

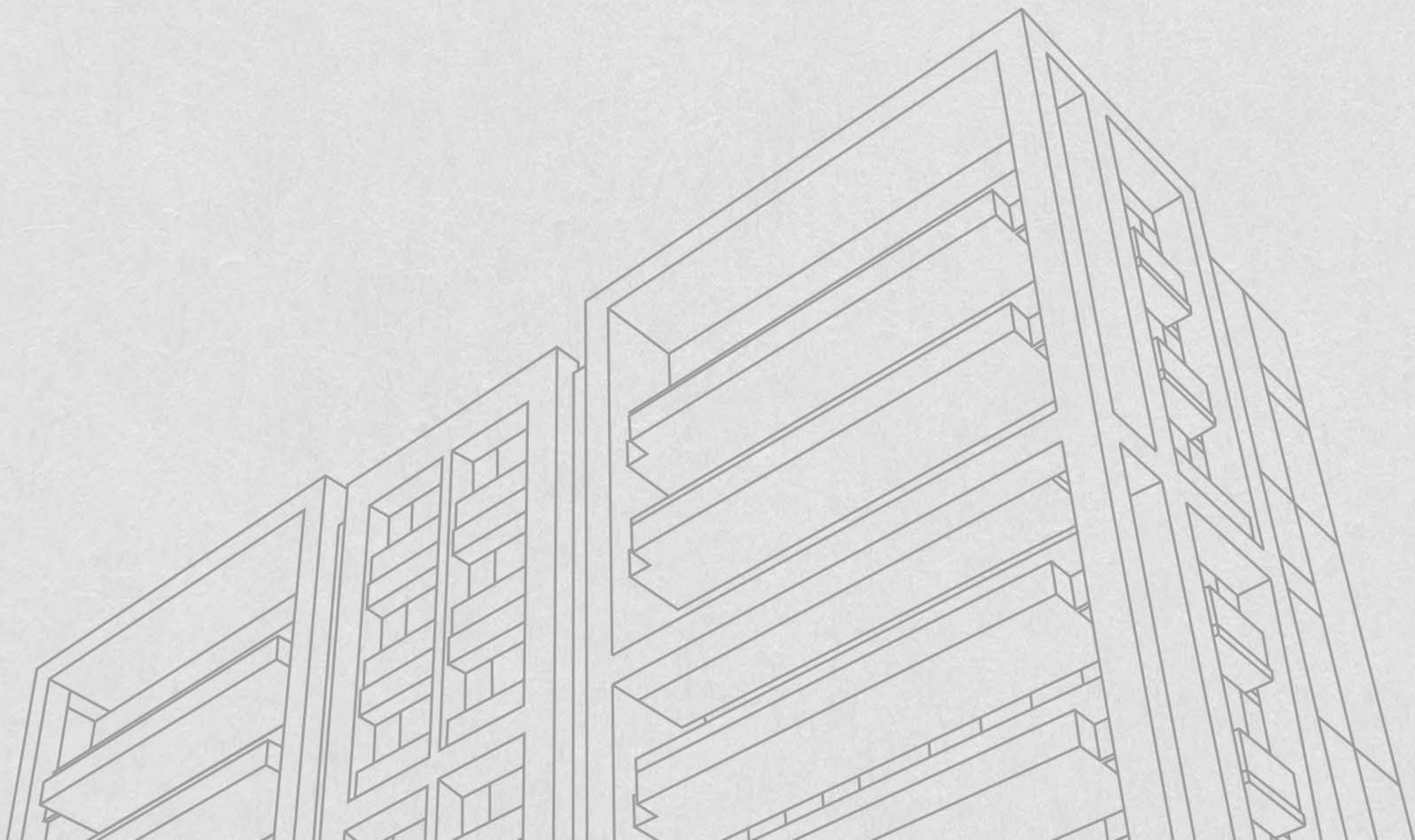
A PROJECT BY



*The* **MONOLITH**

WE CARE FOR YOUR  
INDIVIDUALITY

5 BHK LAVISH LIVING



Experience joyous living at the prominent location of Surat, VIP Road, Vesu



*The* **MONOLITH**

*Have an experience of wholesome living at the sprawling beauty of nature and elite community!*

*Relish the journey of togetherness!*



# The MONOLITH

## PROJECT SYNAPSES

12  
Storey  
building

22  
Families  
in campus

1  
Tower in  
society

2  
Flats on  
each floor  
with servant  
room

10'-7"  
Floor height  
(slab to slab)





The MONOLITH

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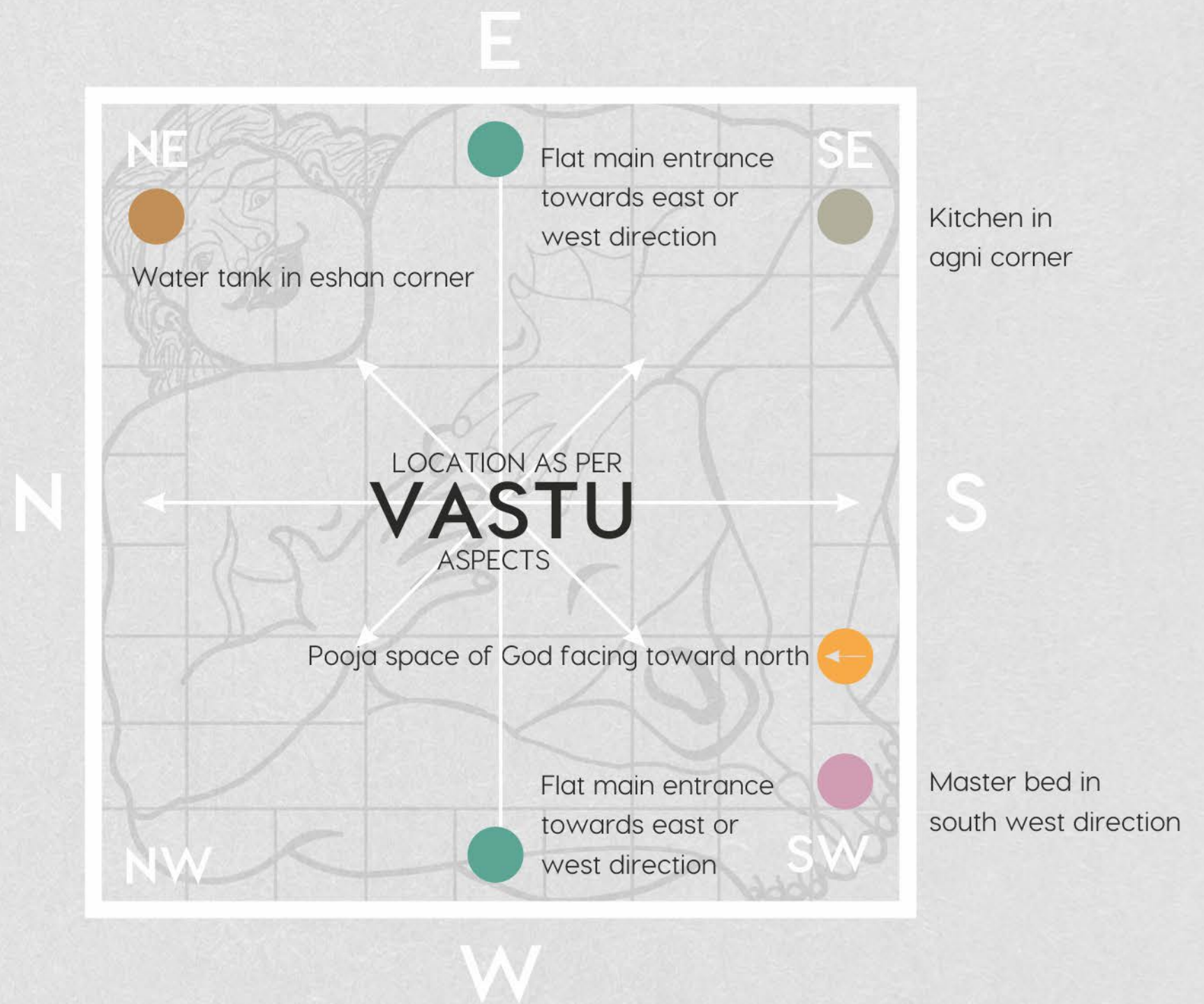
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The **MONOLITH**

## Imbuing positive vibes to your life via homes based on Vastu principles

- Ideal direction for entrance north, east, north-east and west direction for the flow of positive energy
- Living rooms in the north, east, north-east or north-west directions for happiness and joviality
- Bedrooms built in the south-west direction for good health and prosperity



Standing on the elite location of Surat, this stature like tower is constructed diligently based on vastu principles.

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### CAMPUS HIGHLIGHTS

- Multi tier security system (main gate, reception, intercom, CCTV)
- School van pick up stand
- Well-designed campus layout with recreational landscaped garden spread
- Public address guideline board
- Boom barrier & security cabin at campus entrance
- Attractive huge designer main society entrance gate
- Aesthetically pleasing campus lighting
- Percolating bore well for rain water harvesting
- 24 X 7 water supply with U.G.W.T. with pressure pump & a bore well in campus
- Environment friendly arrangement for campus

### INDOOR ACTIVITIES

- Pool
- Table tennis
- Hand pool
- Cards
- Chess
- Carrom
- Air hockey
- Toddlers' play station
- Multi use hall, yoga / meditation
- Infant play area
- Kids play area (hard & soft)
- Gym, changing room, steam & sauna

### OUTDOOR ACTIVITIES

- Senior citizen gazebo
- Kids play area



YOGA



RECEPTION



KIDS PLAY AREA



GYM



## APARTMENT SPECIFICATIONS

### FLOOR FINISH

- Wooden flooring in one bedroom.
- Italian marble flooring in entrance foyer, living room, kitchen, dining space & other bedrooms.

### DECK

- Deck with designer rustic tiles in floor.
- S.S / M.S & Glass safety railing.

### KITCHEN

- Granite kitchen platform with sink of FRANKE / eq. make.
- High quality vitrified tile dado upto lintel level.
- Gas connection on platform & provision for R.O water purifier.

### WASH & UTILITY

- Leather finished granite in flooring and vitrified tile on dado with adequate electrical and plumbing points.

### HOT WATER SYSTEM

- Dedicated instant Gas Geyser of sufficient capacity with centralized plumbing system and gas connection in each apartment.

### STORE

- Adequate kota stone / granite shelves with satin finish glazed tile dado.

### TOILETS

- Decorative high-quality vitrified tile upto lintel level with standard quality sanitary ware of KOHLER or eq. make and C.P. fittings of JAQUAR / KOHLER or eq. make in all toilets.

### DOORS AND WINDOWS

- Designer main door with wooden frame provided with premium make lock and fittings.
- Internal door openings provided to benefit future aesthetics of interior design requirement.
- All window openings provided with granite stone frame with good quality aluminum anodized / UPVC section and glass.
- Well designed S.S / M.S / glass safety grill or railing for each window.

### WALL SURFACE

- Waterproof putty on all plastered wall and ceiling.

### AIR-CONDITIONING

- Installation of adequate sets of V.R.V air conditioning system of Toshiba / DAIKIN / eq. make.

### ELECTRICAL

- Sufficient points in concealed copper wiring of RR KABEL / eq. make.
- Modular switches of LEGRAND/MK/ eq. make.
- 3 phase meter.
- Adequate power backup in each flat of 15amp 3-phase (2AC, 10 Fans, 10 Lights, 1Refrigerator & TV).

### TELEVISION, INTERNET & TELEPHONE

- Convenient provision of internet, telephone & television points in each apartment.

## BUILDING SPECIFICATIONS

### ENTRANCE FOYER & LOBBY

- Well designed entrance foyer and waiting area with air conditioning.
- Elegantly designed lobby at all floor levels.

### FACADE TREATMENTS

- **Plaster** : Roller finished double coat plaster on exterior wall and dry cladding in some part
- **Paint** : Weather shield paint of ICI / standard make.

### PARKING

- Site development: interlocking paver blocks / stone paving.
- 5 BHK - 3 cars parking (including stacker parking).
- Sufficient two wheeler parking and visitor's parking.

### ELEVATORS

- Two fully automatic passenger elevators of SCHINDLER/ KONE /eq. make per building.

### ELECTRICS AND POWER BACKUP

- Silent generator of adequate capacity for lifts, water pumps and common facilities.
- Designer light fittings of standard make in common passages and campus.

### SECURITY

- Video door phone and Intercom facilities with connectivity from entrance foyer to each flat, lifts & security cabin.
- CCTV camera coverage in campus, reception and basement area.

## TECHNICAL SPECIFICATIONS

- Earthquake resistant structural design as per IS codes.
- Floor height 10'-7" (slab to slab).



**PARKING**

- 3 car parking | - Mechanical car parking



**BASEMENT LAYOUT PLAN**



**GROUND FLOOR LAYOUT PLAN**



**FIRST FLOOR LAYOUT PLAN**



**TYPICAL FLOOR LAYOUT PLAN**

Living Room | Pooja | Dining | Kitchen | Wash | Store | Servant Room & Deck





# LOCATION MAP



**CLICK  
HERE  
FOR LOCATION**



## CONNECTIVITY

Airport	: 6.0 k.m.
Metro	: 3.0 k.m.
Surat-Mumbai Express Highway	: 2.5 k.m.
Diamond Bourse	: 5.7 k.m.
Surat Railway Station	: 11.0 k.m.
Textile Market	: 8.8 k.m.
Hospital	: 500 mtr.
C.B. Patel Club	: 400 mtr.
G.D. Goenka School	: 1.7 k.m.
Lalbhai Contractor Stadium	: 3.5 k.m.



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### We Request

- Stamp duty, Registration charges, Legal charges, gas connection charge, GEB / SMC charges, Society maintenance charges etc. shall be borne by the purchaser.
- GST, TDS & other taxes levied in future will be borne by the 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 in design & quality of construction, the developer reserves all rights to make any changes in the scheme including technical specifications, designs, planning, layout & all purchasers 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 & outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme.
- Any RCC member (Beam, Column & Slab) must not be damaged during your interior work.
- All external laying and drawing of low - voltage cables such as telephone, T.V. 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 such a way that they form hanging formation on the building exterior faces.
- This brochure is intended only for easy display & information of the scheme and does not form part of the legal documents.

### Note

- All rights for alteration / modification and development in design or specifications by architects and / or developer shall be binding to all the members.
- B.U.C. (Building Use Certificate) As per SMC Rules. Clear Titles 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 or pictorial image 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 for our final products.
- Dimensions mention in building plan, are wall-to-wall dimensions & it does not include finishing detail like plaster, putty, dado tiles & manual construction errors.

### LEGAL INFORMATION

- Airport NOC
- Lift license & use certificate
- Building use certificate
- Registered sale deed for individual unit
- Title clear report of land & individual unit
- S.M.C. development permission
- Loanable title clear
- Structural stability certificate
- Architect completion certificate

### SOCIETY EXPENSES

- Society formation & registration fees
- Advance society maintenance
- IC (Incremental Contribution) & cess of SMC
- Water & drainage expenses
- S.M.C. taxes for parking, common, utilities

### LEGAL EXPENSES

- Stamp duty, registration fees, advocate fees for documentation & title report, legal file charges & city survey name transfer fees.
- SMC, GEB and Gujarat gas name transfer fees

### EXTRA CHARGES

- GST and insurance expenses
- All GEB expenses
- Gas line and grill (platform for outdoor AC & cloth stand)
- Cable line & internet connection

A PROJECT BY



**SITE ADDRESS:**

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**STRUCTURE**



**LEGAL ADVISER**

