



A PROJECT BY :

SITE ADDRESS :
SWASTIK SAFFRON
Opp. Kanan Residency, B/h. Shyam Elegance,
New Shahibaug, Nana Chiloda, Ahmedabad-382330.

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M.: +91 9825 89 7003

REG. RERA NO. : _____
Website : www.gujrera.gujarat.gov.in/



2 & 3 BHK PREMIUM APARTMENTS & SHOPS





Grand entrance for grander first impression.

everything at Swastik saffron welcomes you to a life of modern luxuries and dreamlike comforts.

realise **more**
opulence on arrival





ECLECTIC
AMENITIES
FOR THE
EXCEPTIONAL YOU



Attractive Main Gate



Children Play Area



Landscape Garden



Fire Safety



24 Hrs. Water



Common Solar System



CCTV Surveillance



High Speed Lift



Parking Space



GROUND FLOOR LAYOUT PLAN



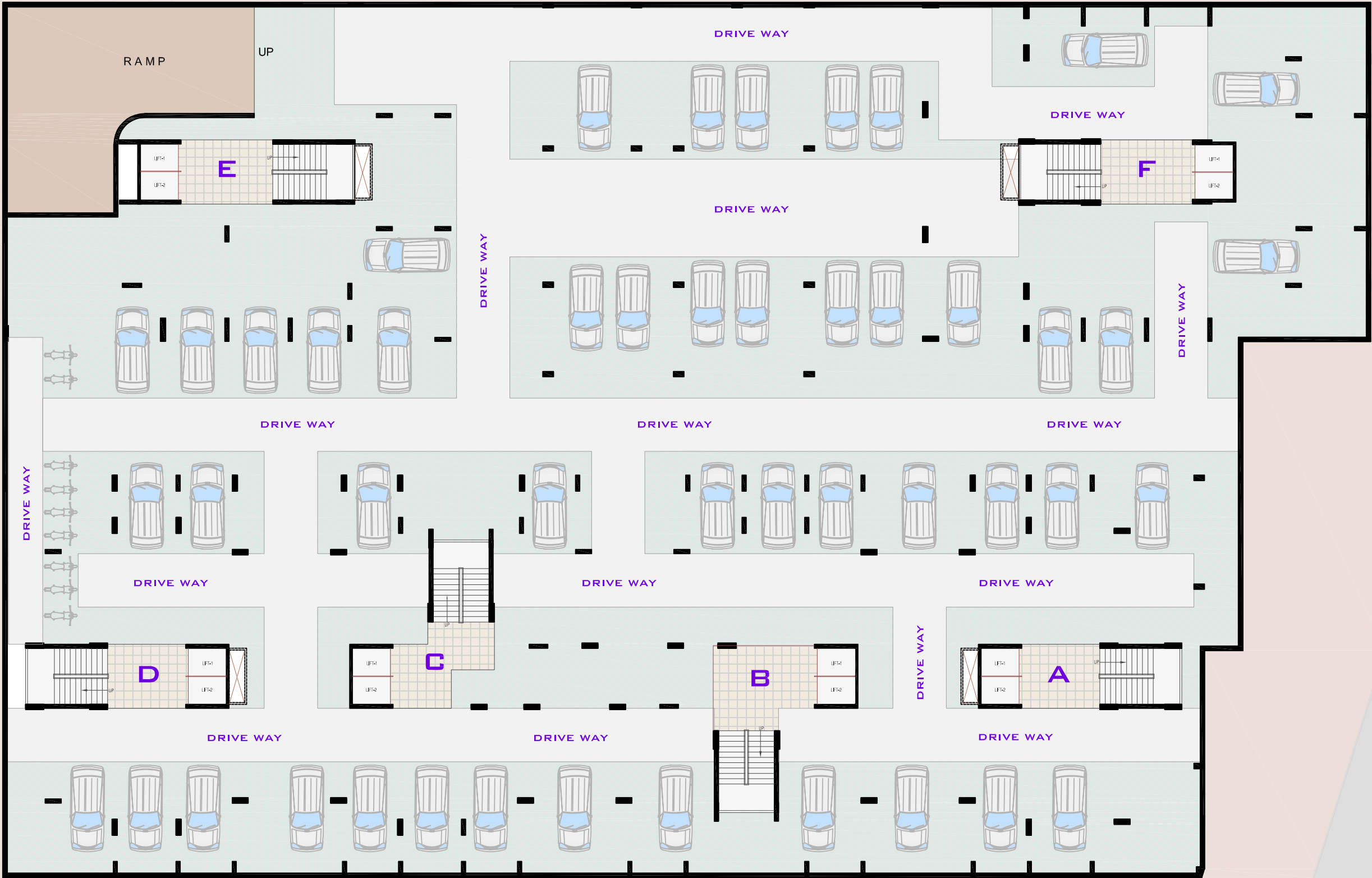
TYPICAL FLOOR LAYOUT PLAN



2nd to 7th FLOOR LAYOUT PLAN



Basement FLOOR LAYOUT PLAN



60'-0" WIDE ROAD



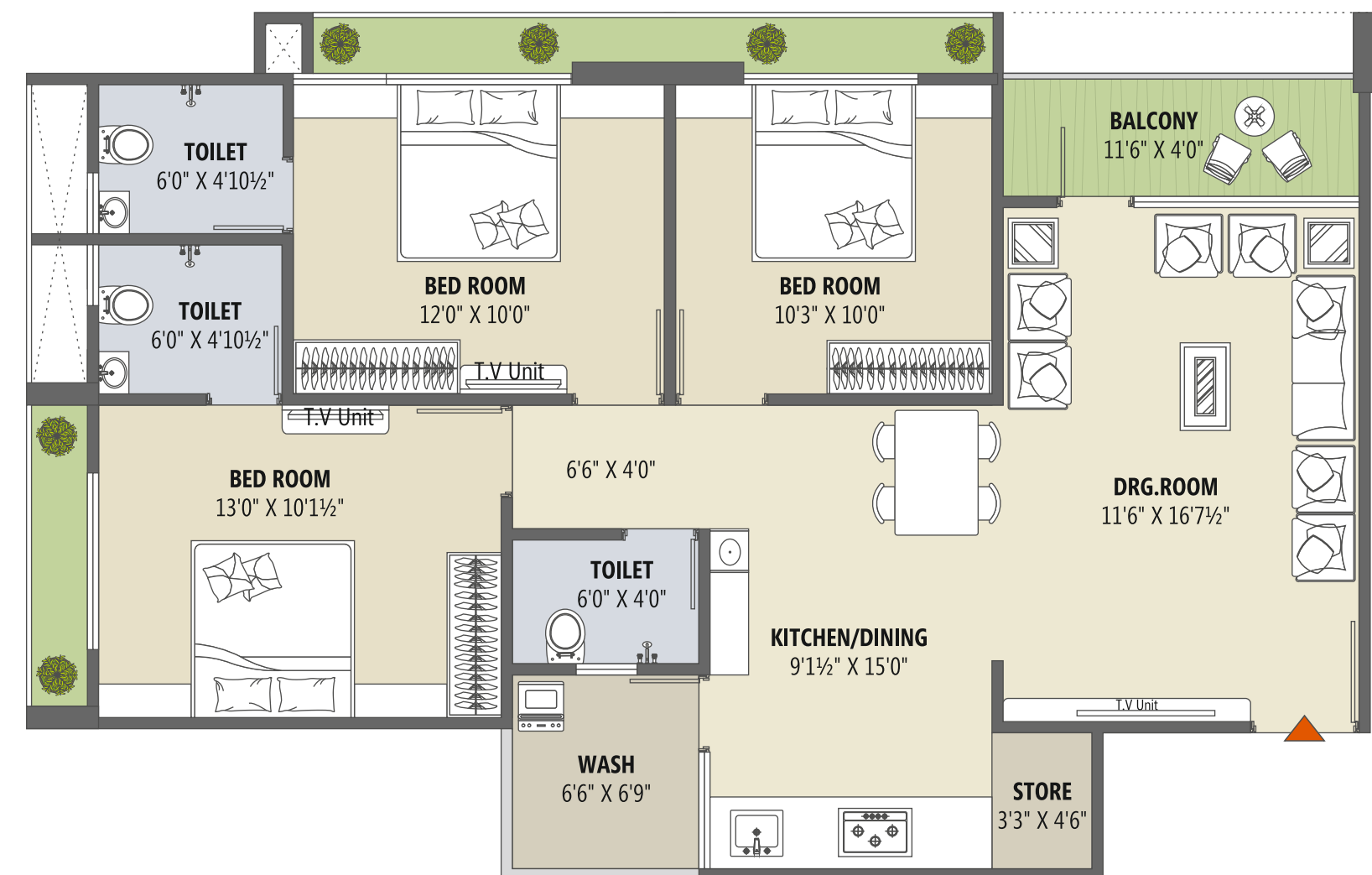
UNIT PLAN BLOCK - A,B,C,D

2 BHK



UNIT PLAN BLOCK - E & F

3 BHK



STRUCTURE

Earthquake resistant R.C.C. frame structure as per new by laws.

FLOORING

Vitrified tiles for entire flooring in all apartments.

WALL FINISH / ELEVATION

Internal mala plaster with white finish putty.

Attractive external elevation with double coat sand faced plaster.

DOORS & WINDOWS

Decorative main door & other flush doors with granite & wooden frame.

All windows in aluminum section with granite frame.

KITCHEN

Mirror polished granite platform with S.S. sink,

designer glazed tiles up to lintel level.

ELECTRIFICATION

Branded ISI modular switches with concealed copper wiring and the

adequate number of points. MCB distribution panel.

PLUMBING

ISI CPVC and UPVC pipes for water supply,

PVC & SWR pipes for solid waste and drainage systems.

Percolation recharge wells as per the norms. Branded CP fittings.

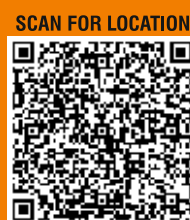
TOILET

Designer tiles on floor and walls up to lintel level.

Branded sanitary & bath fittings.

TERRACE

Waterproofing with china mosaic.



EVERYTHING WITHIN 0 TO 17 MINUTES FROM

- | | |
|--|---|
| • HIMATNAGR HIGHWAY - 0.5 KM. | • GIFT CITY - 9.0 KM. |
| • APOLLO HOSPITAL - 5.8 KM. | • INTERNATIONAL STADIUM - 6.8 KM. |
| • S.P. RING ROAD - 0.75 KM. | • AGORA MALL - 4.0 KM. |
| • INTERNATIONAL AIRPORT - 5 KM. | • CNG PUMP - 0.75 KM. |
| • BRIGHTS INTER. SCHOOL - 2.0 KM. | • PETROL PUMP - 0.75 KM. |
| • CHILODA CIRCLE - 1.2 KM. | • NARAYAN CHILDREN HOSPITAL - 0.60 KM. |
| • PROPOSED RIVER FRONT - 0.5 KM. | • AMRUTAM EDUCATION CAMPUS - 0.5 KM. |



SWASTIK
SAFFRON

Developer :

SWASTIK
REALTY

Architect :



Structural



MEP Consultants



NOTE : GEB/AMC service tax document and any other government taxes & levies to be borne by the member. In the interest of continual developments in design & quality of construction, the developer reserves all the rights to make any changes in the scheme including technical specifications, designs, planning, layout and all the purchaser shall abide by such changes. Irregular payment shall cause cancellation of booking. In the case of cancellation, 10% service charge of the total amount paid shall be levied and balance payment shall be made only after the next available booking. Electricity substation and cable charges, AMC, Stamp duty, Legal Charges, GST, Other Tax, Labour Cess, Narmada water connection charges & maintenance contribution will be levied extra. Possession of the Apartment shall be given 30 days after full payment. Changes / alteration of any nature including the elevation, exterior colour scheme of the apartment or any other change affecting the overall design concept and outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme. Detail and dimensions in model and brochure are indicative and for the tentative representation only which should not be treated as legal document and / or consumer contract. Variation in shades & size likely in Vitrified & Glazed tiles due to constraints of manufacturing and availability. 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 for the project prior to making any purchase decisions. All these specifications of the flat shall be as per the final agreement between the parties. *Subject to Ahmedabad Jurisdiction. Payment in favour of "SWASTIK REALTY". T & C Applicable*