



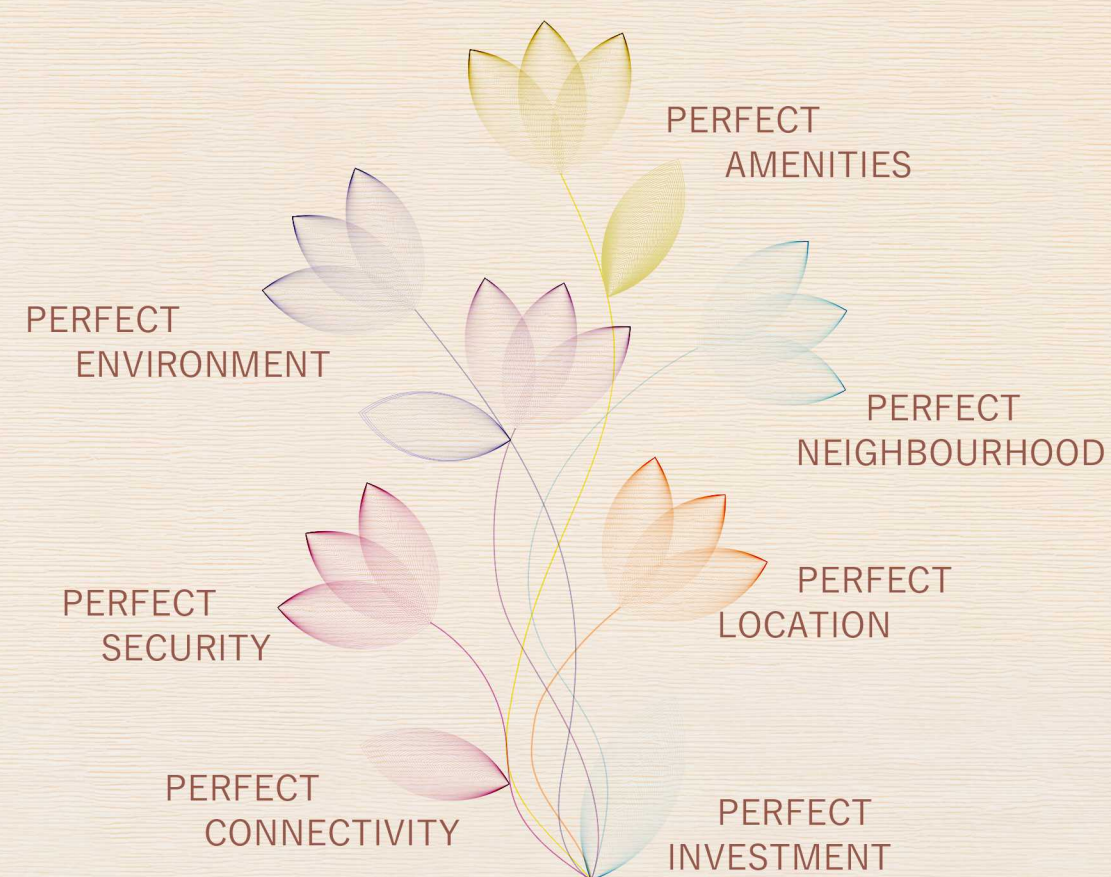
SAHAJANAND
Shangri la
5BHK Luxurious Bungalows

...a new standard of peaceful luxury!

Behind Vivah Party Plot, Karamsad - Anand



**FUSION OF
SERENE BEAUTY AND
URBAN COMFORT...**



...crafted for the life you deserve!



The project "**Sahajanand Shangri la**" is yet another landmark development of Sahajanand Group. With 24 premium luxury **5BHK Villas** in phase, it is a perfect combination of ultra modern amenities and contemporary architectural design.

Besides all the basic necessary amenities, the advanced security monitoring system and adequate green open spaces are the exclusive prominent features of "**Sahajanand Shangri la**" project. Easy accessible location, club house and hassle free living environment make these villas a must have property choice for our every customer.

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PERFECT ENVIRONMENT

Adjoining to Sahajanand Group Projects far from hustle and bustle, pure living pleasure at the **Sahajanand Shangri la**, enjoying outdoors is a part of everyday life. Whether you prefer a quiet morning walk in the landscaped streets or a family stroll in the evening, the choice is yours. Surrounded by green open spaces and natural tranquillity enjoy an active lifestyle.

Keeping fit and enjoying outdoors is part of everyday life at **Sahajanand Shangri la**. Green Landscaping and Well Plantation on Streets and Common Areas Beautiful Lighting and Light Music on Streets

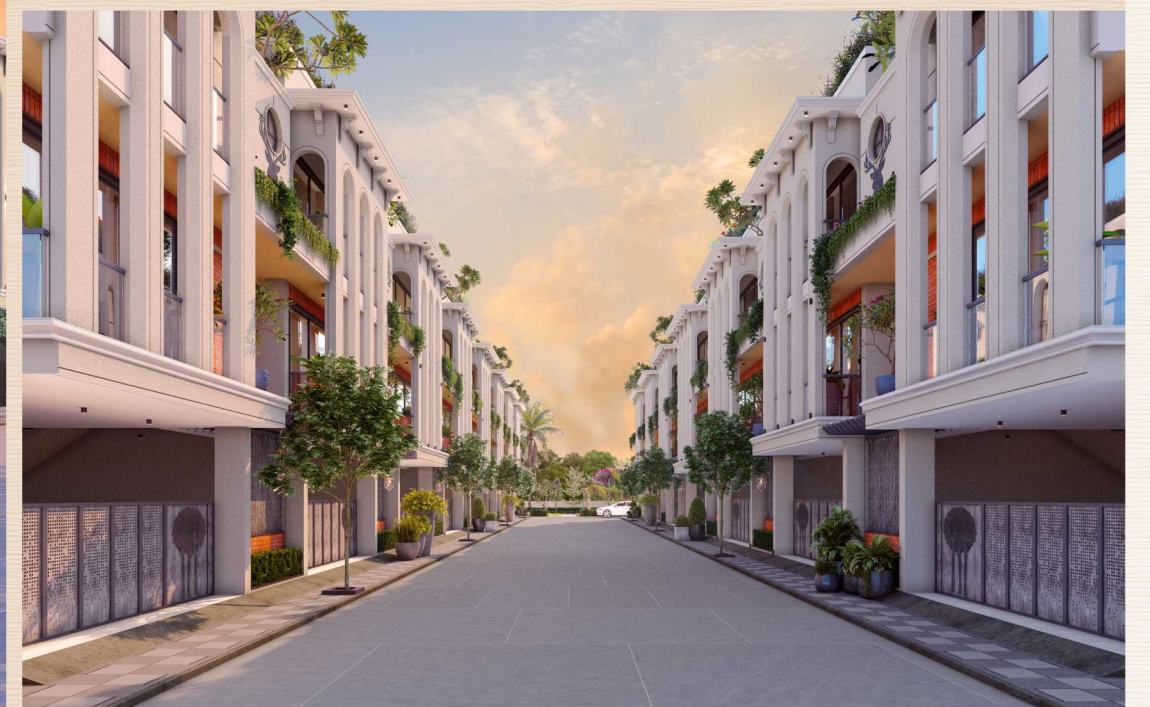


PERFECT AMBIENCE

All villas will be semi-furnished, which would include adequate electric points such as tube lights, fans, exhausts and geysers at all appropriate places, a modular kitchen and A/C, TV and telephone points in the living room and bedroom.

There will also be a service office for providing the services of an electrician, plumber and gardener, so you need not worry over small problems in the house. Housekeeping facility will be available on nominal charges, intercom connectivity from the guard room to all the units, garbage collection. Power generator service for all common areas of the society and also provision of inverter electrification wiring to each villa.





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PERFECT THE PINNACLE OF LIFESTYLE

Experience an elevated lifestyle like no other with **Sahajanand Shangri La**. Luxury and comfort abound in each villa, meticulously crafted to provide an unmatched living experience.

The villas are designed with premium amenities and stunning views along with state-of-the-art infrastructure, offering an upscale lifestyle. From the spacious interiors to the lush gardens, every detail is carefully crafted in order to create a harmonious living environment.

Every aspect of our project demonstrates our commitment to quality, integrity, passion, and professional transparency. We strive to create an environment that nurtures the soul, where every moment is a step towards a luxurious lifestyle.

Get a taste of luxury here and enjoy an array of lifestyle choices.





THE DREAM OF OWNING A VILLA
IN THE LAP OF LUXURY BECOMES REAL.



Elevating of wealthy homes, here the comfort of community living melds seamlessly with the prerequisite of privacy.

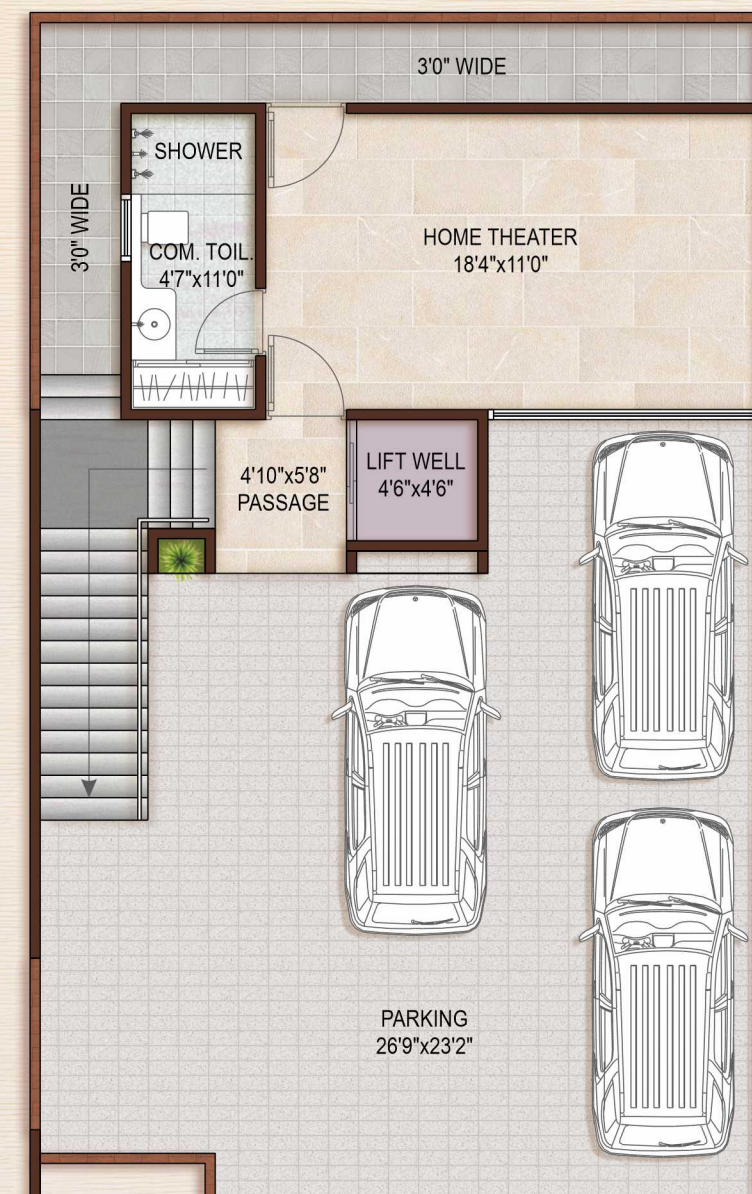
A modern aesthetic shines through the design sensibilities, as keen attention is paid to every little detail and thoughtful features make it an ideal living space for families.

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...a luxurious living concept
of trend setting architectural planing!



GROUND FLOOR PLAN



Beautifully designed villa with concept of huge parking and personalised entertainment space at Ground Floor.



FIRST FLOOR PLAN

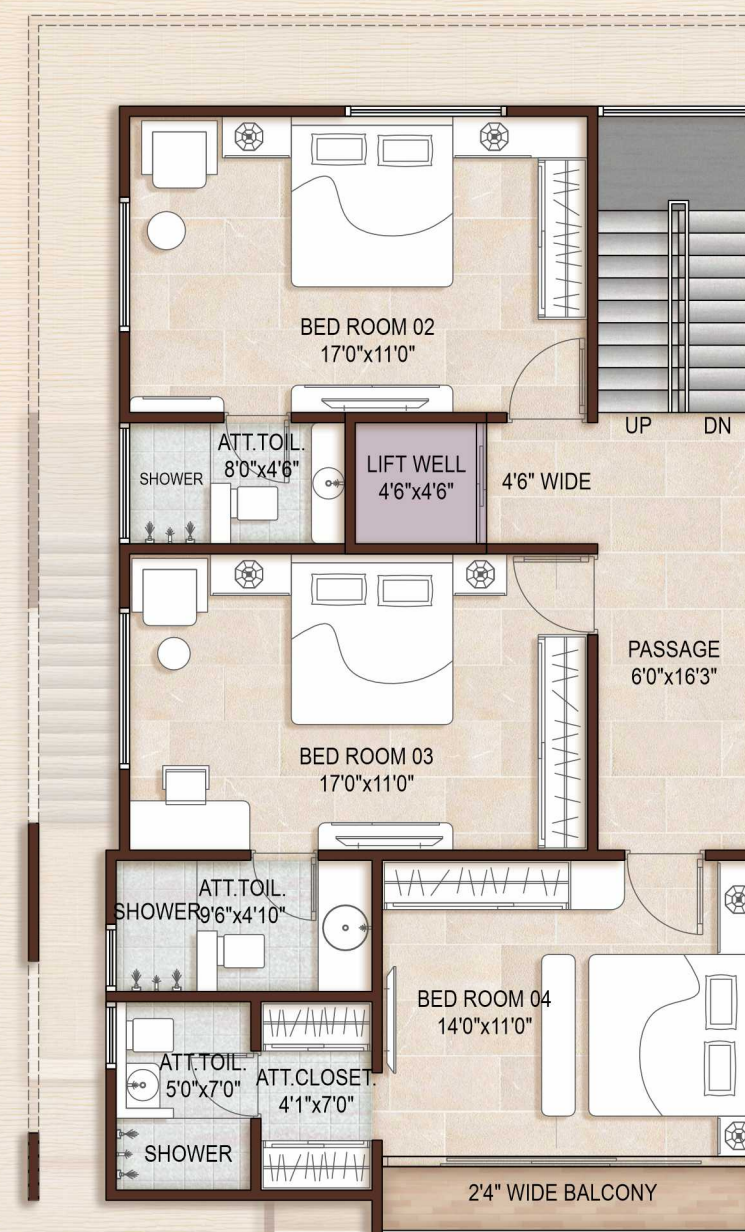


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Upon entering the **First Floor**, you are greeted by a spacious living room that seamlessly flows into strategically located kitchen adjoining dining area to maximize natural light, a open and airy feel.



SECOND FLOOR PLAN



Second Floor owes a cozy living space.

Spacious three luxury bedrooms, each with an en-suite bathroom.

Large windows provide stunning sunset views, which is fitted with modern amenities to provide a spa-like experience.



UNVEILING A LIFESTYLE
WHERE HAPPINESS PREVAILS



Sahajanand Shangri La offers not as a cluster of houses, but as a world that took care of the entire family's happiness. Here is a beautiful blend of nature and city conveniences and a wanderer's dream.

Being a part of this community, enjoy is all the amenities and conveniences as life-style is enriched with sports, health, cultural and recreational facilities.

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...adding to the charm is that families and friends get together to share everyday joys.

SPECIAL LIFESTYLE AMENITIES



Solar System to Each Unit



Water Softener to Each Unit



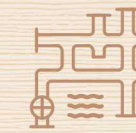
Individual Bore Well to Each Unit



Provision for Lift Well



EV Charging Point in Parking



Centrally Distribution for Hot Water



Remotely Operated Main Gate to Each Unit



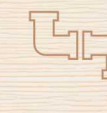
Rain Water Harvesting



Spacious Personalised Parking to Each Unit



Domestic Gas Line Provision



Drainage Line



Gymnasium



Attractive Entrance Gate



Security Cabin



Club House (2 Floor)



Solar Panels for common utilities



Landscaped Garden with All Age Sitouts



Walking Trails



Campus Light with Underground Wiring



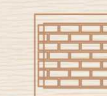
24X7 Security with CCTV Cameras



Terrace Sit out



Compound Wall with planter



Brick Work Construction



Anti-Termite Treatment





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EXCLUSIVE LIVING

OPULENT DESIGN, PRINCELY COMFORT

We invite you to experience our unparalleled offerings of opulence and comfort.

LEGENDS...

5BHK Bungalows : 24 Nos



Entry Controlled Compounded Main Gate

Multi Purpose Hall | Gymnasium | Terrace Sitouts

Landscaped Garden | All Age Sitouts





PERFECT SECURITY

Project Covered by Compound Wall. Entry Through Visitors Entry Register with security guard.
Monitoring by C.C.T.V. Cameras. Clock Wise Security System





SAHAJANAND Shangri la

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SPECIFICATIONS

STRUCTURE

RCC frame structure and block wall. Internal plaster smooth finish & external surface finished in sand face plaster. Structure design as per structural engineer.

FLOORING

Vitrified tiles flooring in carpet area as directed by architect.

KITCHEN PLATFORM

Granite kitchen platform with sink and glazed tiles upto lintel level.

DOOR

Decorative Main door of the bungalow & all the doors will be water proof flush doors.

WINDOWS

Premium quality sliding windows.

PAINT

Wall putty with primer on internal walls, standard quality paint on external walls

ELECTRIFICATION

Necessary electric points will be provided as per architect drawing. Branded concealed wiring with standard modular switches or equivalent modular switches.

PARKING

Spacious parking facilities at ground floor.

WATER SUPPLY

Bore well & overhead water tank facility will be provided for bungalows.

TOILET & BATH

Full dado height in toilet & bath and wash basin.

DRAINAGE

Drainage connection will be provided.

PEST CONTROL

Anti termite treatment to entire plot.

TERMS & CONDITIONS

- Internal changes shall be allowed only with prior permission and with extra cost. if is technically possible.
- Additional documentation charges such as stamp duty/ registration / GEB connection / Gas connection/insurance / GST / legal documents (as per new bylaw's / jantri / revenue department and other relative expenditure are to be borne by the member. Any kind of taxes implemented by government or local authorities during or after completion of the project are to be borne by the member.
- Municipal taxes from date of obtain possession shall be borne by the member.
- Payment Conditions :(General Schedule)
25% as on booking | 15% at the ground floor slab level
15% at the first floor slab level | 15% at the second floor slab level
15% at the time of brick work and plaster
10% at the time of flooring | 05% at the time of possession
- Member has take possession within month from the date of completion of the unit, failing which interest @ 18% p.a. will be charged on balance amount.
- In case of cancellation amount will be refunded from the booking of same premise after 10% deduction of booking amount.
- Possession of unit will be given on only on receipt of full payment, Pooja / Vastu / furniture work will not be allowed.
- The organizer / architect / structure engineer reserves their right to make any addition, alternation and amendments as may be necessary from time to time.
- The brochure shall not be treated as a legal document, it is the purpose of information only.
- In case of any dispute it will be resolved by mutual discussion and understanding, failing which the matter will be ANAND jurisdiction Only.



Site Address



Adjoining To Sahajanad 21,
Behind Vivah Party Plot, Anand Sojitra Road,
KARAMSAD-388325. Anand, Gujarat

Organiser



icon.sahajanand@gmail.com
www.sahajanandicon.com

Booking Contact

+91 90999 55533 | +91 90999 55522

Architecharal Consultant



Structure Consultant



Location QR

Brochure QR

RERA No :



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Behind Vivah Party Plot,
Anand Sojitra Road,
KARAMSAD-388325.
Anand, Gujarat



Organiser

SAHAJANAND ICON

KARAMSAD - 388 325

icon.sahajanand@gmail.com

www.sahajanandicon.com



Booking Contact

+91 90999 55533

+91 90999 55522



Architect

Sandip Mistry

Space Design

Anand - 388 001



Structure

Akashar Consultants

V V Nagar - 388 120