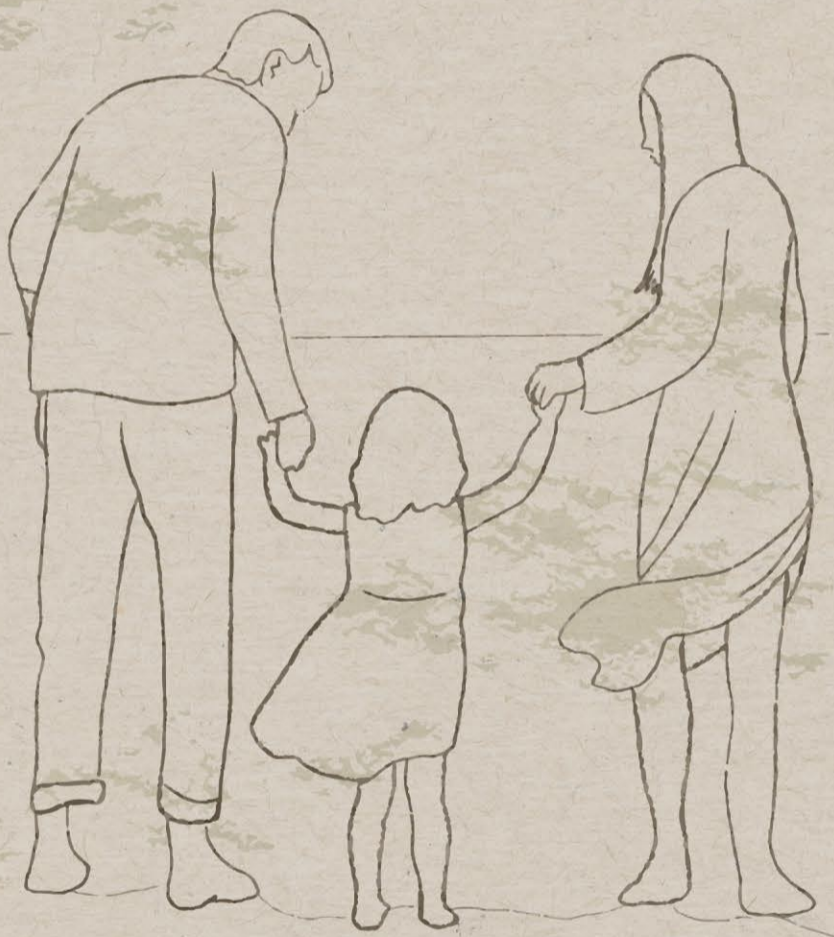


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SOMESHWAR
AVENUE PRIVATE
LIMITED

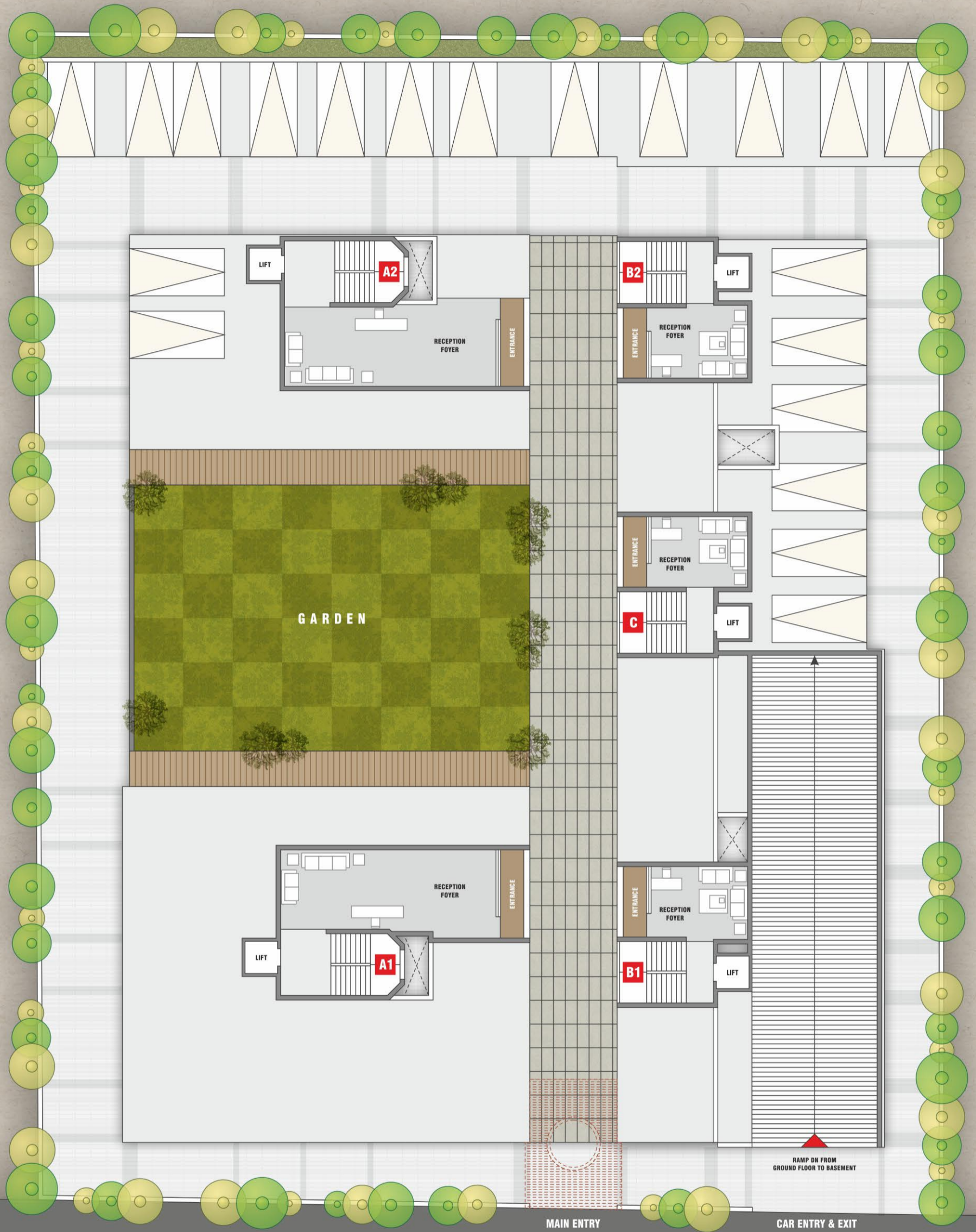
SHALIGRAM

3 BHK LUXURIOUS APARTMENT *Flats*

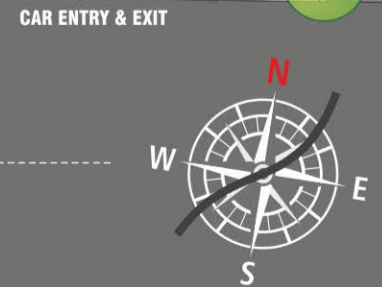


EXPERIENCE
JOYOUS LIVING
AT THE PROMINENT
LOCATION

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ROAD



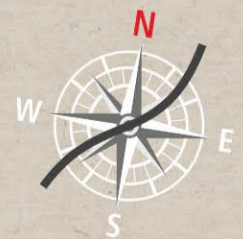
GROUND FLOOR PLAN

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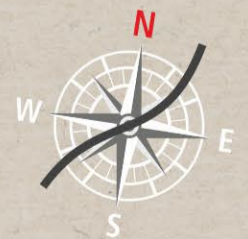
TYPICAL FLOOR PLAN

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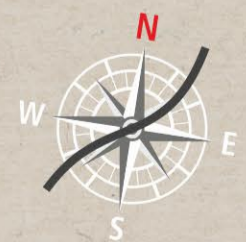
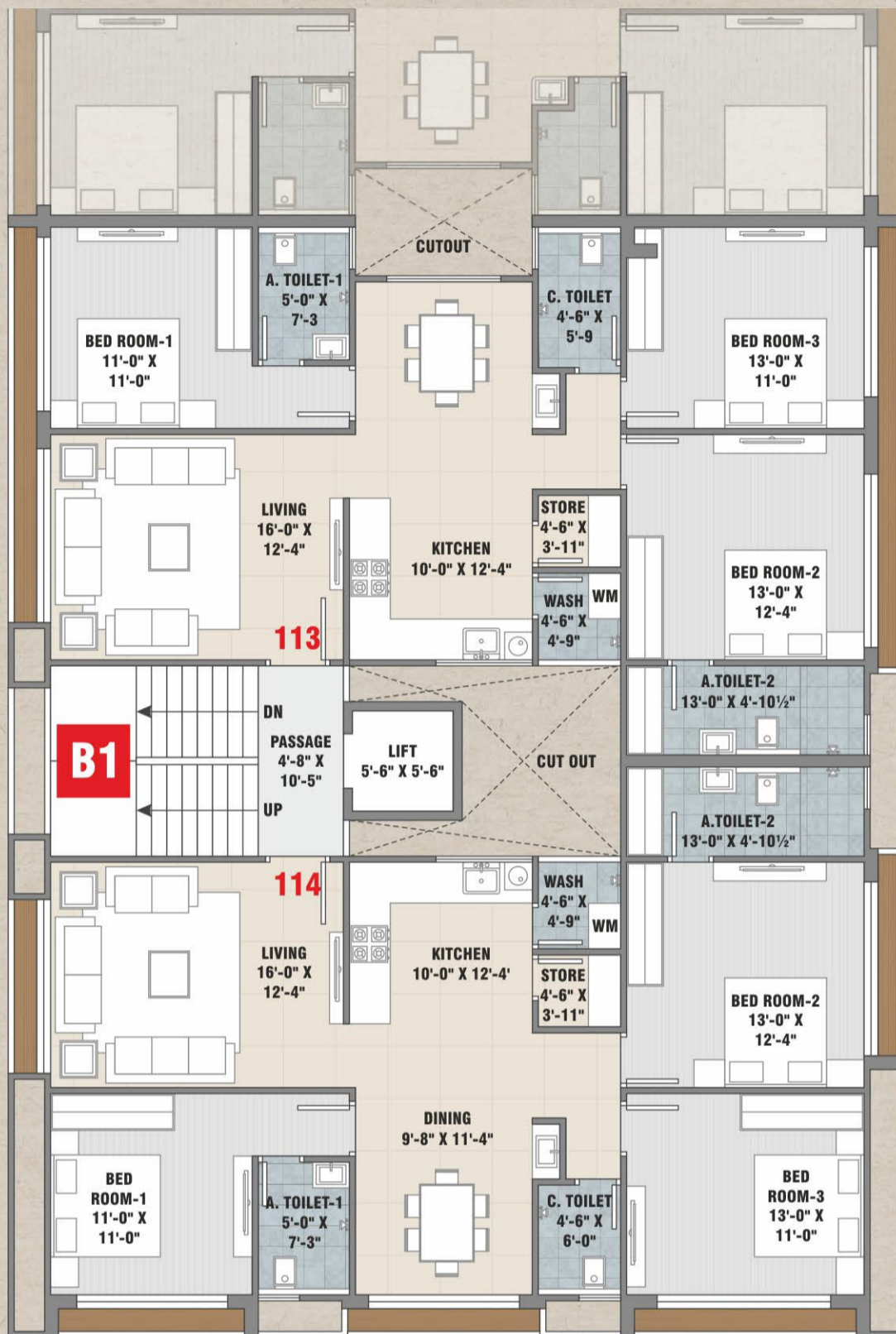
BUILDING A1

TYPICAL FLOOR PLAN (3 BHK)



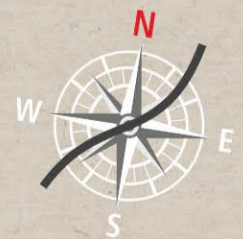
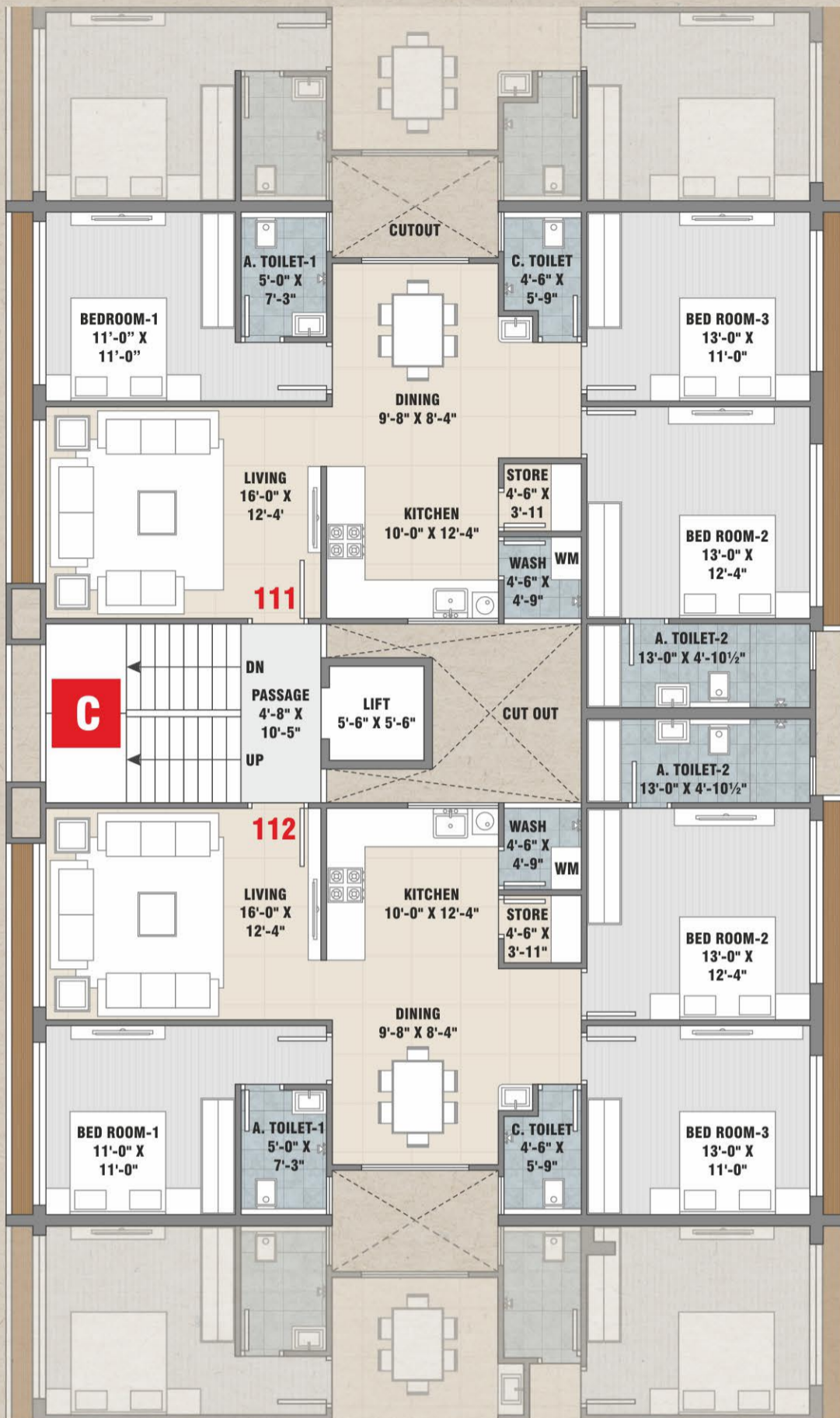
BUILDING A2

TYPICAL FLOOR PLAN (3 BHK)



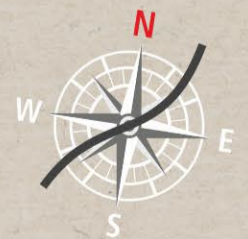
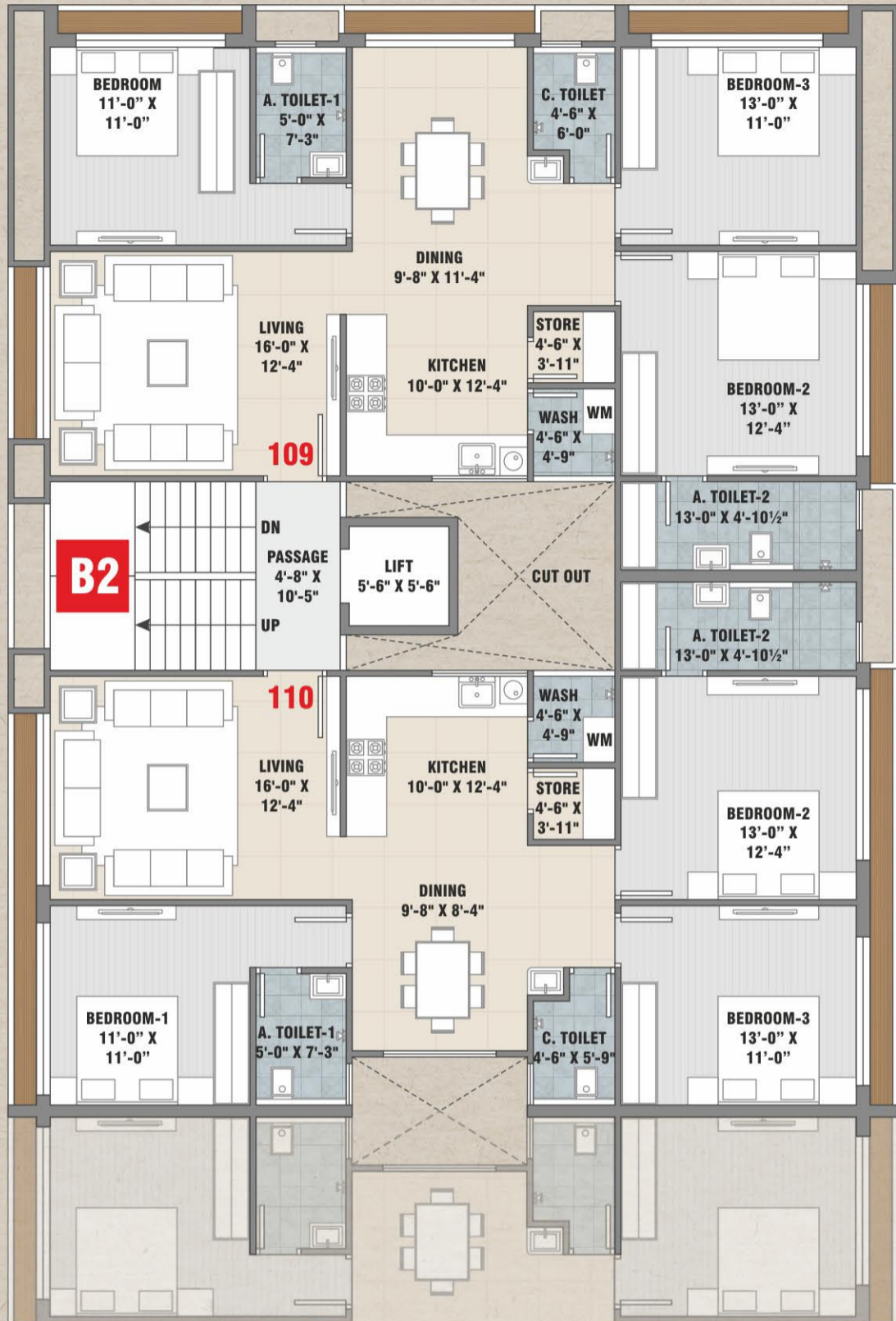
BUILDING B1

TYPICAL FLOOR PLAN (3 BHK)



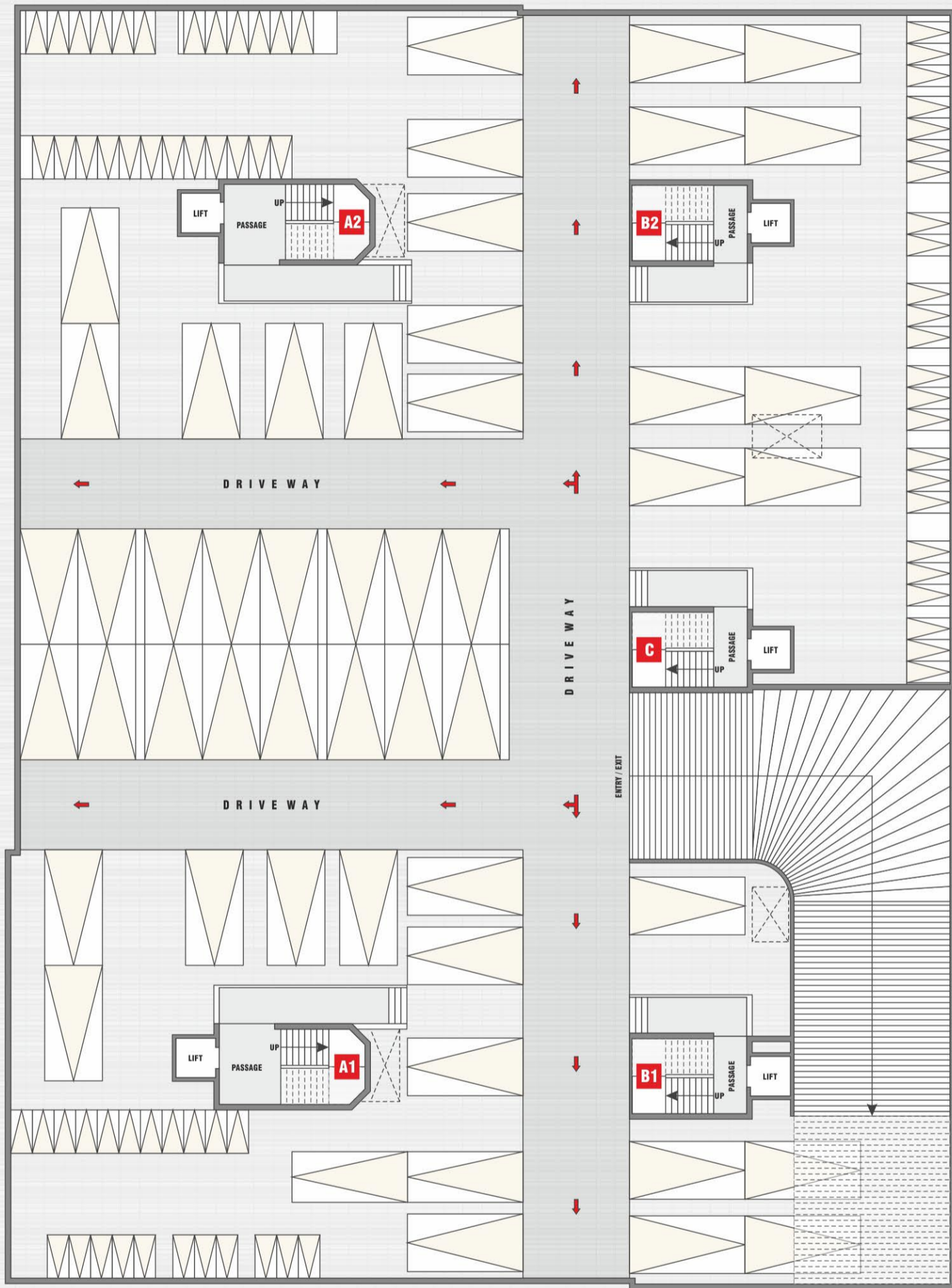
BUILDING C
TYPICAL FLOOR PLAN (3 BHK)

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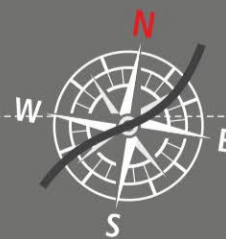


BUILDING B2

TYPICAL FLOOR PLAN (3 BHK)



ROAD



BASEMENT PLAN

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CONTACT : 9898066822

PROJECT BY :
SOMESHWAR AVENUE PRIVATE LIMITED

SITE ADDRESS : T.P. NO. 02, (VESU-BHARTHANA-VESU), F.P. NO. 63, O.P. NO. 49/1, R.S. NO. 88/P, AT -
SURAT

WE REQUEST

- Stamp duty, registration charges, legal charges, society maintenance charges (from the date of BUC) etc. shall be borne by the purchaser.
- GST, TDS & all other taxes prevailing or that may be levied in future will be borne by purchaser.
- Any Additional charges or Duties levied by the government / local authorities during or after the completion of the scheme like SMC Tax, will be borne by the purchaser.
- In the interest of continual developments & quality of construction, the developer reserves all rights to make any changes in the scheme including technical specification, designs, planning, layout & all purchaser shall abide by such changes.
- Changes / Alteration of any Nature including elevation, exterior color scheme, balcony Grill or any other changes affecting the overall design concept & lookout of the scheme shall strictly not be permitted during or after the completion of the scheme.
- Any RCC member (beam, column & slab etc.) must not be damaged during the interior work or utilizing the unit.
- Low-voltage cables such as telephone, TV and Internet cables shall be strictly laid as per consultant's service drawings with prior consent of developer / builder office.
- No wire / cables / conduits shall be laid or installed in a way such that they from hanging formation on the building exterior face.
- Common passage / landscaped area not allowed to be used for personal purpose.
- This brochure is intended only for easy display & information of the scheme and does not form part of legal documents.

NOTES

- All rights for Alteration / Modification in design or specifications suggested by architects and / or developer shall be binding to all the members.
- BUC (Building Use Certificate) as per SMC rules, clear title for loan purpose.
- This brochure is for private circulation only. By no means, it will form part of any legal contract.

LEGAL DISCLAIMER

- *All furniture / objects shown in the plan are for presentation & understanding purpose only. By no means, it will form a part of final deliverable product.
- #All the elements, objects, treatments, materials, equipment & color scheme shown are artisan's impression and purely for presentation purpose. By no means, it will form a part of the amenities, features or specification of our final products.

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SPECIFICATION

- **Flooring**
 - Vitrified tiles of larger size in all common area and designer vitrified tiles in all bedroom.

- **Kitchen**
 - Granite L-shaped kitchen platform with designer tiles dedo.

- **Store**
 - Marble racks & dedo with standard vitrified tiles.

- **Hardware**
 - Stainless steel fittings.

- **External Finish**
 - Customize finish with 2 coat colour.

- **Parking**
 - Combination of paver blocks.
 - Designer parking tiles / stone / VDS trimix.

- **Lightings**
 - Common area to be fixed with LED lights for energy savings.

- **Toilet**
 - Designer vitrified in floor & wall, wall hung closet & standard quality basin, hot & cold water line in all bathrooms with piping for centralized heating system.

- **Plumbing**
 - Hot water CPVC pipe, ASTM for cold water and PVC drainage pipes Finolex or equivalent brands.

- **Window**
 - Anodized aluminum windows with tint glass.

- **Electrification**
 - Standard quality modular switches with complete copper wiring, MCB in individual flats, 24 hr auto generator of 5 AMP back up for each flat, TV and internet point provision as per new technology.

- **External walls**
 - High quality red bricks with double coat plaster.

- **Internal Wall Finish**
 - Single coat mala plaster with birla putti.

- **Municipal water supply.**

- **Gujarat gas connection for kitchen.**

- **Pedestrian and vehicular movement would be designed separately for smooth and safe movement within and outside the building.**

AMENITIES



**Impressive Elevation
of Building**



Lush Green Garden



**Designer Entrance
Gate of Campus**



**Decorated Entrance
Reception**



Designer Street Light



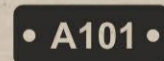
**Lift of Standard co.
like Kone or Equiv**



**Multi Camera Security
CCTV in Common Area**



**24 x 7 Security Service
Allowance**



**Artistic Name Board in
Each Building Lobby**