

3 B H K EXCEPTIONAL LIVING





Where luxury meets lifestyle!





#### **Customer Satisfaction**

Customer satisfaction is at the heart of our real estate endeavours. From innovative designs to seamless transactions, we ensure your journey with us is not just about acquiring a property but realizing your dream home.



#### Intelligent Design

Intelligent design is the cornerstone of our real estate ventures, where form meets function with precision. We prioritize smart utilization of space, energy efficiency, and cutting-edge technology to create homes that resonate with modern sensibilities.



#### Thorough Planning

Through thorough planning, our real estate endeavours unfold with precision and purpose. We believe in a holistic approach that encompasses meticulous zoning, infrastructure considerations, and community integration, resulting in projects that stand as paragons of thoughtful development.



#### Professional Approach

Experience a professional touch in our real estate projects, where every step is guided by expertise and a commitment to excellence. Our team's professionalism shines through in clear communication, timely execution, and a focus on delivering high-quality outcomes.



#### Workmanship

In our real estate ventures, superior workmanship is not just a standard but a commitment. Our skilled artisans bring precision and passion to every detail, ensuring that each project reflects the highest standards of construction and finishing.



#### Relationship

Our commitment to meaningful relationships defines our real estate projects. From homeowners to partners, we value each connection, ensuring a collaborative journey that results in successful, mutually beneficial outcomes.



#### Commitment & Accountability

Experience a level of commitment and accountability that sets our real estate projects apart. From project inception to completion, we prioritize transparent communication, adherence to time lines, and a steadfast dedication to delivering exceptional outcomes.



#### Quality Assurance

Quality assurance is the cornerstone of our real estate projects, where we rigorously uphold standards to deliver homes of uncompromising quality. Our commitment to precision, durability, and attention to detail ensures that each project stands as a testament to our unwavering dedication to excellence.







## EASY CAR MANOEUVRE

Save the stress of finding a parking area after a tiring day. With stress free parking slots & broad drive way for convenient access.





## LUSH AND SPACIOUS CAMPUS

Feel the nature and walk around the lush green campus after a tiring day at work. Calm the chaos of your mind while spending time with the nature.





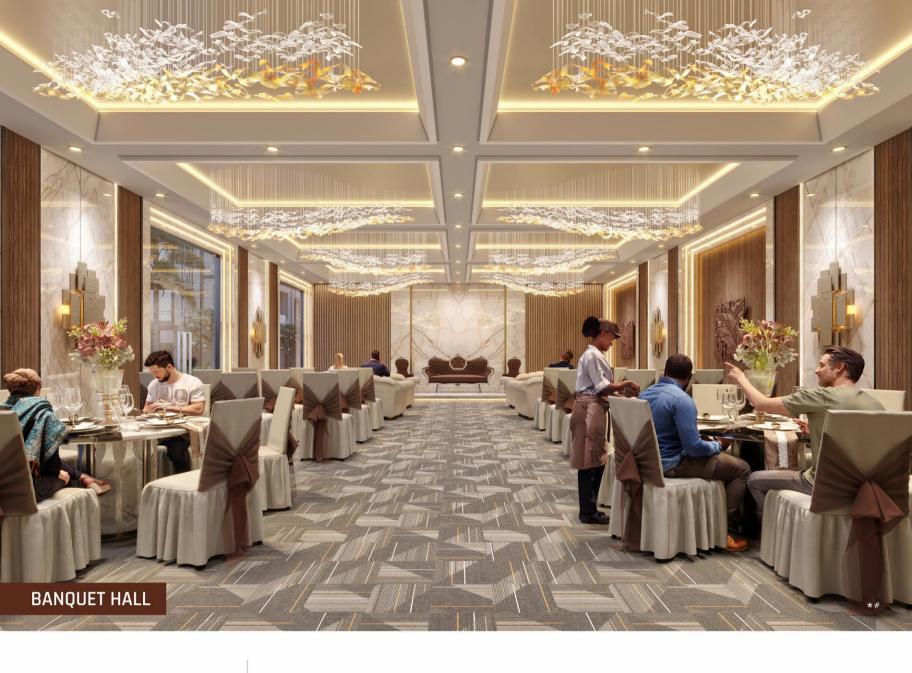






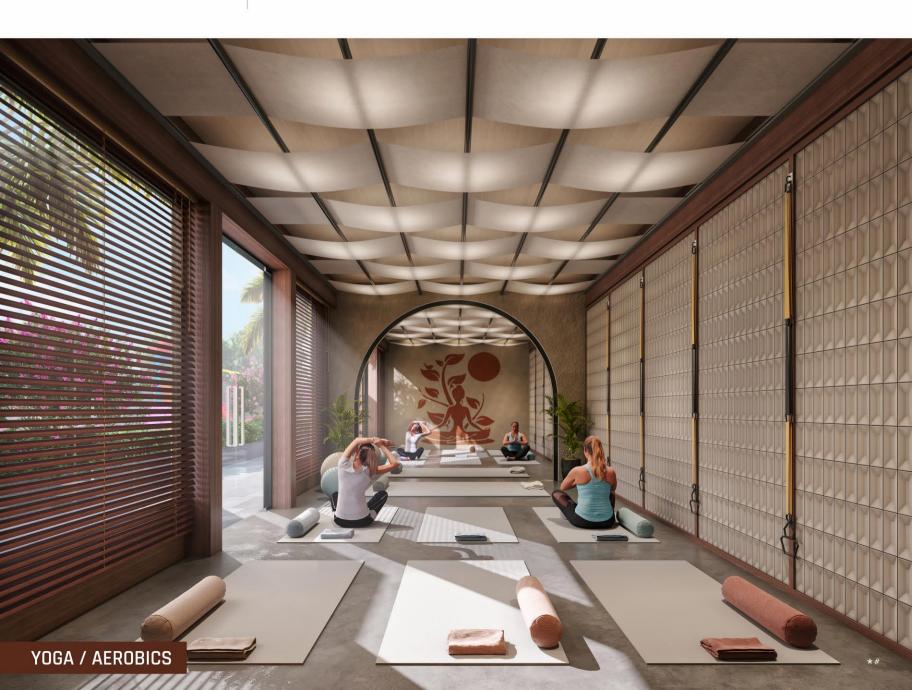








# JOIN A COMMUNITY THAT APPRECIATES THE FINER THINGS IN LIFE



# AMENITIES

## INTERNAL AMENITIES



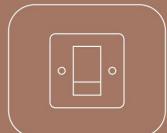
Electrification



Building Structure



Water Supply



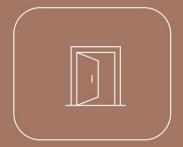
**Modular Switches** 



Flooring



Plumbing

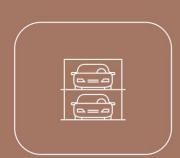


Doors



Sanitary Ware

## **EXTERNAL AMENITIES**



Double Basement Parking



Gazebo Group Seating



Landscape Area



Drop Off Zone



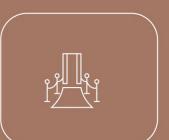
Indoor Games



Red Brick Walls



Gymnasium



Entrance Foyer



Sculpture



External Finish



Kids Play Area



Yoga Room



Jogging / Walking Track



Banquet Hall





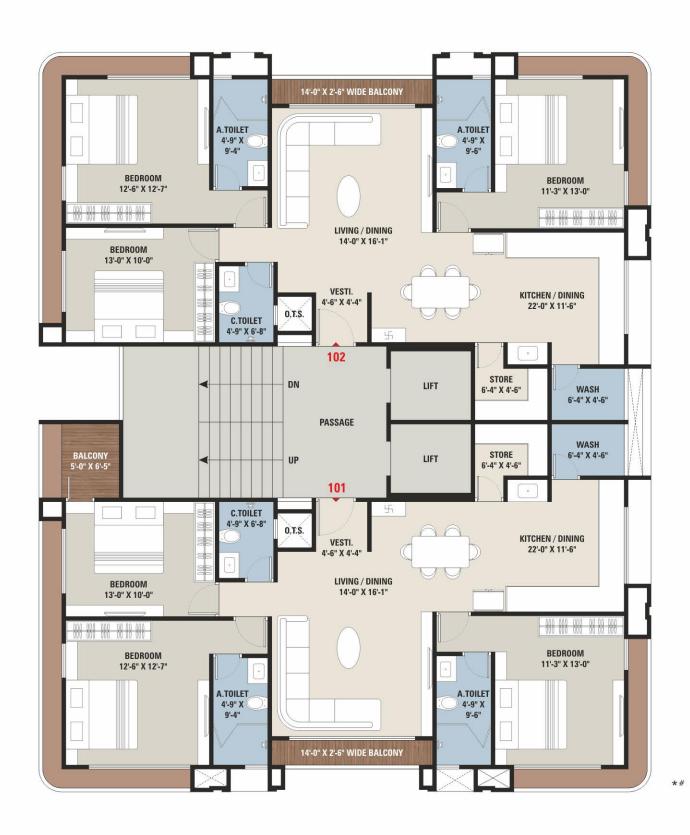






## THOUGHTFUL INTERIOR DESIGNS

We have taken care of every single detail of your dream home. Right from windows to plumbing, electrification and wall finish. Everything is thoughtfully designed to match your class and elegance.



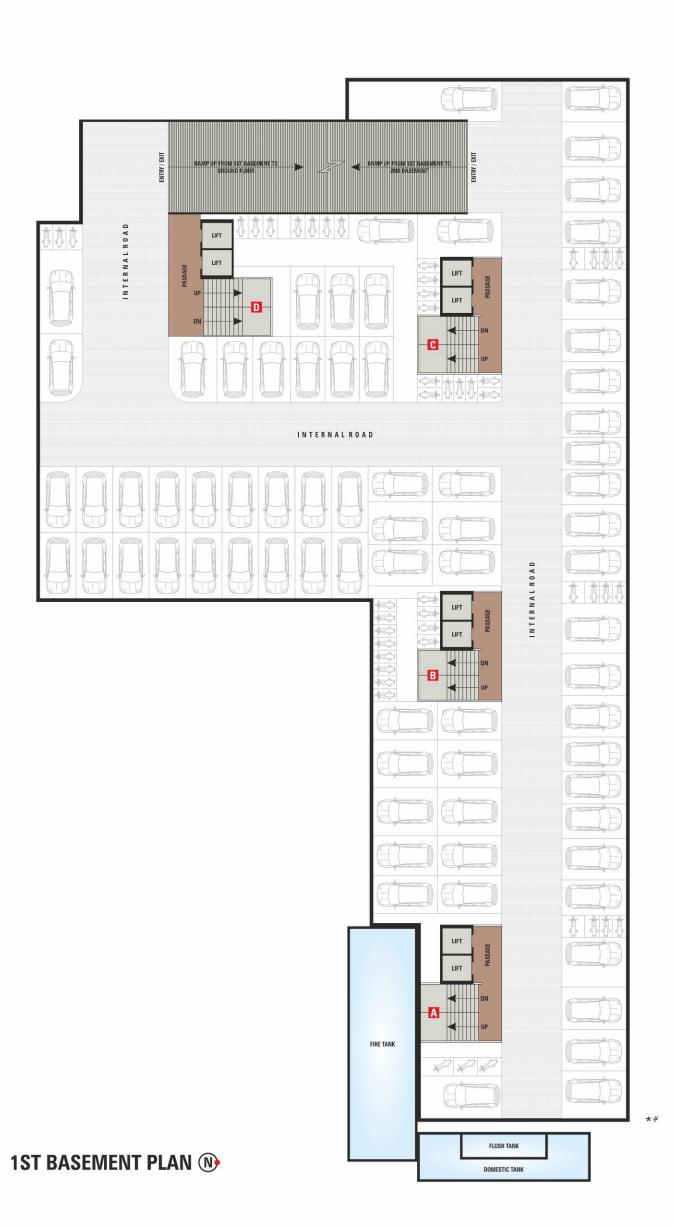


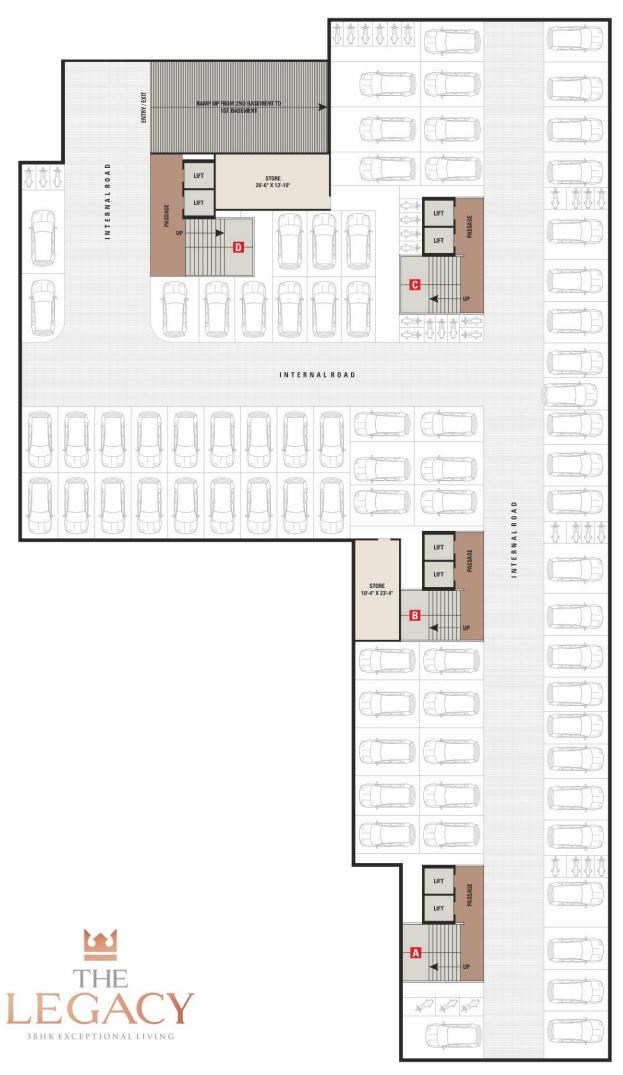


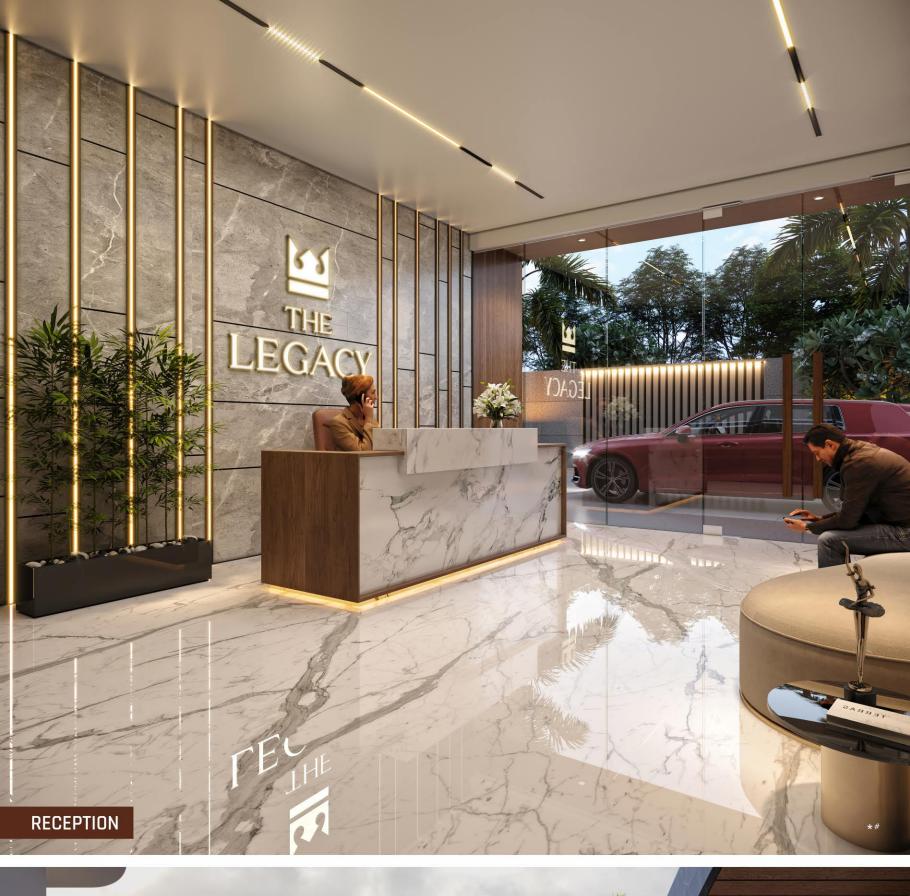


## MODIFY ACCORDING TO YOUR WISH

Every home has its vibe. its own beauty and we don't want to take it away from you. At The Legacy, the layout of each unit is planned in such a way that it allows you to play with interiors as per your requirements. Now home can be just the way you like it.











## **UNIT SPECIFICATIONS**

Flooring



- 32" X 64" eq. size vitrified tiles flooring in living, kitchen / dining & all bedrooms.
- Tiles flooring in balcony.

Kitchen



- Kitchen platform will be made of granite stone with S.S. sink installed.
- Premium granamite tiles dado up to lintel level.

Store



- Granite or kota rack finished with tile dado.

**Toilet** 



- Decorative tiles (24" X 48") dado up to lintel level in all toilets, sanitary ware and C.P. fitting company like Jaquar / Kohler or equivalent.

**Plumbing** 



- Concealed plumbing with standard sanitary ware & C.P. fitting CPVC & UPVC pipes for water supply.

Door



- Decorative main door and internal flush door with door frame.

Window



- Aluminum window section with framing.

Staircase



- Finish with granite & tile with railing for staircase.

Electrification



- Standard modular switches of GM or eq. company.
- Wiring of RR cables or equivalent.
- Auto generator backup of 1.5 AMP in flats.
- Distribution board with MCB & RCCB to ensure safety.
- AC, TV, internet / telecom point for each flat.

Hardware



- Standard company hardware fittings.

External Wall



- Red bricks with double coat plaster for ensured quality.

**External Finish** 



- Textured finish with 2 coat colour.

Internal Finish



- Putty plaster in all internal wall single coat mala plaster in toilet.

**Parking** 



- 2 level basement & ground floor parking space.

**Gas Supply** 



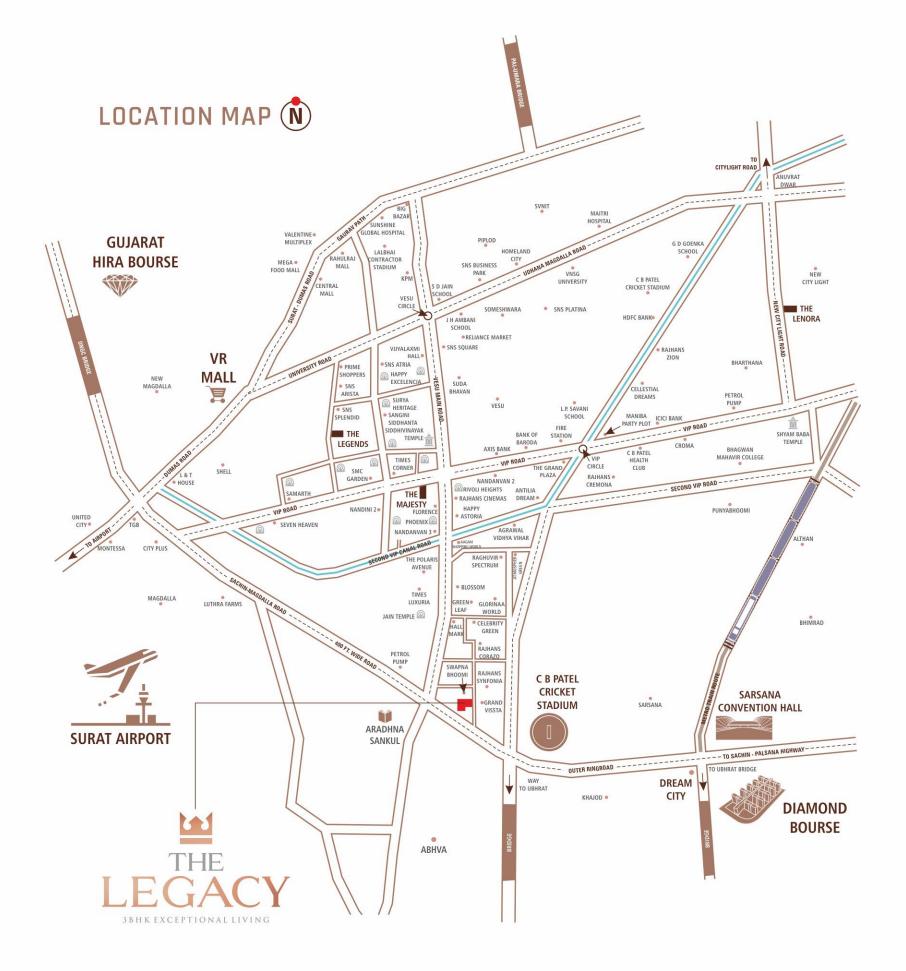
- Gas supply points in each flat.

**Water Supply** 



- Overhead water tank & underground water tank of suitable capacity.
- Borewell as an auxiliary supply.





Connectivity

Surat Diamond Bourse: 4.2 km (9 min)
Surat Airport: 6.0 km (10 min)

Sachin-Hajira Road : 500 mt (2 min)

Agarwal School : 2.4 km (5 min)

Railway Station : 14.0 km (30 min)

 VR Mall
 : 4.5 km (8 min)

 Anuvrat Dwar
 : 5.4 km (10 min)

Bhagvan Mahavir College : 3.8 km (8 min)

Site Address: The Legacy, T.P.S-26, F.P.-107, B/S Swapnabhoomi, Opp. Rajhans Symphonia, Vesu - 395007

Inquiry At: +91 82386 21809 I E-Mail: infra.independent@gmail.com

**RERA Reg. No.:** PR/GJ/SURAT/SURAT CITY/Surat Municipal Corporation/RAA13282/080424/311228 **RERA Reg. E-Mail:** shalibhadra.developers09@gmail.com I **RERA website:** www.gujrera.gujarat.gov.in

### TECHNICAL & LEGAL FILE

#### TECHNICAL FILE

For convenience of apartment holder we provide all set of technical plans, actual photos and warranty certificate e.g. plumbing photos, electrical drawing layout and products warranty certificates.

## POSSESSION CHECKLIST



#### **PLUMBING** DRAWING



#### **ELECTRIC** DRAWING



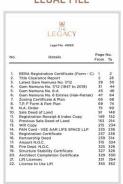
#### WARRANTY CERTIFICATE



#### LEGAL FILE

We strongly believe that trust can only be developed through transparent and convenient legal process. Thus we provide clear documents and certificates in our legal file e.g. B.U. certificate, Airport NOC, Lift licence and deeds.

#### **LEGAL FILE**



#### DEVELOPMENT **PERMISSION**



#### RERA CERTIFICATE



#### AIRPORT NOC



#### **PROMOTER**

### **SHALIBHADRA DEVELOPERS**

#### ARCHITECT



#### STRUCTURE



#### MEP CONSULTANT



#### VASTU CONSULTANT



- Stamp duty, registration charges, legal charges, meter charges, building insurance, 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.
- 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.

- 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.