

www.happyhomegroup.co.in

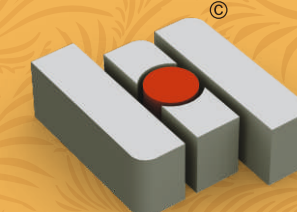


ISO 9001 : 2008
ISO 14001 : 2004
ISO 18001 : 2007

HAPPY HOME GROUP
Shantiniketan, 1st Floor, Near S.D. Jain School, Vesu Cross Road, Surat - 7
HAPPY 2 HELP ☎ 7878 808080 24X7     | Search - happyhome |  

For More Details : +91-90999 31027 | +91-90999 23639

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There are many who build houses.
Only a few build homes.

Happy

Elegance

Pure living pleasure...

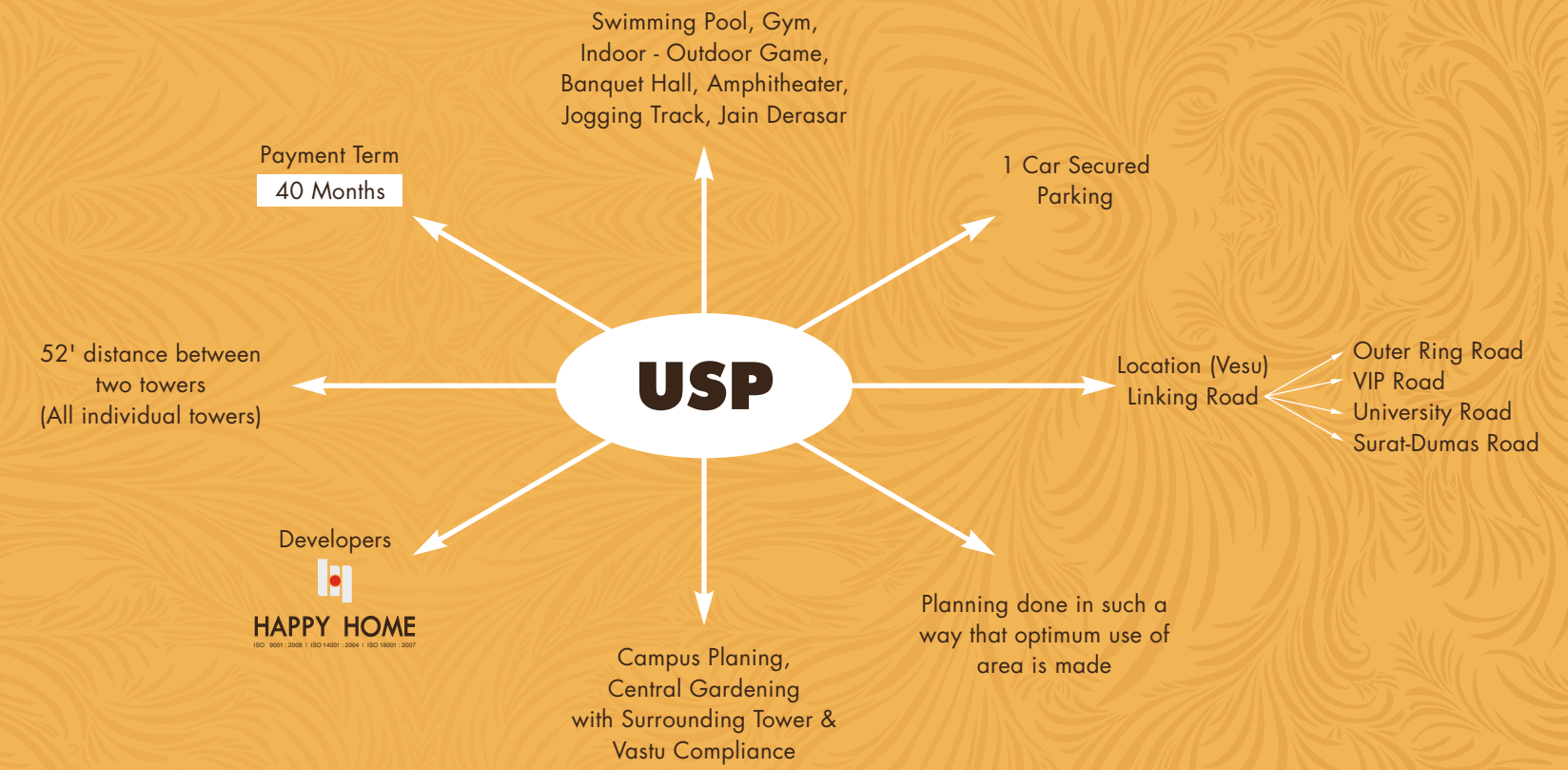
2 & 3 BHK Flats in Vesu

Happy
Elegance
Pure living pleasure...

@
 TP. 75 FP. 84, Opp. Star Galaxy,
 Nr. Greenland Bungalow, VVIP-Canal Road, Vesu, Surat



There are many who build houses.
 Only a few build homes.



HAPPY LIVING STYLE

- ▶ Swimming Pool
(with Changing Room & Shower)
- ▶ Kid's Pool
- ▶ Steam Bath, Sauna Bath, Jacuzzi
- ▶ A.C Gymnasium
- ▶ A.C Multi Purpose Hall
- ▶ Outdoor Cafeteria at Terrace
- ▶ Indoor Game
- ▶ Skating Rink
- ▶ Box Cricket Pitch
- ▶ Multipurpose Court
(Volleyball/Badminton)
- ▶ Basketball Court
- ▶ Children's Play Area
- ▶ Senior Citizen Seating
- ▶ Women's Seat Out
- ▶ Jogging Track & Accutherapy Walk Way
- ▶ Open Amphitheater
- ▶ Music System in Common Area
- ▶ Rain Dance Floor
- ▶ School Bus Pick up &
Drop off Plaza with Toilet
- ▶ Jain Derasar



CLUB FACILITIES



CONVENIENT

Close to Major Linking Road of Cities like

- ▶ Canal Road
- ▶ Outer Ring Road
- ▶ BRTS Road
- ▶ VIP Road
- ▶ Surat-Dumas Road

Close to School like

- ▶ Agrawal School
- ▶ Lancer School
- ▶ S.D. Jain School
- ▶ Reliance School
- ▶ G.D Goenka School
- ▶ Khatiwala School
- ▶ Maheshwari School
- ▶ Shardayatan School
- ▶ Ryan School
- ▶ S.G. University

Transportation Available for

- ▶ Diamond Bourse
- ▶ Industrial Belt
- ▶ Textile Market
- ▶ SEZ
- ▶ Dream City

Close to

- ▶ Petrol Pump
- ▶ CNG Pump
- ▶ Shopping Centre
- ▶ Vegetable Market
- ▶ Shopping Mall



ENTRANCE FOYER OF BUILDING

- ▶ A.C. Reception
- ▶ Name Plate
- ▶ Notice Board
- ▶ Camera Display T.V.
- ▶ Glass Door Entrance
- ▶ Sofa Seating, Counter & Chair
- ▶ Double Heighted Canopy
- ▶ Handicapped Accessible Entrance



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A Type



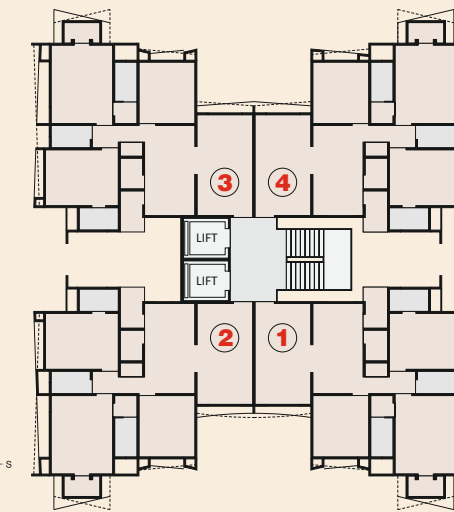
| ITEM | MEASUREMENT | AREA (In Sq.Ft.) |
|-----------------|---------------|------------------|
| LIVING HALL | 18'0" X 10'0" | 180.00 |
| KITCHEN/DINING | 16'1" X 9'0" | 144.72 |
| BED ROOM | 11'0" X 10'0" | 110.00 |
| PUJA | 2'6" X 4'0" | 10.00 |
| STORE | 5'6" X 4'0" | 22.00 |
| WASH | 7'4" X 4'0" | 29.32 |
| COMMON TOILET | 4'0" X 7'0" | 28.00 |
| PASSAGE 01 | 3'0" X 4'8" | 13.98 |
| PASSAGE 02 | 4'0" X 4'8" | 18.64 |
| BED ROOM | 10'0" X 13'0" | 130.00 |
| ATTACHED TOILET | 4'0" X 7'0" | 28.00 |
| BED ROOM | 14'0" X 11'0" | 154.00 |
| DRESS | 4'0" X 4'0" | 16.00 |
| ATTACHED TOILET | 7'0" X 4'0" | 28.00 |
| BALCONY | 4'0" X 7'0" | 28.00 |
| DOOR SILL | 36'6" X 0'4" | 12.34 |
| | | 953.00 |

3BHK Tower
(A1-A2-A3-A4-A5-A6)

Super Built-up Area : 1,643 sq.ft.

Carpet Area : 953 sq.ft.

3 BHK + Dining + Store + Wash + Pooja Space





CAMPUS LAYOUT

CAMPUS INFRASTRUCTURE

- ▶ 35000 sqft. Common Utility Area
- ▶ Generator Backup for Common Utility with 5 Points in 2 BHK & 8 Points in 3 BHK
- ▶ Compound Wall Surrounding Plot Area as Per Architect Design
- ▶ 2 Main Entrance Gate with Security Cabin
- ▶ Both Entrance Having Waterfall & Landscaping as per Architect Design
- ▶ Security Room with Toilet in each Building
- ▶ 1 Car Allotted Open Car Parking by Draw System also with Parking Marking.
- ▶ Rain Water Harvesting System
- ▶ Street Light, Parking Light & Garden Light in the Campus
- ▶ R.C.C Road with Speed Breaker & Radium Sign
- ▶ Water & Drainage Network with Separate Storm Drain Network
- ▶ Intercom
- ▶ CCTV Camera
- ▶ Only 30% Area Covered in Construction
- ▶ R.O Water Cooler for Staff at Campus & Servant at Ground Level
- ▶ Boom Barriers at All Entry Exit

CAMPUS PLANING

- ▶ All Flat Entry East/West as per Vastu
- ▶ Water Tank in Ishan Corner
- ▶ Generator in Agni Corner
- ▶ Central Garden with Surrounding Building
- ▶ Every Flat Have 3 Side Open
- ▶ Balcony for Pleasant View

BUILDING SPECIFICATION

- ▶ LIFT :
2 Auto Door Lift ISI Brand
Digital System Display
- ▶ STAIRCASE :
Granite Tappa
RCC Pardi in Railing
Vitrified Riser
- ▶ PASSAGE :
24" x 24" Vitrified Floor
- ▶ TERRACE :
Two Coat Waterproofing with China Mosaic Flooring
- ▶ OUT SIDE FINISH :
2 Coat Plaster, Texture Finish & Colour
- ▶ BALCONY RAILING :
Aluminium Railing
- ▶ WATER TANK :
Water Proofing
Glaze Tiles Dado & Bottom
- ▶ PARKING :
Yellow Mark & Flat No. Plate at Parking
RCC Trimix Floor

60' WIDE ROAD





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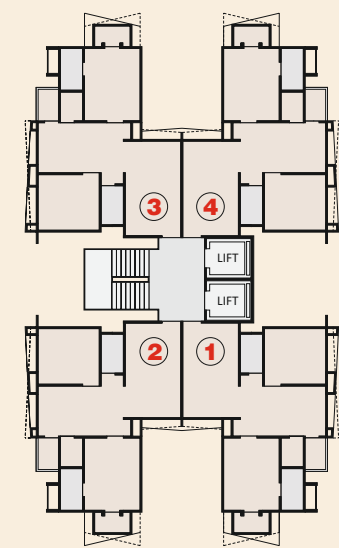
B Type



| ITEM | MEASUREMENT | AREA (In Sq.Ft.) |
|-----------------|---------------|---------------------|
| LIVING HALL | 17'0" X 10'0" | 170.00 |
| KITCHEN/DINING | 9'0" X 15'4" | 137.97 |
| BED ROOM | 10'0" X 11'0" | 110.00 |
| PUJA | 3'0" X 1'4" | 3.99 |
| STORE | 5'2" X 4'0" | 20.64 |
| WASH | 6'0" X 4'0" | 24.00 |
| COMMON TOILET | 7'0" X 4'0" | 28.00 |
| PASSAGE 01 | 1'6" X 4'0" | 6.00 |
| BED ROOM | 13'0" X 10'0" | 130.00 |
| ATTACHED TOILET | 7'6" X 4'0" | 30.00 |
| BALCONY | 4'0" X 7'0" | 28.00 |
| DOOR SILL | 36'0" X 0'4" | 12.40 |
| | | 701.00 |

**2BHK Tower
(B1-B2-B3)**

Super Built-up Area : 1,209 sq.ft.
Carpet Area : 701 sq.ft.
2 BHK + Dining + Store + Wash + Pooja Space



FLAT INTERIOR SPECIFICATION

| | |
|--------------------|--|
| ▶ FLOORING | : 24" x 24" Vitrified & Wooden Floor in One Master Bedroom in each Unit |
| ▶ KITCHEN PLATFORM | : Granite L Shaped |
| ▶ KITCHEN DEDO | : Granamite |
| ▶ SINK | : Quartz Single Bowled |
| ▶ STORE | : Granite Rack & Vitrified Dedo |
| ▶ WASH | : Vitrified Flooring |
| ▶ WASH DEDO | : Granamite |
| ▶ ALL FRAME / SILL | : Granite |
| ▶ DOOR | : Main Decorative & Other Flush |
| ▶ WINDOW | : Aluminium Section Anodized Coated |
| ▶ GLASS | : Single Vision Reflective Glass |
| ▶ TOILET | : Wall & Floor with Granamite, Wall Hung Closet, Under Ceiling Plumbing, Ceiling in Toilet |
| ▶ ELECTRIFICATION | : Concealed Fitting, Copper Wiring & Modules Switches |
| ▶ INNER FINISH | : Single Coat Plaster with Lapi Finish |
| ▶ HARDWARE | : S.S. Hardware Fitting |
| ▶ PLUMBING | : Central Plumbing for Hot Water, ISI Brand UPVC / CPVC |

| | | | | |
|-------------------------|----------|--|-------------------------------------|--|
| PRODUCT ASSOCIATE BRAND | COCK | | | www.roca.in www.cera-india.com |
| | CERAMICS | | | www.cera-india.com www.simpolo.net |
| | FLOORING | | | www.asianflooringindia.com www.nitcofiles.in |
| | SWITCHES | | | www.anchor-world.com www.havells.com |
| | WIRE | | | www.rrkabel.com www.havells.com |
| | HARDWARE | | | www.stunn.co www.archiware.com |
| | LIFT | | | www.johnsonlifts.com www.eskayelevators.com |
| | SINK | | | www.acrysil.com www.niralisinks.com |
| | PAINT | | | www.asianpaints.com www.dulux.com |
| | GLASS | | | saint-gobain.co.in www.asiglass.com |
| | CCTV | | | www.dahuasecurity.in www.cssltd.co.uk |
| | WINDOW | | | www.geetaaluminium.com www.jsw.in |
| DOOR | | | www.timbertech.com www.gujcon.com | |

Note : Brand May be Substituted by Equivalent brands in Case of not Availability of Products or any other Reasons.

EXTRA COST

- ▶ All GEB Expenses (Quotation, Contractor, Cable, Transformer & All Other Expenses)
- ▶ Advance Society Maintenance for 3 Year
- ▶ SMC Taxes
- ▶ Aluminium Grill (for Safety Window, Clothes hanger & A.C Platform Provision)
- ▶ Gas Line

LEGAL EXPENSES

- ▶ Stamp Paper, Registration Fees, Advocate Fees
- ▶ Service Tax / GST
- ▶ VAT
- ▶ Legal File Charges
- ▶ Society Formation
- ▶ SMC, I.C. (Incremental Contribution)

NOTE

- ▶ Super Built up Area 42%
- ▶ Internal & External changes are strictly not allowed during & after completion of project
- ▶ Irregular Payment (3 Installment) Cause Cancellation of Booking
- ▶ These Brochure is not part of any legal agreement
- ▶ Out Stationed cheque Shall not be accepted. Cheque / Pay order / DD to be issued in favour of "Happy Home Corporation" payable at Surat.
- ▶ If any changes in Rules, Regulation & by laws of any SMC / Government authority / Real Estate Bill during & after completion of project it is bound to all members
- ▶ Subject to Surat Jurisdiction.

