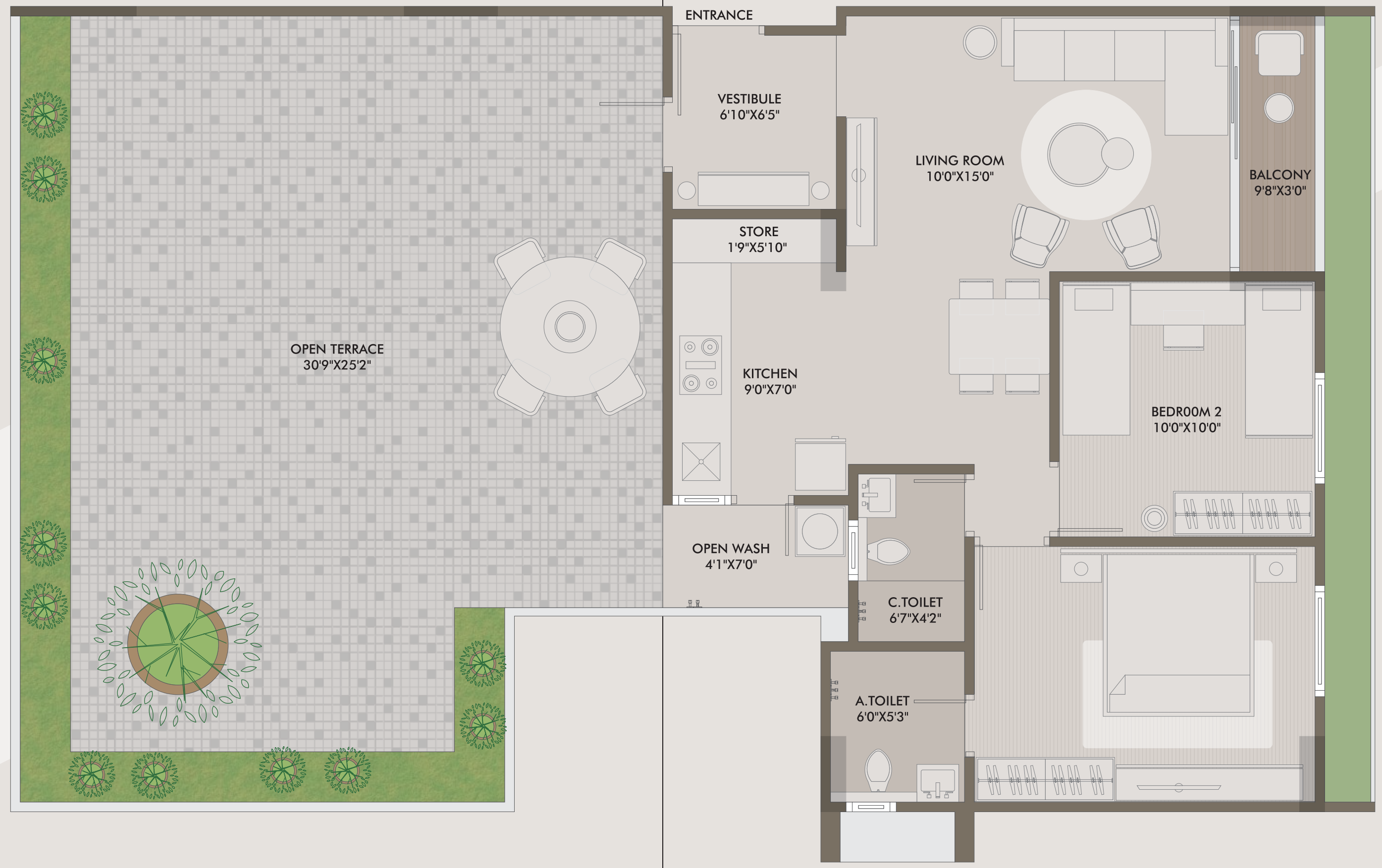
# 2 BHK



# 3 BHK PENTHOUSE



# 2 BHK PENTHOUSE



## SPECIFICATIONS

### STRUCTURE

- Earthquake resistant structure as per seismic design

### FINISHES

- Exterior : Double coat mala plaster with texture paint
- Internal : Single coat mala plaster except ceiling with white putty finish

### FLOORING

- Premium quality tiles flooring in drawing, living and bedrooms
- Kota/Marble/Tiles flooring in wash area
- Anti-skid flooring in bathrooms

### DOORS AND WINDOWS

- Decorative main door with wooden/ply framing with laminate or veneer finish
- Flush door in internal area with MS/Wooden/ Marble framing/ply
- DGU or UPVC windows in bedrooms/powder coated/ anodized aluminum section windows

### KITCHEN

- Kitchen platform with granite stone/ artificial granite and SS Sink
- Tiling on platform up to beam bottom level

### TERRACE

- Open terrace finished with suitable waterproofing & china mosaic/tiles for heat reflection

### FOYER

- Decorative foyer
- Branded automatic lifts

### ELECTRIFICATION

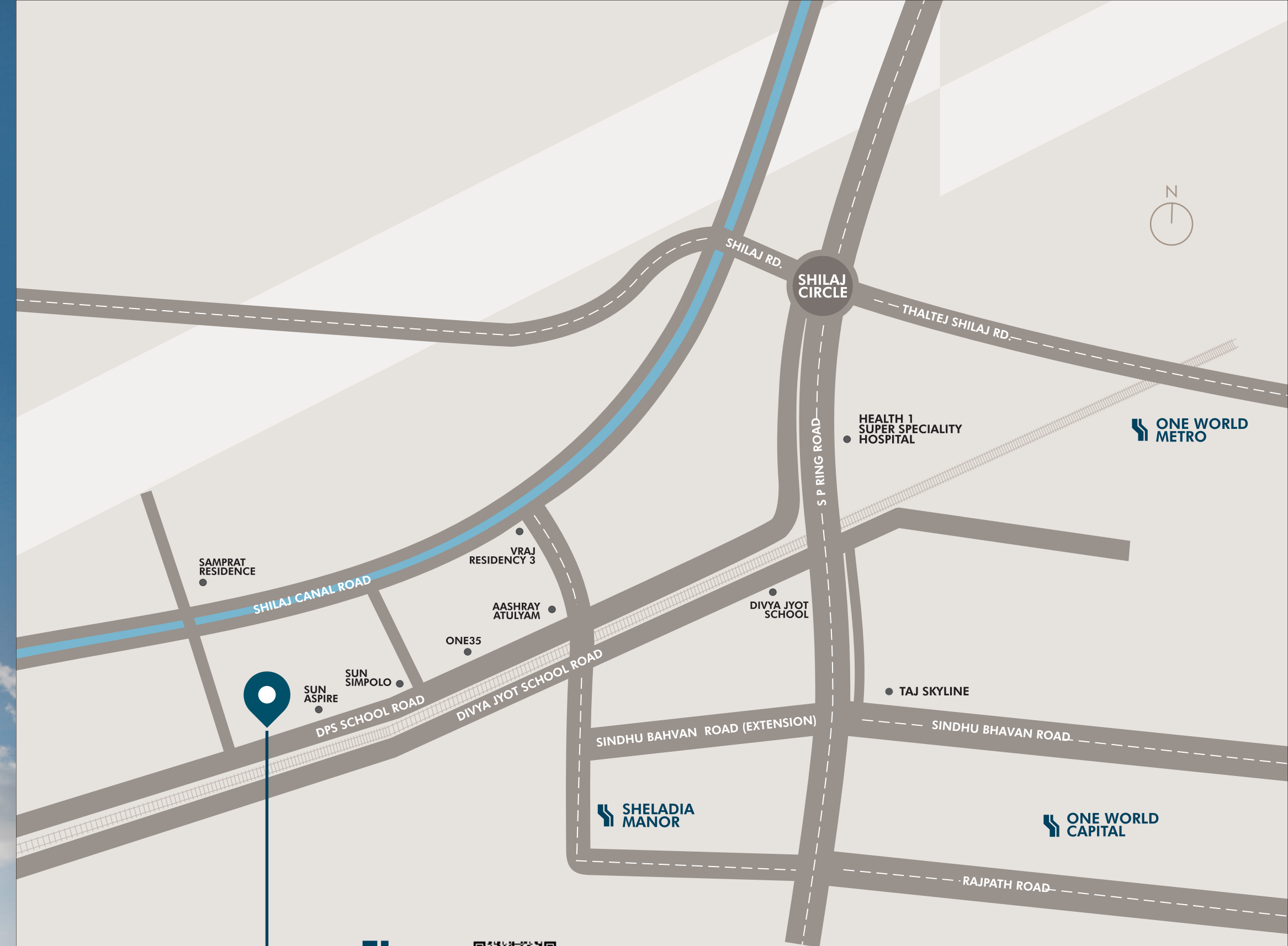
- Single & 3 phase meter + MCB & ELCB tripper, concealed wiring and adequate points with quality fittings

### SECURITY

- CCTV camera surveillance
- Entrance gate with security cabin

### PLUMBING

- Concealed plumbing with premium quality UPVC & CPVC pipes
- C.P. fittings Sanitary ware of reputed brands



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SCAN FOR LOCATION

**RULES & REGULATIONS** • Stamp Duty, Registration Charges, Legal Documentation Charges, GST, Maintenance Deposit, Torrent Charges and any other charges shall be borne by buyer separately. • Any Additional charges of duties levied by government / local authority during or after the completion of the project will be borne by the buyer. • Internal changes shall be done with prior permission and shall be charged in advance. • Changes in external elevation shall not be permitted. • All rights reserved by the developer for alteration / modification / improvement in specification / changes in dimensions and planning shall be binding to all. • Business practices leading to pollution, causing material damage to the building or members are not allowed in the premises. • Irregular payments may attract interest or lead to cancellation of booking/s.

**DISCLAIMER** • This brochure and model are not part of any legal documents. • All dimensions / measurement given are unfinished and approximates. • The photographs & artistic impressions are for references only. Actual building may vary from the representations mentioned in the brochure. • This is not an advertisement within the meaning of RERA. This is not an offer, invitation or commitment of any nature. Recipients are advised to appraise themselves of the necessary and relevant information of the project prior to making any purchase decisions. All the specifications of the flat shall be as per the final agreement between the parties. • Subject To Ahmedabad Jurisdiction • T&C Applicable\*



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