

SHERWOODS

AMAL



ETAS

4 BHK LIFESTYLE HOMES



# ELEGANT LIVING HAS ARRIVED

Amaltas is an unprecedented residential masterpiece on charming Sama neighbourhood. Driven by a desire to change the meaning of sophistication, this architectural endeavor offers a new interpretation of luxurious living.

Located on the Sama road, AMALTAS is at the center of everything and is surrounded by some of the finest schools, shopping, restaurants, and parks.





A  
LANDMARK  
ASSET



## CLUB AMALTAS

The bright, well-equipped club includes separate areas for a functional café and a pool with a deck for the residents to enjoy a leisurely experience.





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GROUND FLOOR PLAN



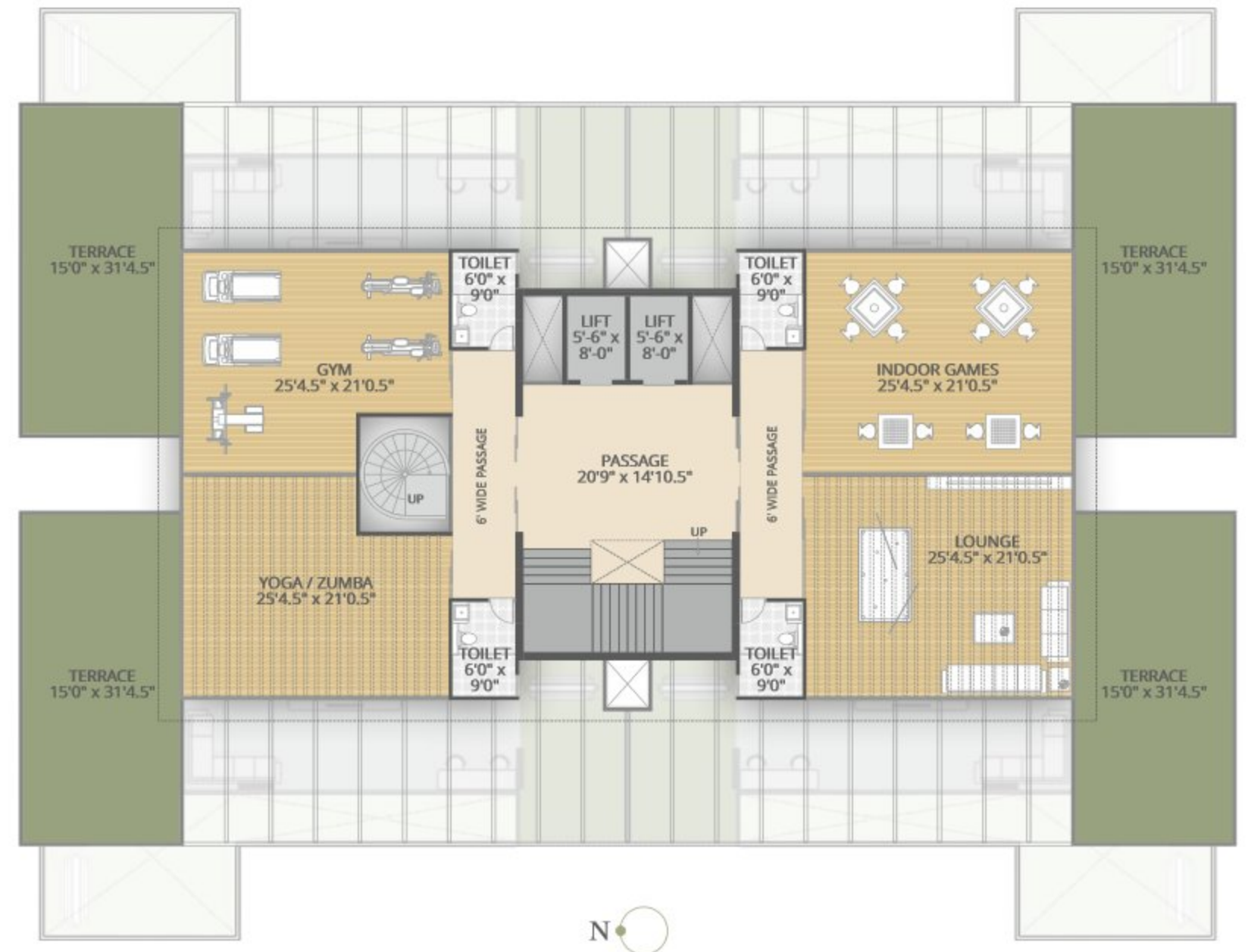
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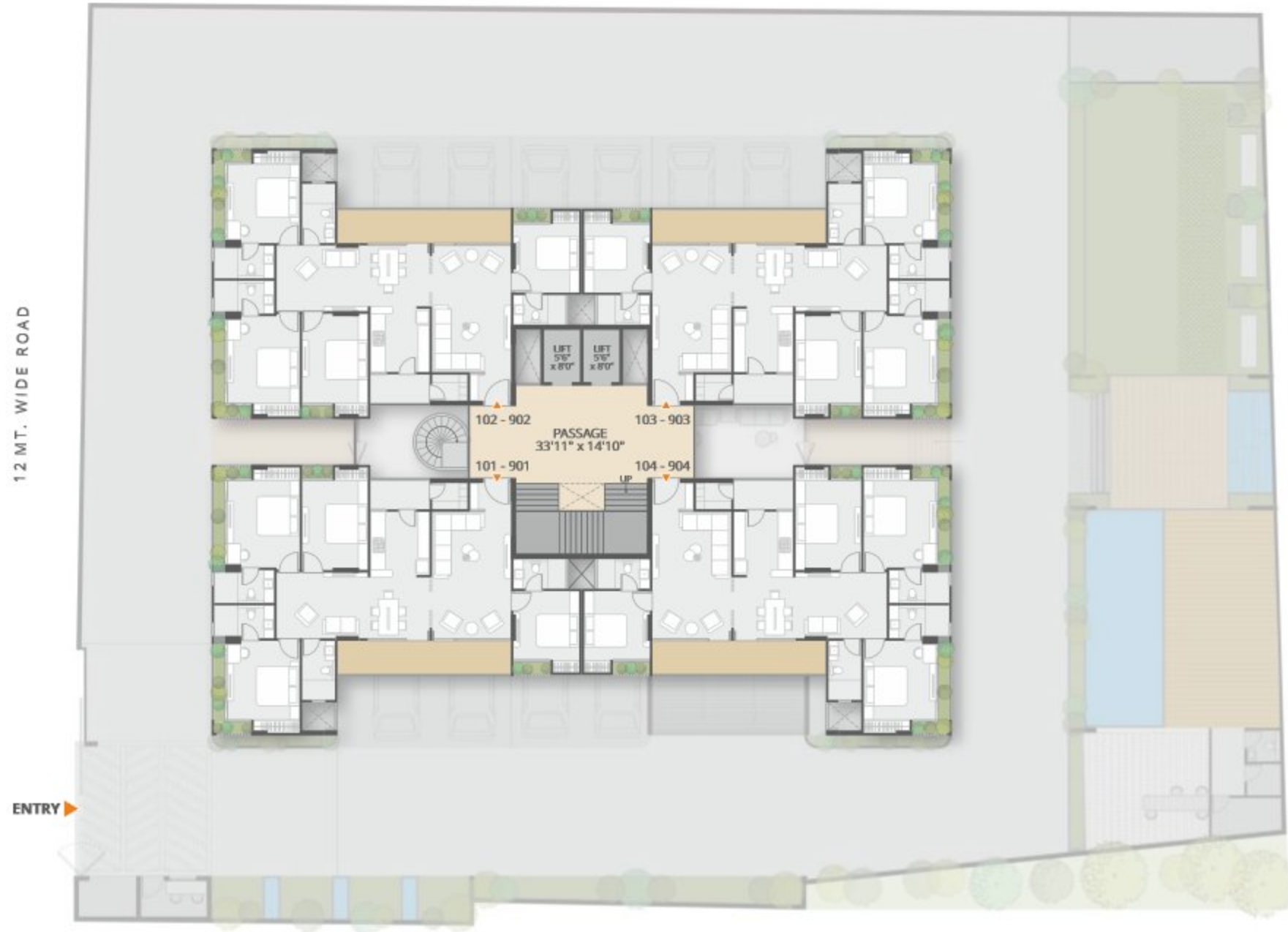
BASEMENT PLAN



## RETREAT IN THE SKY

AMALTAS is adorned with a wholesome experience with a recreational floor which has the classiest space for a chilled out evening, a morning workout or a fun & games time with the family in the sky.

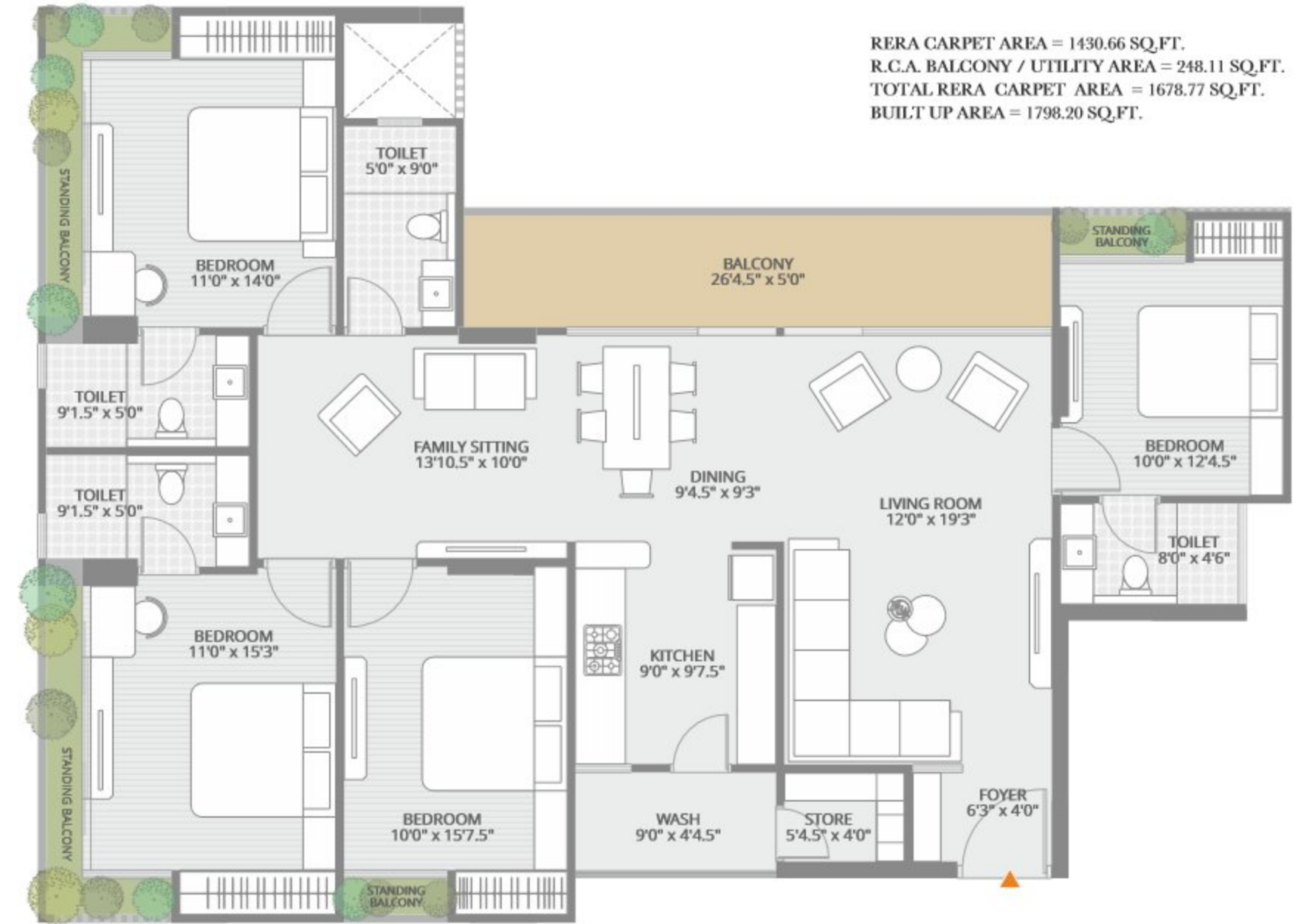




18 MT. WIDE ROAD



TYPICAL FLOOR PLAN  
1ST TO 9TH FLOOR



RERA CARPET AREA = 1430.66 SQ.FT.  
R.C.A. BALCONY / UTILITY AREA = 248.11 SQ.FT.  
TOTAL RERA CARPET AREA = 1678.77 SQ.FT.  
BUILT UP AREA = 1798.20 SQ.FT.



TYPICAL UNIT PLAN



## LIGHT & SPACE

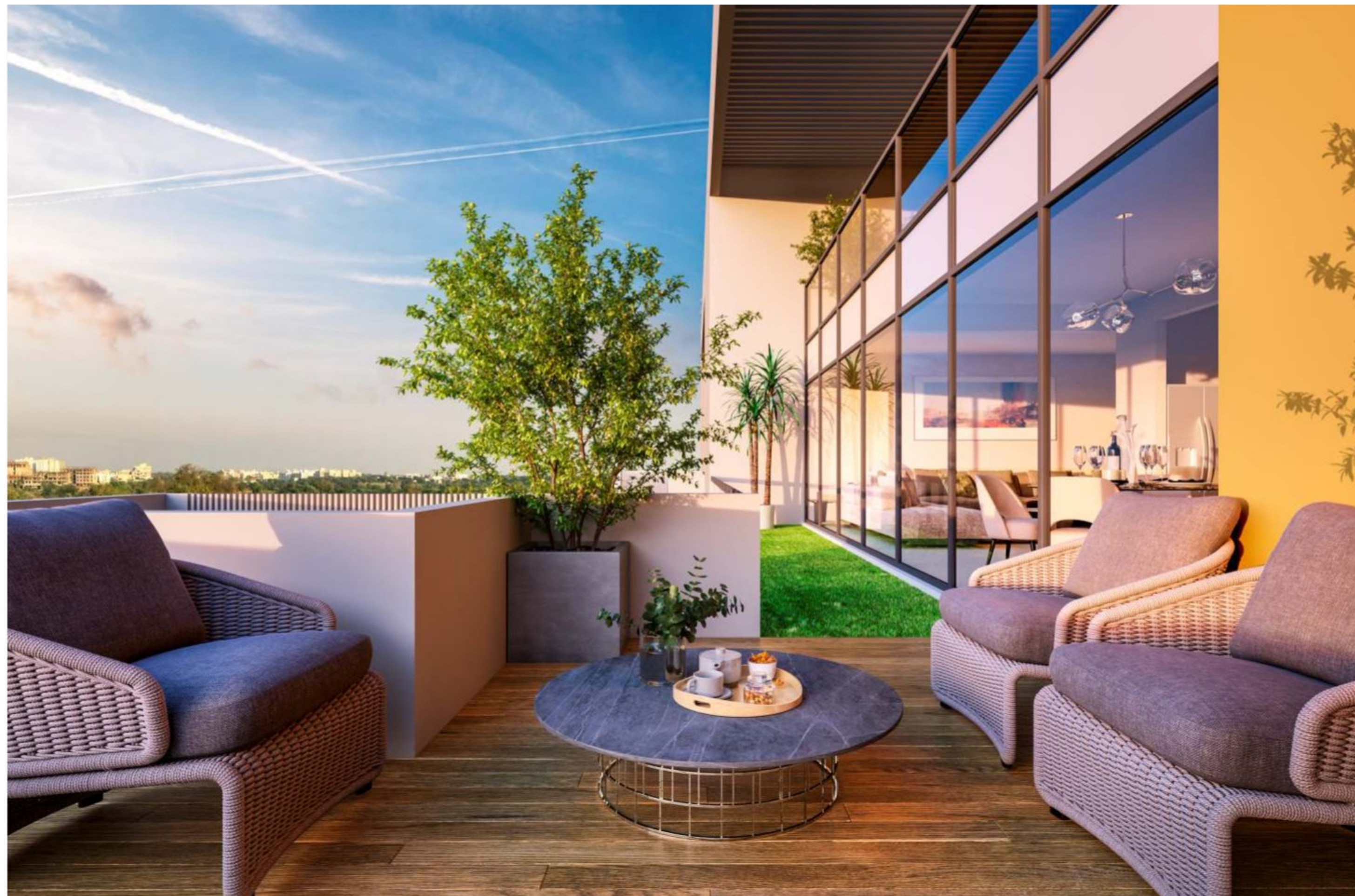
The residences' living spaces define modern-day elegance. Quietly luxurious, carefully sourced materials sit side by side with details influenced by their surroundings, while clever zoning creates flexible living and entertaining areas. The result is a beautifully designed apartment with light-filled spaces that are warm but contemporary and glamorous.

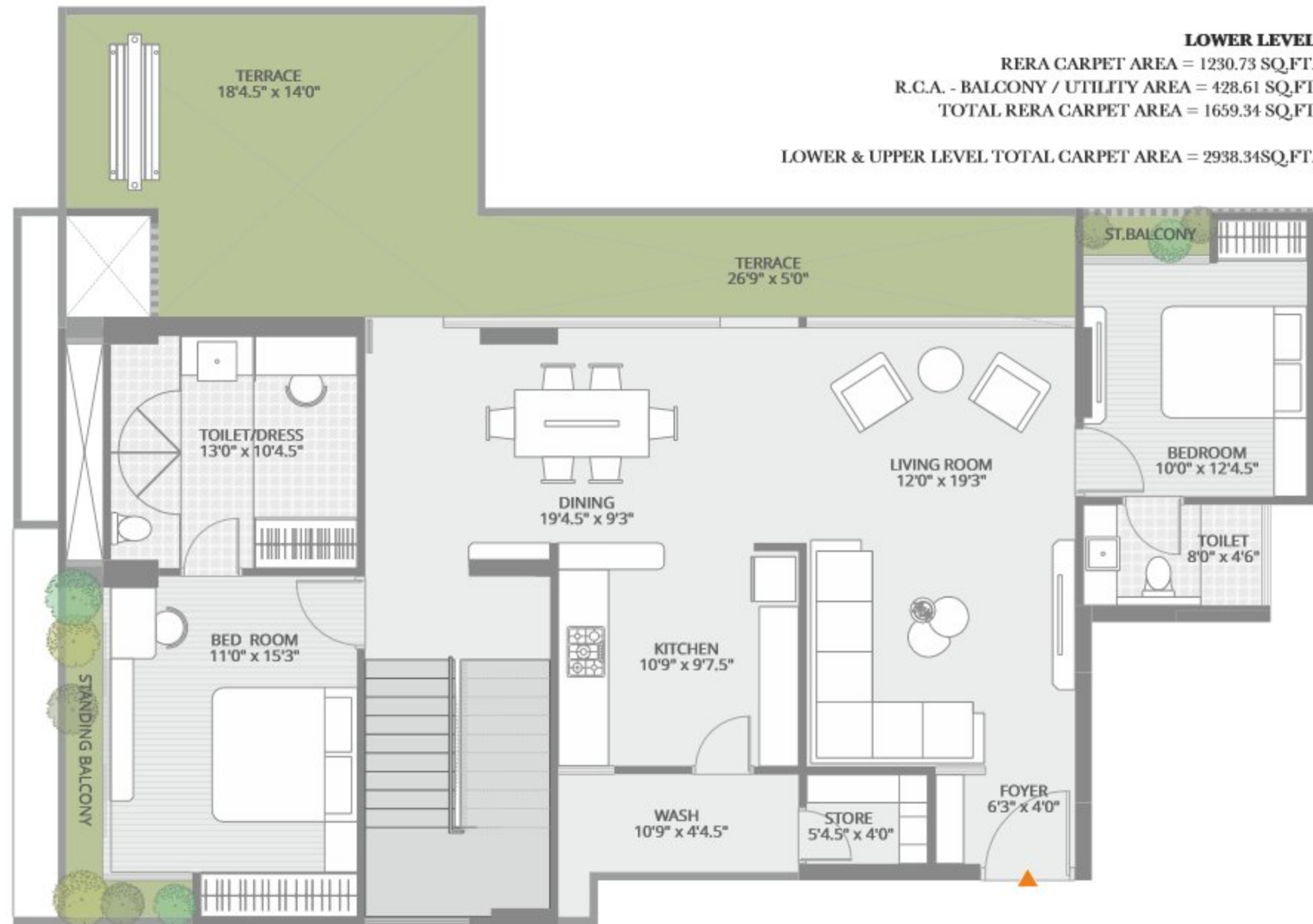




## MADE FOR ENTERTAINING

Your very own private space to entertain.  
Amaltas's terraces are stylishly designed for  
entertaining and lounging.





PENT HOUSE LOWER LEVEL  
10<sup>th</sup> FLOOR PLAN



PENT HOUSE UPPER LEVEL  
11<sup>th</sup> FLOOR PLAN



## SPECIFICATIONS

### STRUCTURE

Earthquake resistant as per Architect's & Structural Engineer's design.

### WALL FINISH

Inside Smooth Plaster with Putty finish.

Outside as per Architect's approved elevation, exterior paint.

### FLOORING

Vitrified tiles all over.

### KITCHEN

Granite platform with standard quality sink.

Ceramic tiles up to lintel level.

### DOOR & WINDOWS

Main door – Decorative Finished Door.

Other internal doors – Flush Doors.

Windows – Anodised Aluminium Windows.

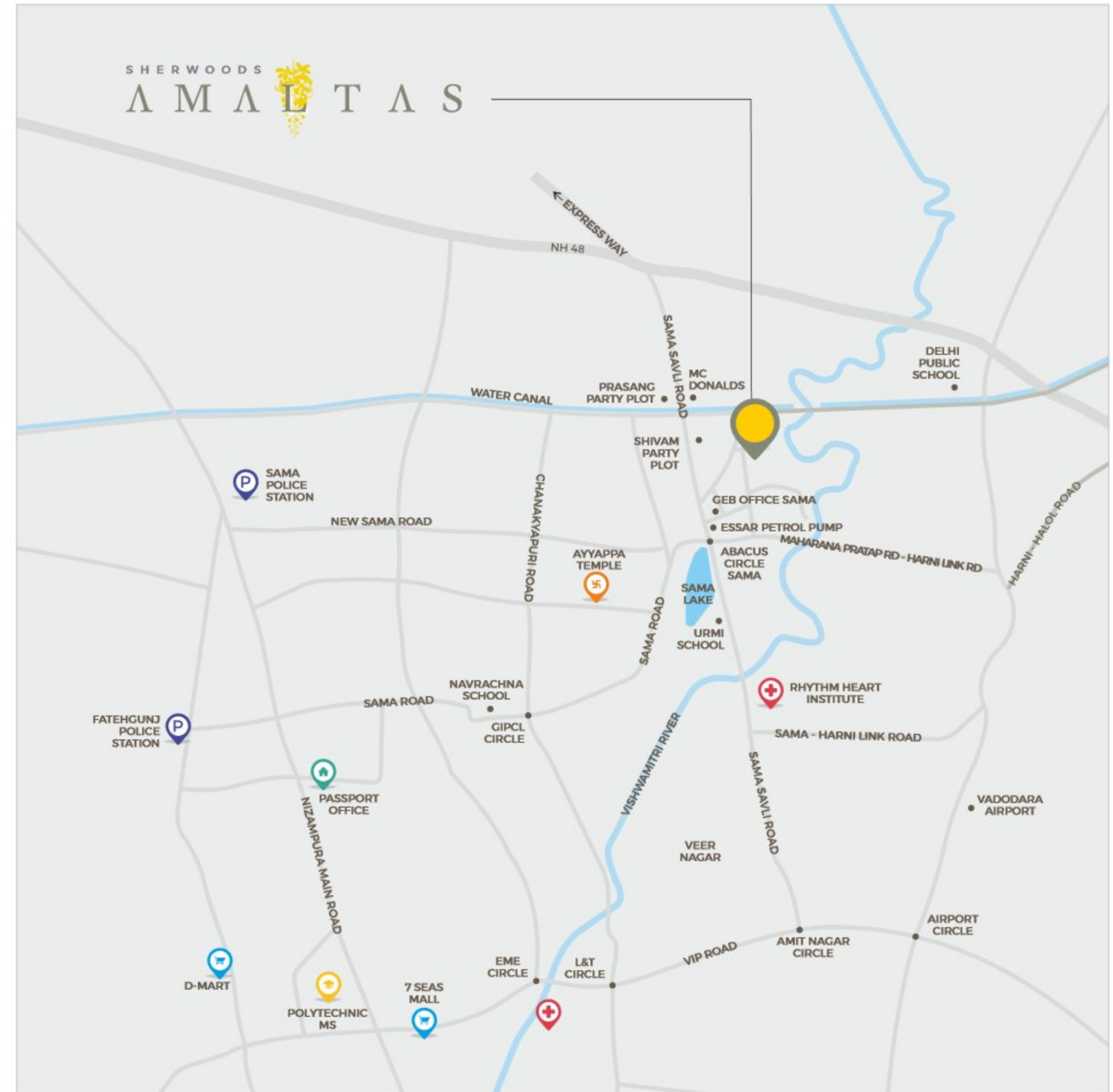
### ELECTRICAL

Concealed copper ISI wiring with sufficient points as per Architect drawing.

### WASHROOMS

Bathroom designer wall tiles as per Architect's drawing.

Branded Sanitary Ware, Fittings and Fixtures as per Architect's design.



DEVELOPERS :



**SACHIN PATEL ASSOCIATE**

GF-1, CINE MALL, NEAR NATUBHAI CIRCLE,  
RACE COURSE CIRCLE, VADODARA, GUJARAT 390007

SITE ADDRESS :

**SHERWOODS AMALTAS**

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RERA Number :

ARCHITECT

**UNEVEN**

[www.uneven.in](http://www.uneven.in)

STRUCTURAL CONSULTANT

**AASHUTOSH DESAI**

MEP SERVICES

**ORIENTAL ELECTRICALS.**

**KRUPALU CONSULTANT.**

**TERMS & CONDITIONS**

- Possession will be given after one month of settlement of all accounts as per schedule.
- Payment terms as per allotment letter.
- Maintenance deposit will be charged @ Rs.100/- Sq.Ft on SBA.
- Advance, annual maintenance of society will be charged as per expense budget.
- Extra work will be executed after receipt of full advance payment.
- GEB deposit and load charges will be additional.
- Document charges, stamp duty, GST will be additional.
- Any new Central or State Government taxes, if applicable, will have to be borne by the clients.
- Legal document fees Rs.15000
- No changes or alterations will be allowed in the elevation.
- Continuous default payments will lead to cancellation.
- Architect / Developers shall have the right to change / revise / improvise any details, which will be binding for all.
- Any plans, specifications or information in this brochure cannot form legal part of an offer, contract or agreement. It is only depiction of the project.