



**SHRUTI**  
APARTMENT



3 BHK ELEGANT LIVING



Welcome to BOSKY SAPAN - where innovative design meets visionary development. We are a team of passionate professionals committed to creating exceptional real estate projects that enhance communities and exceed expectations. Whether it's mixed-use developments, high-rise buildings, or sustainable neighborhoods, our focus is always on delivering quality, sustainability, and functionality. But we don't just build structures - we create experiences that inspire and transform. From concept to completion, our attention to detail and dedication to excellence are evident in every project we undertake.

SINCE  
**20+**  
YEARS  
EXPERIENCE

MORE THAN  
**1000+**  
DREAMS  
FULFILLED

MORE THAN  
**20+**  
PROJECTS  
ACCOMPLISHED



## SHRUTI APARTMENT

Embrace effortless living at our latest property, strategically positioned for easy access to transportation, schools, temples, shopping and hospitals - your gateway to vibrant, connected lifestyle.

City Living, Elevated: Your Urban Oasis Awaits !



Only  
Residential



90 Units  
10 Storey



20+  
Amenities





## YOUR GATEWAY TO A RICHER LIFE

Just one look at this glorious architecture and you will be persuaded to live here. It's a modern-day utopia where all your dreams come true.



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## A SYMBOL OF ELEGANCE & LUXURY

Relax in the joy of coming home to brilliantly planned architecture where each and every element has been perfectly created to present you with a dream like majestic living.

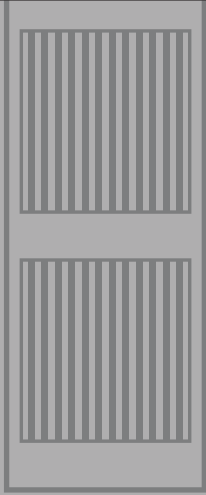


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GROUND FLOOR LAYOUT PLAN

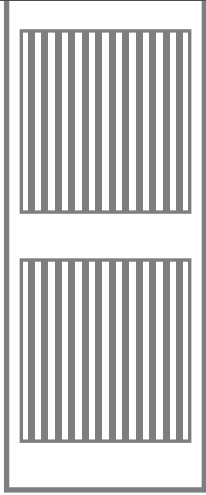




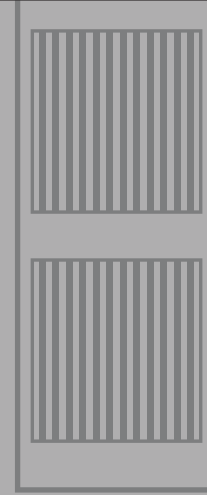
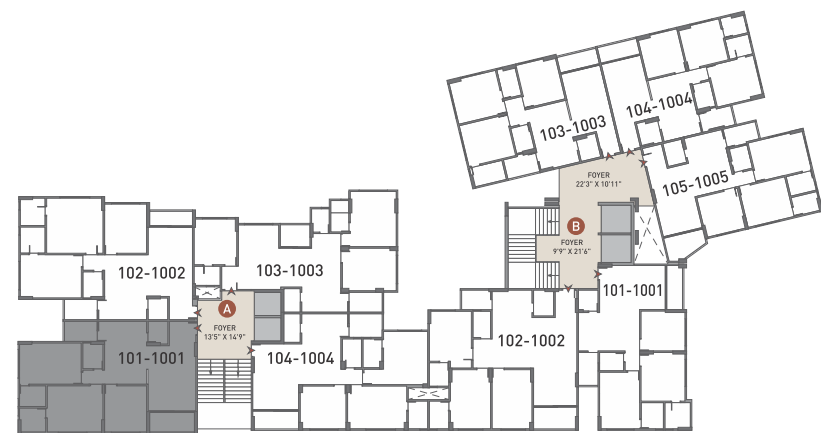
TYPICAL FLOOR LAYOUT PLAN



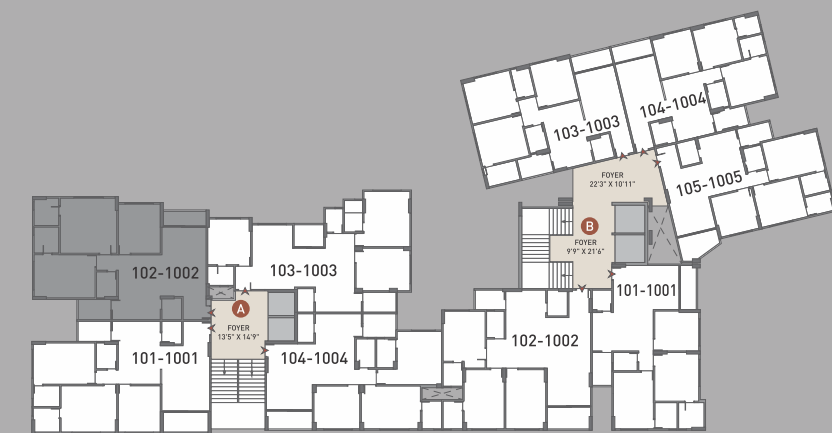


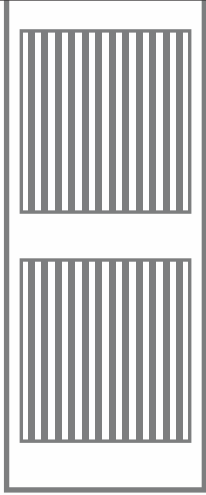


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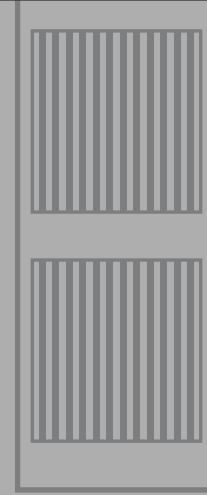
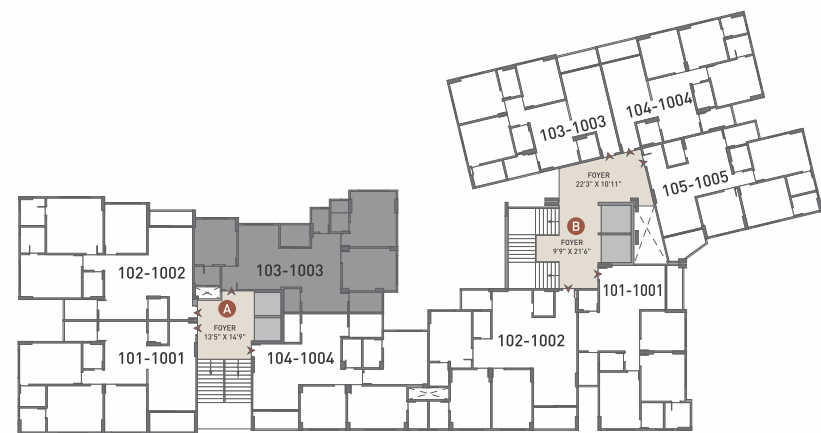


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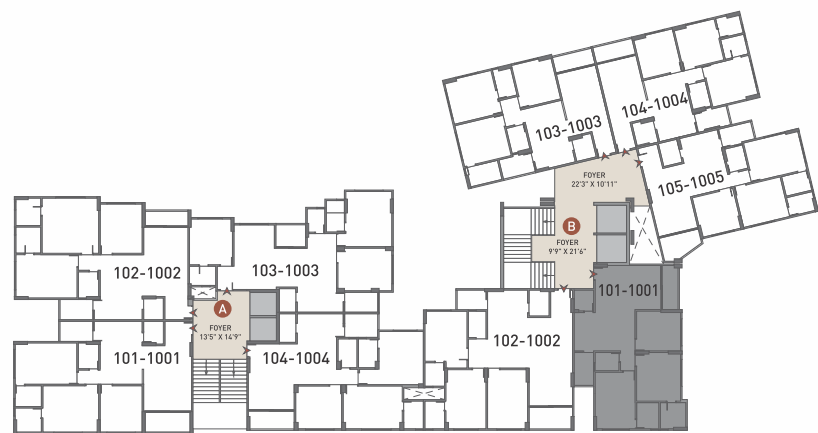
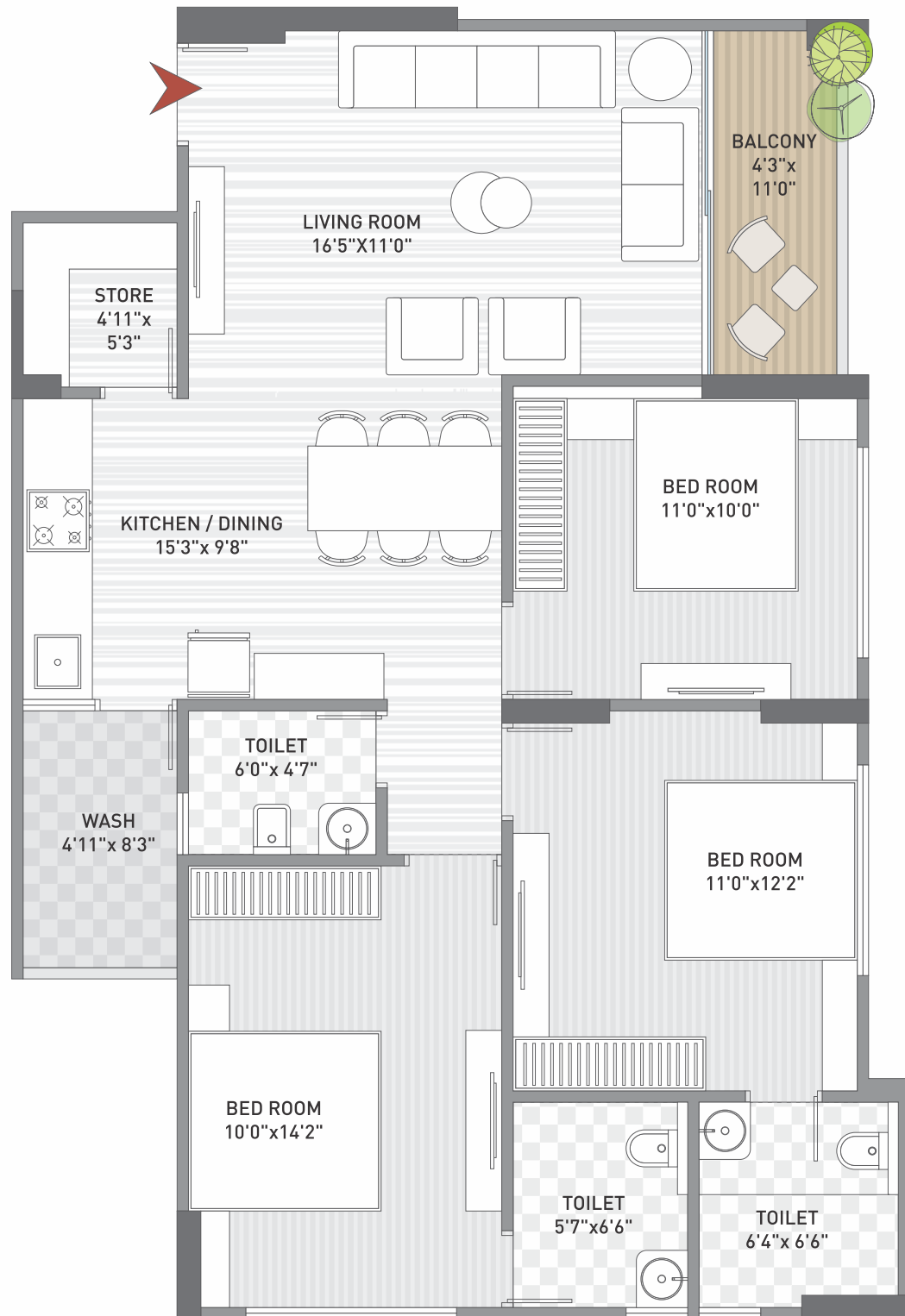
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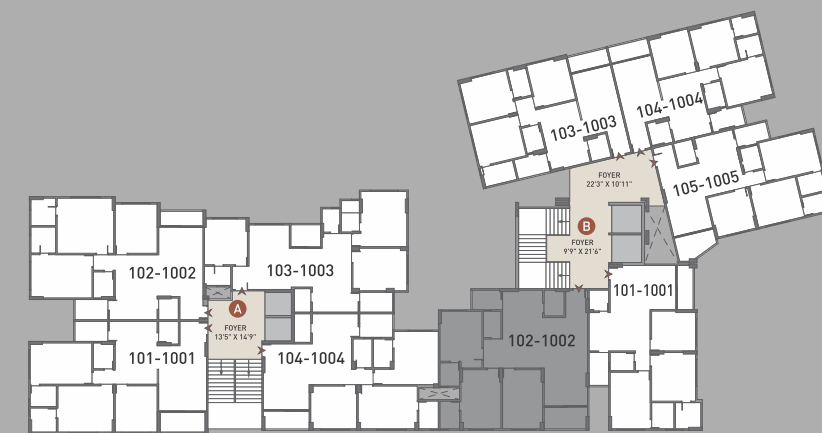
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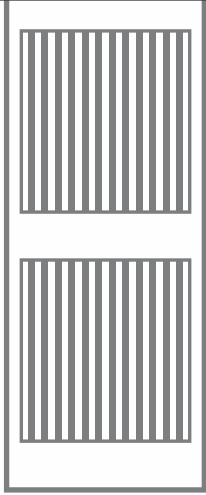


BLOCK - B | 101

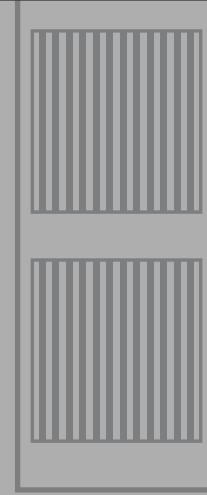
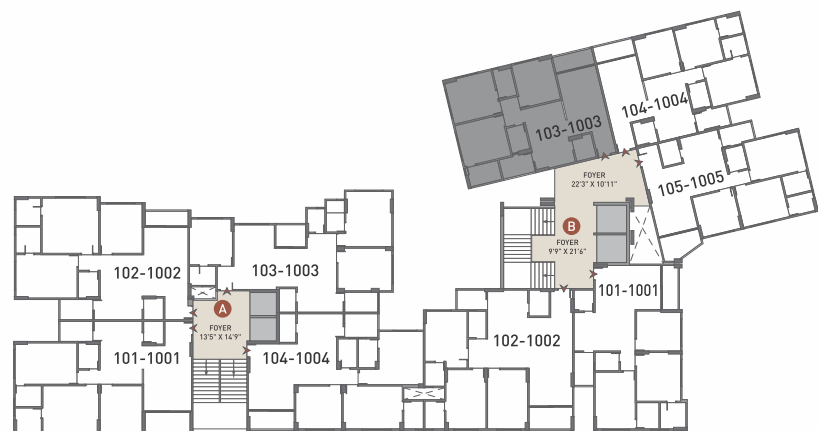
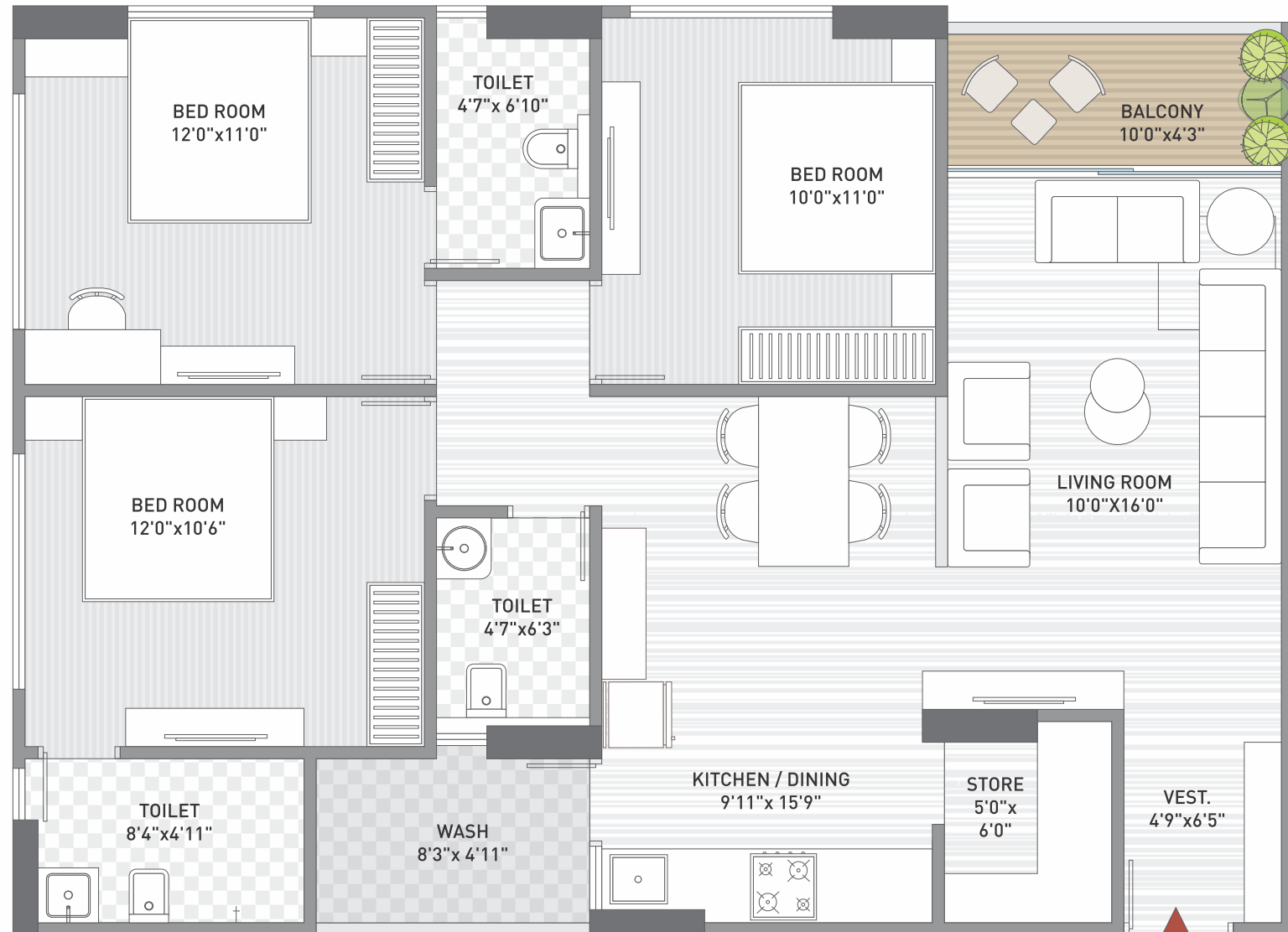


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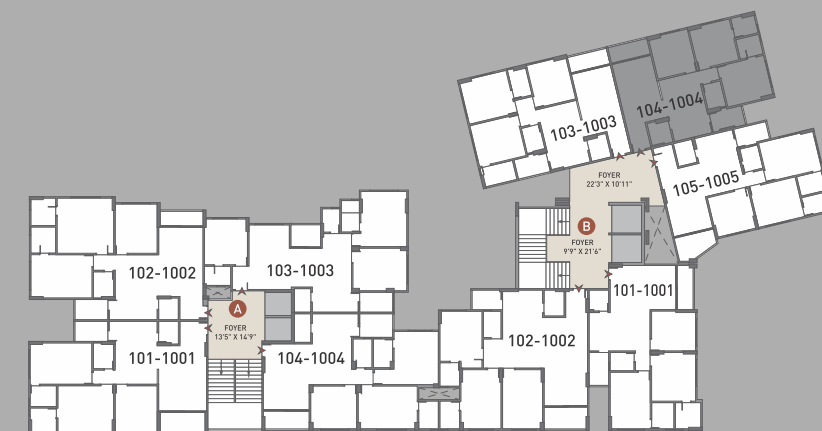
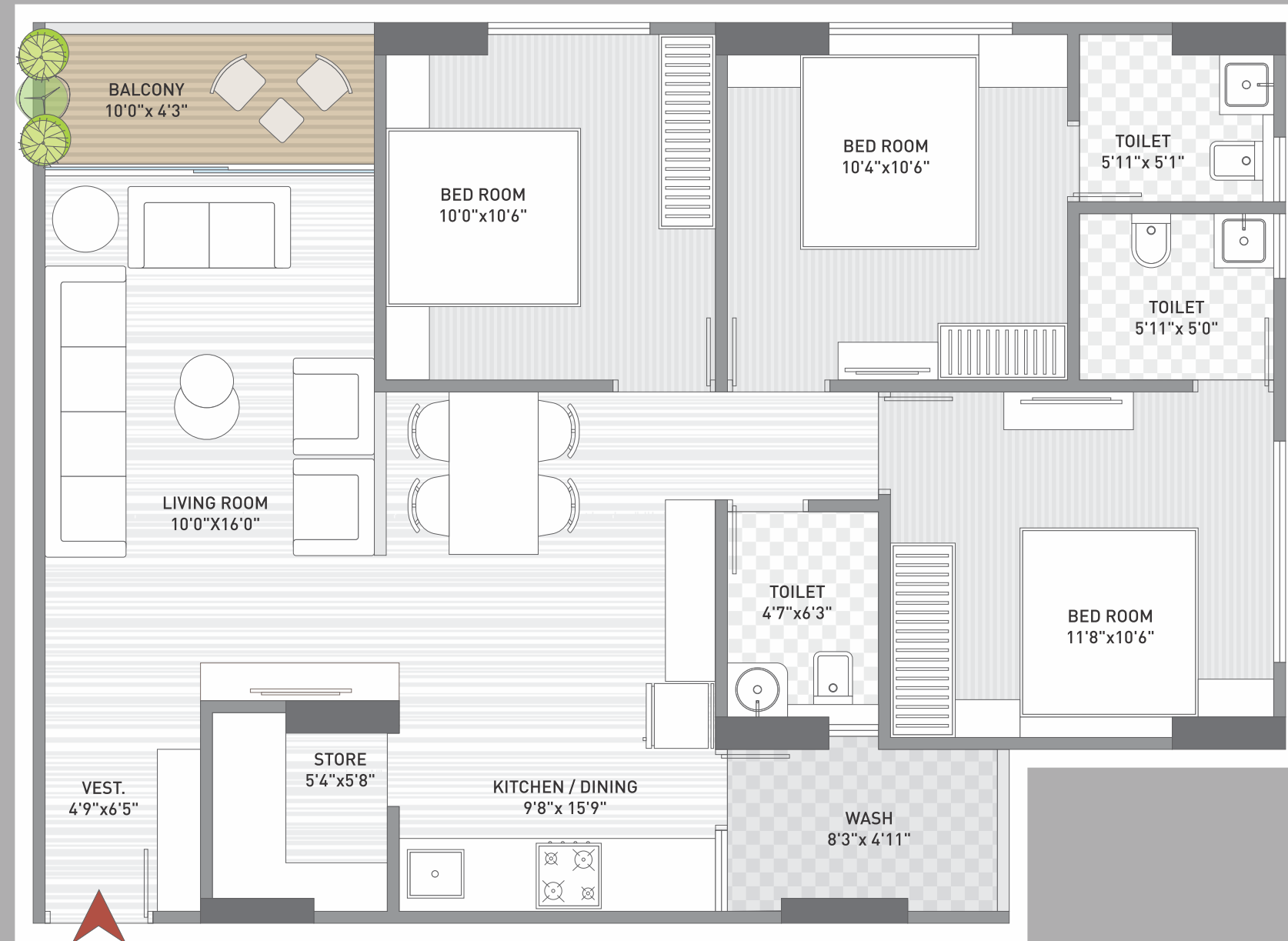


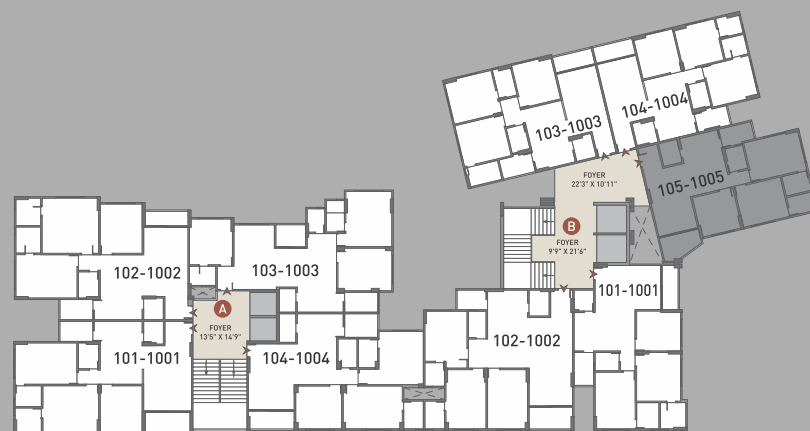


BLOCK - B | 103



BLOCK - B | 104





# THE PERFECT LOCATION

your every need is just moments away....

## TRANSPORTATION

- Gurukul Metro - 1 Min
- Bullet Train - 25 Min
- Airport - 30 Min

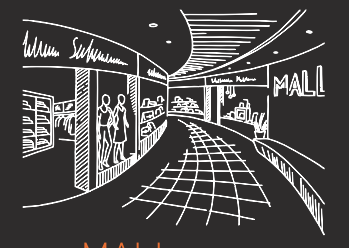
## HOSPITAL

- Sterling Hospital - 2 Min
- SAL Hospital - 5 Min



## SCHOOL / COLLAGE

- Maharaja Agresen - 2 Min
- Udgam - 5 Min
- Saint Kabir - 5 Min
- Gujarat University - 6 Min



## MALL

- Alpha One Mall - 5 Min
- Himalaya Mall - 3 Min
- Palladium Mall - 9 Min



## TEMPLE

- Jain Derasar - 2 Min
- Gurukul Swaminarayan Temple - 2 Min
- Kalyan Pushti Haveli - 3 Min



## A LIFESTYLE SO ROYAL

Lush outdoor spaces, cozy moments for collaboration, and everyday escapes conspire to provide a home that effortlessly inspires.



COMMON GARDEN



CHILDREN PLAY AREA



GAZEBO



EV CHARGING POINT COMMON



SECURITY CABIN



2 NOS. STANDARD LIFT



POWER BACKUP GENERATOR FOR LIFT



CCTV SECURITY SYSTEM



24X7 WATER SUPPLY



CAR PARKING SPACE



SENIOR CITIZEN SITTING



RAIN WATER HARVESTING

## ON THE ROOF ELEVATE YOUR WELLNESS

Shruti Apartment houses enough spaces that rejuvenate and revitalize every resident's life to the tee, for kids and adults alike!



ROOF TOP GARDEN



YOGA SPACE



SENIOR CITIZEN SITTING



SEMI COVERED SEATING AREA



INDOOR GAMES



OUTDOOR GYM



SOLAR SYSTEM



FIRE SAFETY SYSTEM



LIBRARY



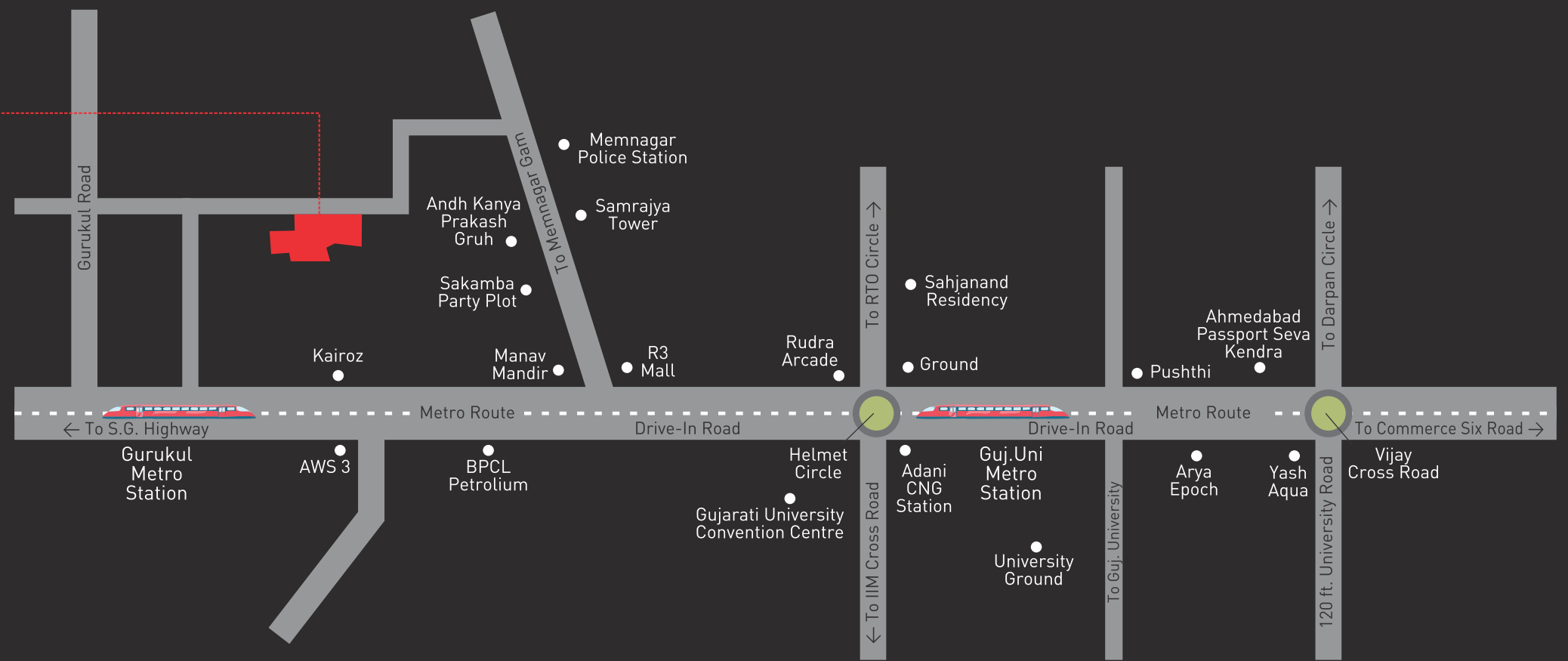
### Architects

**AGA**  
Akash Gajjar  
90990 34875

**ZA**  
ARCHITECT  
Pritesh Shah  
98258 96393

### Structural Engineer

**S&S**  
SHAH & SANGHVI  
ASSOCIATES



SCAN FOR LOCATION

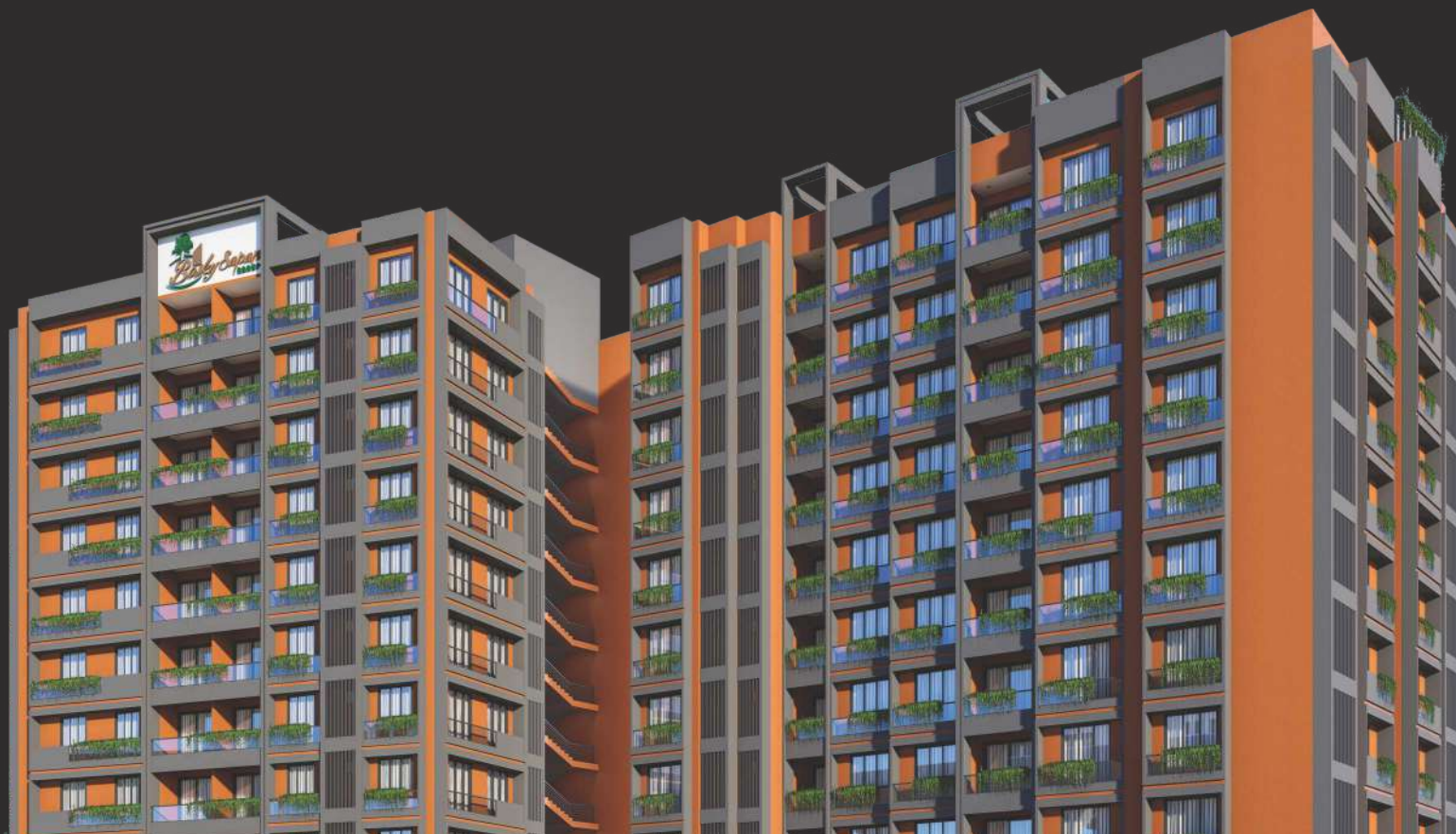


Site Address :  
Drive In Road, Behind Manav Mandir,  
Memnagar, Ahmedabad - 380052.

Contact : 99090 87874 | 77779 26096

RERA Reg. : PR/GJ/AHMEDABAD/AHMEDABAD CITY/Ahmedabad Municipal Corporation/RAA12922/120224/311228  
Website : [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)

**Notes :** • Commencement and timely execution of the project is subject to all necessary approvals from relevant govt. authorities, occurrence of natural calamities or any other external beyond developer's control. • The dimensions shown in the brochure are approximate. • The developer reserves the right to change, revise or make any modification, addition, omission or alteration in the scheme as a whole or part thereof, at their sole discretion. • The brochure is only for illustration & private circulation purpose & is not a legal document or a binding one. • Government levies like stamp duty, registration charges, legal charges, GST and other additional charges are to be borne by the member. • Subject to Ahmedabad Jurisdiction.



## SPECIFICATION



### STRUCTURE

Earthquake Resistant R.C.C. frame structure as per Design of Structural Engineer.



### FLOORING

Vitrified tiles in all entire area.



### DOOR & WINDOWS

Decorative main door and internal flush door.



### KITCHEN

Mirror polished granite platform with standard sink & designer tiles in platform wall area.



### WALL FINISH / ELEVATION

Internal Mala plaster with white finished birla putty.  
Attractive external elevation with texture finished with Acrylic paints.



### ELECTRIFICATION

Three phase canceled copper standard wiring with modular switches and adequate number of points. MCB distribution panel in each unit



### PLUMBING

Standard CPVC and UPVC pipes fittings of standard company. PVC & SWR pipes for solid waste and standard C.P. fittings and Sanitaryware.



### TOILET

Designer tiles in floor and fully wall tiles. Geyser point and exhaust point in each bathrooms.



### SANITARY / CP FITTINGS

Standard quality ceramic EWC & Basin & branded CP fittings.



Developer

**SAFALIYA**  
DEVELOPERS

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