



New Shoots from Deep Roots ...A Swarshilp Journal...



# ABOUT US

The first ISO 9001 Certified Developer of Gujarat  
ICRA Rated CT3+  
Created and Developed a Popular Brand  
"NANDANVAN" - Flat with Furniture  
More than 1000 units in 4 years



Similar to a long and dry spell of summer, we also underwent one of our worst summers in the past year.

But our deep roots, as in an old & wise tree, made us stand firm against the odds and has made us emerge successful at the end.

Now we see new shoots appearing... just as when spring begins...



## Our History...

Swarshilp, a public limited company,

is a team of young and devoted entrepreneurs, led by Mr. Sanjay Shah as the CMD. We are primarily into Real Estate Development in and around Ahmedabad.

We are into the business of making Dreams Affordable...

Our vision, of a fresh approach and innovation, to develop an understanding of the situation and identify the opportunities it offers, has led us to success in one of the







वीशल-1



**Project Facts**

Residential Tower

100 units

@ 97,920 sft. Area

@ Rs. 550 lacs

1999







## वीरवारण-II



### Project Facts

Residential Tower

120 units

@ 1,13,400 sqft. Area

@ Rs. 600 lacs

1999-2000







गंधार-III



Project Facts

Residential &

Commercial Complex

61 units

@ 91,935 sqft. Area

@ Rs. 460 lacs

2001-2002







## गैलरी-IV



### Project Facts

Residential &

Commercial Complex

180 units

@ 1,88,460 sqft. Area

@ Rs. 868 lacs

2002-2003







श्रीलक्ष्मी-V



Project Facts

Residential &

Commercial Complex

200 units

@ 2,03,400 sqft. Area

@ Rs. 1,017 lacs

2002-2003







# Nidhi



## Project Facts

Commercial Complex

@ 16,500 sft. Area

@ Rs. 155 Lacs

1998



## Silver Cross the business centre

## Project Facts

Commercial Complex

60 units

@ 64,000 sft. Area

@ Rs. 350 Lacs

1999-2000







**Project Facts**

Residential Plots

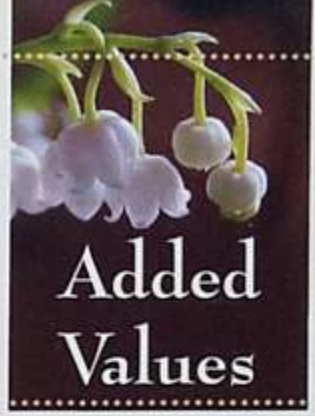
850 units

@ 4,50,000 sq.yds. Area

2000







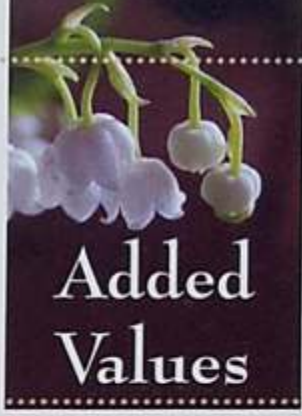
Grandeur Opening Ceremony of each of the Scheme...  
thrown open to public...



### "GRUH PRAVESH"

- Ceremonial Handing-over and Possession of the Home with a Pooja on an auspicious day...





Added Values

Only NANDANVAN offers

- Flat with Furniture
- Payments through Cheques
- Product Value through Better Pricing
- An Actual Sample Unit
- Time Policy
- 12 month Repair Warranty
- Information Transparency
- Education & Awareness to Customers
- In-process Certification on Request
- A Member's Privilege Card
- Loan Assistance for Down Payments
- One Fine Day

the flat with furniture scheme

SwarShilp gift

Swarshilp TIME POLICY

homeCARE a Swar shilp Service

SWARSHILP sanshodhan team

We make YOUR dreams affordable



Lucky Draw for Customers



Nandanvan Club

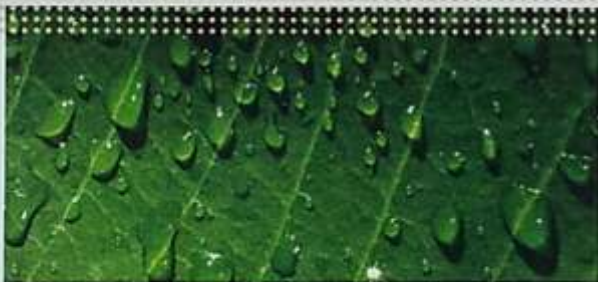




**Added Values**

**Transparency of Information & Awareness to all Customers through various stages of construction.**

- ▶ Detailed comparison of the architectural working drawings with plans approved by the local authority.
- ▶ Structural drawings with simple understanding explaining the basis and rationale behind the same.
- ▶ Consideration of earthquake resistance factors as per zoning standard (IS-1893).
- ▶ Soil Testing Report.
- ▶ Periodic Concrete Test Report of major structural elements.
- ▶ In-process Inspection Report.
- ▶ Records of Safety norms adopted & implemented.
- ▶ Structural Stability Report.
- ▶ Insurance of building.
- ▶ Building-Use Permission.
- ▶ Building Manual with Technical aspects.
- ▶ Maintenance Manual with DO's and DON'Ts.
- ▶ One Year Maintenance Warranty Free.



**Time Policy**

Compensating customers due to delays in possession by offering an interest @ 12% on their invested capital with us due to our reasons.

**One Fine Day**

A day actually spent with one's family in our sample unit at the scheme of interest to experience the living in one's dream home...NANDANVAN...  
...A truly unique experience.

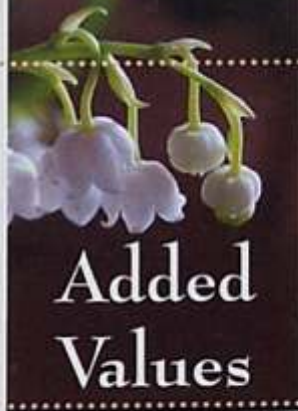




Our Publications

Your  
guide to  
taxation

in association with



Our stand, offering and support to all our customers, in  
a great moment of despair, post-earthquake on 26th January, 2000



THE SUNDAY TIMES OF INDIA, AHMEDABAD, FEBRUARY 11, 2001

AN APPEAL TO NANDANVAN FAMILY MEMBERS

Nandanvan Family Members,

We are extremely grateful to the Almighty God for the safety of our lives and belongings after the unprecedented natural calamity of 26<sup>th</sup> January 2001.

After the earthquake, the occupation of builders has been projected as one of the most irresponsible and anti-social element with all the responsibility of the damage being attributed to them. However, the facts are that out of lakhs of buildings built in the last 20 years, an identifiable number have collapsed, and a few thousand others have been damaged seriously, not necessarily because of the irresponsibility of the builders.

In this chaotic and negative scenario of panic and confusion about the facts, I Sanjay Shah, humbly appeal to all the NANDANVAN family members to come forward and share your unbiased views about your experiences at NANDANVAN, with as many people as possible.

This effort on your part will segregate us as a group of responsible professionals, and also boost the morale of our organisation. It will also help in building a strong bond between us. Swar Shilp and the members of NANDANVAN family.

To explore these objectives further, I once again appeal you to spare your valuable time, despite such difficult circumstances, to come and participate in the meeting to be held today at NANDANVAN - 1 at 10.00 a.m. This appeal is specially addressed to those members who could not be contacted.

Sanjay Shah &  
Swar Shilp Parivar

NANDANVAN - 1, B/H, Premalith Bunglows-2,  
Nr. Govd. Park, Sanjaynagar, Jan. Derasar, Satellite.

Swar Shilp Properties Ltd.  
An ISO 9001 Company  
Ph: 6740908, 6749212





Great Gurus to learn from...

...Mistakes...

A great Learning Experience....  
...Innumerable & utmost invaluable...

HAPPY NEW YEAR

શ્રી

ગાંધી વર્ષ :

સન ૨૦૦૪.

અમારા માટે ઘટનાઓ થી ભાગ્યે જ વધુ !!!  
જે ઘટનાઓ બીજા માટે પણ ન લાગે તેમ છતાં,  
તેવી તમામ ઘટનાઓ અમારા આવી બની છે,  
બની ગઈ છે.....

અમે તે તમામ ઘટનાઓને તેના ખુબ અર્થમાં-  
સ્વીકારી છે...,  
તેનો આભારી થઈ છે.

તેમાંથી મુલ્યના પાઠ શીખ્યા હોય,  
અને એવી ભૂલો ઈતિહાસમાં કરી ક્ષમાપન લેવા,  
કરિભક્ષ્ય થયા હોય.

આ તમામ વાતોસંભાષણોએ,  
અમોને વધુ અભ્યુત્થા, વધુ વિનય, વધુ હૃદયમય,  
અને વધુ પારસ્પરિક બનાવ્યા છે.

આ તમામ વાતો આપની જેમ ક્ષમાના માટે -  
વાગોળીએ હોય કે -

શબ્દોથી જેકા થવાની આ હૃદયમય આત્મામાં,  
આપના પહેલા સ્વાગત અથવા આને ઠીકની -  
આપભક્ષણ છે.

આવનાર વર્ષ માં આજ નામડી અમેથી આપે  
આપ સૌને

નવા વર્ષની ખુબ ખુબ શુભેચ્છાઓ.

સંપત્તિ શીલ - ૯૮૭૬૫ ૨૫૧૩૩. 'સ્વચ્છતા પાલિકા'  
૫૫૨૨૨૨૩.



Back-up



Management

Realized our Weaknesses.....



survive & comeback

Our Core Strengths.....



Innovation

A Burning Instinct to survive & comeback.  
Innovation in Diversity.  
Better understanding of the core.

Our Policy & Stand.....



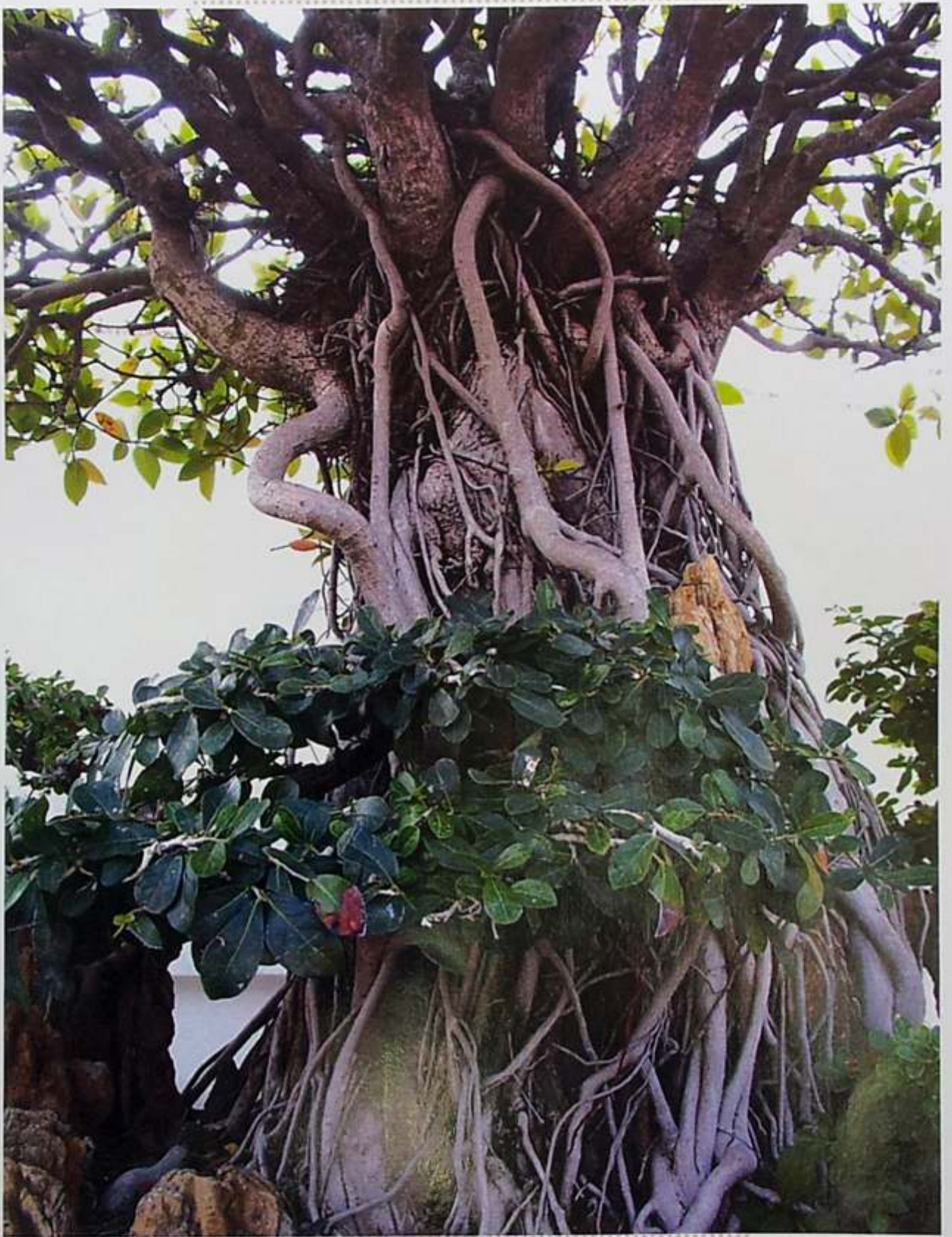
Sky is the limit with.....  
ingenuity,  
passion, integrity,  
innovation, purpose,  
authenticity,  
accountability.....

...and the like.



As Spring begins...  
the shoots appear...





...and this is just the beginning of yet another great era of our life.



**Swar Shilp Properties Ltd.**

*Creating better living environment*

Jodhpur char rasta, Satellite road, Ahmedabad, Ph. | 9879625113, 85129973