

ELITUS

2 & 3 BHK + RETAIL SPACE

@SOBO CENTRE RD



THE **CURVE** OF CONNECTED **LIVING**

PROJECT BY

**TARACHAND
& CO**

VINAYAK
REALTY

SITHRONE[™]
SHAPING COMMUNITIES





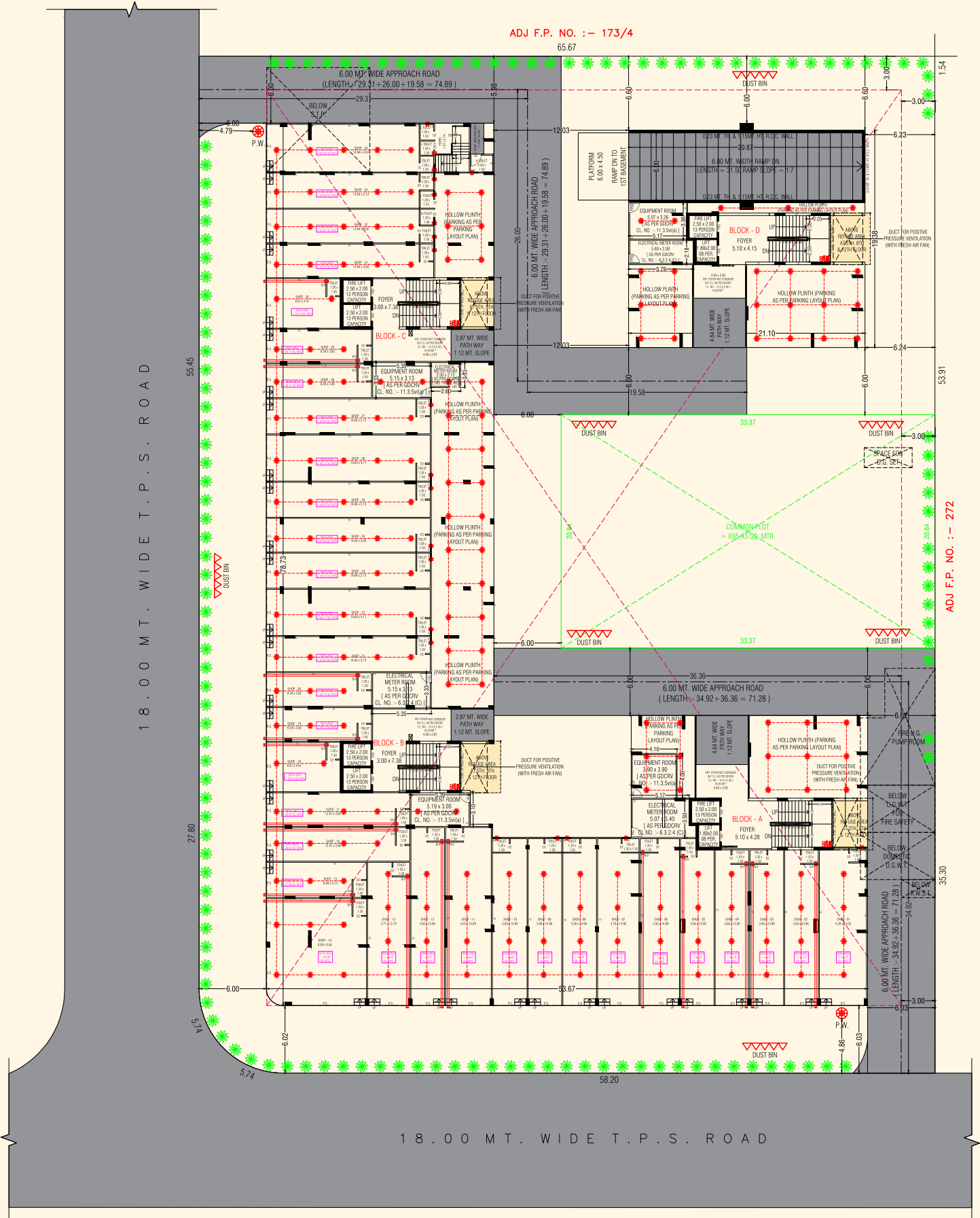
LAYOUT PLAN



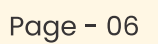
ADJ F.P. NO. :- 173/4

ADJ F.P. NO. :- 272

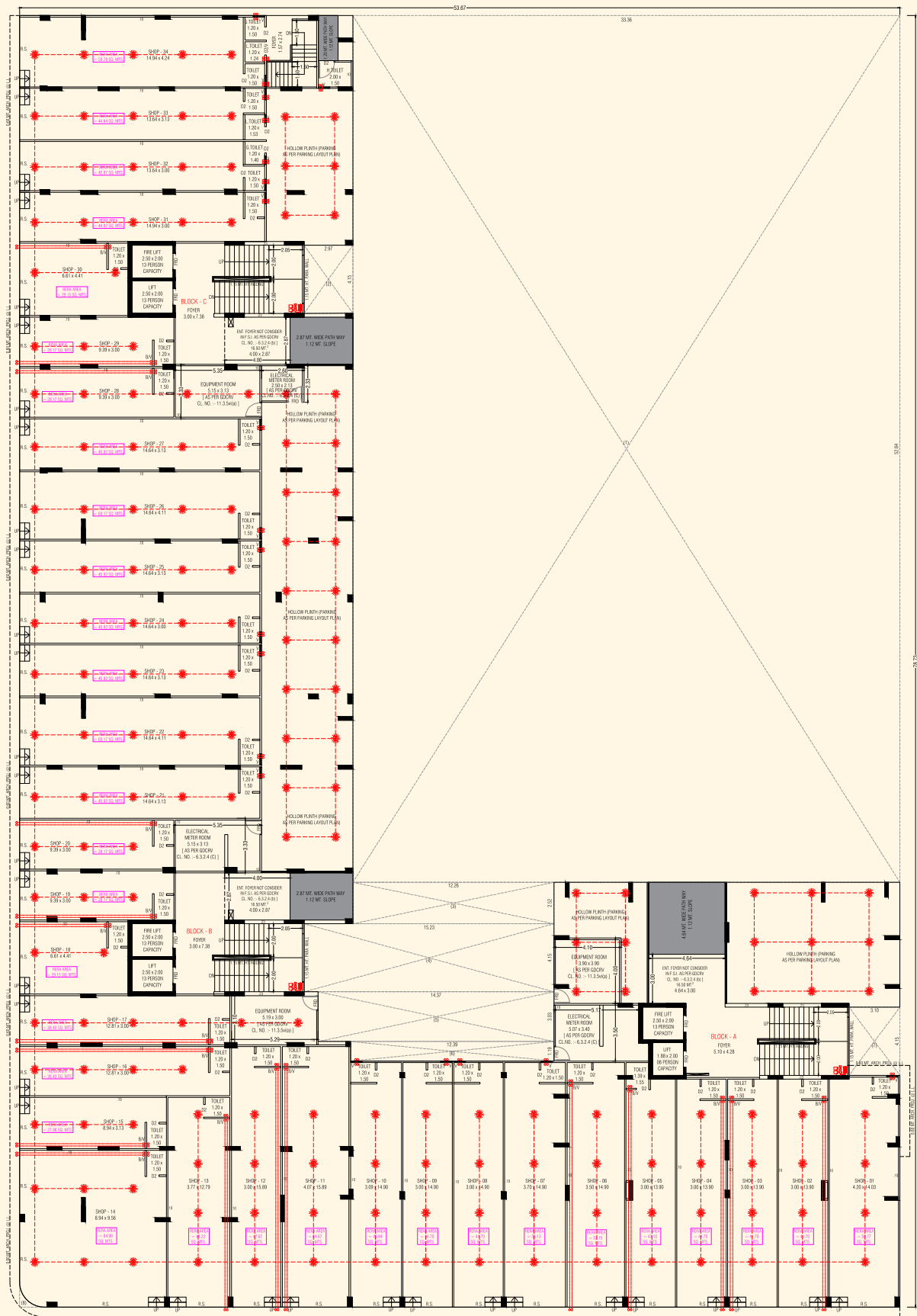
18.00 MT. WIDE T.P.S. ROAD



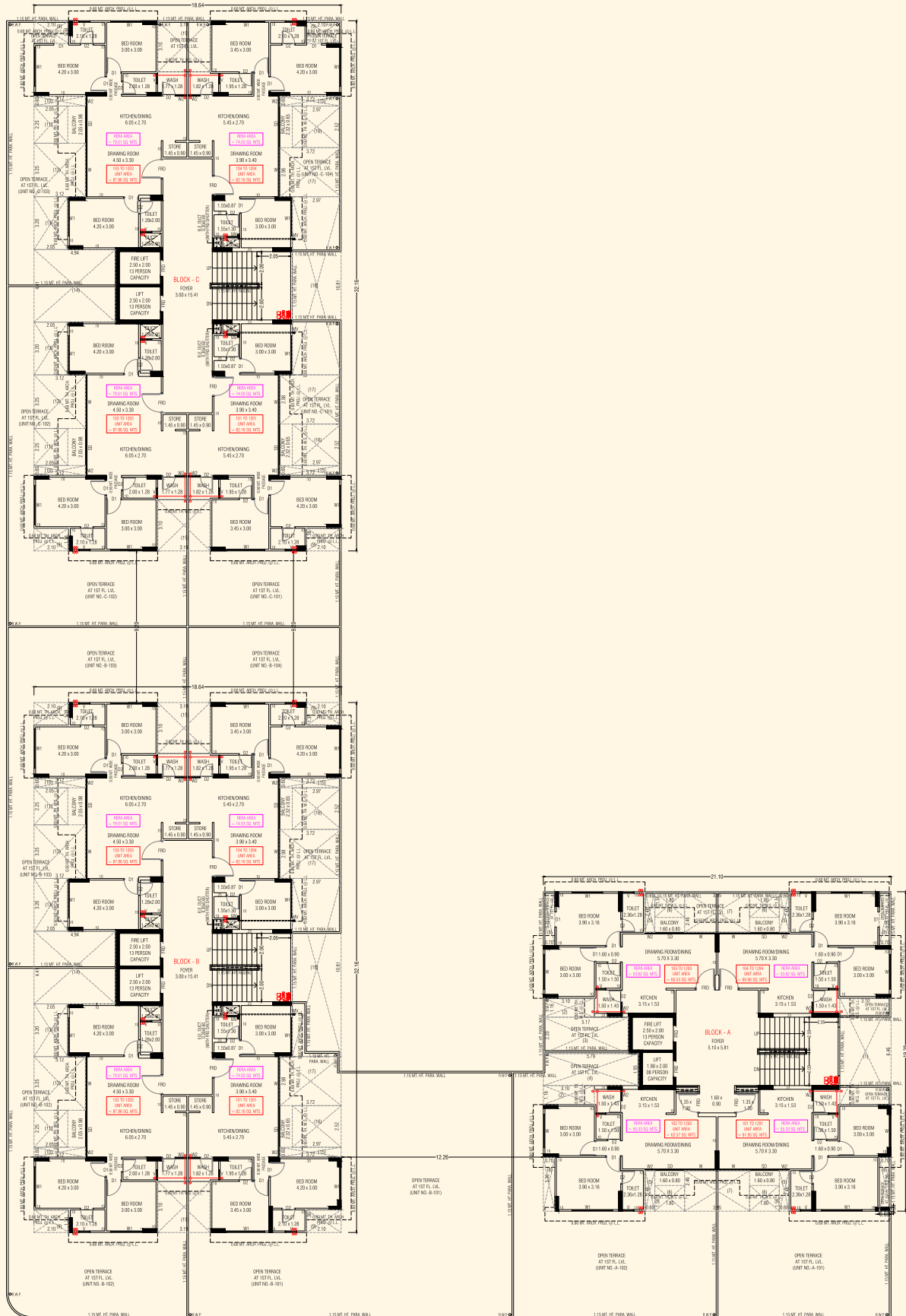




GROUND FLOOR BLOCK - A, B & C



FIRST FLOOR BLOCK - A, B & C



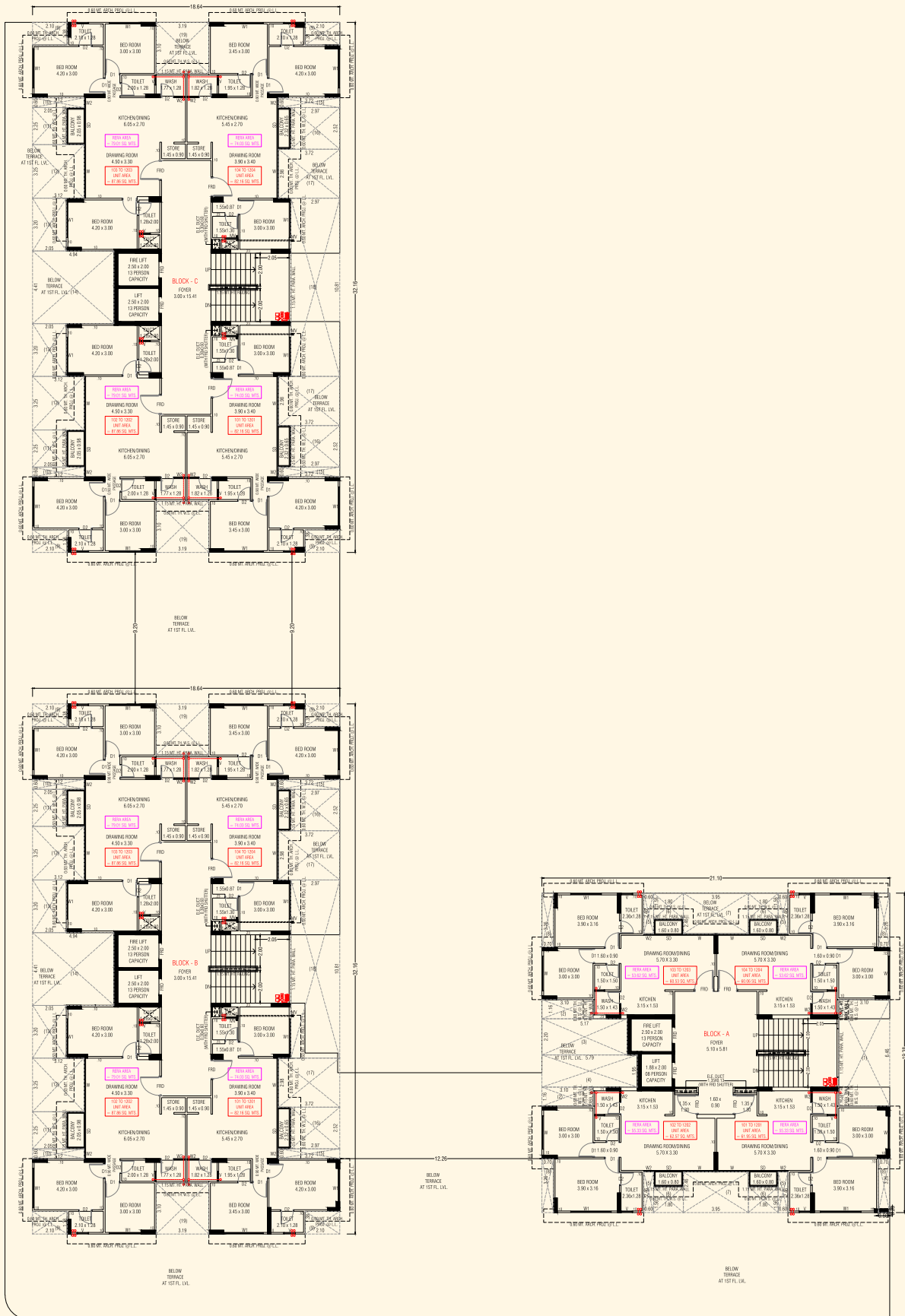
TYPICAL FLOOR

BLOCK - A, B & C

(2ND TO 4TH, 6TH, 7TH, 9TH, 10TH & 11TH FLOOR)



N



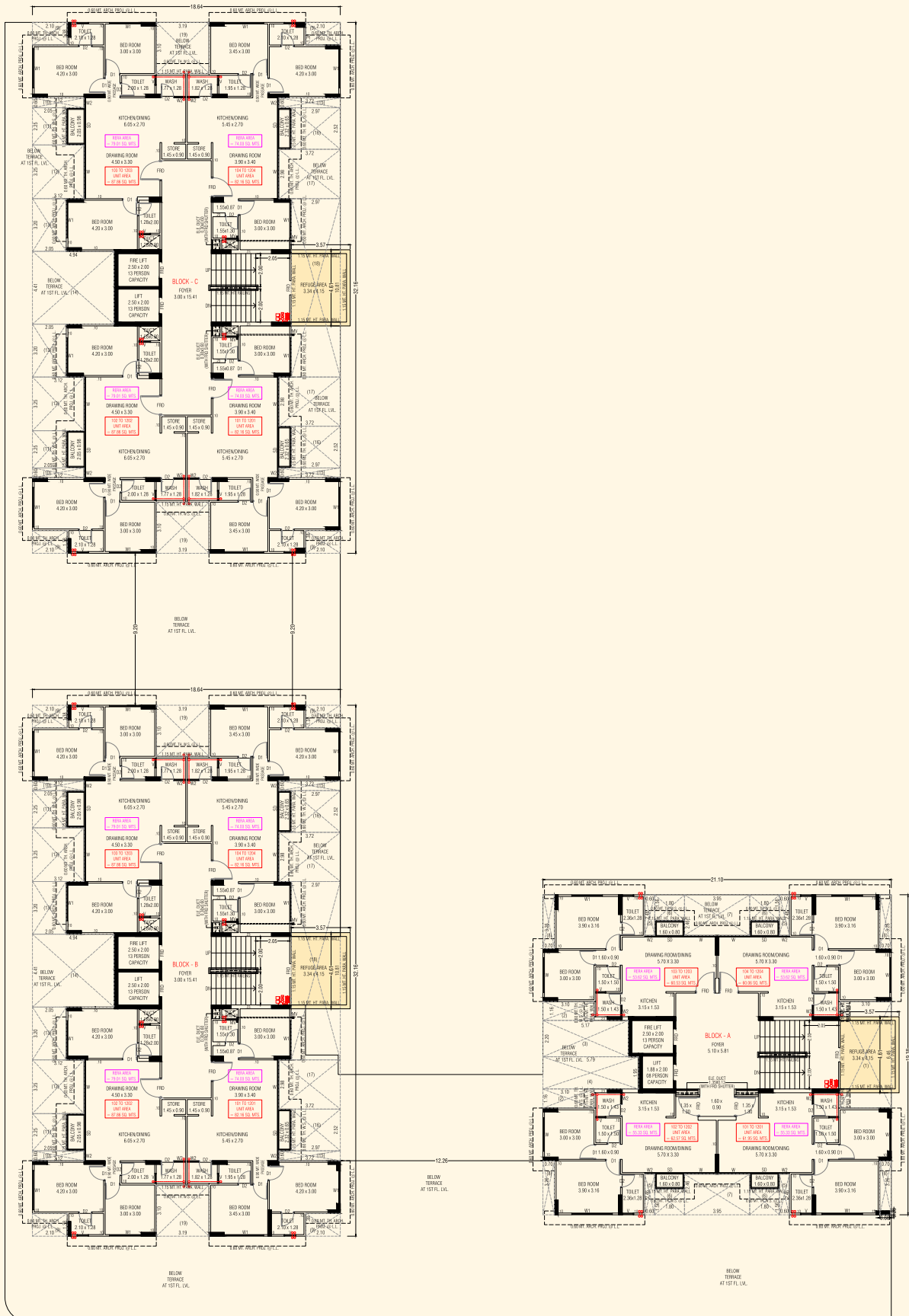
TYPICAL FLOOR

BLOCK - A, B & C

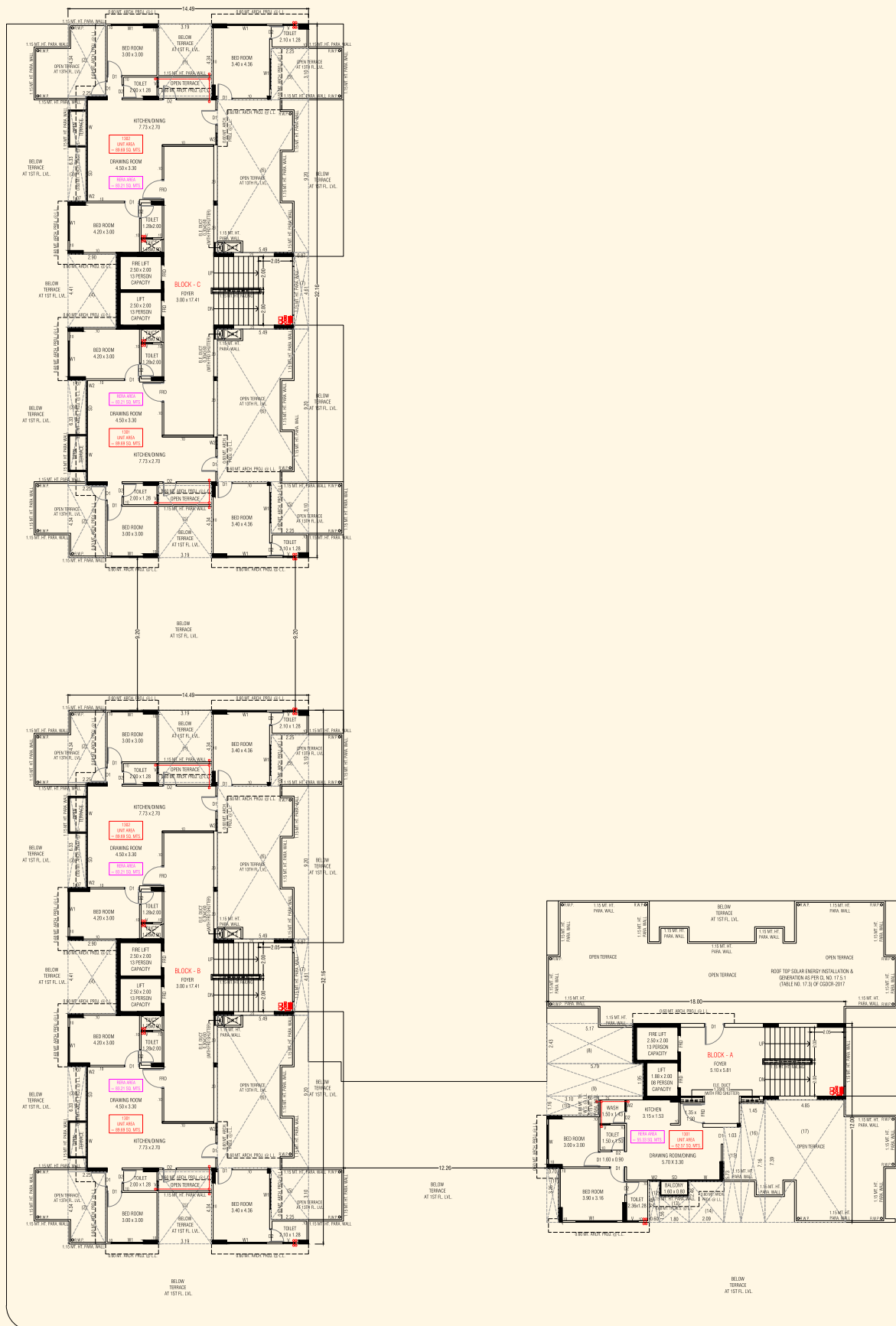
(5TH, 8TH & 12TH FLOOR WITH REFUGE BALCONY)



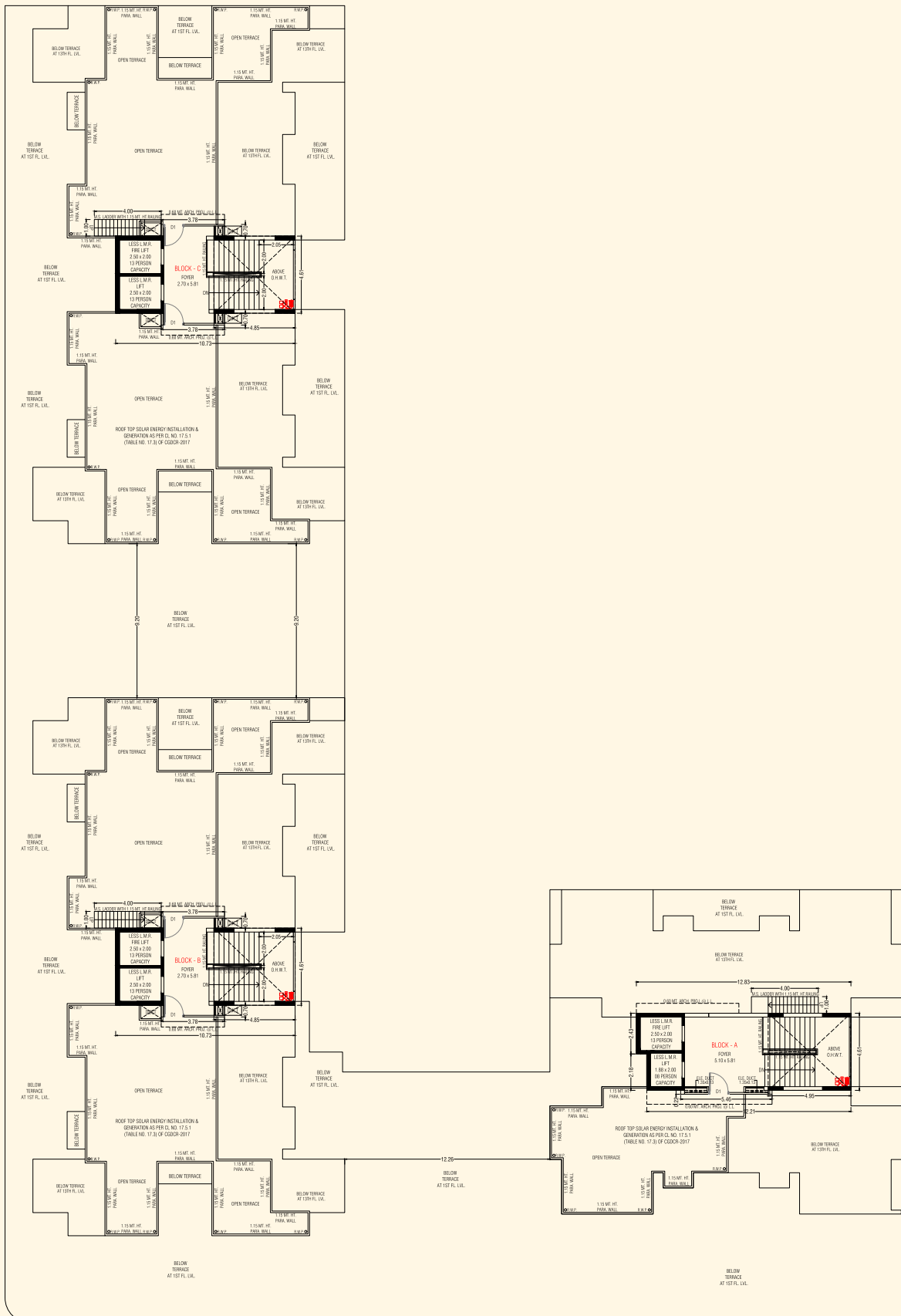
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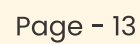
13TH FLOOR BLOCK - A, B & C



OPEN TERRACE PLAN WITH STAIR CABIN & O.H.W.T BLOCK - A, B & C



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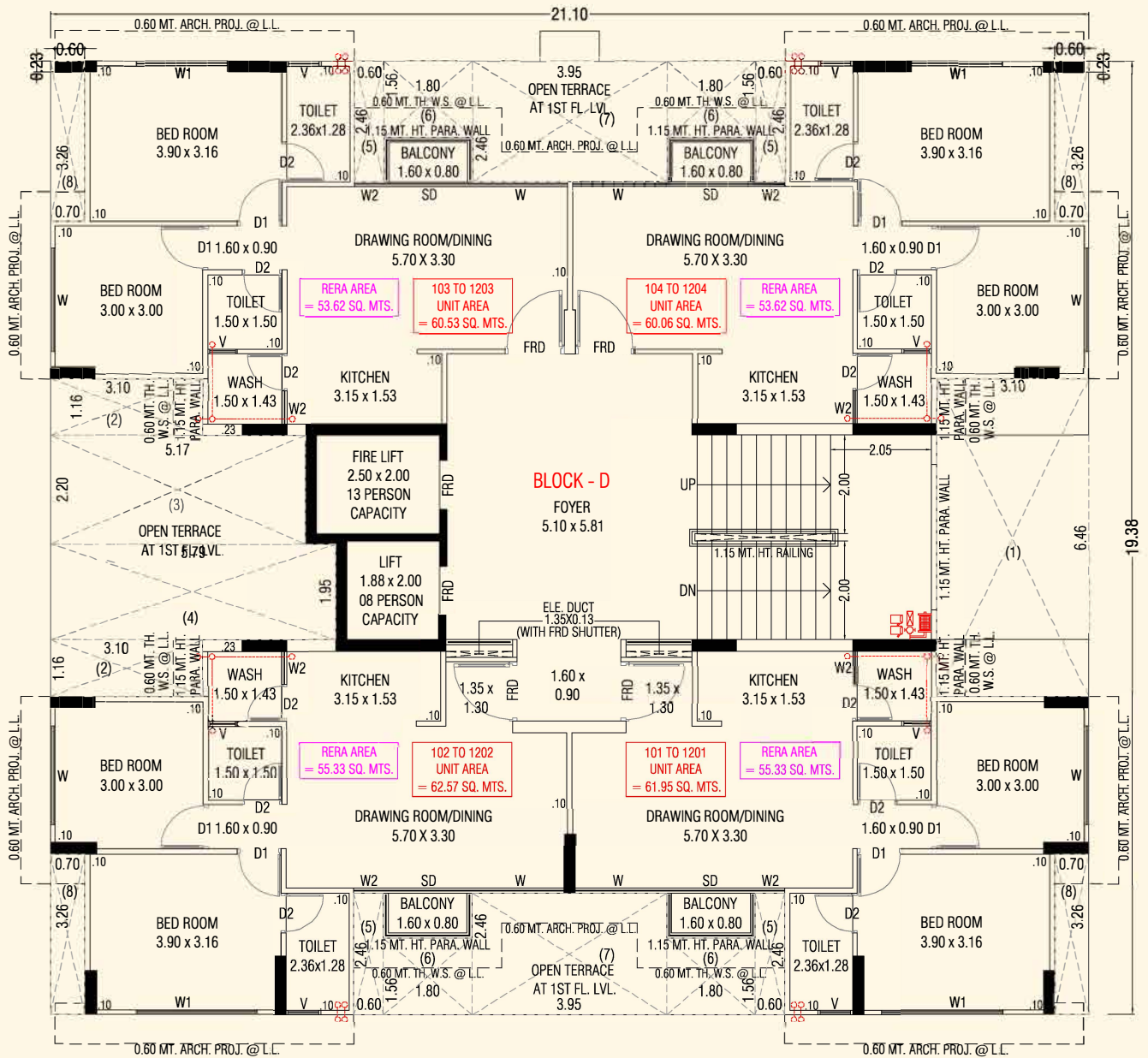
TYPICAL FLOOR

BLOCK - D

(2ND TO 4TH, 6TH, 7TH, 9TH, 10TH & 11TH FLOOR)



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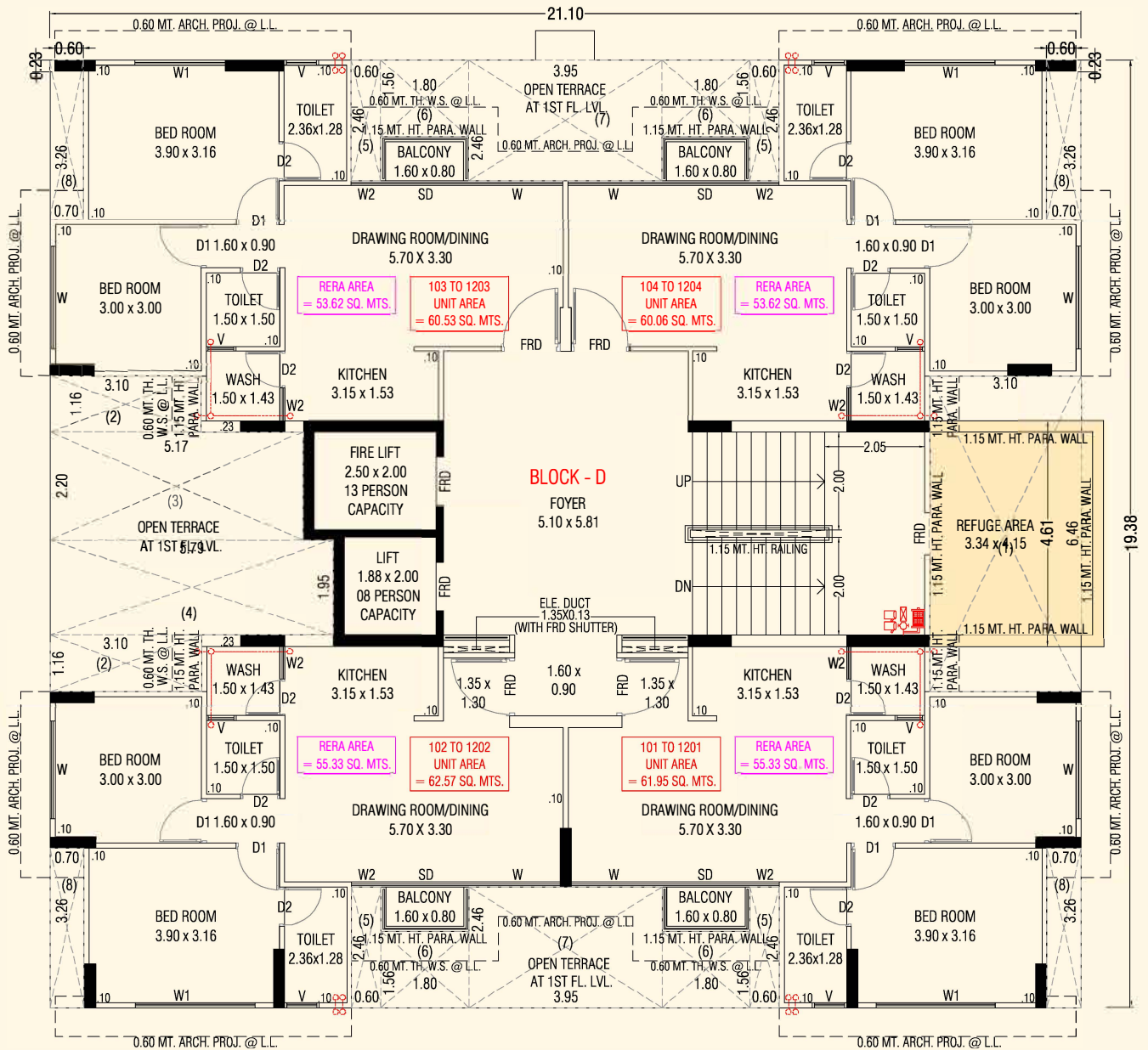
TYPICAL FLOOR

BLOCK - D

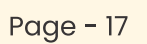
(5TH, 8TH & 12TH FLOOR WITH REFUGE BALCONY)



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STRUCTURE

- Earthquake resistant RCC frame structure.
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DOORS

- Main entrance door with decorative laminate/veneer and hi-quality locking arrangement.
 - Internal flush doors with wooden/granite frames & premium SS hardware & handles.
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ELECTRICAL

- Concealed copper wiring with premium modular switches.
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COMMON AREA

- 2 High-speed elevators in each block.
 - Stone finished staircase with MS railing.
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FLOORING

- Premium quality vitrified flooring.
 - Platform-mirror polished granite with S.S. sink.
 - Decorative tile dedo upto lintel level on the walls above platform in kitchen.
 - Bathroom walls decorative tiles dedo upto lintel level.
 - In wash area matt tiles on floor & vitrified tiles up to 4ft height on walls.
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PLUMBING

- Premium quality sanitary ware & fittings in all bathrooms.
 - Hi-quality concealed CPVC/UPVC plumbing lines.
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WALL FINISH

- Internal smooth cement plaster with putty finish.
 - External double coat sand face plaster with good quality acrylic paint.
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WINDOWS

- Aluminium sliding windows-powder coated.
 - Granite jams for all windows.
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DISCLAIMER

Premium quality materials or equivalent branded products shall be used for all construction work. • GEB power charges, gas charges, legal charges and other Govt. charges shall be paid separately. • Maintenance deposit shall be paid separately. • Right of any changes in dimensions, design & specifications will be reserved with the developer, which shall be binding for all members. • External changes strictly not allowed. • GST, Stamp duty, Registration fees, and Service tax charges on allotment and possession of the property shall be borne by the purchaser, applicable as per prevailing law. • Any additional liabilities due to change in the by-laws, stamp duty govt. laws shall be borne by the members. • New rate will be applicable in case of delay in payment terms. Terms & conditions will be as per separate agreement. • This brochure is meant only for information, presentation & guidance purposes. • It is not an authorized document or an agreement. This does not form the basis of any contract. • Variations may occur as per local regulations and developer's policy of improvement.

ELITUS

2 & 3 BHK + RETAIL SPACE

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Scan for location



RERA NUMBER : _____

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BUILDSPACE LLP

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**ARC
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ARCQUE DESIGN STUDIO

ENGINEER
S
Fr. Sandip Butani

STRUCTURE CONSULTANT
MARUTI CONSULTANTS
STRUCTURAL DESIGNER - CIVIL CONSULTING

MEPF CONSULTANT
PUBLIC HEALTH ENGINEERING