

★ A Holistic Experience ★

The  *rescent*
re-defining luxury

★ A Sherwani Enterprise ★



The Crescent
re-defining luxury

- ✦ "The Crescent" located in the posh Civil Lines area on Sarojini Naidu Marg, is the latest and the most luxurious offering of the Shervani Group, consisting of three-bedroom and four-bedroom apartments that are laden with comfort, elegance and high quality living environment.
- ✦ Driven by design, the meticulous planning infuses spice into the space. Whether yours is a joint or nuclear family, the smartly calibrated apartments fit seamlessly into your individualised lifestyle. The upscale class reflects the quality of materials utilised to create the ambience you always wanted for your dream house. From glorious living to luxurious features, the project has everything you need to make a statement. The well designed superior construction is the hallmark of our endeavour and it will surely enhance your lifestyle.
- ✦ Every apartment is centrally airconditioned with the latest energy saving VRF technology and equipped with air purification which eliminates particulate matter, odour, bacteria and virus from indoor air.
- ✦ We, at the Shervani Group have taken every care to bring you the best available apartments and air quality. Come breathe the freshest air in Prayagraj.





SALIENT FEATURES

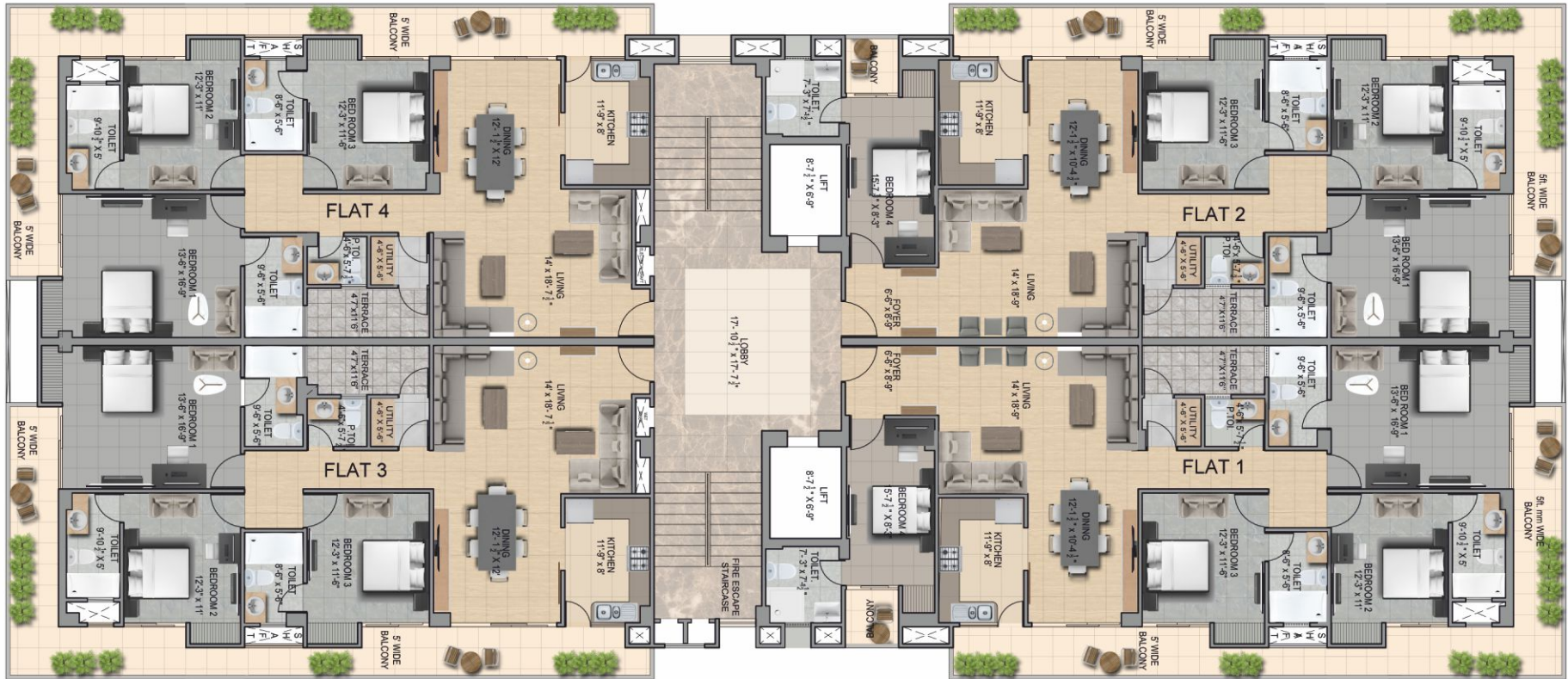
- ✦ Centrally Air Conditioned Apartment with Latest VRF Technology
- ✦ Air Purifier in each Apartment
- ✦ Earthquake resistant RCC structure
- ✦ Round the clock security system
- ✦ Aprox. 70% open area
- ✦ 5 KVA integrated Power Supply Backup
- ✦ Large Size Elevators
- ✦ Modular kitchen with Chimney & Stove
- ✦ Complete Fire Fighting Arrangements
- ✦ Stilt & Basement Parking
- ✦ PDA approved



ENTRANCE LOBBY



CLUSTER PLAN



FIRST FLOOR



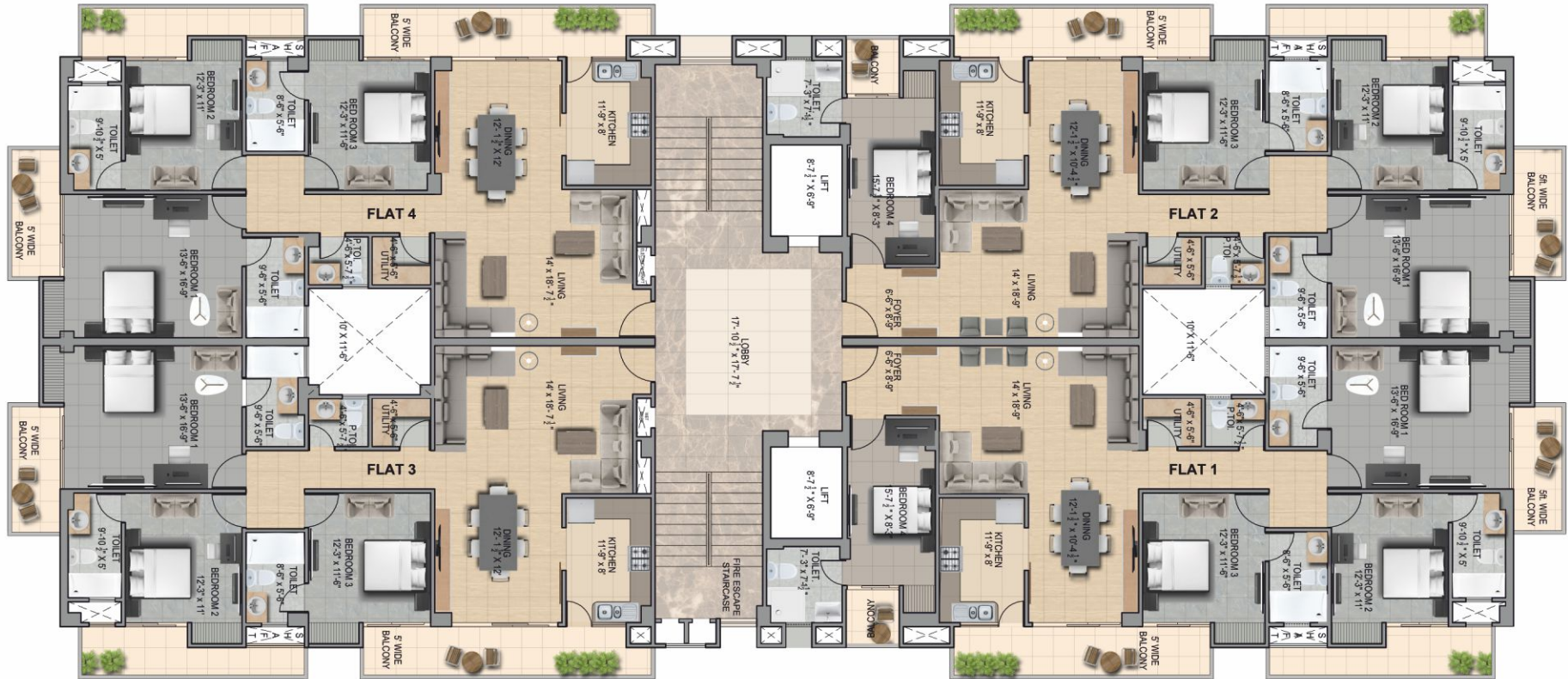
CLUSTER PLAN



2nd, 4th, 6th & 8th FLOOR



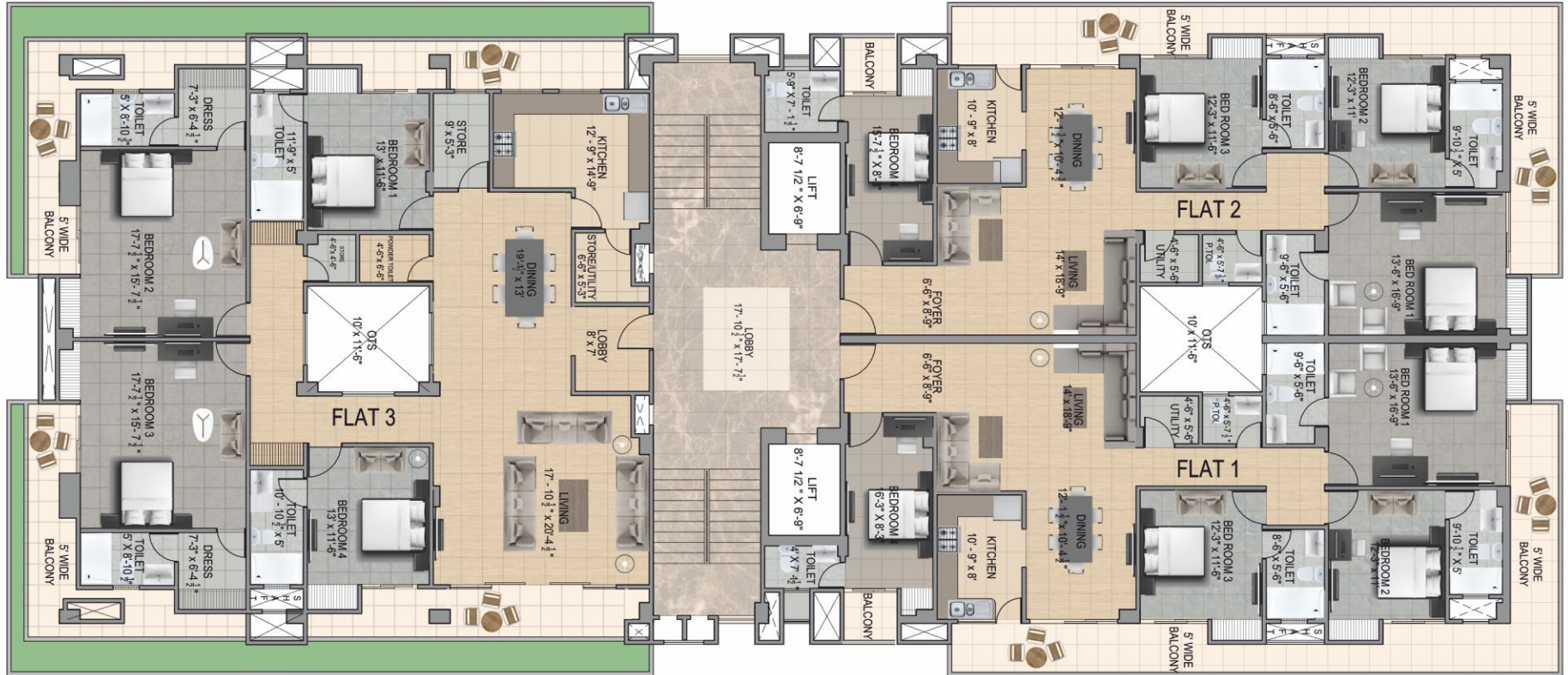
CLUSTER PLAN



3rd, 5th, & 7th FLOOR



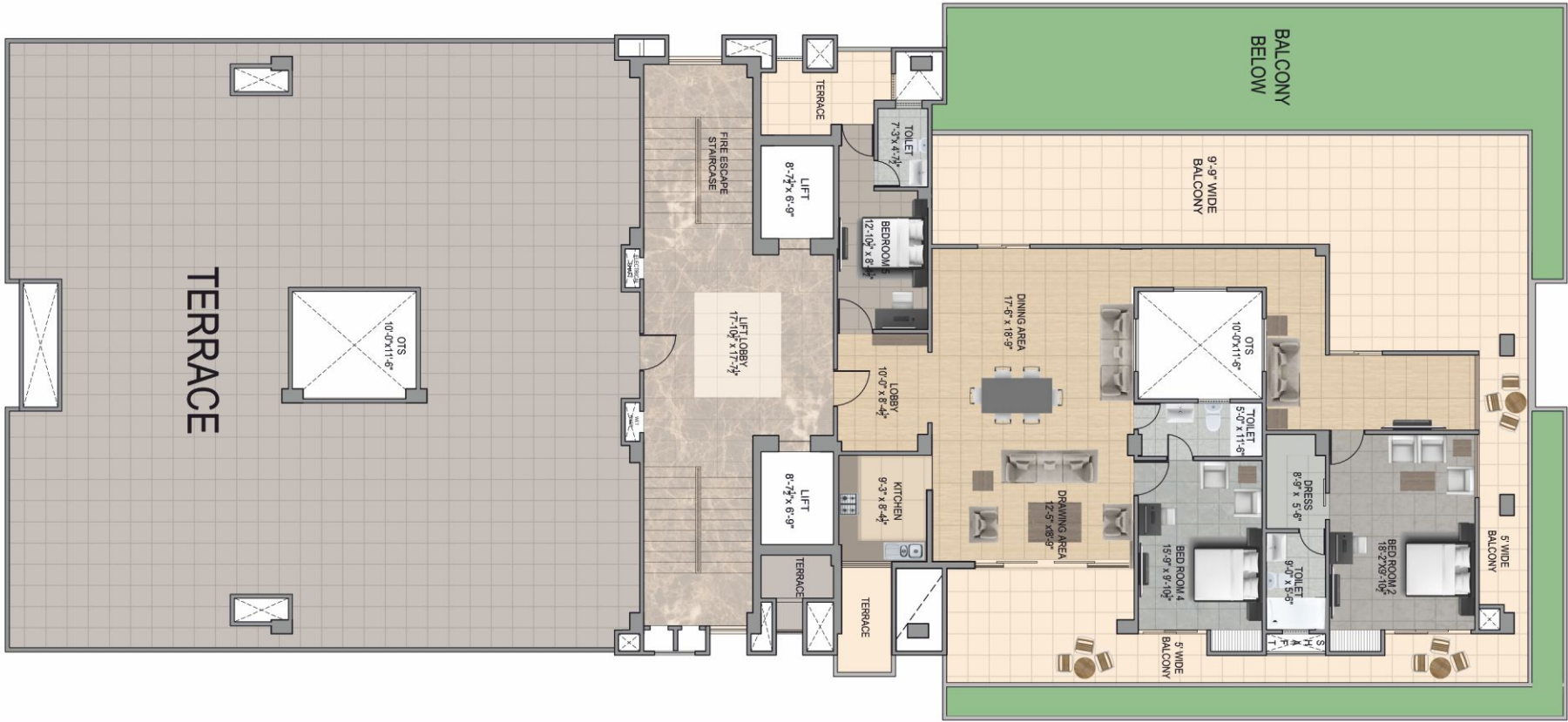
CLUSTER PLAN



NINETH FLOOR



CLUSTER PLAN



TENTH FLOOR



3 BHK

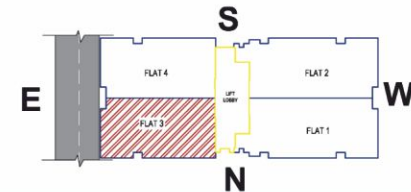


Flat 3 : First Floor

Carpet Area : 124.93 Sq.m. (1344.75 Sq.ft.)

Builtup Area : 177.29 Sq.m. (1908.35 Sq.ft.)

Super Builtup Area : 198.31 Sq.m. (2134.61 Sq.ft.)



3 BHK

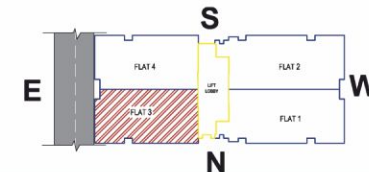


Flat 3 : 2nd, 4th, 6th & 8th Floor

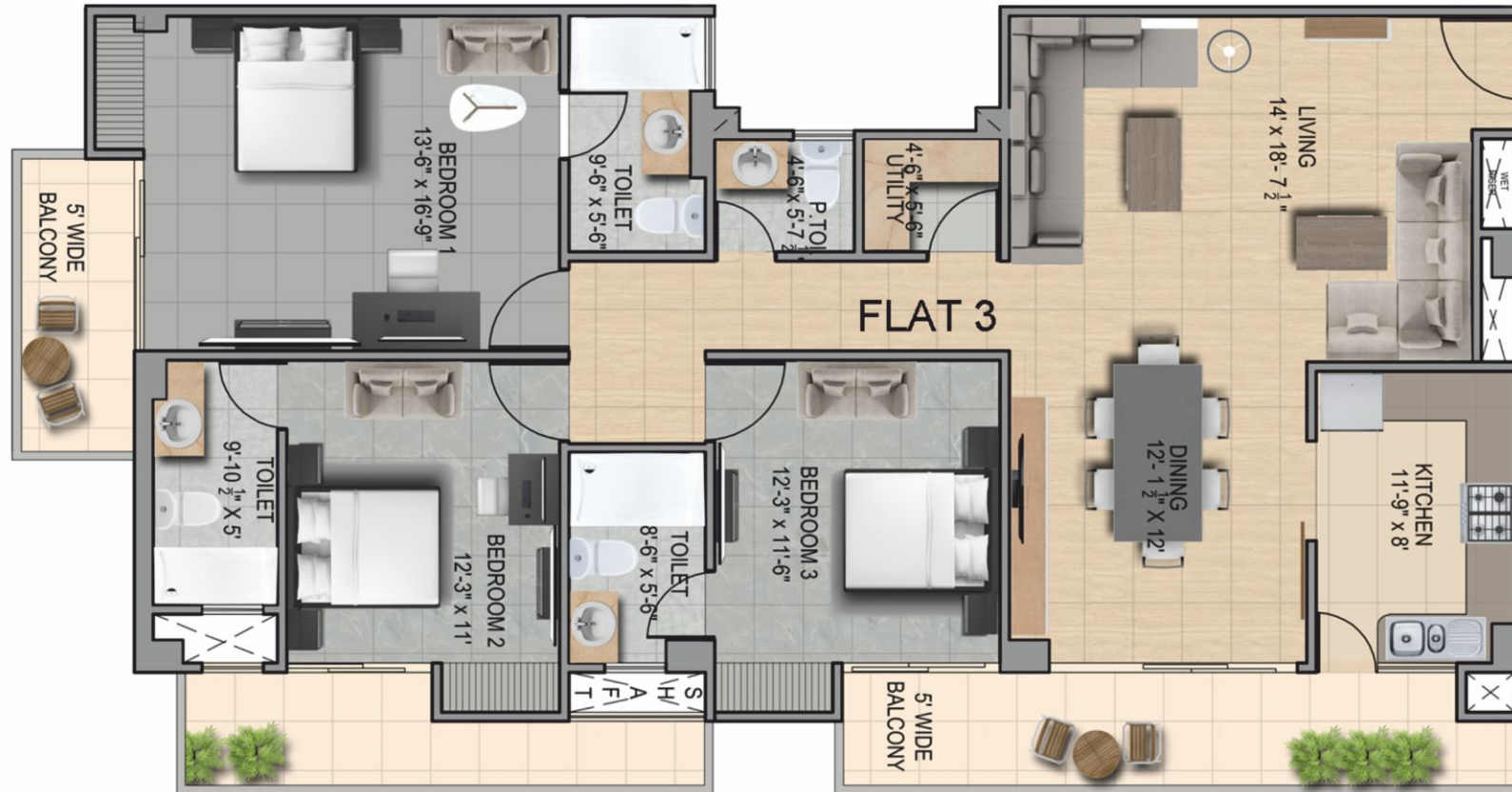
Carpet Area : 124.93 Sq.m. (1344.75 Sq.ft.)

Builtup Area : 170.82 Sq.m. (1838.71 Sq.ft.)

Super Builtup Area : 191.84 Sq.m. (2064.97 Sq.ft.)



3 BHK

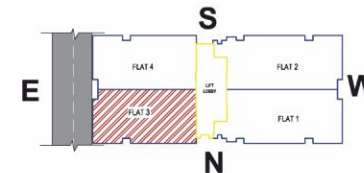


Flat 3 : 3rd, 5th, & 7th Floor

Carpet Area : 124.93 Sq.m. (1344.75 Sq.ft.)

Builtup Area : 164.07 Sq.m. (1766.05 Sq.ft.)

Super Builtup Area : 185.09 Sq.m. (1992.31 Sq.ft.)



3 BHK

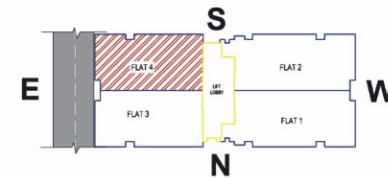


Flat 4 : 3rd, 5th, & 7th Floor

Carpet Area : 124.93 Sq.m. (1344.75 Sq.ft.)

Builtup Area : 163.93 Sq.m. (1764.54 Sq.ft.)

Super Builtup Area : 184.95 Sq.m. (1990.80 Sq.ft.)

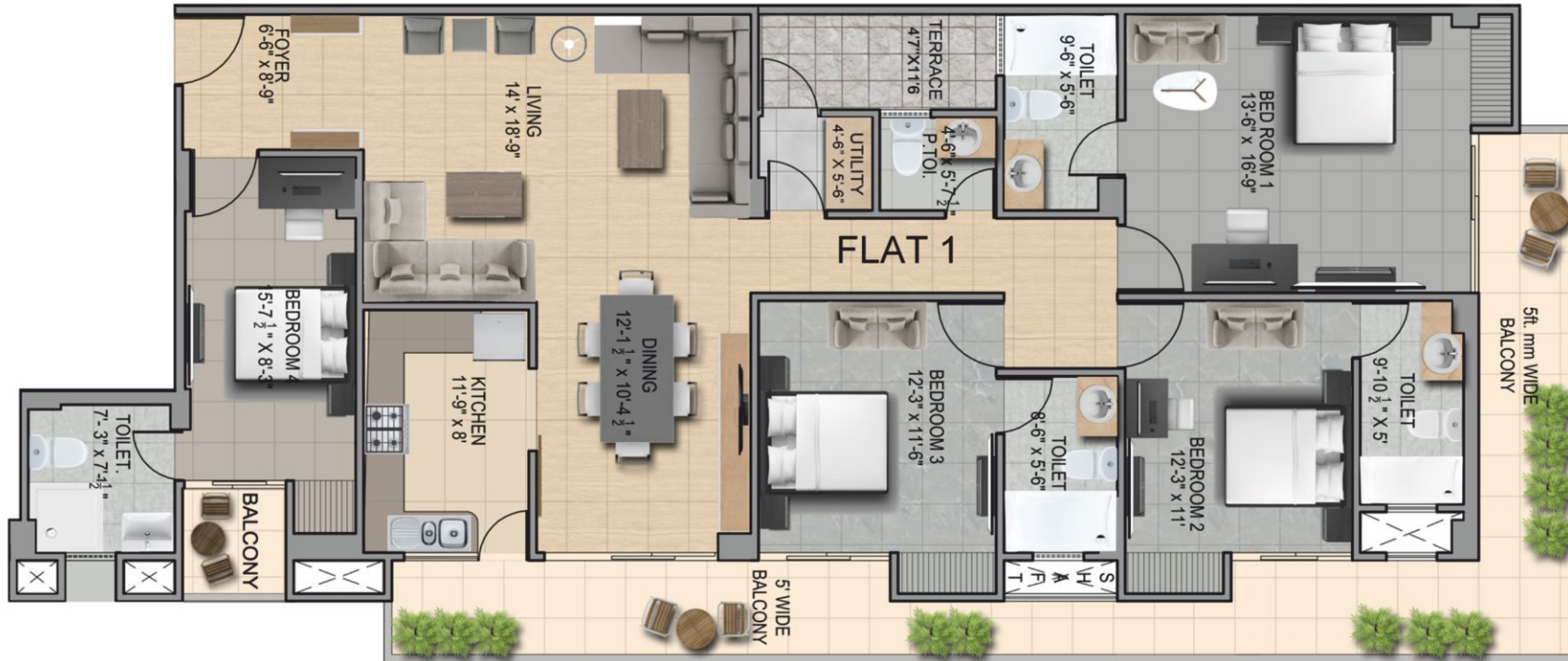


3 BHK (3D MODEL)



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4 BHK

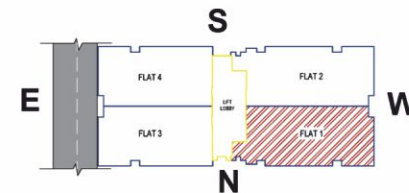


Flat 1 : First Floor

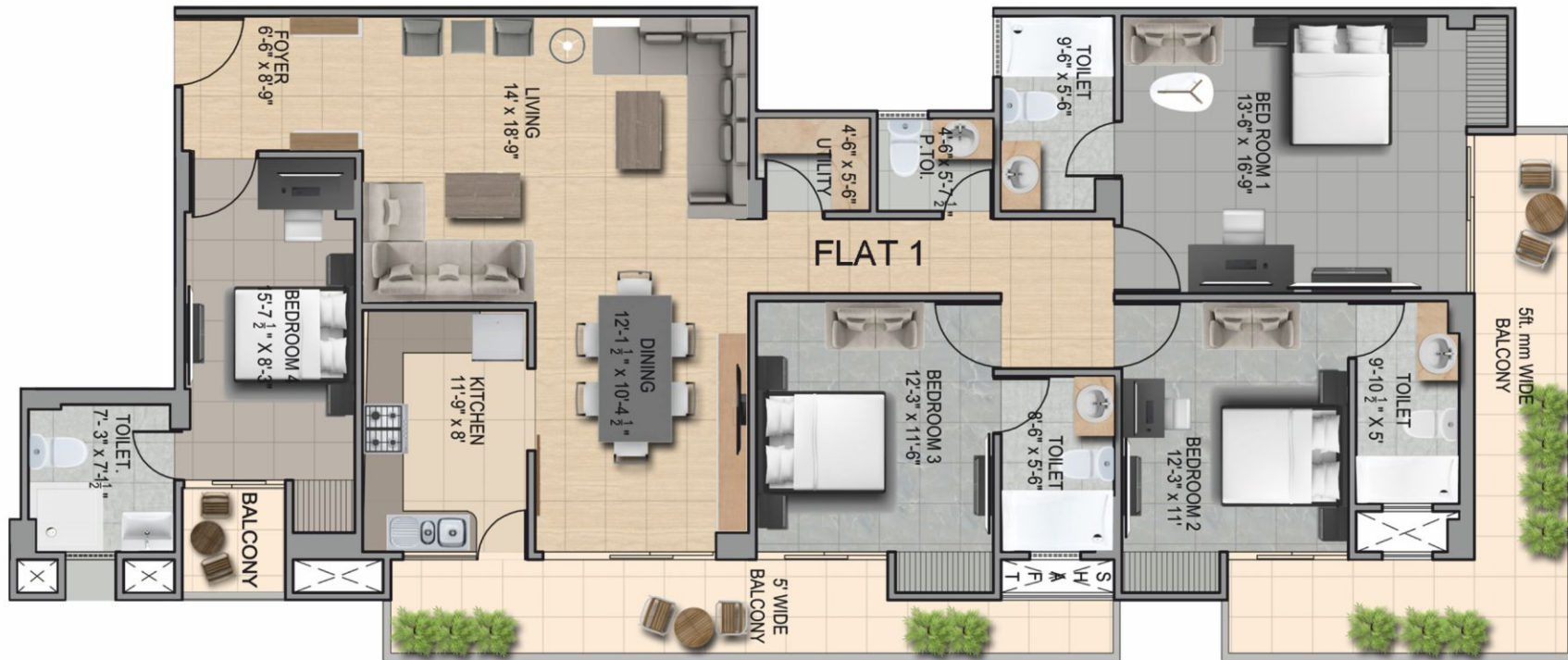
Carpet Area : 145.39 Sq.m. (1564.98 Sq.ft.)

Builtup Area : 203.63 Sq.m. (2191.87 Sq.ft.)

Super Builtup Area : 227.56 Sq.m. (2449.46 Sq.ft.)



4 BHK

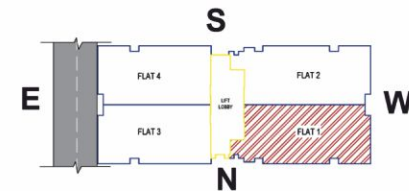


Flat 1 : 2nd, 4th, 6th & 8th Floor

Carpet Area : 145.39 Sq.m. (1564.98 Sq.ft.)

Builtup Area : 196.99 Sq.m. (2120.40 Sq.ft.)

Super Builtup Area : 220.92 Sq.m. (2377.98 Sq.ft.)



4 BHK

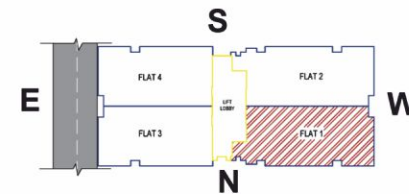


Flat 1 : 3rd, 5th & 7th Floor

Carpet Area : 145.39 Sq.m. (1564.98 Sq.ft.)

Builtup Area : 190.48 Sq.m. (2050.33 Sq.ft.)

Super Builtup Area : 214.41 Sq.m. (2307.91 Sq.ft.)



4 BHK

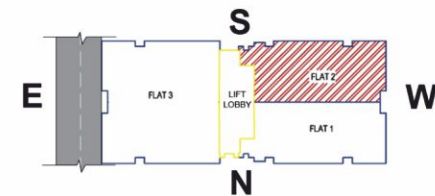


Flat 2 : Ninth Floor

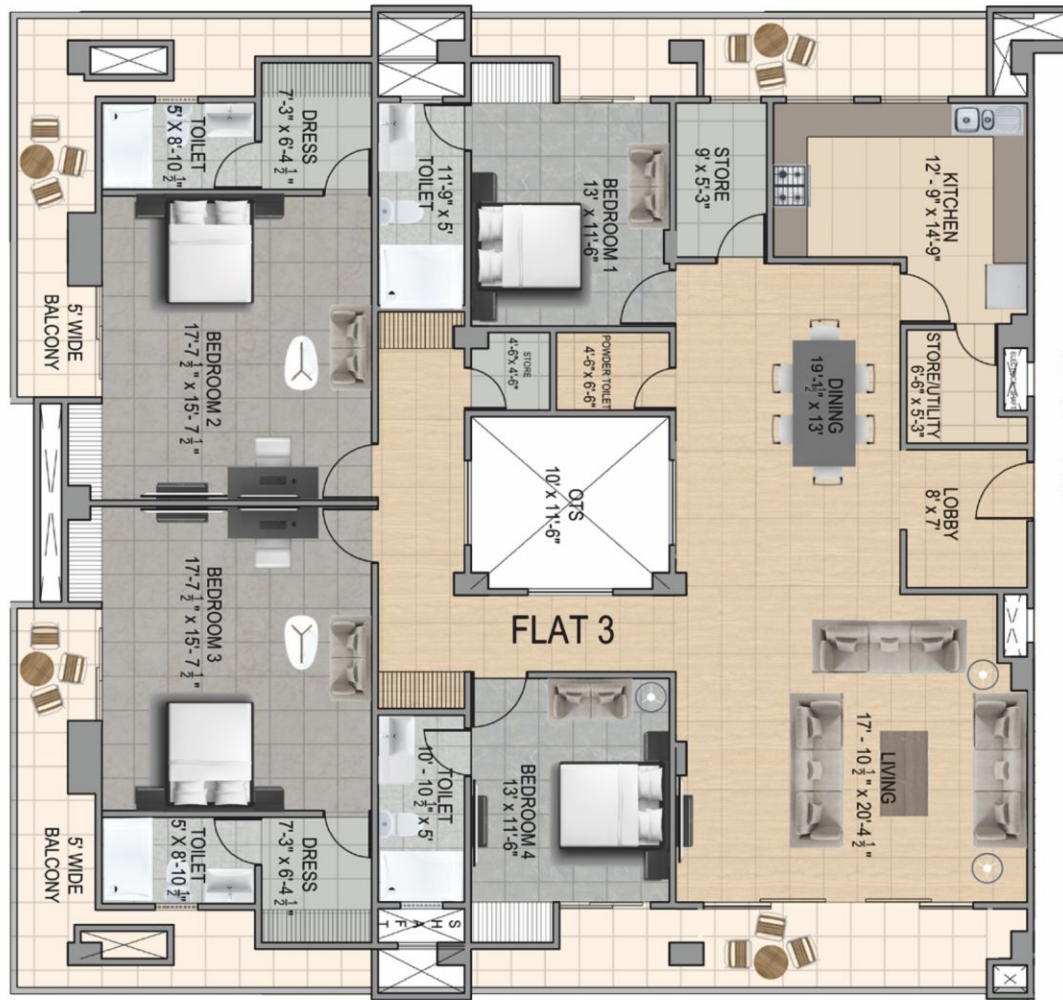
Carpet Area : 146.15 Sq.m. (1573.16 Sq.ft.)

Builtup Area : 198.80 Sq.m. (2139.88 Sq.ft.)

Super Builtup Area : 224.96 Sq.m. (2421.47 Sq.ft.)



4 BHK

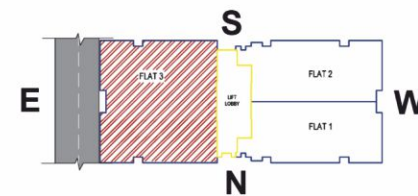


Flat 3 : Ninth Floor

Carpet Area : 222.99 Sq.m. (2400.26 Sq.ft.)

Builtup Area : 357.91 Sq.m. (3852.54 Sq.ft.)

Super Builtup Area : 394.60 Sq.m. (4247.43 Sq.ft.)



4 BHK (3D MODEL)



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BEDROOM

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LIVING ROOM





The *Crescent*
redefining luxury

THE CREST



DETAILS & SPECIFICATIONS

SUPER STRUCTURE

- ✦ As per BIS code, earthquake resistant
- ✦ Branded Steel only
- ✦ Columns & RCC walls - M40 grade
- ✦ Raft, Beams & Slabs - M30 grade
- ✦ Anti termite treatment

ELECTRICAL WORK

- ✦ Planned for 10 KVA load for each flat
- ✦ Wiring - RR / Finolex or equivalent
- ✦ Modular Boards and Switches - Havells / Phillips or equivalent
- ✦ MCB Boxes - L&T/Schneider or equivalent
- ✦ Ceiling / exhaust fans - Havells / Crompton or equivalent
- ✦ Power supply backup thru Generator 5 KVA / flat

FLOORING EXTERNAL

- ✦ Basement ramp and Floor- concrete
- ✦ Driveway - concrete pavers, cobble stone
- ✦ Facade - dry cladding, vitrified tiles and textured paint
- ✦ Staircases & landings - flamed or polished granite
- ✦ Lobby & Lift face – marble / granite

FLOORING INTERNAL

- ✦ Bedrooms, passages - vitrified tiles (60x60cm)
- ✦ Dining / living / lounge / foyer - vitrified tiles (80x80cm or 120x60cm)
- ✦ Kitchen / toilets - ceramic glazed tiles (wall 60x30 cm, floor 60x30cm)

SANITARY & PLUMBING WORKS

- ✦ Sanitary ware - CERA / Jaguar or equivalent
- ✦ Faucets - CERA / Grohe (Thailand) / Jaguar or equivalent
- ✦ Geysers - Bajaj / Havells or equivalent
- ✦ Shower cubicles - Toughened glass
- ✦ Pipes - CPVC (water), UPVC (drainage)

WOOD WORK, DOORS & WINDOWS

- ✦ Doors - Flush Doors with veneer or mica finish. All doors 8 feet high
- ✦ Windows & sliding doors - UPVC glazed with double glass. VEKA / Encraft / Fenesta brand or equivalent
- ✦ Door frames - all chowkhats of hardwood. Main Door - 6"x2.5", rooms / bathroom / kitchen 4.5"x2.5"
- ✦ Kitchen - modular with granite counter, stove, chimney, and exhaust fan
- ✦ Mirrors and glass - Saint Gobain or equivalent
- ✦ Finished wardrops

FINISH - INTERIOR

- ✦ Common area - Double coat Putti, plastic emulsion on walls
- ✦ Apartments - Double coat Putti, Royal Velvet Touch or equivalent paint
- ✦ Kitchen - wall tiles and vitrified floor tiles
- ✦ Toilets - ceramic tiles full wall height. Master BR Counter Basin

FINISH - EXTERIOR

- ✦ Facade - as per drawing, combination of dry cladding, stone, tiles & textured paint
- ✦ Gates - secure as per design
- ✦ Balcony railings - SS, Glass

OTHER SPECIFICATIONS

- ✦ Pressure pumps - top two floors
- ✦ Toilets for Male & Female staff on ground floor
- ✦ Elevator - basement to top floor
- ✦ Complete piped gas provision
- ✦ Central cable TV & internet connection
- ✦ Solar water heating - kitchen
- ✦ Generator
- ✦ Rain water harvesting System
- ✦ Garbage collection



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@ S.N. MARG



**SHERVANI
LEGACY**

A Planned Township

Architects :

DESIGN STUDIO

Ar. Manish Gujral (B.Arch, FIV)

Ar. Tarana Naseer (B.Arch, M.Plan)

52/25-B, Muir Road, Near Juhi Colony, Prayagraj

**STERLING
APARTMENTS**

@ MUIR ROAD



Developed By

SHERVANI INDUSTRIAL SYNDICATE LIMITED

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RERA Regn. No. : UPRERAPRJ621628 | Website : www.up-rera.in

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