

A. SHRIDHAR
BUILDING THOUGHTFULLY



A MEMBER OF
**GIHED
CREDAI**

CONTACT :

Call: 8306 333 777

Email: kaveri@ashridhar.com

Web: www.ashridhar.com

A. Shridhar Corporate Office: Nr. Kaveri Sangam, Shilaj Circle, S.P. Ring Road, Shilaj.

Site address: Kaveri Soham Vistara, Nr. Shilaj Overbridge, S.P. Ring Road, Shilaj

Architect: Saurabh Verma : 9th Street Architects

Structural consultant: Japan B. Shah (Achal Parikh)

Landscape architect: Green Gold Consultancy

MEP Consultant: Aashir Engineering

BIM Consultant : D. Shah Technologies

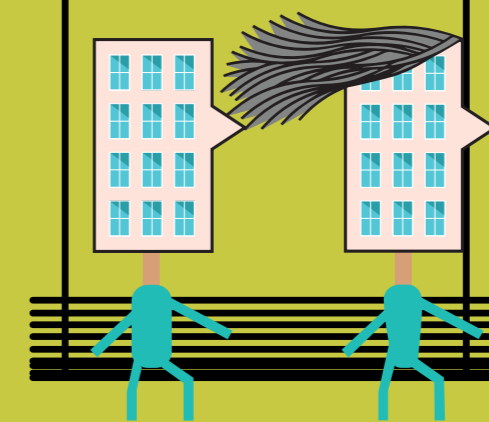
A project by: S.S. Reality

RERA Registration No. : PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAA04832/130219 gujrera.gujarat.gov.in

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Ghar ane ghanu badhu



A 3 BHK WITH AMENITIES OF
A PREMIUM LIFESTYLE APARTMENT.

KAVERI SOHAM
VISTARARA



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HOME IS WHERE THE LORD IS.

DERASAR & GANESHA TEMPLE IN THE PREMISES

Peace comes easily when your home offers everything you need for a hassle-free , day-to-day living. That is why Kaveri Soham Vistara is built around the concept of 'Ghar Ane Ghanu Badhu.'

णमो अरिहंताणं.
णमो सिद्धाणं णमो आयरियाणं
णमो उवज्झायाणं
णमो लोए सव्व साहूणं
[एसोपंचणमोक्कारो, सव्वपावप्पणासणो
मंगला णं च सव्वेसिं, पडमम हवई मंगलं]



वक्रतुण्ड महाकाय सूर्यकोटि समप्रभ ।
निर्विघ्नं कुरु मे देव सर्वकार्येषु सर्वदा ॥



Besides, of course a temple in the premises.

Now, you don't have to wade through insane traffic to pray to the Almighty.

At Kaveri Soham Vistara, pray to the lord at your time and convenience and let calm and happiness guide your life.

Celebrate religious occasions with your neighbours and be a part of a close knit community.

A 3 BHK with amenities of a premium lifestyle apartment.
 At Sindhu Bhavan - Shilaj Junction.
 Ahmedabad's most sought-after address.
 Only 7 mins from Pakvan Circle.

THE PROJECT IN A NUTSHELL

- Block A, B & C - 14 floors
- Block A & B - 54 Flats | Block C - 56 Flats
- 4 apartments on each floor
- 164 units- 3BHK with 3 Bath & Balcony
- Carpet area including balcony and kitchen washyard, 812 sq. ft.
- Two elevators per block with access from double basement to terrace
- 24x7 CCTV surveillance throughout the premises with round-the-clock security personnel
- Housekeeping and maintenance services by a professional team
- Video-door phone with high-end capable features
- Insured homes
- Jain Derasar
- Ganesha Temple
- Multi-purpose court
- Indoor games arena
- Designated party lawn area
- Kids & infant play area
- Fully equipped gymnasium
- Landscape central garden with park benches

A. SHRIDHAR'S UNIQUE THOUGHTFULLY BUILT FEATURES

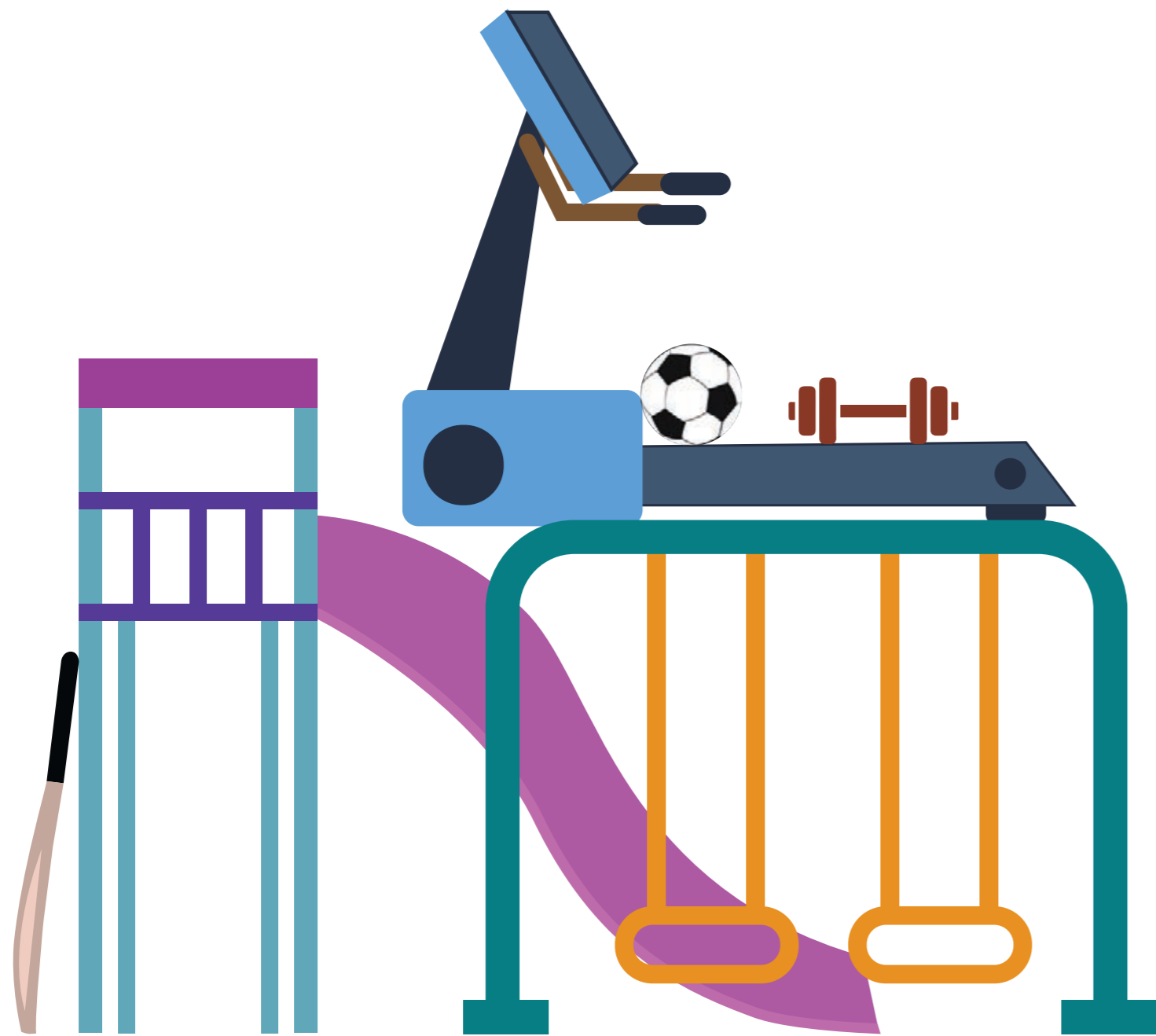
- All apartments, 3 side open corner apartments
- Private verandah at the entrance
- Landscaped terraces
- Stretcher elevator for emergencies
- Ample double basement car parking
- Premium view from each apartment

LOADED WITH AMENITIES.



MULTIPURPOSE COURT.

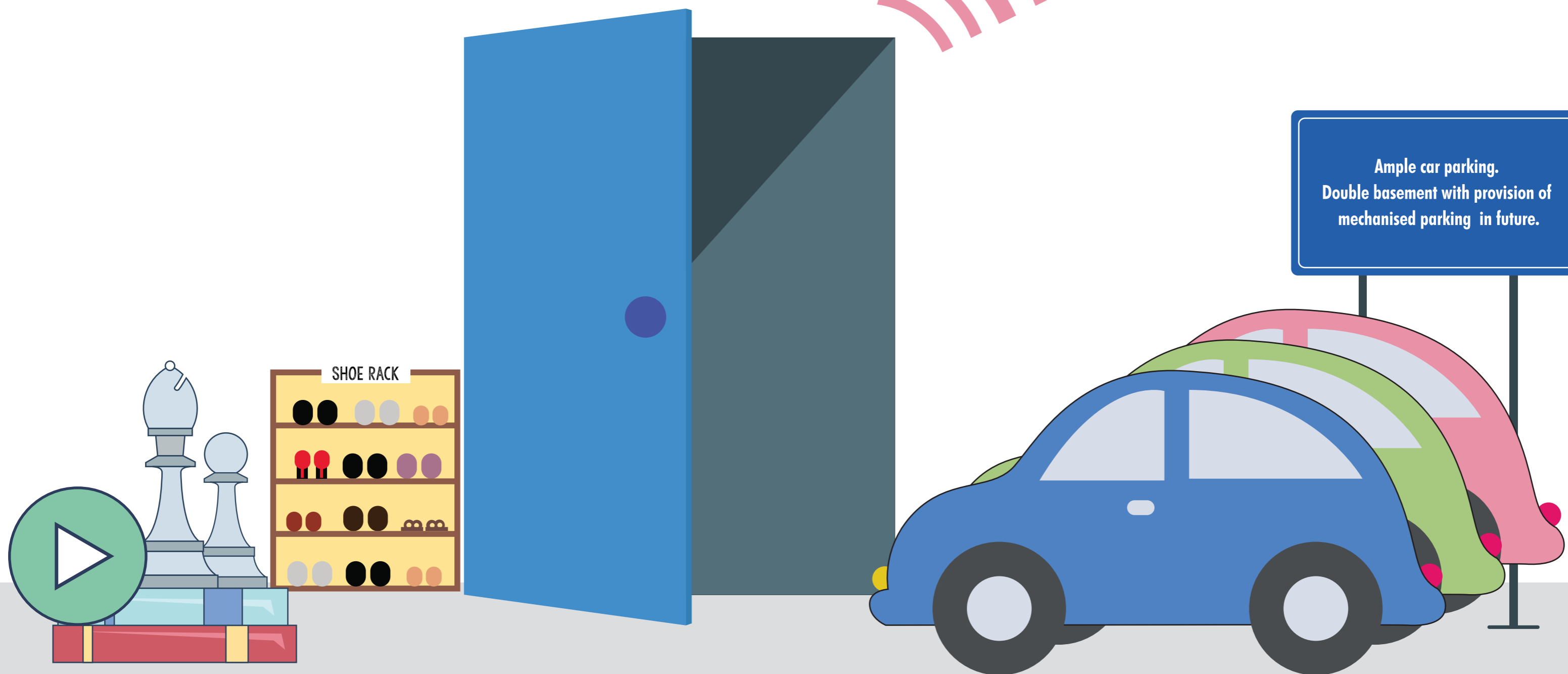
PLAY BADMINTON, VOLLEYBALL, BASKETBALL AND CRICKET. YOUR FAVOURITE SPORT RIGHT HERE AT YOUR HOME.



UNIQUE FEATURES FOR A WELL-DESIGNED ENVIRON.

Your very thoughtfully built home has unique features that will keep you safe, let you party, socialise, enjoy the views, let kids have fun and keep your home organised.

- Private verandah at the entrance
- Stretcher elevator for emergencies
- Landscaped terraces
- 3-side open corner apartment
- Ample double basement car parking
- Video door phone with built-in features like access control, fire, gas leak and open door sensors
- Large open spaces
- Indoor game area
- Designated party lawn area



SCREENSAVER LIKE VIEWS FROM EVERY APARTMENT.

All apartments offer a balcony and screensaver like views.

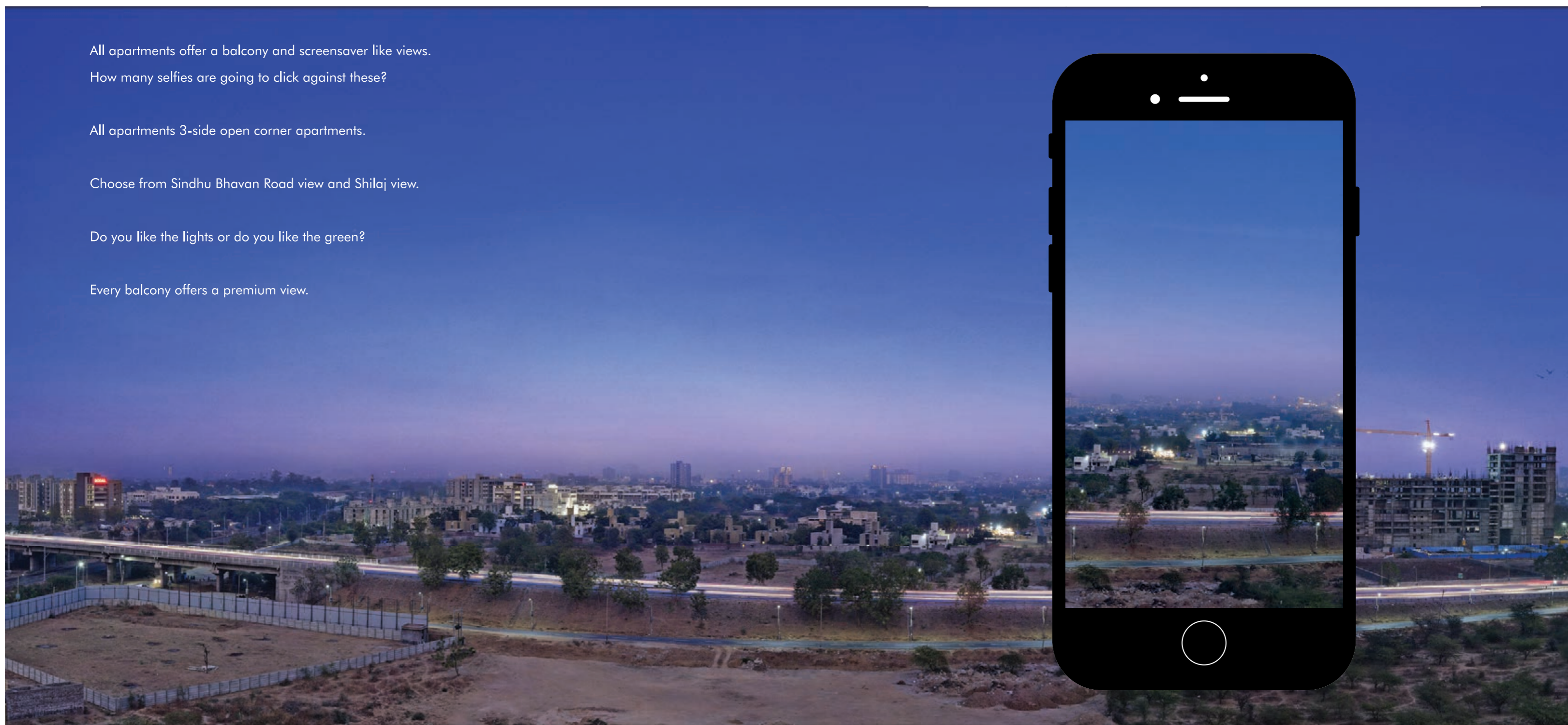
How many selfies are going to click against these?

All apartments 3-side open corner apartments.

Choose from Sindhu Bhavan Road view and Shilaj view.

Do you like the lights or do you like the green?

Every balcony offers a premium view.



INSURED HOMES. LIVE WITHOUT A WORRY.

At A.Shridhar we don't just believe in 'Building Thoughtfully,' but also 'Living Thoughtfully.'

Which is why for the first time a real estate company in Ahmedabad is offering insured homes. The insurance is valid for 7 years from the time of receiving BU permission.

The insurance covers risks like:*

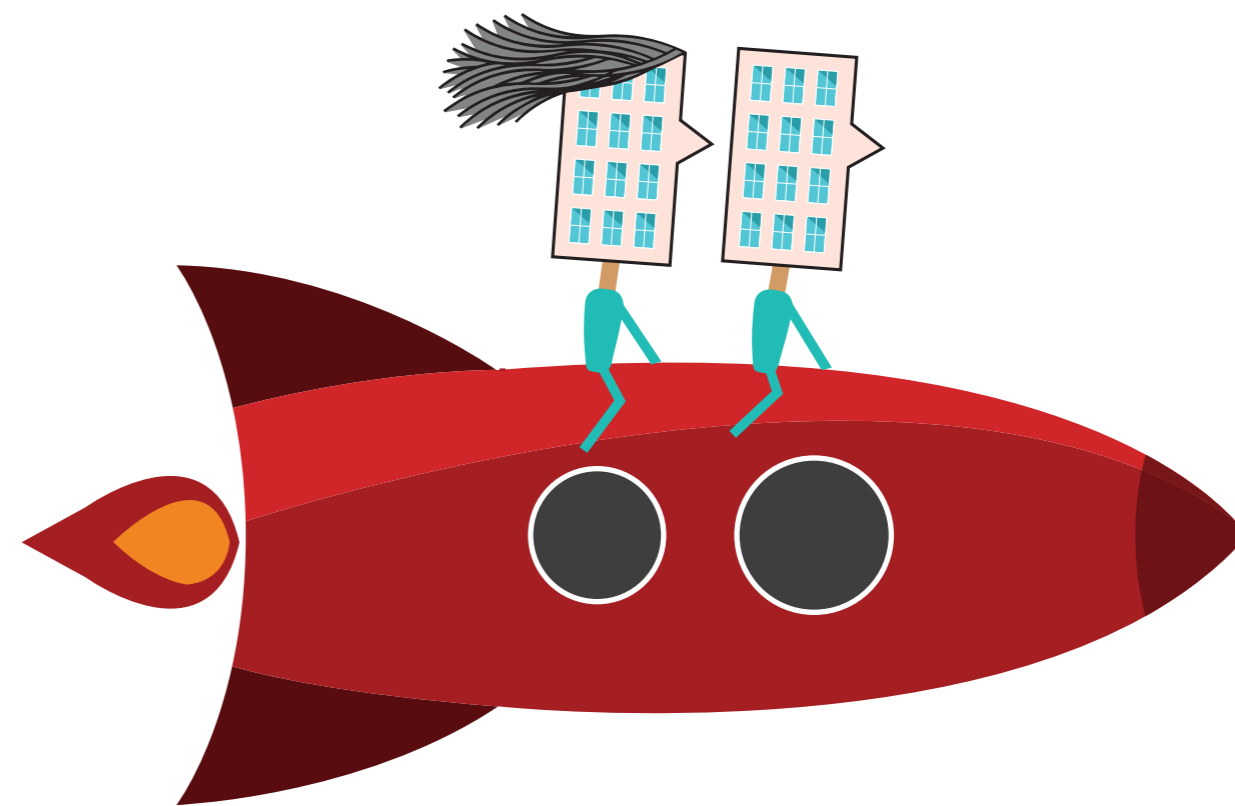
- Fire
 - Lightening
 - Explosion/Implosion
 - Aircraft damage
 - Riot, strike, malicious damage (RSMD)
 - Storm, cyclone, typhoon, tempest, hurricane, tornado, flood and inundation (STFI)
 - Impact damage
 - Subsidence and landslide including rockslide
 - Bursting and/or overflowing of water tanks, apparatus and pipes
 - Missile testing operations
 - Leakage from automatic sprinkler installations
 - Bush fire
 - Architects', surveyors' and consulting engineers' fees up to 3% of claim amount
 - Removal of debris up to 1% of the claim amount
 - Covers all natural calamities and manmade threats
 - In-built earthquake coverage
- *Terms and conditions of standard insurance policy of a reputed company are applicable.



YOUNG AHMEDABAD IS MOVING TO SHILAJ.

HAPPENING. WELL-CONNECTED. CONVENIENT.

Shilaj is one of the most sought after locations in Ahmedabad, because of the proximity to various destinations and infrastructure. A. Shridhar Group has developed a number of properties which have become a landmark in the area.





YOUR WORLD WITHIN A RADIUS OF 5 KMS.



Schools and colleges

(Anand Niketan, DPS, Zebar, Divya Jyot, Khyati, Sattva Vikas, Udgam, Shiv Ashish, Allen Institute, Indus, R.C. Technical College, SAL Colleges, Khyati Colleges & many more)

Hobby and activity centres for kids

(ARA, The Pilates Studio, Lakshya, Skyblue, yoga, aerobics, gymnasiums, parks and a lot more)

Business districts

(S.G. Road, Prahaldnagar, Vastrapur, Sindhu Bhavan Road, Bopal, Science City & Bodakdev)

Retail malls and multiplex

(PVR Acropolis, Cinepolis, Ahmedabad One Mall, City Gold, Iscon Mega Mall, Karnavati, Babylon, YMCA, O7, Rajpath)

Hospital and clinics

(Renowned hospitals like Zydus, Global, HCG, Sterling, Asian Bariatrics, Shalby, Columbia Asia to small family clinics and specialised doctors are within reach)

Banks and ATMs (SBI, HDFC, Kotak, ICICI, Muthoot)

Departmental stores

(DMart, Big Bazar, Hind, Bajrang, Magson, Jain Supermarket)

Restaurants and food parks

(Social SBR, Food Junction near Rajpath Club, several popular food joints like Havmor, Honest, Subway, Dominos)

Highway connectivity to tier 3 cities of north and south Gujarat such as Mehsana, Palanpur, Himmatnagar, Rajkot, Bhavnagar, Jamnagar, Vadodara, Surat & Kutch

Gas Station

(Indian Oil, HP, Shell)

And much more

ALL YOUR DAILY-NEEDS ARE JUST AROUND THE CORNER.

At Kaveri Soham Vistara, we have ensured that you don't have to venture out a great distance for small, but very essential services.

We have created two levels of commercial shops facing S.P. Ring Road.

These shops will attract businesses like:

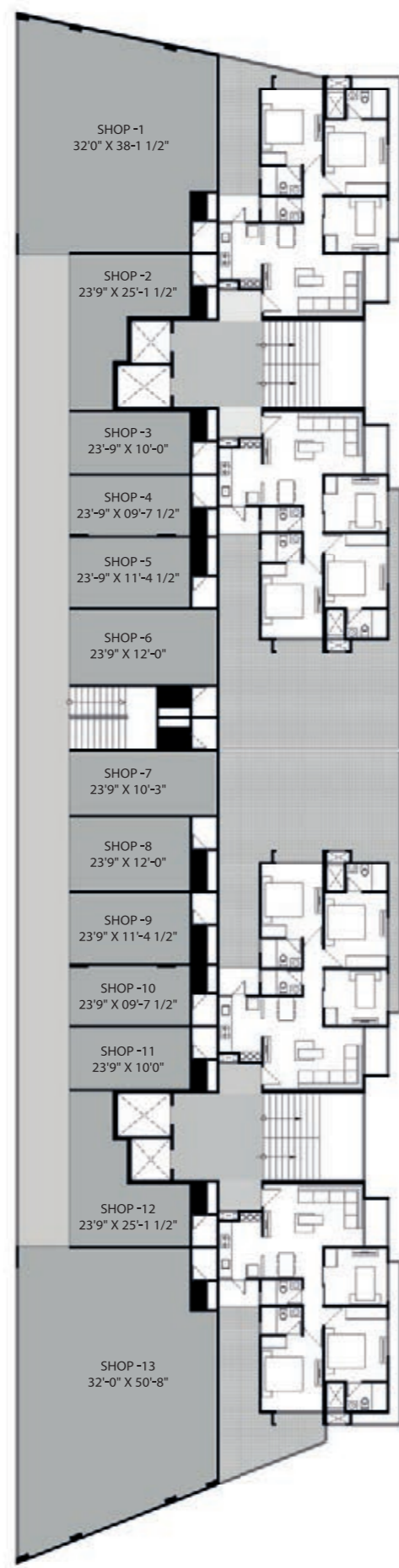
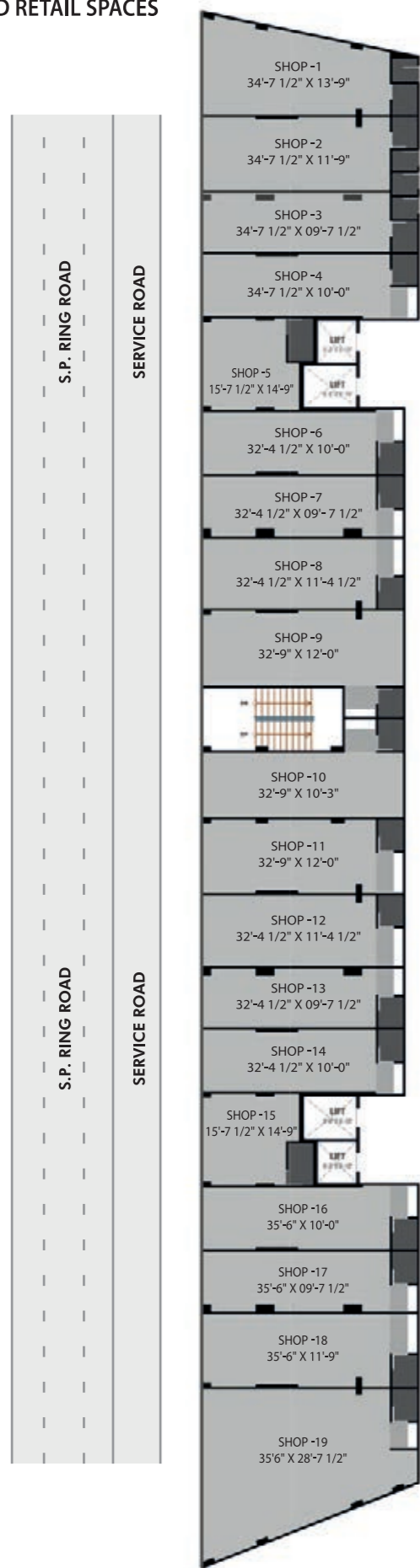
- Banks
- Groceries
- Convenience stores
- Dairy parlour
- Stationery
- Bakery
- Cafes
- Laundry et al

Besides, the already developed neighbourhood has a number of shopping complexes offering these kind of products and services.



Ground Floor

First Floor



RETAIL SHOPS PLAN

Shops	SBA	Shops	SBA
1	814.96	1	2120.55
2	719.38	2	677.47
3	601.07	3	457.24
4	667.56	4	435.51
5	458.33	5	515.40
6	621.98	6	632.15
7	595.45	7	555.40
8	699.65	8	542.75
9	832.95	9	515.40
10	728.65	10	435.38
11	736.87	11	457.24
12	699.65	12	679.31
13	595.45	13	2673.91
14	622.00		
15	458.33		
16	667.51		
17	636.36		
18	771.58		
19	1421.64		

COMMERCIAL SPACES IN A NUTSHELL

- 2 floors of main S.P. Ring Road facing retail shops
- Main S.P. Ring Road plot
- Two 60 ft. road, corner plot
- Location with maximum visibility
- Close proximity to Sindhu Bhavan Road
- Ample parking space
- All shops with individual toilets
- Premium location, close to schools, petrol pumps, convenience stores, restaurants, hospitals, S.G. Highway.

SPECIFICATIONS

- Vitrified tiles flooring.
- Individual restrooms within each unit.
- Ceramic tiles and standard, premium sanitary fittings.
- Contemporary, premium rollin shutters.
- Adequate power load for each unit.

FEATURES

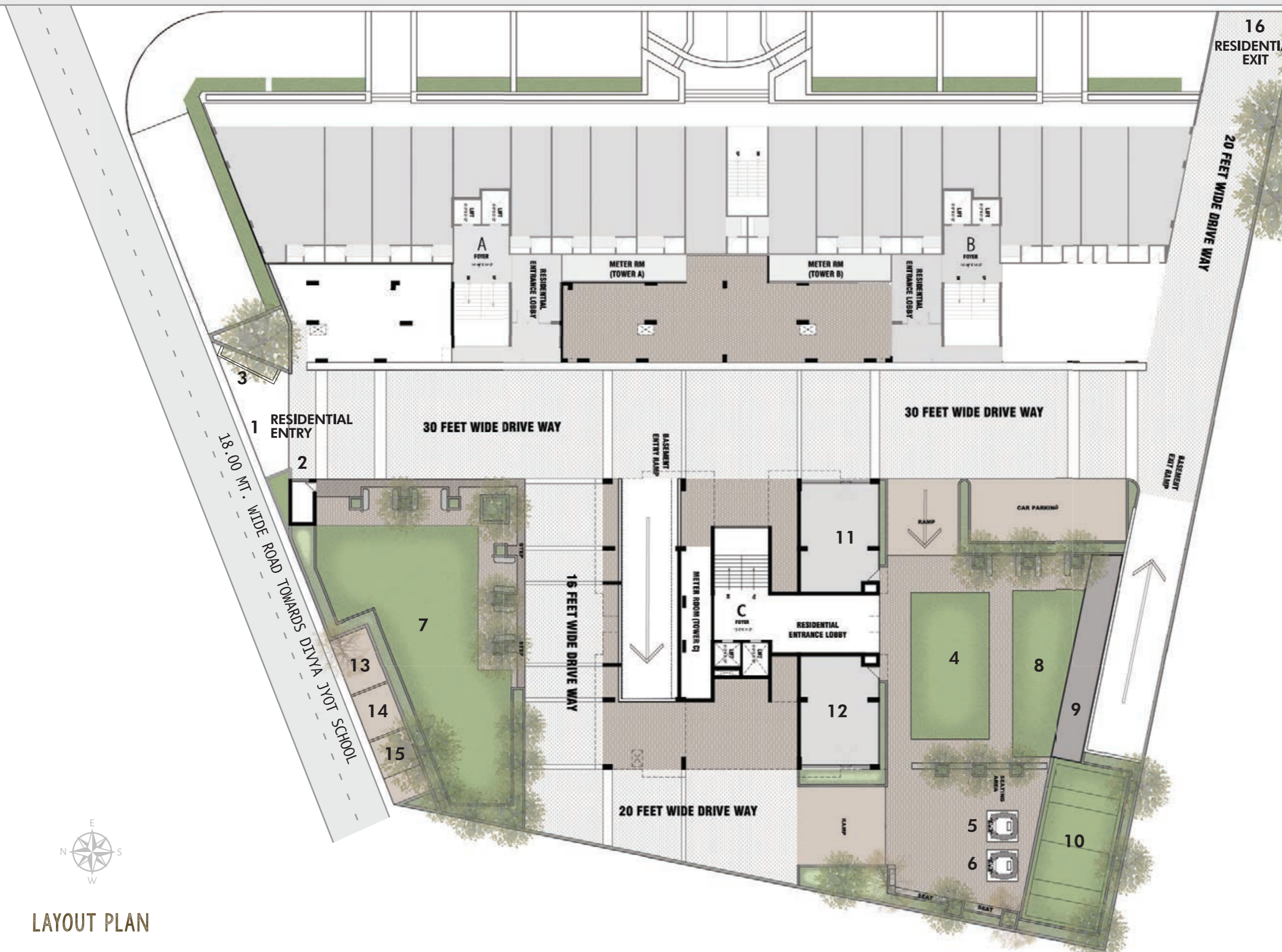
- Main road frontage for all units having adequate signage display space.
- Power back-up for common utilities.
- Free parking on the ground floor
- Well designed, stone paved front promenade with artful light poles.

S.P. RING ROAD

S.P. RING ROAD

SERVICE ROAD

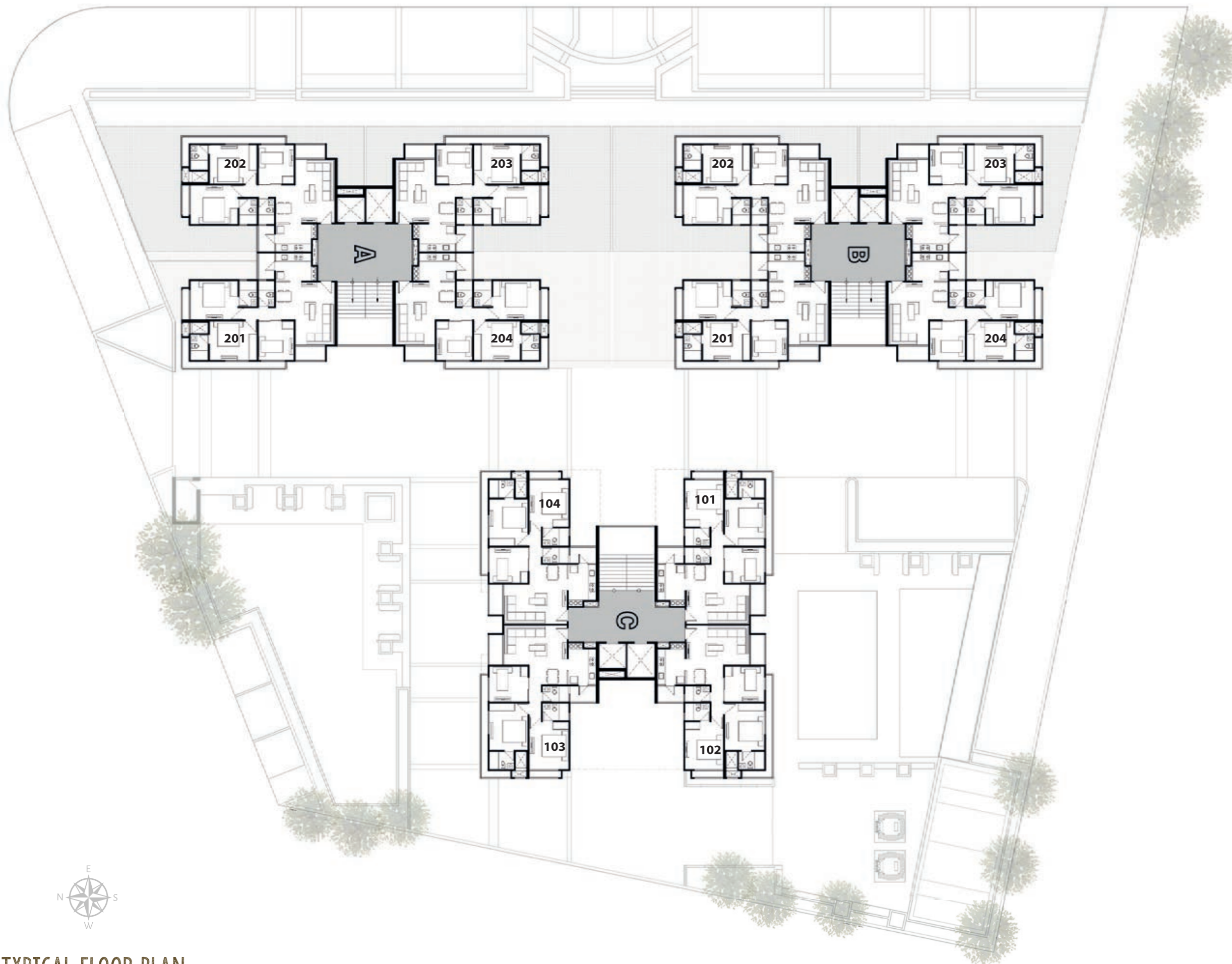
SERVICE ROAD



1. Residential entry
2. Security cabin
3. Pickup and drop off zone
4. Landscaped central garden with park benches
5. Jain derasar
6. Ganesha temple
7. Designated party lawn area
8. Kids & infant play area
9. Box cricket
10. Multi-purpose court
11. Indoor games arena
12. Fully equipped gymnasium
13. Transformer
14. DG
15. Waste composite unit
16. Residential exit



LAYOUT PLAN



RESIDENTIAL SPECIFICATIONS

FRAME STRUCTURE

RCC frame with sand based blocks

FLOORING

2x2 tile flooring

PARKING

Allotted car parking with no extra cost

WATER SUPPLY

Common underground water tank for domestic water use. One overhead water tank per block.

TOILETS

2x1 wall & floor tiling
 Branded bath & sanitary fittings
 (Jaguar, cera or equivalent)

STORAGE

Dedicated storage space

WINDOWS & DOORS

Aluminum windows with powder coating
 Solid wood flush doors

ELECTRICAL

Concealed wiring with ISI material & switches of branded make (anchor, roma or equivalent)
 100% power back up for common services

AC

AC piping & necessary provision for easy installation in drawing as well as all bedrooms

ELEVATOR

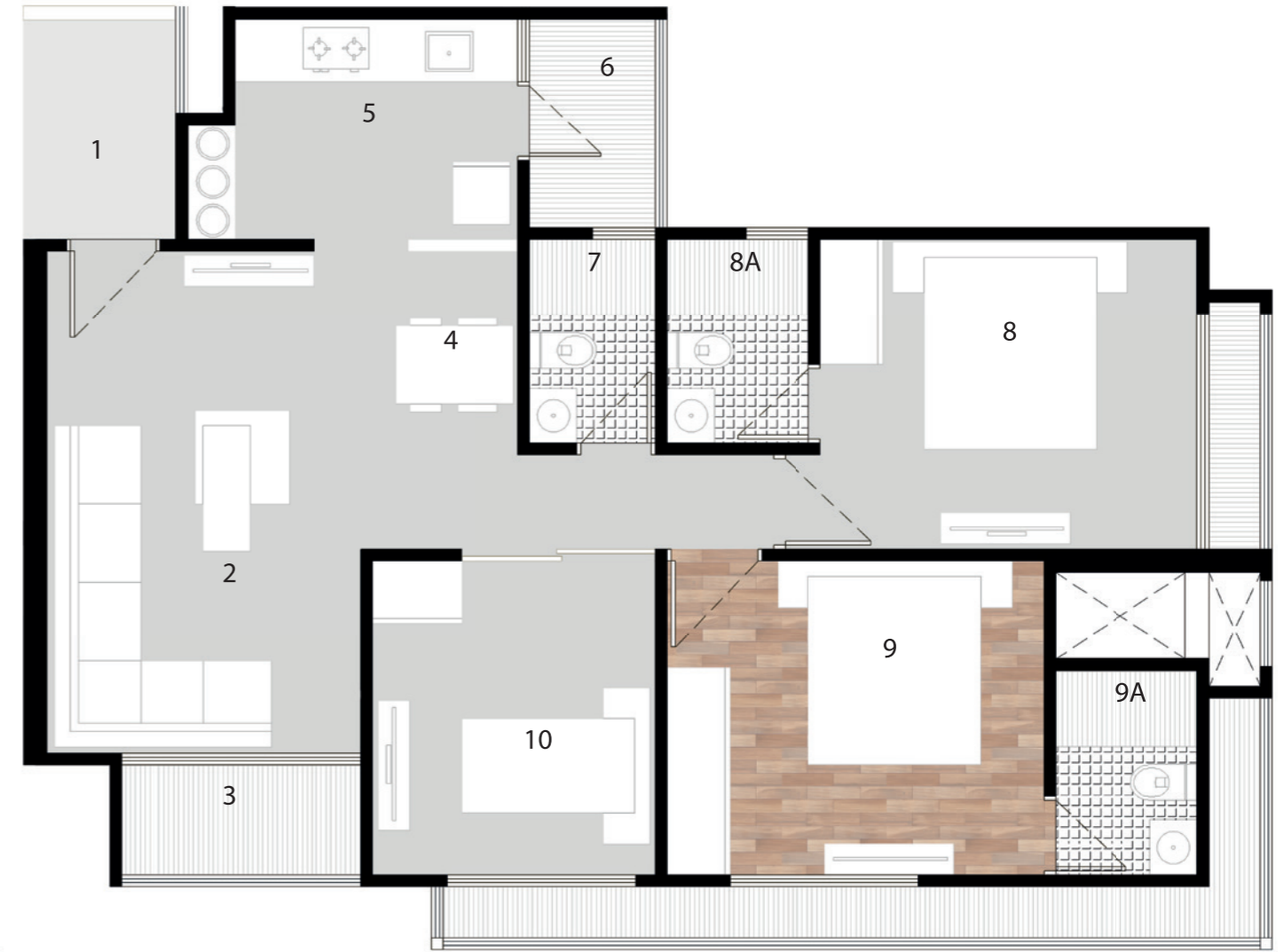
2 elevators per block (incl. one stretcher elevator)

SECURITY SYSTEMS

CCTV surveillance system
 Round the clock security personnel

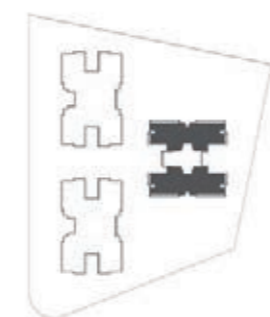


TYPICAL FLOOR PLAN



01	Waiting/ Verandah	- 7.4*4.10 1/2
02	Drawing Room	- 16.0*10.0
03	Balcony	- 8.0*3.10 1/2
04	Dining	- 9.6*5.0
05	Kitchen	- 7.0*9.0
06	Wash	- 4.0*6.7 1/2
07	Toilet	- 6.6*4.0
08	Bedroom- 1	- 12.0*10.0
8A	Toilet	- 4.6*6.6
9	Bedroom- 2	- 10.0*12.0
9A	Toilet	- 4.6*6.6
10	Bedroom- 3	- 10.0*9.0

UNIT PLAN (TOWER A&B)



KEY PLAN

01	Waiting/ Verandah	7.0*4.3
02	Drawing Room	16.0*10.0
03	Balcony	8.0*3.10 1/2
04	Dining	5.0*9.6
05	Kitchen	7.0*9.0
06	Wash	4.0*6.7 1/2
07	Toilet	6.6*4.0
08	Bedroom- 1	12.0*10.0
8A	Toilet	4.6*6.6
9	Bedroom- 2	10.0*12.0
9A	Toilet	4.6*6.6
10	Bedroom- 3	10.0*9.0

UNIT PLAN (TOWER C)

KAVERI SOHAM VISTARA



KALHAAR BUNGLOWS

Shilaj

SHILAJ CIRCLE

A. SHRIDHAR EXPERIENCE CENTER

KAVERI KADAMB

KAVERI TRISARA

DPS SCHOOL

DIVYA JYOT SCHOOL

KAVERI SOHAM

ISRO

SINDHU BHAVAN ROAD EXTN.

KAVERI PRATHAM

SERVICE LANE

OVER BRIDGE

SERVICE LANE

SINDHU BHAVAN ROAD

RAJPATH CIRCLE

CITY GOLD

RING ROAD CIRCLE

A. SHRIDHAR CORPORATE HOUSE

A-SQUARE & KAVERI SANGAM

ANAND NIKETAN SCHOOL

SATTVA VIKAS SCHOOL

ARA SBR SOCIAL

DMART

CITY GOLD

AMBLI ROAD

HIND SUPERMARKET

GLOBAL HOSPITAL

COLUMBIA ASIA HOSPITAL

ZYDUS HOSPITAL

ACROPOLIS MALL

GURUDWARA

ALLEN

HONEST

PAKVAN

FOOD JCTN.

ISCON CIRCLE

GULMOHAR PARK MALL

CIMS HOSPITAL



TOWARDS SCIENCE CITY & VAISHNODEVI

SP RING ROAD

SP RING ROAD

S.G HIGHWAY

WE LOVE YOUR HOME AS MUCH AS YOU DO.

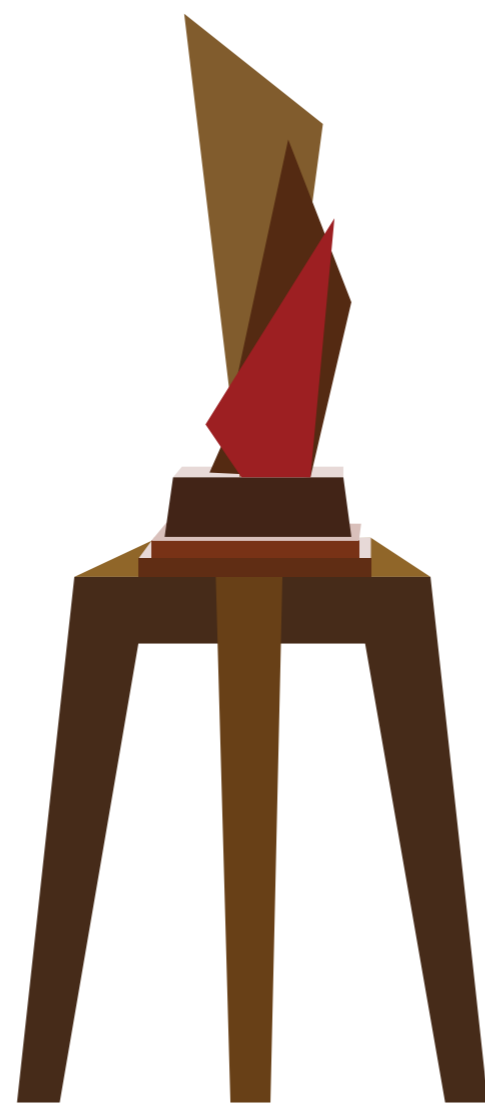
A.Shridhar Group is a real estate company that believes in bringing together cutting-edge technology and human centric designs to create modern, happy spaces.

Awards

- Receptient of Times Realty Icons 2018 for Best Developer in Mid Segment Homes.

Recognition

- Proud member of Credai-Gujarat and Gihed.
- All projects featured on CNBC Property Bazaar.

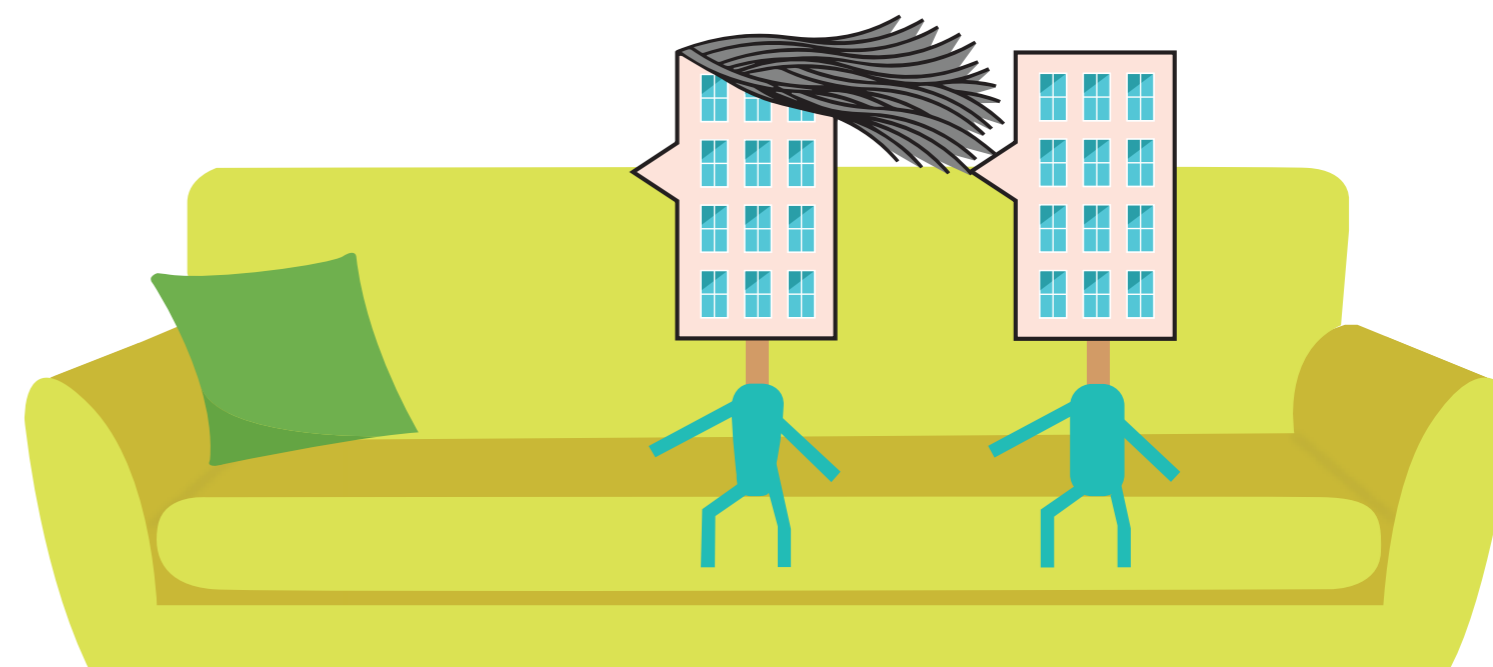


WHY BUY WITH A.SHRIDHAR GROUP?

No-compromise construction • Thoughtfully built • 100% loan papers

Timely possession guaranteed • Fair pricing for all customers

Transparent code of conduct • Delivering as per commitment



RECENTLY COMPLETED PROJECTS



A-square
61 Units | Committed Time - May 2017 | Possession - March 2017



Kaveri Pratham
165 Units | Committed Time - December 2015
Possession - October 2015



Kaveri Sangam
224 Units | Committed Time - December 2017
Possession - November / December 2017

ONGOING PROJECTS



SOHAM - A 3 BHK at an address you'd love to flaunt
120 apartments | Possession date Dec 2019



KADAMB - 2.5 BHK, one extra room. Lot of life.
100 apartments | Possession date Jun 2020



TRISARA - A 2 BHK with balcony & box cricket.
136 apartments | Possession date Jun 2020