



SHYAM SAROVAR

SHYAM BUILDERS
building happiness

3 BHK APARTMENTS

AT ROURKELA

SHYAM BUILDERS

Shyam builders is one of India's leading real-estate development companies, headquartered in Rourkela, Odisha. With nearly 5 years of experience, today it has become an established name with a track record of developing innovative projects emphasizing on contemporary architecture, strong project execution and quality construction. With an aim to build aspirational developments with distinctive design, functionality and finishes.

Shyam Builders continues to evolve as a company and create spaces that enhance the customer's lifestyle. While its primary focus is on residential projects, it has a vision to focus on diversified portfolio of projects covering every key segment of the real-estate market.

Welcome to **"SHYAM SAROVAR"**

"SHYAM SAROVAR" is an exclusive project of residential flats that matches the best and is located at koel Nagar, Rourkela.

"SHYAM SAROVAR" is an imagination turning into reality within your budget. A residential apartment Building with 8 numbers of 3 BHK flats with all required comforts and basic amenities facilities to enhance your lifestyle.

The company has successfully with huge response completed other projects at different places of Rourkela. Being handed over and occupants living there are enjoying each and every moments of their lifestyle.

ABOUT US:

At Shyam Builders, we believe in overcoming all barriers. The pandemic due to covid -19 brought everything to a halt but pushed ourselves through it to serve our clients. We have been successfully dealing with up market properties in Rourkela and expanding our horizons like never before.... Through all the new challenges we shine out through the obstacles of the construction process.

We understand the positive aspects of any changes brought about by the government for the welfare and security of common man and thus it is our first priority to keep a track of all the changes. Act regimes of the government. (Which moreover benefits to the whole sector eg RERA). The implementation of Pradhan mantri Awas Yojana subsidy for the first time Home Buyer is an encouraging decision for the real estate industry. We welcome to RERA...!!! We Applaud PMAY...!!!

While offering the best homes and offices, we graciously cater to an esteemed clientele. Their support and patronage is proof of excellence in customer service. We are register under ORERA and all projects are approved by Rourkela Municipal corporation.

Our work ethics, our values of the business are to keep moving forward, we focus on the work at hand with every project. We try to achieve the best possible outcomes, through hard work and consistency both in real estate sector and civil construction Activity. We have completed projects in the real estate sector in the last five years always with in the time limit:- Residential apartments and hope fully many more are yet to come.

Being a good developer, all our projects are approved by the competent authority. We complete all our projects in the given time period. We follow all the rules and regulations maintain by the government. We always keep ourselves focused and updated in all day to day information related to real estate sector may in the field of taxes, Govt. notification, commercial and legal aspects etc. and keep sharing it with our clients.

Our clients get hassle-free financing from banks/ Financing Agencies to acquire their dream property. We understand that "Time is Essence", therefore we are always on our toe to deliver things well within our committed timeline and this happens only because of our own team and own infrastructure setup required for modern construction activity. We are capable of taking up construction jobs may it be of any size and volume.

We monitor all the facts and keep close contact with our customers, looking upon the commercial aspects, various forms of Taxes and any other possible confusions, we understand that it is crucial to keep communicating to our customers and we maintain so and while doing so it is significant to keep our self-updated with any new information regarding technology which we can share with our customers, and that is what sets us apart from others, who are dwelling in the sector. We communicate with the consumer. We understand the deep connection one has with the foundation at its very core.

With all the effort it is necessary for a background check through keeping at place. At Shyam Builders we are updated with all the modern architectural designing, planning and all miscellaneous activities which comes with the job at hand, to understand the latest developments of the industry. Adopting, adapting and finally implementing, resulting in the best services to our clients.

OUR CORPORATE VALUES

INTEGRITY

In business sustainability and clean dealing both are of utter importance. We at Shyam Builders take pride in the fact that we bring to the plate what we promise that to right on time. We do not mince words, deals or our transactions. We perform and serve thoroughly, without sacrificing business integrity.

VISION

A company is as big as the its vision, where it does see itself from now for the future, our dreams are the pathways and the reality is the pavement. Every Shyam Builders Team members imbibes share vision for the company. The vision to be a world renowned construction company in the foundation of its core values.

EXCELLENCE

We work with the best and yearn to achieve the best, we have the confidence to deliver the best, while our buildings are the finest in architecture and construction, our commitment to excellence extends to our business association and human resource development.







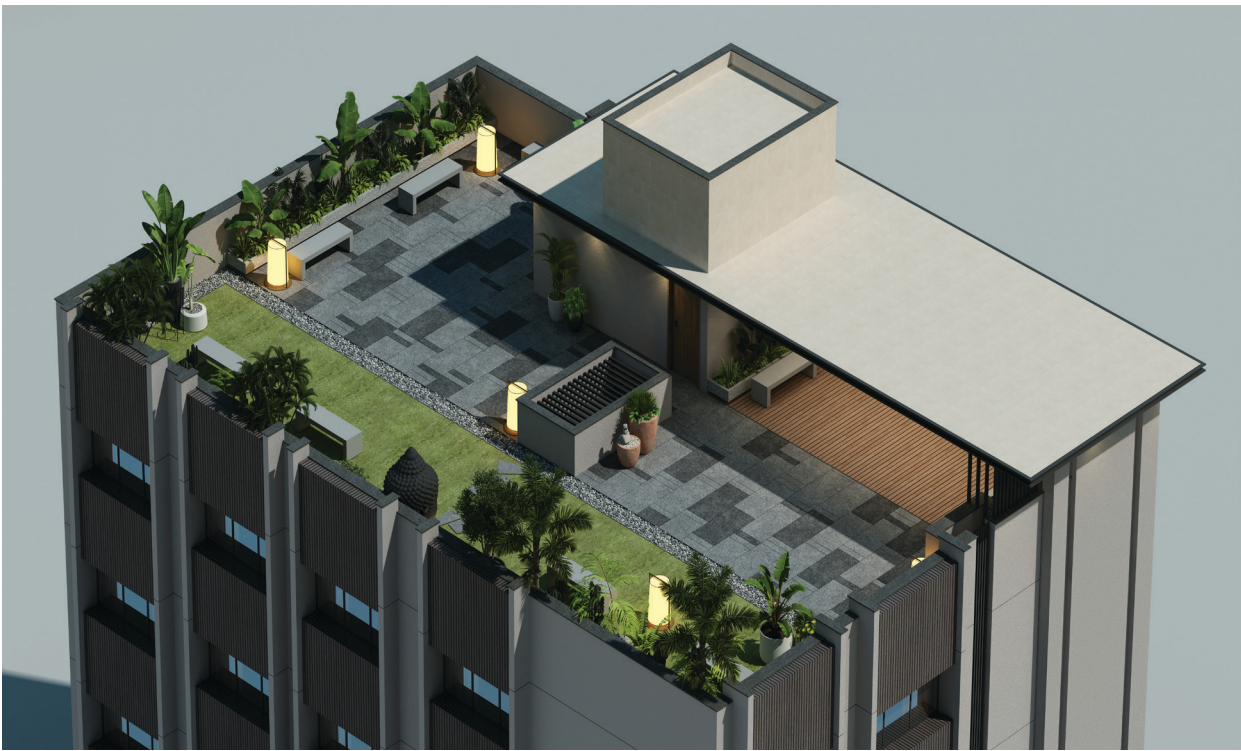


FLOOR PLAN

AREA

UNIT NAME	BUILT-UP AREA	SUPER BUILT-UP AREA
101-401	1280	1792
102-402	1280	1792





ROOF TOP LANDSCAPE

SPECIFICATIONS

STRUCTURE

RCC framed structure. Design for seismic resistance, design for dynamic / slide load resistance as per N.B C

FLOORING

Quality vitrified tile flooring, quality decorative tiles full height till ceiling wall of bathrooms

KITCHENS

Designed to suit modular kitchen, granite kitchen platform, stainless steel sink, cladding designer tiles up to 2ft. above kitchen platform, Provision for exhaust fan/ Chimney.

ELECTRICALS

3 Phase wiring and inverter wiring inside each flat. AC Point in all bedrooms and hall. Modular quality of reputed brands electrical switches, Provision for TV & Telephone Point.

BATH FITTINGS

Jaquar/Kohler/Grohe make

DG

Round O clock electrical supply with DG as back up to all common area.

DOORS & WINDOWS

UPVC windows with glass and quality wooden flush door.

PARKING

Dedicated car parking for each flat.

WATER

All the water connection lines concealed. Provision for Hot & Cold water in all bathrooms. Water supply through deep bore well and govt. supply as available.

PAINTING

Exterior with weather resistant paint, interior with putty & Primer finish.

STAIRCASE

Wide staircase for comfort with MS/SS Railing in staircase.

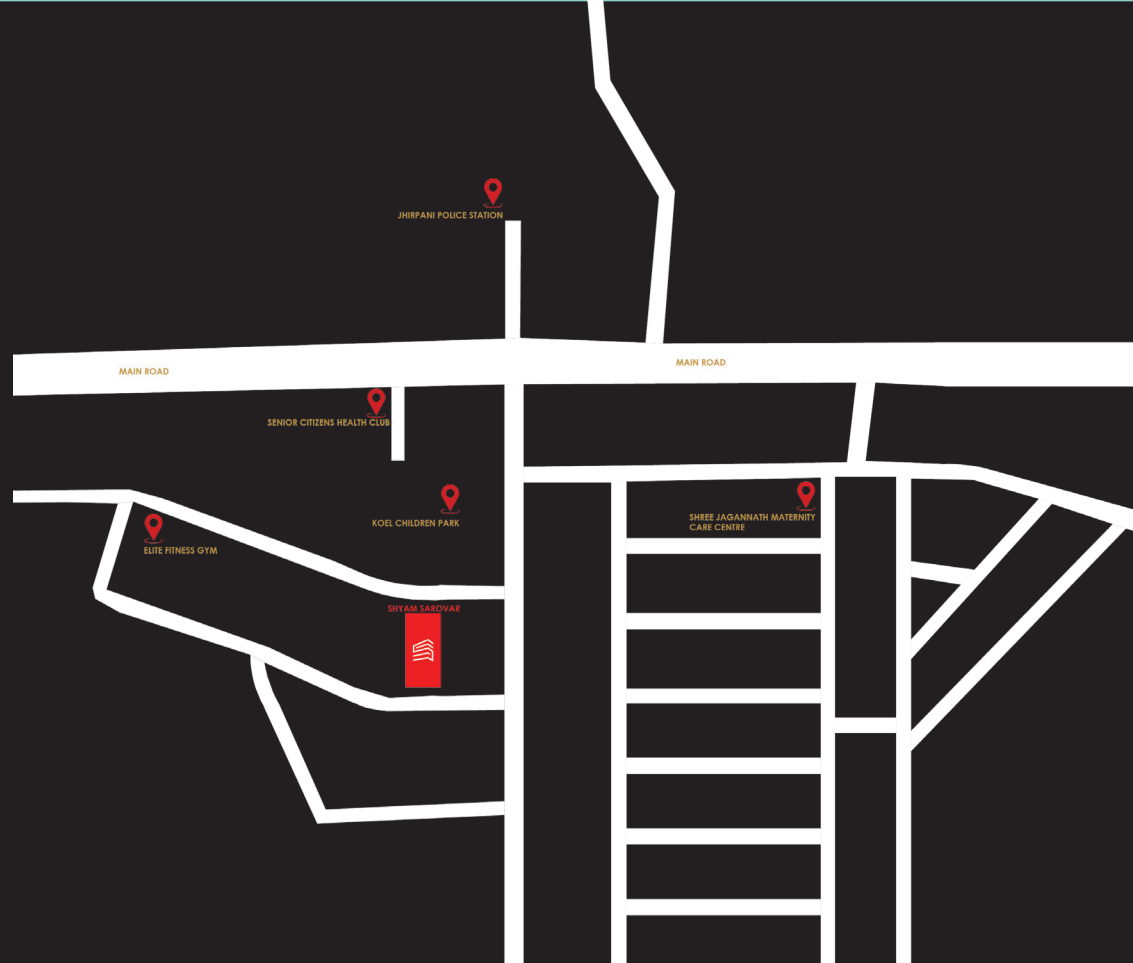
LIFTS

Lift of Reputed brands like SCHINDLER/MITSUBISHI only with two year of free service.

- Vastu Complaints
- CCTV Surveillance
- Roof top garden and landscaping
- Water proofing of all bathrooms, balconies, utility area and roof
- Termite treatment from foundation level
- Car charger and two wheeler electric charging points for each flat separately
- Possession by December 2026

PAYMENT SCHEDULE

- Booking - 20%
- Plinth level- 20%
- 1st floor slab- 10%
- 2nd floor slab-10%
- 3rd floor slab - 10%
- 4th floor slab-10%
- Flooring level- 15%
- On possession/ Before sale deed- 5%



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Site Address

Koel Nagar,C-11
Near Jhirpani Police Station, Rourkela, Odisha
Mob :- +91 8114669017 / 8018020140

Office Address

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