



SHREENATHJI
BUILDERS PVT. LTD.

The tradition of trust

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PRESENTS...

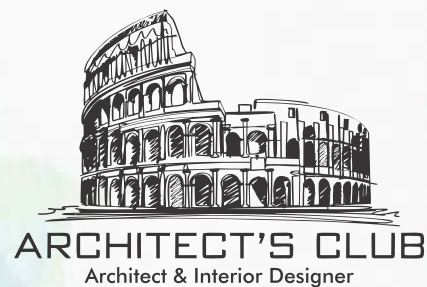


FROM THE DESK OF ARCHITECT...

Architect's club is one of the most trusted Architecture & Interior designing company in **Vadodara**, and is proud to be exclusively associated with **Shreenathji Group of Companies**.

Our initial foray into space planning enlivened with structural designing elements. Enthused by the fervor of innovation and empowered by the skill of craftsmanship, we broadened our operations and today our services extended to specialization of design and execution of residential, commercial and hospitality projects, providing the professional services which include Architecture, engineering, interiors, project management and more, all under one roof with one stop solution.

Shreenathji Varnan features a visually striking facade with massing architectural elements that dominate the design of bungalows. Similar architectural features have been added on the sides of the elevation for visual continuity. The wooden look finish makes the overall view a visual treat.



AR. BRIJESH DILIPCHANDRA SHAH
(MANAGING DIRECTOR)



AR. BRIJESH DILIPCHANDRA SHAH
(VICE CHAIRMAN)

Shreenathji Group of Companies never fails to amaze you with its distinctive projects and ventures. Two of our grand upcoming ventures are "**SHREENATHJI INDUSTRIES PVT. LTD.**" which will deal in superlative quality cement and "**SHREENATHJI 33**", a one-of-a-kind premium resort and adventure park project. In addition to this we bring to you next level of luxury living.

Shreenathji Group of companies has extended its footsteps in the field of

- Real Estate
- Hospitality
- Industries
- Technology
- Entertainment

WELCOME TO SHREENATHJI VARNAN...

Luxury amplified. That's **Shreenathji Varnan** for you. A landmark creation that is distinct in every aspect of design and development. **Shreenathji Varnan**, has meticulously planned to meet the demands of the choosy elite. Every single aspect of the project, right from the materials used, to the elegantly made interiors, to the state-of-the-art amenities incorporated. Every single inch has been exceptionally crafted to ensure eternal peace of mind and an exclusive property.

Shreenathji extends the hallmark of the "**Shreenathji Builders**" quality, assuring international standards of craftsmanship, clear titles and stringent adherence to all bylaws and civil legalities. The grand project packs in a host of dazzling features including a prized location and impeccable making.

MR. DAXESH DILIPCHANDRA SHAH
(FOUNDER & CHAIRMAN)

Majestic way to the

Elite living...

Look up at the **gates of heaven** and into a paradise within..

Walk into the heavenly realm of **Shreenathji Varnan** to experience
supreme bliss and delightful joy for a lifetime....



Destination

1 luxurious setting for
40 elite families...

Vadodara has now discovered a new symbol of luxury. No, it's not a new sports sedan or a custom design yacht. But a lush signature home that's in line with world-class standards.

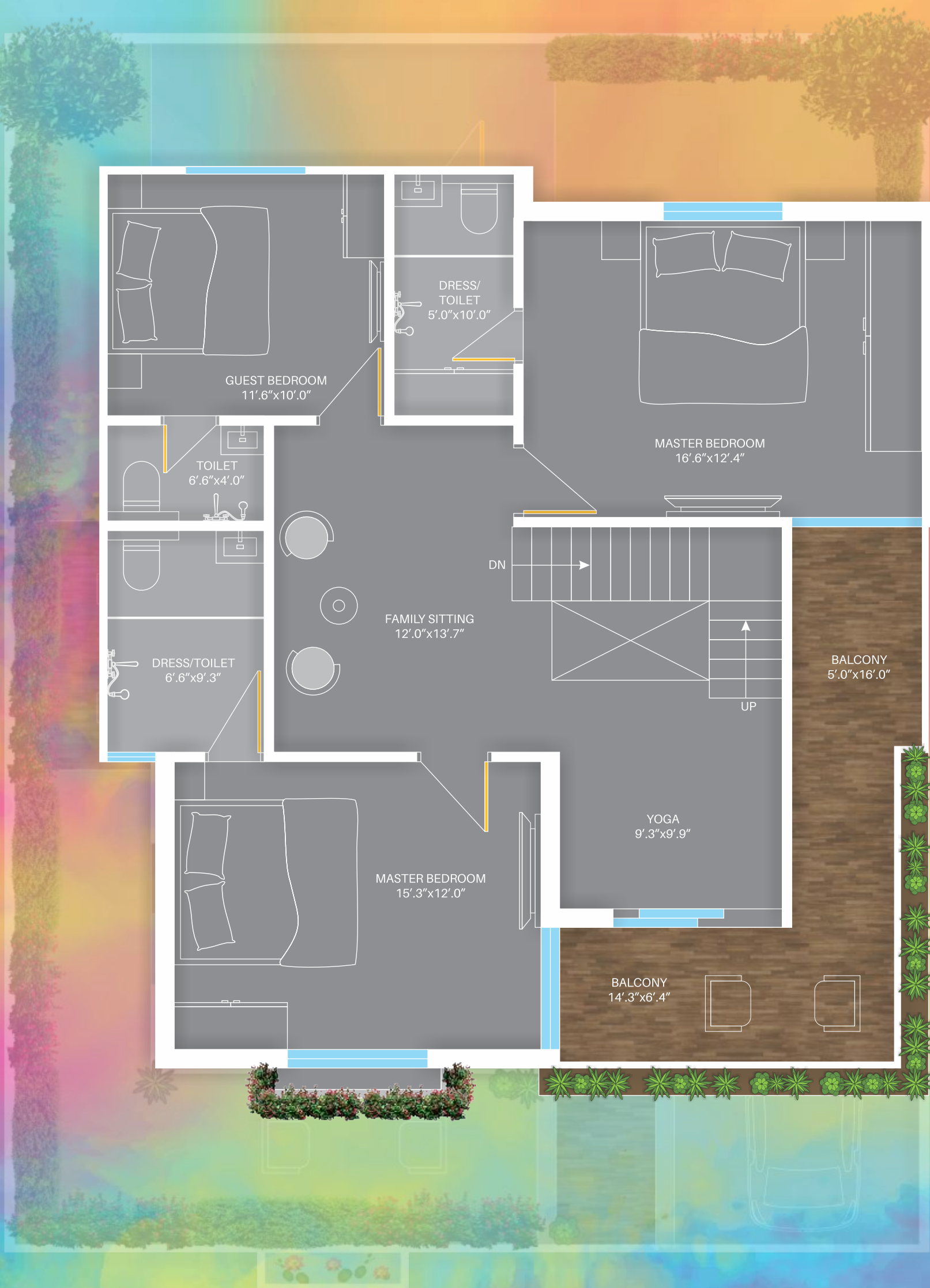
Shreenathji Varnan, the innovatively designed project from **Shreenathji Group of Companies** is a unique blend of opulent homes and swanky open spaces. **40 exquisitely crafted 4 BHK work of art.** Uber-premium amenities and thoughtful features that escalate living to the next level. It's the ultimate destination for the discerning few.





GRAND & GLORIOUS
GROUND FLOOR





FABULOUS & FASCINATING
FIRST FLOOR

Expansive & Elegant...

The pleasure keep adding with a choice of recreational facilities in a classy ambiance at the beautiful open landscape garden.



Jogging
Track



Toddler's
Area



Senior Citizen
Garden



Gazebo



Spectacular Specification

Without the high prices, high quality work...



Structure:
Earthquake resistant RCC framed structure.



Flooring:
24"x48" vitrified nano tiles flooring in all rooms.



Walls:
"A" class brick masonry.



Bathroom:
Designer tiles up to lintel level with standard quality C. P. fittings.



Kitchen:
Granite platform with SS sink and branded wall tiles.



Window:
Powder coated aluminum section windows with mosquito nets.



Doors:
Elegant entrance with Main door veneer & internal flush door with laminate.



Finishing:
External double coat plaster with wall tile cladding.



An
Aura
that casts its spell on others...

It is rightly said that home is where the heart is. Home is where every smile, every celebration, every conversation has its special space where it can grow bigger and better. Where emotions are flourished, intensified and they make the bond between family even stronger. The homes here at Shreenathji Varnan, are designed to inspire warmth of togetherness. And this feeling goes on even when you step outside, where you will find ample space for all your daily conveniences.



A world of
*Privileges
Crafted* for you...

Family time, personal time or play time, **Shreenathji Varnan** allows you to make the most of your day. Self contained in every sense of the word, it puts every facility at your doorstep. Life here is embedded with precision in every way. Wake up to the natural feel of environmental friendly ambiance of your bedroom. Large windows in your living room open to reveal the vistas. The specially designed ventilation allows for a relaxed and soothing environment. Truly every inch of your home has been designed for good living.





An ethereal
World...

Every individual desires to live in a larger than life space. At Shreenathji Varnan, your desire is a demand. From living space to recreational space, parking space to rejuvenation space, children's space to health space, we ensure that no space is beyond your reach. With space for yourself and room for the family, life at Varnan is a fulfilling experience...



PLOT	SQ. FT.
1	6150
2	3727
3	3133
4	2977
5	1896
6	1896
7	1896
8	1896
9	1896
10	2222
11	3033
12	2071
13	2126
14	2181
15	2235
16	2290
17	2147
18	1887
19	1996
20	1956
21	1905
22	1954
23	3337
24	2660
25	2532
26	2405
27	2199
28	2023
29	2021
30	1857
31	2070
32	1906
33	1906
34	1906
35	1906
36	1906
37	1906
38	1906
39	1906
40	3530

GOLF COURSE



Finest *Luxuries* at your beck...

A life so distinguished deserves its share of luxuries. At Shreenathji Varnan, you find it in plenty. Everything you desire is fulfilled at an address that is no less than a marquee of royal lifestyle. Welcome to a world of one-of-a-kind luxuries. Here you find many royal amenities in the most sorted out campus in Vadodara that is all set to redefine luxury living. Golf course spread across acres.

GOVARDHAN NATHJI'S HAVELI



AVALON SCHOOL

SHREENATHJI 33
CLUB & RESORT

AERONAUTICAL COLLEGE



Location that stands out...

Ideal location for a hassle free life with important utility like Govardhan nathji's haveli, Avalon school, Aeronautical college, Golf course, Etc In the campus.

Our Landmarks...

Numerous premium residential projects to elevate your lifestyle to the next level...

SHREENATHJI RESIDENCY

1 & 2 BHK FLATS

B/H Bharatam Heights, Opp. Sun Residency, Nr. Silver Leaf, Waghodia Dabhoi Road, Vadodara.



SHREE NARAYAN AVENUE

SHOPS | SHOWROOMS | OFFICES

Opp. Shankar Packaging, Waghodia-Kandha Road, Village-Waghodia, Vadodara.



SHREENATHJI ICON

SHOPS | SHOWROOMS | OFFICES

Besides M. M. Vora Showroom, Near Soma Talav Char Rasta, Vadodara-Dabhoi Road, Vadodara.



SHREENATHJI DWAR

4 BHK DUPLEX

Before Gayatri Mandir, Besides Ananta Shubh-Labh, Khatamba, New Waghodia Road, Vadodara.



SHREENATHJI THE DREAM CITY

SHOPS | FLATS | 4 & 4.5 BHK DUPLEX

Opp. Doordarshan, 75 Mtr. Road touch, Nr. Gayatri Temple, New Waghodia Road, Vadodara.



SHREENATHJI VILLA

VILLAS WITH 2500 Sq.Ft. PLOT AREA

Opp. Sumandeep Vidhyapith, After Gayatri mandir, In Golf Course Campus, New Waghodia Road, Vadodara.



SHREENATHJI HAVELI

HAVELI WITH 2800 Sq.Ft. PLOT AREA

Opp. Sumandeep Vidhyapith, After Gayatri mandir, In Golf Course Campus, New Waghodia Road, Vadodara.



SHREENATHJI DARSHAN

5.5 BHK TRIPLEX BUNGALOW

B/H Krishna Darshan Villa, Before Gayatri Temple, Nr. Waghodia Road, Vadodara.



SHREENATHJI AANGAN

3/4/5/ BHK 3 SIDE OPEN BUNGALOWS

Opp. Gayatri Temple, B/H Spring Field Duplex, Nr. Shreenathji Dwar, Khatamba, New Waghodia Road, Vadodara.



SHREENATHJI PALACE

5 BHK FLATS INCLUDING PERSONAL OFFICE

B/h. New Essar Petrol Pump, 18 mt. Road Touch, Nr. Earth Arise, B/s. Sky Marcs, Sama-Savli Road, Vadodara.



S. AASHIYANA

2 & 3 BHK LUXURIOUS BUNGALOWS

Near Indian Oil Petrol Pump, Opp. Hetampura, Mahamadpura, Dabhoi-Vadodara Main Road.



SHREENATHJI SWARAJ

1 HK / 1 & 2 BHK DUPLEX

Besides Tandoor Hotel, Before Parul University, Limda New Waghodia Road, Vadodara.



SHREENATHJI PUSHTI

SHOPS | 2 & 3 BHK FLATS

LAUNCHING SOON



SHREENATHJI 33

OUR MEGA CLUB & RESORT

Opp. Sumandeep Vidhyapith, After Gayatri mandir, In Golf Course Campus, New Waghodia Road, Vadodara.

KEY PLAN...



HERE EVERYTHING IS A CLASS APART



DISCLAIMER:

- Premium quality materials or equivalent branded product shall be used for all construction work. - Right of any changes in dimensions, design & specifications will be reserved with the developer, which shall be binding for all members.
- External changes are strictly not allowed.
- Development charges, documentation charges, stamp duty, all municipal taxes, service tax, G.E.B. Meter deposit should be levied separate.
- Each member needs to pay maintenance deposits separately.
- In case of booking cancellation, amount will be refunded from the booking of same premise after deducting 10% of booking amount.
- Possession will be given after one month of all settlement of account.
- Extra work at the cost of client with prior estimate needs to be given in advance but no change in elevation and plan will be done.
- The developer reserve the full right to make any changes.
- This brochure does not form a part of agreement or any legal document, It is easy display of project only.

PAYMENT SCHEDULE:

25% Booking | 40% Plinth level | 10% Slab level | 10% First Floor Slab level | 10% Plaster level | 05% Finishing

LOAN FACILITIES AVAILABLE BY:

