Project By:

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SITE ADDRESS :
SAHITYA PARADISE,
B/H Galaxy Home, Near Uday Autolink Maruti Showroom,
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Structure Eng.
KANHAI
ENGINEERS

GUJARAT REAL ESTATE REGULATORY AUTHORITY
GUJ RERA

SAHITYA
PARADISE

2 & 3 BHK FLATS & SHOPS



EXPERIENCE GRANDNESS

The very moment you step foot or drive into the gate of Sahitya Paradise, you'll experience the grandness with which it had been ideated. Elegant setting and landscaping make it grander.







SAHITYA
PARADISE

1st BASEMENT Layout plan

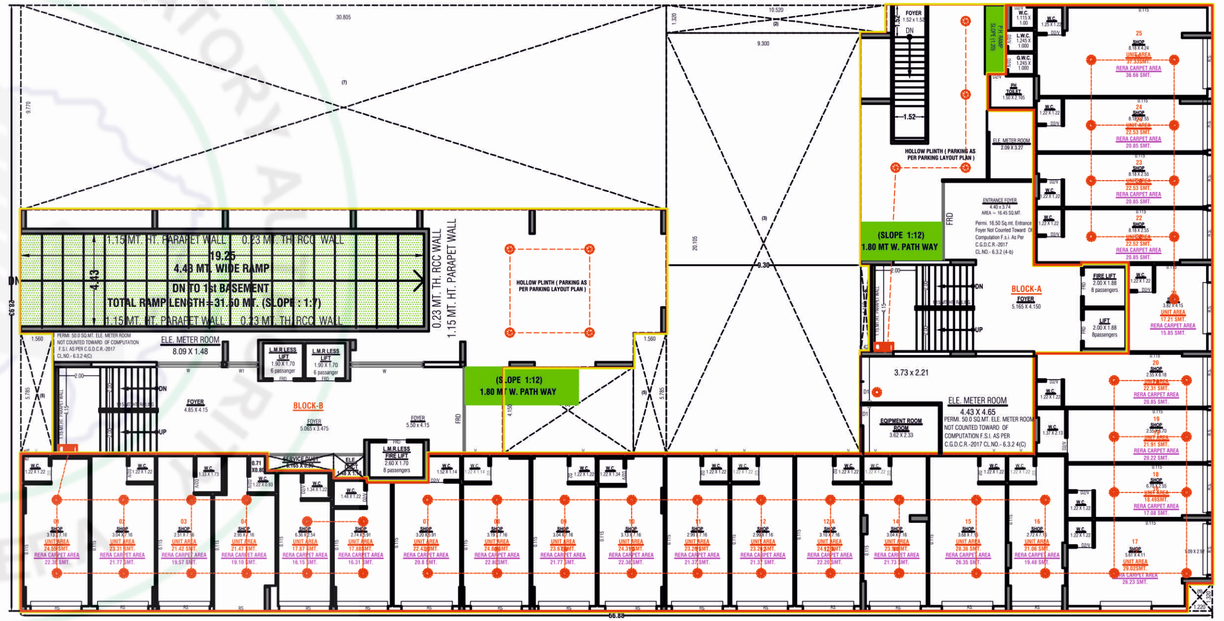


2nd BASEMENT Layout plan





GROUND FLOOR *Layout plan*



1st FLOOR *Layout plan*

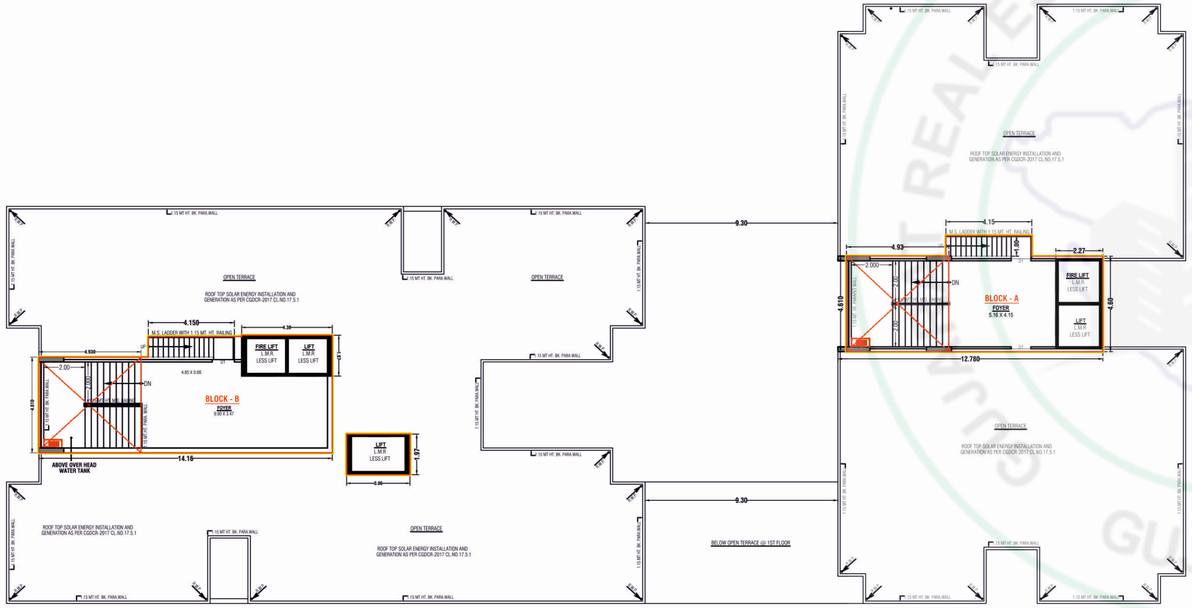


2nd to 14th FLOOR *Layout plan*



REAL ESTATE REGULATORY AUTHORITY

OPEN TERRACE Layout plan



TERRACE PLAN





ATTRACTIVE AMENITIES

- RESIDENTIAL ENTRY
- SECURITY CABIN
- SCHOOL BUS PICKUP-DROP OFF ZONE
- SECURITY TOILET
- SECURITY CONTROL ROOM
- SOCIETY OFFICE
- ENTRANCE FOYER EACH BLOCK
- EACH BLOCK LIFTS
- TODDLER PLAY AREA
- SENIOR CITIZEN AREA
- COMMON TOILET BLOCK
- BROOM FINISH TRIMIX ROAD(RCC)
- INDOOR GAMES
- LAWN AREA
- GAZEBO
- PALM PLANTER WITH CANTILEVER SEAT
- CHILDREN PLAY AREA
- LOOSE POT PLANTATION
- BIRD ATTRACTING & SHADE GIVING TREES ON BOUNDARY
- RAMP PLATFORM
- 11' WIDE BASEMENT RAMP
- COMMERCIAL 1.5 MT. WALKWAY
- COMMERCIAL PARKING PAVER BLOCK AREA
- METER ROOM EACH BLOCK
- EXPOSE STONE SIGNAGE WALL INDICATING PROJECT
- STAIR CABIN EACH BLOCK
- OVER HEAD WATER TANK EACH BLOCK
- TWO LEVEL BASEMENT PARKING
- OPEN SENIOR CITIZEN SEATING AREA
- OPEN SEATING AREA IN COMMON PLOT
- UNDER GROUND WATER TANK
- COMMON SOLAR PENAL IN TERRACE (EACH BLOCK)
- 24 HOURS SECURITY GUARD TILL SOC. POSSESSION
- 24 HOURS WATER SUPPLY
- D.G. SET IN COMMON
- YOGA AREA







ATTRACTIVE AMENITIES

SPECIFICATIONS

STRUCTURE
- Earthquake resistant R.C.C. frame structure work

FLOORING & WALL TILES
- Branded double charged Vitrified tiles flooring in all rooms
- Tiles up to lintel level in all bathroom and kitchen

PLUMBING / SANITARY
- Concealed central point plumbing with branded CP fitting
- Branded sanitaryware in all bathrooms

DOORS & WINDOWS
- Decorative main door with three step safety lock
- Other doors wooden frame and flush doors
- Fully glazed anodized aluminum section windows with marble frame with ISI standard safety bars

PAINTS
- Long lasting and weather resistant paint on all external walls
- All internal walls with two coat of white putty for long life and good luster of your paints
- White exterior cement primer on internal walls

ELECTRIC
- Single phase concealed ISI copper wiring with modular switches
- MCB distribution panel to ensure safety with RCCB
- Adequate AC, TV, Geyser, Fridge, Lighting, Fans, Water purify points with ISI approved good quality electrical accessories
- Ample electrical points in all area as per company conditions

KITCHEN
- Sandwich granite platform in kitchen with S.S. sink and standard accessaries

LIFT
- Two standard qualities lifts in each block

PLASTER
- Double coat sand face plaster on external walls
- Single coat mala finish plaster on inside walls

WATERPROOFING
- Waterproofing in all toilet area to prevent seepage with epoxy
- White tiles on terrace for heat and water resistance

WATER SUPPLY
- 24x7 Water supply with atomized borewell in all the blocks



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PARADISE

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TERMS & CONDITIONS

- GST, AMC Charges along with UGVCL electrical charges including cable and sub-station cost shall be borne by the purchaser. Stamp duty, registration charges, legal documentation charges, Maintenance charges, Maintenance Deposits or any other charges, taxes, cess or duties as & when levied by the government or any of its body shall be borne by the purchaser / buyer / legal possession holder.
- Changes / Alteration of any nature, including the elevations, exterior colour of scheme or of the apartments 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.
- In the interest of the continual development is design and quality of construction, the developer reserves all rights to make suitable changes in the scheme and all the purchasers shall abide by such changes.
- All dimensions shown here are from unfinished to unfinished wall and of the longest measure of the area.
- The brochure is intended only to convey the essential design and technical features of the scheme and shall not be construed to form part of the legal document. Agreement for sale shall be final and binding to the purchaser.
- All elements, objects, treatments, materials, equipments and colour of schemes shown are artist's impressions. Actual may be differ from the artist's impressions.
- All the architectural and interior images in the brochure, are merely simulated interpretations using computer graphics to enhance the customer's understanding and are not factual images.
- The colour and general appearance of the flooring and wall tiles, sanitary ware & fittings, walls, ceilings, windows, doors, internal roads, trees, shrubbery etc. shown in the simulated computer graphics images are taken from the object libraries for the purpose of presentation and the prospective buyers of the concerned property are advised to refer to the construction specifications mentioned in the brochure. Additional amenities and/or utilities not mentioned or shown in the brochure but may be required as per the law, should be deemed to be forming part of the project by the purchaser.
- All furniture including wardrobes, other sofa furnishings inter-alia curtains, mattresses, bed linen, upholstery etc, lights and other electrical fixtures and appliances like air conditioners, refrigerators, TVs, telephones, laptops etc, any of the equipment, household accessories inter-alia crockery and cutlery, rugs, carpets, decorative pieces and wall hangings, wall papers, utensils etc, apparels and all other consumable and movable items shown in the simulated images do not form part of the sale of any property by the developer.
- While selling the unit of the scheme, we always give preference to vegetarian and non alcoholic persons.
- Subject to Ahmedabad Jurisdiction only.