



Opulence

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Disclaimer

- The sole objective of this brochure is for local display of the project as conceived by the architect. The information and visuals contained are subject to change and is dependent on the concerned authority's approval, particularly plans and measurements within. The floor area and dimensions mentioned are approximate and shall vary as per the approval and the standards of the site variance.
- Developer reserves every right to make necessary changes in the specifications mentioned without any prior notice.
- Stamp Duty / registration, SUDA charges, DEVELOPER'S TORRENT POWER INCLUDING CABLES & SUBSTATION CHARGES OF ANY OTHER GOVERNMENT LEVY AND TAXES SHALL BE BORNE BY THE PURCHASER.
- All rights to any additional 10% of available in future or any un-allocated plot area, marketable space (if any) for sale in future shall be reserved with developer and no purchaser shall claim any kind of the same.
- Purchaser will have to pay advance maintenance charges as per the planned structure.
- Any disputes shall be subject to jurisdiction of honourable Surat court.
- All title clear & plan approved by S.M.C. for loan purpose.

Design: Akshay Gulati - 91 9825013614



MARION

Rejuvenate, revive and relive!



Whistling winds and Soothing Sun...
A perfect Nature to get nurtured...

Premium riverside living by the
magical Dumas... The architect has
taken special care to give each
apartment a romantic river facing
view. Make your dream come true...



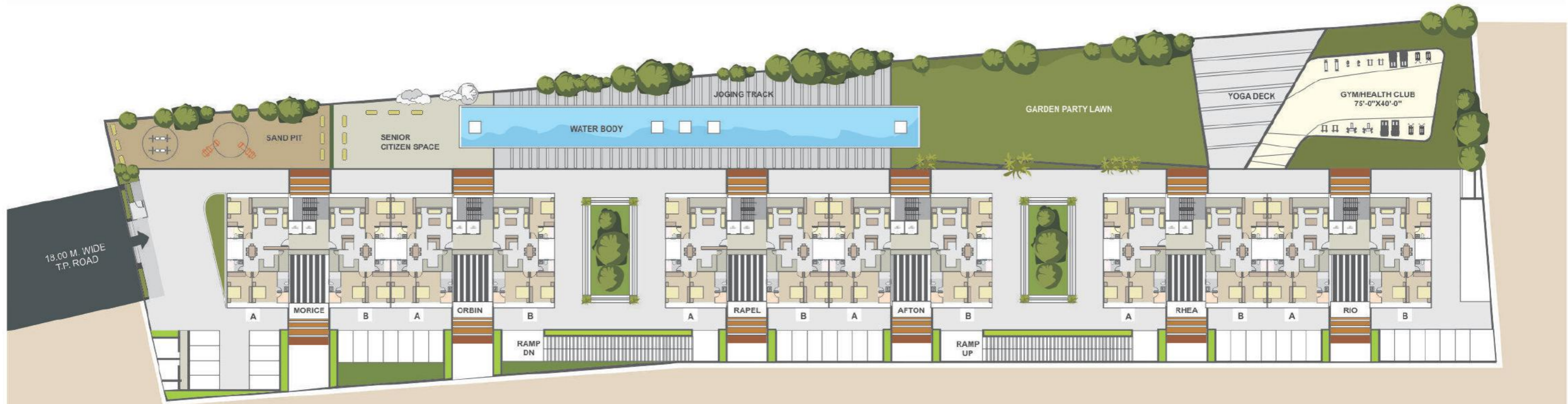
A river to share your life with...

Peace and serenity have found a new abode at Marion. We offer you a scenic 3BHK view that is unmatched in its enchantment.

Take a moment, enjoy the fresh breeze and unwind after the day's hectic schedule and loose yourself to that moment. Make yourselves at home, sip your tea and let the river tell you her stories. Come home to a relaxed lifestyle and let the sights and sounds of the Dumas soothe your senses. Let the gentle ripples of the river soothe your worries away.



Layout plan





Luxury living by the bay...

Taking luxury to the next level, we offer you unmatched landscaping that will appeal to your aesthetic senses.

Chirping birds and the flowing river at Dumas in all its richness remind you everyday that nature resides right next to you. Luxurious amenities like a state-of-the-art gymnasium, a jogging track, a walk way for senior citizens, a yoga deck and a large parking space complete the panorama. We pride ourselves on delivering an unmatched quality in construction of the apartments with the best of materials so that you can put your heart into the homes we have lovingly built. Knowing how important the safety of your loved ones is, we have security systems and cameras installed to protect your homes.

- Large water body to keep a fresh ambience
- A nice sit out place for senior citizens
- Sand pit with play area for kids
- Yoga deck for meditation and yoga
- State of the art Gym to keep up the health
- Garden cum party lawn for get togethers
- Lavish parking space on ground and basement
- Security systems and Security cameras
- Internet Wifi available
- Jogging track with clean river side air





Picture Postcard living

With a titillating river by the side, Marion offers a scenic view that is near perfect!

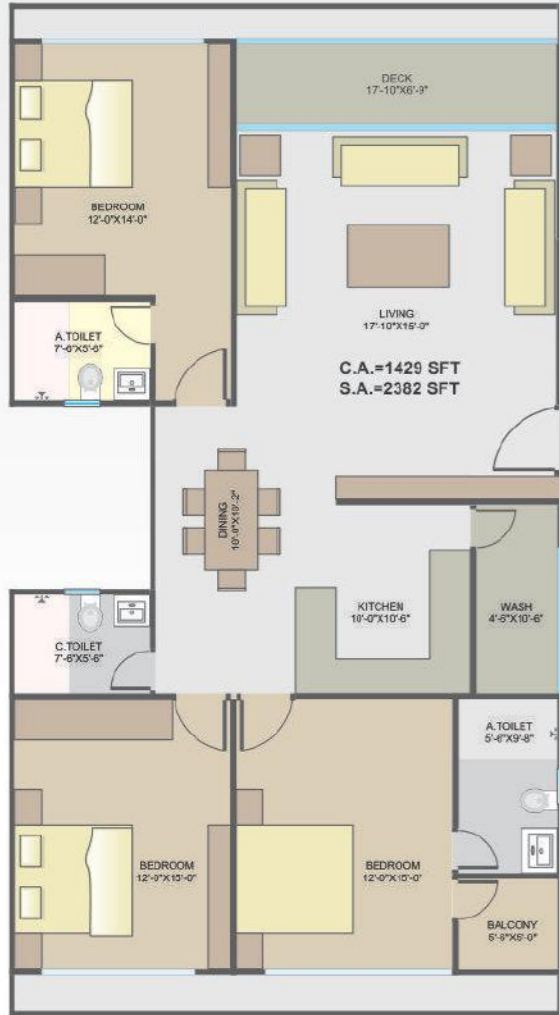
What's more, we also offer amenities for kids that include a 'play zone' with a sand pit where the little ones can unleash their playful spirit. The need to be stay connected is a driving force in our lives today and we offer an internet wi-fi zone for all your surfing needs.

At Marion, you will be spoilt for choice when it comes to socializing. With a separate 'sit out' area where one can catch up with friends and neighbours, there is no end to all the fun you can share. A lush green lawn awaits all your parties and birthdays where you can play proud hosts. Life comes a full circle at Marion with unbelievable amenities!

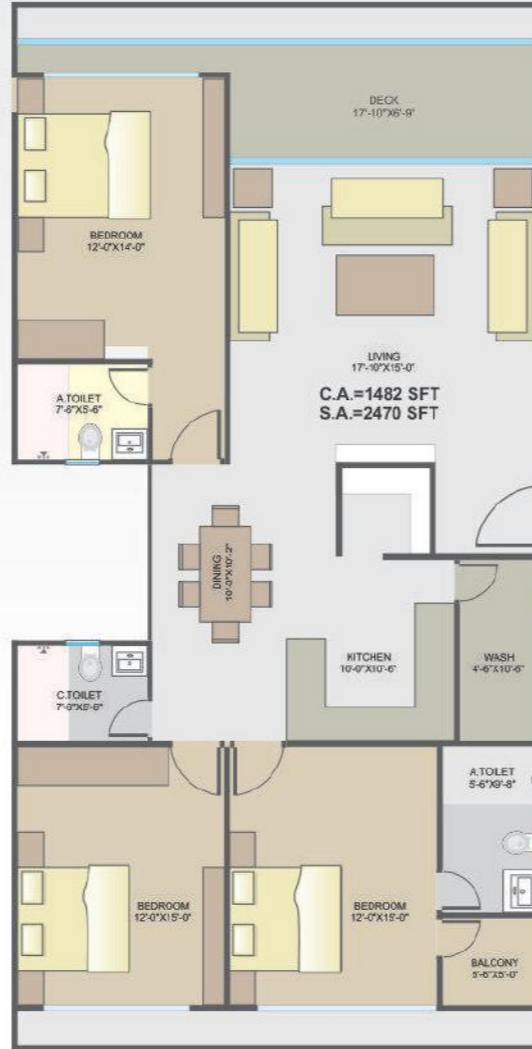


Floor Plans

1st floor to 6th floor plan



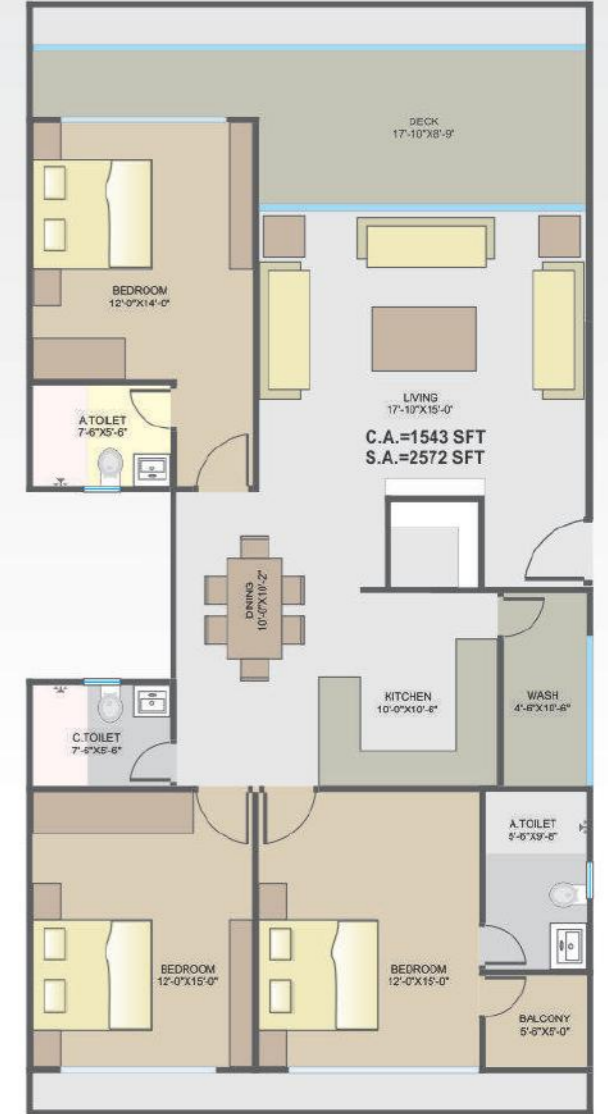
7th floor & 8th floor plan



9th floor & 10th floor plan



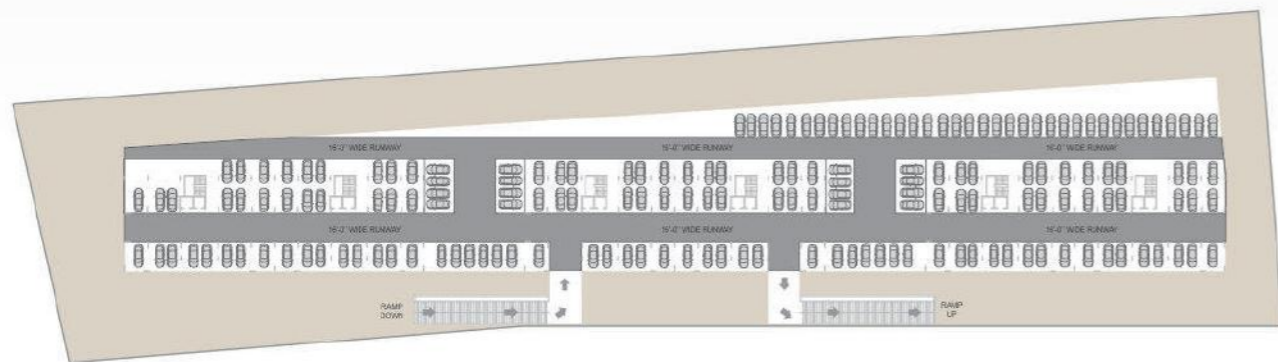
11th floor & 12th floor plan



Ground floor plan



Basement parking



Amenities

Electrical Systems, Elevators and Water Supply

• Power Load	Single Phase Meter for 3-BHK Flats
• Generator Back-up (Power Back-up)	Available- Individual Diesel/Gas Generator for Each Building
• Power Supply Calculated per flat	Load - 4 to 6 (KW) per flat Approx.
• Elevators Configuration	2 no- Auto Door & High speed Elevators in each Building
• Speed of lifts	1- Meter/Second
• Capacity of the lifts	Each lift - 08 Passengers of Schindler/ Kone
• Supply of water source	Municipal supply + One Boring per Building
- U.G.W.T.	50,000 per building
- O.H.W.T.	20,000 per building
• Sewage System	External R.C.C. Hump pipe Drainage connected with Municipal Drainage line
• Road Network	Good Quality Paver block on all internal roads
• Security System	Video Door Phone with open close button
• Internet	WIFI system for net connection

Internal Unit Finishes

• Flooring	36"x36" granamite
• Bed room- 1	Laminated wooden flooring
• Bed room- 2	24" x 24" Vitrified (Granamite) tile flooring
• Bed room- 3	24" x 24" Vitrified (Granamite) tile flooring
• Kitchen	Black Granite kitchen platform with twin bowl S.S. sink & Granamite tile up to lintel level.
• Store room	Kota stone rack in store with fully glazed tiles on wall
• Plumbing	Concealed plumbing in toilets with designer C.P. fittings of American standard / Jaguar or kohler & sanitary ware of Parry ware or Eq. make in all bathrooms with designer tiles or Granamite matt finished tiles up to lintel level.
• Electrification	Concealed Electrification with sufficient Lighting Points.
• Water supply	Pneumatic pressure pump in Centralized underground water tank for evenly pressure at any point of water outlet in flats at any floor. Centrally hot water supply line from wash to each toilet.
• Gas connection	Gas Connection with one point in Kitchen & second point in wash.
• Doors	Flush Door with natural Veneer finish with Good Quality of Hardware.
• Windows	Anodized coated aluminum section window.
• Wall finish	Inside finished with Birla putty

External Building Finishes

• Plaster	Outside Double coat mala finish plaster which is finished with Acrylic Texture.
• Paint	Treatment finished outside with ICI Weather shield Max or eq. make.
• Terrace	Water proofing in Terrace & China mosaics tile flooring.

Internal Common Area Finished

• Foyer	Exclusive Entrance Foyer finished with Italian Cladding, Granite Stone & Granamite flooring.
• Lift cladding	Granamite & Granite stone wall Cladding on each floor near lift entrance.
• Staircase	Granite stone flooring on staircase & landing and handrail of S.S Finish.
• Passage	2'-0" x 2'-0" Granamite tile flooring in all floor passages.

External Open Ground Area Finished

• External ground	Good quality Paver in road & Margin areas.
• Children play area	Green Space Built with sand pit for Children play equipments & Sitting area for parents.
• Garden	Landscape Garden with space for Senior citizen.
• Club house	Common Gym, For Gents & Ladies with Modern equipments & Indoor game zone for Carom, Table tennis table, etc.

