A Project by

SRB

Building Trust Since 1989

SHREE RAM BUILDER

V V NAGAR

SHREE RAM ananta ELITE

4/5 BHK PREMIUM BUNGALOWS

Elite Living for Elite Families

adjoining to Shree Ram Ananta

@ Karamsad - Vidyanagar Road, TP 1, Karamsad



Successfully completed more than 50+ projects in last three decades and a renowned name in Charotar and beyond...

Shree Ram Builder

presents

SHREE RAM ananta ELITE

Karamsad's is the fastest developing location TP-1 and has developed at premium terrain in terms of its social infrastructure. Shree Ram Builder's another mile stone **Shree Ram Ananta Elite** comprising a small cluster of **16 bungalows of 4/5 BHK residences** designed to exude a hallmark of beauty and elegance with well planned layouts to maximize your living spaces.

Live Beyond Luxury



SHREE RAM

ananta ELITE

4 & 5 BHK PREMIUM BUNGALOWS

VALUE ADDITIONS

SECURITY

Security Cabin at Entrance Gate 24 Hours Security around the campus

Project is under CCTV Surveillance

AESTHETICS & LEISURE

Grand Designer Entrance Gate with landscape elements

Compound wall as per architect's design

Ambient lighting all around the campus

CORE INFRASTRUCTURE

Limited 16 Premium Bungalows Only

4/5 BHK Spacious Planning with Private Terrace

Wide Internal RCC road with pavement and street lights

Underground Cabling for Electricity

Underground Reticulated Gas pipeline

Planned Sewage Network as per plumbing specifications

Connectivity with City Sewage network

Common Bore Well for society

Provision for municipal water connection

Landscaped Garden + Kids Play Area

Prime Karamsad - Vidyanagar Road

Stylish Modern Elevation

Peaceful Community with Elite Neighbours

SHREE RAM

ananta ELITE

4 & 5 BHK LUXURIOUS BUNGALOWS



A paradise of
luxury
where your
future awaits!

Exclusivity defined by Space and Silence !





AMENITIES

Landscaped Garden with Gazebo | Children's Play Area

Senior Citizen's Seating | Anti-Termite Treatment

Entrance Gate | 24x7 Security with CCTV Camera

Security Cabin | Street Light with Underground Wiring

24 Hours Water Supply

SHREE RAM ananta ELITE

4 & 5 BHK PREMIUM BUNGALOWS

LAYOUT PLAN

AREA TABLE

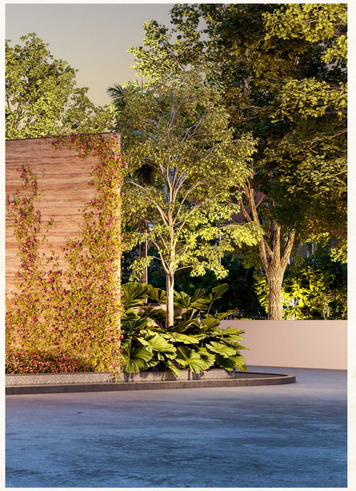
No.	Approx. Area in Sq. Ft.	No.	Approx. Area in Sq. Ft.
1	2516	9	1420
2	1368	10	1418
3	1368	11	1371
4	1368	12	1372
5	1368	12-A	1374
6	1368	14	1375
7	1368	15	1376
8	1368	16	1524

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SHREE RAM

ananta ELITE

4 & 5 BHK LUXURIOUS BUNGALOWS



LOCATION ADVANTAGE

Easy Access to karamsad - Vidyanagar main Road

Nearby Schools, Hospitals, Small Markets

Surrounding peaceful Residential Area

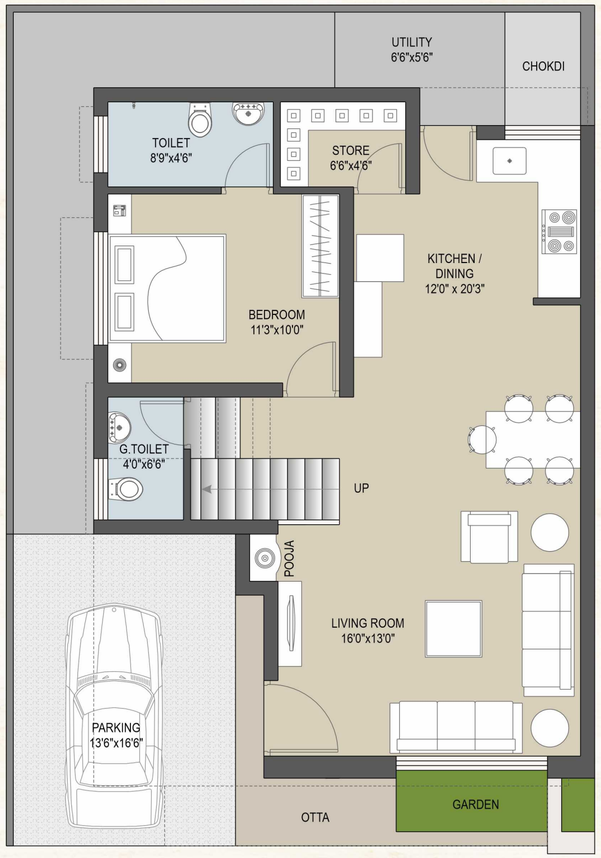
SHREE RAM

ananta ELITE

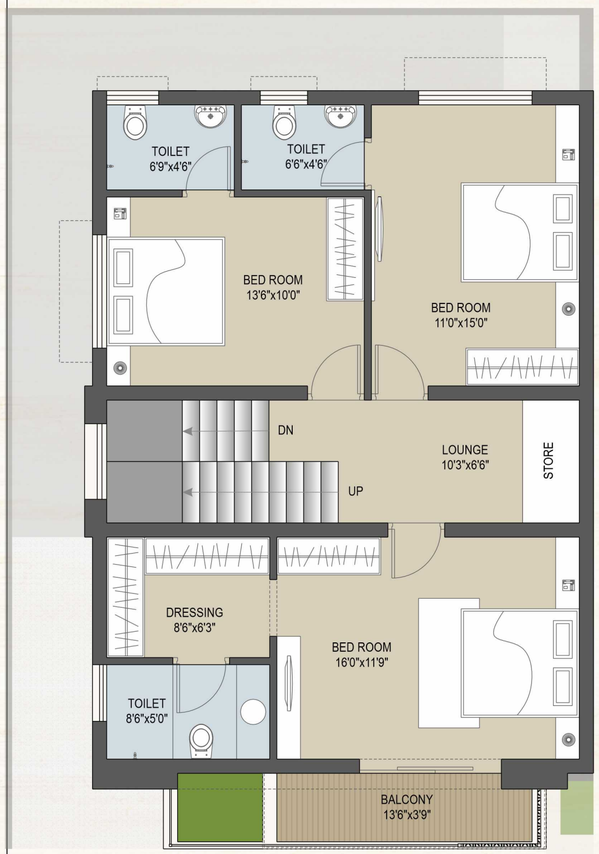
4 & 5 BHK LUXURIOUS BUNGALOWS



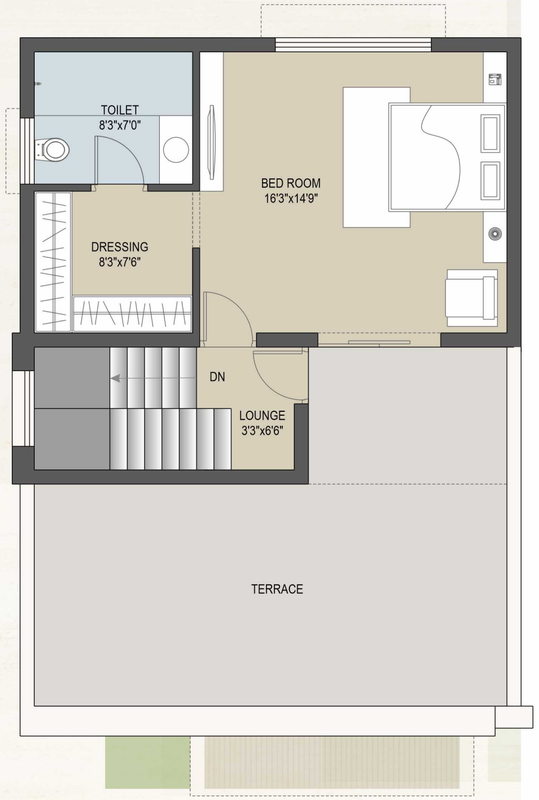
- Customizable 4 BHK / 5 BHK option available
- A Grand Living Area with Natural Light
- 4/5 Spacious Bedrooms with attached Toilets
- A modern kitchen + utility
- A relaxing balcony for private moments
- A large terrace for gathering, gym and home garden
- Dedicated parking space and smart circulation flow



GROUND FLOOR PLAN



FIRST FLOOR PLAN

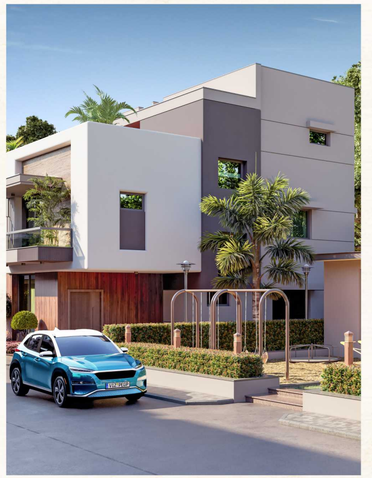


SECOND FLOOR PLAN

SHREE RAM

ananta ELITE

4 & 5 BHK PREMIUM BUNGALOWS



Book Your Dream Home
because your family
Deserve the Best

LEGAL ADVANTAGE

- Trust & Safety
- RERA Registered
- Bank Loans Available
- Title Clear Project
- Trusted Developer

SHREE RAM BUILDERS
Building Trust Since 1989

SPECIFICATIONS

STRUCTURE
- Earthquake resistant composite structure.
- Elegant elevation and facade

PLASTER
- External Texture Plaster & internal wall with Mala Plaster.

PAINTS
- Internal Wall finished with 2 coat putty & one coat of primer
- Whether proof Exterior paint ('Apex Ultima' or Equivalent)

FLOORING
- Premium GVT floor tiles in all areas.

TOILET / BATHROOM
- Ceramic and sanitary fixtures of Designer brand ('Jaquar' or equivalent.)
- Designer wall tiles dado upto lintel level.
- Facility for cold as well as hot water in all bathrooms.

KITCHEN / UTILITY
- Premium granite platform with stainless steel sink.
- Designer GVT tiles upto lintel level.

DOORS
- Designer main door with veneer finish.
- Laminate finish internal flush door.
- All flush door are water proof.

WINDOWS
- Aluminum 3 track windows with mosquito net.
- Safety bright bars in windows.

PLUMBING
- Concealed type UPVC/CPVC plumbing.
- PVC pipe of 'Astral' or equivalent for drainage.

DRAINAGE PIPE
- Municipality drainage system is available.

ELECTRICAL
- Adequate electrical points as per interior layout with ISI wires, switches and MCB etc. ('Anchor' or equivalent)

WATER SUPPLY
- Provision for overhead water tank (1500 liters triple layer water tank with 7 years manufacturer warranty)
- Hot water supply line for all bathrooms.
- Provision for outdoor gas/solar geyser.

WATER PROOFING
- China mosaic in terrace with water proofing.
- Average 3" thick layer of brickbats concrete in terrace will be done in addition to the usual thickness of the slab for better thermal insulation of top floor to reduce the heat in the summer and make it water proof.

PEST CONTROL
- Anti-Termite treatment at Tubular Piping method.

PARKING
- Decorative parking tiles in parking area.

NOTE : Changes in external elevation will not be allowed. (*These architectural features are regulated through the project to provide a uniform theme and cannot be changed by the Client/Owner of the property even after transfer of property.)

KEY PLAN



SITE ADDRESS

'Shree Ram Ananta Elite",
Adjoining to Shree Ram Ananta, Opp. Shree Ram Villa,
80 Feet TP-1 Road, Karamsad - Vidyanagar Road,
KARAMSAD - 388 325, Gujarat, India

TERMS & CONDITIONS

1. The Organiser / Architect / Structural Engineer reserves their rights to make any addition, alternation and amendments as may be necessary from time to time.
2. Member is liable to pay maintenance deposit to **"Shree Ram Ananta Elite Owners Association"** of ₹ 3,00,000/- per unit as extra while taking possession. If you multiple units than maintenance deposit will be multiply accordingly.
3. **Additional Documentation charges such as loan mortgage document, stamp duty, registration, GEB connections, Gas connection, Insurance, Other 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.**
4. Municipal taxes from the date of possession shall be borne by the member.
5. Internal changes shall be allowed only on prior permission with its feasibility and with advance extra cost.
6. Possession will be start from Dec, 2027 onwards.
7. Member has to take possession within a month from the date of completion of the respective unit, on failing which interest @ 18% p.a. will be charged on balance amount.
8. Possession will be provided after 30 days on receipt of full payment. Religious Rituals and furniture work will not be allowed in case of incomplete payment.
9. **In case of cancellation of booking, 25% of total value of the unit will be forfeited. Remaining amount will be refunded after the sale of respective unit.**
10. The brochure shall not be treated as a legal document, it is the purpose of information and guidance only.
11. In case of any dispute it will resolved by mutual discussion and understanding failing which the matter will be in Anand Jurisdiction only.

PAYMENT CONDITIONS : (GENERAL SCHEDULE)

15%	at the time of booking
15%	at plinth level
20%	at casting of ground floor slab
15%	at casting of first floor slab
15%	at the time of plaster work
15%	at the time of flooring work
05%	at the time completion or possession.

SITE LOCATION

OFFICE LOCATION

RERA Reg. No.:

RERA Website: www.gujrera.gujrat.gov.in



SHREE RAM ananta ELITE

SITE ADDRESS

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Opp. Shree Ram Villa, 80 Feet TP-1 Road,
Karamsad - Vidhyanagar Road,
KARAMSAD - 388 325, Gujarat, India

ORGANIZER

SRB Building Trust Since 1989

SHREE RAM BUILDER

Beside Visamo Senior Citizen Park,
Mota Bazar,
Vallabh Vidhyanagar-388 120.

Ph : +91 2692 229199 / 356286
Email : shreerambuilder@yahoo.co.in
Website : www.shreerambuilders.in

CONTACT FOR BOOKING

+91 99252 37202
+91 99252 31949
+91 98255 20258

ARCHITECT

ACE ARCHITECTS INTERIORS
ACE ASSOCIATES
www.aceassociates.in

STRUCTURAL CONSULTANT

AKSHAR CONSULTANT
V V Nagar 388120.

DISHA +91 98250 56989