

॥ श्री विहग कृपा ॥

॥ श्री गणेशाय नमः ॥

॥ जय ज्ञानेश्वर ॥

a project by...

suvarn
GROUP

DEVELOPERS:
SUVARN INFRA

Site:
"Suvarn Iris",
18.00 Mt. Wide Road,
Opp. Nayara Petrol Pump,
Nr., Pancham Luxuria,
Sama - Savli Road, Vadodara.

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Web.: www.suvarngroup.com

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Architect:

ASQUARE
ARCHITECT & INTERIOR DESIGNERS

Structure:

ASHOK SHAH
& ASSOCIATES

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a project by...

suvarn
GROUP



suvarn
—IRIS—

4 B2HK LUXURIOUS BUNGLOWS



THE TRUE
ESSENCE OF
LIFE



THE TRUE ESSENCE OF EMINENCE

Suvarn Iris is a unique residential offering comprising 4B2HK triplexes that are grand in appearance and grander in liveability.

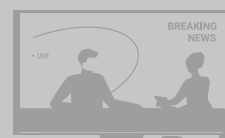
Suvarn Iris tells a tale of luxury and extravagance and is meant for a select few eminent families of the city.



THE TRUE ESSENCE OF LUXURY

Where green spaces envelop your outside world and utmost luxury lies in the lap of its interiors.

These modern architectural marvel stands tall with its top class construction and unfailing







THE TRUE
ESSENCE OF
GRANDNESS





LAYOUT PLAN

AREA TABLE
(In Sq. Ft.)

| Plot No. | Plot Area in Sq.Ft. |
|----------|---------------------|
| 01 | 1689 |
| 02 | 1567 |
| 03 | 1524 |
| 04 | 1932 |
| 05 | 1396 |
| 06 | 1200 |
| 07 | 1200 |
| 08 | 1756 |
| 09 | 1370 |
| 10 | 1915 |
| 11 | 1751 |
| 12 | 1213 |
| 13 | 1212 |
| 14 | 1211 |
| 15 | 1210 |
| 16 | 1209 |
| 17 | 2017 |



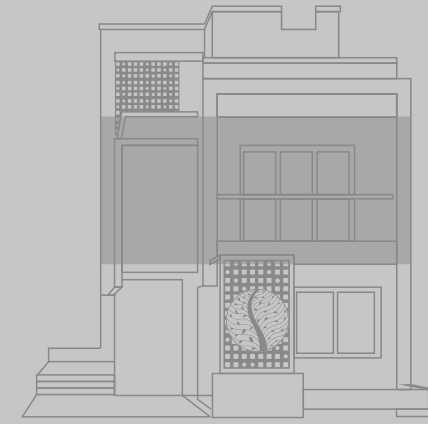
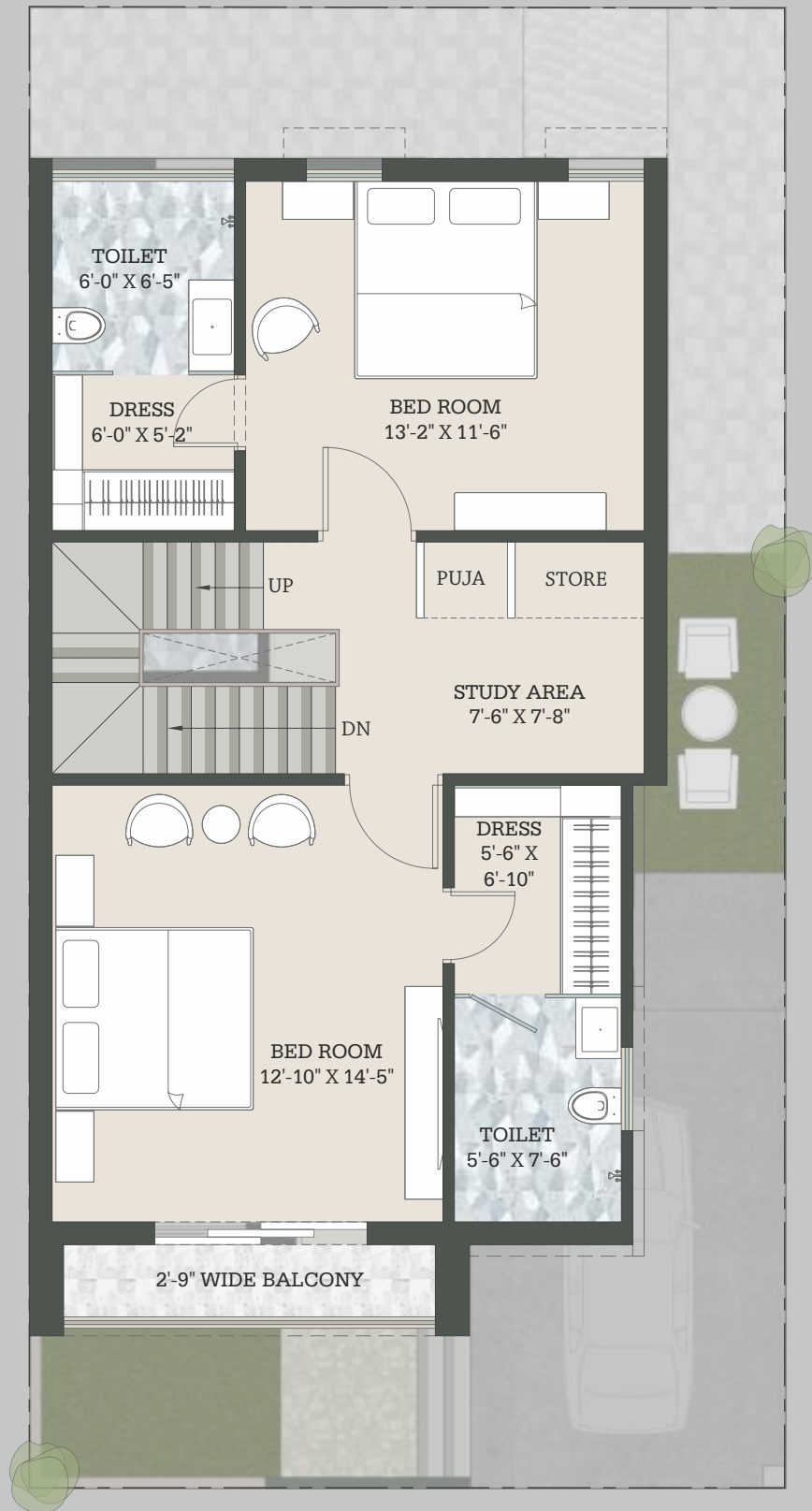


**UNIT PLAN
GROUND FLOOR**



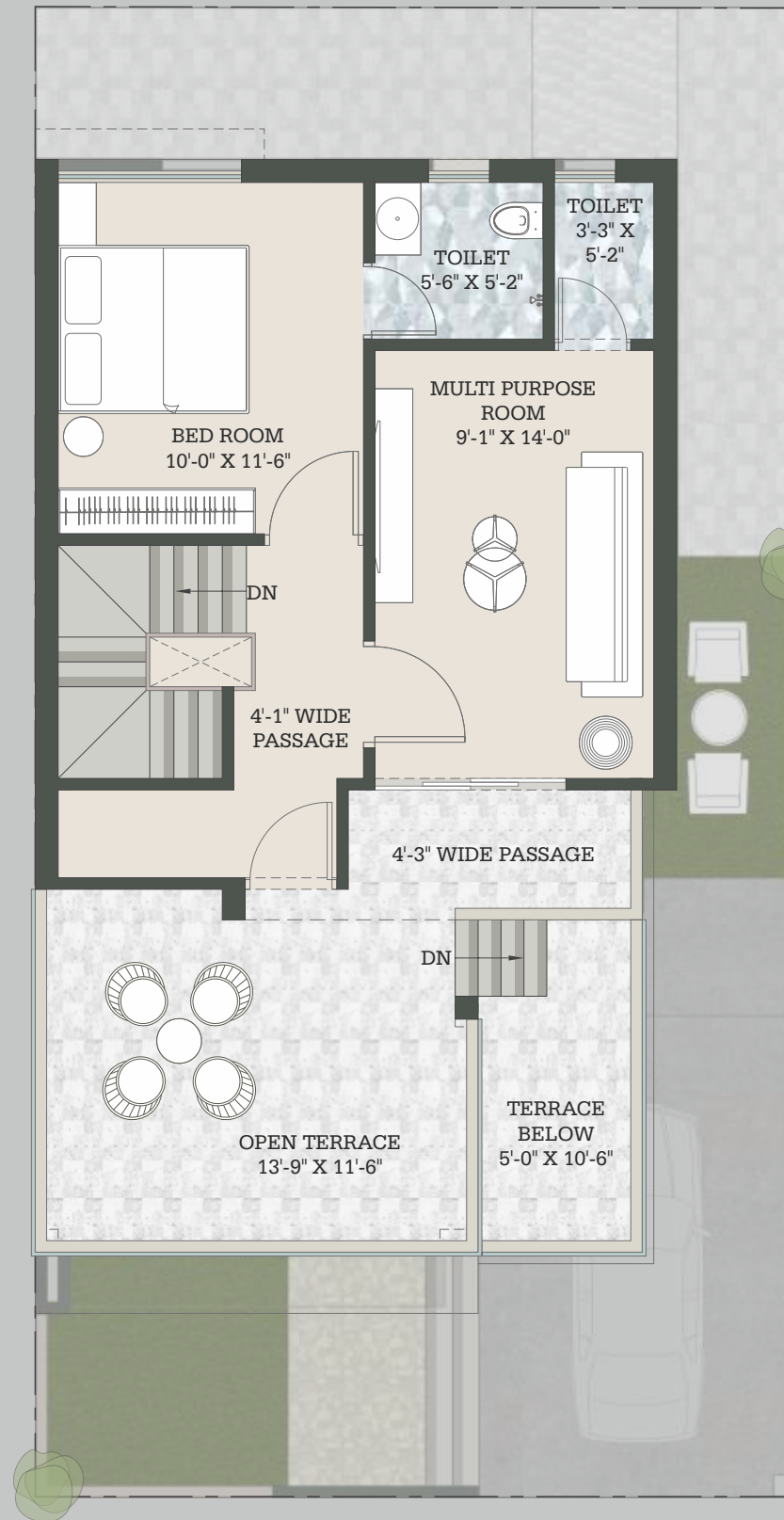


UNIT PLAN
FIRST FLOOR

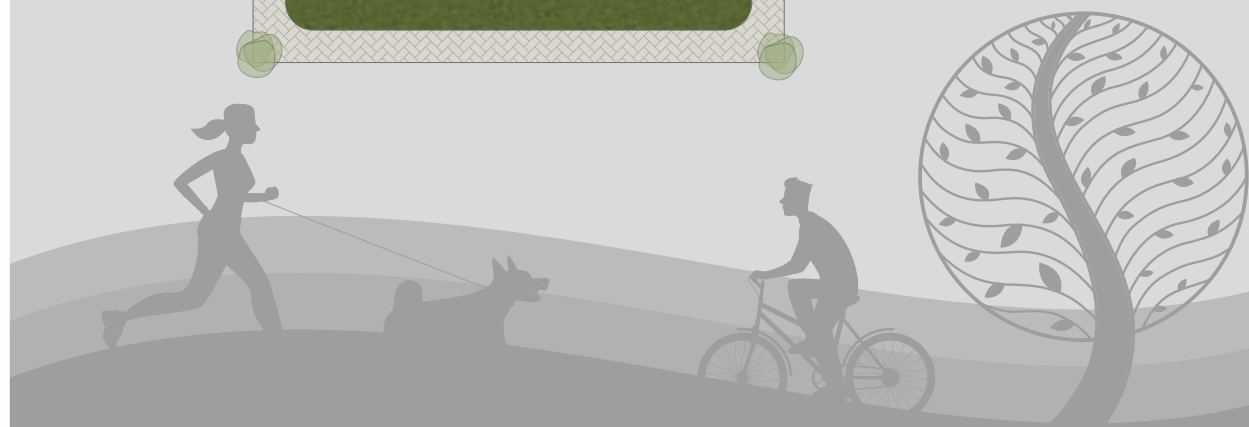
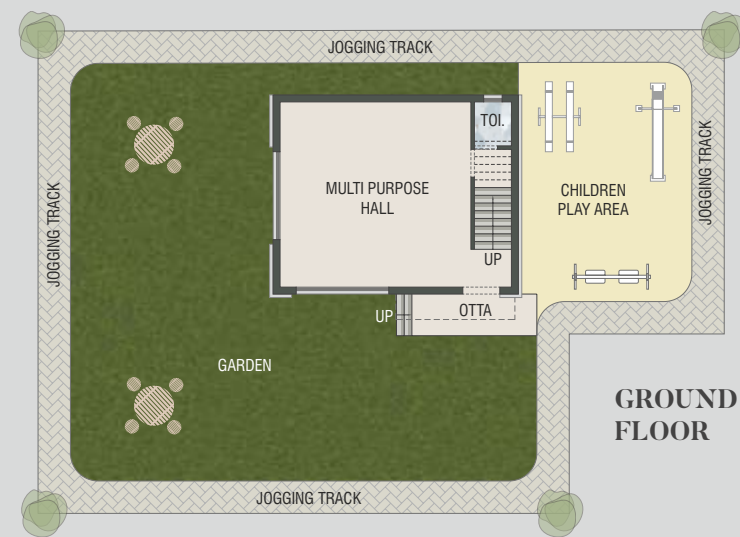




**UNIT PLAN
SECOND FLOOR**



CLUB HOUSE PLAN



IRIS AMENITIES

- Elegant Entrance Gate
- 24 x 7 Security Intercom system with security cabin
- CCTV serverline
- Club house with roof top solar system
- AC gymnasium with the latest equipment
- Indoor game zone
- Multipurpose hall with mini home theater
- Wifi zone in club house
- Lush green garden with jogging track
- Children play area
- Informal sitting
- 9.00 mtr trimix internal road with paved blocks
- Designed led street pools
- 24 hours water supply
- Underground cabling





SUVARN ADDITION

- Video Door Security System
- RO Water Purifier System For Health & Hygiene
- Underground & Overhead Water Tank With Sensor & Motor
- Individual Water Softener Plant With Common Bore Well
- Designer Pop Ceiling In All Rooms
- Chimney Provided In Kitchen
- Solar System For Hot Water
- Fire Extinguisher
- Ac Piping In All Bedrooms & Living Rooms
- Anti-termites Treatment With Porous Pipe In Each Bungalow
- Number Plates On Each Unit To Maintain Uniformity
- China Mosaic Tiles On Terrace





SPECIFICATION



- STRUCTURE:**
- All RCC & Masonry work as per structural Engineer's design
 - Elevation work as per Architect Design.



- DOORS & WINDOWS:**
- Attractive Entrance Door with wooden frames with standard quality safety lock
 - Others are flush doors with granite frames and Both side decorative laminate,
 - Fully Glazed aluminum powder coated dual section windows with safety grills & mosquito nets



- FLOORING:**
- Vitrified tiles Flooring in all rooms.
 - Granite flooring in stair case with railing



- BATHROOMS:**
- Designer Glazed tiles Fitting
 - Designer bathroom with premium quality fitting & vessels
 - Concealed internal plumbing



- KITCHEN:**
- Granite Platform with Modern Sink & designer tiles



- ELECTRIFICATION:**
- Concealed copper ISI wiring & Branded modular switches with sufficient point in kitchen and all bedroom with ELCB switch for your family safety
 - AC points in all bedrooms & living room with copper piping.



- PAINT & FINISH:**
- Internal : smooth cement plaster with putty, Royal asian paints
 - External : Double coat plaster with acrylic paint for weather pruff.



- WATER SUPPLY**
- Underground & Overhead Water tank
 - Submersible Pump with auto sensor



- TERRACE:**
- Open terrace finished with china mosaic flooring

BRANDS ASSOCIATED:



LOAN FACILITY BY:



For further details visit: www.gujrera.gujarat.gov.in under registered project.
Above project is registered under Gujra. Rera Reg. No.: PR/GJ/VADODARA/VADODARA/Others/RAA08878/05-08-2021

MODE OF PAYMENT :
20% Booking | 15% On Plinth Level | 15% On Ground Floor Slab | 15% First Floor Slab | 15% At Plaster | 15% At Flooring | 5% On Finishing

Terms & Conditions: • Possession will be given after one month of settlement of account. • Extra work will be executed after receipt of full advance payment • Stamp duty, Registration charge, GST tax or any new central govt., vuda taxes. If applicable shall have to be borne by the client. • Continuous default payments leads to cancellation • Architect/Developers shall have the rights or revise the scheme of any details, here in and any change or revision will be binding to all. • Incase of delay in light connection by authority, developers will not be responsible • All dimensions are indicative and actual dimensions in each room, plot are & S.B.A might vary • Common compound wall be as per architect's design • In case cancellation of booking, 5% of the total value of the bungalow & Payable tax will not be refunded • Any plans, specifications of information in this brochure can not form party of an offer, contract or agreement • All members shall have to essentially be the part of the society formed by the association members and shall have to abide by the society by laws. 4 After virtual completion of the work all the repair and the maintenance other drainage, watchman salary, electricity bill etc. shall be borne by society members • Members of society are not allowed to change elevation of duplex in any circumstances • This brochure shall not be treated as a legal document, it is only for the purpose information.