

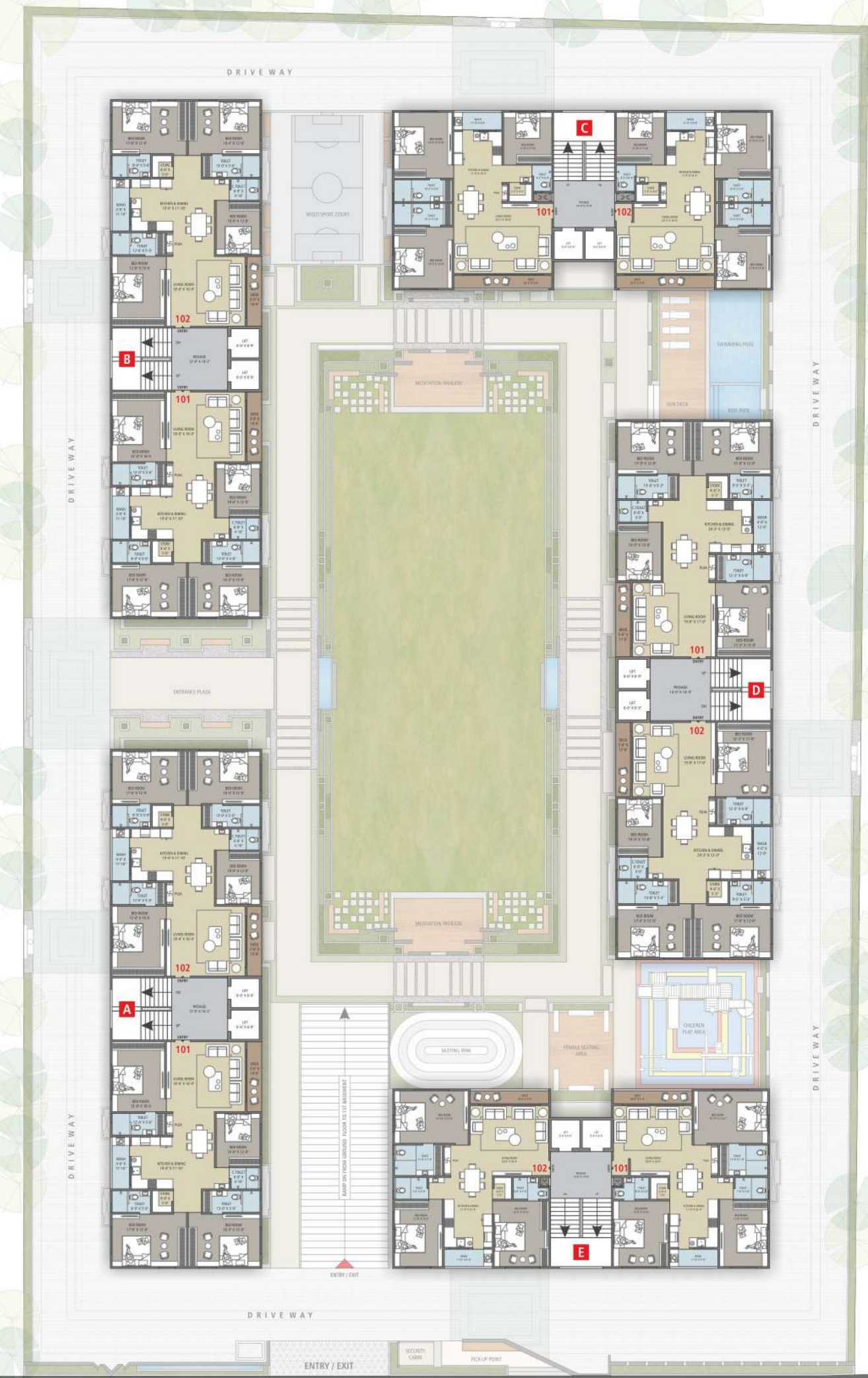


3 BHK & 4 BHK LUXURIOUS APARTMENTS

COMING SOON...

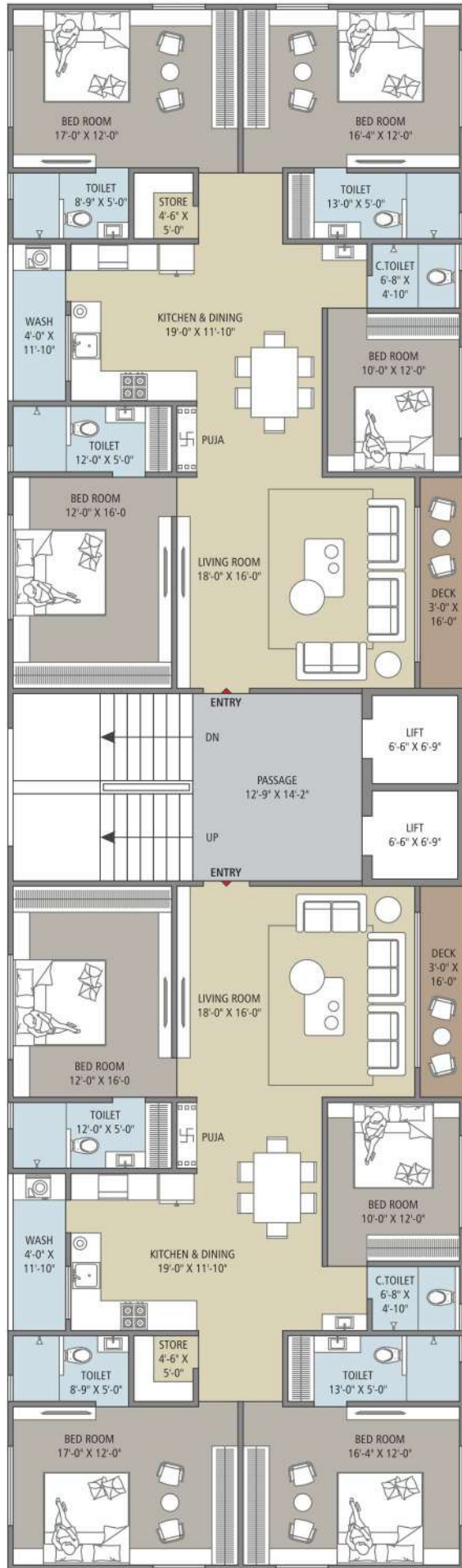


- LEGENDS**
- 1 ENTRY / EXIT GATE
 - 2 SECURITY CABIN
 - 3 PICK - UP DROP ZONE
 - 4 RAMP ENTRY / EXIT
 - 5 SOCIETY OFFICE
 - 6 BUILDING ENTRANCE FOYER
 - 7 INDOOR GAMES
 - 8 SENIOR CITIZEN SIT-OUT
 - 9 LANDSCAPE ENTRANCE PLAZA
 - 10 BANQUET HALL WITH KITCHEN
 - 11 MULTI SPORT COURT (BOX CRICKET & FOOT BALL)
 - 12 CO-WORKING SPACE
 - 13 YOGA & AEROBICS SPACE
 - 14 ADULT SWIMMING POOL
 - 15 KIDS POOL
 - 16 SUN DECK
 - 17 SPA, JACUZZI & STEAM BATH
 - 18 GYM
 - 19 CHILDREN PLAY AREA
 - 20 TODDLER'S PLAY AREA
 - 21 SKATING RINK
 - 22 FEMALE SEATING AREA
 - 23 MEDITATION PAVILION
 - 24 RELAXATION ZONE
 - 25 WATER BODY WITH WATER CURTAIN
 - 26 LAWN
 - 27 JOGGING TRACK



24.00 MT. WIDE T. P. ROAD

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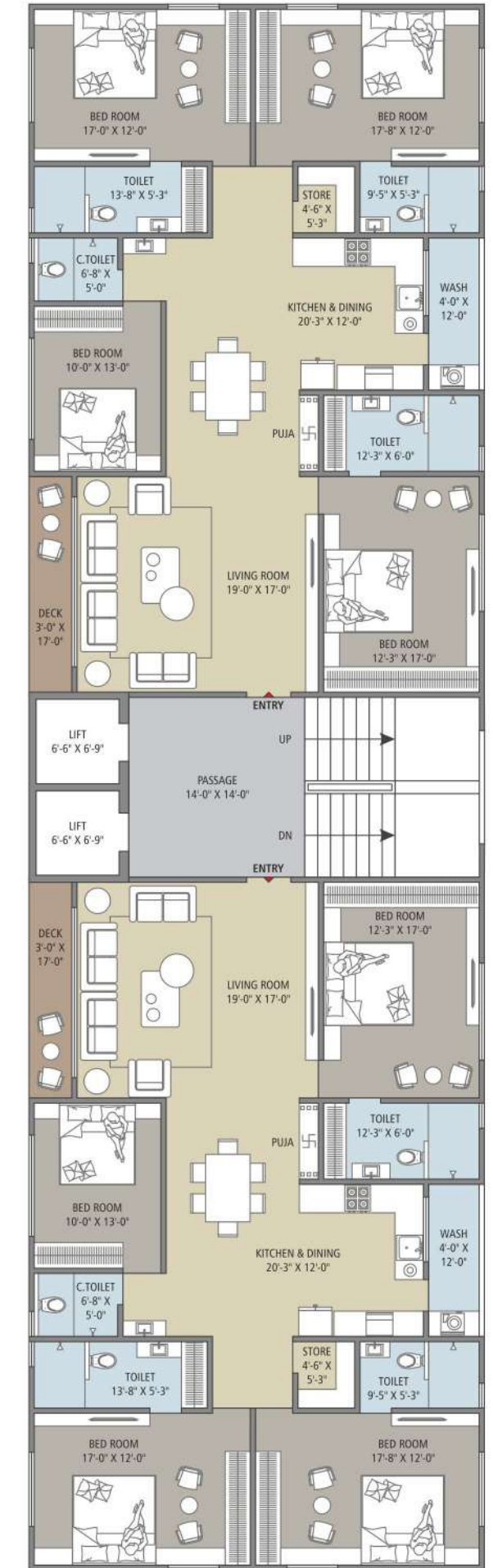
Building A | B (4 BHK)



Building C (3 BHK)



Building E (3 BHK)



Building D (4 BHK)

EXCLUSIVE AMENITIES

Redefine Luxury

- Multipurpose Banquet Hall with Stage & Kitchen facility
- Sound System with Projector Screen
- Swimming Pool / Kids Pool
- Poolside Seat-out Deck with Changing Room
- Modern Landscape Garden
- AC Gymnasium
- Yoga/ Aerobics Room
- Co-Working Space

Leisure & Relaxing

- Senior Citizen Sit-Outs
- Female Seating Area
- Meditation Pavilion
- Relaxation Zone
- Steam Bath
- Spa
- Jacuzzi
- Jogging Track

Kids & Teenage Zone

- Toddler's Play Area
- School Drop-off Zone at Main Gate
- Children's Play Area
- Cycling Track

Feel Younger

Out Door Sports

- Multipurpose Court (Football Court / Volleyball Court)
- Box Cricket
- Skating Ring

In-Door Games

- Pool Table
- Table Tennis
- Air Hockey
- Chess, Carom, Cards, Dart

Project at Glance

- 13 Storey Apartments with Double Basement
- 3 BHK – 2 Building
- 4 BHK – 3 Building
- 2 Flats on Each Floor
- Nos. of Flat in Each Tower – 26
- Nos. of Unit in Campus - 130

Planning Features

- Perfect Location on 24.0 mt Wide Road
- Exclusive Residential Project
- Central Garden with Surrounding Building Concept
- All Living Room Deck facing Central Garden
- Optimum Use of Ventilation & Light
- Optimal Space Planning with Minimum Passage Area
- Structural Design Considering Last Earthquake & Latest Codes

Parking

- 2 Level Basement Parking
- 2 Car Allotted Parking for Each Flat

Building Reception

- Furnished AC Building Foyer with Waiting Lounge
- Owner's Name Plate
- LED Television
- CCTV Monitoring
- Intercom

Lift

- Auto Door Lift
- 2 Elevator & 1 Staircase in Each Tower
- Electronic Digital System
- Automatic Rescue Drive System

Campus Layout

- Grand Entrance Gate with Security Cabin
- Society Office
- Internal RCC & Paver Block Road
- Lift Access from Basement
- Ample Street & Garden Lights
- SMC Water & Drainage Connection
- Security Room with Toilet in Each Building

Communication & Safety Features

- Intercom Connectivity in All Flat, Reception, Main Gate
- CCTV 24 x 7 Security System in Public Area
- Boom Barrier at Main Gate
- Standard Fire Fighting System at each Building & Basement Floor

Environment Care

- Percolating Bore Well for Rain Water Harvesting
- Garden & Tree Plantation in Campus
- Sufficient Natural Light in Flat
- Spacious Building Planning

SPECIFICATIONS

Flooring

- Italian Marble Figure 8' x 4' Vitrified Slab in Living, Dining & Kitchen Area
- 32" x 64" Vitrified Slab in All Bedrooms

Kitchen

- Granite Top Platform with Vitrified Dado
- Single Bowl S.S. Sink with Drain Board
- Plumbing Point for Water Purifier

Balcony

- S.S. Railing with Glass
- Wooden Figure Vitrified Flooring

Store

- Granite Racks
- Granamite 24"x24" Tiles Dado & Flooring

Wash

- Vitrified Granamite Flooring
- Vitrified Granamite Dado with Granite Sill Top

Toilet

- Granamite Flooring & Dado
- 1 Shower Panel in Flat
- Branded C.P Fittings & Sanitary ware
- Wall Hung Closet & Basin
- Health Faucet
- Diverter with Hot & Cold Water Mixing

Doors

- Decorative Main Door with Wooden Frame
- Internal Flush Door with Granite Frame
- Standard S.S Hardware Fittings

Windows

- Anodized Coated Sliding Aluminum Section
- Single Vision Reflective Glass
- Granite Frame with Kota Stone Sill

Legal Title

- Airport Authority NOC
- Title Clear Report
- SMC Development Permission
- Project Registration Under RERA
- Environment Clearance Certificate(EC)
- Structural Stability Certificate
- Loan able Titles
- Fire NOC

Extra Charges

- All GEB Expenses (Quotations, Contractor, Internal Cables, Common Accessories, Transformers, Other Charges, etc.)
- Grill (Windows & Balcony Grill, AC Platform, Cloth Stand)
- Gas Line Connection
- Advance Society Maintenance for 5 Years

Legal Charges

- GST, Water Drainage, I.C. & Cess of SMC Taxes & Insurance Charges
- Stamp Duty, Registration Fee, Advocate Fees for Documentation, Title Report
- Legal File Charges, Society Formation & Registration Charges

Plumbing

- ISI Standard Sanitary Ware for Toilet
- CPVC/ UPVC Pipe & Fittings
- Central Hot Water Supply Plumbing in Kitchen & Toilets

Electrification

- ISI Standard Modular Switches
- Standard Concealed Copper Wiring
- All Necessary Points in Each Room for Electrical Appliances

Water Supply

- Under Ground & Overhead Water Tank
- 1 Bore-Well in Campus

Power Back-Up

- Diesel Generator Power Back-up for Common Utilities and in Each Flat
- Adequate Points per Flat
- 1 Lift, Parking Lights, Water Pump & Common Passage

Building External

- Stair Passage Vitrified Flooring
- Stair Granite Trade Floor & Vitrified Riser
- Terrace -Double Coat Water Proofing with China-Mosaic Flooring
- Trimix Finish in Basement Parking Flooring
- Tiles Flooring in Hollow Plinth at Ground Level

Inside Unit Finish

- Single Coat Mala Plaster
- Finished Birla Putty on Internal Walls

Exterior Finish

- Outside Double Coat Plaster with Texture Finish
- Standard Exterior Acrylic Water based Paint

LOCATION MAP



STRATEGIC LOCATION

Surat Diamond Bourse	: 3.0 km
Surat Airport	: 6.0 km
Surat Metro Route	: 3.0 km
Outer Ring Road	: 1.0 km
Shree Shyam Baba Temple	: 3.5 km
G.D. Goenka School	: 2.0 km
Citylight Area Anuvrat Dwar	: 4.0 km
VR Mall	: 4.5 km



LOCATION MAP

Disclaimer

- Advance Society & Common Amenities Maintenance Charges are Extra & to be paid before Sale Deed & Possession of Flat.
- Internal & External Changes are strictly not allowed during construction or after completion of project.
- Full Payment with all Legal and Extra charges must be paid before Registered Sale Deed and Possession of Flat.
- Any changes in Rules and Regulation by Government Policy / RERA/ GST/ Registration Fees/ Stamp Duty, it will be bound to pay by all Purchaser/ Member/ Allottee.
- Any RCC Member (Slab, Beam & Column) shall not be Damaged/Alter during Interior work of Flat.
- This Brochure is only for easy understanding Purpose; it cannot be a part of any legal agreement from developer.