

REVEALING WAY OF
Lifestyle

PROJECT BY :
SHYAM
GROUP
MOTERA

With two decades of unparalleled experience in the real estate industry, Shyam Group has successfully delivered 30+ prestigious projects with 4 Lacs Sq.Yard (36 Lacs Sq. Feet construction, earning the trust and satisfaction of more than 2500+ happy families. Specializing in crafting quality homes and commercial complex, we have left an indelible mark across Ahmedabad and Gandhinagar. Our dedication to excellence and commitment to timely delivery have solidified our reputation as a trusted name in the real estate sector. This project exemplifies our dedication to craftsmanship, innovation, and delivering extraordinary homes that elevate urban living.

SINCE **2003**

30+ PRESTIGIOUS
PROJECTS

04 LACS SQ.YARD

36 LACS
SQ. FEET
CONSTRUCTION

2500+

HAPPY FAMILIES



Alluring Elevations, Serene Gardens, Unmatched Amenities,
Your Path to Peace and Prosperity

WHY ZUNDAL



AVAILED
EVERYTHING IN 1KM

CONNECTIVITY
FROM S.P. RING ROAD

HOSPITAL, MALL,
MULTIPLEX, GARDEN, SCHOOL

LULU MALL

FASTEST
DEVELOPING AREA

NEAR TO THE
TWIN CITY

TULSI
AURA
Zenith Of Comfort

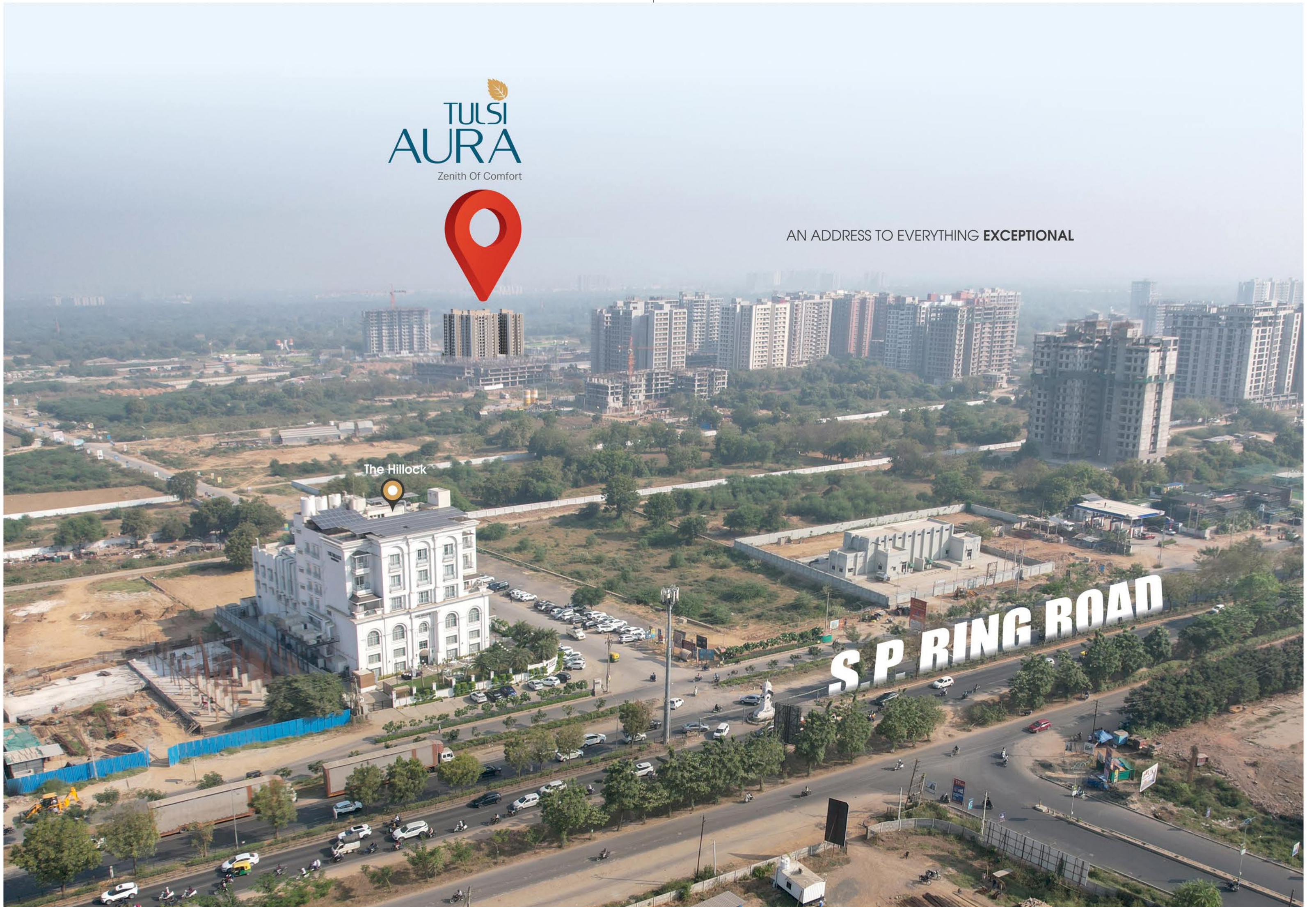


AN ADDRESS TO EVERYTHING **EXCEPTIONAL**

The Hillock



S.P. RING ROAD





Uncover your
PEACEFUL retreat here!

A lifestyle that combines aesthetics with thoughtfully
designed, open, and comfortable spaces.


TULSI
AURA
Zenith Of Comfort
— **3 BHK** —

Designed for
PROSPERITY
surrounded by peace





14 STOREY
04 TOWER LIMITED ELEVATION
222 UNITS

PEACEFUL | PLUSH | PRISTINE

Step into a world of beauty, serenity, and prosperity.



GROUND FLOOR PLAN



LEGENDS

- 01 - Drop - Off Zone
- 02 - Security Cabin
- 03 - Water Body
- 04 - Multipurpose Court
- 05 - Gazebo
- 06 - Kids Play Area
- 07 - Lawn Area
- 08 - Toddler Play Area
- 09 - Jogging Track
- 10 - Swing Area
- 11 - Open Kitchen & Wash For Society Common Use
- 12 - Attractive Entrance Foyer
- 13 - Meter Room
- 14 - Zen Garden With Sculptures

18.00 MT WIDE ROAD

24.00 MT WIDE ROAD

24.00 MT WIDE ROAD



1ST FLOOR PLAN



LEGENDS

- 01 - Indoor Game / Library
- 02 - Gym / Yoga Room
- 03 - Banquet Hall



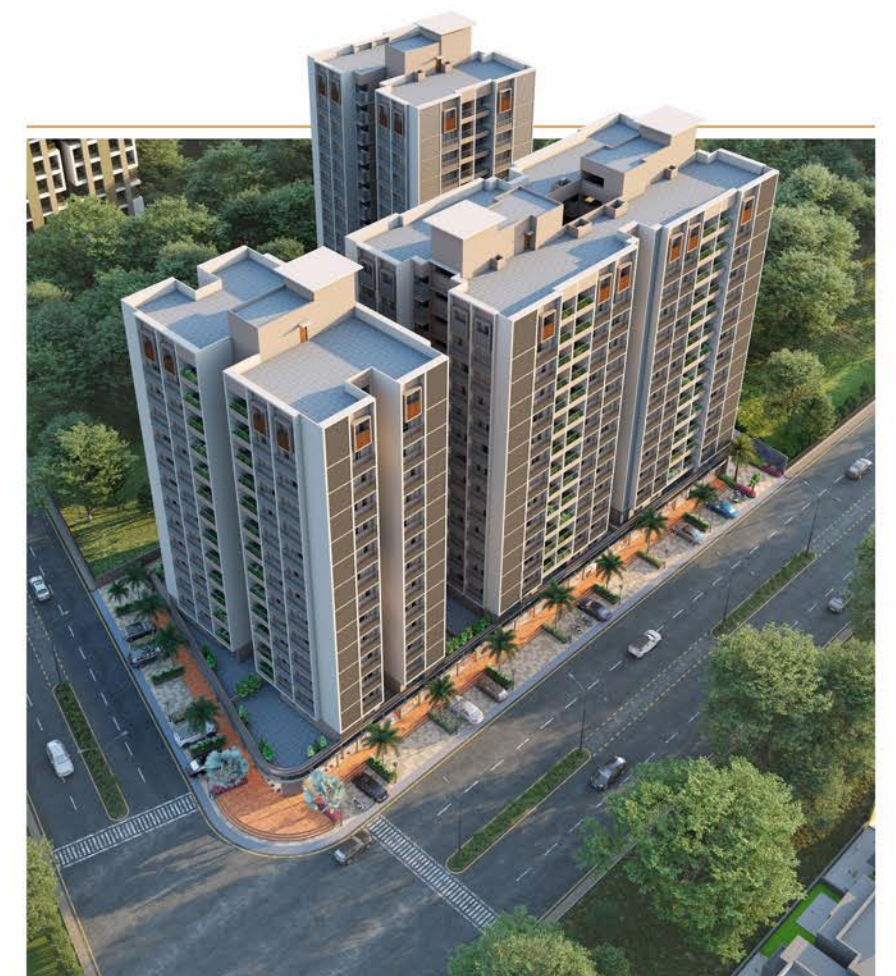
2ND TO 14TH FLOOR PLAN





Refined lifestyle
with wide
BALCONIES

Tulsi Aura combines sophisticated living with
spacious outdoor extensions.





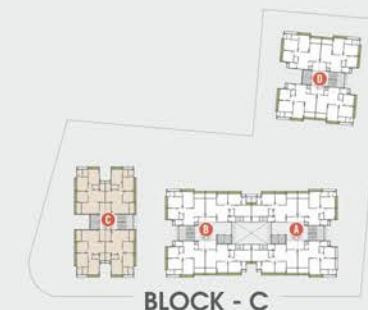
Experience
tranquil

LIVING NATURE

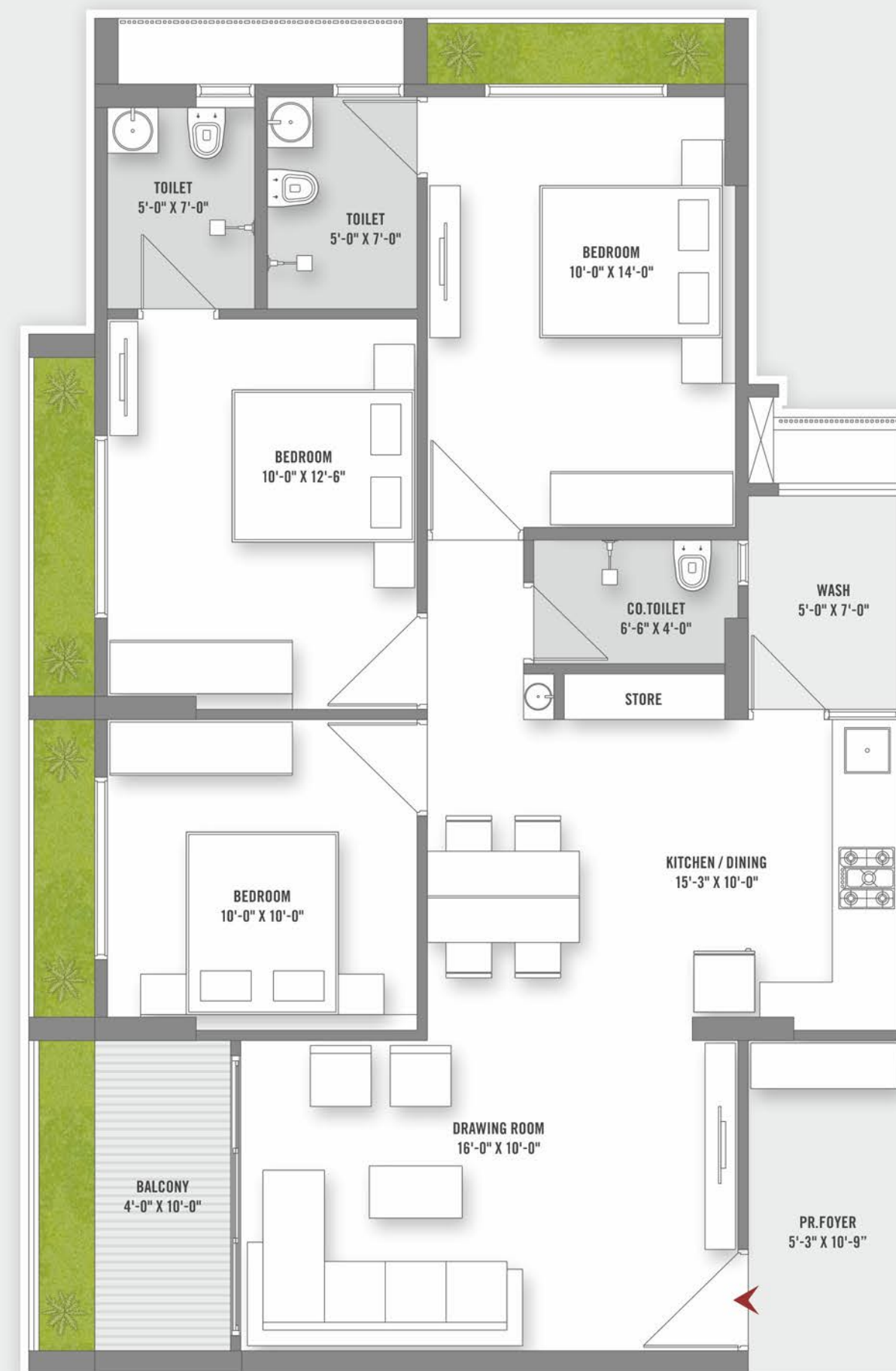
Your Home, Where Greens Paint The Canvas Of Serenity.

3 BHK UNIT PLAN

TYPE - 1

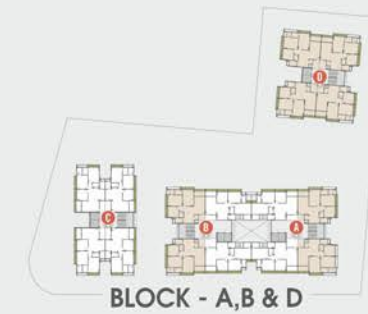


BLOCK - C



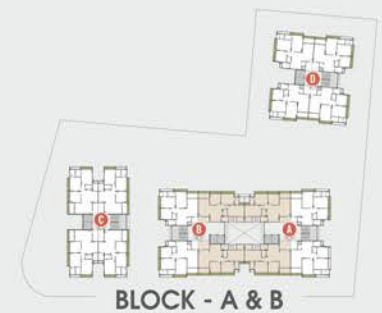
3 BHK UNIT PLAN

TYPE - 2



3 BHK
UNIT PLAN

TYPE - 3





PRIME 2-ROAD CORNER

LOCATION



EXCLUSIVE 3 BHK

RESIDENCES



PERSONAL FOYER IN

EVERY UNIT



DIVERSE 3 BHK

OPTIONS



GARDEN & ROAD

VIEWS FOR ALL



PREMIUM

AMENITIES



STRATEGIC

CONNECTIVITY



THRIVING

NEIGHBOURHOOD



TRUSTED

DEVELOPER

Elegant living with spacious design

USP





Modern amenities,
STUNNING
Elevations, and a garden of tranquility



PREMIUM 17+ AMENITIES

A luxurious clubhouse and serene water body, plus a suite of practical amenities for every resident.



DROP OFF ZONE



GYM / YOGA ROOM



SECURITY CABIN



BANQUET HALL



WATER BODY



SCULPTURES



MULTIPURPOSE COURT



SWING AREA



GAZEBO



ENTRANCE FOYER



KIDS PLAY AREA



JOGGING TRACK



LAWN AREA



METER ROOM



TODDLER PLAY AREA



OPEN KITCHEN & WASH



INDOOR GAME / LIBRARY



Peaceful living
REDEFINED
Alluring spaces and lush gardens await

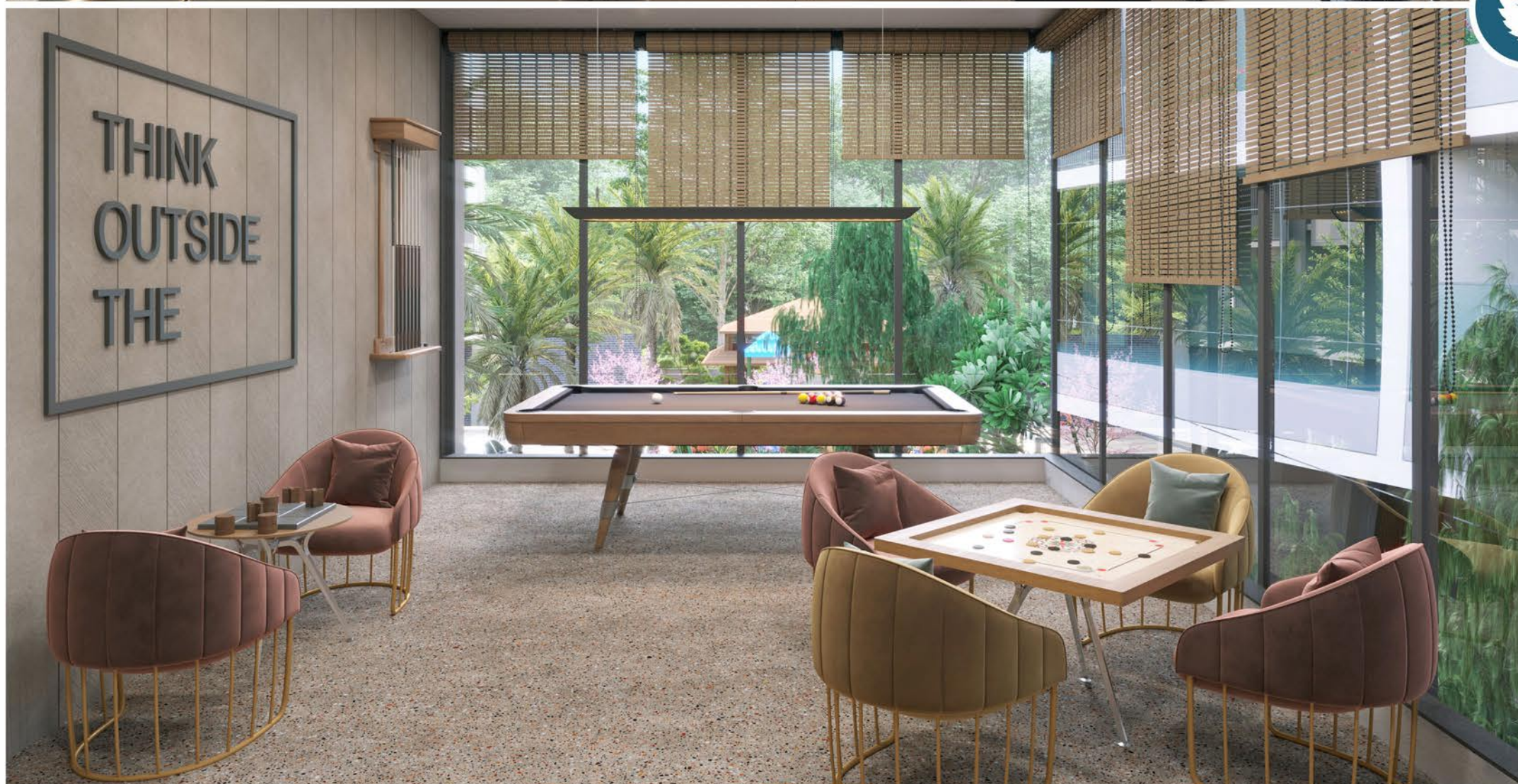


A home built
FOR GENERATIONS

The secret to being happy is to feel peace where you are,
so welcome here!







A space for every

DREAM

A home for every heart.

Where every corner
FEELS LIKE
Home with world class amenities







Redefining THE RESIDENTIAL HORIZON

Where alluring elevations meet verdant gardens and prosperous living

2ND BASEMENT



1ST BASEMENT



SPECIFICATION

FLOORING	 Vitrified Tiles in Living, Dining Areas, Kitchen and all Bedrooms. Vitrified Tiles In Wash Area.	COLOUR	 Internal : Single Coat Mala Plaster with Putty Finish. External : Double Coat Mala Plaster with texture and Acrylic Paint.
KITCHEN	 Polished Granite Platform With Stainless Steel Sink. Glazed Tile Dado up to Lintel on wall Above Kitchen Platform.	ELECTRIFICATION	 Concealed Copper Wiring With Modular Switches. Adequate Points A.C. Points in Bedrooms, Geyser Points in Bathroom T.V. Point in Drawing Room.
DOORS	 Decorative Veneer Finished Main Door with Wooden Frame. Flush Doors in All Bedrooms and Bathrooms with Wooden Frame.	BATHROOM	 Ceramic / Glazed Tiles Upto Lintel Level in All Bathrooms. Standard Quilty Sanitary Ware & C.P Fittings.
WINDOWS	 Fully Glazed Powder Coated Sliding Aluminium Windows.		

Disclaimer :
Premium quality materials or equivalent branded products shall be used for all construction work • Right of any changes in dimensions, design & specifications will be reserved with the developer, which shall be binding for all members. • External changes strictly not allowed. • Stamp duty, registration fees, and service tax charges on allotment and possession of the property shall be borne by the purchaser. • Any additional liabilities due to change in the by-laws, stamp duty govt. laws shall be borne by the members. • This brochure is meant only for information, presentation & guidance purposes, It is not an authorized document or an agreement. This does not form the basis of any contract. • Variations may occur as per local regulations and developer's policy of improvement.

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DEVELOPER



ARCHITECT



STRUCTURE ENG.



MEP



RERA NO. : PR/GJ/GANDHINAGAR/GANDHINAGAR/Gandhinagar Municipal Corporation/MAA14272/171024/311228
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SCAN ME FOR
LOCATION



SCAN FOR
RERA



