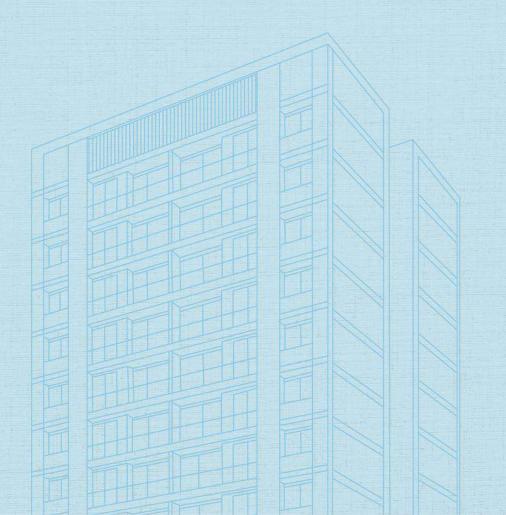
THE GOLDEN AURA OF Happiness!



2 & 3 BHK LIVING & RETAIL SPACE





A REGAL RESIDENCE FOR LAVISH LIFESTYLE

Welcome to the epitome of luxury living!

Shivalik Rivera is a true heaven of comfort and elegance, where every detail has been carefully crafted to provide an unparalleled living experience. Immerse yourself in a world of sophistication and enjoy a lavish lifestyle surrounded by breathtaking scenery. top-notch amenities, and top-of-the-line finishes.

14
STOREYED
FOUR TOWERS

2&3
BHK MAJESTIC
LIVING & SHOPS

20
AMENITIES & FACILITIES

3 LEVEL CAR PARKING







the convenient location to the amenities, to the thoughtfully designed homes, everything has been considered to ensure your comfort and ease. Live the life you deserve, surrounded by the very best in comfort and convenience.



2 & 3 BHK LIVING & RETAIL SPACE













BREATHTAKING BEAUTY

Toddler Play Area

Multi Purpose Court Senior Citizen Sitting

Walk Way

Landscaping Garden

Escape to a world of tranquility and natural beauty at Shivalik Rivera, surrounded by lush gardens and verdant greenery. Whether you're taking a leisurely walk through the greenery or simply admiring the breathtaking views, there's something for everyone to enjoy.

A VIVACIOUS VENUE FOR **ENTERTAINING EVENTS**

When every comfort, convenience and lifestyle need is taken care of, life becomes a celebration of joys.







Gym



Indoor Games



Kitchen









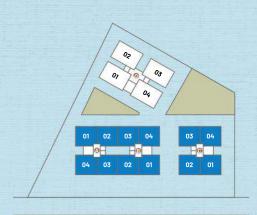




2-BHK ISOMETRIC VIEW



WING: A | B | C



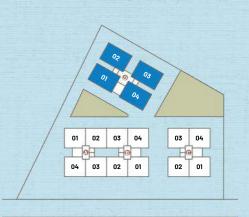




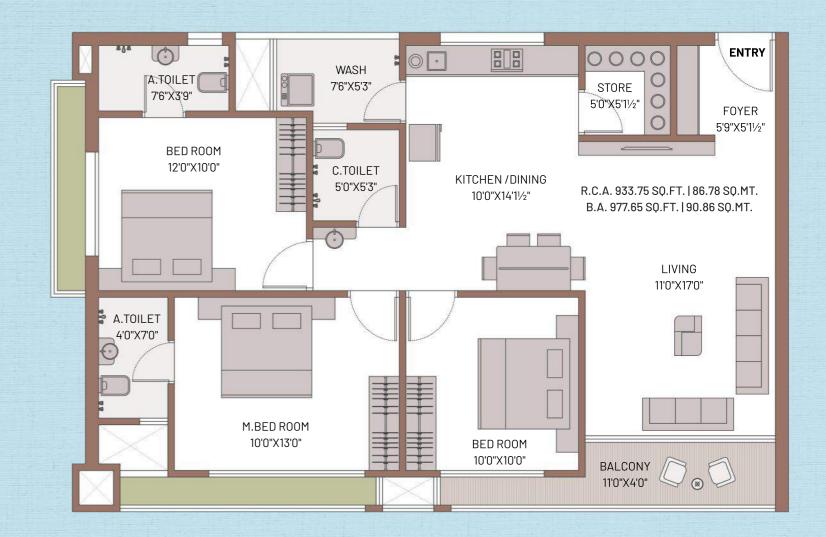
3-BHK ISOMETRIC VIEW

3-BHK UNIT PLAN

WING: D

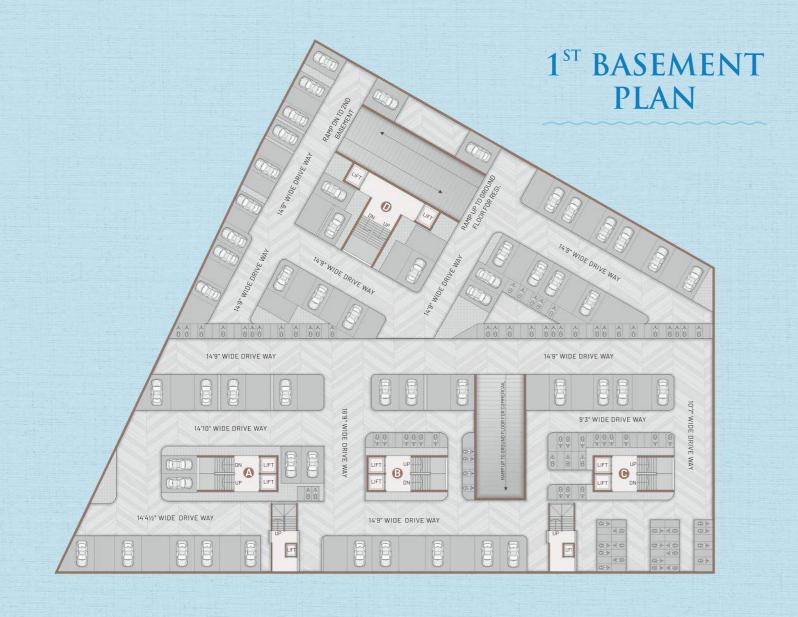


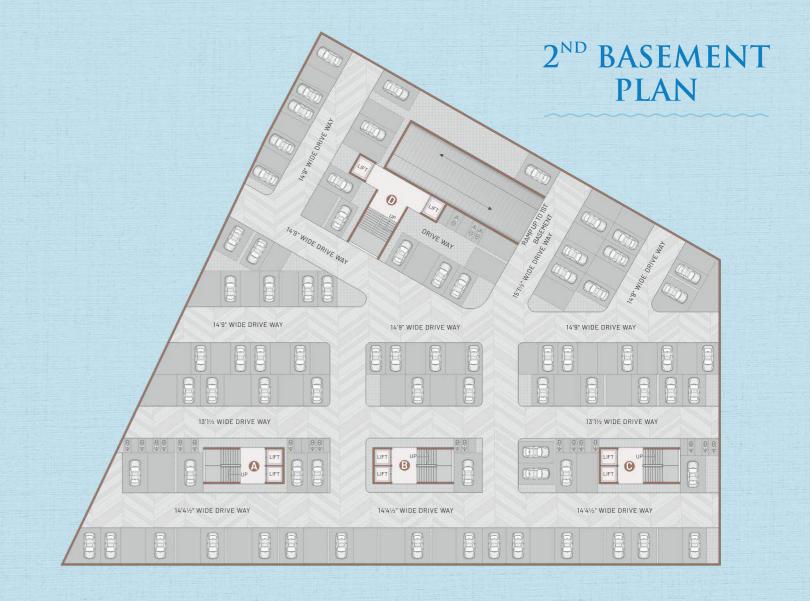














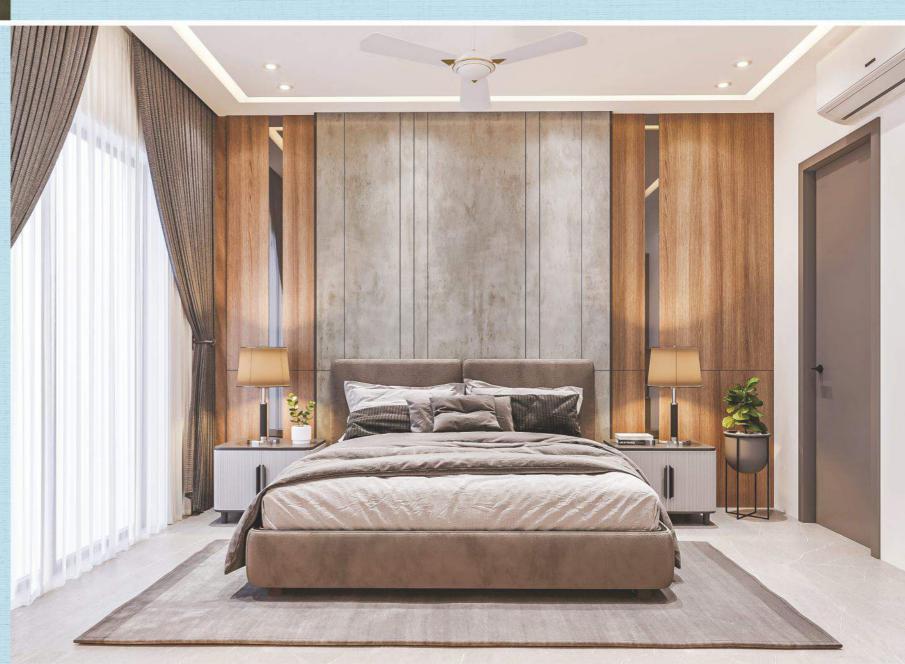


A SUMPTUOUS SETUP FOR LUXURIOUS LIVING

Luxurious in every sense of the word, these impressive apartments truly showcase the exquisiteness of space, style and sophistication.



2 & 3 BHK LIVING & RETAIL SPACE





Entrance Foyer

Auto Door Lift

Fire Safety

Generator

Power Backup G+ 2 Basement

Parking

A BLISSFUL BALCONY FOR REVIVING NATURE

Step out your very own piece of heaven with the spacious balcony of this elegant residential project. it's the perfect place to soak up the beauty of your surroundings and enjoy some much-needed time with nature.





SPECIFICATION



Earthquake resistant R.C.C.. frame structure as per structural design



FLOORING

Vitrified tiles flooring in entire flat



Granite platform with stainless steel sink with lintel level glazed tiles dado



DOOR

Decorative flush main and flush type internal door



WINDOWS

Anodize aluminum section full glazed window



BATHROOM - TOILET

Standard sanitary with lintel level designer tiles dado



ELECTRIFICATION

Concealed electrification with ISI wiring, modular switches and necessary points.



external wall with texture & paint. all internal walls will be finished with wall putty



TERRACE

Roda waterproofing in terrace



Standard branded quality lift with D.G. back up



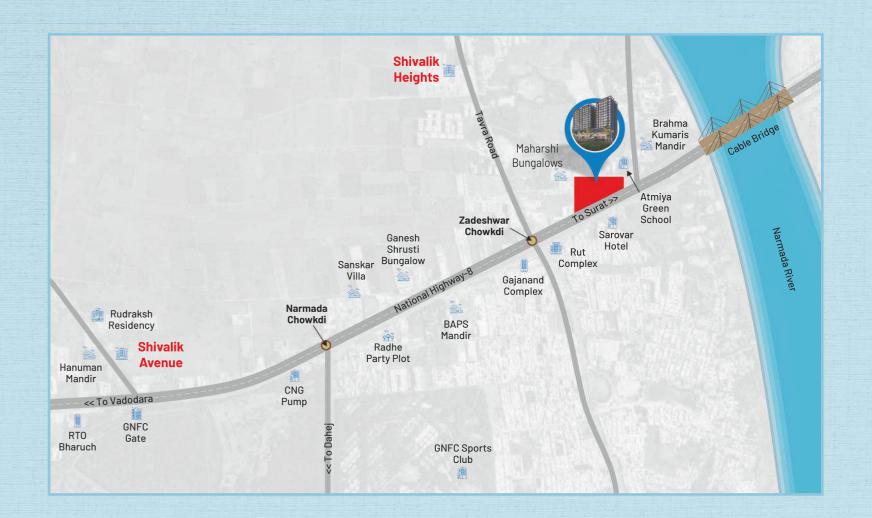
Power Backup Generator for Lift, Water and Common area



24 Hours boring water supply with overhead watertank in each tower & R.O. System for drinking water in each flats

NOTE: - Stamp duty, Registration charges, GEB Charges & society maintenance charges, Gram panchayat Akarni Charges, KJP Charges, etc. Shall be borne by the purchaser. - GST, will be borne by the purchaser. - Any additional charges or duties levied by the Government / local authorities during or after completion of the scheme will be borne by the purchaser. - The plans, designs, dimensions and elevations are as per current sanctioned plans and approvals, specifications, amenities and facilities will be set out in the agreements for sale and images are artistic impressions and purely for representational purposes. The same may be subject to changes / revisions / alterations in terms of approvals, orders, directions and/or regulations of the concerned / relevant authorities, and/or for compliance with laws/ regulations in force from time to time. In view of the above, and in line with our customer policies, we may change/alter the above in consonance with approvals, orders, directions, applicable laws, regulations, etc. Unless otherwise stated, all the images, visuals, materials and information contained herein are purely creative/ artistic concepts and may not be actual representations of the product and/or any amenities. None of the above may be construed to form any basis of, or serve as an inducement or invitation for payment of any advance and/or deposit, to be made by a prospective customer, under relevant provisions of law or otherwise. Solely the amenities/ specifications, features mentioned in the agreement for sale (if any) shall be final. - Representational Images are not actual project images and are strictly for representational purposes only. - Artist's impression of Elevation, sketch elevation, External spaces, Common amenities, Internal spaces, apartments, Clubhouse, landscaping, lobby, gym, kids area, Party areas are strictly for representational purposes only. The render/s used are an artist's impression of possible appearance and is/are not accurate and/or complete. The colours, shades of walls, tiles etc. are for representational purposes and will vary in planning and designing and upon actual construction. All features, landscaping, fixtures, fittings, goods, accessories and furniture reflected/displayed in this images are strictly for illustrative and display purposes only and are not part of the standard final amenities and finishes. The render for internal spaces is to only act as an example of suggested space management and possible utilization of the space, and such internal spaces will not have the amenities, fixtures and fittings therein. - Changes/alteration of any nature including elevations, exterior color scheme, balcony grill or any other changes affecting the over all design concept and out look of the scheme are strictly NOT PERMITTED during or after the completion of the scheme. - This brochure is intended only for easy display and information of the scheme and does not form part of legal documents. - Monitory and Legal matters are subjected to the Bharuch Jurisdiction

LOCATION MAP





2 & 3 BHK LIVING & RETAIL SPACE

- 💎 Nr. Atmiya Green School, NH-48, Zadeshwar Chokdi, Zadeshwar, Bharuch-392011, (Guj.) INDIA.
- khenigroups@gmail.com | @ www.khenigroup.com | \$\cong 97260 07475, 99781 27333, 76000 25131

A Project By



Architect & MEP Consultant

Structure

Scan For More Info





SVN CONSULTING ENGINEER ANII MISTRY - VADODARA

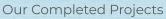


Rera No.: PR/GJ/BHARUCH/BHARUCH/Bharuch- Ankleshwar Urban Development Authority/MAA13134/160324/310330

A PROJECT BY



www.khenigroup.com







Opp. Shree Rang Township, Near Narmada College, Shukaltirth Road, Tavra, Bharuch.





Opp. Narmdeshwar Hanumanji Temple, Osara-Haldarwa Road, Vadadla, Bharuch.