

LOCATION MAP



**Shyam
Gungaan**
APARTMENTS



Site : Near Shyam Dwar, Adjoining Power House,
Khatu Shyam Ji, Sikar



GRASS FIELD Group
K-107, Kishan Nagar, Janpath
Shyam Nagar, Jaipur-302019
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CHOICE INFRA VENTURES LTD.
Shree Sha ambhari Corporate Park,
156-158, Chakravarti Ashok Society, J.B. Nagar,
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Architect's :



ARCH POINT CONSULTANTS PVT. LTD.
LG-1, Shivam Enclave, Triveni Nagar, Tel. : 0141 2762127, 96940 55555



Grassfield's

**Shyam
Gungaan**
APARTMENTS

In God's Divine Land

Tech N Gen # 9799390022, 9829334122

Khatu Shyam Ji...the legendary temple of Baba-Shyam. As dedicated worshipers of Baba Shyam, we wish to be close to our deity, to be, always, under the sacred aura of His blessings.

Shyam Gungaan Apartments will give you a chance to live in God's holy land. The residential complex is located just before Baba-Shyam Temple on Khatu-Ringus Road. Engulfed in the religious environment of Khatu Shyam it is a beautiful housing complex for the devotees of Shyam. The complex is only approximately 500 metres from Baba-Shyam Temple and the local bus stand.

Along with luxurious flats, the complex also has special features like a Satsang Hall and Shyam Rasoi (Mess) for its residents. At Shyam Gungaan Apartment, you will have your own home, so close to Baba-Shyam Temple. The pure and -peaceful environment of the place will relieve you from all worldly worries and take you to the spiritual world of the Divinity.

The project is promoted by the Grassfield Group.

Well Designed Flats

- Naturally Lighted and Ventilated Rooms
- Wardrobe in each apartment
- Fans & Tube lights in entire flats
- Marble Flooring/Vitrified Tiles
- Granite/ Marble Platform in Kitchen with Sink
- P.O.P. Finish, Well Painted
- All-weather-proof exterior paint



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APARTMENTS



GROUND FLOOR PLAN



Saleable Area (Ground Floor Plan)

Flat No.	Flat-1	Flat-2	Flat-3	Flat-4	Flat-5	Flat-6	Flat-7	Flat-8	Flat-9	Flat-10	Flat-11	Flat-12
Area (Sq. ft.)	883.58	865.00	602.25	591.63	591.52	380.5	815.56	819.43	380.34	591.4	591.65	601.88

TYPICAL FLOOR PLAN



Saleable Area (Typical Floor Plan)

Flat No.	Flat-1	Flat-2	Flat-3	Flat-4	Flat-5	Flat-6	Flat-7	Flat-8	Flat-9	Flat-10	Flat-11	Flat-12
Area (Sq. ft.)	1052.04	1035.16	688.68	675.32	675.32	432.58	1050.16	1038.06	433.74	673.95	673.35	685.20

3D Module (View-1)



3D Module (View-3)



3D Module (View-2)



3D Module (View-4)



Shyam Rasoi

Designed for personal interpretation. Kitchen space that echo the language of a woman. Kitchen fulfills the various considerations of modern designed standard as ample working space and good layout to ensure ease of navigation. It means overall design and quality standard and much more.



Salient Features

- Studio Apartments, 1 BHK and 2 BHK Flats
- Walking distance form temple
- Close to Nature
- Project approved by Government
- Flat Designs as per Vastu
- Pollution-free area
- Religious and Family Atmosphere
- 24 Hours Water Supply
- 24 Hour Security
- Power Back-up in Common Areas
- Attractive Exterior Facade
- Water Harvesting System
- Earthquake Resistant Building
- Adequate Fire Fighting System
- Graceful and wells decorated Entrance



CHOICE INFRA VENTURES LIMITED



GRASS FIELD GROUP

About the Company

Choice Infra Ventures Limited established in 1992, is a BSE Listed Company promoted by Choice International Limited. The Company is into setting up of Trunked Projects, provides Engineering procurement and construction facilities for infrastructure projects including roads, bridges, tunnels, pipelines, runways and highway projects, Providing IT & Engineering services and also infrastructure development projects.

The Company is managed by a committed management team Equipped with technical expertise, excellent domain knowledge and extensive cross-functional experience; they nurture interactive relationships with the client.

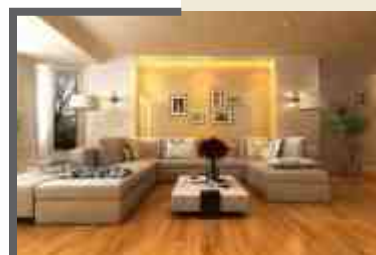
Choice Infra Ventures is focused on delivering high quality work within budgeted time and costs. By taking an integrated and centralized approach to infrastructure management, the company has become a truly dependable project leader by achieving its high quality assurance standards, contractual schedules and by enhancing competitive advantage while also reducing its costs.

Grassfield Group is a trusted real estate name in the north India, Primarily engaged in building luxury leisure properties such as farm houses, resorts, residential projects. Quality construction, astute business acumen and transparent work culture are the key strengths of Grassfield Group. The group have a biggest privately owned club in Rajasthan under the brand name "Club Grassfield" at Jaipur.

Grassfield Group is Inspiration of his Chairman & Managing Director, Mr. Sunil Bansal who has over a decade of committed experience in real estate development. His creative imagination and implementation through dedicated efforts, the Group business has bloom into almost all spheres of Realty development. Grassfield group is committed towards building a world class Residential and Commercial projects.

Mr. Surendra Gupta is a chartered accountant by profession and he is the project adviser of Shyam Gungaan Apartment.

LUXURY SPECIFICATION



Living Room/Dining

- Walls : POP Surface With Acrylic Emulsion Paint with one Highlighted Wall
- Floor : 2x2 Tiles Flooring (Premium)
- Doors/ Wardrobes : Entrance Door S.Mika Flush Door/ Designer Membrane Door
- Windows/ Glazing : UPVC/ Wooden Framed Glass Window
- Switches : Premium Modular Switches



Kitchen

- Walls : Tiles Up to 2 Feet above the Counter And Acrylic Emulsion in the balance Area
- Floor : Marble / 2x2 Tiles flooring (Premium)
- Doors/ Wardrobes : Entrance Door Flush Door
- Windows/ Glazing : UPVC/ Wooden Framed Glass Window
- Switches : Premium Modular Switches
- Other : Marble Sink



Master Bed Room

- Walls : POP Surface With Acrylic Emulsion Paint with one Highlighted Wall
- Floor : 2x2 Tile Flooring (Premium)
- Doors/ Wardrobes : Entrance Door S.Mika Flush Door/ Designer Membrane Door
- Windows/ Glazing : UPVC/ Wooden Framed Glass Window
- Switches : Premium Modular Switches



Toilets/ Washroom

- Walls : Designer Ceramic tiles up to door Height
- Floor : Anti Skid Designer Ceramic Tiles
- Doors/ Wardrobes : Entrance Door S.Mika Flush Door
- Switches : Premium Modular Switches
- Other : Premium Quality C.P. Fitting



Balconies/Terraces

- Walls : Weather Proof Paint
- Floor : Anti Skid Ceramic Tiles
- Doors/ Wardrobes : Entrance Door Flush Door
- Windows/ Glazing : UPVC/ Wooden Framed Glass Window
- Switches : Premium Modular Switches
- Other : MS railing in balcony

