

PROJECT BY

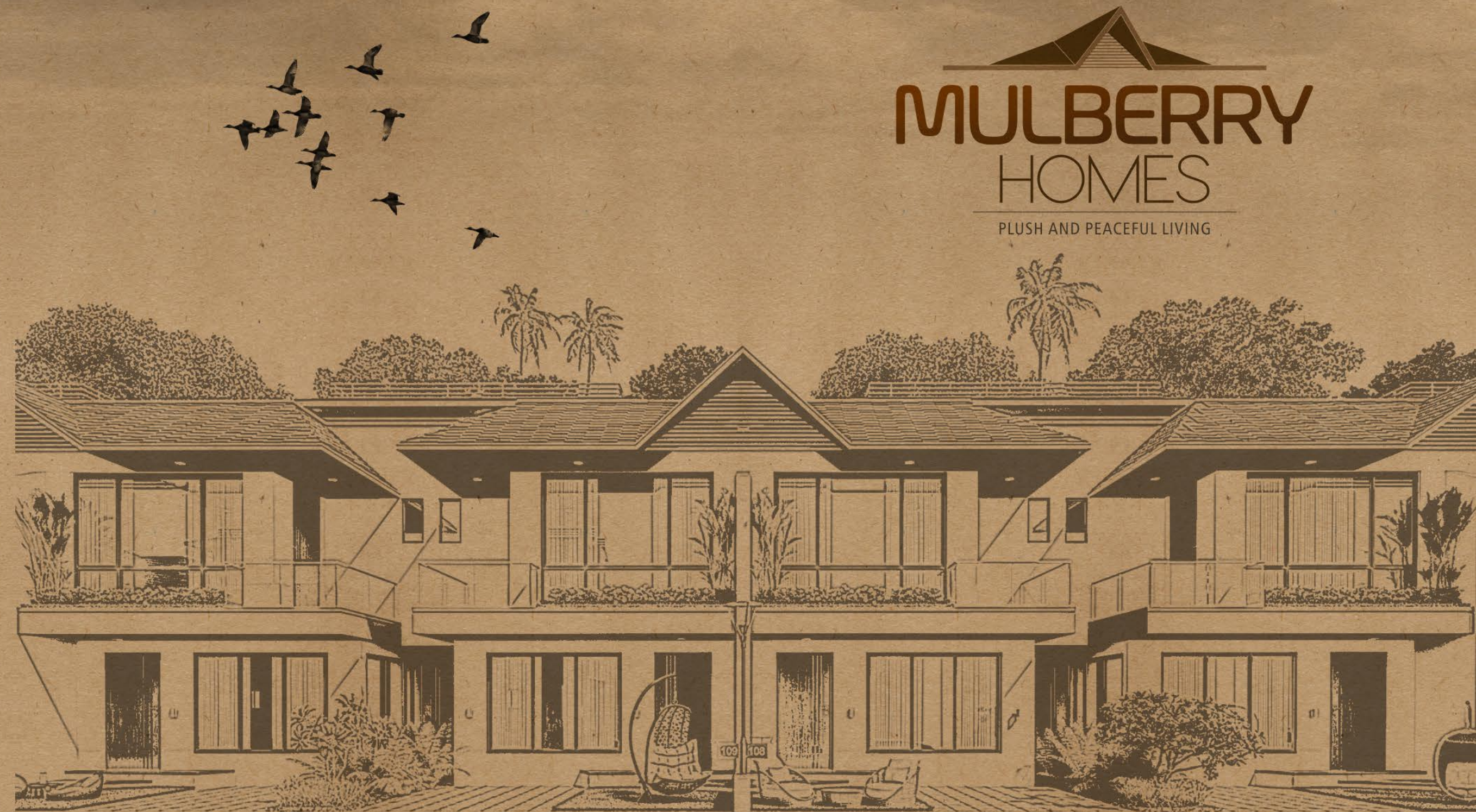


SITE ADDRESS: Mulberry Homes, Nr. DPS School, Narthan Patiya, Subhash Garden-Dandi Road, Olpad, Surat.
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MULBERRY HOMES

PLUSH AND PEACEFUL LIVING



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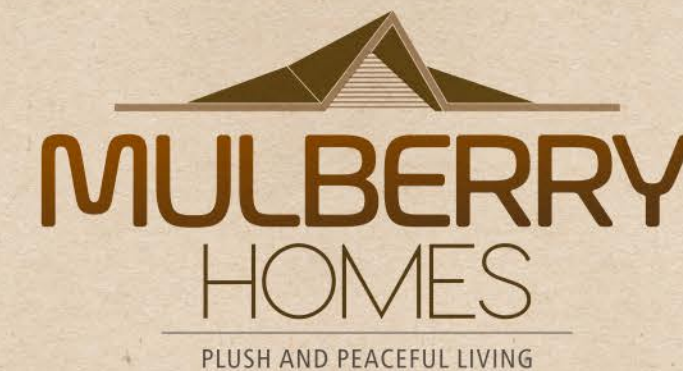


ABOUT GROUP

Shagun Developers is a company which can be credited to be among premier Real Estate Developers who have laid down the foundation stones of modern Surat.

With Avant-grade approach and Cutting edge expertise in designing bricks into impressive Residential spaces, splendid Commercial properties and Plotted communities we have successfully completed many prestigious projects making us one of the leading real estate entities that excel in carving lifestyle out of spaces. No Wonder, our credentials include exclusive benchmark projects of all shapes, shades & sizes not only realizing dreams but also bringing smiles on faces of our clients.

Using the best building material, maintaining the stringent quality standards and offering the best to the customer, our projects beautifully blend harmony of nature and advancements of future for both its residential and commercial schemes.





discover the destination
that redefines *luxury*



SHAGUN
DEVELOPERS

CAMPUS FEATURE

- Elegance Entry Gate With Aesthetic Compound Wall
- Society Office And Security Cabin
- 20ft. To 30ft. Internal R.C.C. Finish Road With Paver Blocks
- Street Light With Attractive Design Pole
- Under Ground Electric Cable & Drainage Network
- CCTV Camera Surveillance In All Common Area
- Under Ground And Over Head Water Tank In Club House

Well Designed
Entrance Gate



Landscaped
Garden



Wide Internal Road



Security Cabin



Club House

the beauty of *Creation*

something that has a personality and an impressive piece of art.
Using different shapes, colors and materials we have offered
architectural pieces that could also serve as landmark.



Beautifully designed landscape...It's the ideal place outside your house to hang around



Beautiful Landscaped Garden

CLUB HOUSE

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

CLUB HOUSE





SWIMMING POOL





ability to bring
Stability

Mulberry homes is the high density Homes. It has modern architecture with a lot of natural light inside a house and beautiful landscaped garden.





LAYOUT PLAN



the view of lovely *Life* Welcome to a home which offers comfort, convenience and modern life style.

LAYOUT PLAN



TYPE-A
PLAN SIZE - 20'-0" X 44'-6"

GROUND FLOOR PLAN



FIRST FLOOR PLAN



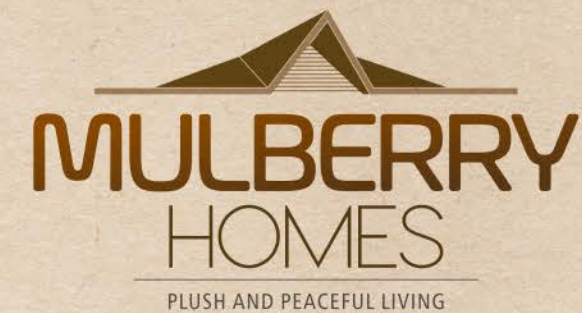
TYPE-B
PLAN SIZE - 20'-0" X 41'-0"

GROUND FLOOR PLAN



FIRST FLOOR PLAN





Amenities



Senior Citizen Seating



Jogging Track



Football Goal Box



Golf Course



Net Cricket Pitch



Rock Climbing



Basket Ball

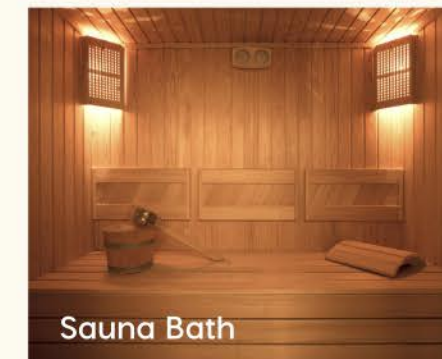


Jacuzzi

Open Air Theatre
Water Deck Seating
Skating Rink

Kids Jumping
Children Play Area
Club House

Water Body
Lush Green Garden
Separate Party Kitchen And Wash Area



Sauna Bath



Billiards



Carrom



Music Room



Ceremonial Banquet Hall



Steam Bath



Soccer Table



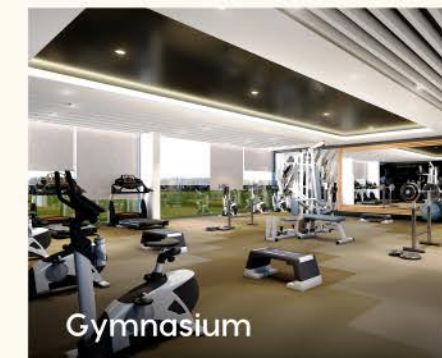
Dart Board



Discotheque



Mini Theatre



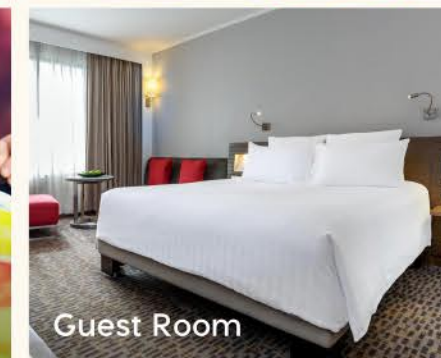
Gymnasium



Chess



Art & Craft



Guest Room



Reception Lounge
Swimming Pool
Splash Pool

Deck Seating
Table Tennis
Air Hockey

Open Party Loan
Cards
Restaurant

Cafeteria

SPECIFICATION

FLOORING

- Superior quality granamite flooring in living area, kitchen & bed rooms
- Granite flooring in stair and granamite riser
- Kota flooring in wash area and parking area

KITCHEN

- Granite sandwich kitchen with S.S. sink
- Glazed tiles dado up to lintel level above platform

PLUMBING

- 1000 lit. Capacity over head PVC water tank
- UPVC pipe fitting in cold water
- CPVC pipe fitting in hot water
- Water supply point in wash
- Centrally plumbing for hot water

TOILET / BATH

- Decorative glazed tiles dado up to lintel level with modern concept
- Ceramic tiles flooring
- Standard quality cock fitting with accessories
- Standard quality sanitary wares with accessories

DOOR / WINDOW

- Attractive main door with teak wood & standard quality fixtures
- Inside granite door frame & flush door with one side laminates
- Alluminum section window with anodize coating & granite frame

ELECTRIFICATION

- Concealed wiring of standard quality with modular switches
- T.V. point in living room & bedrooms
- Provision of split A.C. points in bed room
- Grinder & oven points in kitchen
- Geyser point at terrace level

EXTERNAL / INTERNAL FINISHES

- Wall putty finish on the internal wall surfaces
- Standard quality weather shield exterior paint and partial texture on outside surface
- Two coats of water proofing chemical treatment in terrace area

FABRICATION

- Well design railing in stair area
- Outside S.S. railing with glass in balcony
- M.S. railing in terrace area as per elevation design



EDUCATION ZONE IN AREA

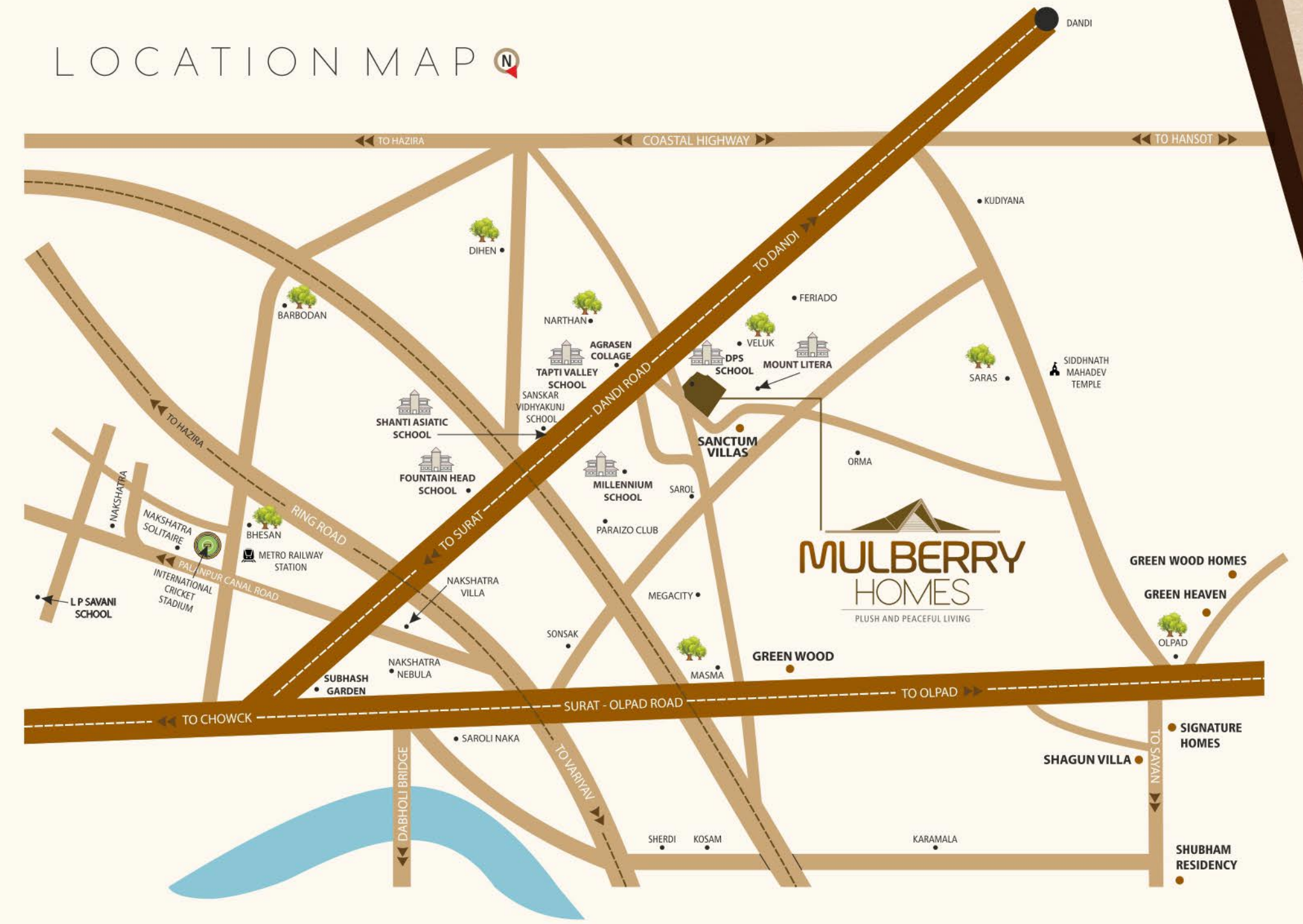
- Fountain Head School
- Shanti Asiatic School
- Sanskar Vidhyakunj School
- Millennium School
- Tapti Valley School
- Delhi Public School
- Zee Mount Litera School
- Agrasen Collage

CONNECTIVITY

- 6 Km: 300 Ft. Outer Ring Road
- 8 Km: Subhash Garden
- 7 Km: Metro Railway Station
- 8 Km: International Cricket Stadium
- 12 Km: L.p. Savani Circle
- 20 Km: Railway Station
- 25 Km: Airport

- N.A., PLAN PASS
- TITLE CLEAR
- INDIVIDUAL 7/12 ENTRY

LOCATION MAP



- નોંધ:

 - બહારના એવીવેશનમાં કોમ્પાઇ ફેરફાર કરી શકાશે નહીં.
 - દસ્તાવેજ ખર્ચ, લીગલ ખર્ચ, જી.એસ.ટી., જી.ઇ.બી., મેઇન્ટેનન્સ અલગથી આપવાનો રહેશે.
 - ભવિષ્યમાં સુડા/એસ.એમ.સી. દ્વારા કોમ્પાઇ નિયમ લાગુ પડે તો દરેક સભ્યોએ માન્ય રાખવાનો રહેશે.
- સંજોગો અનુસાર લે આઉટ પ્લાનમાં ફેરફાર કરવાનો ૮૬૬ ડેવલોપર્સનો રહેશે.
 - પેમેન્ટ પૂર્ણ કરી દસ્તાવેજ કર્યા પછી જ પોસેશન મળશે.
 - બુકલેટની માહિતી માર્ગદર્શન માટે છે. લીગલ એગ્રીમેન્ટ નથી.