


Integrated
for a happier life

Prarabdh
 Residency

Opp. Madhuram Green Apartment, Nr. Swagat Blossom,
Sargasan, Gandhinagar, Gujarat-382421

RERA Reg No. : **PR/GJ/GANDHINAGAR/GANDHINAGAR/Others/RAA06238/231019**
Website : gujrera.gujarat.gov.in

Developers :

Sheladia Developers

404/B, "PRIMATE", Opp. Mother Milk Palace, Nr. Gormoh Restaurant,
Judges Bungalows Cross Road, Bodakdev, Ahmedabad-380054.
O : +91-79-2687 0257 | Contact : +91 814191 4900
Email: ts@sheladiagroup.com | Web : www.sheladiagroup.com

9th street architects

5th floor, Vrundavan Enclave, Nr. Shell petrol pump,
132 ft. ring road, AEC Cross roads, Naranpura, Ahmedabad 380013
Contact : +91 99798 55707, +91 75730 14431

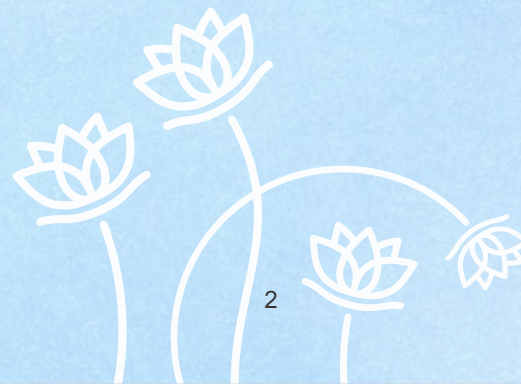
Anal shah

N K Shah Consulting Engineers LLP
A-1209, Mondeal Heights, Besides Hotel Novotel, SG Highway, Ahmedabad-380015
Phone : 079-29704898, 9824051702
Email : anshah@nkshah.com | Web : www.nkshah.com





SINCE 1980



Founded four decades ago and guided by a simple yet profound philosophy; 'Creation for good', Sheladia Infrastructure is one of the foremost Residential and Commercial Property Development, Management and Consulting Groups. With the primary focus of developing high-quality constructions, the Group has attained leadership positioning in the field and is one of the most preferred brands in the State of Gujarat. Having pioneered the early development landscape in Ahmedabad and literally shaping the city's skyline since the 80s, the Group has a diverse portfolio of world-class commercial and residential properties.

The group draws its strength from a highly qualified and vastly experienced team of professionals bringing together the best practices of various industries going beyond real estate. Sheladia Infrastructure intends to create world-class real estate solutions based on the best technology platforms available while keeping 'customer delight' at the center of all its efforts.

Prestigious Projects

Every success in the brings more excellence in us.
And every excellence brings more masterpieces for you !!!

• Poornam Residency	@ Gandhinagar	• Prominent Corporate Residency	@ Gandhinagar
• Pushpraj Tower	@ Bodakdev	• Pancharatna Apartment	@ Bodakdev
• Pushpvan Apartment	@ Bodakdev	• Panchgini Apartment	@ Satellite
• Pushkar Tower	@ Bodakdev	• Panchjanya Apartment	@ Ambawadi
• Panchamrut Apartment	@ Bodakdev	• Pimate	@ Bodakdev
• Prestige Tower	@ Bodakdev	• Akshardham Apartment	@ Ranip
• Pancham Apartment	@ Vastrapur	• Pushpak Bunglows	@ Bodakdev
• Prayag Residency	@ Bodakdev	• Pratishtha Apartment	@ Bodakdev
• Platinum Plaza	@ Bodakdev	• Parijat Bunglows	@ Bodakdev

Nearby Attractions



Prarabdh
પ્રારબ્ધ
Residency

UVARSAD

Prarabdh
Residency

Key Plan

TARAPUR

SARKHEJ-GANDHINAGAR HIGHWAY

ADALAJ - POR - KUDASAN ROAD

POR

KH ROAD

SARGAASAN

Sargaasan Lake

GANDHINAGAR BYPASS RD.

KUDASAN

GANDHINAGAR

KUDASAN

Prominent Hotel Road

AHMEDABAD-GANDHINAGAR ROAD

CH ROAD

Indroda Circle

Dholokuva Circle

Poornam Residency

Prominent Corporate Residency

City Pulse Cinema

SMVS - Swaminarayan Dham

Infocity

Infocity Township

Indroda Nature Park

Tata Consultancy Services

NIFT

Dhirubhai Ambani Institute of Information

National Institute of Design

Infocity

India Post Sargasan

Prasang Farm And Garden Restaurant

Pramukh Paramount

Madhuram Green Apartment

Swagat Blossom

Sampad Prime

Akshat Icon

Atria The Business Hub

Sarthak Mall

Anirdesh Bungalow

Shantam Party Plot

Satyamev Royal

Devnandan Summit

Surya Retreat Bungalows

Maruti Amrakunj-1

Green City Bible Church

Swagat Flamingo

Thaker's Farm

Shree Rang Nanocity-2

Sector 4C

Sector 4/A

Sector 3B

Sector 3D

Sector 7A

Sector 7D

Sector 2B

Sector 2B

Sector 1



Happiness

is owning your piece
of heaven on earth

Prarabdh Residency is envisioned to create a happy community of like-minded people who appreciate comfortable living amidst nature's raw beauty and well-designed spaces. Here, joy is in every nook and corner. Our residences are built on the idea of ultramodern luxury, intricately planned home spaces and design innovations, which enable a prosperous, peaceful life that is never devoid of true happiness.

Happiness
awaits you!





Happiness

is more than a moment...

It is a mindset,
an expression of self,
an emotion that stirs life.

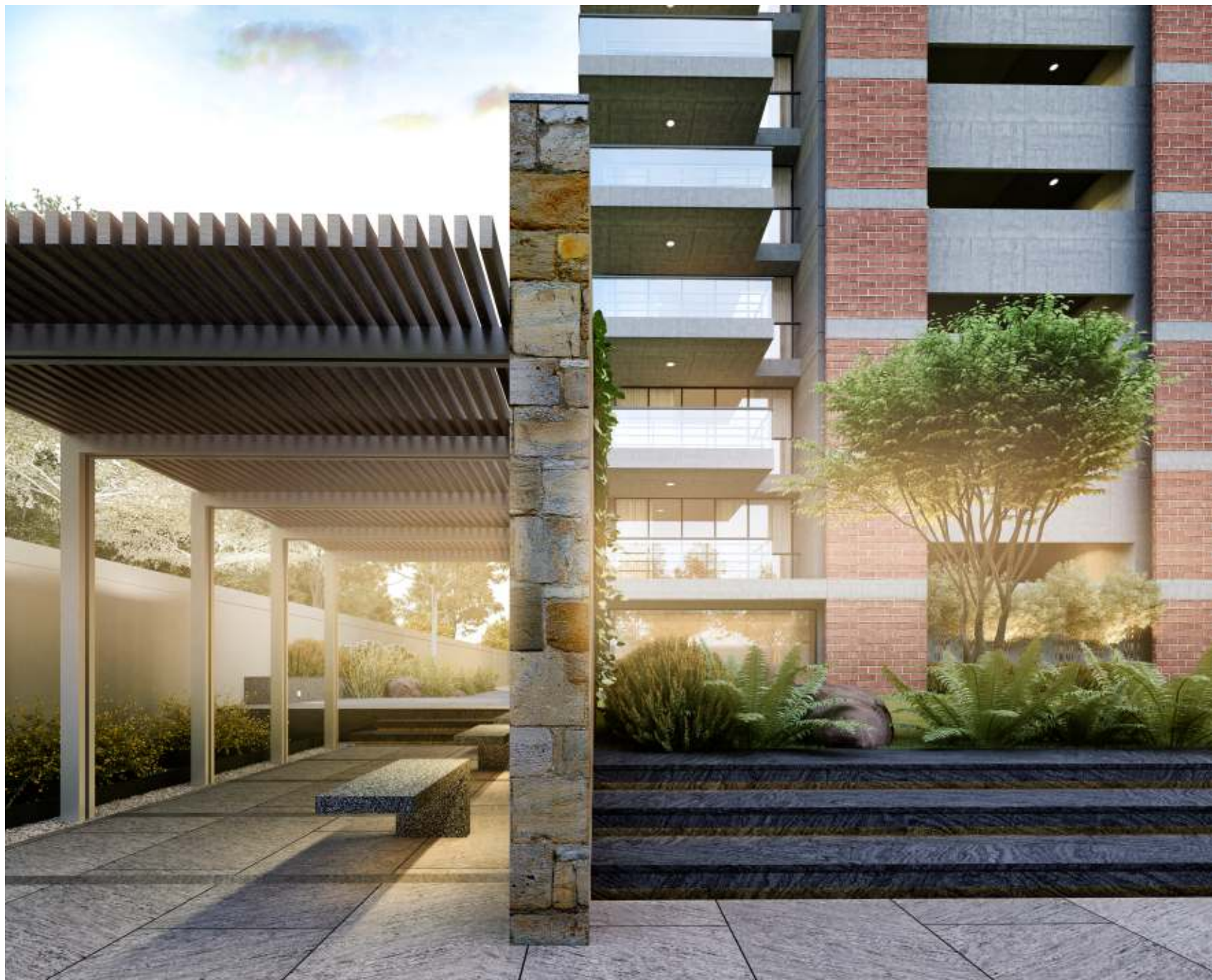
Prarabdh Residency is a boldly contemporary expression of Sheladia Group. With its design spaces and modern amenities, it's a unique addition to the neighbourhood - and one that offers all the conveniences and happiness of 21st Century living.

Our happy homes are designed exclusively for the connoisseurs of luxury and fine living. The Prarabdh Residency project houses exceptional 4 BHK Sky bungalows with an emphasis on natural light and wide open spaces. The residency is boldly topped by children play area with endless views of the neighbourhood.



4 BHK
SKY
BUNGALOWS





Happiness
is having fun...



Free from the concerns
of the outside world, you are
free to rediscover true

Happiness

Although the residencies are an oasis unto themselves, there will be times when you are moved to a state of sheer bliss. It will happen at the children play area, at the gym, at the garden where experiences, conversations will rejuvenate and restore your body and mind.

Our residencies are the ultimate canvas for inspired living with no more than two residences per floor. And, each of these 52 homes is a beautifully appointed hideaway for those who live here.





Happiness
and peace at the
Prarabdh
प्रारब्ध Residency

Life changes for good when you move into our happy homes. Apart from the multiple avenues of recreation which you will find inviting all the time, one of the most significant aspects of this luxurious living is its community. Discover a whole new life with the most sensible people around. Enjoy the company of your neighbours who share your love for the environment, the value of co-operation and above all perspectives about living a happy and meaningful life.

Happiness aplenty

Prarabdh Residency not only brings you well-designed homes but also a living space that truly enriches your life.

Amenities



Landscape Area



Gym



24 Hour Security



Indoor Games



Alloted Car Parking



Provision of Gas Line



Centralised D2H



Fire safety systems



24 hour water facility



Intercom facility



Common area power Backup by DG set



Earthing system for building and lifts



Boom barrier for main gate entrance



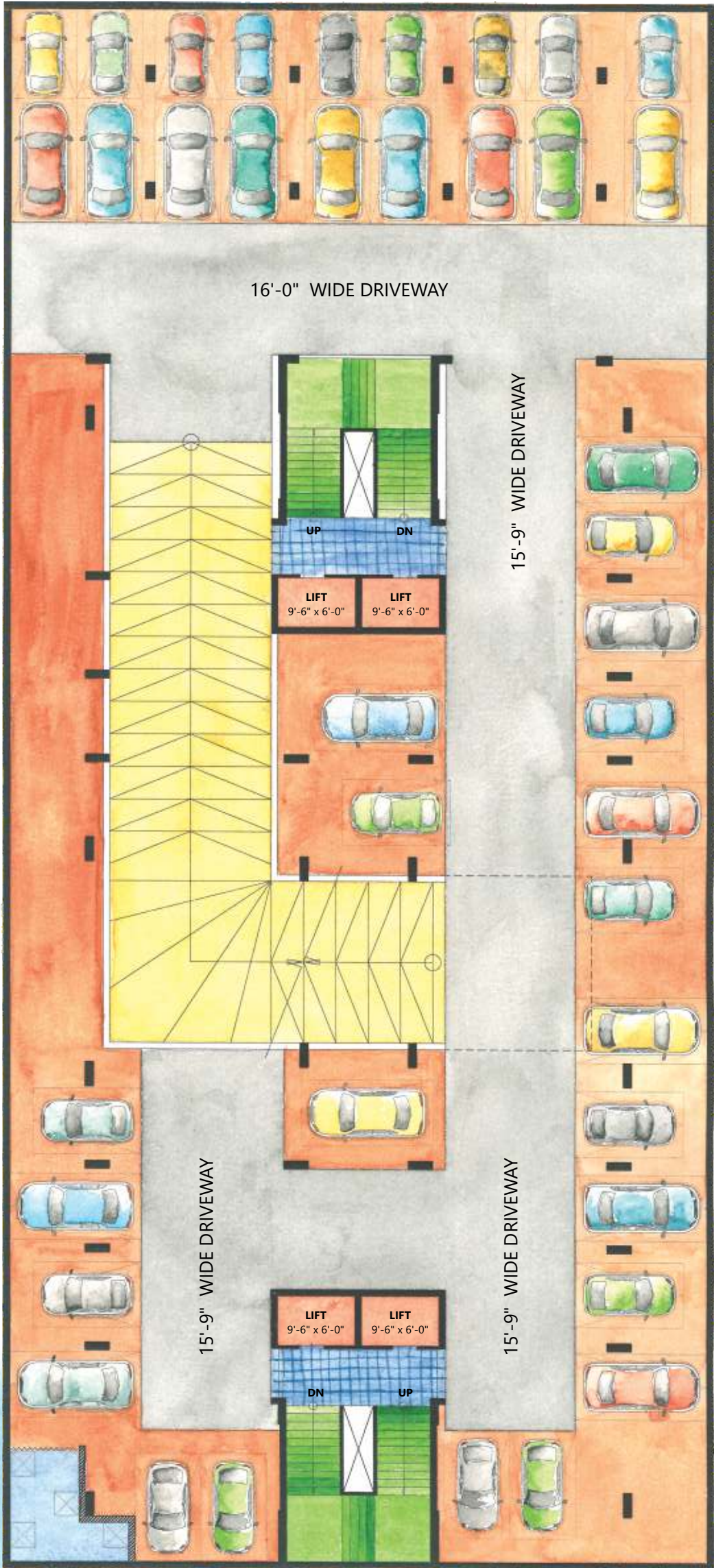
Project secured by CCTV Camera



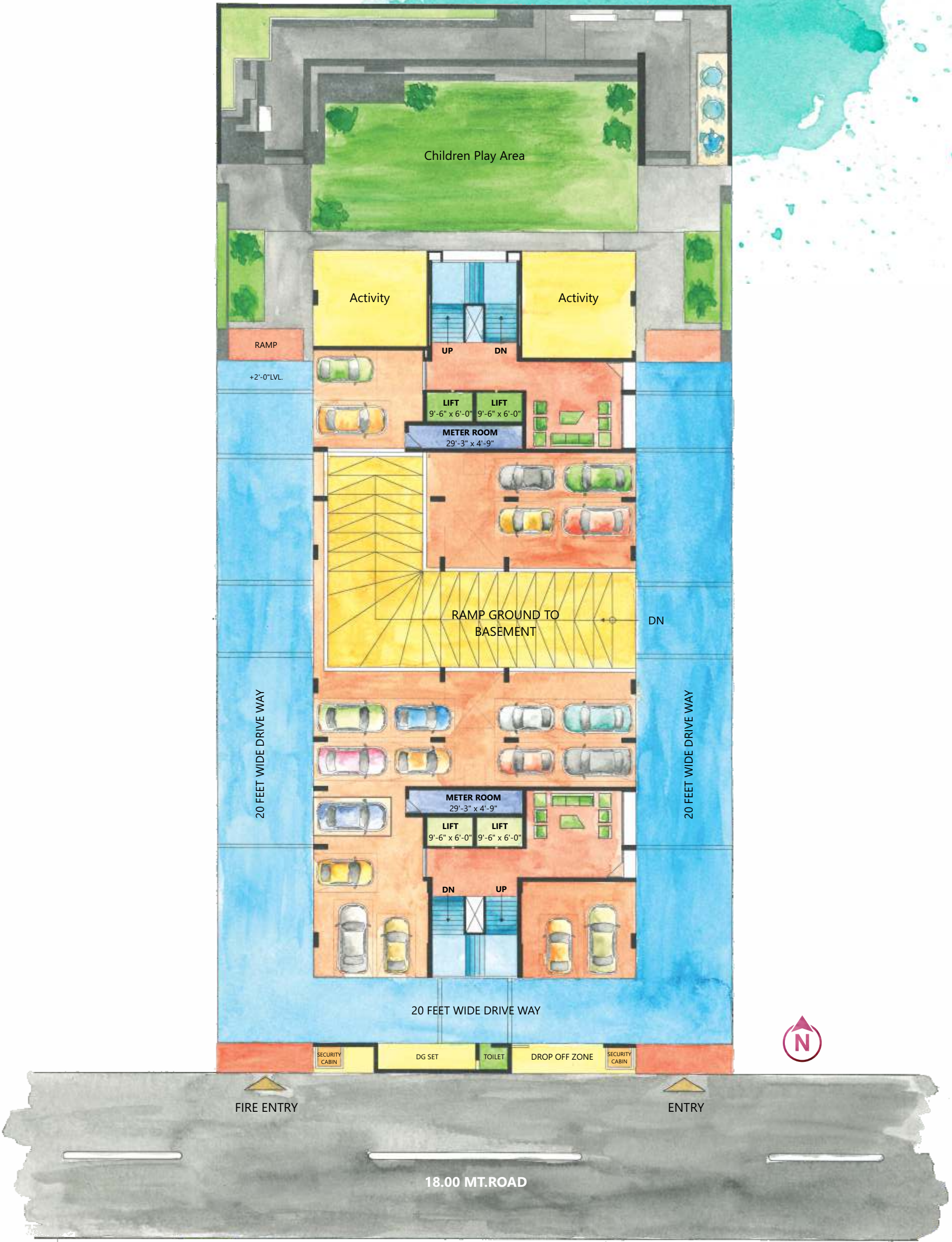
Attractive Entrance Foyer



Upper & Lower
Basement Layout Plan

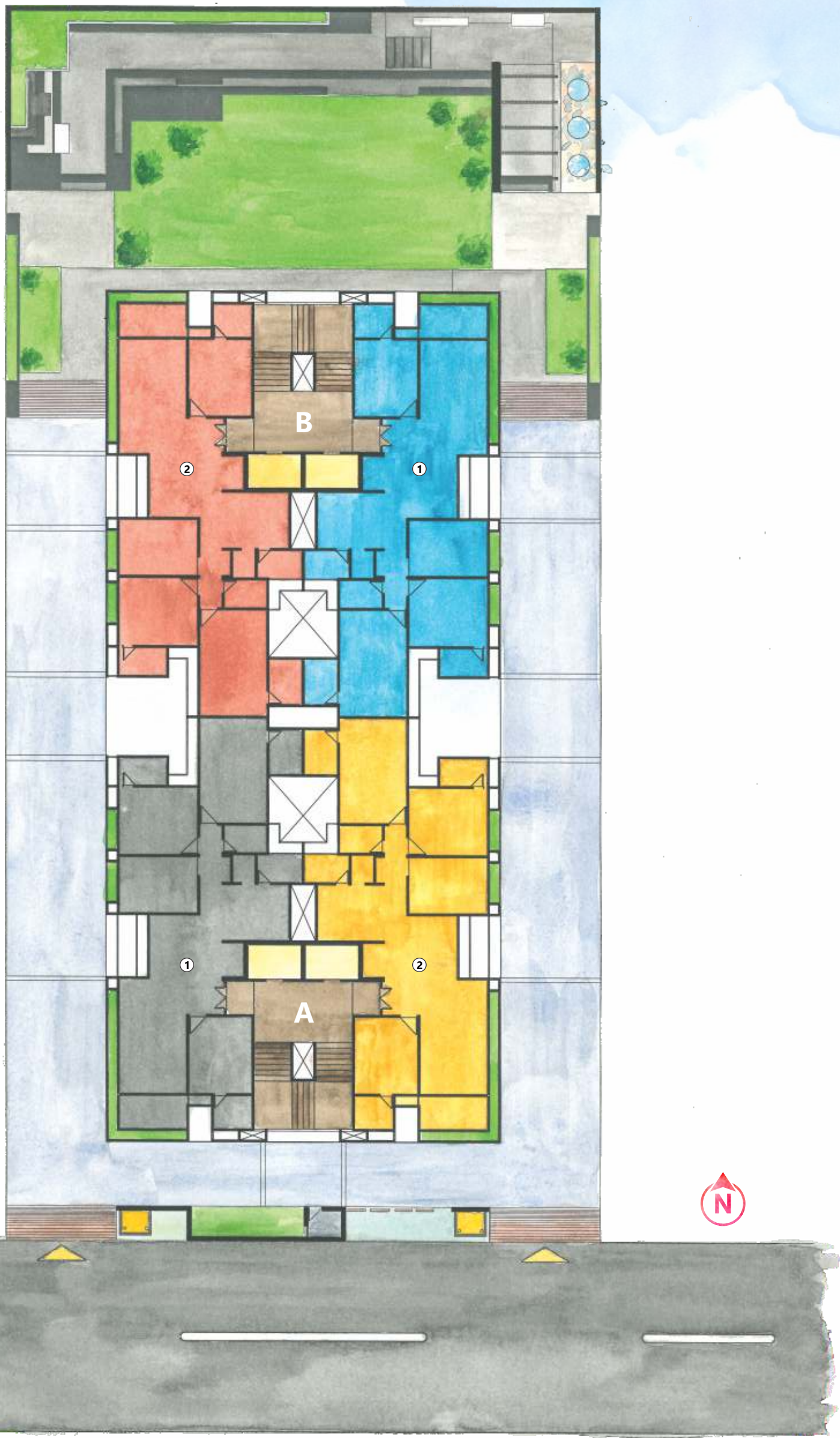


Ground Floor Plan



A & B

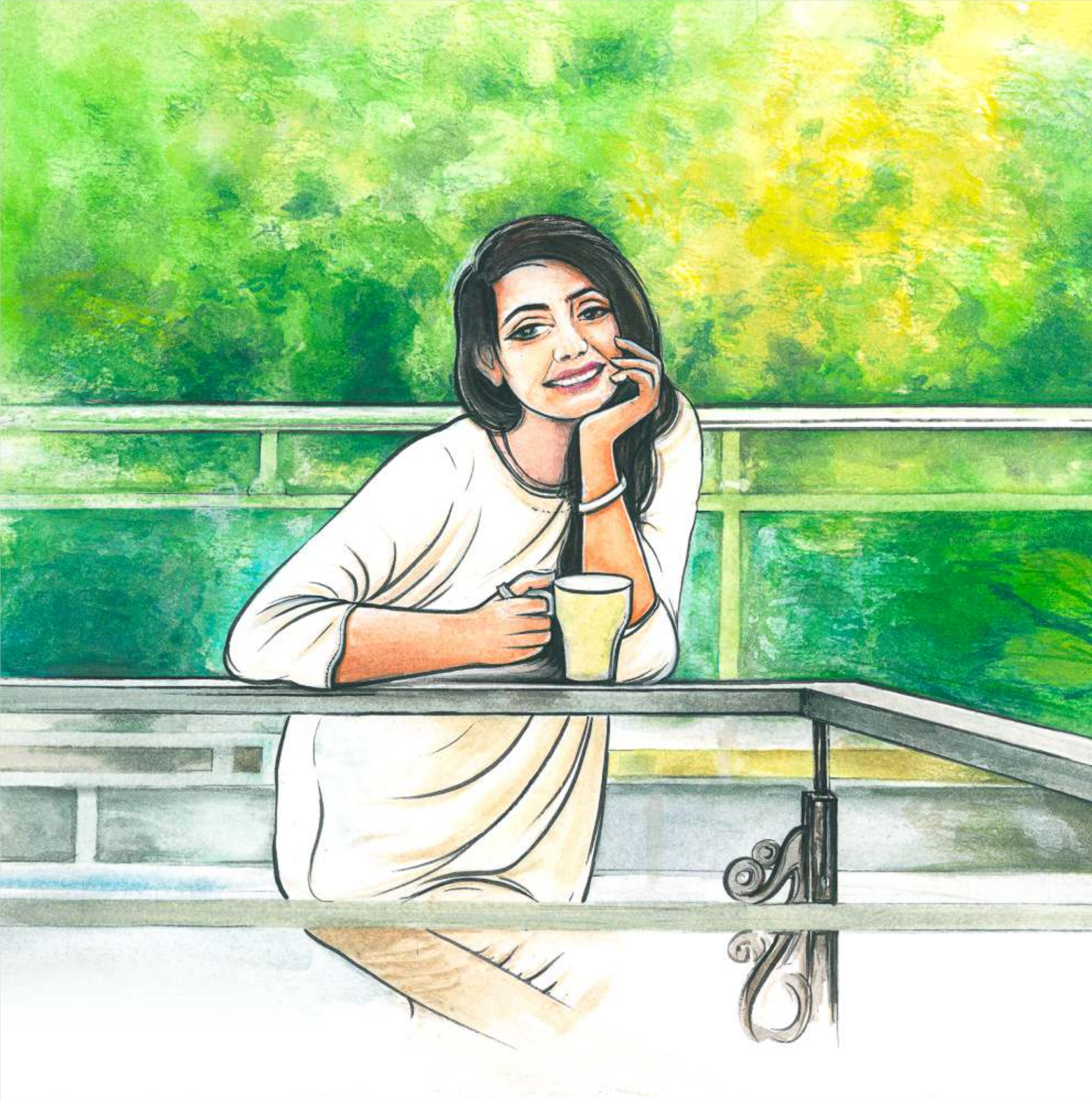
Typical Floor Plan



A & B

Unit Plan






Happiness
 is when you set
 yourself free

Specifications



Structure :

- Earthquake resistant RCC framed structure.



Bathroom & Toilets :

- Glazed tiles for flooring and full height dado.
- Branded plumbing fixtures and accessories.



Doors & Windows :

- Decorative wooden main door & all other flush doors with SS/Brass fitting.
- Aluminium sliding windows with stone sill.



Flooring :

- Vitrified tiles flooring for all rooms.
- Kota stone/Granite flooring wash area.



Wall Finish :

- Internal mala plaster with putty finish.
- External double coat sand face plaster with acrylic paint.



Kitchen :

- Polished granite platform.
- Stainless steel sink.
- Glazed tiles dado up to lintel level.
- Store room with marble / granite / kota shelf .



Electrification :

- ISI standard copper wiring.
- ISI standard modular electric accessories.
- Sufficient points for power & lighting.
- Provision for TV, Telephone, AC point in all the rooms.
- Protective M.C.B. for sockets.

Please Notes :

- Maintenance charges, Guda charges, Stamp and Registration charges, Vat, Gst, Electricity connection charges for cable and substation cost, Legal charges and other govt. levies if any, shall be borne by the Member/Purchaser.
- If any Member/Purchaser fails to pay according to terms, interest will be charged as per booking terms/agreement for sale.
- In the event of cancellation for any reason, 10% of the basic amount plus applicable govt. levies will be deducted and balance amount will be refunded after the new booking of same unit(s).
- Membership of member will be cancelled automatically who will be unable to make payment in time and deposited amount will be refunded only after new booking of same units(s) with 10% deduction of unit cost plus applicable govt. levies as an administration charges.
- No alteration in Exterior Elevation & outside color scheme shall be allowed. Member/Purchaser shall not disturb, construct or claim or do any kind of activity in common area, passage, Amenities, Terrace or do any kind of construction work during or after the completion of the project.
- The developer reserves the right to change, revise or make any modification, addition, omission or alteration in the scheme including technical specification, design, layout and Member/Purchaser shall abide by such changes.
- All the dimentions/measurement given are unfinished & approximate.
- The photographs & artist impression are for reference only. All the architectural & Interior views & pictures in brochure are computer graphic interpretation of the actual property.
- Terrace right would rest with the developers.
- Any FSI at present or in the future would be availed by the developers & no Member/Purchaser would claim any right for the same.
- Internal changes shall be done only with prior permission and shall be charged extra in advance.
- This project is located in the village limit of Saragasan, Gandhinagar, Gujarat, India
- Subject to Gandhinagar jurisdiction.