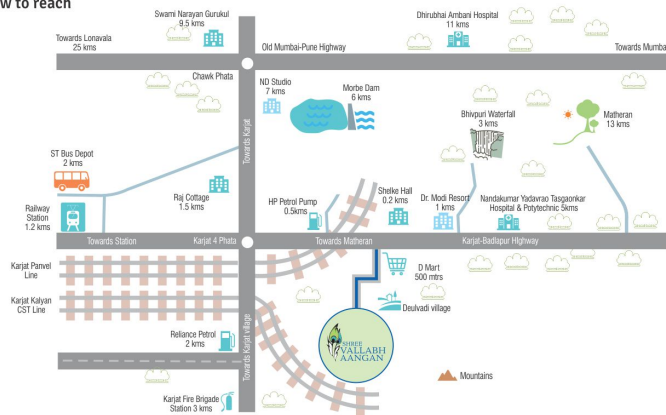


**How to reach**




**SHREE  
VALLABH  
AANGAN**  
1 RK & 1 BHK BUDGET HOMES  
@ KARJAT

A good life with a good home.



**Site Address:**  
Survey No. 77/2, Village Devulwadi, Taluka: Karjat, Dist.: Raigad  
Opp. Shekhe Mangal Karayal, Karjat-Neral Road, Karjat - 410201  
Email: sales@patelgroup.co, sanjay\_malani78@yahoo.co.in, nalin\_pr@rediffmail.com

**Head Office:**  
303/304, Gulmohar Complex, Opp. Anupam Cinema, Goregaon (East),  
Mumbai - 400663. Telefax: +91-22-26864946 / 48, 65213433  
Mobile No.: 98709 37336 / 96190 06711  
www.patelgroup.co

Disclaimer: This brochure is purely conceptual and not a legal offering. Number of floors or flats may be revised through amendment in development control rules. The developers reserve the rights to amend the layout, plans, elevations, specifications & amenities.

Home Loans available by:



A Project by Patel Group



Let's *celebrate* Life!

The word 'life' has a many vibrant meanings to it. For an average people, it means living life to achieve more happiness – be it, moving up in life or buying a home of their own among other things. For them life is about hope, inspiration, positive attitude and more

At Shree Vallabh Aangan, 1RK & 1BHK homes, we have considered three aspects of nature, budget and location. These aspects are bound to offer you a lifetime peace of mind.





## Life in *nature!*

Nature connected to life refreshes our senses. At Shree Vallabh Aangan, 1RK & 1BHK homes, you will find Karjat abundance in nature.

You will appreciate the beautiful nature and airy space specially created for you. It is a space that presents you with picturesque locale and a natural setting of hills.

We have worked out minute details that shall make your life all the more inspiring. Be surprised by the well-planned, attention-to-detail flat, beautifully elegant and thoughtful.

Plenty of space, feel-good amenities – that serve all your needs enhance the joy of living. In fact, we have used A-1 grade material that provides a life-long assurance. Quality construction, strategic location, nice connectivity shall certainly thrill you.





Life convenient!

We have placed the word 'convenience' in a different perspective. At Shree Vallabh Aangan, 1RK & 1BHK homes, Karjat, you will understand its true essence. The location is convenient along with the budget which is affordable. It is merely a 15-minute drive from station and 45-minutes from the planned international airport of Panvel.

Shree Vallabh Aangan offers a triple advantage of Greater Mumbai, Panvel and Neral triangle. Neral is located half an-hour from Karjat. In addition – it is connected by railway and roadway.

The project is strategically located near the old Mumbai-Pune highway – at 8 kms. Moreover, a walking distance from the Karjat- Neral Road. All in all,

Shree Vallabh Aangan is the destination that you will love to travel with utmost lifetime convenience.



EXCEPTIONAL PROJECT







### Amenities

- Decorated main entrance MS Gate
- Elegant entrance lobby
- Rainwater harvesting system
- Club house and Society office
- 24-hour generator back-up for lift & common areas
- Intercom facility
- CCTV in common Area
- Provision for geyser or solar hot water
- Bore-well water facility
- Decorative landscape garden
- Designer paver blocks in compound area
- Children's play park with modern play equipment
- Solar light system for streetlights and garden
- Streetlights in common areas

### Specifications

- RCC framed structure with earthquake resistant design
- Elevators of reputed make
- Vitrified flooring in living room, bedroom & kitchen with skirting
- Granite cooking platform with SS sink in kitchen with ceramic dado tiles above kitchen platform
- Anti-skid flooring in balcony, bathroom & WC with elegant ceramic dado tiles
- Concealed plumbing with quality sanitary ware & CP fittings
- Concealed copper wiring with modular-type switches
- Paints: Oil-bound distemper paint for interior walls & good quality acrylic paint exteriors walls
- Provision for cable TV & telephone connection
- Geyser point in bathroom
- Anodized aluminum sliding windows



1 RK



1 BHK



WING A, B, D, F and G  
1st and 3rd Floor Plan



Area Statement

Flat Type	Usable Carpet Area	Salable Area
1 R K - Front Balcony	273.00 Sq. Ft.	390.00 Sq. Ft.
1 BHK - Front Balcony	403.00 Sq. Ft.	576.00 Sq. Ft.

WING A, B, D, F and G  
2nd and 4th Floor Plan



Area Statement

Flat Type	Usable Carpet Area	Salable Area
1 RK - Front Terrace	287.00 Sq. Ft.	410.00 Sq. Ft.
1 BHK - Front Terrace	416.00 Sq. Ft.	595.00 Sq. Ft.

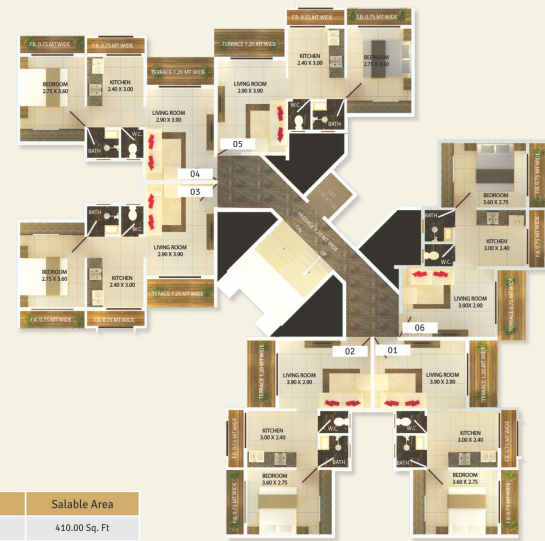
WING C and H  
1st and 3rd Floor Plan



Area Statement

Flat Type	Usable Carpet Area	Salable Area
1 R K - Front Balcony	273.00 Sq. Ft.	390.00 Sq. Ft.
1 BHK - Front Balcony	403.00 Sq. Ft.	576.00 Sq. Ft.

WING C and H  
2nd and 4th Floor Plan



Area Statement

Flat Type	Usable Carpet Area	Salable Area
1 RK - Front Terrace	287.00 Sq. Ft.	410.00 Sq. Ft.
1 BHK - Front Terrace	416.00 Sq. Ft.	595.00 Sq. Ft.

WING E  
1st and 3rd Floor Plan



Area Statement

Flat Type	Usable Carpet Area	Salable Area
1 R K - Front Balcony	273.00 Sq. Ft.	390.00 Sq. Ft.
1 BHK - Front Balcony	403.00 Sq. Ft.	576.00 Sq. Ft.

WING E  
2nd and 4th Floor Plan



Area Statement

Flat Type	Usable Carpet Area	Salable Area
1 RK - Front Terrace	287.00 Sq. Ft.	410.00 Sq. Ft.
1 BHK - Front Terrace	416.00 Sq. Ft.	595.00 Sq. Ft.

