



04 TOWERS

4 & 5 BHK SKYCONIC ABODES

12 PENTHOUSES

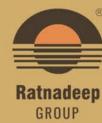


Step into luxury with our meticulously crafted skyconic flats, offering expansive 4 & 5 BHK layouts. Enjoy breathtaking panoramic views, cutting-edge design, and top-tier amenities, tailored to provide a living experience that blends elegance with modern comfort. Ideal for those who desire an extraordinary, sky-high lifestyle.

4 & 5 BHK skyconic ABODES

PROJECT BY:





SHYPRAM GROUP ---

Mr. Trikambhai Patel, founder of SHYPRAM Group, embarked on his real estate career following his graduation from Gujarat University in 1963. Despite facing early challenges, such as supporting a large family and navigating restrictive government policies, Mr. Patel remained steadfast in his commitment to delivering high-quality homes. Beginning his career as a consulting engineer, he later transitioned into construction and formally founded SHYPRAM Group in 2017.

The group's core philosophy—delivering premium projects with modest profit margins—reflects Mr. Patel's deep commitment to social responsibility and customer satisfaction. The name "SHYPRAM," derived from the initials of four revered BAPS spiritual leaders, symbolizes the group's dedication to values, ethics, and community development.

Ankit Patel, an active partner, plays a pivotal role in the ongoing growth of the group, further advancing its mission of quality and excellence.

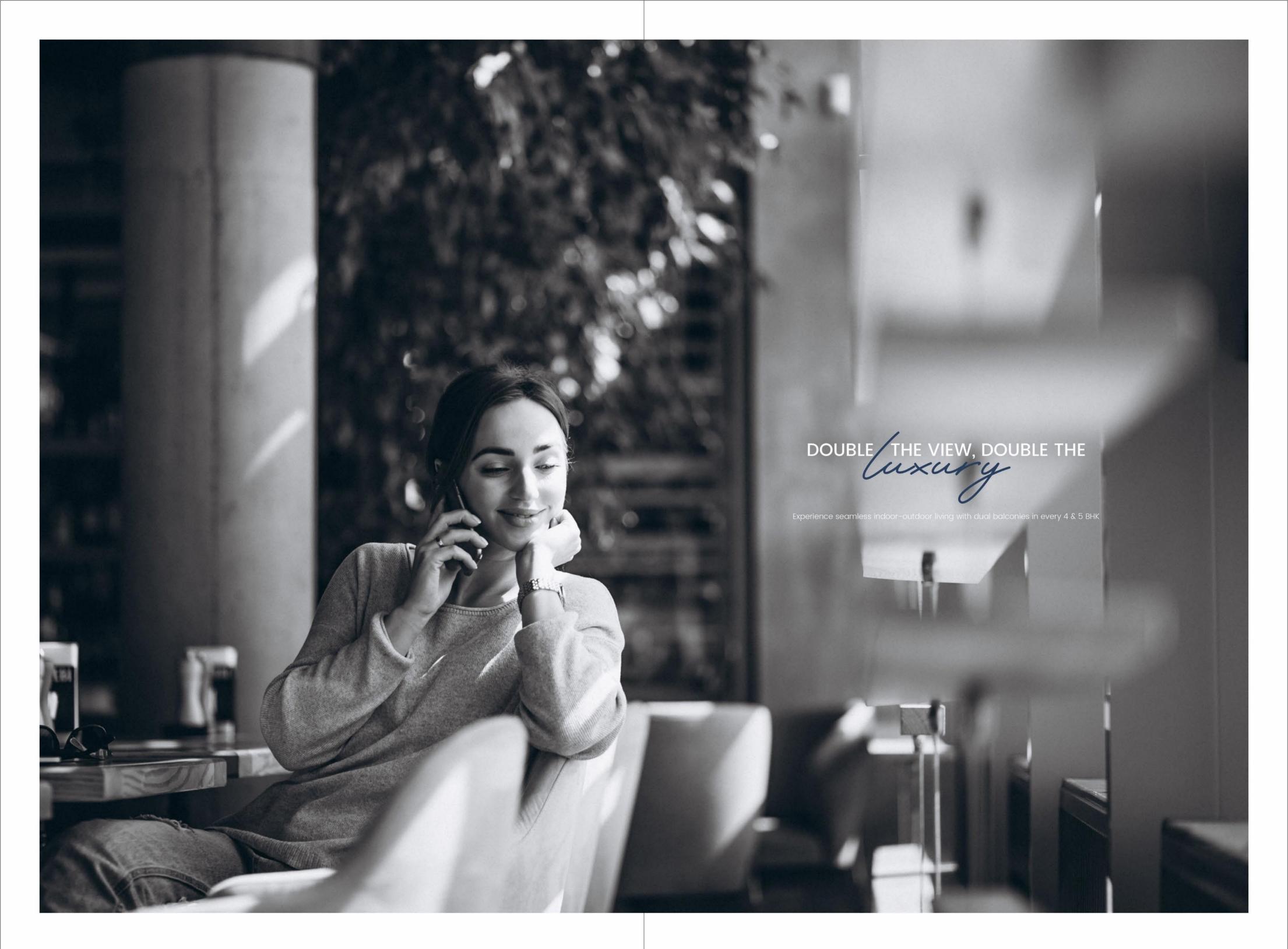
RATNADEEP GROUP ————

Founded in 1987 by visionary leader Mr. Jagdishbhai N. Patel, Ratnadeep Group has played a pivotal role in reshaping Ahmedabad's urban landscape through the development of premium residential and commercial projects. Mr. Jagdishbhai's unwavering commitment to innovation and excellence has earned the company a reputation for reliability and exceptional customer satisfaction.

Since 2001, Mr. Vishal Patel, Chairman and Managing Director (CMD), has spearheaded the company's growth, leveraging his civil engineering expertise. His leadership is defined by a focus on integrity, forward-thinking innovation, and a customer-centric ethos, driving the group's success in merging modern design with sustainable practices to build thriving communities.



A tall residential building with 32 floors offers ample space for various amenities and expansive views from higher floors, providing residents with a unique urban living experience.

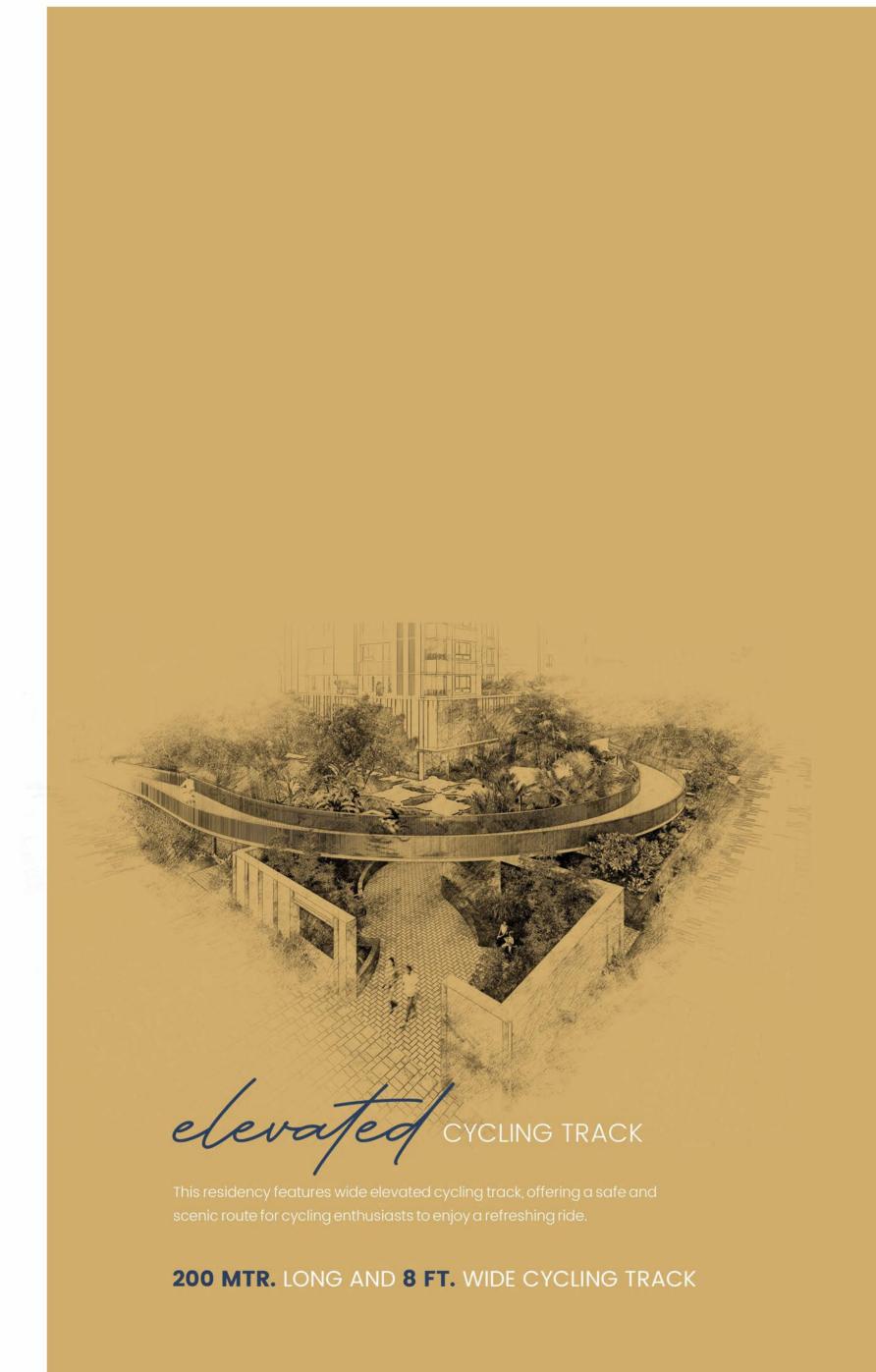


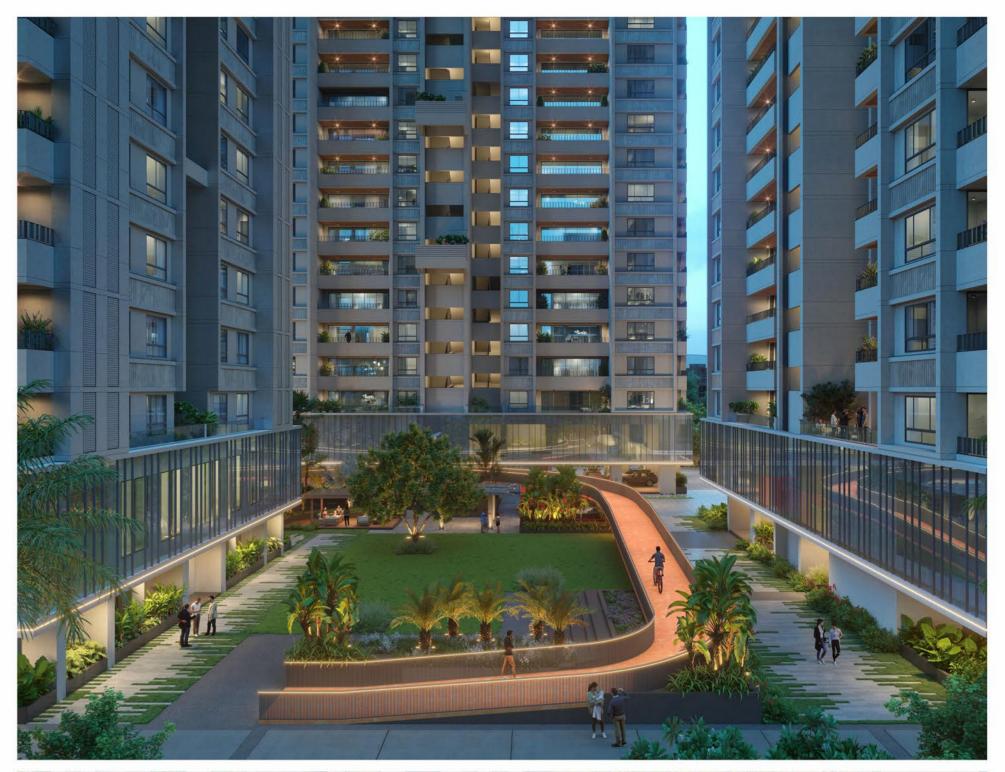
HIGH LIVING. GROUNDED COMFORT Enjoy living experiences that you will cherish for life.

28% CONSTRUCTION 72% OPEN SPACE





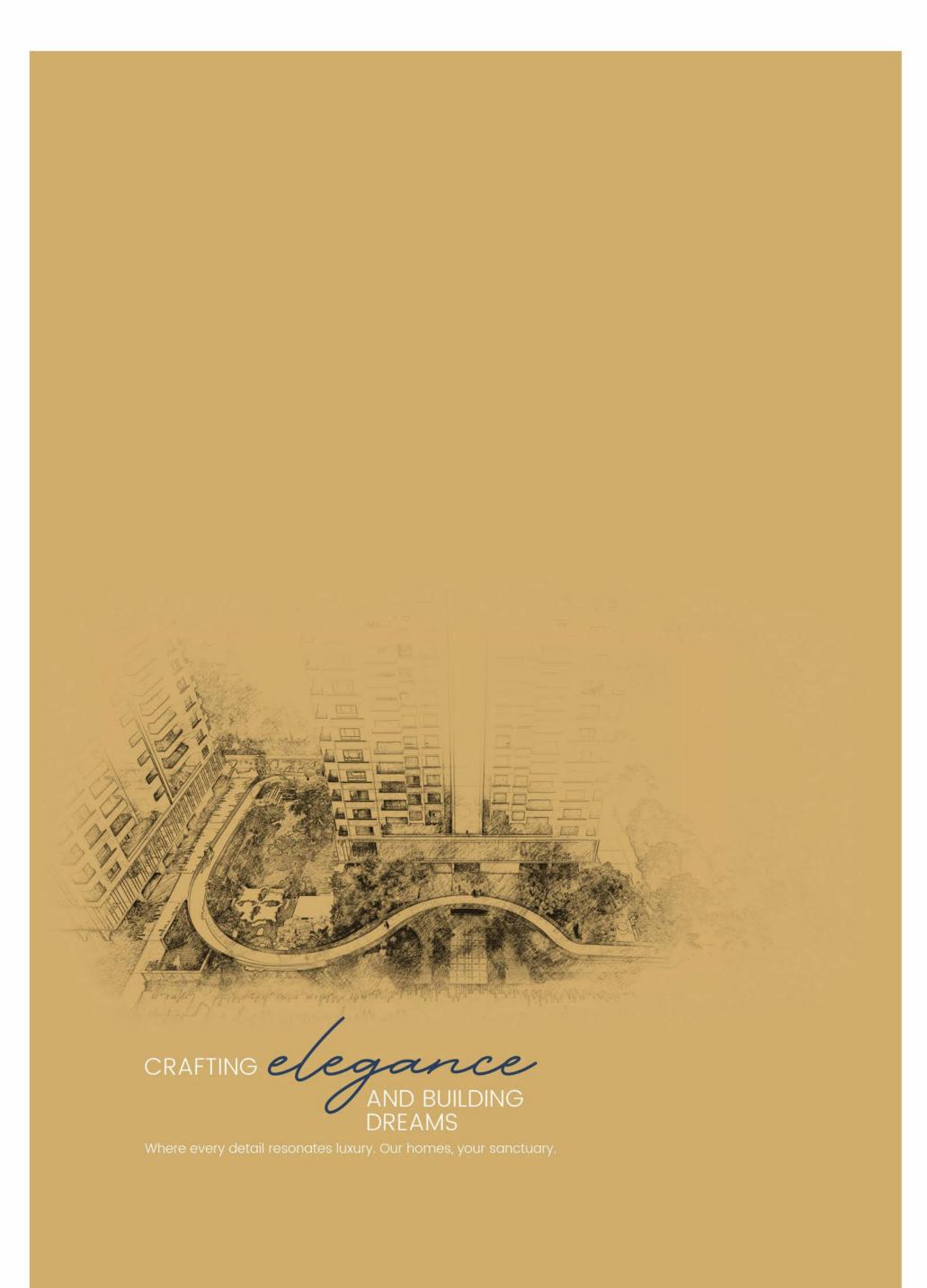


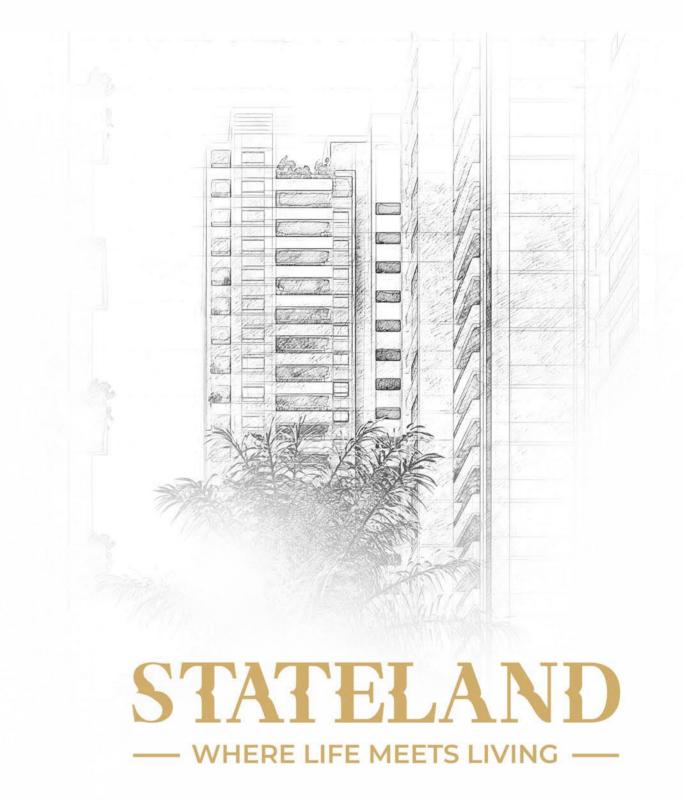


















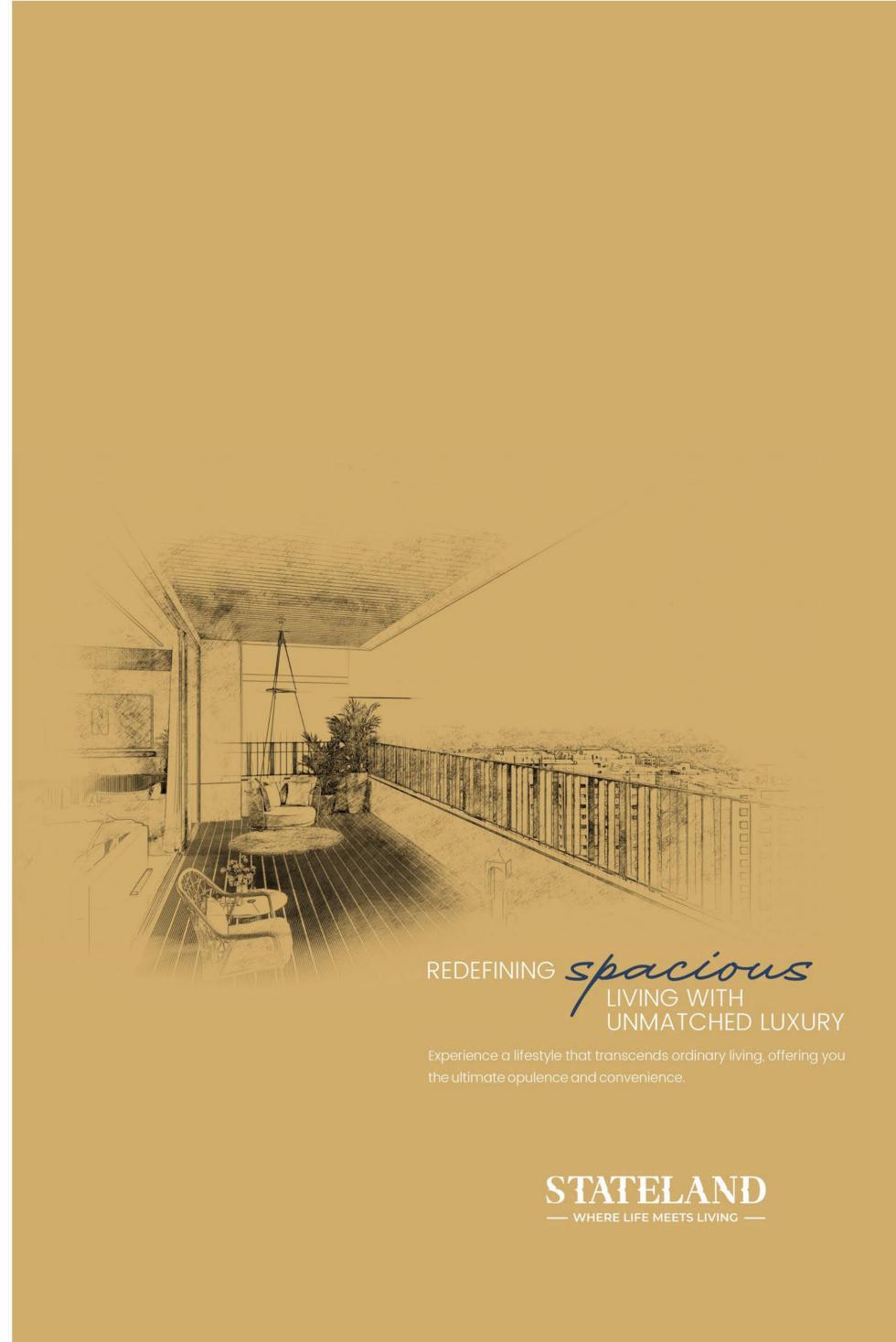
- 01} Entry / Exit Gate
- 02} Security Cabin
- 03) Drop Off Zone
- 04} Walking / Jogging Track
- 05} Ramp Separate Entry For In & Out
- 06} Squash Court
- 07) BMS Room
- 08) CCTV Room
- 09} Double Height Foyer
- 10) Arrival Foyer
- 11) Waiting Lounge
- 12) Virtual Golf
- 13} Meter Room
- 14) Grass Pavered Walkway
- 15} Gazebo
- 16) Paved Garden Entry Plaza
- 17} Amphitheater
- 18) Event Lawn Area
- 19) Celebration Court
- 20) Pavilion
- 21} Cascading Waterfall
- 22} Swing Plaza
- 23} Mounds
- 24) Board Games On Floor
- 25} Ball Room
- 26} Preparation Space For Event
- 27} Change Room
- 28} Locker Room
- 29) Kids Pool
- 30} Lap Pool

- 31) Deck Area
- 32} Tree Court-seating Plaza33} Kids Play Area
- 34} Mother's Hangout Area
- 35} Cycling Track Above Ground Level
- 36} Visitor's Parking
- 37} Electrical Sub Station & DG Set
- 38} Seat Outs39} Pickle Ball
- 40) Box Cricket
- 41} Volley Ball
- 42} Badminton Court
- 43} Lilly Pond
- 44} Trellis Seat Out
- 45} Lawn
- 46} Laundry
- 47} Hyper Market
- 48} Pharmacy
- 49} Salon
- 50) Open Gym
- 51} CrossFit
- 52} Society Office
- 53} Karaoke
- 54} Indoor Games Arena
- 55} Mini Theater With Lounge
- 56} Toddler's Play Area
- 57} Interactive Learning
- 58} Gym

LEGENDS







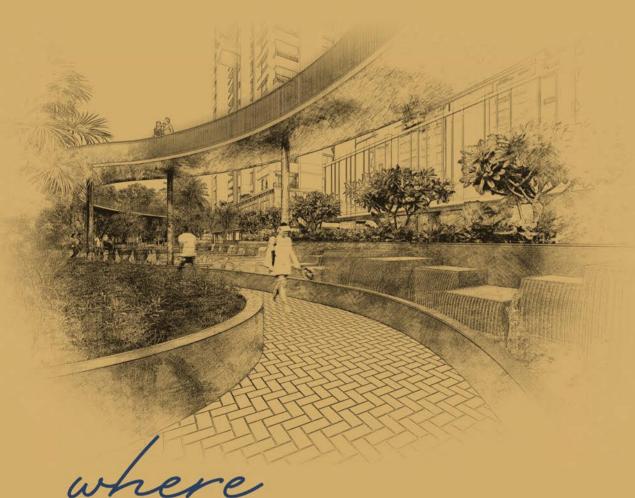












EVERY DAY RADIATES POSITIVITY

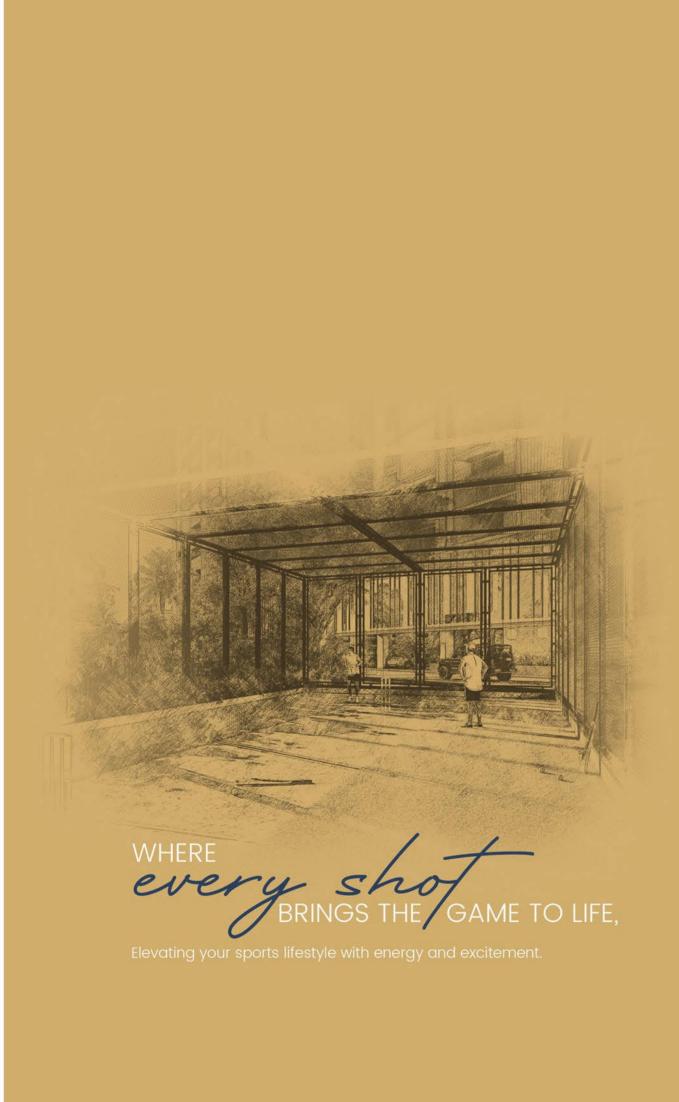
With every home, we give you ample open spaces that your heart and lungs adore. Along with dedicated areas for your parents, children, and activities like elevated cycling track, jogging track, box cricket, kids play area, garden, swimming pool, gym, meditation space, indoor game zone and much more!

500 MTR. LONG AND **2 MTR.** WIDE JOGGING TRACK













OUTDOOR



Badminton Court



INDOOR



immmi	Littanooriaza				
***************************************	Meter Room				
Ž	Foyer				
	BMS Room				
	Paved Garden Entry Plaza				
<u>_</u>	Double Height Foyer				
₽Î	Visitor's Parking				
4	Electrical Sub Station & DG Set				
Ž	24 X 7 Security				
#	Drop Off Zone				
♠	Society Office				
	Security Cabin				
, 5	CCTV Room				
	Ramp Separate Entry For In & Out				
¥Τ¥	Deck Area				

Entrance Plaza

CAMPUS



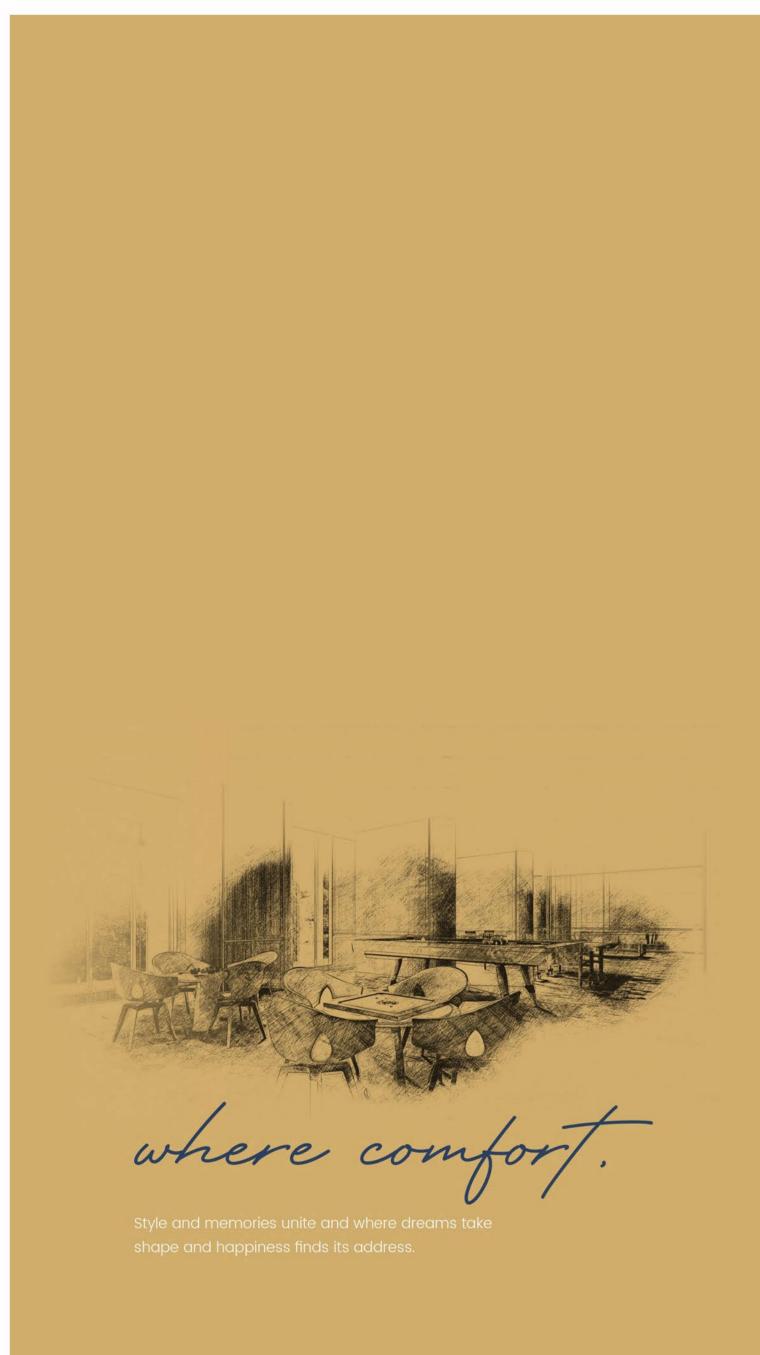


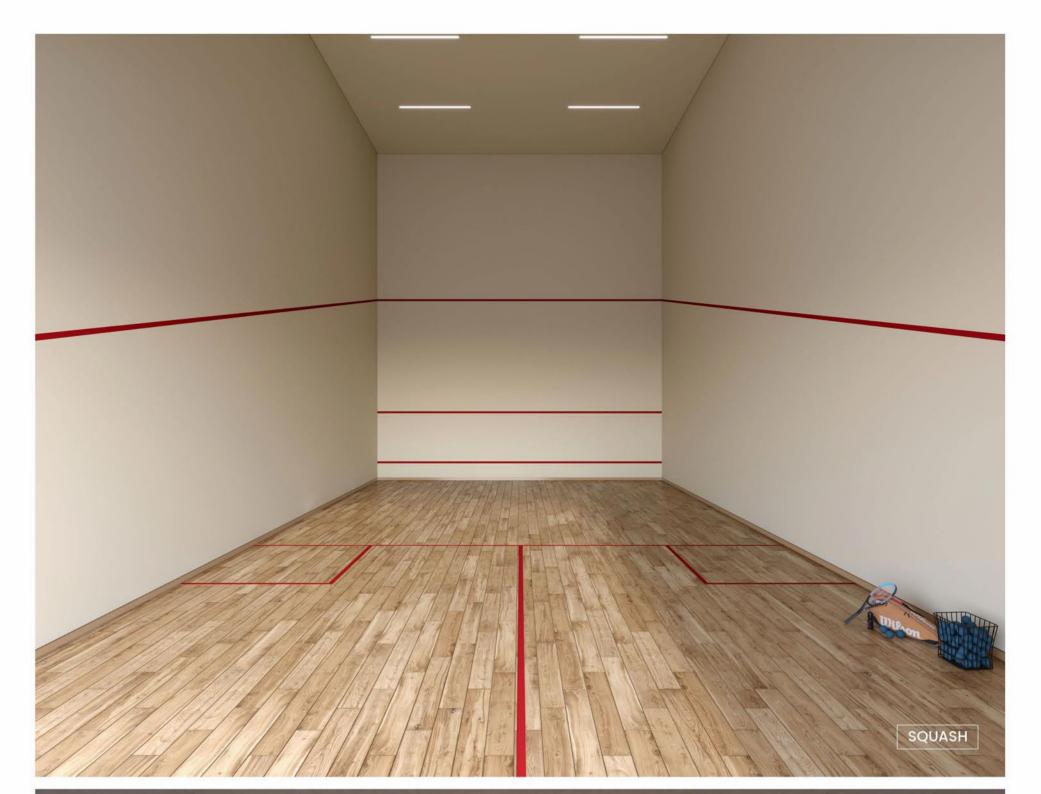






Think of all the wonderful experiences that you would want to enjoy in that home. And know that staying here, you'll enjoy experiences that you will cherish for life.



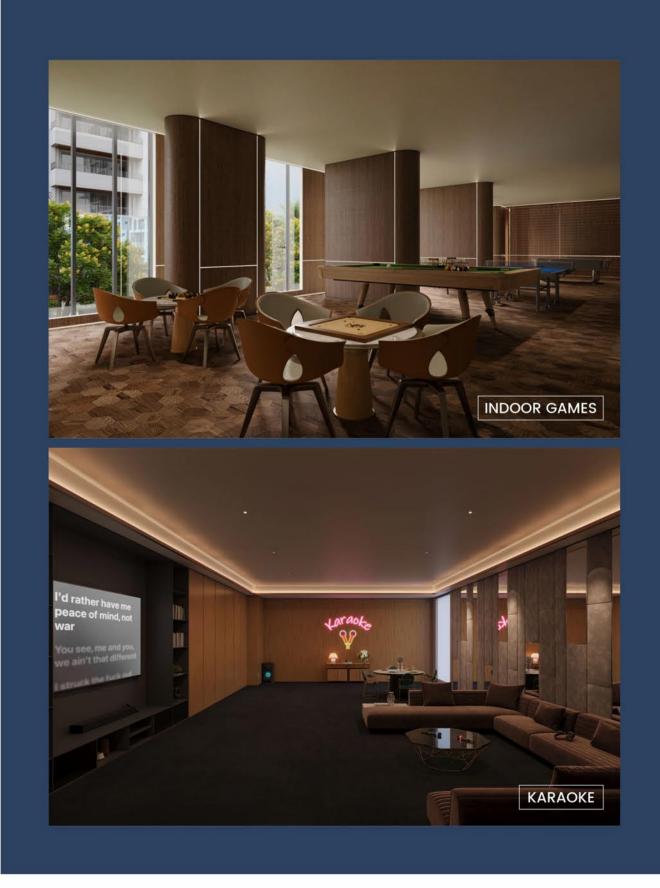


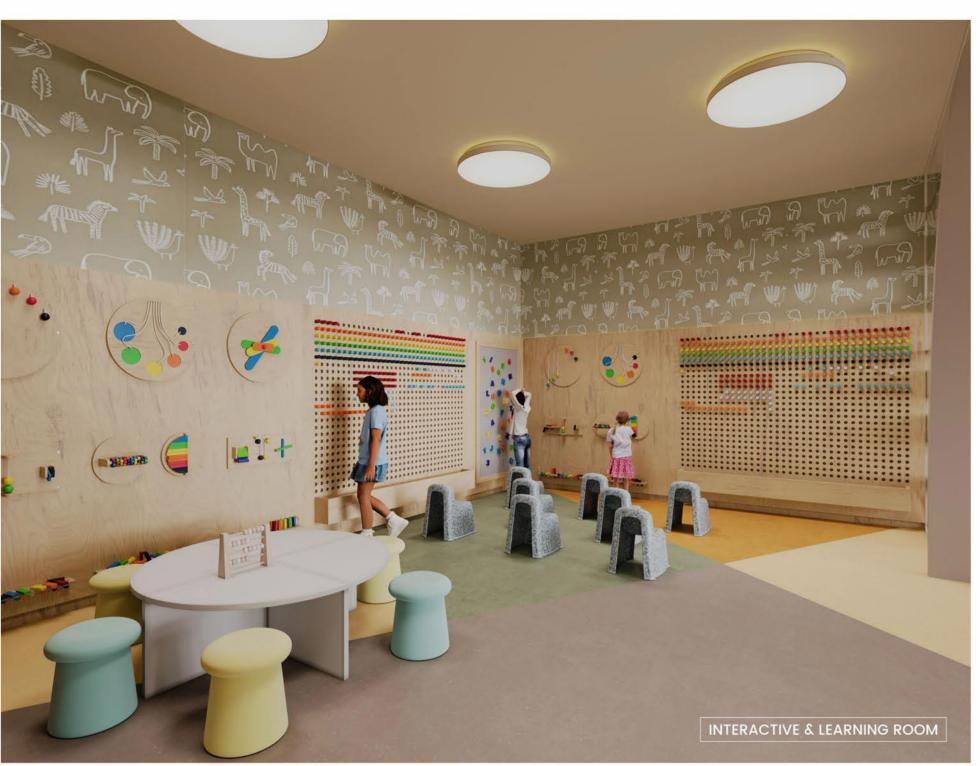






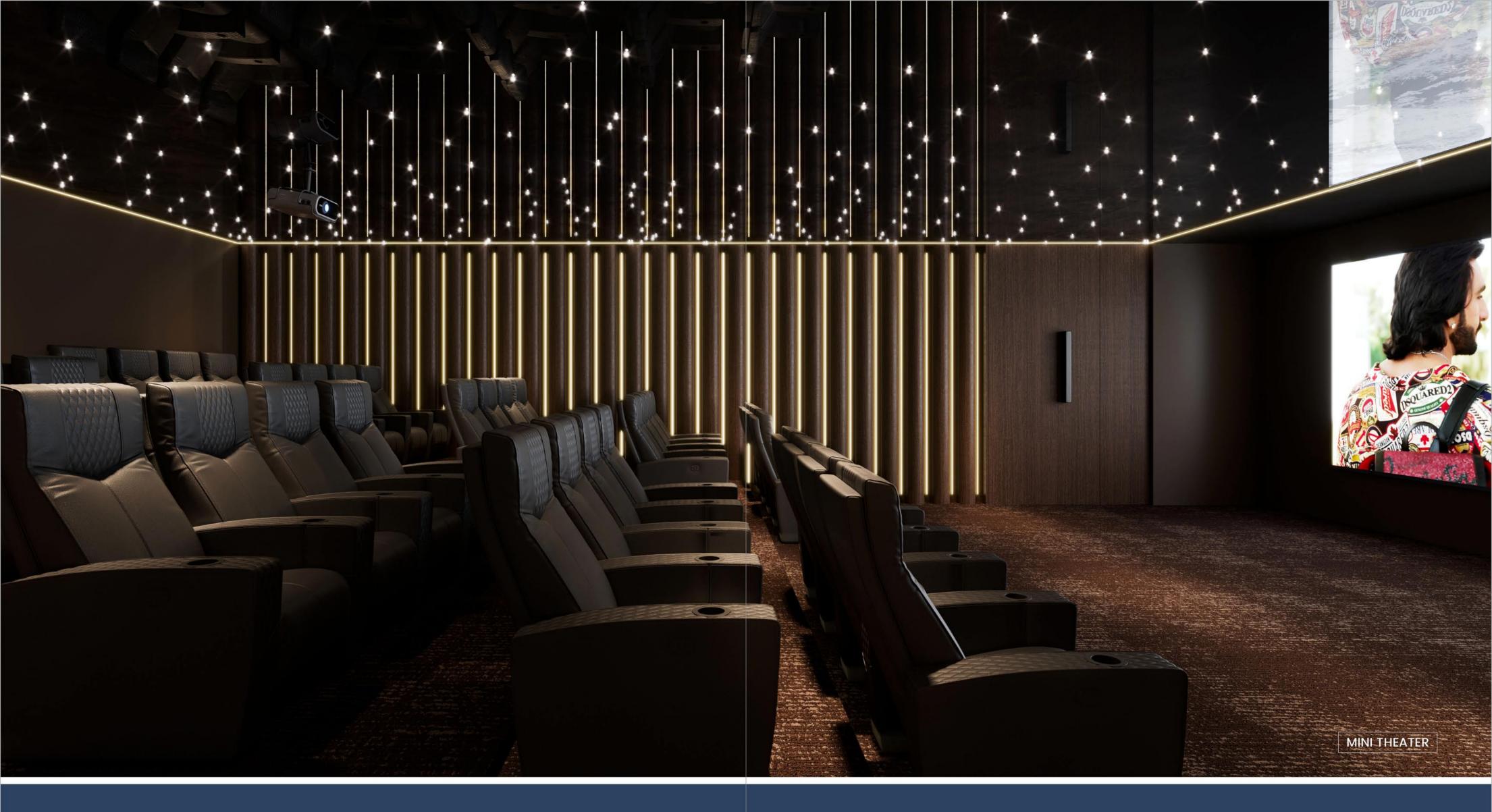
the amenifies ARE DESIGNED TO UPGRADE YOUR LIFESTYLE









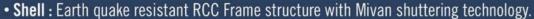


YOUR PRIVATE ESCAPE TO cinematic brilliance.

Where entertainment meets luxury, enhancing your lifestyle with unforgettable moments.



PREMIUM SPECIFICATIONS



STRUCTURE



- Steel & Concrete: Superior quality steel reinforcement with high quality ready mix Concrete from leading brands.
- Internal Partition: Non-Structural RCC internal wall partition finished with gypsum plaster.

• Common Area: Entrance foyer, Lift, Lobby wall & Floor as per the Architect's design using Premium quality Italian look like Vitrified slabs & Premium quality false ceiling in all lift lobbies.

• Apartment Area: Premium quality Italian Marble or Turkish Marble in Living, kitchen & Dinning. Premium quality Italian look like vitrified slabs in Bedrooms.

FLOORING & DADO



- Toilets : Premium quality vitrified tiles up-to lintel level on walls & floor with anti-slip tiles.
- Kitchen: Designer ceramic Tile dedo above platform & Natural Premium Stone or Vitrified slab sandwiched platform with single bowl sink with drain board. Washing Machine, Dryer & Dishwasher Point : One cold water inlet and drainage outlet for a washing machine shall be provided in the utility. Provision for dryer and dishwasher in Work area.

• Premium quality Branded CP Fittings & Sanitary.

- · Flush tanks or Flush cock which conserve water.

Connected Diverter for hot & cold water for Washbasin & shower.

- Cockroach Traps: A detachable Stainless steel cockroach trap bid will be provided in all bathrooms.
- Procelain wash basins shall be provided in all bathroom with stone counter top for basin.

PLUMBING

BATHROOM



- All water supply lines shall be ISI marked CPVC pipes. Drainage lines & Storm water drain pipes shall be in UPVC.
- Provision of hot water heat pump for individual apartment.

LANDSCAPE



• Designer landscaping, Paved driveways, Lighting, Etc.

ELECTRICAL



- Concealed Cooper wiring with Modular plate switches, Universal 5 AMP & 15 AMP power plugs.
- Adequate ELCB & MCB shall be provided in each apartment.

DOORS & WINDOWS



- Main Door : High quality wooden frame door with veneer paneling & flush door with both side decorative veneer.
- Internal Doors : Stone or Wooden door frame & Flush doors.
- Lock : Main door lock with handle & video door bell. All bedrooms with cylindrical locks.
- Windows : Premium quality Aluminum sliding windows.

ELEVATORS



• High speed 8 passenger lift with ARD & Automatic doors.

WALL FINISH



• Wall Treatment : Internal Partition walls - Finished with gypsum plaster External walls - Weather shield exterior paint with texture finish.

OTHERS

- CCTV Surveillance in common areas.
- Generator power backup for common facilities.
- Fire fighting system with sprinklers on all floors.
- Entrance Foyer Double height foyer with Air Conditioning facility.

Automated gate.

• All Government legal charges, Stamp duty, AMC, common maintenance charges etc. shall be borne extra by the members. • In case of irregular payments 15% (annual) interest will be charged. • In case of cancellation of unit 10% of payment received will be deducted as a management services charges and balance amount will be returned only after the resell of the unit. • No external changes shall be allowed. Only internal changes will be allowed with prior permission and shall be charged extra in advance. • Dimensions and area mentioned in the brochure are approximate and indicative. • This brochure is not a part of legal documents. It is only for information and private circulation. • All rights are reserved by the developers to make any changes in the plan, elevation, specification and future additional development in surrounding area in the scheme and shall be binding to all the members. • Subject to Ahmedabad jurisdiction.



PROJECT BY





ARCHITECT

STRUCTURE CONS.



LANDSCAPE ARC.







NEARBY .

S G HIGHWAY	07	MIN.	ZYDUS HOSPITAL	07	MIN.
SCIENCE CITY	03	MIN.	GUJARAT HIGH-COUNT	10	MIN.
S P RING ROAD AMBLI	05	MIN.	PALLADIUM MALL	09	MIN.
CIMS	07	MIN.	AIRPORT	30	MIN.
VAISHNODEVI CIRCLE	15	MIN.	BAPS TEMPLE	10	MIN.

RERA NO.:

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