

Scenic Paradise





mbedded in lush green environs, Lakeview is what you call a 'perfect setting'. Comprising of spacious 2BHK, 3BHK apartments as well as opulent Penthouses, Lakeview is bathed in luxury. Over-looking the tranquil Ambazari Lake, this residential society is a world of its own. With a number of shopping complexes dotting the area to suffice your daily errands, you get the impression that you are so far but yet so close. Also, with a 'green' campus in the vicinity to take care of your early morning and evening jogs, your health is well taken care off.

Lakeview promises to take you through a journey of inspiration, joy and hope which will enable you to be at peace with yourself. An enchanting journey where-in you are the protagonist and nature your first companion.

So embark now and be enamored for the rest of your life.

HAPPY LIVING!!!





### **AMENITIES**





### Two Elevators

Captive "Water Treatment Plant" for drinking and cooking water.

Generator for power back up.

Enclosed and covered allotted parking slots.





### **SPECIFICATIONS**

### SPECIAL SPECIFICATIONS

Power Coated Aluminium windows.

Vitrified Tiles for All Flooring.

Ceramic Tiles for full height dado and flooring.

Marble Sill to all windows.

Concealed wiring.

Cable connections, telephone and computer earthing points shall be provided each in drawing hall and one bedroom.

### **GENERAL SPECIFICATIONS**

Structure: RCC Frame Structure

Masonry: Burnt Brick masonry with water outer walls of 6" thickness and

inner walls of 4 1/2" thickness.

**Plastering:** Inside-Smooth Plaster with either niroo or touch up coat of putty. Outside-Rough Sand Faced Plaster with bands & grooves etc. as per

elevation treatment and design.

Painting: Inside - Oil Bound Distemper in three coats, oil paint for door

frames and panels. Powder coating for aluminium windows.

Outside - Water Proof Cement Paint in two or three attractive colours as per

elevation design treatment.

**Doors**: Frames in teak wood and panels in flush type with particle board except for toilets, kitchen and balconies. M.S. Frames with panels in flush tupe with marine ply for toilet, kitchen and balconies.

Windows: Power coated Aluminium windows with marble sills.

Flooring: Vitrified Tiles.

Kitchen Platform: Black Granite.

Kitchen Sink: Stainless steel square sink 18" X 18" in size.

**Plumbing:** One Bib tap each in toilet, wash basin and kitchen sink. One overhead shower in each bathroom. Separate taps for cooler and garden water supply.

Toilets: Designer Ceramic Tiles.

Fitings: Wash Basin one common and one in attached toilet. European or Anglo-Indian seats for toilets. Choice of Orissa pan only in case of prior intimation before RCC slab casting. Bath tub with one attached toilet (on request).

Electrifications: Four points per room, additional on request at extra cost.

### NOTES:

- Expenditure for work required for obtaining electric or water supply, which beyond meter board or sump well is not included in the price of apartments and will have to be paid extra on proportionate share basis.
- Expenditure to be incurred on stamp duty, registration fees for execution of conveyances is not included in the price of the apartment.
- Taxes like Service Tax or VAT are not included in the cost.
- Payment of one time maintenance charges is not included in the cost.



### **SCHEDULE OF APARTMENTS**

### Schedule of 3 Bed Apartments

TYPE	FLAT NO.	FL00R	NO. OF FLATS	AREA	TERRACE AREA	AREA IN POSSESSION	SALEABLE AREA
A	103, 303, 503, 603	1st, 2nd, 5th, 6th	4	1325 Sq.ft.	~	1325 Sq.ft.	1325 Sq.ft.
В	201, 401, 601	2nd, 4th, 6th	3	1676 Sq.ft.	368 Sq.ft.	2044 Sq.ft.	1860 Sq.ft.
C	202, 402, 602	2nd, 4th, 6th	3	1500 Sq.ft.	~	1500 Sq.ft.	1500 Sq.ft.
D	203, 403, 603	2nd, 4th, 6th	3	1360 Sq.ft.	~	1360 Sq.ft.	1360 Sq.ft.
E	205, 405, 605	2nd, 4th, 6th	3	1761 Sq.ft.	717 Sq.ft.	2478 Sq.ft.	2120 Sq.ft.
F	301, 501	3rd, 5th	2	1641 Sq.ft.	~	1641 Sq.ft.	1641 Sq.ft.
G	302, 502, 602	3rd, 5th	2	1465 Sq.ft.	~	1465 Sq.ft.	1465 Sq.ft.
Н	305, 505	3rd, 5th	2	1726 Sq.ft.	~	1726 Sq.ft.	1726 Sq.ft.

### Schedule of 2 Bed Apartments

TYPE	FLAT NO.	FLOOR	NO. OF FLATS	AREA	TERRACE AREA	AREA IN POSSESSION	SALEABLE AREA
A	104	1st	1	1144 Sq.ft.	~	1144 Sq.ft.	1144 Sq.ft.
В	204, 404, 604	2nd, 4th, 6th	3	1068 Sq.ft.	93 Sq.ft.	1161 Sq.ft.	1115 Sq.ft.
C	304, 504	3rd, 5th	2	1033 Sq.ft.	~	1033 Sq.ft.	1033 Sq.ft.



hewalkar Developers Ltd. is a renowned name in Central India with an impressive list of successful projects to their credit. Located in the heart of the country, Shewalkar Developers Ltd. is a Realtor whose name is synonymous with success.

In this industry for over 25 years, today Shewalkar Developers commands a reputation like no other. They pride themselves on rendering aesthetic offerings that emanate tranquility from every corner, keeping in mind the needs of their esteemed clients. To name a few of their success stories, 'Shewalkar Gardens', a luxurious residential cum commercial complex is one of them and 'Sanskrutik Sankul', a commercial complex encompassing an amphi theatre, an art gallery, an auditorium as well as a recording studio among others, is another.

With Lakeview, Shewalkar Developers pledge to fulfill more needs and spread more smiles and are confident of adding it to their list of successful projects. At Shewalkar Lakeview, a scenic paradise awaits your gracious presence.





(Flat No: 103/303/503/603)

Super Builtup Area: 1325.00 Sq.Ft.





Flat No: 201/401/601

Super Builtup Area: 1676.00 Sq.Ft.

Terrace Area: 368.00 Sq.Ft.

Toatl Area: 2044.00 Sq.Ft.





Flat No: 202/402/602

Super Builtup Area: 1500.00 Sq.Ft.





(Flat No: 203/403/603)

Super Builtup Area: 1360.00 Sq.Ft.





Flat No: 205/405/605

Super Builtup Area: 1761.00 Sq.Ft.

Terrace Area: 717.00 Sq.Ft. Total Area: 2478.00 Sq.Ft.





# **3BHK** Unit Plan Flat No : 301/501

Super Builtup Area: 1641.00 Sq.Ft.





Flat No: 302/502

Super Builtup Area: 1465.00 Sq.Ft.





Flat No: 305/505

Super Builtup Area: 1726.00 Sq.Ft.





Lake-View Searoom

Apartments



Flat No: 104

Super Builtup Area: 1144.00 Sq.Ft.





Flat No: 204/404/604

Super Builtup Area: 1068.00 Sq.Ft.

Terrace Area: 93.00 Sq.Ft. Total Area: 1161.00 Sq.Ft.





### 2BHK Unit Plan Flat No: 304/504

Super Builtup Area: 1033.00 Sq.Ft.



Lake-View

Floor Plans

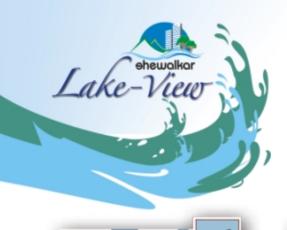




# Lake-View,

### 1st Floor Plan





### 2nd, 4th & 6th Floor Plan





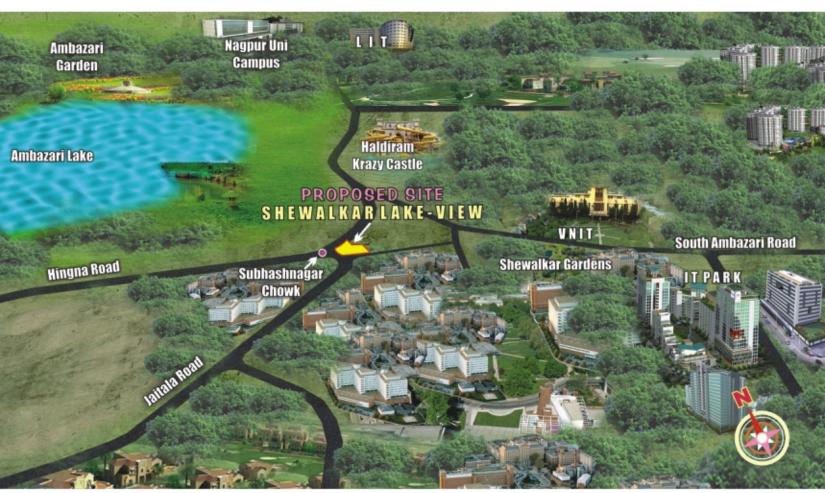
### 3rd & 5th Floor Plan







Subhashnagar Square, Near Ambazari Lake, Nagpur.





Laxmi Bhavan Square, W.H.C. Road, Dharampeth, Nagpur-440 010. Tel.: 2543807, 2543785, 2531777. Fax: +91-712-2538129. e-mail: shewalkr\_ngp@sancharnet.in | info@shewalkrs.com