

SHRIYANS 3.0

by Silveroak





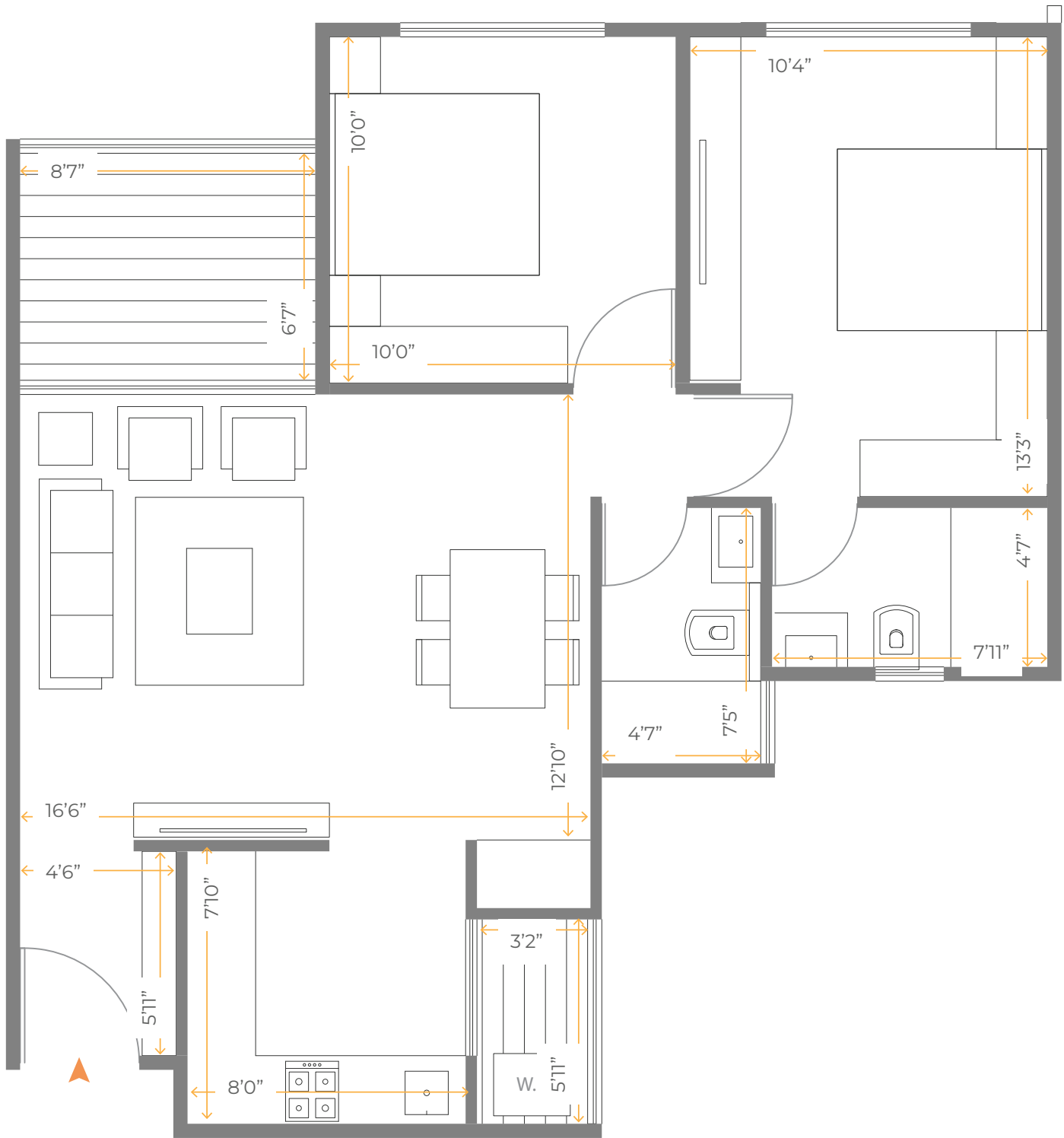
Shriyans 3.0 embodies its core principles in the seamless integration of three vital elements: light, ventilation, and privacy. The design philosophy of Shriyans 3.0 is meticulously crafted around these fundamental aspects to create a living space that harmoniously balances aesthetics and functionality. Shriyans 3.0 stands as a testament to the thoughtful integration of these essential elements, providing a living experience that is both enriching and refined.

Key Distances

- Lotus Business School 1.4 km
- Sentosa Resort 2.3 km
- DMart 3.8 km
- Indira College 4.1 km
- Decathlon 4.3 km
- ISKCON Temple 4.8 km
- Symbiosis University 4.9 km
- Phoenix Millennium 4.9 km
- Elpro City Square Mall 7.2 km
- Wipro Tech 8.7 km
- Infosys 10.3 km



2 BHK



991XL
East View

Total Carpet Area: 733.46 SQ.FT.(68.14 SQ.MT.)
*Includes Carpet Area as per RERA & permissible enclosed balcony if any.

Note: Silveroak believes in complete transparency.
• The Sale Agreement will have the carpet areas mentioned along with the car parking. • The carpet area is calculated as per statutory guidelines laid out by the competent authority. • All dimensions shown are from unfinished wall to unfinished wall • Furniture & fittings in plans are indicative & are not part of the offer • This is a typical plan. The orientation & openings may vary. • There will be offsets on account of columns and beams in actual constructed home.

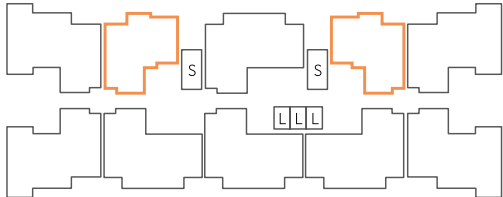


- LIVING SPACE**

 - Lobby
 - Living & Dining
 - All Seasons' Balcony
 - Lounge Area
- KITCHEN SPACE**

 - Bespoke Kitchen
 - Service Area
 - Utilities
 - Storage Space
- BEDROOMS**

 - Master Suite + Master Bath
 - Master Suite
 - Common Bath



3 BHK



1300XL

Total Carpet Area: 963 SQ.FT.(89.46 SQ.MT.)
*Includes Carpet Area as per RERA & permissible enclosed balcony if any.

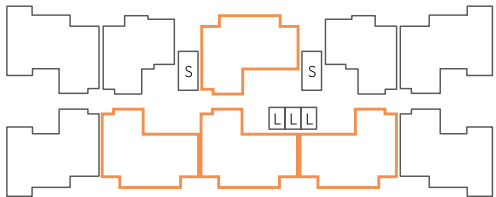
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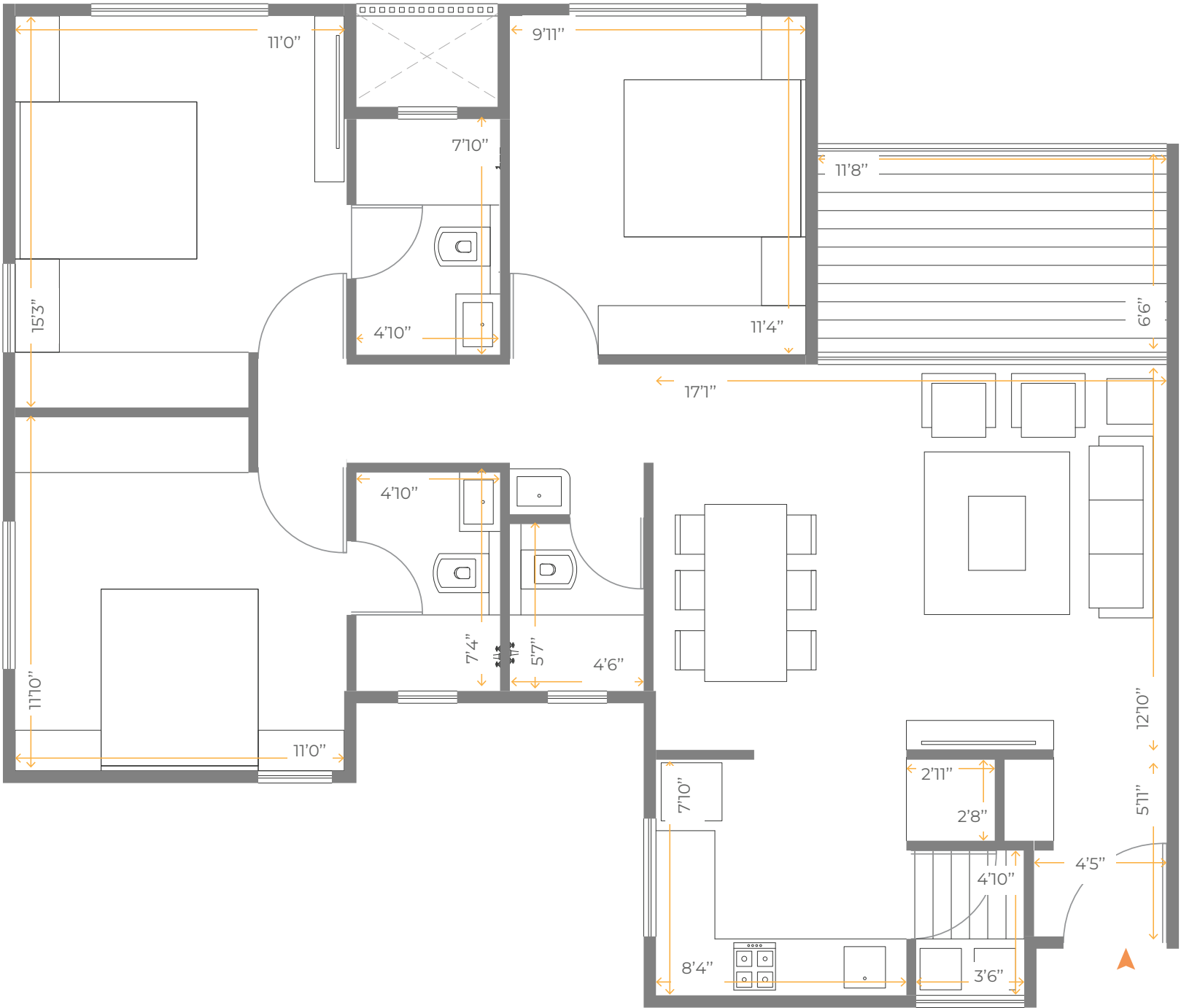
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 - All Seasons' Balcony
 - Lounge Area
- KITCHEN SPACE**

 - Bespoke Kitchen
 - Service Area
 - Utilities
 - Storage Space
- BEDROOMS**

 - Master Suite + Master Bath + Balcony
 - Master Suite 2 + Bath
 - Bedroom 3 / Study
 - Common Bath



3 BHK



1365XXL
3 Side Open Homes

Total Carpet Area: 1011 SQ.FT.(93.92 SQ.MT.)
*Includes Carpet Area as per RERA & permissible enclosed balcony if any.

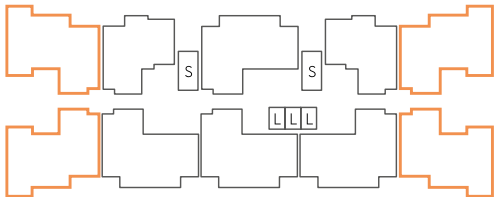
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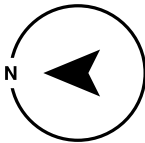
Typical Floor Plan

MUMBAI-PUNE
BYPASS ROAD
EAST

PAVANA RIVER



2 X Staircases 3 X Lifts

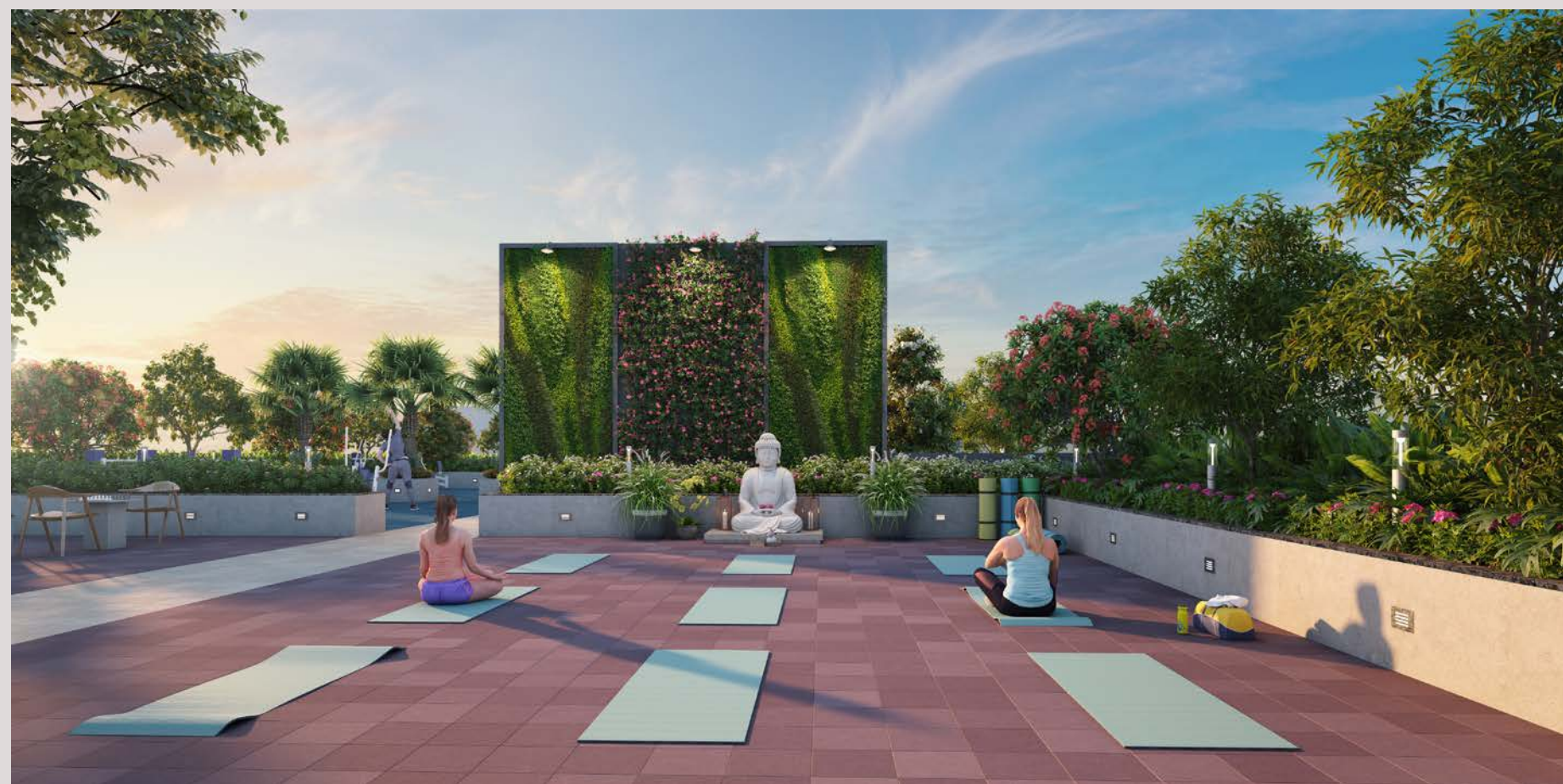




Modern Architectural Elegance

The elevation of Shriyans 3.0 is a visual symphony of modern sophistication and timeless design. The architecture is meticulously crafted to create a striking and harmonious composition. The use of clean lines, contemporary designs, superior material and thoughtful detailing accentuates the aesthetic appeal of Shriyans 3.0. The elegant façade reflects the project's commitment to superior design and integrates seamlessly with the surrounding environment, while standing out from the rest.



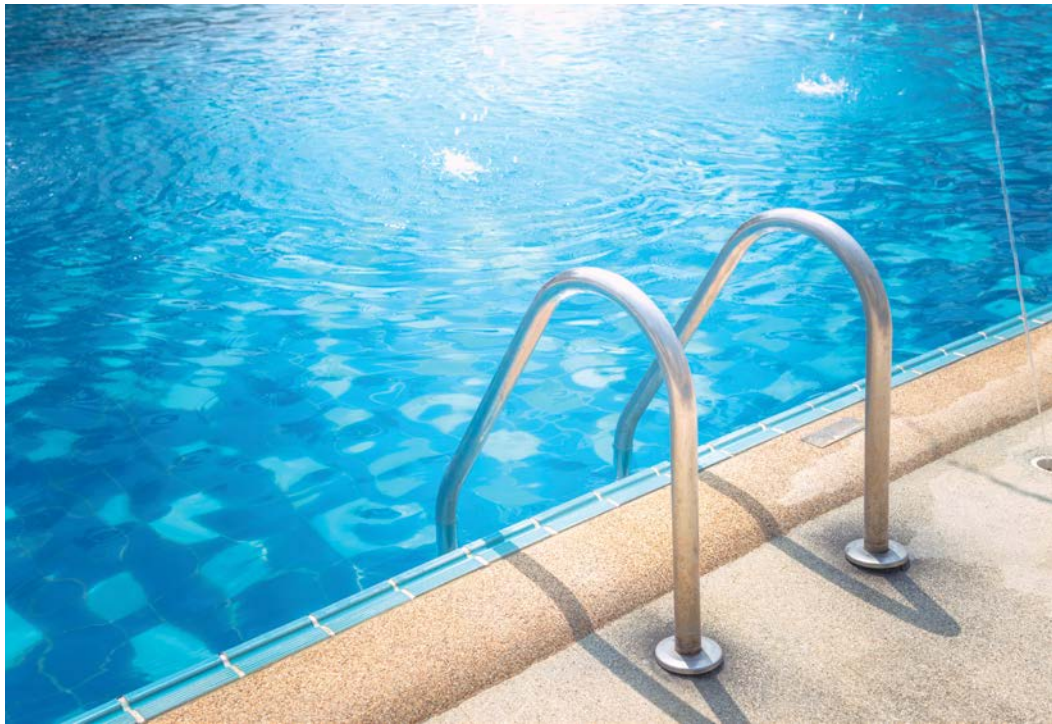


All images are Artistic Impression



The Silver Cloud Club

Unveiling
Luxurious Offerings



All images are Conceptual Images

Common Amenities

- Impressive main entrance
- Fire hydrants around the building and on each floor
- Power backup for lift and common areas
- Fire fighting system
- LED bulbs in all lobbies and common areas
- Landscaped green spaces
- Common EV charging point
- Ample parking space
- Sanitation facility for driver & domestic help

Club Silver Cloud (Top Terrace)

- Co-working spaces
- Yoga & meditation area
- Two party areas
- Open air gymnasium
- Open air amphitheatre
- Walking track
- Senior citizen sit-outs
- Terrace garden/Party area

Club House

- Children's play area
- Party lawn
- Party hall
- Swimming pool
- Indoor gymnasium
- Multipurpose court

Secured Living

- Secure gated community
- Security cabin with monitoring system
- CCTV cameras at key points in the project

Green Features

- Solar water heating panels on rooftop
- Solar water heater connection provided for one Master Bedroom
- Rainwater harvesting provision
- Native plantations
- Sewage treatment plant

Structure

- Earthquake resistant RCC frame structure
- External 5" thick & internal combination of 4" & 5" thick AAC block masonry
- Internal walls of Gypsum finish with internal Oil Bound Distemper (OBD)
- Vitrified tiles flooring of 800mm X 800mm for all rooms

Green Features

- Common toilet – For floor - GVT tiles of 600mm X 600mm. For dado – 1200mm X 600mm
- Master toilets – For floor - GVT tiles of 600mm X 600mm. For dado – 1200mm X 600mm
- Toilet Doors: Granite door frame with pre-laminated flush doors
- Mirror in master toilets
- Sanitary fittings of standard make
- CP fittings of standard make
- Provision for exhaust fan in all toilets

Kitchen

- 2 feet height glazed dado tiles over kitchen platform 600mm X 600mm
- Kitchen platform with artificial stone
- Stainless Steel (SS) sink of standard make
- Provision for exhaust fan in kitchen

Doors

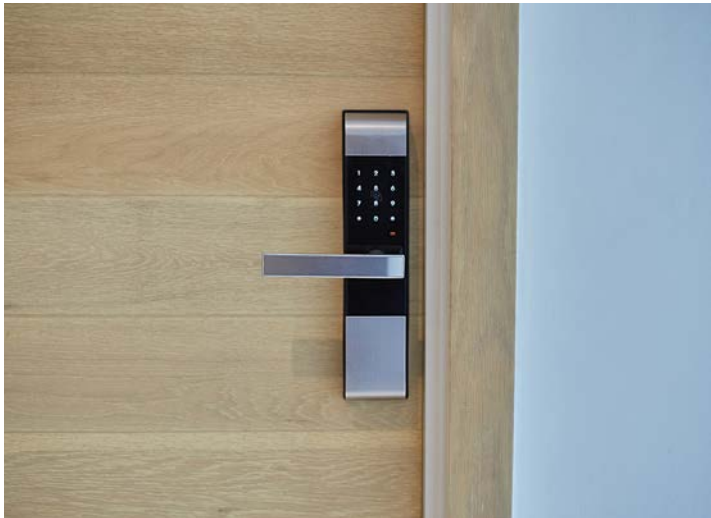
- Main door: Designer pre-laminated flush door with name plate & digital lock
- Internal doors: Plywood frames with pre-laminated flush doors

Electrical Fitting & Fixtures

- Electrical concealed Copper wiring system of Polycab or equivalent make
- TV points in living & master bedroom
- Video Door Phone (with 4" screen)
- AC point for 2 BHK in master bedroom and in master and children's bedroom for 3 BHK

Common

- 3 track Aluminum powder coated sliding windows
- External plaster surface painted with acrylic emulsion paint
- Fire staircase and refuge area for emergencies
- Premium make lifts – 3 Nos.



All Images are Conceptual Images

2017



Shriyans @ Punawale

Is an elite residential project with best-in-class facilities, proximity to all conveniences, and a like-minded community in a thriving neighbourhood.

2017



Sonchafa @ Wagholi

1, 2 & 3 BHK apartments in Wagholi. This project has its expanse over an area of 2 acres.

2018



Sarisha @ Punawale

A project with 2 & 3 BHK flats with spacious balconies offering fascinating views, abundant natural light, and well-equipped kitchens, living/ dining and bedrooms.

2019



Shreya @ Punawale

A project of 1 & 2 BHK flats in an excellent locality with top-of-the-line specifications, luxurious facilities, and better ROI.

2023



Saisha @ Punawale

An emerging gated community that offers a vast range of 1, 2 & 2.5 BHK HOMES amidst the peaceful greenery.

2008



Platinum

A residential paradise with 1 & 2 BHK flats that endow you with an unforgettable experience of harmony, luxury and comfort.

Greenview

A well-planned project with all modern conveniences at your disposal.

Saichintan

A residential project with well-designed 2 BHK Row Houses. The project offers connectivity to various modes of transportation.

At Shirdi.

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Artistic Impression

Connect With Us

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The Developer
Silveroak Builders & Developers

Site Office
S.No. 43, Punawale,
Near Mumbai-Bangalore Highway,
Beside Bharat Petrol Pump,
Pune 411033.

MahaRERA Registration No.
Shriyans 3.0
P52100054165

Marketing Partner
Propline - RERA No.: A52100043900



Financed by



Bank Name - Capri Global Capital Ltd.

Terms and Conditions

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- The AC outdoor units shall be installed in predefined locations shown by the Developer. The air conditioning services, pipes, and other allied services in every home are to be preserved as per safety rules and regulations. All installments, internal and external piping, ducting, covering and other costs are to be borne by the purchaser.
- All the bathroom false ceilings and appropriate coverings to conceal the internal piping and air conditioning drainage structures are to be done by the purchaser.
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- No changes will be accepted by the Developer for any internal changes in the house. For any kind of changes post OC, the purchaser shall do the same at his own cost with the prior written permission of the Developer and statutory authority.
- Parking will be allocated at the discretion of the Developer and would be within 100 meters (approximately) of the Purchaser's tower. Parking allotted could be across different levels in the said project.
- In the current layout, all towers are planned up to 14 habitable floors. The plan will be sanctioned in a phased manner by revising the layouts periodically from the statutory authorities. The Purchaser will be responsible for covering their conditioning, pipes, conduits and more, in the apartment at their own expense.
- Shriyans 3.0 is an independent project and legal entity and the project boundary is depicted in the master plan.
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