

AAKAR YOUR DREAM HOME AWAITS



DEVELOPER



ARCHITECT



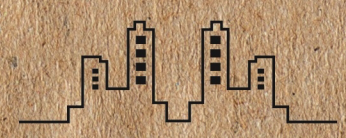
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LEGAL ADVISOR



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STRUCTURAL
ENGINEERS



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DESIGN KING ADYT : 9825165192

Aakar Heights, Besides Monarch Residency, Near L P Savani School, Palanpur, Surat.
(T.P. - 8, F.P. - 76+77, Sub Plot - 2)










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Registration No.: PR/GJ/SURAT/SURAT CITY/SUDA/RAA11306/030323

THE PROJECT

A unique project is a reflection of the most contemporary and comforting lifestyle situated in the heart of city and surrounded by all the most common day to day necessities of life. This heaven has been equipped with all the desired and deserved amenities. This perfect peaceful home allow you to add a touch of elegance and style to your life, make your presence certain at the AAKAR HEIGHTS. A well ventilate design gives a feeling of spaciousness, which is an outcome of the latest concept in modern living.

AMENITIES

-  SECURITY
-  LANDSCAPE GARDEN
-  GREEN LAWN
-  ENTRY GATE
-  FIRE SAFETY SYSTEM
-  CCTV CAMERA COMMON AREA
-  SECURITY CABIN
-  GENERATOR
-  ELEVATOR
-  CHILDREN PLAY AREA
-  SR. CITIZEN SITTING AREA
-  GAZEBO

Aakar
H·E·I·G·H·T·S

Luxurious **3
B
H
K**





It is a multicolored canvas that unveils your life's fresh new landscape. It is a gateway towards your dreams.

PLAYGROUND



Nature's
Delicacies
Just like your Dream



RECEPTION



UNIT PLAN



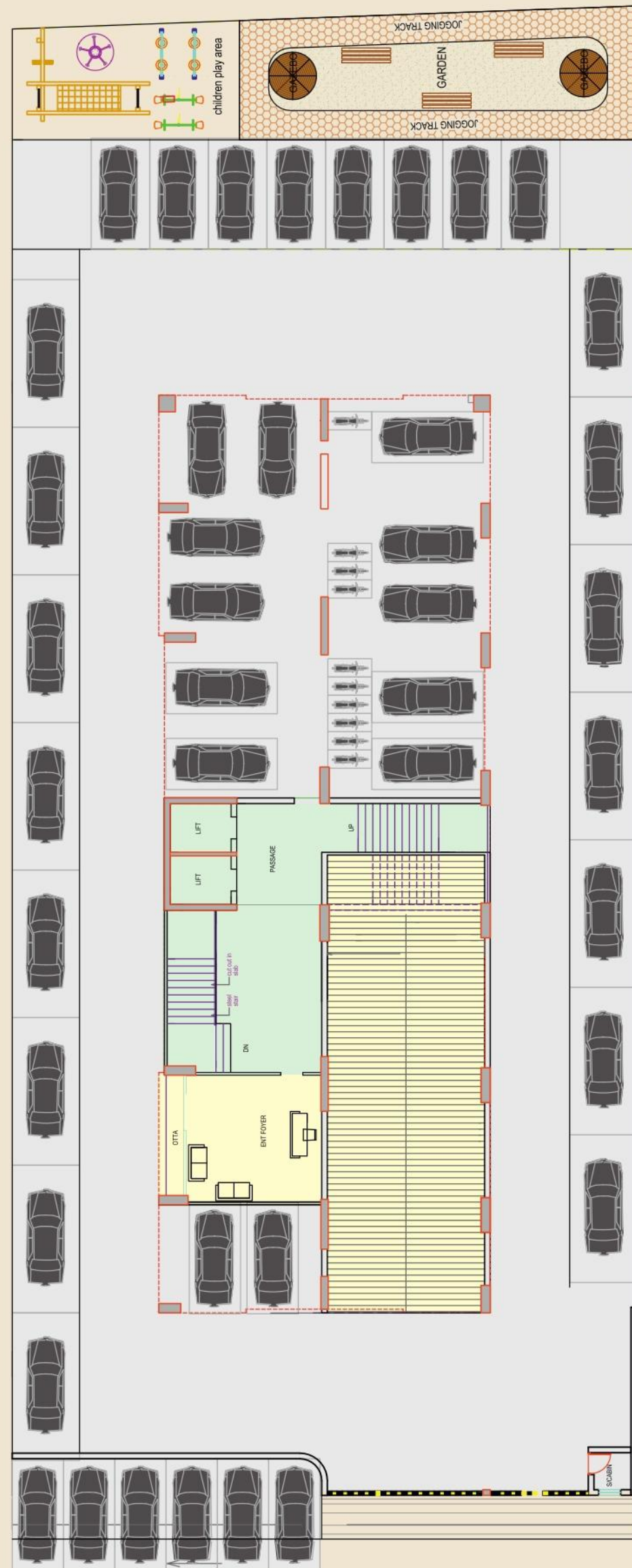
3D VIEW



FLOOR PLAN



LAYOUT PLAN



GARDEN & PLAYGROUND

GAZEBO





FLAT INTERIOR SPECIFICATION

♦ FLOORING

- VITRIFIED TILES IN LIVING ROOM , KITCHEN - DINNING & BEDROOMS.

♦ KITCHEN

- GRANITE PLATFORM WITH S.S. SINKS.
- GLAZED TILES UP TO LINTEL LEVEL IN KITCHEN DEDO.

♦ WASH AREA

- TILES FLOORING WITH GLAZED TILES DEDO UP TO SEAL LEVEL.

♦ DOOR

- DECORATIVE MAIN DOOR
- FLUSH DOORS WITH HARDWARE FITTINGS.

♦ WINDOW

- ANODIZED ALUMINUM SECTION WITH GLASS.

♦ BATHROOM

- DECORATIVE TILE IN FLOOR & WALL (UP TO LINTEL LEVEL) WITH STANDARD SANITARY IN ALL BATHROOMS.

♦ ENAMEL

- WELL FINISHED PUTTY IN INTERNAL WALLS IN FLAT
- COLOUR IN COMMON AREAS

♦ ELECTRIFICATION

- MODULAR SWITCHES.
- CONCEALED CIRCUIT WIRING.
- M.C.B. IN INDIVIDUAL FLAT FOR SAFETY.
- A.C. POINT IN LIVING ROOM & ALL BEDROOM

♦ PLUMBING

- I.S.I. BRAND CPVC / UPVC PLUMBING & DRAINAGE PIPING.

BUILDING SPECIFICATION

♦ LIFT

2 LIFT AUTO DOOR LIFT ISI BRAND.

♦ PASSAGE

VITRIFIED FLOOR.

♦ TERRACE

WATERPROOFING WITH FLOORING.

♦ OUTSIDE FINISH

2 COAT PLASTER, WEATHER SHIELD COLOUR.

♦ BALCONY RAILING

M.S. RAILING / GLASS

♦ WATER TANK

WATER PROOFING, GLAZED TILES DEDO & BOTTOM.



NOTE

- All rights for alteration / modification and development in design or specifications by architects and / or developer shall be binding to all the members.
- BUC (Building Use Certificate) as per SMC rules, clear tides for loan purpose.
- This brochure is for private circulation only. By no means, it will form part of any legal contract

WE REQUEST

- Stamp duty, registration charges, legal charges, GEB / SMC charges, society maintenance charges (from the date of BUC) etc. shall be borne by the purchaser.
- Vat, servicetax, TDS, GST & other taxes levied in future; will be borne by the purchaser.
- Any additional charges or duties levied by the government / local authorities during or after the completion of the scheme like SMC tax will be borne by the purchaser.
- In the interest of continual developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including technical specifications, designs, planning, layout & all purchasers shall abide by such changes.
- Changes/alteration of any nature including elevation, exterior color scheme, balcony grill or any other changes affecting the overall design concept & outlook of the scheme are strictly not permitted during or after the completion of the scheme.
- Any RCC member (beam, column & slab) must not be damaged during your interior work.
- Low-voltage cables such as telephone, TV and internet cables shall be strictly laid as per consultant's service drawings with prior consent of developer / builder office.
- No wire / cables / conduits shall be laid or installed such that they form hanging formation on the building exterior faces.
- Common passages / landscaped areas are not allowed to be used for personal purpose.
- This brochure is intended only for easy display & information of the scheme and does not form part of the legal documents.
- All GEB expenses (quotation, contractor, internal cables, common accessories, transformers, other changes, etc and advance society maintenance for 5 years should be paid by customers

LEGAL DISCLAIMER

* All furniture / objects shown in the plan are for presentation & understanding purpose only. By no means it will form a part of final deliverable product.

CAMPUS INFRASTRUCTURE

- ♦ GENERATOR BACKUP FOR COMMON UTILITY.
- ♦ COMPOUND WALL SURROUNDING PLOT AREA AS PER ARCHITECT DESIGN
- ♦ ELEGANT MAIN ENTRANCE GATE WITH SECURITY CABIN.
- ♦ RAIN WATER HARVESTING SYSTEM.
- ♦ STREET LIGHT, PARKING LIGHT & GARDEN LIGHT IN THE CAMPUS.
- ♦ R.C.C. ROAD / PAVER BLOCKS WITH SPEED BREAKER & RADIUM SIGN.
- ♦ WATER & DRAINAGE NETWORK WITH SEPARATE STROM DRAIN NETWORK.
- ♦ CCTV CAMERA COMMON AREA.

CAMPUS PLANNING

- ♦ ALL FLAT ENTRY AS PER VASTU.

ENTRANCE FOYER OF BUILDING

- ♦ RECEPTION
- ♦ NAME PLATE
- ♦ NOTICE BOARD
- ♦ CAMERA DISPLAY T.V.
- ♦ GLASS DOOR ENTRANCE
- ♦ SOFA SEATING, COUNTER & CHAIR