

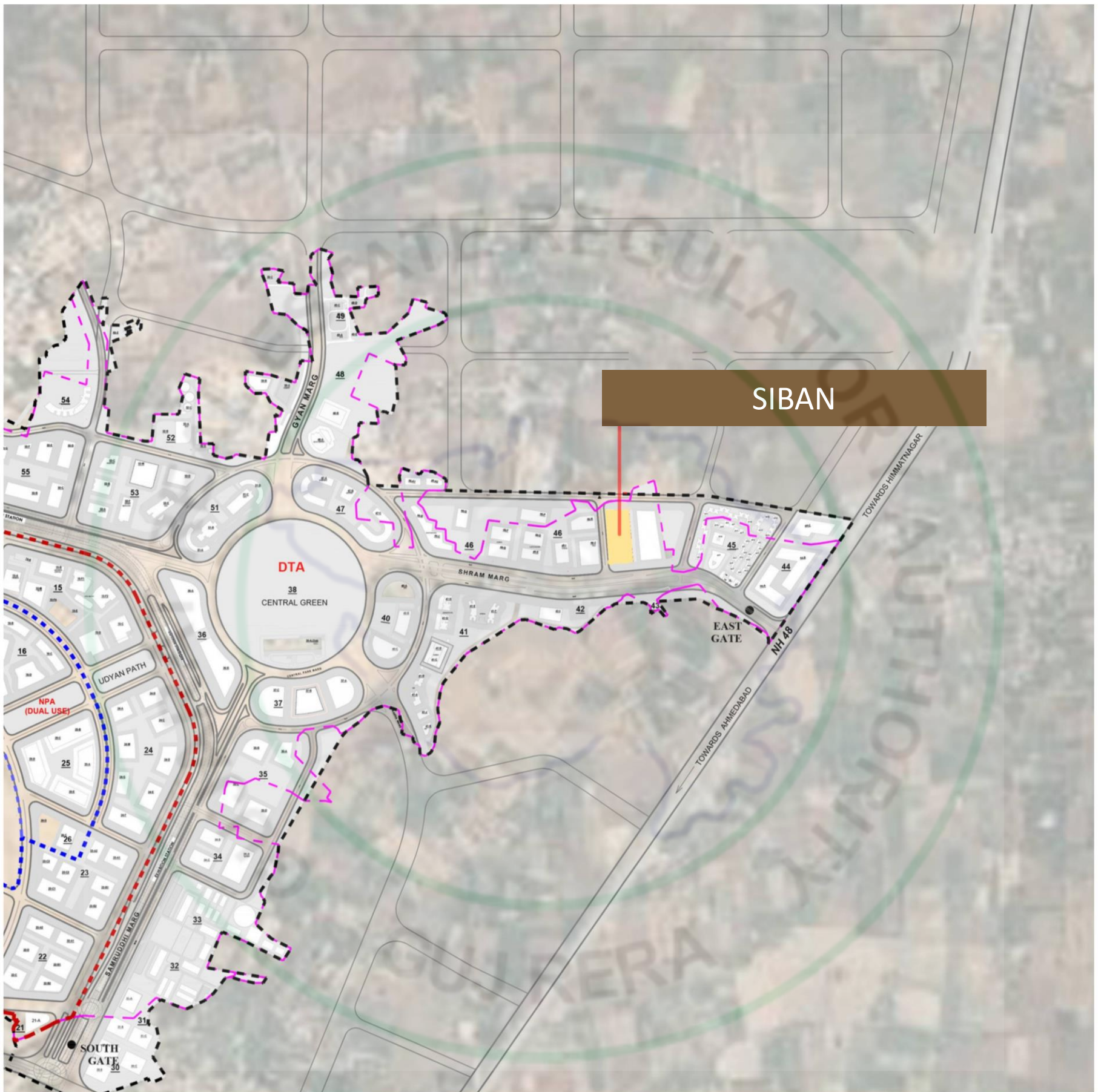
UNITED YOGI LLP



SIBAN

**COMMERCIAL AND RESIDENTIAL PROJECT
(GIFT CITY)**





Address: Plot no. 46K & 46L, Next to Nila Vida, Domestic Tariff Area (OTA), GIFT CITY, Gandhinagar-382355.

Area Chart

Product Mix	SB.BA. (SQ.FT.)	RERA CARPET (SQ.MT.)	
RETAIL			
Retail	2000 onwards	100 onwards	GF, 1 st Floor
APARTMENT			
Studio Apartment	608 to 671	27.78 to 30.98	2 nd Floor to 33 rd Floor, 23 rd is SKIP FLOOR
1 BHK Apartment	875 to 1044	39.98 to 48.72	
2 BHK Apartment	1071 to 1460	49.66 to 69.51	
2.5 BHK Apartment	1406 to 1533	65.77 to 72.38	
PENTHOUSE			
1 BHK Apartment	1260 to 1267	51.97 to 54.07	34 th Floor to 35 th Floor
2 BHK Apartment	1838	78.59	
3 BHK Apartment	1833 to 2698	80.32 to 121.62	
4 BHK Apartment	2740 to 4155	123.36 to 192.38	

Project Brief

- Mixed-use residential project with premium high-street retail facilities located at the prime location of Gift City.
- Designed and developed for short-term and long-term rental housing.
- Tailor-made designs for internationally styled service apartments, and cozy homestays.
- High-street retail spaces that can accommodate both international and local retail businesses (20Ft. wide shop frontage).
- Thoughtful provisions for wine and dine areas.
- 5 double-height, air-conditioned grand foyers.
- Separate entry and exit provisions for residents.
- Separate vehicular ramps for entry and exit for basement parking, 4-level basement with valet mechanical car parking, provision for 1800 cars.
- Smart parking management for efficient flow of vehicles.
- Provision and availability of service personnel and housekeeping staff for household needs.
- 20 high-speed elevators with a highly efficient destination control system (DCS).
- Service and stretcher elevators in all blocks.
- 23rd floor is designated as a skip floor.
- Every residential unit has a balcony.
- Centralized chilled water HVAC system by Gift City for each unit.
- Centralized electricity, internet, OTH, and waste collection system by Gift City for each unit.

List of Common Amenities

Outdoor

- Party lawn
- Kids Play Area
- Mini Golf
- Yoga / Meditation Deck
- Reflexology Pathway
- Outdoor Gym
- Wall Climbing
- Infinity Pool & Splash Pool
- Jacuzzi
- Outdoor Sitting
- Terrace Spaces - Outdoor Sitting, Yoga deck & Walking Pathway

Indoor

- Banquet Hall
- Lounge
- Gymnasium
- Badminton & Multipurpose Courts
- Table tennis
- Kick Boxing Room
- Pilates & Zumba Studio
- Pool Table, Foosball Table, Air Hockey & Carrom Table
- Creche (Children's Day-care)
- Art & Craft Room
- Music Room
- Spa & Sauna
- Salon
- Pet Plaza
- Convenient Store
- Co-Working space
- Library
- Mini Theatre
- Healthcare



INDOOR GYM



SWIMMING POOL

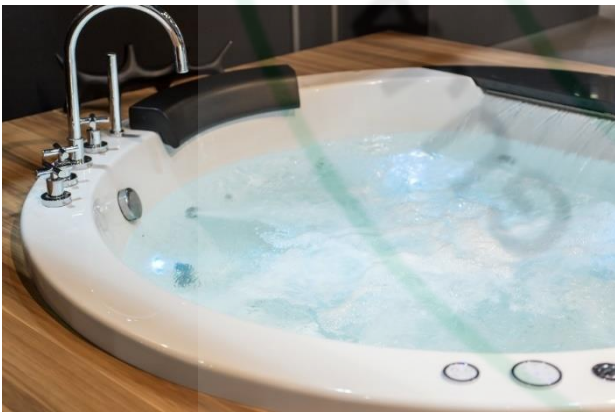


WALKING TRACK



SPA

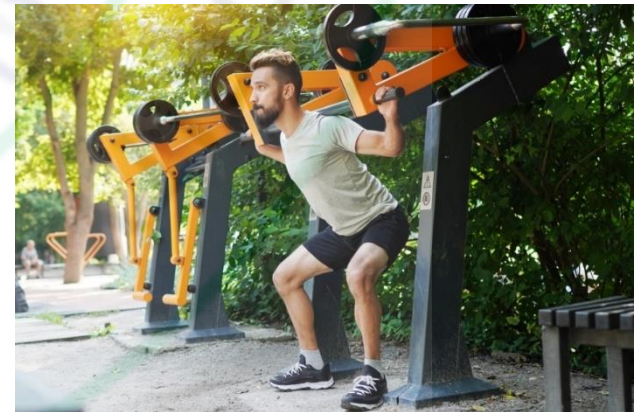
CLUB HOUSE & AMENITIES



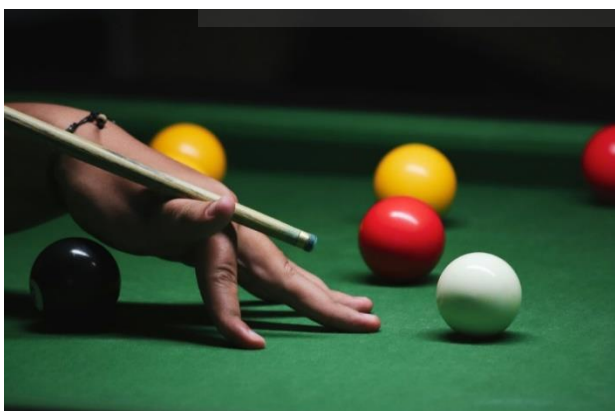
JACUZZI



PILATES PLAZA



OPEN AIR GYM



INDOOR GAMES



KIDS PLAY AREA



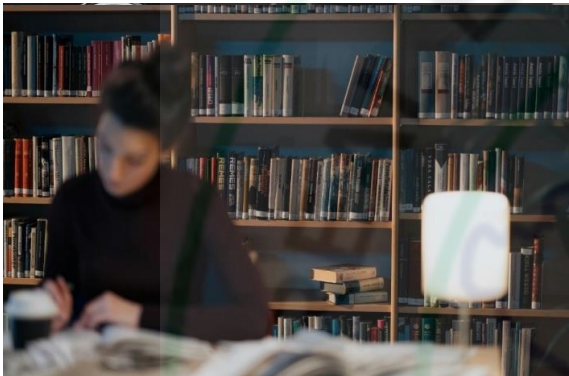
BOX CRICKET



VOLLEYBALL



MINI THEATER



LIBRARY



MEETING AREA



KIDS PLAY AREA



BBQ AREA



BANQUET HALL



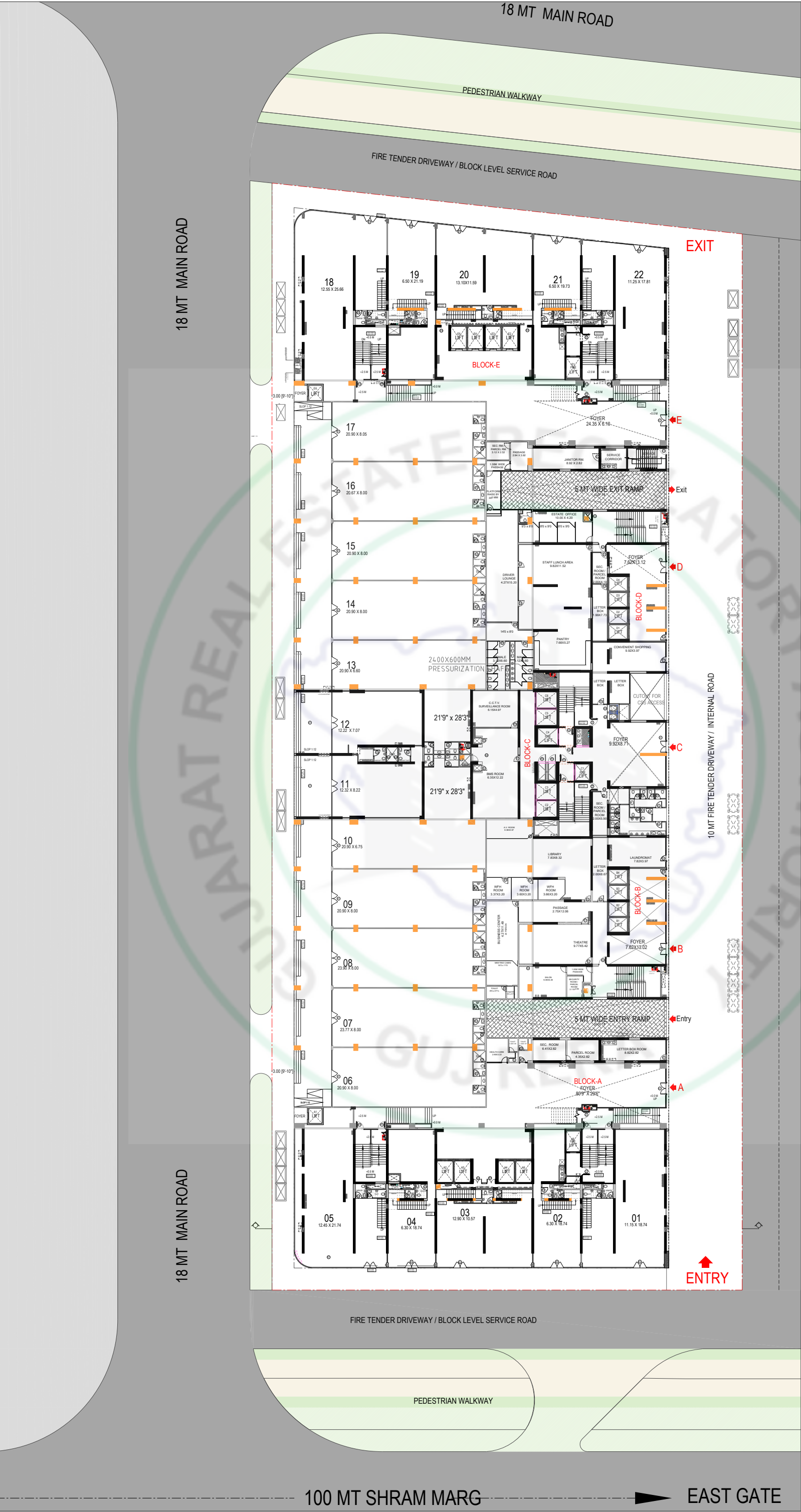
YOGA DECK

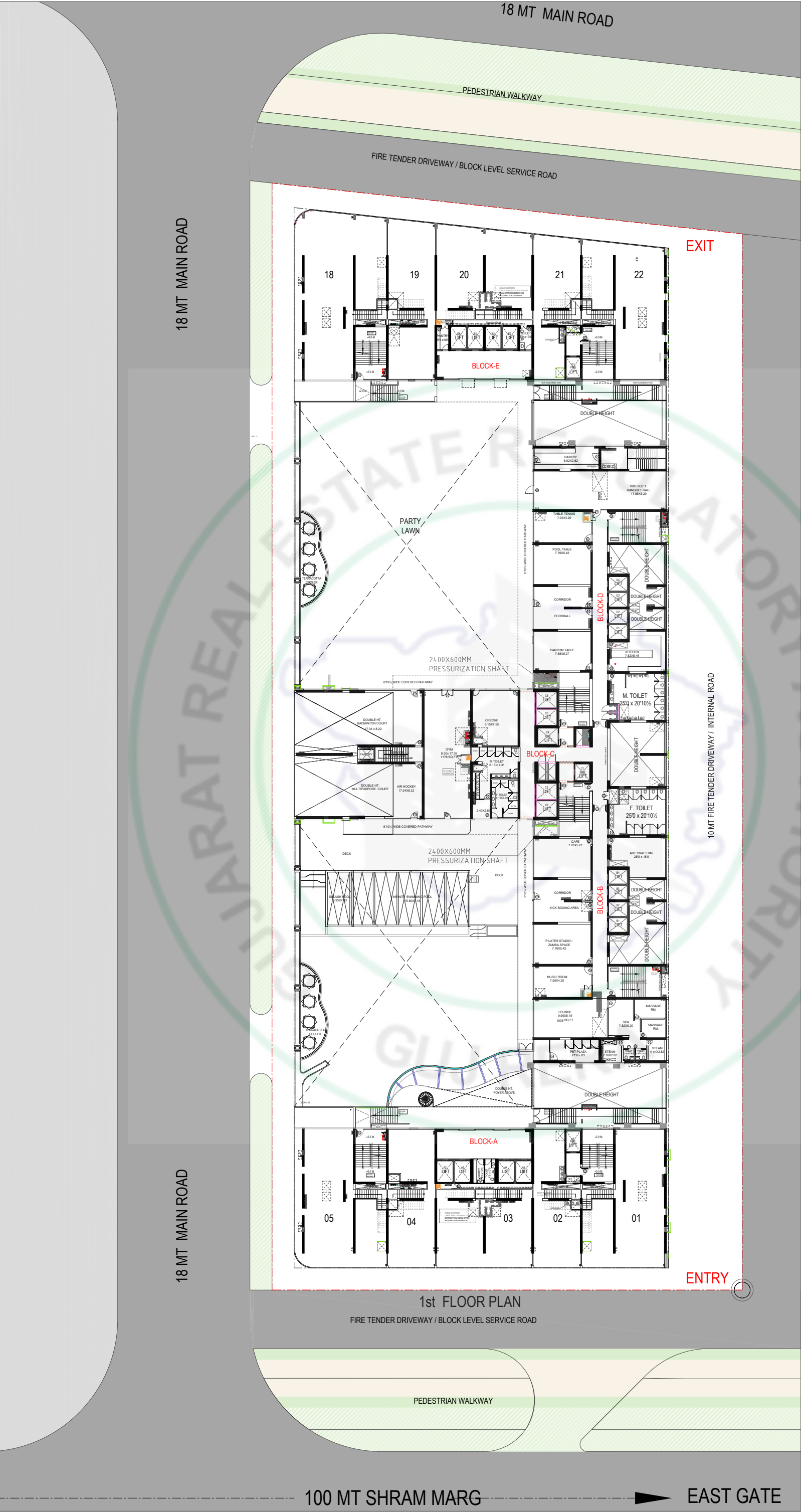


BADMINTON



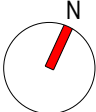
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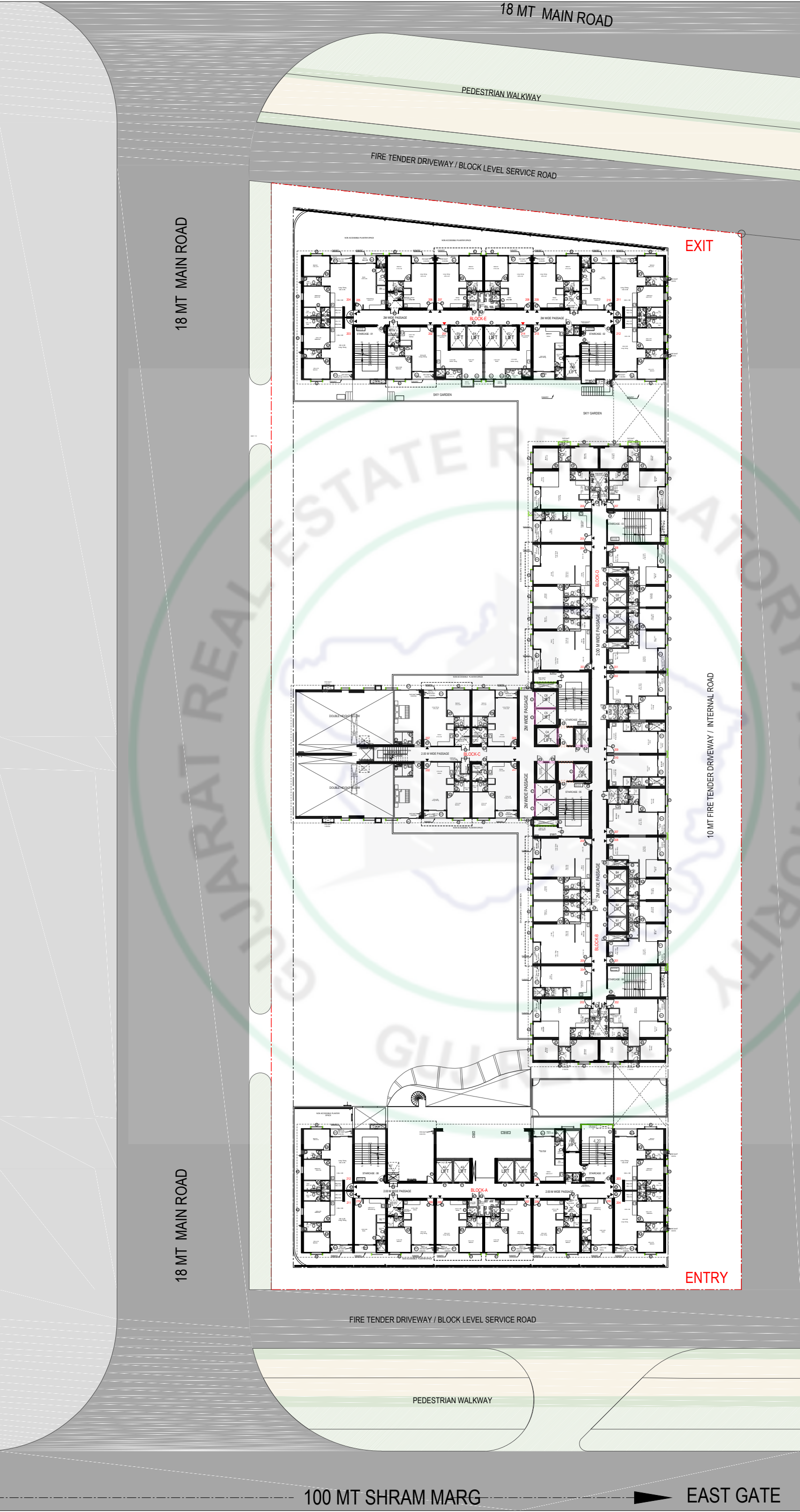




FIRST FLOOR PLAN

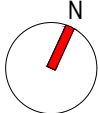
- RETAIL
- AMENITIES ,
- PODIUM & CLUB
- HOUSE





2ND FLOOR PLAN

- RETAIL
- AMENITIES,
- PODIUM & CLUB
- HOUSE



100 MT SHRAM MARG EAST GATE

18 MT MAIN ROAD

PEDESTRIAN WALKWAY

FIRE TENDER DRIVEWAY / BLOCK LEVEL SERVICE ROAD

18 MT MAIN ROAD

18 MT MAIN ROAD

FIRE TENDER DRIVEWAY / BLOCK LEVEL SERVICE ROAD

PEDESTRIAN WALKWAY

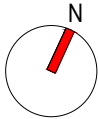
100 MT SHRAM MARG

EAST GATE



TYPICAL FLOOR PLAN
(WITH BALCONY)

- 3,5,7,9,11,15,
17,19,21,25,27
FLOOR PLAN.



18 MT MAIN ROAD

PEDESTRIAN WALKWAY

FIRE TENDER DRIVEWAY / BLOCK LEVEL SERVICE ROAD

18 MT MAIN ROAD

18 MT MAIN ROAD



FIRE TENDER DRIVEWAY / BLOCK LEVEL SERVICE ROAD

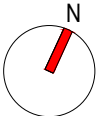
PEDESTRIAN WALKWAY

100 MT SHRAM MARG

EAST GATE

TYPICAL FLOOR PLAN
(WITHOUT BALCONY)

- 4,6,8,10,12,14,
16,20,22,
24,26,30
FLOOR PLAN.



18 MT MAIN ROAD

PEDESTRIAN WALKWAY

FIRE TENDER DRIVEWAY / BLOCK LEVEL SERVICE ROAD

18 MT MAIN ROAD

18 MT MAIN ROAD

FIRE TENDER DRIVEWAY / BLOCK LEVEL SERVICE ROAD

PEDESTRIAN WALKWAY

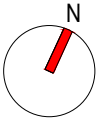
100 MT SHRAM MARG

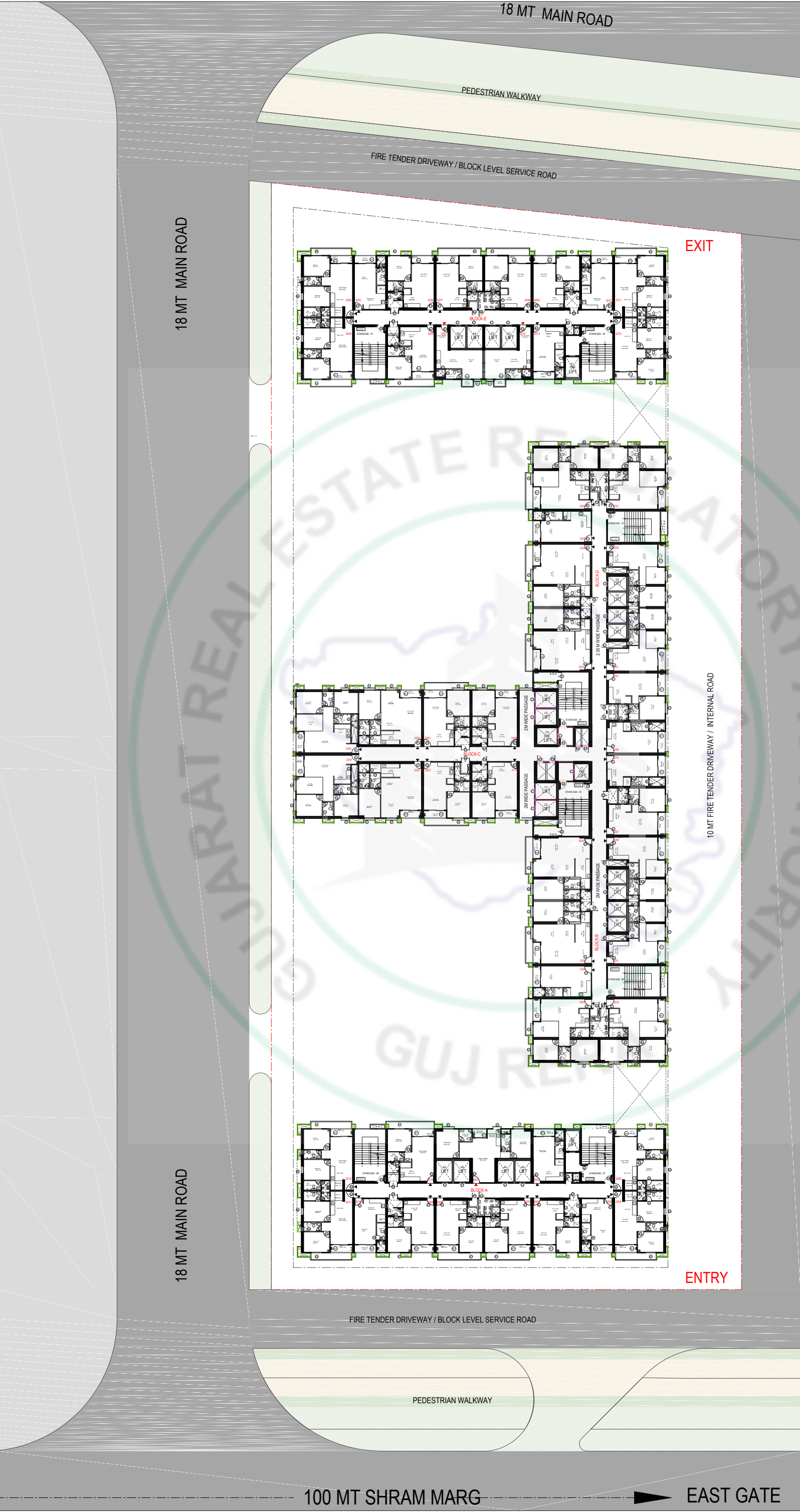
EAST GATE



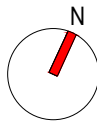
REFUGE FLOOR PLAN

- 8,18,28,33,
FLOOR PLAN.
23 IS SKIP FLOOR.





32ND FLOOR PLAN



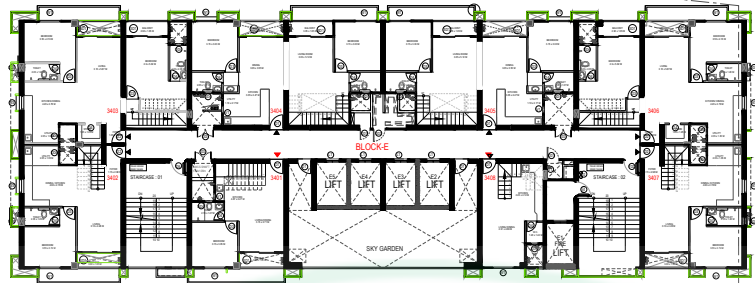
18 MT MAIN ROAD

PEDESTRIAN WALKWAY

FIRE TENDER DRIVEWAY / BLOCK LEVEL SERVICE ROAD

18 MT MAIN ROAD

EXIT



10 MT FIRE TENDER DRIVEWAY / INTERNAL ROAD

ENTRY

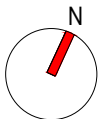
FIRE TENDER DRIVEWAY / BLOCK LEVEL SERVICE ROAD

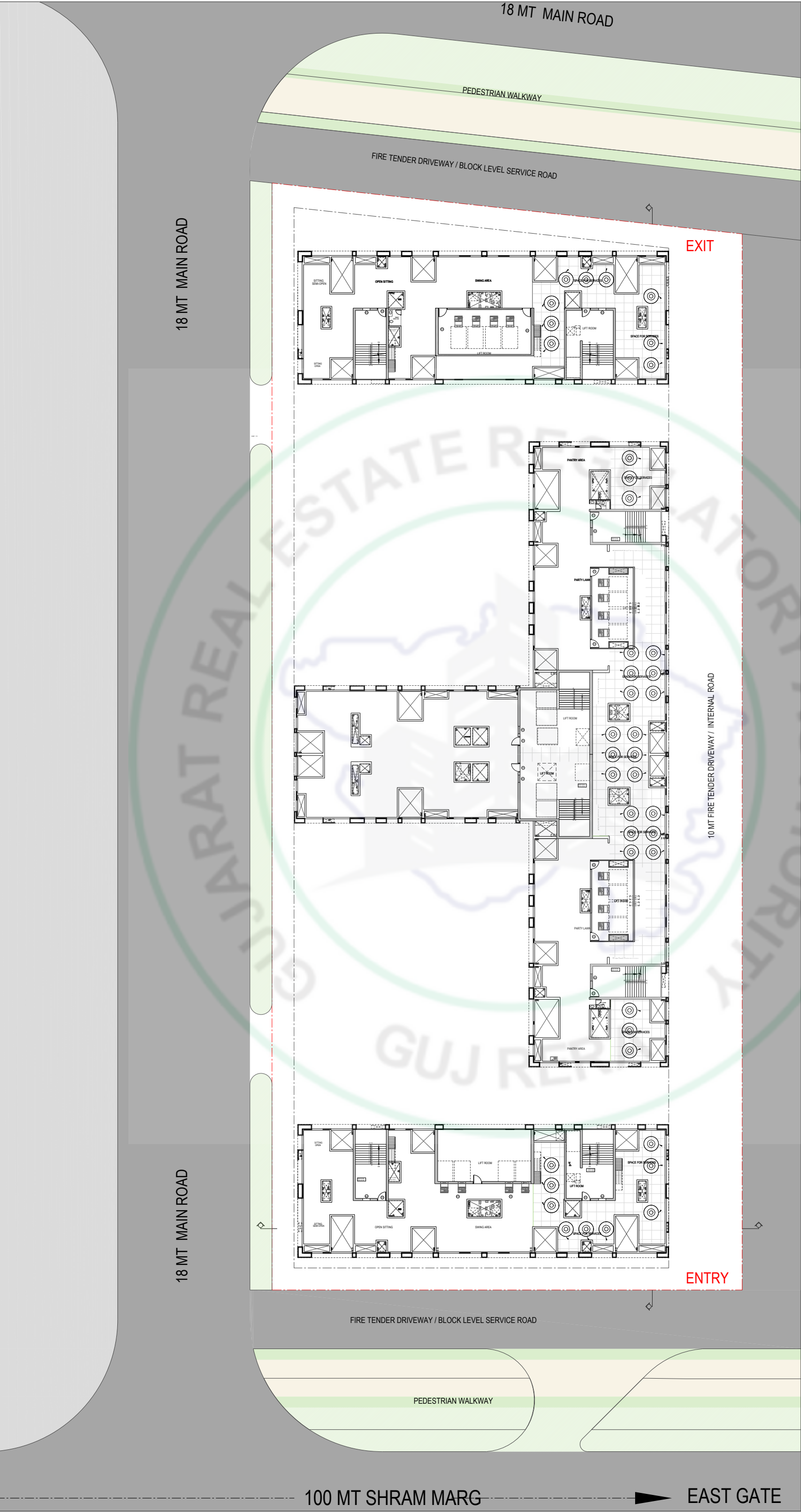
PEDESTRIAN WALKWAY

100 MT SHRAM MARG

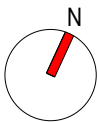
EAST GATE

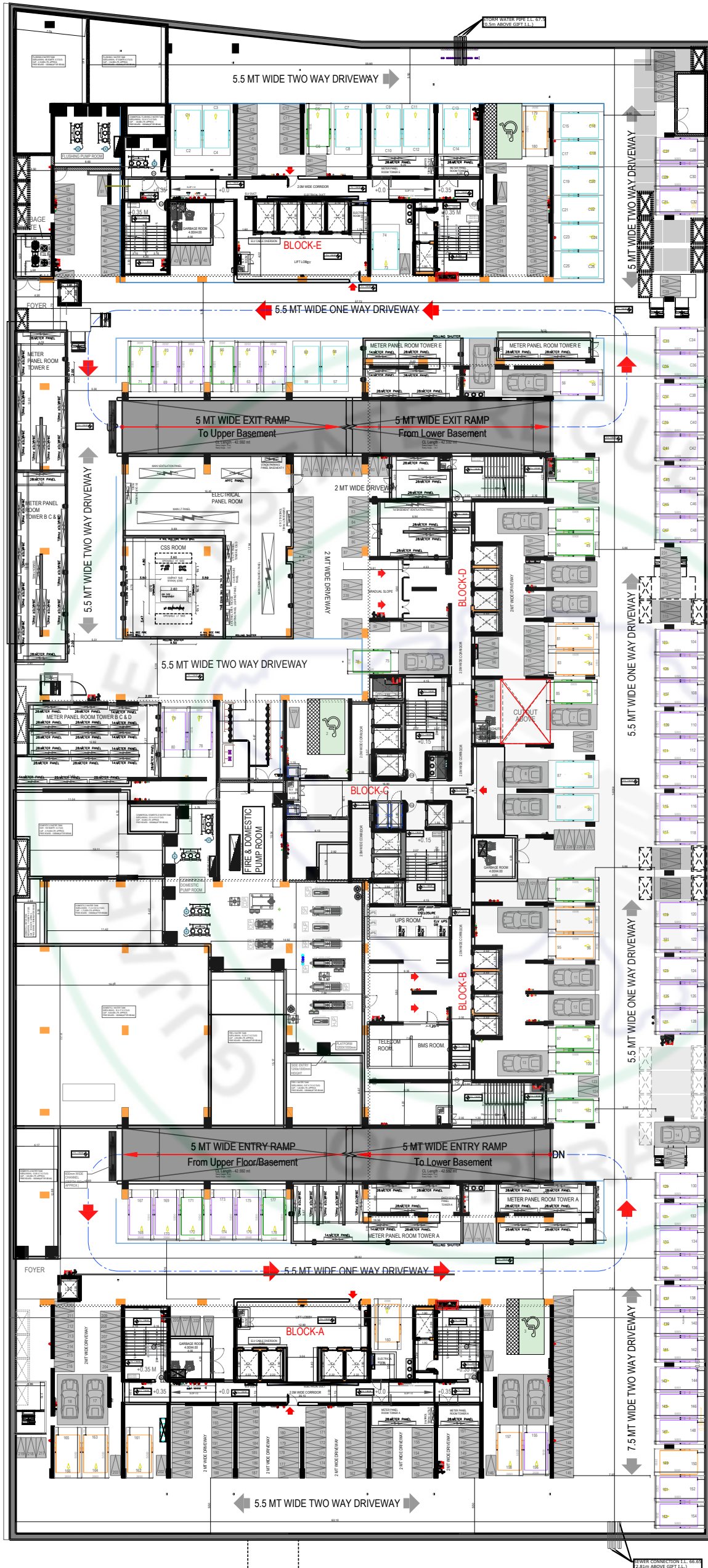
34TH FLOOR PLAN



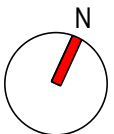


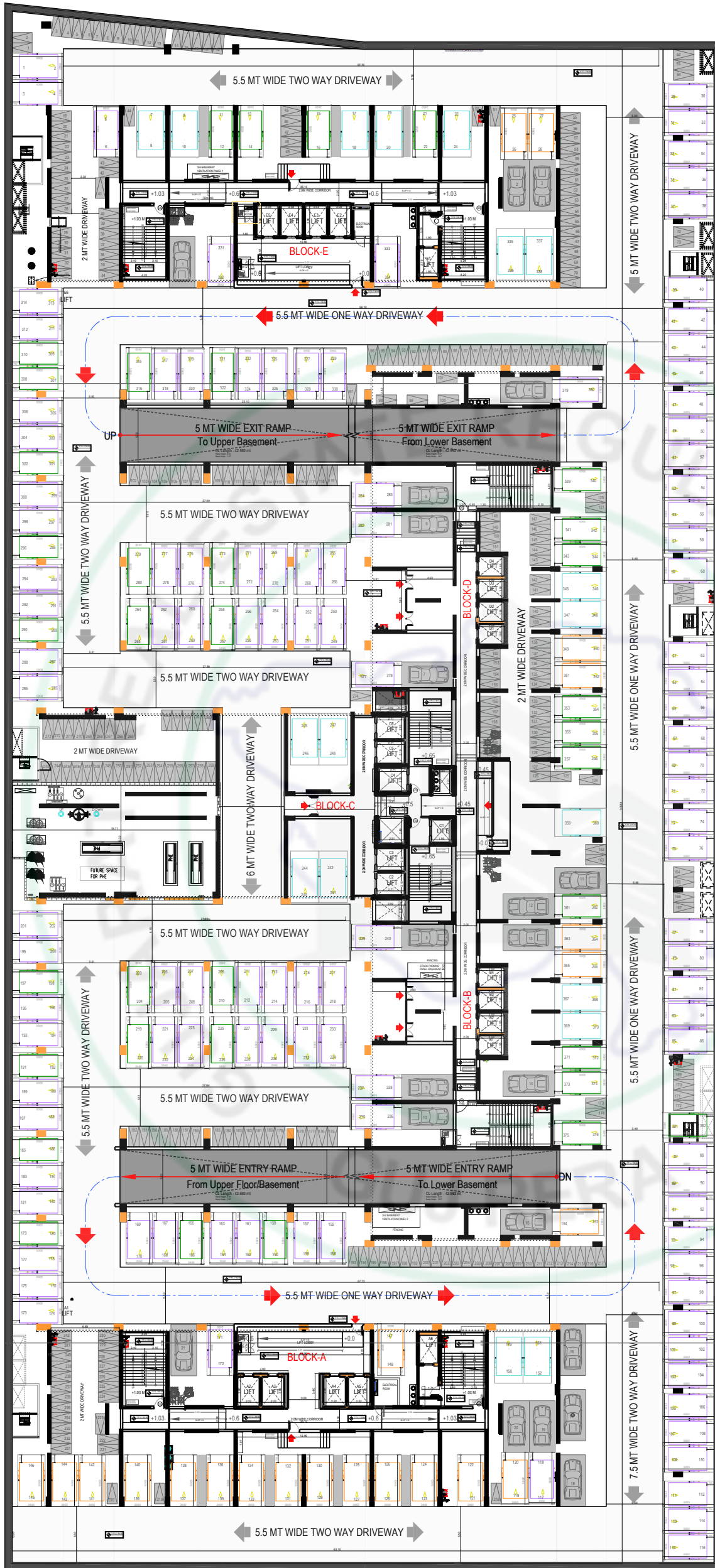
TERRACE FLOOR



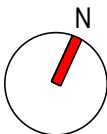


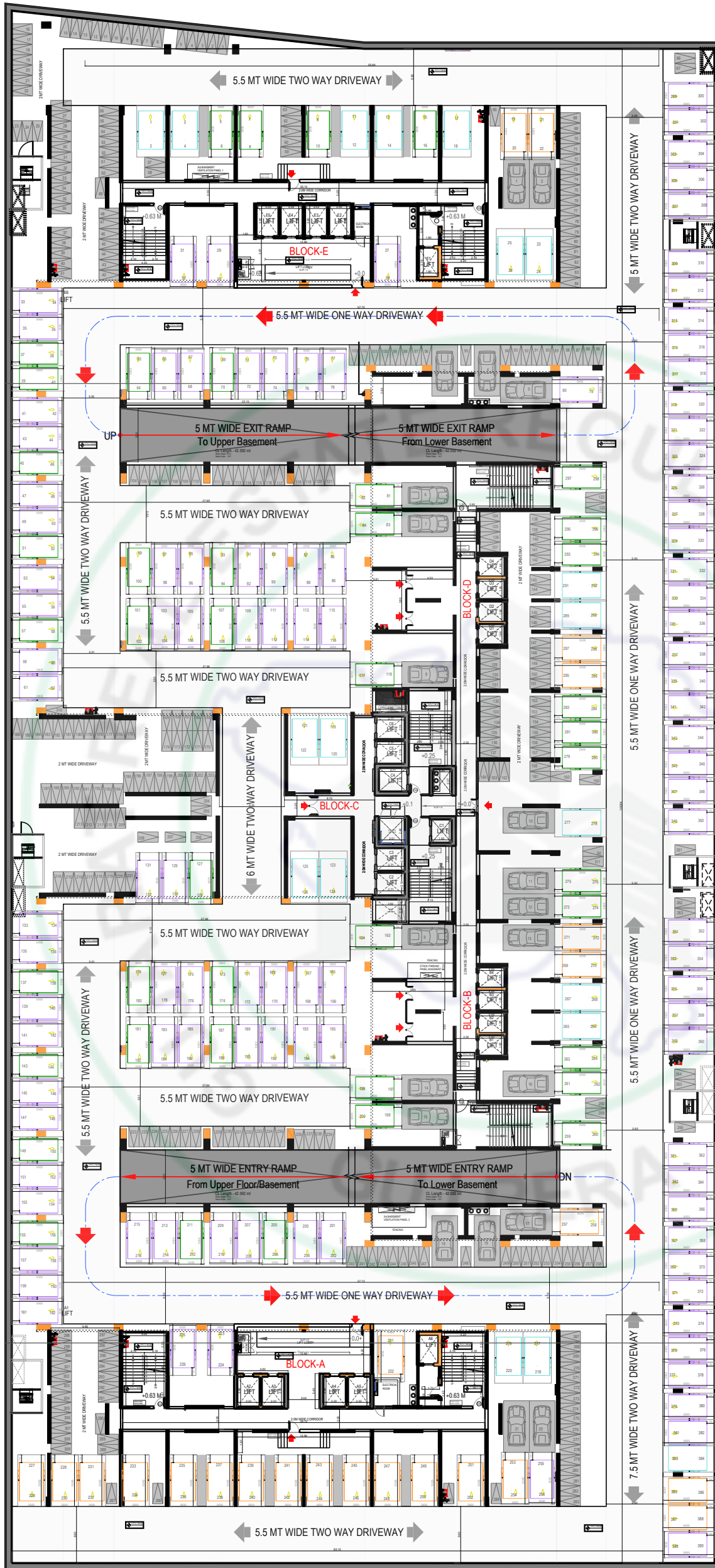
BASEMENT 1



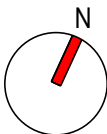


BASEMENT 2



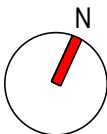


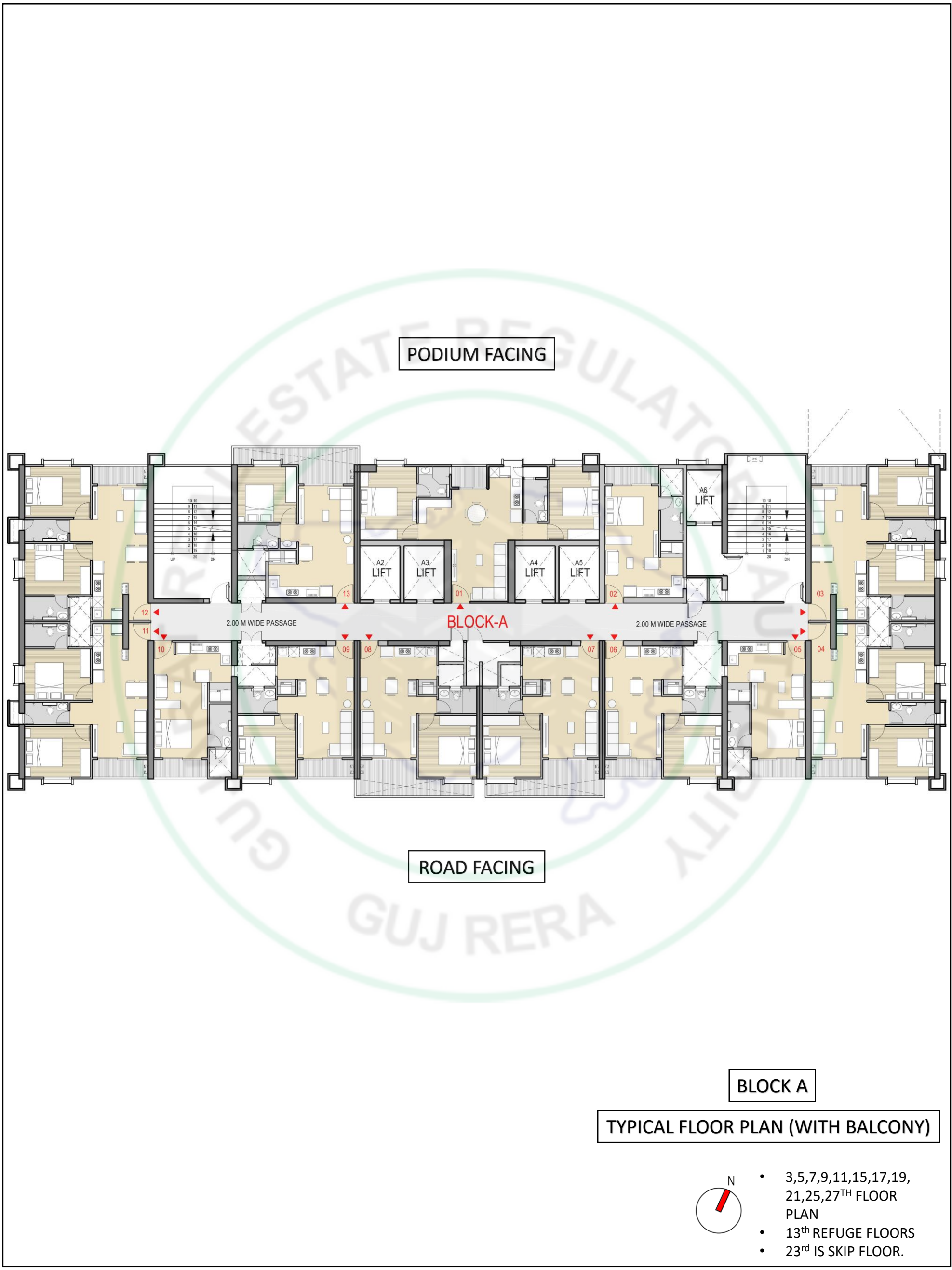
BASEMENT 3





BASEMENT 4





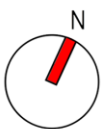
PODIUM FACING

BLOCK-A

ROAD FACING

BLOCK A

TYPICAL FLOOR PLAN (WITH BALCONY)



- 3,5,7,9,11,15,17,19, 21,25,27TH FLOOR PLAN
- 13TH REFUGE FLOORS
- 23RD IS SKIP FLOOR.

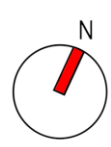
PODIUM FACING



BACK SIDE

BLOCK B

TYPICAL FLOOR PLAN (WITH BALCONY)

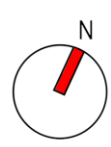


- 3,5,7,9,11,15,17,19, 21,25,27TH FLOOR PLAN
- 13th REFUGE FLOORS
- 23rd IS SKIP FLOOR.



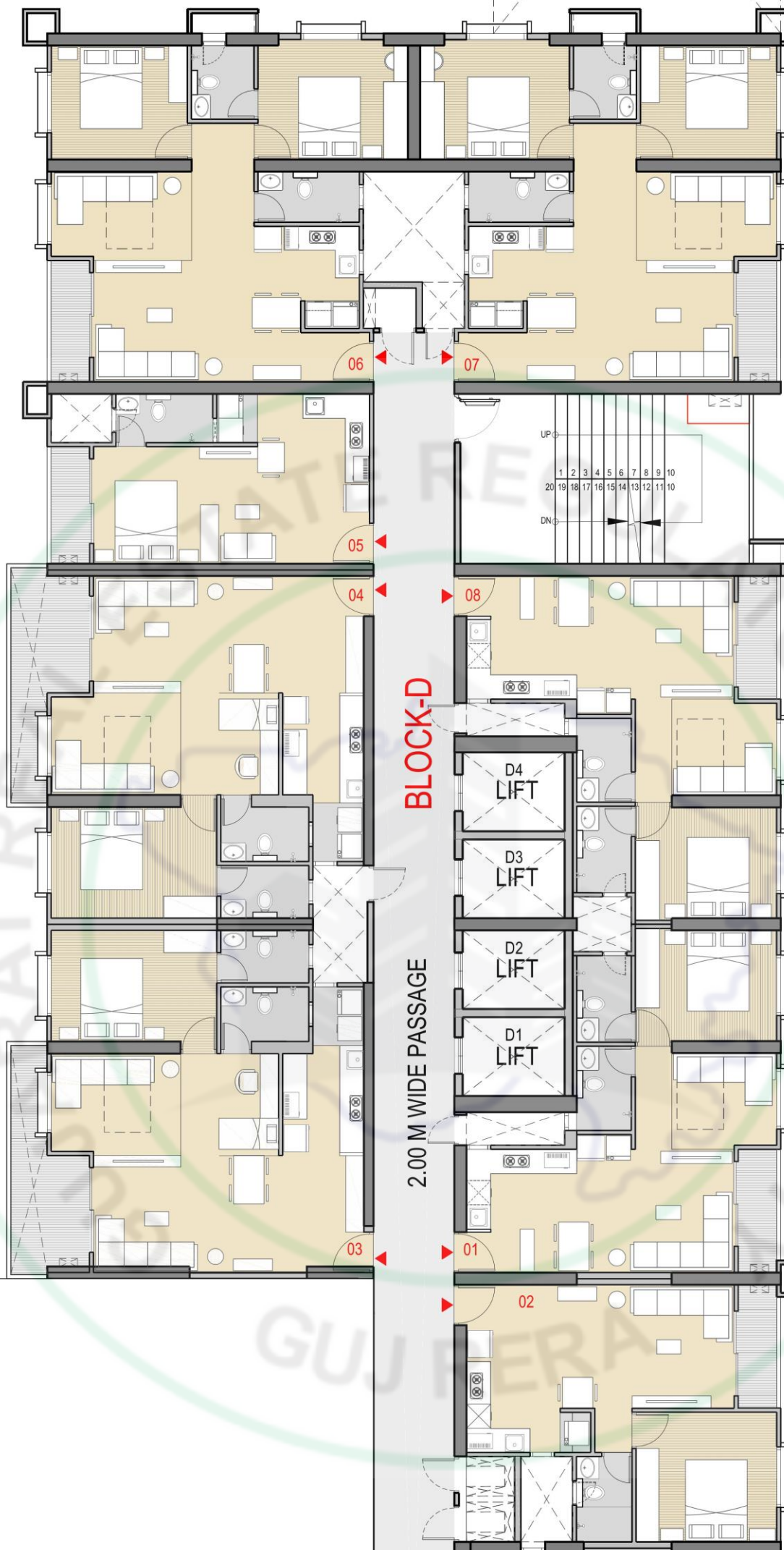
BLOCK C

TYPICAL FLOOR PLAN (WITH BALCONY)



- 3,5,7,9,11,15,17,19, 21,25,27TH FLOOR PLAN
- 13th REFUGE FLOORS
- 23rd IS SKIP FLOOR.

PODIUM FACING



BACK SIDE

BLOCK D

TYPICAL FLOOR PLAN (WITH BALCONY)



- 3,5,7,9,11,15,17,19, 21,25,27TH FLOOR PLAN
- 13th REFUGE FLOORS
- 23rd IS SKIP FLOOR.

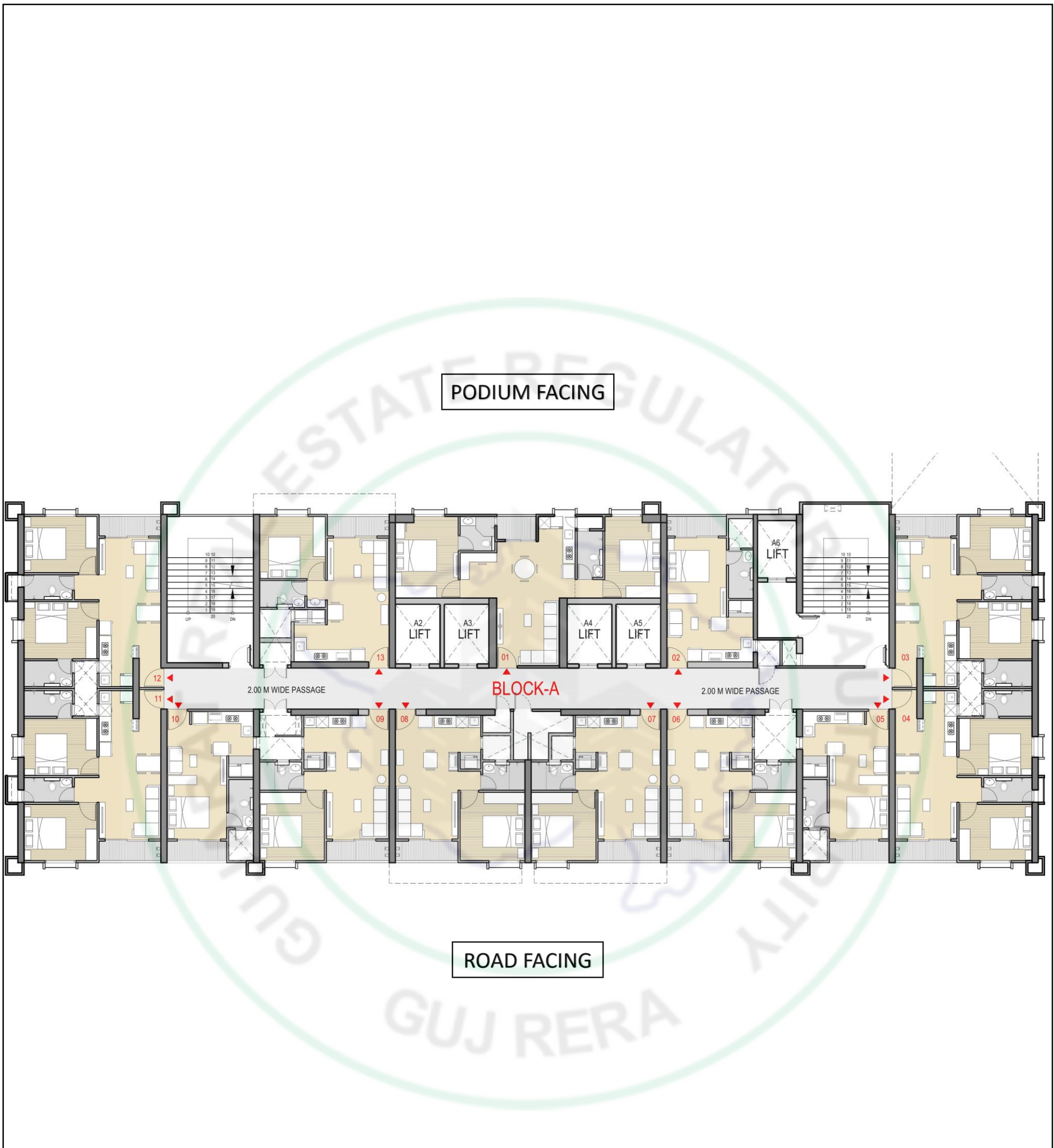


BLOCK E

TYPICAL FLOOR PLAN (WITH BALCONY)



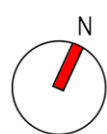
- 3,5,7,9,11,15,17,19, 21,25,27TH FLOOR PLAN
- 13th REFUGE FLOORS
- 23rd IS SKIP FLOOR.



BLOCK A

TYPICAL FLOOR PLAN

- 4,6,10,12,14,16,20,22,24,26,30 FLOOR PLAN
- REFUGE FLOORS (8th, 18th, 28th & 33rd)
- 23rd IS SKIP FLOOR.



PODIUM FACING



2M WIDE PASSAGE

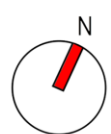
BLOCK-B

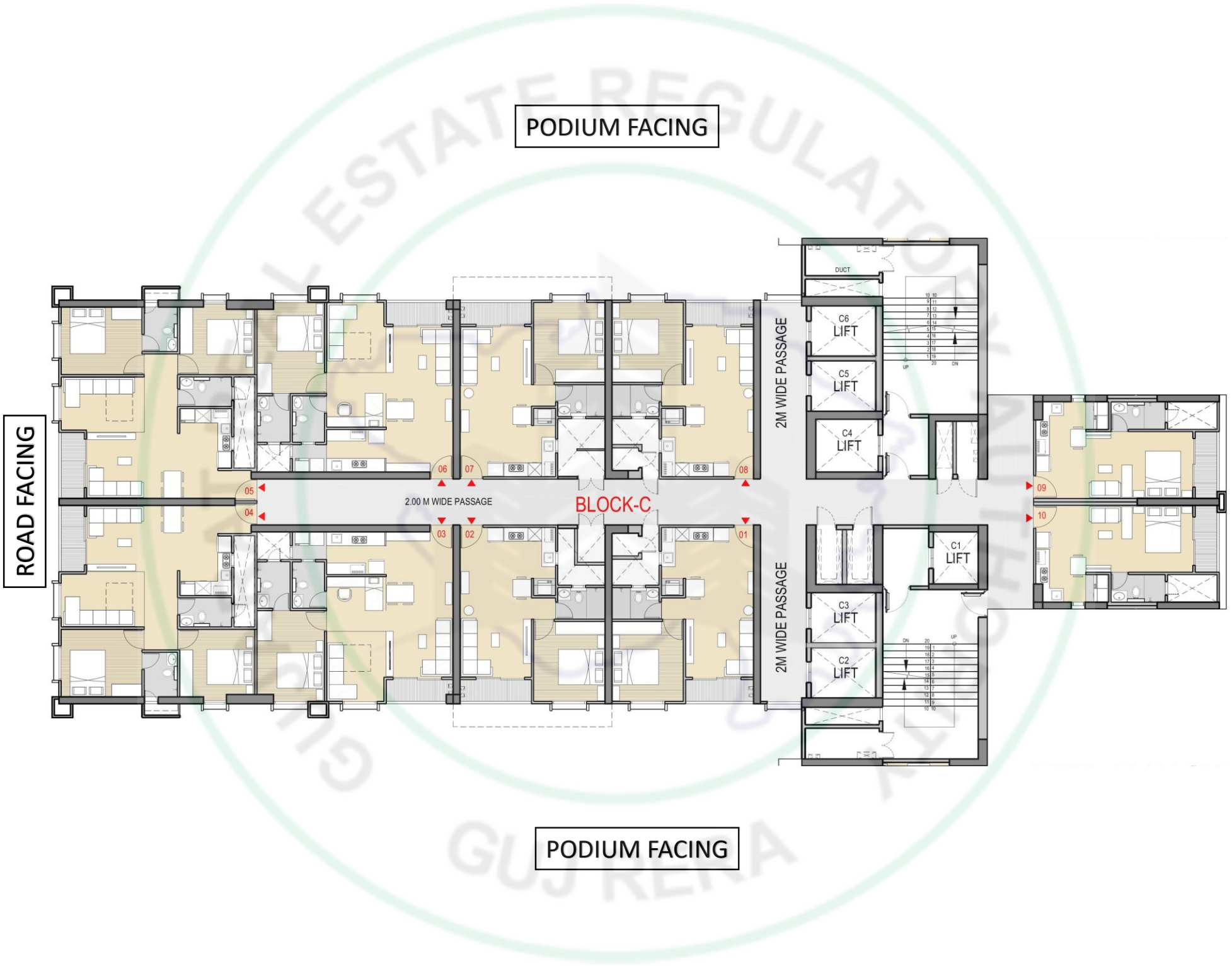
BACK SIDE

BLOCK B

TYPICAL FLOOR PLAN

- 4,6,10,12,14,16,20,22,24,26,30 FLOOR PLAN
- REFUGE FLOORS (8th, 18th, 28th & 33rd)
- 23rd IS SKIP FLOOR.

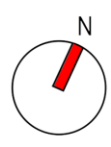




BLOCK C

TYPICAL FLOOR PLAN

- 4,6,10,12,14,16,20,22,24,26,30 FLOOR PLAN
- REFUGE FLOORS (8th, 18th, 28th & 33rd)
- 23rd IS SKIP FLOOR.



PODIUM FACING

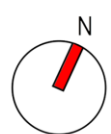


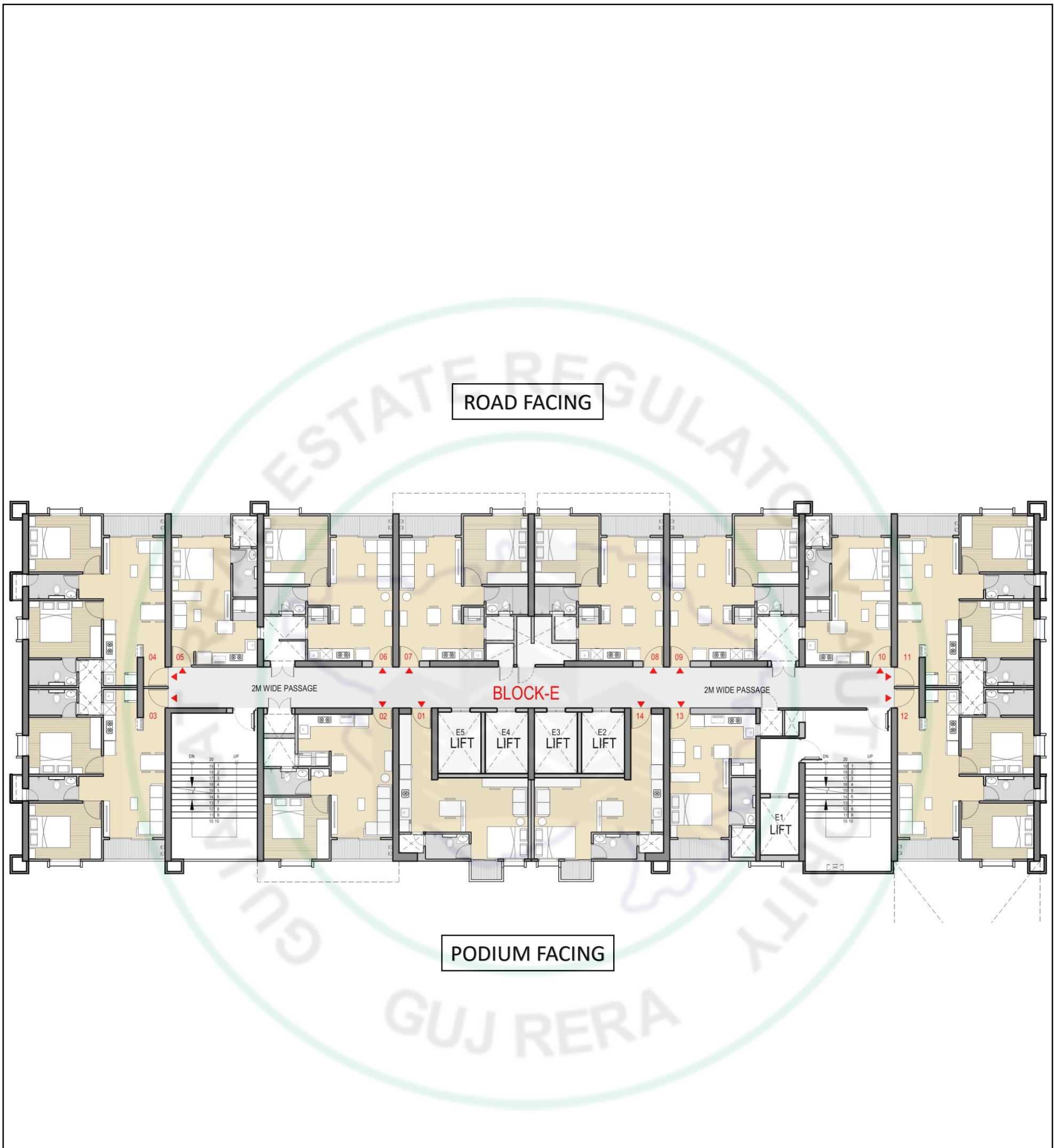
BACK SIDE

BLOCK D

TYPICAL FLOOR PLAN

- 4,6,10,12,14,16,20,22,24,26,30 FLOOR PLAN
- REFUGE FLOORS (8th, 18th, 28th & 33rd)
- 23rd IS SKIP FLOOR.

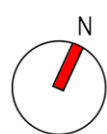




BLOCK E

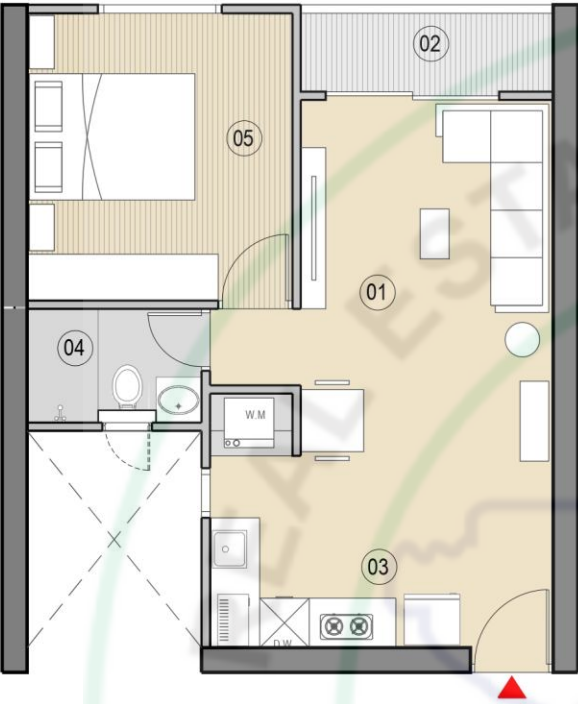
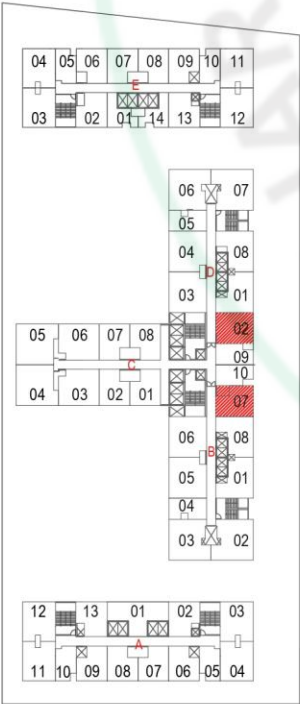
TYPICAL FLOOR PLAN

- 4,6,10,12,14,16,20,22,24,26,30 FLOOR PLAN
- REFUGE FLOORS (8th, 18th, 28th & 33rd)
- 23rd IS SKIP FLOOR.



1 BHK_TYPE 1

RERA CARPET – 42.14 SQ.MT.

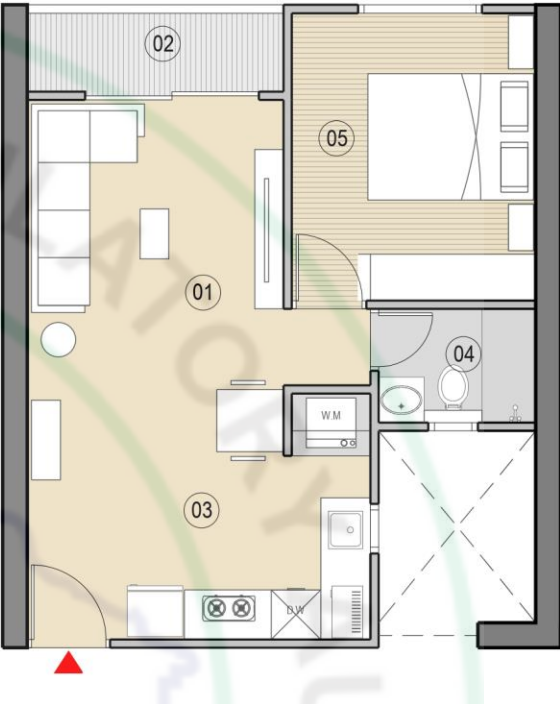
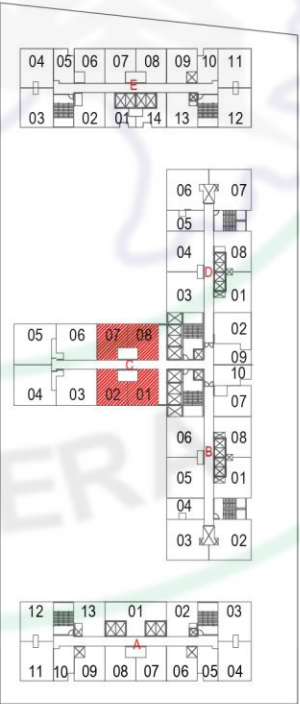


LEGENDS

01	Living / Dining	3.05 x 4.30
02	Balcony	3.05 x 1.05
03	Kitchen	4.15 x 2.32
04	Toilet	2.11 x 1.38
05	Bedroom	3.21 x 3.42

1 BHK_TYPE 2

RERA CARPET – 40.52 SQ.MT.

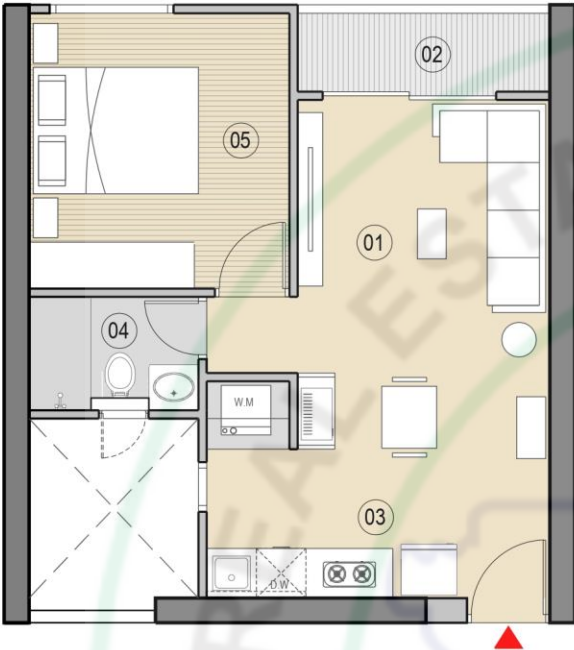
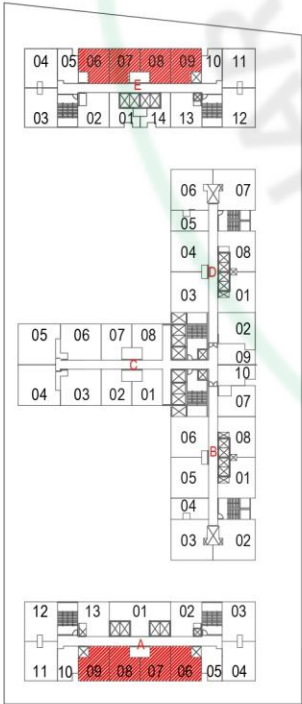


LEGENDS

01	Living / Dining	3.10 x 4.30
02	Balcony	3.10 x 1.05
03	Kitchen	4.15 x 2.08
04	Toilet	2.05 x 1.38
05	Bedroom	3.10 x 3.47

1 BHK_TYPE 4

RERA CARPET – 39.04 SQ.MT.

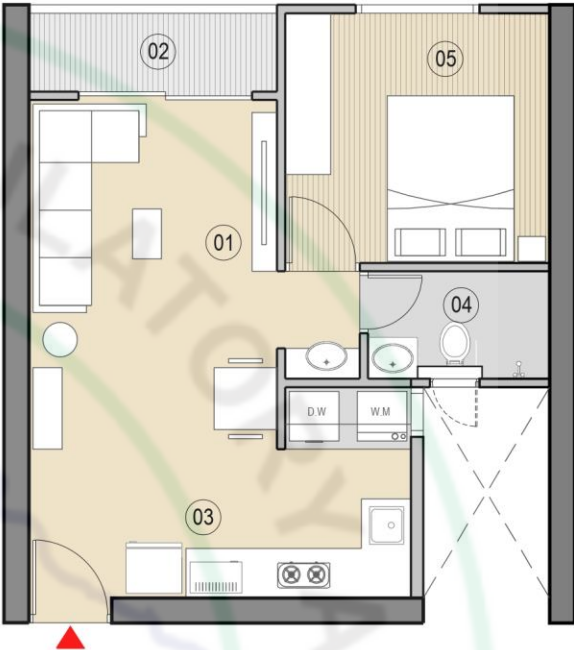
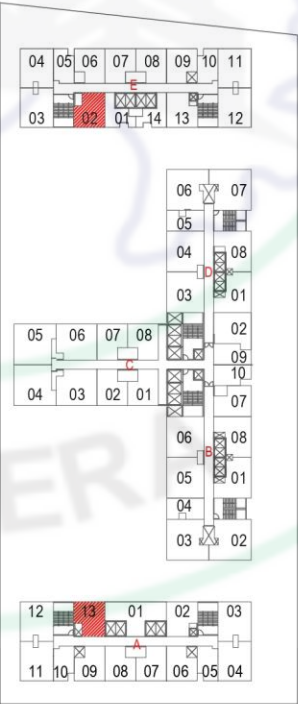


LEGENDS

- 01 Living / Dining 3.05 x 4.22
- 02 Balcony 3.05 x 1.05
- 03 Kitchen 4.15 x 1.80
- 04 Toilet 2.05 x 1.37
- 05 Bedroom 3.15 x 3.33

1 BHK_TYPE 3

RERA CARPET – 39.42 SQ.MT.

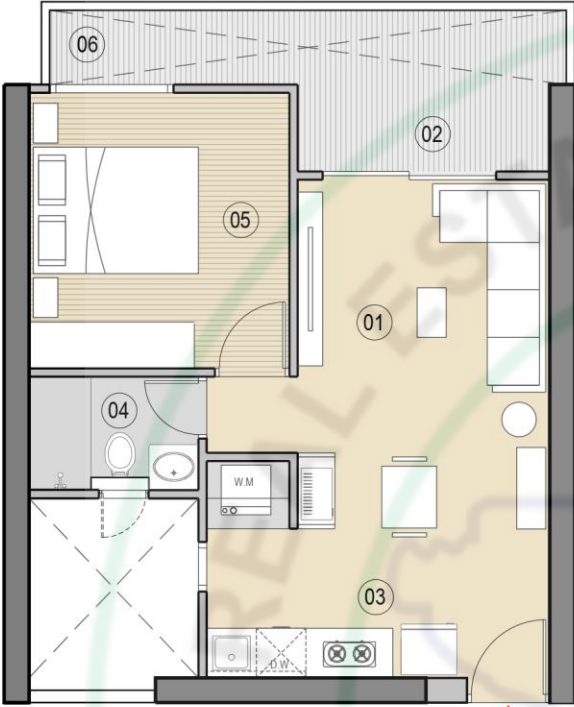
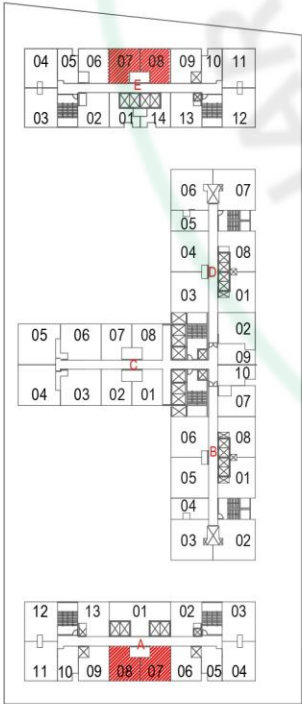


LEGENDS

- 01 Living / Dining 3.0 X 4.22
- 02 Balcony 3.0 X 1.05
- 03 Kitchen 4.62 X 1.80
- 04 Toilet 2.20 X 1.3
- 05 Bedroom 3.20 X 3.02

1 BHK_TYPE 4 with Extended Balcony

RERA CARPET – 45.49 SQ.MT.

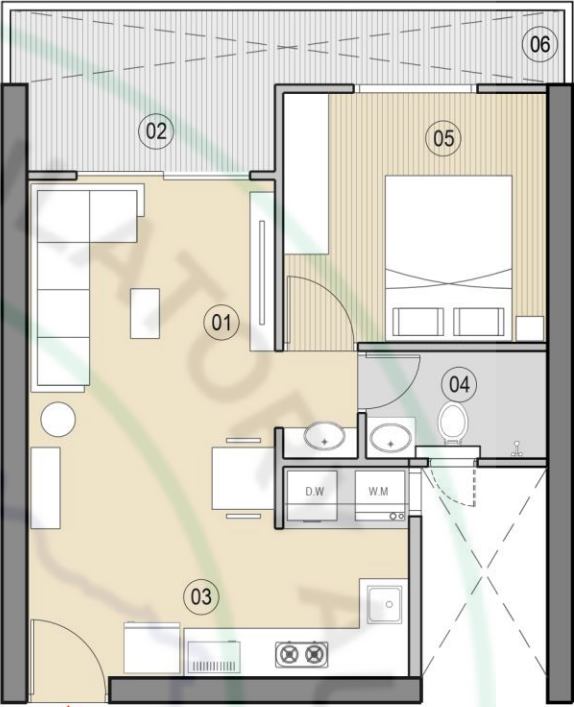
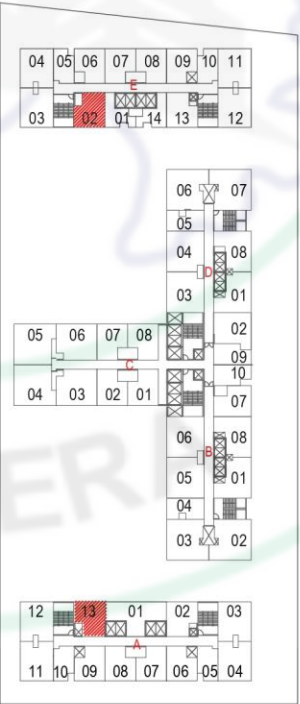


LEGENDS

- 01 Living / Dining 3.05 x 4.22
- 02 Balcony 3.05 x 1.05
- 03 Kitchen 4.15 x 1.80
- 04 Toilet 2.05 x 1.37
- 05 Bedroom 3.15 x 3.33
- 06 Extended balcony 6.45 x 1.00

1 BHK_TYPE 3 with Extended Balcony

RERA CARPET – 46.32 SQ.MT.

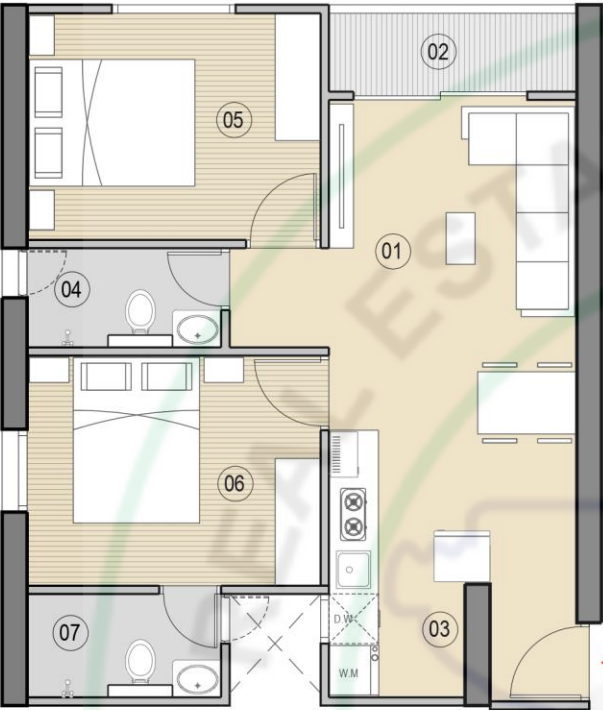
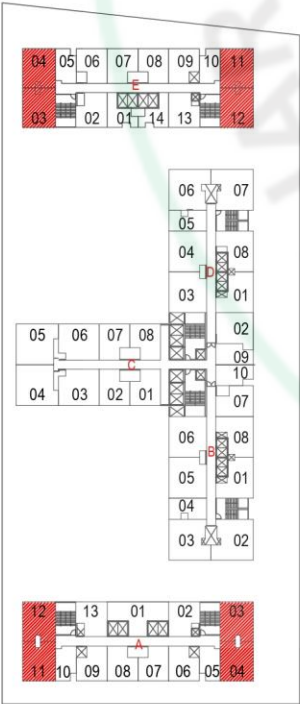


LEGENDS

- 01 Living / Dining 3.0 X 4.22
- 02 Balcony 3.0 X 1.05
- 03 Kitchen 4.62 X 1.80
- 04 Toilet 2.20 X 1.3
- 05 Bedroom 3.20 X 3.02
- 06 Extended balcony 6.90 X 1.00

2 BHK_TYPE 1

RERA CARPET – 51.62 SQ.MT.

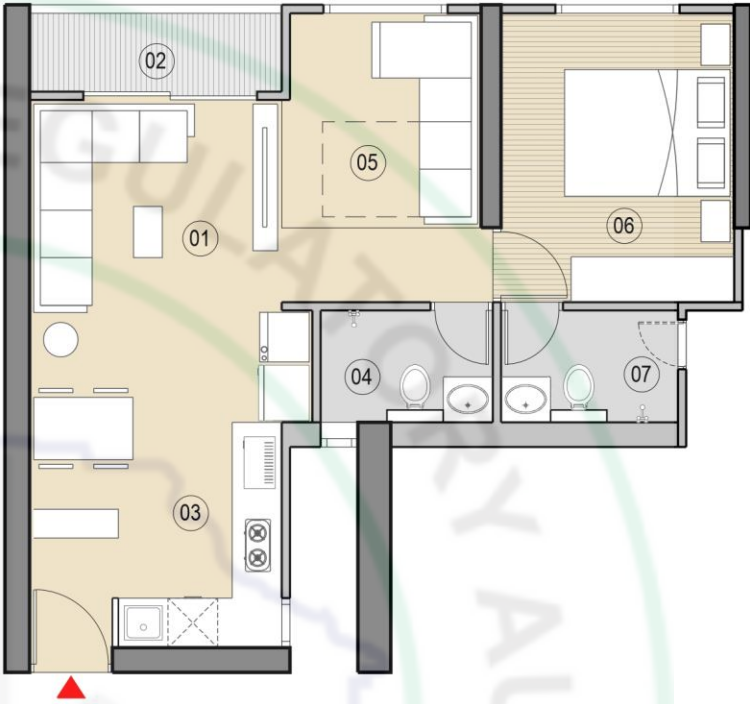
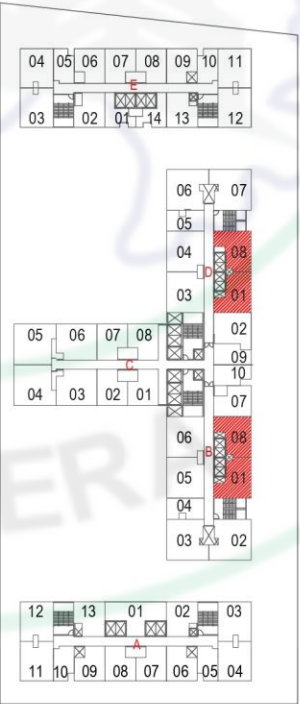


LEGENDS

01	Living / Dining / Kitchen	3.00 x 5.85
02	Balcony	3.00 x 1.05
03	Utility	1.65 x 1.37
04	Toilet	2.35 x 1.20
05	Bedroom	3.55 x 2.74
06	M. Bedroom	3.55 x 2.78
07	Toilet	2.35 x 1.25

2 BHK_TYPE 2

RERA CARPET – 48.32 SQ.MT.

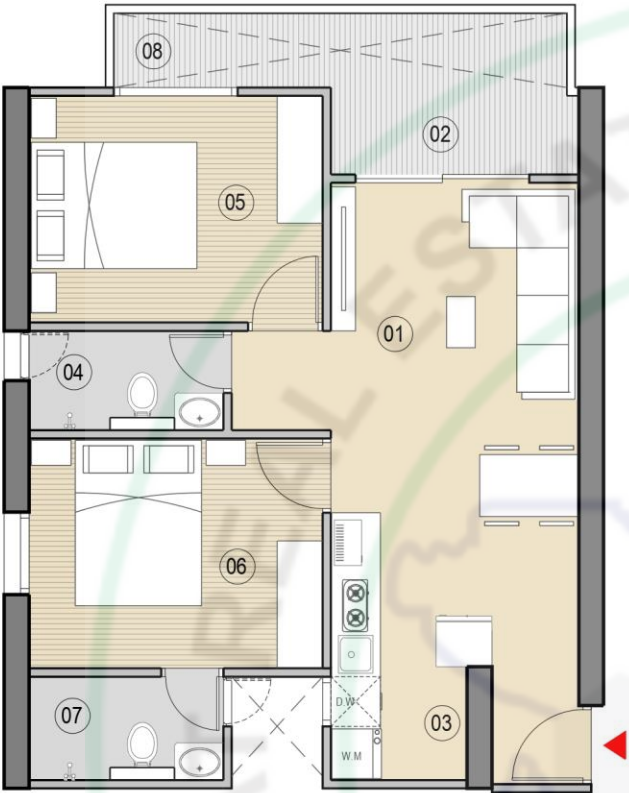
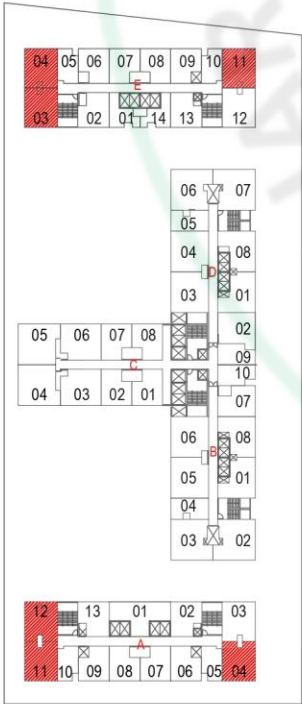


LEGENDS

01	Living Room	3.05 x 2.72
02	Balcony	3.05 x 1.05
03	Kitchen / Dining	3.05 x 3.90
04	Toilet	2.08 x 1.35
05	Lounge	2.41 x 2.60
06	M. Bedroom	2.82 x 3.50
07	Toilet	2.14 x 1.35

2 BHK_TYPE 1 with Extended Balcony

RERA CARPET – 57.3 SQ.MT.

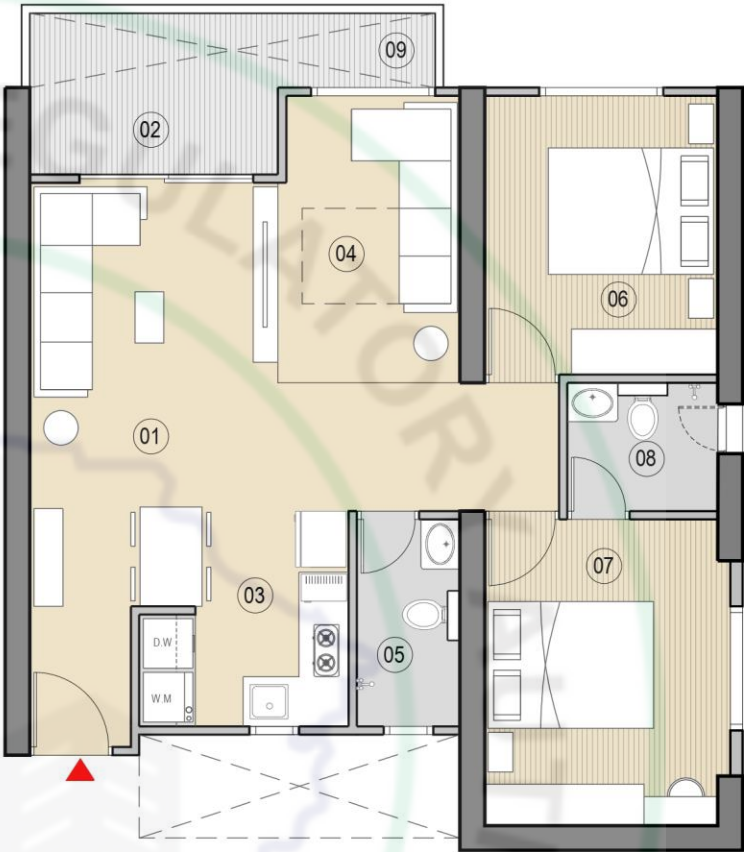
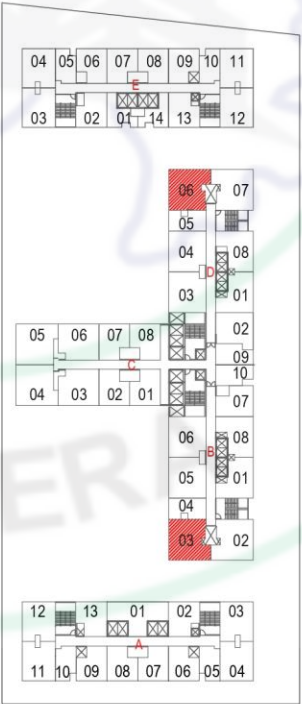


LEGENDS

01	Living / Dining / Kitchen	3.00 x 5.85
02	Balcony	3.00 x 1.00
03	Utility	3.00 x 2.33
04	Toilet	2.35 x 1.20
05	Bedroom	3.55 x 2.74
06	M.Bedroom	3.55 x 2.78
07	Toilet	2.35 x 1.25
08	Extended balcony	5.68 x 1.00

2.5 BHK_TYPE 2 with Extended Balcony

RERA CARPET – 69.66 SQ.MT.

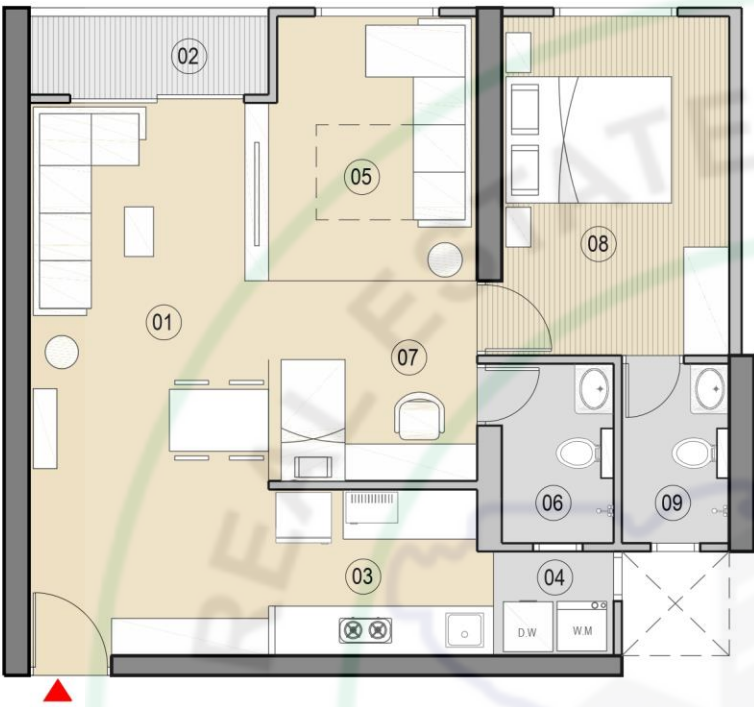
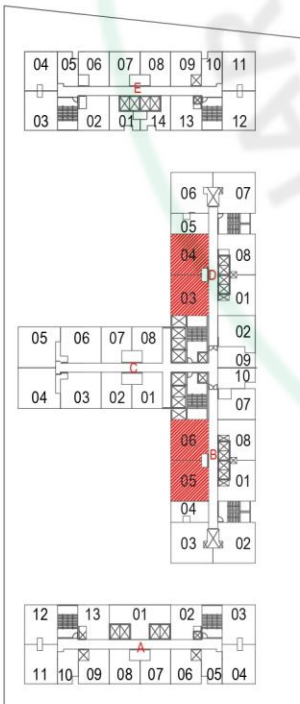


LEGENDS

01	Living Room	3.0 X 3.97
02	Balcony	3.00 x 1.05
03	Kitchen / Dining	2.64 x 2.68
04	Lounge	2.10 x 3.47
05	Toilet	1.25 x 2.50
06	Bedroom	2.82 x 3.37
07	M.Bedroom	2.97 x 3.75
08	Toilet	1.82 x 1.55
09	Extended balcony	5.10 x 1.00

2 BHK_TYPE 3

RERA CARPET – 61.36 SQ.MT.

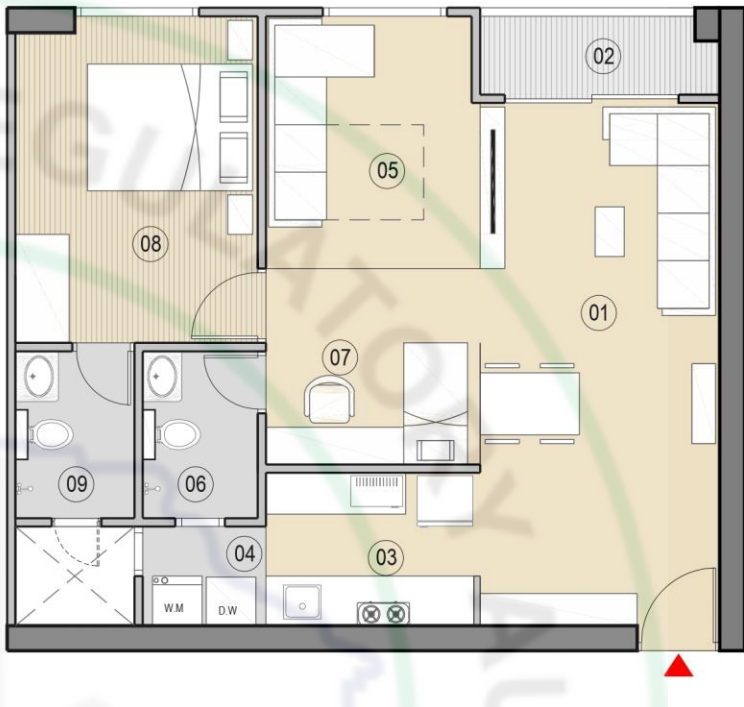


LEGENDS

- 01 Living / Dining 3.00 x 6.68
- 02 Balcony 2.90 x 1.05
- 03 Kitchen 2.72 x 2.00
- 04 Utility 1.45 x 1.26
- 05 Lounge 2.42 x 3.20
- 06 Toilet 1.35 x 2.17
- 07 Study Area 2.52 x 2.42
- 08 Bedroom 2.75 x 4.10
- 09 Toilet 1.30 x 2.17

2 BHK_TYPE 4

RERA CARPET – 59.31 SQ.MT.

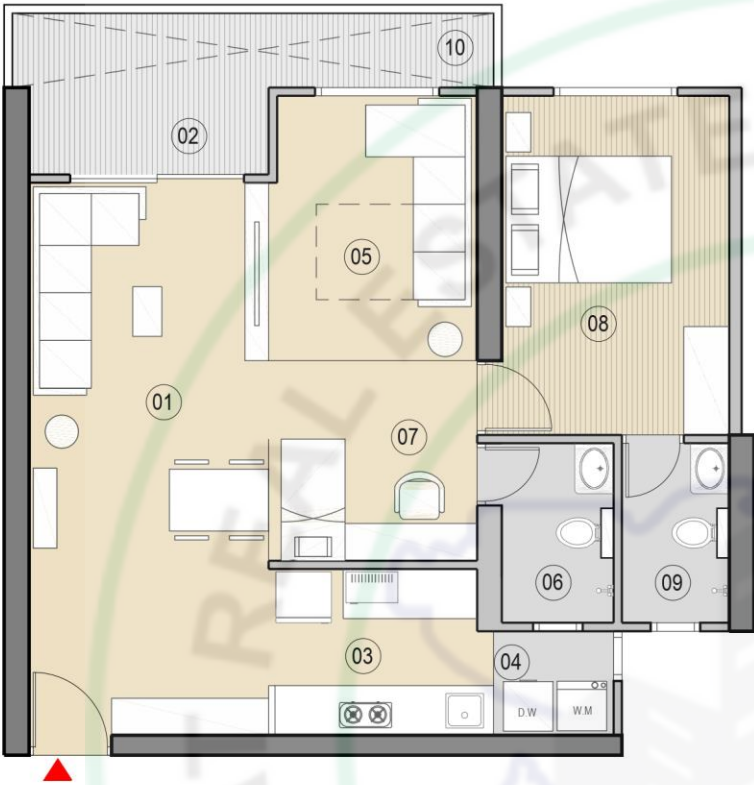
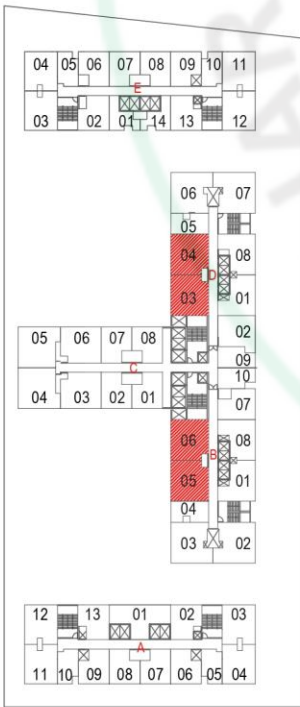


LEGENDS

- 01 Living / Dining 3.00 x 6.38
- 02 Balcony 2.90 x 1.05
- 03 Kitchen 2.52 x 1.91
- 04 Utility 1.49 x 1.26
- 05 Lounge 2.59 x 3.05
- 06 Toilet 1.39 x 2.02
- 07 Study Area 2.59 x 2.37
- 08 Bedroom 2.93 x 3.95
- 09 Toilet 1.44 x 2.02

2 BHK_TYPE 3 with Extended Balcony

RERA CARPET – 67.38 SQ.MT.

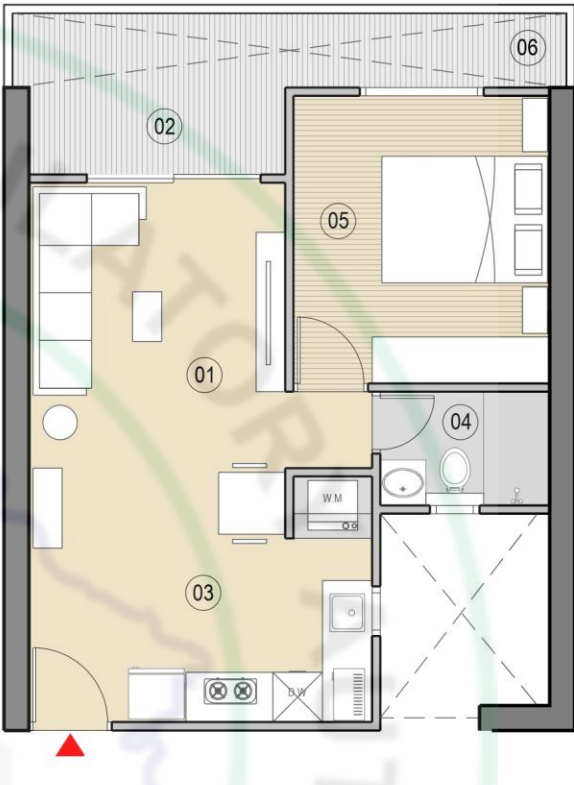
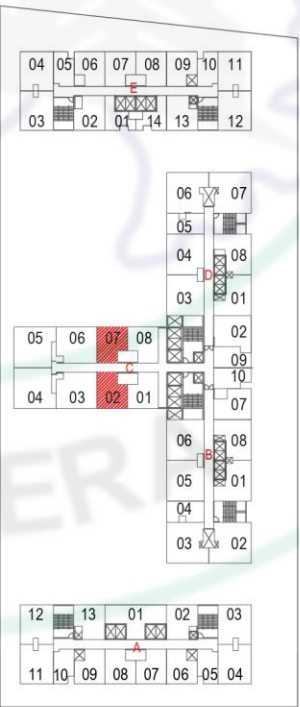


LEGENDS

- 01 Living / Dining 3.00 x 6.68
- 02 Balcony 2.90 x 1.05
- 03 Kitchen 2.72 x 2.00
- 04 Utility 1.45 x 1.26
- 05 Lounge 2.42 x 3.20
- 06 Toilet 1.35 x 2.17
- 07 Study Area 2.52 x 2.42
- 08 Bedroom 2.75 x 4.10
- 09 Toilet 1.30 x 2.17
- 10 Extended balcony 6.02 x 1.00

1 BHK_TYPE 2 with Extended Balcony

RERA CARPET – 48.14 SQ.MT.

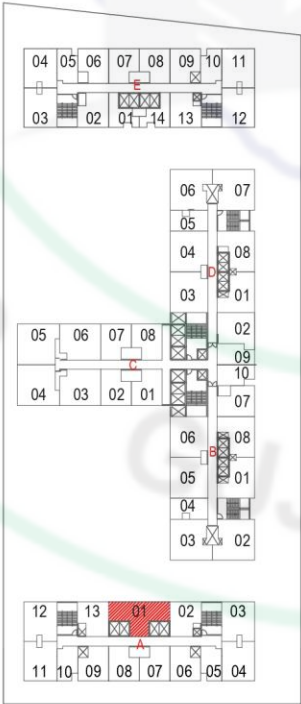


LEGENDS

- 01 Living / Dining 3.10 x 4.30
- 02 Balcony 3.10 x 1.05
- 03 Kitchen 4.15 x 2.08
- 04 Toilet 2.05 x 1.38
- 05 Bedroom 3.10 x 3.47
- 06 Extended balcony 6.90 x 1.00

2 BHK_TYPE 5

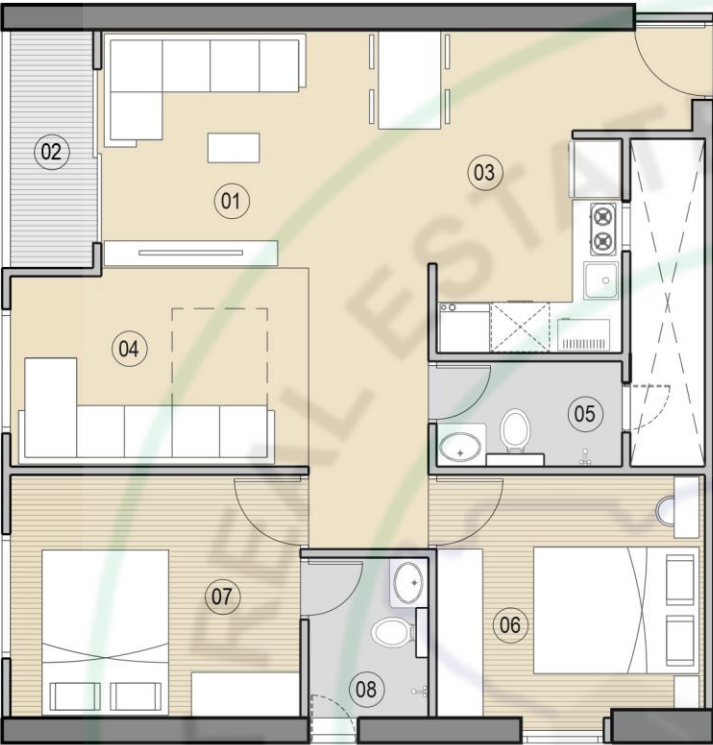
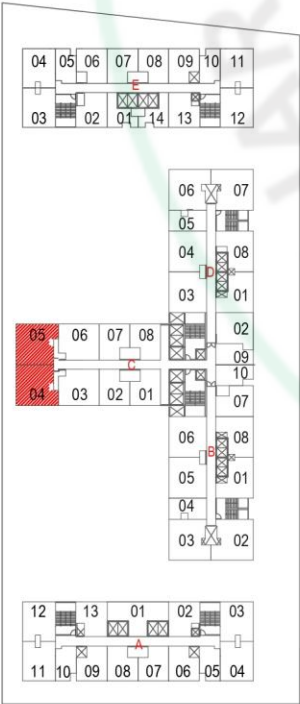
RERA CARPET – 59.01 SQ.MT.



LEGENDS		
01	Living / Dining	3.05 x 6.05
02	Balcony	1.91 x 1.22
03	Kitchen	1.80 x 3.97
04	Toilet	1.68 x 1.67
05	C. Toilet	1.24 x 2.27
06	Bedroom	2.72 x 3.97
07	M.Bedroom	3.05 x 3.97

2.5 BHK_TYPE 1

RERA CARPET – 63.99 SQ.MT.

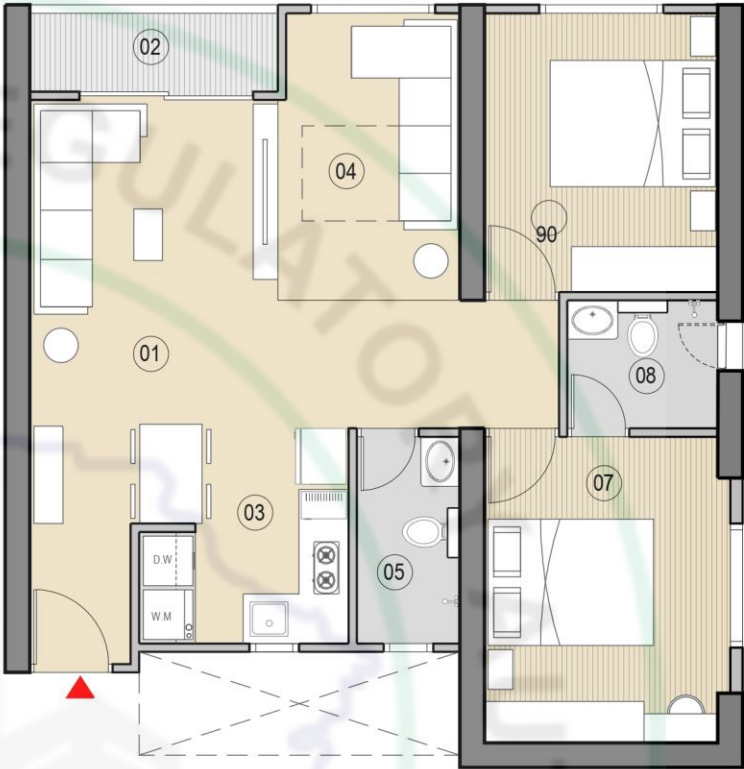


LEGENDS

01	Living / Dining	4.06 x 2.98
02	Balcony	1.10 x 2.88
03	Kitchen	2.24 x 3.91
04	Lounge	3.61 x 2.30
05	Toilet	2.24 x 1.27
06	Bedroom	3.24 x 2.94
07	M.Bedroom	3.51 x 2.94
08	Toilet	1.45 x 1.94

2.5 BHK_TYPE 2

RERA CARPET – 64.56 SQ.MT.

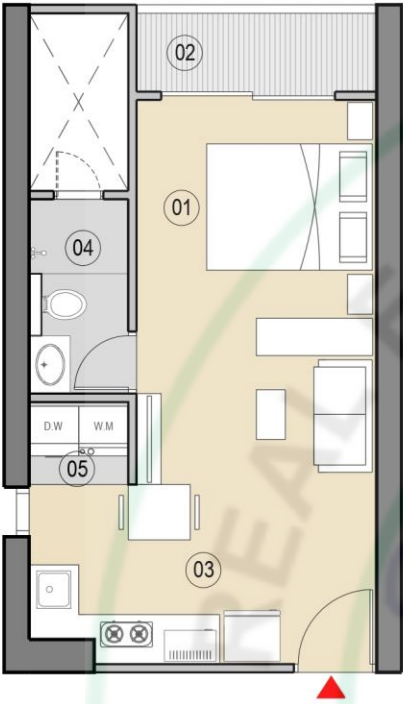
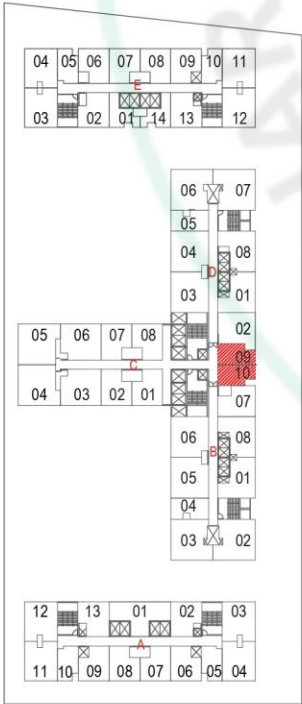


LEGENDS

01	Living Room	3.0 X 3.97
02	Balcony	3.00 x 1.05
03	Kitchen / Dining	2.64 x 2.68
04	Lounge	2.10 x 3.47
05	Toilet	1.25 x 2.50
06	Bedroom	2.82 x 3.37
07	M.Bedroom	2.97 x 3.75
08	Toilet	1.82 x 1.55

STUDIO APARTMENT 1

RERA CARPET – 29.54 SQ.MT.

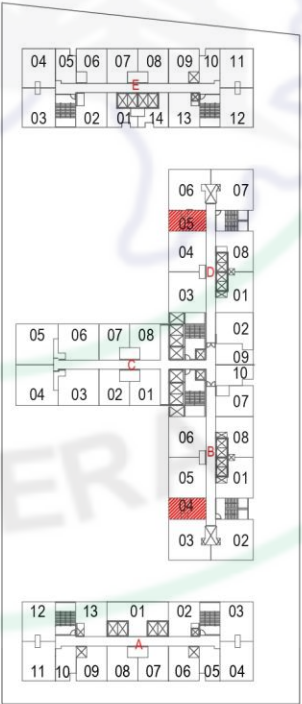


LEGENDS

01	Studio	2.91 X 4.65
02	Balcony	2.91 X 1.05
03	Kitchen/Dining	4.20 X 2.17
04	Toilet	1.20 X 2.35
05	Utility	1.20 X 1.00

STUDIO APARTMENT 2

RERA CARPET – 30.58 SQ.MT.

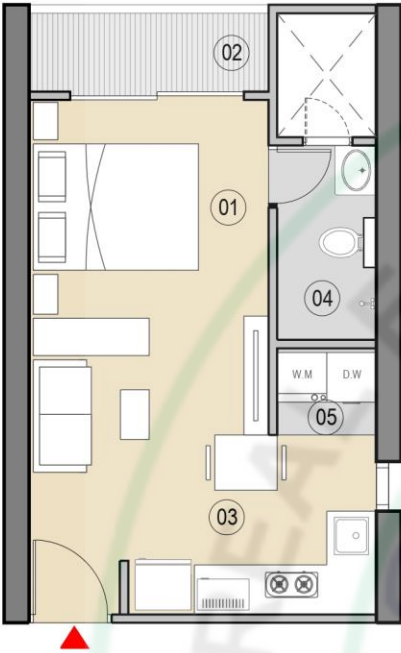
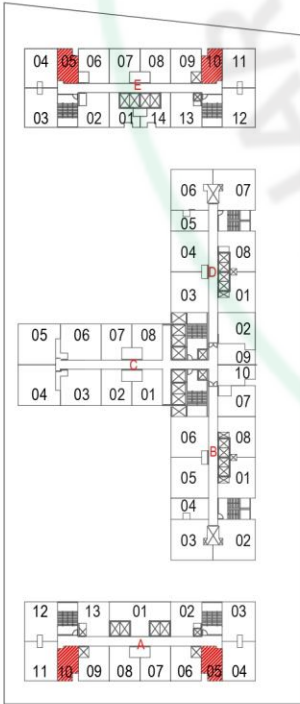


LEGENDS

01	Studio	2.90 X 4.05
02	Balcony	2.90 X 1.05
03	Kitchen/Dining	4.20 X 2.77
04	Toilet	1.20 X 2.40
05	Utility	1.20 X 1.00

STUDIO APARTMENT 3

RERA CARPET – 28 SQ.MT.

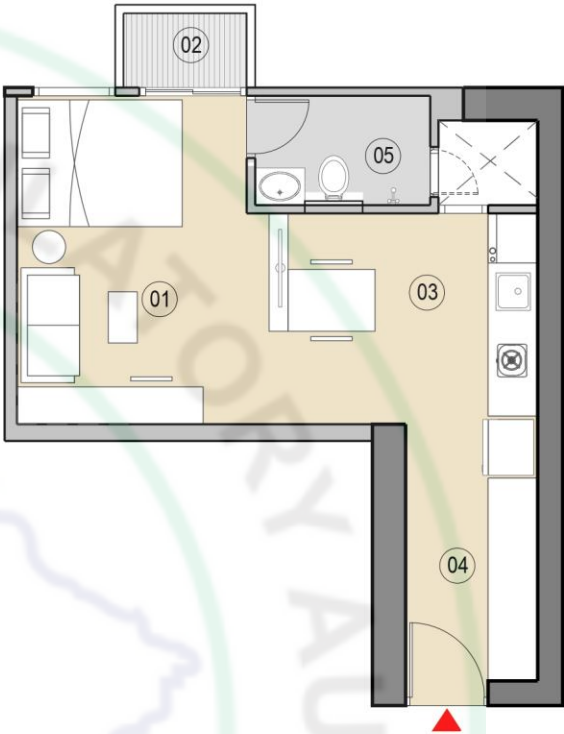
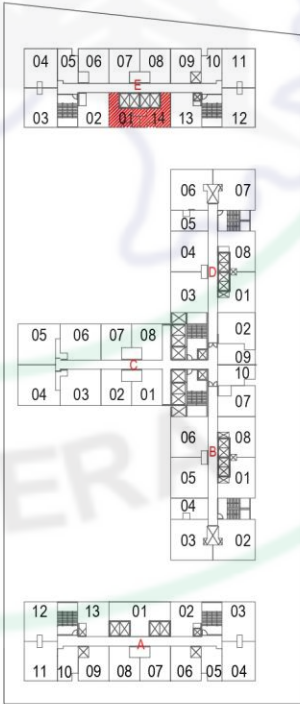


LEGENDS

01	Studio	2.90 X 4.05
02	Balcony	2.90 X 1.05
03	Kitchen/Dining	4.20 X 2.17
04	Toilet	1.20 X 2.35
05	Utility	1.20 X 1.05

STUDIO APARTMENT 4

RERA CARPET – 29.88 SQ.MT.

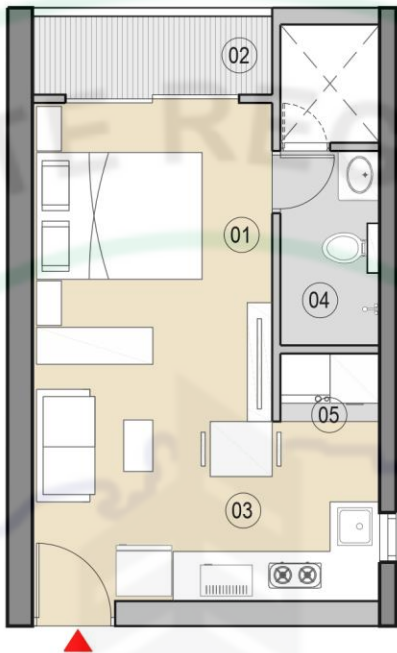
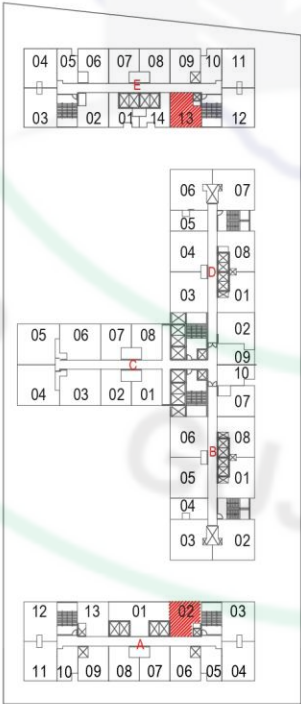


LEGENDS

01	Studio	3.18 X 3.97
02	balcony	1.69 X 1.00
03	kitchen / dining	3.12 X 2.65
04	walk in wardrobe	1.6 X 3.10
05	Toilet	2.12 X 1.22

STUDIO APARTMENT 5

RERA CARPET – 27.41 SQ.MT.

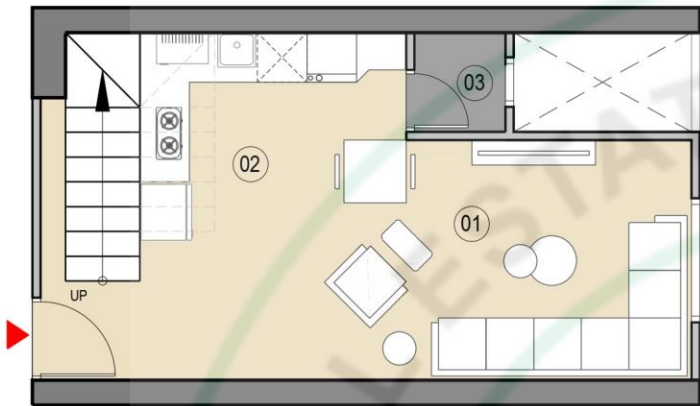


LEGENDS

01	Studio	2.90 X 3.85
02	Balcony	2.90 X 1.05
03	Kitchen/Dining	4.20 X 2.17
04	Toilet	1.20 X 2.35
05	Utility	1.20 X 0.82

PENTHOUSE - 1 BHK_TYPE 1

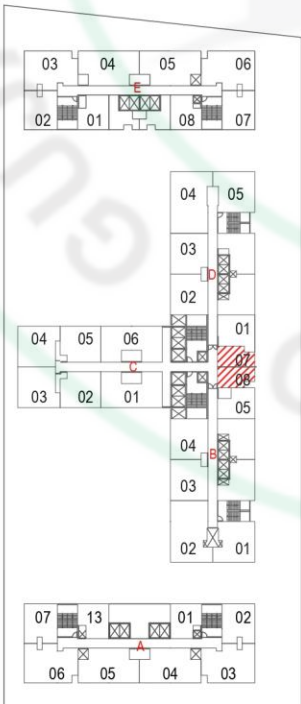
RERA CARPET – 53.28 SQ.MT.



34th FLOOR PLAN



35th FLOOR PLAN

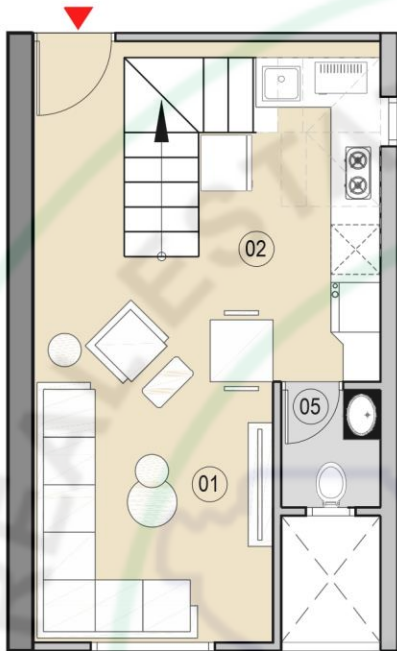


LEGENDS

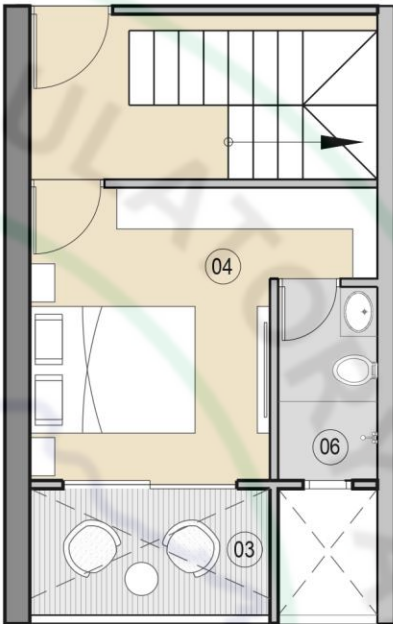
01	LIVING / DINING	7.87 x 2.91 M
02	KITCHEN	3.22 x 1.81 M
03	P.TOILET	1.1 x 1.2 M
04	BEDROOM	3.42 x 2.91 M
05	TERRACE	2.25 x 2.91 M
06	TOILET	2.33 x 1.2 M

PENTHOUSE - 1 BHK_TYPE 2

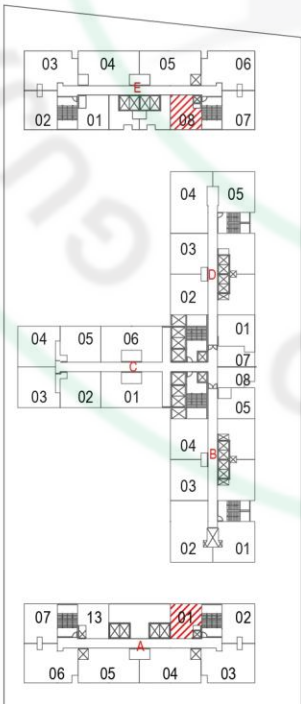
RERA CARPET – 51.14 SQ.MT.



34th FLOOR PLAN



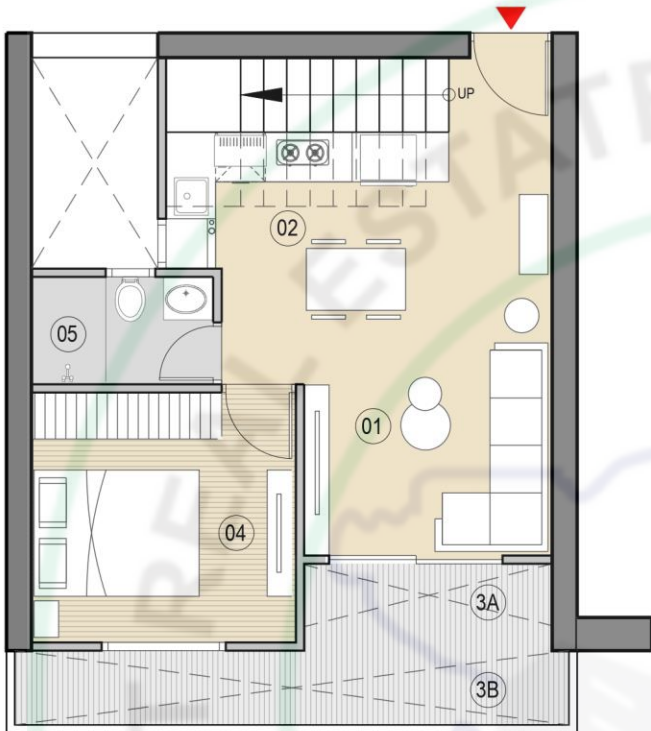
35th FLOOR PLAN



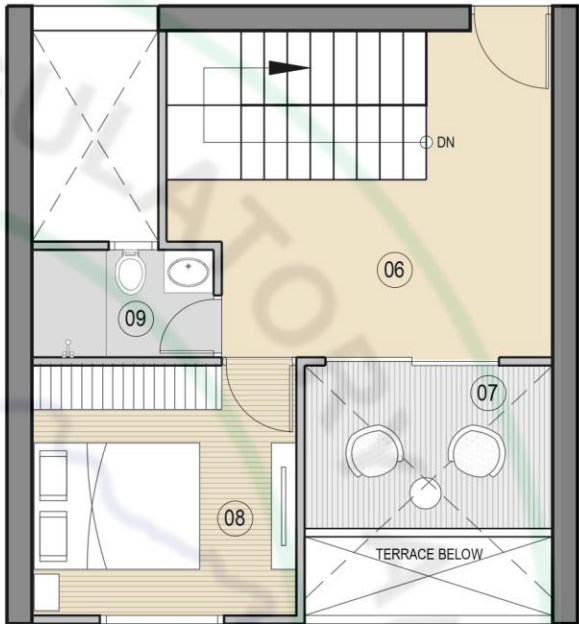
LEGENDS		
01	LIVING/ DINING	2.91 x 4.66 M
02	KITCHEN	2.20 x 4.12 M
03	TERRACE	2.90 x 1.63 M
04	BEDROOM	2.91 x 3.54 M
05	C.TOILET	1.20 x 1.42 M
06	TOILET	1.20 x 2.34 M

PENTHOUSE - 2 BHK_TYPE 1

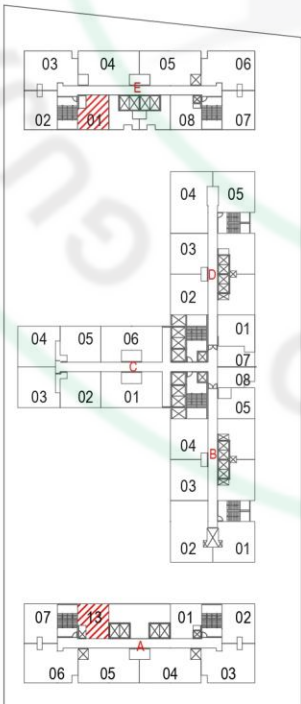
RERA CARPET – 77.61 SQ.MT.



34th FLOOR PLAN



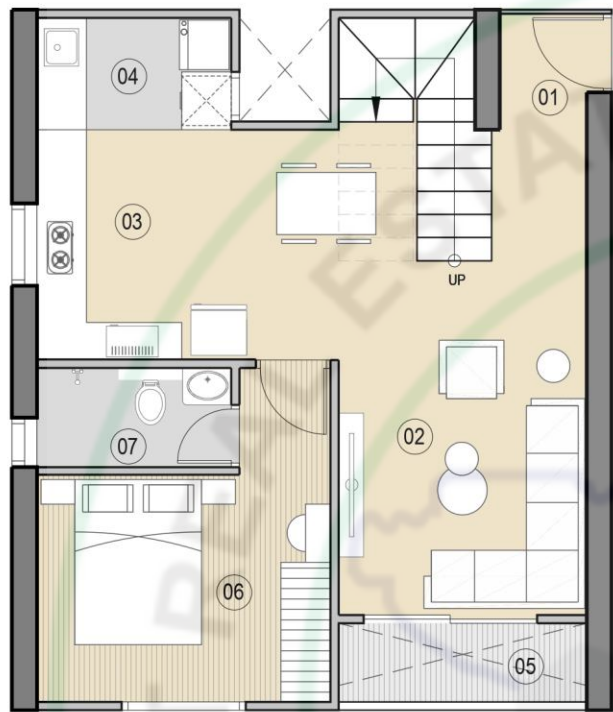
35th FLOOR PLAN



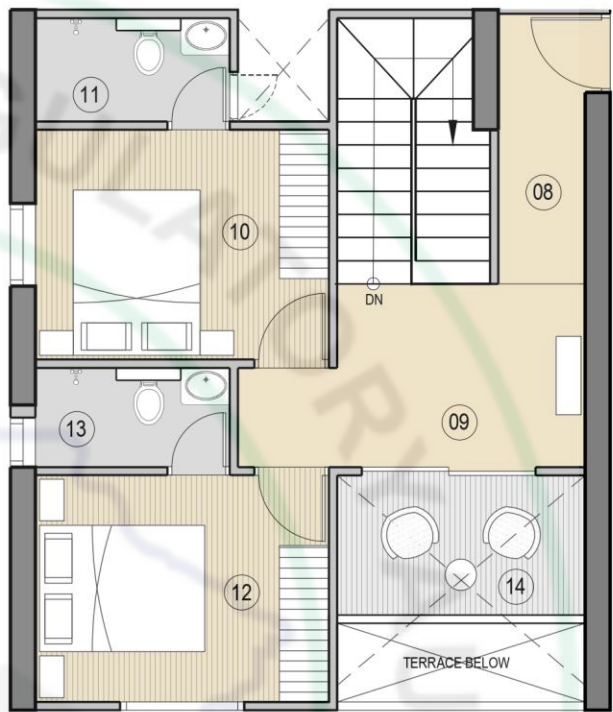
LEGENDS		
01	LIVING/ DINING	3.00 x 3.71 M
02	KITCHEN	4.67 x 3.01 M
3A	TERRACE	3.00 x 1.05 M
3B	EXTENDED TERRACE	6.70 x 1.00 M
04	BEDROOM	3.20 x 3.02 M
05	TOILET	2.20 x 1.30 M
06	LOUNGE	4.67x 2.15 M
07	TERRACE	3.00 x 1.97 M
08	BEDROOM	3.20 x 3.02 M
09	TOILET	2.20 x 1.30 M

PENTHOUSE - 3 BHK_TYPE 1

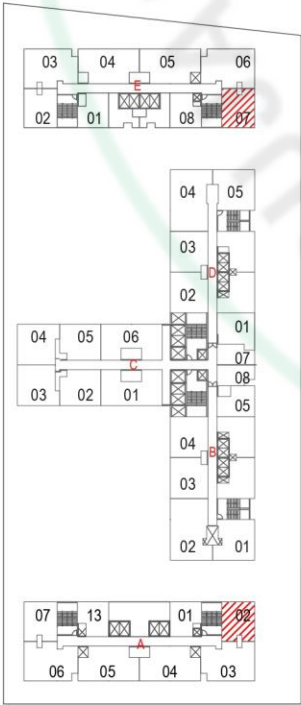
RERA CARPET – 94.89 SQ.MT.



34th FLOOR PLAN



35th FLOOR PLAN



LEGENDS

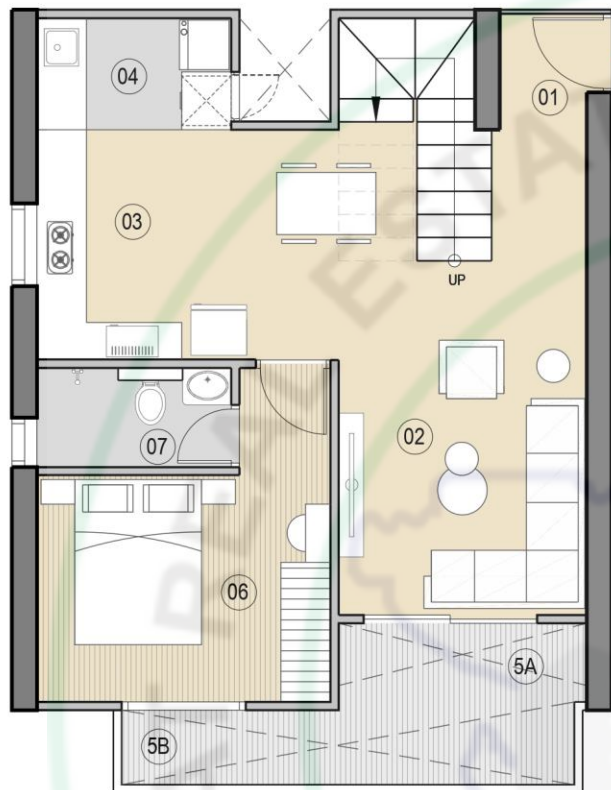
01	FOYER	1.05 x 2.98 M
02	LIVING	3.00 x 4.28 M
03	DINING / KITCHEN	4.60 x 2.78 M
04	UTILITY	2.35 x 1.35 M
05	TERRACE	3.00 x 1.05 M
06	BEDROOM	3.55 x 2.75 M
07	TOILET	2.35 x 1.20 M

LEGENDS

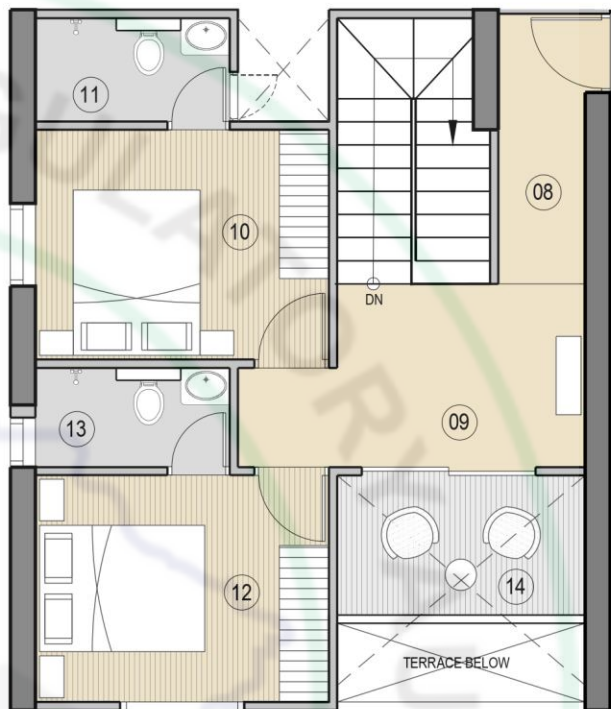
08	CLOAK ROOM	1.05 x 3.26 M
09	LOUNGE	3.00 x 2.22 M
10	BEDROOM	3.55 x 2.78 M
11	TOILET	2.35 x 1.25 M
12	BEDROOM	3.55 x 2.75 M
13	TOILET	2.35 x 1.20 M
14	TERRACE	3.00 x 1.79 M

PENTHOUSE - 3 BHK_TYPE 1 with Extended Balcony

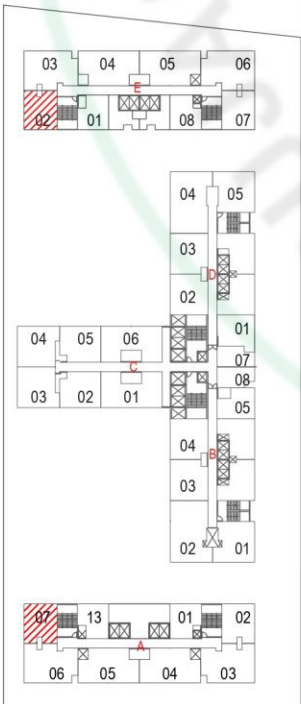
RERA CARPET – 100.57 SQ.MT.



34th FLOOR PLAN



35th FLOOR PLAN



LEGENDS

01	FOYER	1.05 x 2.98 M
02	LIVING	3.00 x 4.28 M
03	DINING / KITCHEN	4.60 x 2.78 M
04	UTILITY	2.35 x 1.35 M
5A	TERRACE	3.00 x 1.05 M
5B	EXTENDED TERRACE	5.47 x 1.00 M
06	BEDROOM	3.55 x 2.74 M
07	TOILET	2.35 x 1.20 M

LEGENDS

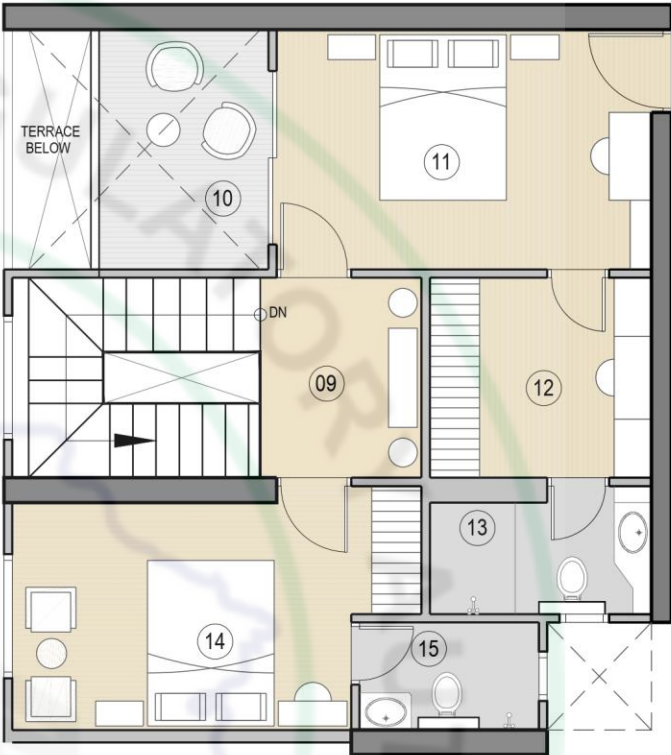
08	CLOAK ROOM	1.05 x 3.26 M
09	LOUNGE	3.00x 2.22 M
10	BEDROOM	3.55 x 2.78 M
11	TOILET	2.35 x 1.25 M
12	BEDROOM	3.55 x 2.75 M
13	TOILET	2.35 x 1.20 M
14	TERRACE	3.00 x 1.79 M

PENTHOUSE - 3 BHK_TYPE 2

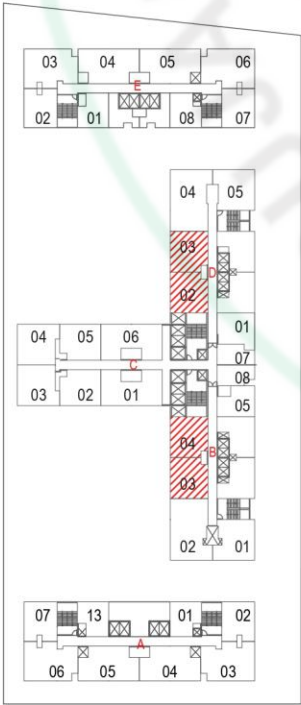
RERA CARPET – 117.69 SQ.MT.



34th FLOOR PLAN



35th FLOOR PLAN



LEGENDS

01	FOYER	2.16 x 1.41 M
02	LIVING	4.52 x 4.52 M
03	DINING / KITCHEN	4.59 x 4.01 M
04	UTILITY	1.96 x 1.65 M
5A	TERRACE	1.05 x 2.90 M
5B	EXTENDED TERRACE	1.00 x 5.06 M
06	PW. TOILET	1.47 x 1.35 M
07	BEDROOM	4.10 x 2.75 M

LEGENDS

08	TOILET	2.17 x 1.30 M
09	FOYER	1.95 x 2.42 M
10	TERRACE	2.15 x 2.90 M
11	BEDROOM	4.53 x 2.90 M
12	DRESSING	2.68 x 2.42 M
13	TOILET	2.68 x 1.55 M
14	BEDROOM	4.10 x 2.75 M
15	TOILET	2.17 x 1.30 M

PENTHOUSE - 3 BHK_TYPE 3

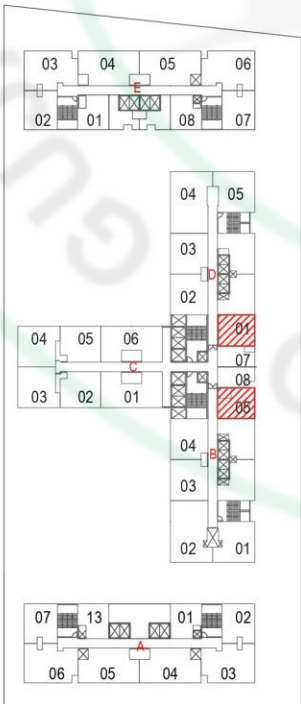
RERA CARPET – 78.5 SQ.MT.



34th FLOOR PLAN



35th FLOOR PLAN

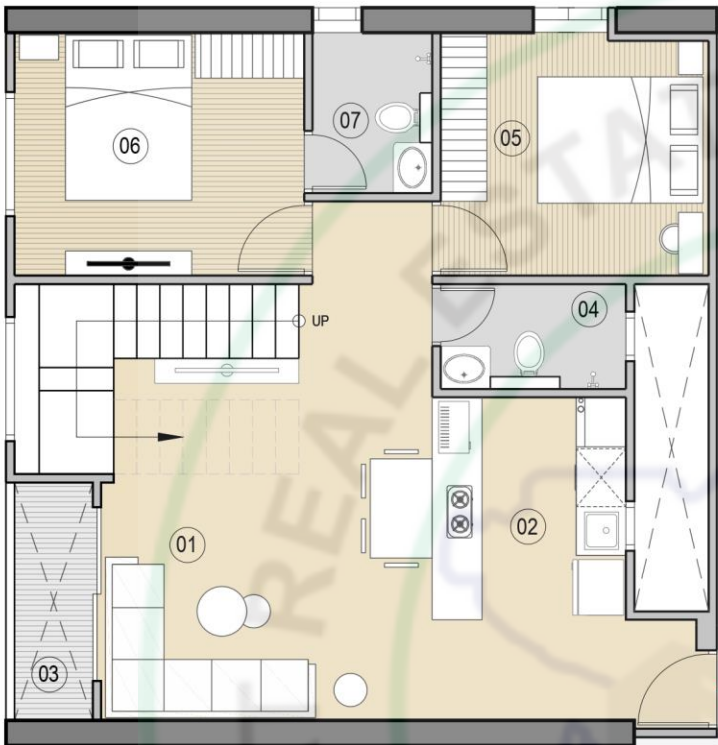


LEGENDS

01	LIVING / DINING	3.90 x 3.05 M
02	KITCHEN	1.82 x 4.15 M
03	BALCONY	1.05 X 3.05 M
04	BEDROOM	3.48 x 3.21 M
05	TOILET	1.37 x 2.11 M
06	BED ROOM	3.72 X 3.05 M
07	TERRACE	1.05 X 3.05 M
08	BEDROOM	3.48 x 3.21 M
09	TOILET	1.37 x 2.11 M

PENTHOUSE - 3 BHK_TYPE 4

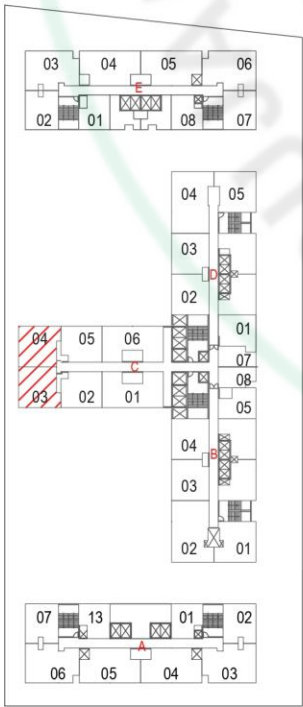
RERA CARPET – 117.57 SQ.MT.



34th FLOOR PLAN



35th FLOOR PLAN



LEGENDS

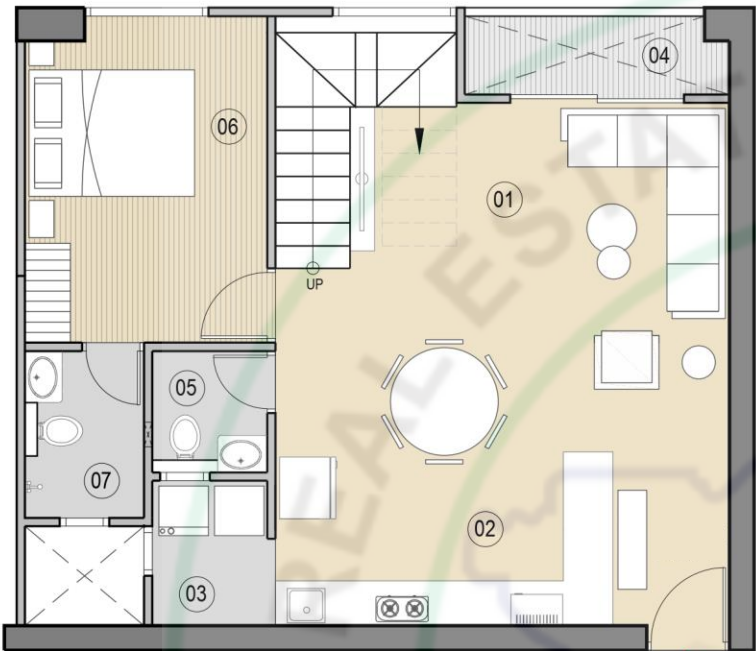
01	LIVING/DINING	4.00 x 4.38 M
02	KITCHEN	2.34 x 3.91M
03	TERRACE	1.05 x 2.90 M
04	TOILET	2.24 x 1.27 M
05	BEDROOM	3.24 x 2.94 M
06	BEDROOM	3.51 x 2.94 M

LEGENDS

07	TOILET	1.45 x 1.94 M
08	FAMILY ROOM	3.96 x 5.28 M
09	TERRACE	2.50 x 2.88 M
10	BEDROOM	4.87 x 2.94 M
11	TOILET	2.32 x 2.94 M
12	TERRACE	1.10 x 2.94 M

PENTHOUSE - 3 BHK_TYPE 5

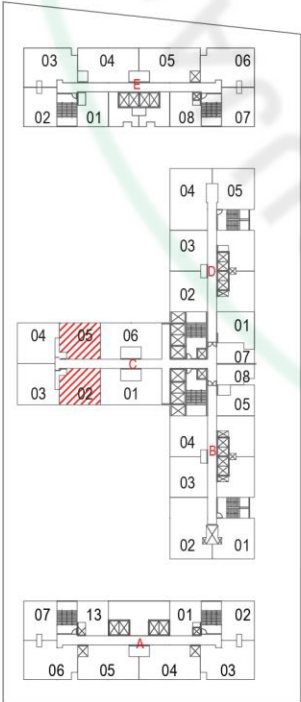
RERA CARPET – 109.26 SQ.MT.



34th FLOOR PLAN



35th FLOOR PLAN

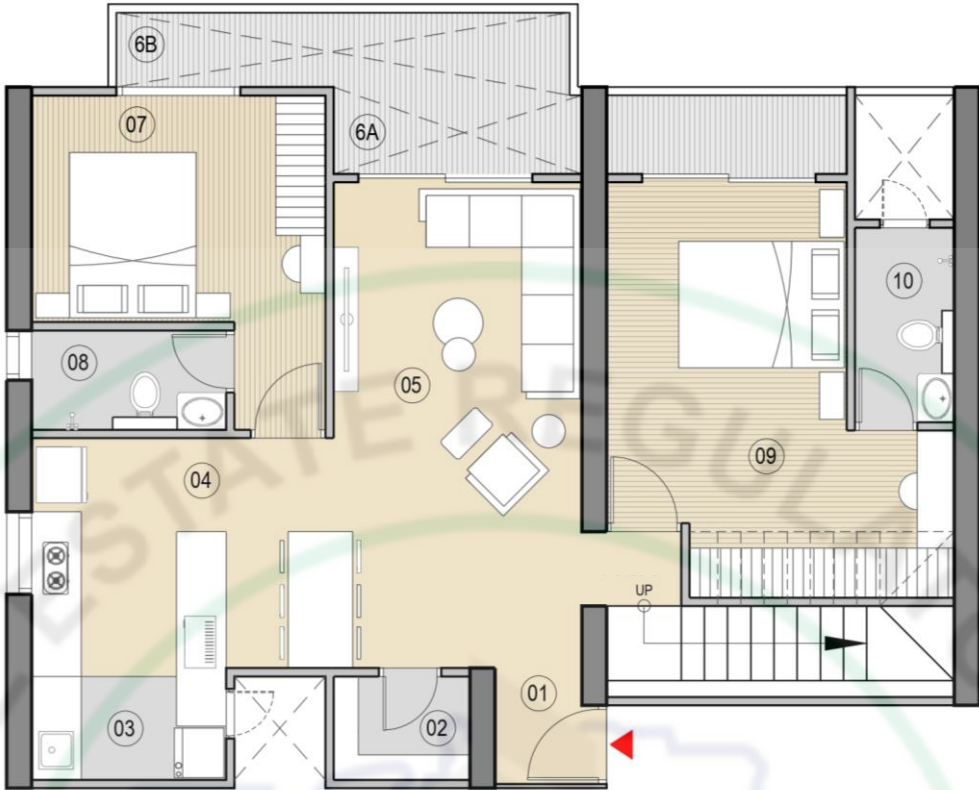


LEGENDS		
01	LIVING/DINING	4.59 x 4.22 M
02	KITCHEN	4.08 x 2.10M
03	UTILITY	1.39 x 1.75 M
04	TERRACE	2.90 x 1.05 M
05	TOILET	1.39 x 1.47 M
06	BEDROOM	2.93 x 3.95 M

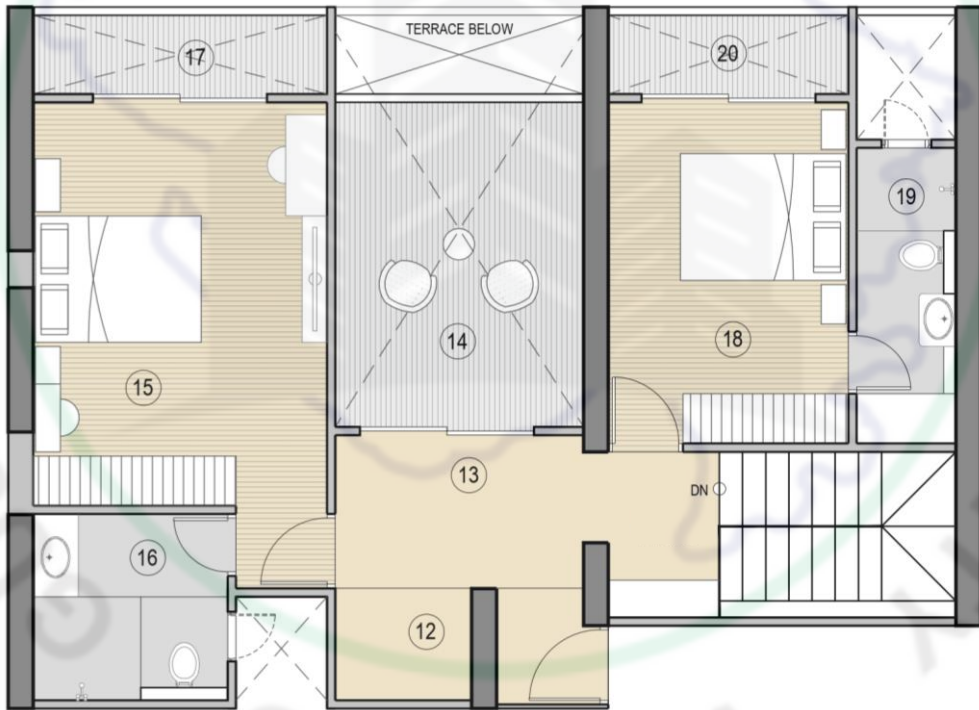
LEGENDS		
07	TOILET	1.44 x 2.02 M
08	BEDROOM	2.93 x 3.95 M
09	TOILET	1.44 x 2.02 M
10	BEDROOM	4.20 x 3.38M
11	DRESSING / TOILET	2.68 x 3.39 M
12	TERRACE	3.00 x 2.90 M

PENTHOUSE - 4 BHK_TYPE 1

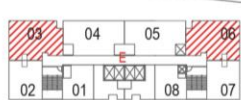
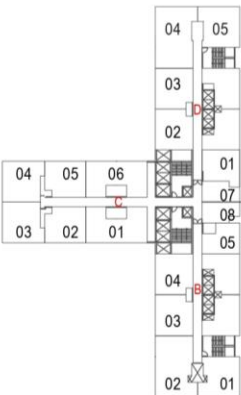
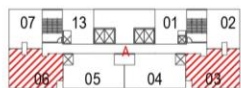
RERA CARPET – 157.22 SQ.MT.



34th FLOOR PLAN



35th FLOOR PLAN



LEGENDS

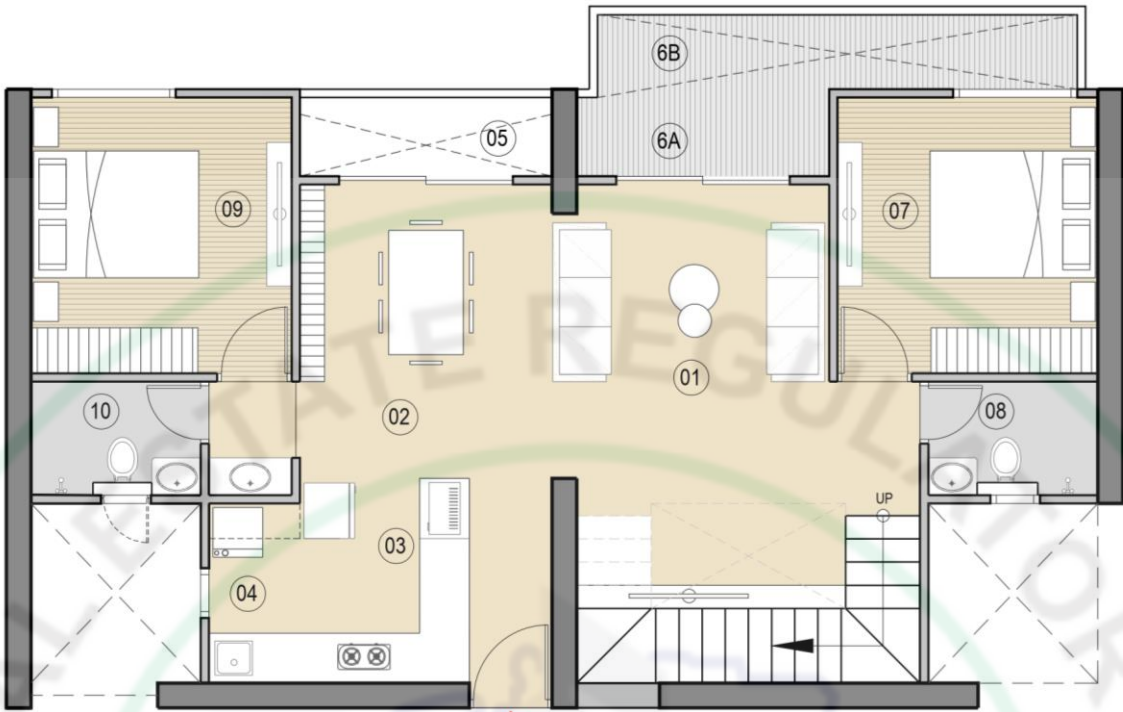
01	FOYER	1.05 x 1.40 M
02	STORE	1.65 x 1.25 M
03	UTILITY	2.35 x 1.35 M
04	KITCHEN/ DINING	4.20 x 2.78 M
05	LIVING	3.00 x 5.87 M
6A	TERRACE	3.00 x 1.05 M
6B	EXTENDED TERRACE	5.4 x 1.00 M
07	BEDROOM	3.55 x 2.74 M
08	TOILET	2.35 x 1.20 M
09	M.BEDROOM	2.9 x 5.02 M
10	TOILET	1.20 x 2.35 M

LEGENDS

11	BALCONY	2.90 x 0.95 M
12	CLOAK ROOM	1.65 x 1.35 M
13	FOYER	3.00 x 1.85 M
14	TERRACE	3.00 x 4.02 M
15	BEDROOM	3.55 x 4.87 M
16	TOILET	2.35 x 2.25 M
17	TERRACE	3.55 x 1.05 M
18	BEDROOM	2.9 x 4.12 M
19	TOILET	1.20 x 3.57 M
20	TERRACE	2.90 x 1.05 M

PENTHOUSE - 4 BHK_TYPE 2

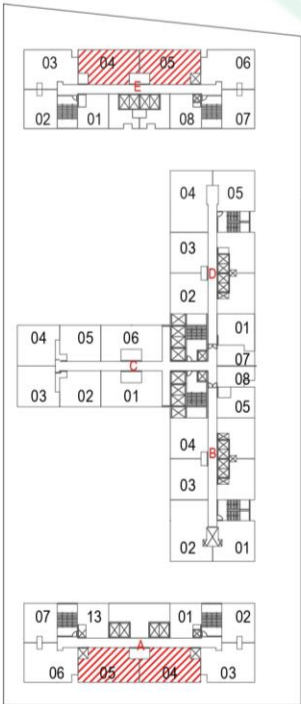
RERA CARPET – 151.51 SQ.MT.



34th FLOOR PLAN



35th FLOOR PLAN



LEGENDS

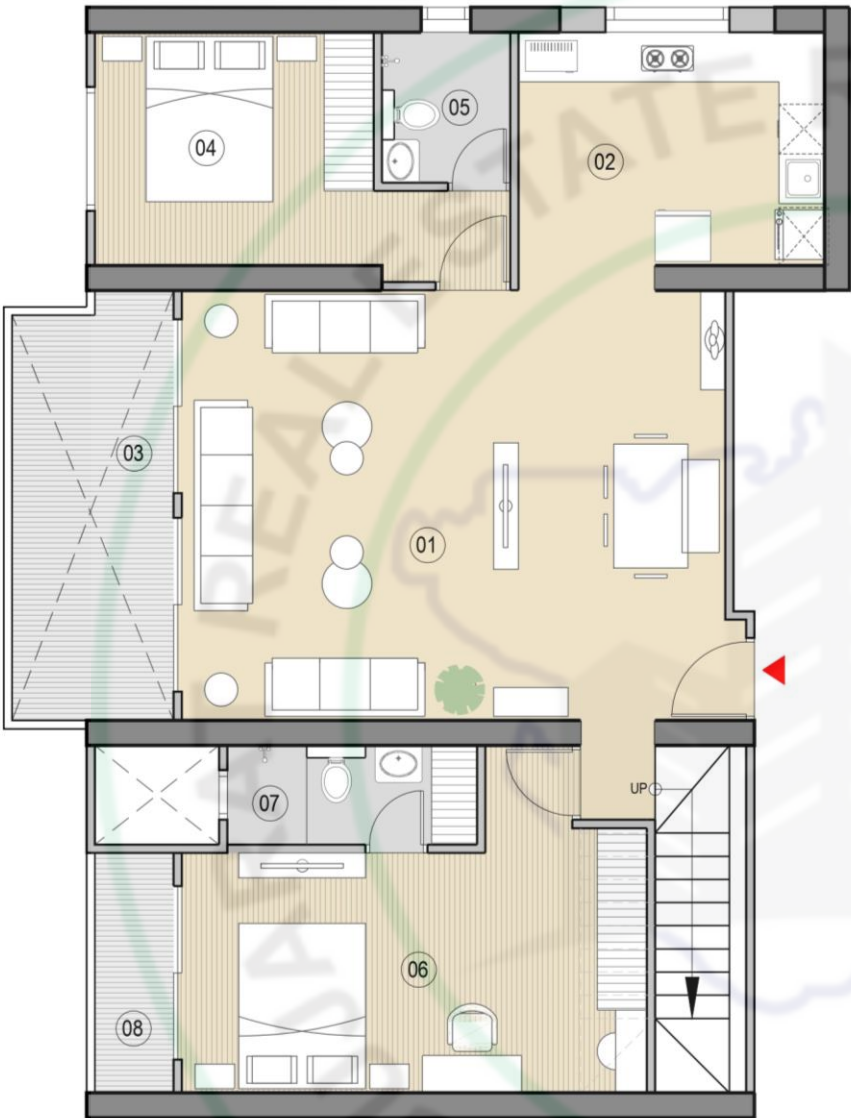
01	LIVING ROOM	3.35 x 5.12 M
02	DINNING	3.05 x 3.85 M
03	KITCHEN	3.05 x 2.17 M
04	UTILITY	1.10 x 2.17 M
05	TERRACE	3.05 x 1.05 M
6A	BALCONY	3.05 x 1.05 M
6B	EXTENDED BALCONY	5.80 x 1.00 M
07	BEDROOM	3.15 x 3.33 M
08	TOILET	2.05 x 1.37 M

LEGENDS

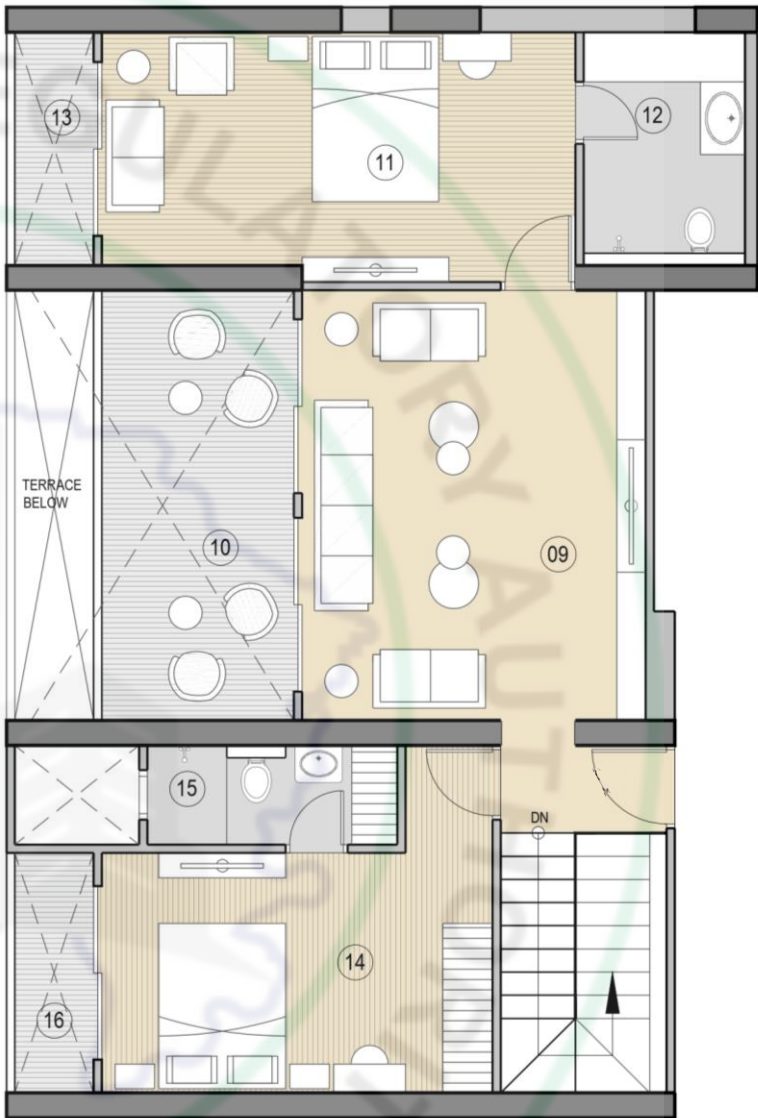
09	BEDROOM	3.15 x 3.33 M
10	TOILET	2.05 x 1.37 M
11	CLOAK ROOM	1.0 x 2.57 M
12	TERRACE	3.05 x 2.38 M
13	BEDROOM	3.15 x 4.80 M
14	TOILET	3.05 x 2.17 M
15	BEDROOM	6.52 x 3.33 M
16	TOILET	3.85 x 1.37 M

PENTHOUSE - 4 BHK_TYPE 3

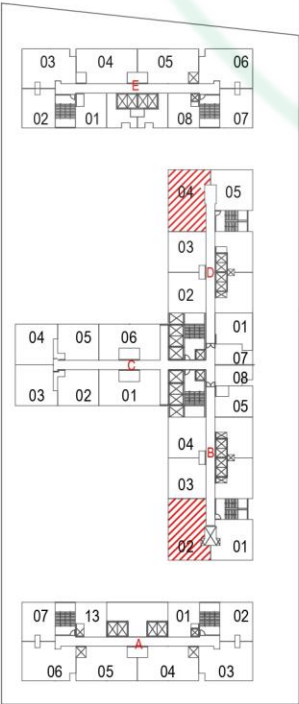
RERA CARPET – 184.57 SQ.MT.



34th FLOOR PLAN



35th FLOOR PLAN



LEGENDS

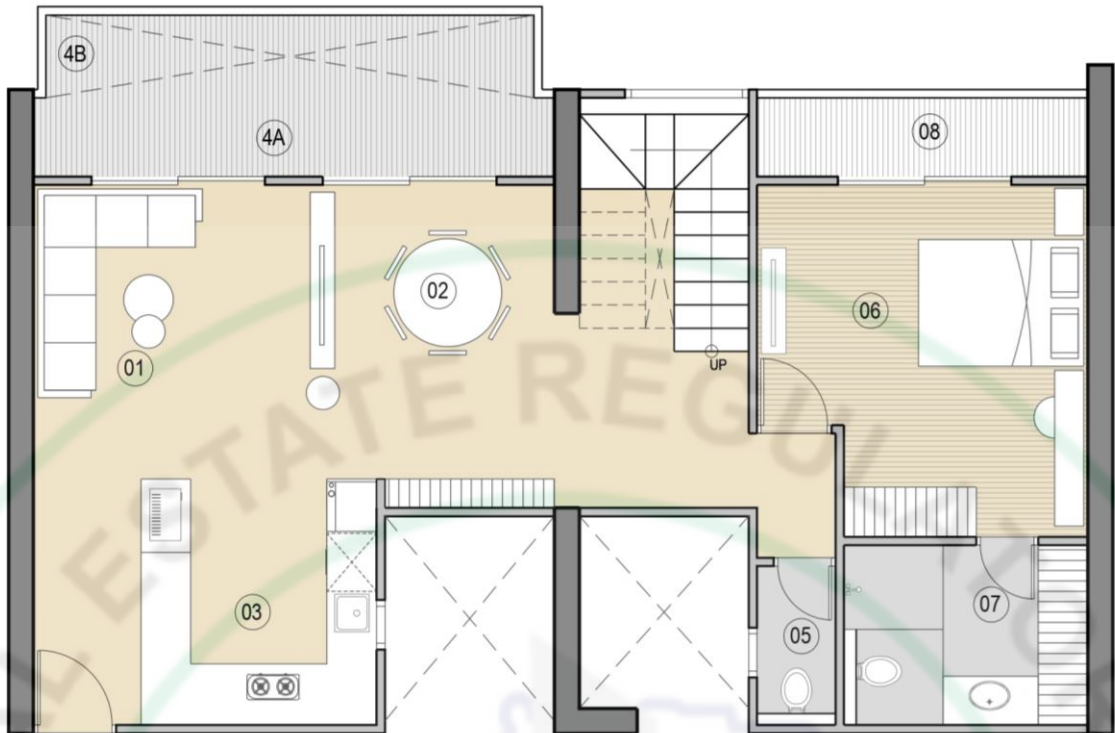
01	LIVING / DINNING	6.57 x 5.20 M
02	KITCHEN	3.70 x 2.82 M
03	TERRACE	2.05 x 5.20M
04	BEDROOM	3.37 x 2.82 M
05	TOILET	1.55 x 1.82 M
06	BEDROOM	5.62 x 2.90 M
07	TOILET	3.02 x 1.20 M
08	BALCONY	1.05 x 2.90 M

LEGENDS

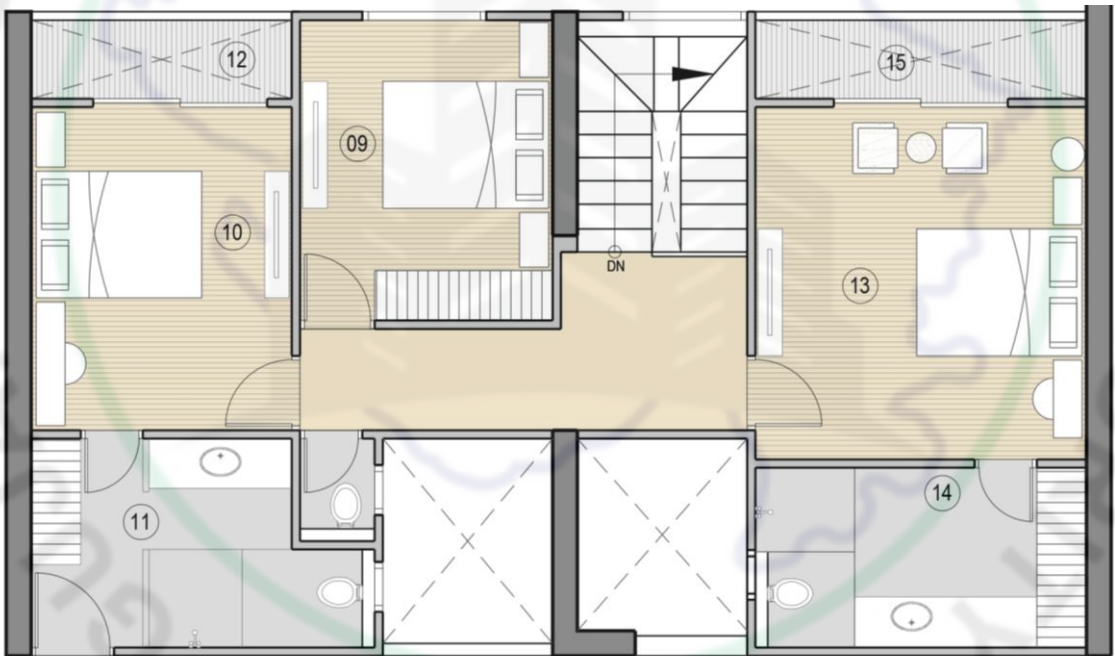
09	FAMILY ROOM	4.15 x 5.20 M
10	TERRACE	2.42x 5.20M
11	BEDROOM	5.72 x 3.02 M
12	TOILET/ DRESSING	1.95 x 2.82 M
13	TERRACE	1.05 x 2.82M
14	BEDROOM	4.72 x 2.90 M
15	TOILET	3.02 x 1.20 M
16	TERRACE	1.05 x2.90 M

PENTHOUSE - 4 BHK_TYPE 4

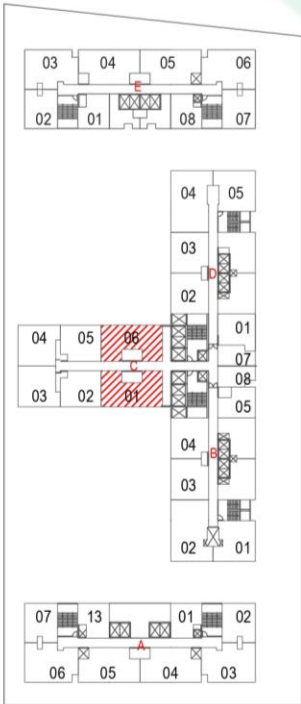
RERA CARPET – 165.32 SQ.MT.



34th FLOOR PLAN



35th FLOOR PLAN



LEGENDS

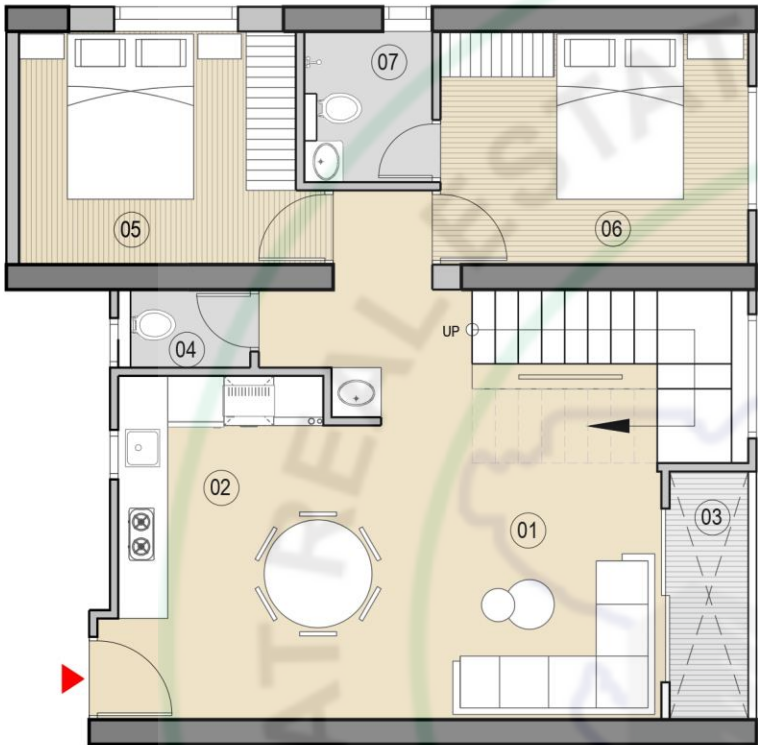
01	LIVING	3.66 x 3.55M
02	KITCHEN	4.15 x 2.97 M
03	DINING	2.75 x 3.55M
4A	BALCONY	6.30 x 1.05 M
4B	EXTENDED BALCONY	6.10 x 1.00 M
05	CO.TOILET	0.95 x 1.78 M
06	BEDROOM	4.00 x 4.25M
07	TOILET /DRESSING	2.95 x 2.03 M

LEGENDS

08	BALCONY	3.95 x 1.05 M
09	BEDROOM	3.05 x 3.62M
10	BEDROOM	3.15 x 3.90M
11	TOILET / DRESSING	4.15 x 2.38 M
12	TERRACE	3.55 x 1.05 M
13	BEDROOM	4.00 x 4.25M
14	TOILET / DRESSING	4.00 x 2.03 M
15	TERRACE	4.00 x 1.05 M

PENTHOUSE - 4 BHK_TYPE 5

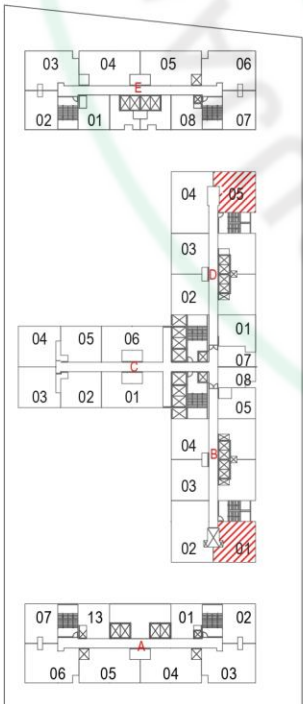
RERA CARPET – 118.37 SQ.MT.



34th FLOOR PLAN



35th FLOOR PLAN



LEGENDS

01	LIVING / DINNING	3.34 x 4.30 M
02	KITCHEN / DINING	3.18 x 4.15 M
03	TERRACE	1.05 x 3.00M
04	PW.TOILET	1.60 x 0.95 M
05	BEDROOM	3.40 x 2.82 M
06	BEDROOM	3.72 x 2.82 M
07	TOILET	1.55 x 1.82 M

LEGENDS

08	BEDROOM	5.52 x 3.00 M
09	TERRACE	1.05 x 3.00M
10	TOILET	2.50 x 2.10 M
11	BEDROOM	4.27 x 2.82 M
12	TERRACE	2.10 x 2.82M
13	TOILET	2.40 x 2.82 M





Specification

Structure

RCC T Framed Structure, Structure Design as per IS Code for Earthquake Resistance

Car Parking

Covered car parks in all Four basements

Wall

Internal : Putty Finish
External : Texture with Paint.

Doors & Windoows

Decorative Main Entrance Door with veener or laminate with Lock Fitting and Fixtures.
All Other Doors are Flush Door.
All windows with powder coating aluminum section with glass.

Flooring and Kitchen Platform

Vitrified/Ceramic tiles in Drawing, Living, Dining, and Bedrooms.
Granite platform with stainless steel sink and tiles up to lintel level in the kitchen

Plumbing

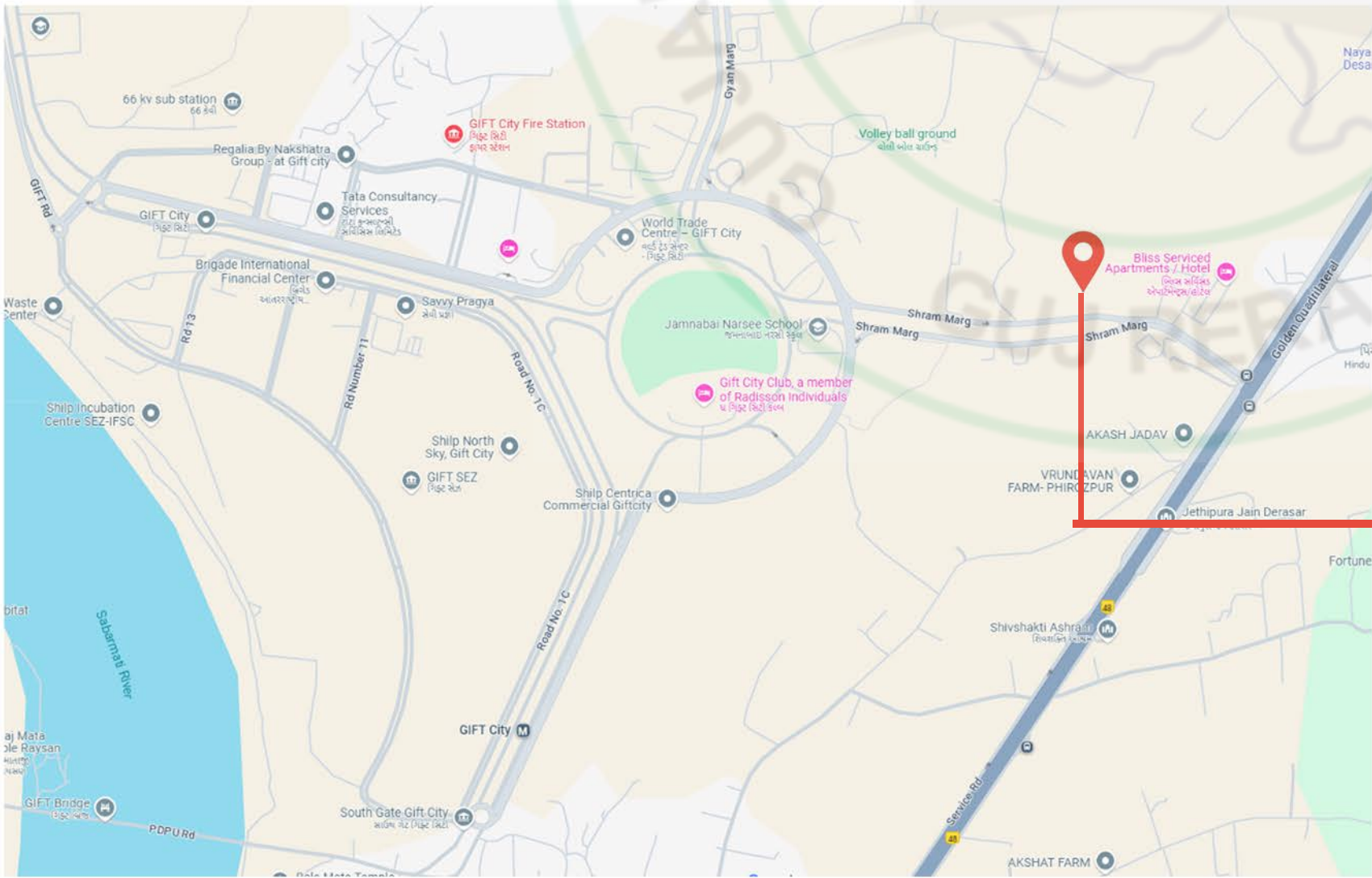
ISI UPVC and CPVC Premium Quality Pipes and Fittings for Plumbing & Drainage Work

Sanitary

Premium Quality Faucet, Tap and Diverter in each bathroom/Toilet Wall Mounted Toilet for Better Utility

Electrical

Concealed Copper flexible ISI wiring, MCB & ELCB as per Requirements, Sufficient Electric point with modular switches.



Site Address

Plot no. 46K & 46L, Next to Nila Vida, Domestic Tariff Area , GIFT CITY, Gandhinagar-382355