

A feeling called

— **HOME** —



A majestic abode

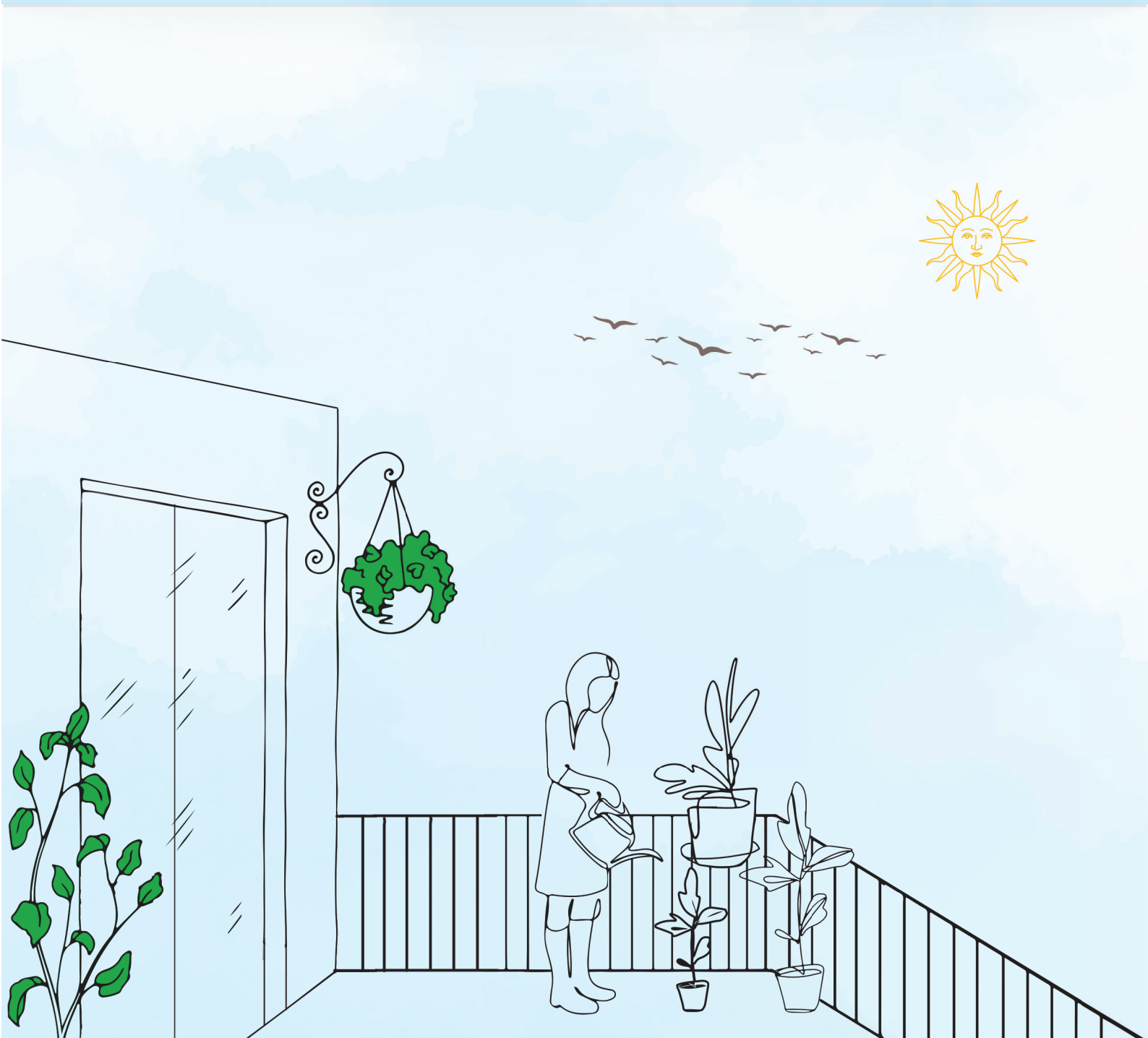


He wakes up...Gets out of the blanket...

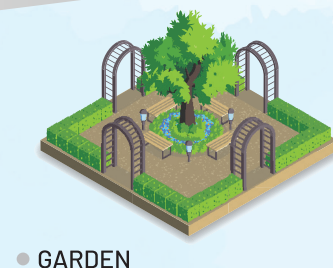
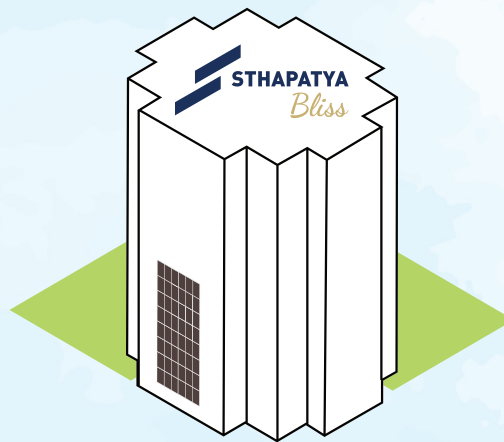
He marks the beginning of the day with a cup of tea on his favorite balcony.



She's accustomed to the peace,
greenery, and the fragrance in
the air, something that made
her home a distinctive one.



With every amenity available within walking distance, the place makes its residents feel truly blessed.



THE
PORTAL
TO A
**ROYAL
REALM.**



GROUND FLOOR PLAN



36.00 MT WIDE ROAD

FIRST FLOOR PLAN



TYPICAL FLOOR PLAN

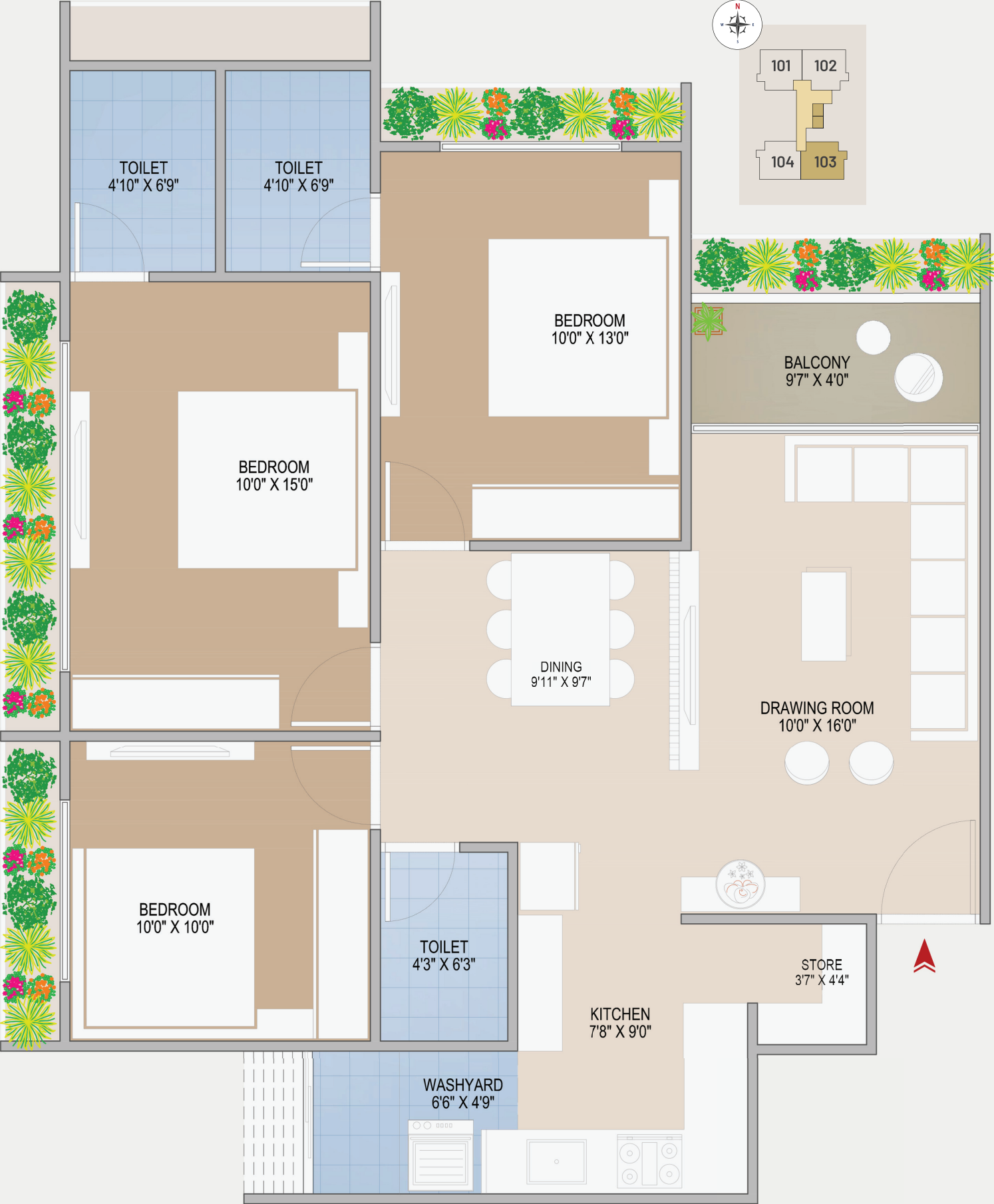


3BHK-A UNIT





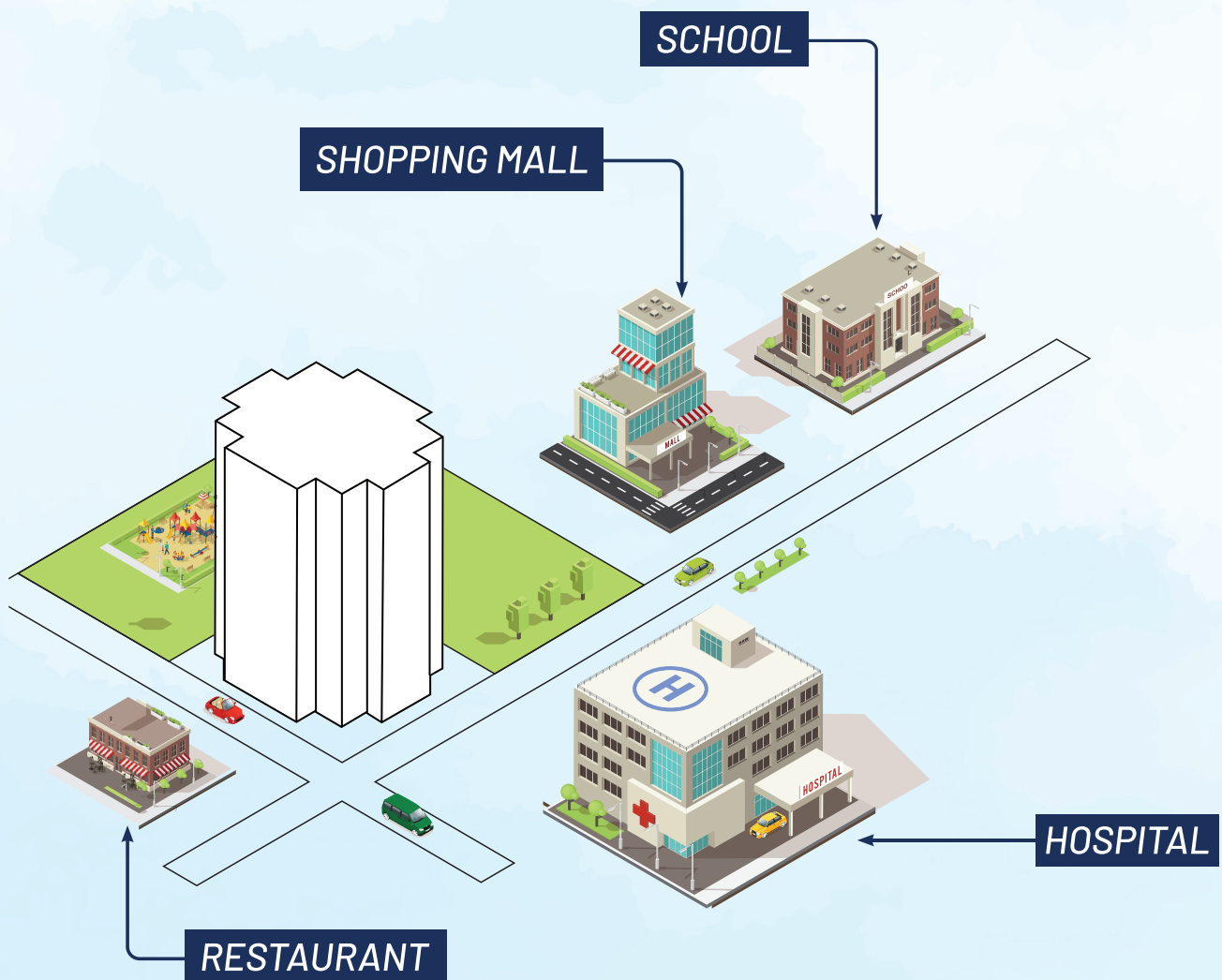
3BHK-B UNIT





When they feel like dining out, there's a renowned restaurant around the corner.

Their children get the finest education from a leading institution across the street.



~ You know what's special?

Only 56 upscale families will call this
exclusive place their home!





RULES AND REGULATIONS :

Stamp Duty | Registration Charges | Legal Documentation Charges | GST | Maintenance Deposit | Torrent Charges and any other charges shall be borne by buyer separately. Any additional charges of duties levied by government/local authority during or after the completion of the project will be borne by the buyer. Internal changes shall be done with prior permission and shall be charged in advance. Charges in external elevation shall not be permitted. All rights reserved by the developer for alternation / modification / improvement in specification / charges in dimensions and planning shall be binding to all. Business practises leading to pollution, causing material damage to the building or members are not allowed in the premises. Irregular payments may attract interest or lead to cancelation of booking/s.

DISCLAIMER :

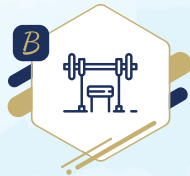
This brochure and model are not a part of any legal documents. All dimensions / measurements given are unfinished and approximates. The photographs and artistic impressions are for reference only. Actual building may vary from the representations mentioned in the brochure. This is not an advertisement within the meaning of RERA. This is not an offer, invitation or commitment of any nature. Recipients are advised to appraise themselves of the necessary and relevant information of the project prior to making any purchase decisions. All the specifications of the flat shall be as per the final agreement between the parties. Subject to Ahmedabad Jurisdiction. T&C Applicable.



A SPACE YOU'RE WORTHY OF



**ATTRACTIVE
FOYER**



GYMNASIUM



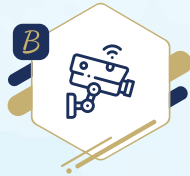
**KIDS PLAY
AREA**



**YOGA
DECK**



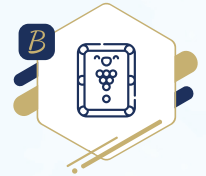
**ALLOTTED
PARKING**



**CCTV
CAMERA**



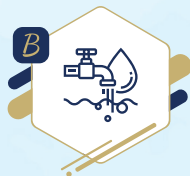
PLANTER



**INDOOR GAMES
PLAY AREA**



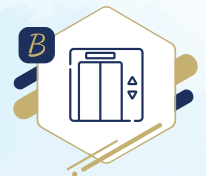
**SOALR
SYSTEM**



**24 HRS
WATER**



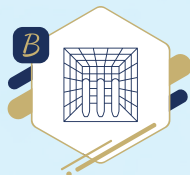
**FIRE
SAFTEY**



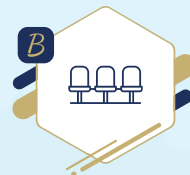
LIFT



**PARTY
LAWN**



**CRICKET
CAGE**



**SEATING
AREA**



**MULTIPURPOSE
COURT**

SPECIFICATION

FLOORING

- ✓ Living/Dining/Kitchen - 800 X800 mm vitrified tiles
- ✓ Bedroom - 600 X 600 mm vitrified tiles



KITCHEN

- ✓ Vitrified tiles, granite platform with S.S. sink
- ✓ Kota stone floor in wash area



BATHROOMS/TOILET

- ✓ Ceramic tiles flooring in all toilets,
Glazed tiles dado up to lintel level



DOORS & WINDOWS

- ✓ Decorative main door & other flush door with granite & wooden frame
- ✓ Fully glazed anodized aluminium sliding windows with granite frame



ELECTRICAL

- ✓ 3 phase Meter MCB & MB Tripper with conceal wiring with adequate points with quality fittings, T.V. & Telephone points in all bedrooms



PLUMBING

- ✓ Concealed plumbing of good quality UPVC & CPVC pipes like Astral or equivalent C.P. fittings of reputed brands like Jaguar or equivalent Sanitaryware of reputed brands



WALL FINISH

- ✓ Internal: Smooth finish Mala Plaster, white putty of Birla or similar
- ✓ External: Double coat sand faced plaster



PAINT

- ✓ Internal: Birla White Finish Putty
- ✓ External: Acrylic Paint equivalent to Asian Paints



LIFT

- ✓ Fully automatic lifts of Omega or equivalent





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PROJECT BY



ARCHITECT



STRUCTURE



LEGAL ADVISOR

JANI & COMPANY

Rera Details

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Website: www.gujrera.gujarat.gov.in



A place with
many **FAMILIES**,
many **MEMORIES**,
many **STORIES**.



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