

SANTORINI
3 BHK LAVISH LIVING



MISSION AND VALUE

- To be a leading construction company in the global market.
- To become the customer's most preferred choice by attaining excellence in **quality** and **timely completed value-added projects**.
- To provide the highest level of service in the construction industry while offering **superior craftsmanship** to every project that we handle.
- To continually **innovate, develop** and adapt to **state-of-the-art technologies** in methods and materials to enhance **productivity and cost effectiveness**.
- To continually improve the competence of our team and employ **diverse, innovative** and result-oriented personnel motivated to deliver **excellence**.
- To build a safety culture aimed at continually reducing the frequency severity rate towards achieving zero accidents.
- To identify and mitigate all the environmental impacts arising from our activities and comply with applicable **environmental norms**.
- To create profitable investment options for our investors by acquiring properties for construction wherein we can raise the **value of their investment**.
- We are and always will be true to our promises and deliver what we promise in the best way feasible.

OUR COMPLETED PROJECTS



DIVINE RESIDENCY (Palanpur)



CRYSTAL AVENUE (Palanpur)



RUSHIVIHAR HEIGHTS (Vesu)



DIVINE DESIRE (Palanpur)



CELESTIA VILLAS (Palanpur)



CRISIL'S REAL ESTATE 6 STAR RATING FOR "CELESTIA VILLAS"

SANTORINI

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SHOOLIN GROUP

BUILD A SUPREME HAPPINESS

ABOUT GROUP

Forever true to our Promise

We always deliver on our promises and we only promise what we can deliver. With a legacy of over 2 decades and over 6+ residential & commercial projects, we at Shoolin Group can proudly say, 'We built the dreams & success stories of many!' The homes built by us invoke belongingness & the commercial spaces signify prosperity!

Our vision

To become the leading real estate developer, while timely delivering projects that consistently exceed international standards and provide exceptional customer satisfaction by our renowned excellence, superior quality, performance and reliability in all types of construction.

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SUPERIOR SPACES

At Santorini you will experience the wonderful mixture of Concrete Structures and Mother Nature.

PROJECT NEAR BY



SCHOOLS



HOSPITALS



GARDENS



SUPER MARKET



PROPOSED METRO STATION





Join us and experience this state on a daily basis from the comfort of your home.

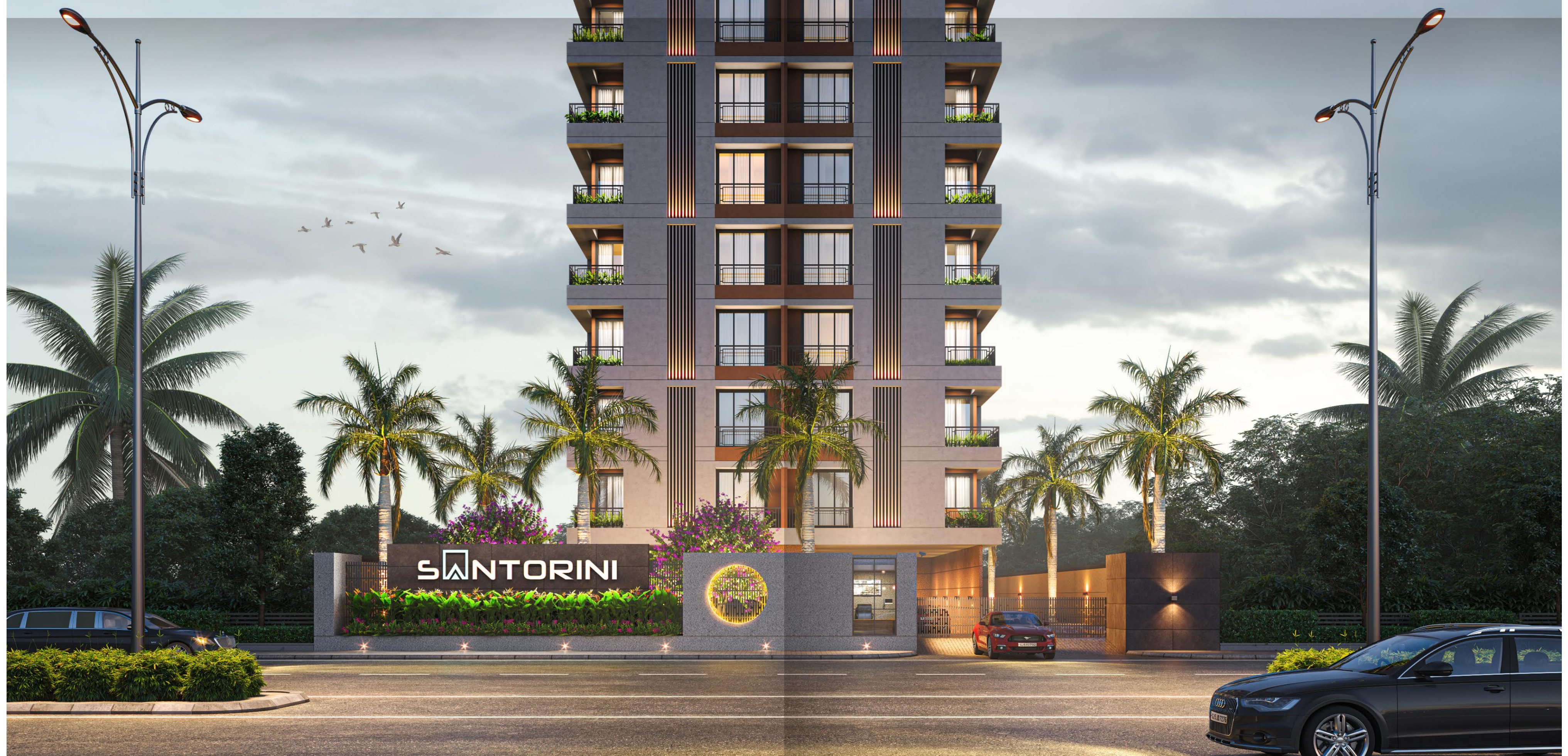


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A perfect blend of activities and facilities...

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A perfect environment is always explored to share and rejoice those precious moments in life.



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GROUND LAYOUT PLAN

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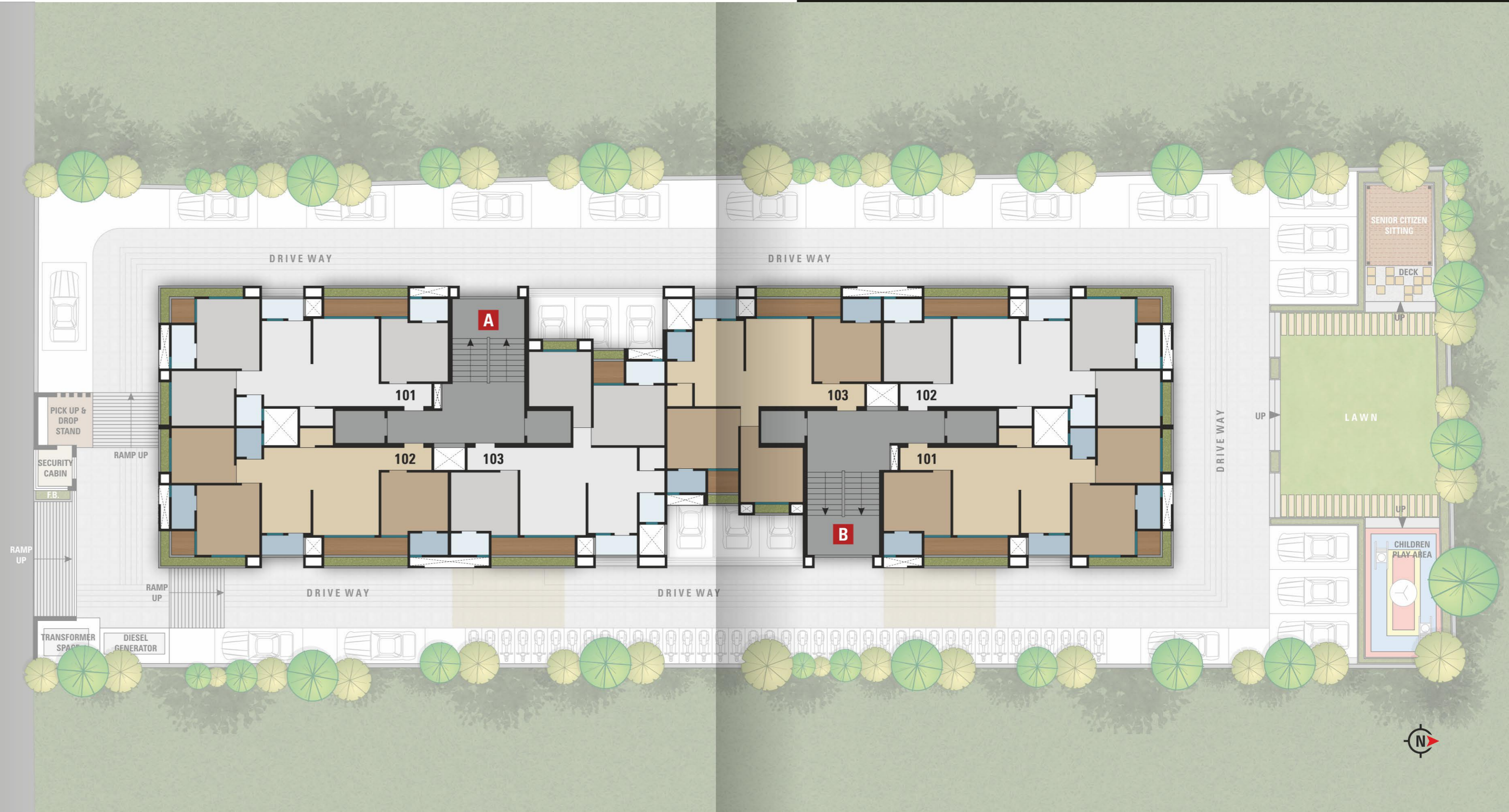
TYPICAL LAYOUT PLAN



18 MT. WIDE ROAD



18 MT. WIDE ROAD





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UNIT PLAN

Building B 101



It's time to relish a change-over in your style of living

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3 BHK

FLAT NO.	RERA CARPET (SQ.MT.)	WASH + DECK (SQ.MT.)
101	88.60	9.99
102	88.60	9.99
103	89.30	10.24



Building B 101



It's time to relish a change-over in your style of living



Introduce the concept of a beautifully designed gazebo in a beautiful garden.

Are you looking for the perfect apartment with all the amenities that cater to your family's needs? Look no further! We've got you covered with the best amenities in town.

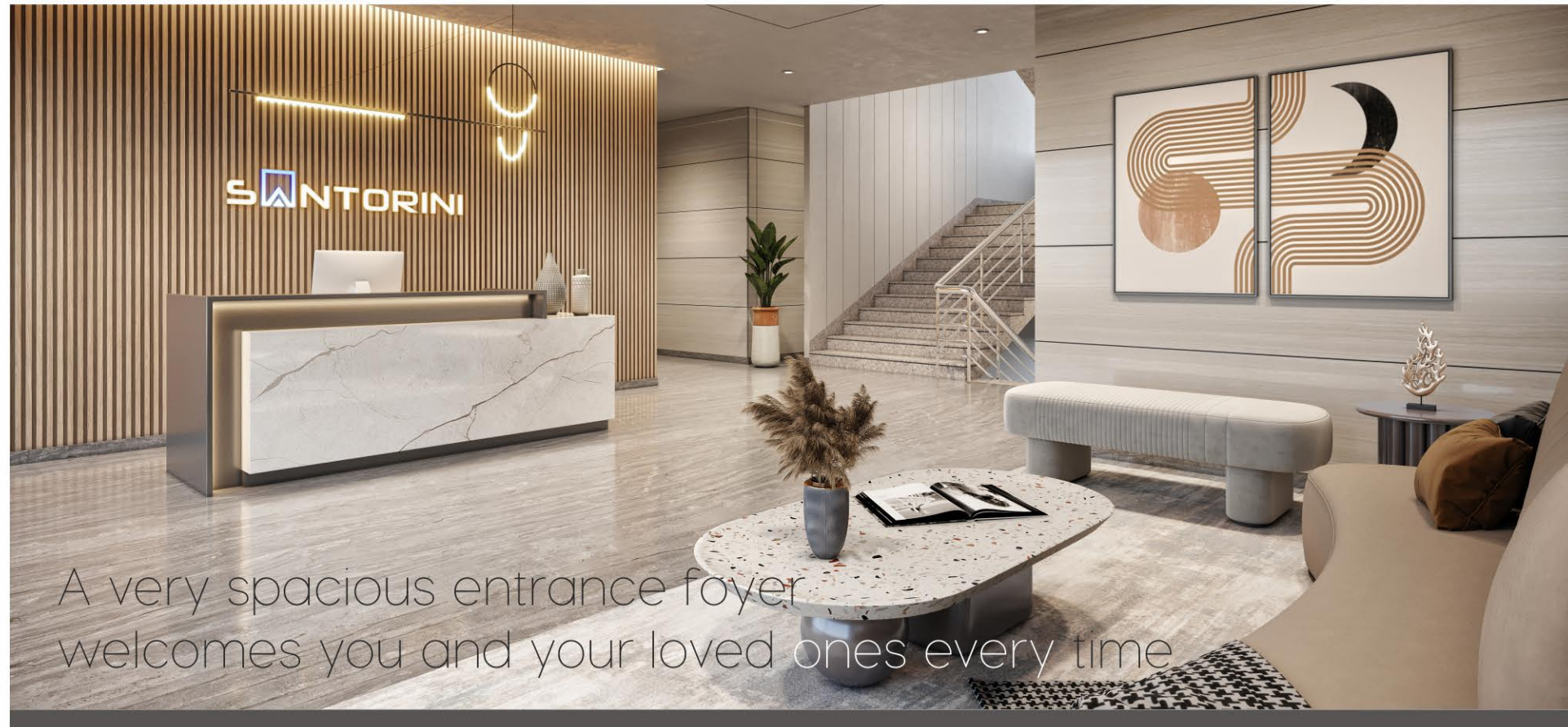


AMENITIES

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- DECK BALCONY
- CHILDREN PLAY AREA
- PARTY LAWN
- EV POINT
- ALLOTTED CAR PARKING
- WI-FI FOR COMMON AREA
- WELL DESIGN ENTRANCE GATE
- SECURITY CABIN
- INTERCOM FACILITY
- WELL FURNISHED ENTRANCE FOYER
- WATER HARVESTING SYSTEM
- 24 X 7 GENERATOR BACK UP
- GAZEBO SEATING
- PICK UP & DROP OFF STAND
- OPEN AIR THEATER
- TERRACE GARDEN
- SOLAR POWER PANEL FOR COMMON ELECTRICITY OF BUILDING
- SENIOR CITIZEN SITTING
- STRETCHER LIFT





A very spacious entrance foyer welcomes you and your loved ones every time

SPECIFICATIONS

QUALITY STANDARDS

- Structure design as per IS code.
- Wall masonry - ordinary clay bricks / fly ash bricks / autoclaved aerated block.

FLOORING

- Good quality standard vitrified flooring.

KITCHEN

- Granite / Composite cooking platform with S.S. sink.
- Porcelain tiles dado up to lintel level.
- Common wash basin.

STORE

- Vertical storage with Kota / marble shelf racks.

WASH

- Kota flooring
- Glazed tiles dado with granite sill top.

WINDOWS

- Anodized / Powder coated / PVC sliding aluminum section.
- Granite frame with Kota / marble sill.
- Standard single vision reflective glass.

FLOORS

- 2 basement parking + ground level + 14 floors.

DOOR & FRAMES

- Attractive main door with wooden frame.
- Digital main door lock.
- Internal flush door with granite frame.
- Stainless steel standard hardware fitting.

TOILET

- Granamite flooring & porcelain tiles in dado.
- Single lever concealed diverter with shower.
- Standard branded C.P. fitting & sanitary fittings.
- European W.C. in all toilets.

PLUMBING

- CPVC / UPVC piping for water supply system.
- Centrally hot water supply from wash area to each bathroom.

ELECTRIFICATION

- Concealed fitting.
- Indian standard copper wiring.
- Modular switches.
- Video door phone.
- T.V. point in living & master bed room.
- A.C. point in living & master bed room.

ELEVATORS

- Fully automatic auto door 2 elevators, one is a stretcher elevator, in each building.

FIRE FIGHTING SYSTEM

- Fire fighting system provided as per smc norms.

PEST CONTROL

- Entire campus with anti termite treatment.

BALCONY

- S.S. / M.S. / aluminum glass railing.

SOLAR PANEL

- Solar power panel for common electricity consumption of building.

INTERIOR FINISH

- Single coat plaster with lapi / putti finish.

EXTERIOR FINISH

- Double coat plaster.
- Acrylic texture finish.
- Standard exterior color.

TERRACE

- Double coat water proofing with china - mosaic flooring.

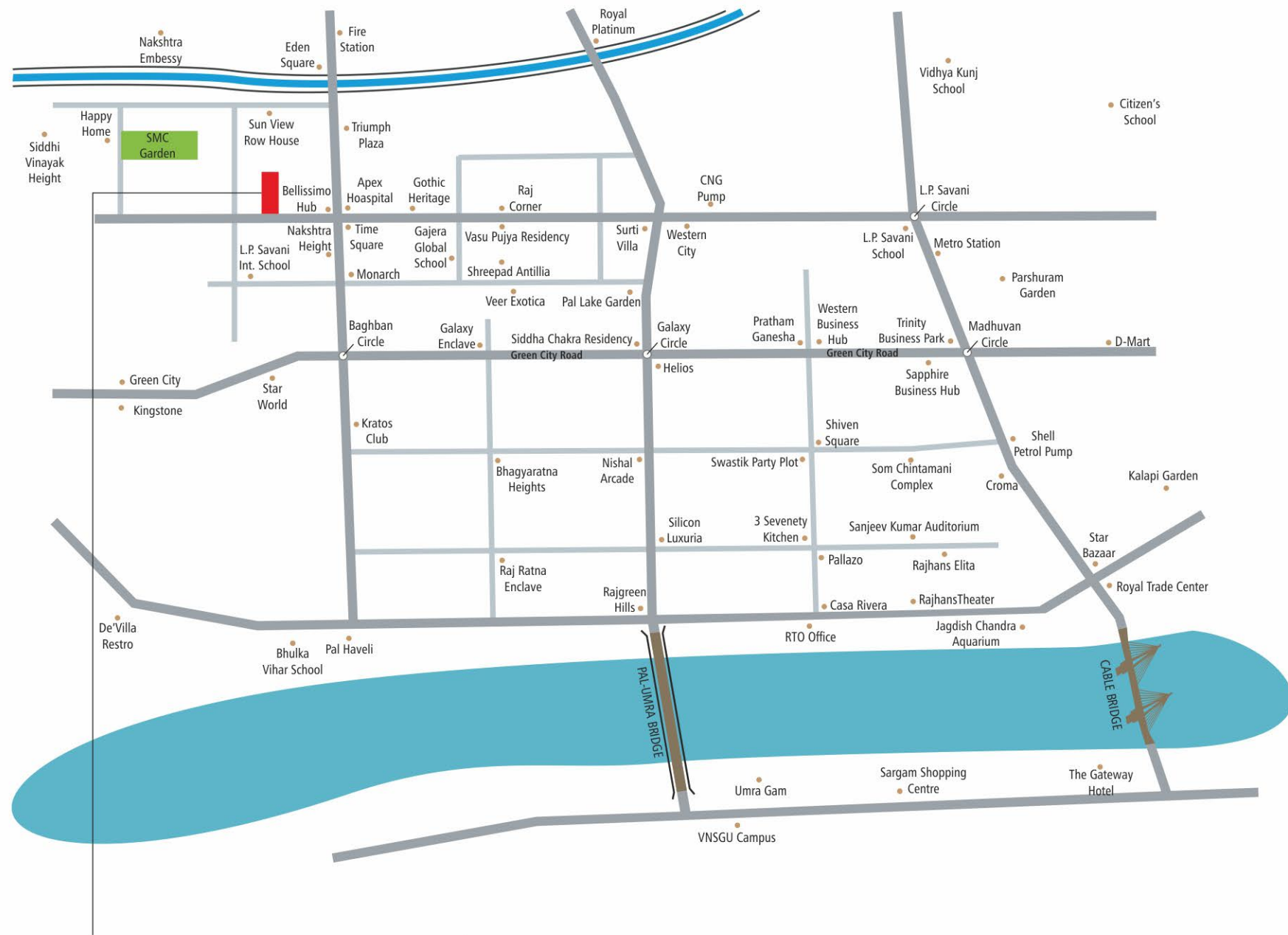
WATER SUPPLY

- UG & overhead tanks for SMC supplied water of sufficient storage capacity.

CCTV CAMERA

- 24 X 7 CCTV camera surveillance in campus area.





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SCAN FOR LOCATION



SCAN FOR BROCHURE

LOCATION MAP

CONNECTIVITY

GAURAVPATH	: 350 MTR.
PAL-UMRA BRIDGE	: 3.2 K.M.
CABLE BRIDGE	: 3.8 K.M.
L.P. SAVANI CIRCLE	: 1.7 K.M.
FIRE STATION	: 750 MTR.
HOSPITAL	: 400 MTR.
L.P. SAVANI SCHOOL	: 500 MTR.
PETROL PUMP	: 600 MTR.
RAILWAY STATION	: 10.8 K.M.
AIRPORT	: 12.0 K.M.
PAL LAKE GARDEN	: 1.5 K.M.
METRO STATION	: 2.3 K.M.

LEGAL CRITERIA

- Non agriculture land.
- Development permission.
- Airport authority NOC.
- Loanable titles.
- Lift license.
- Fire NOC.
- Building use certificate (BUC).
- Registered sale deed.

EXTRA CHARGES

- All GEB expenses (quotations, contractor, internal cables, common accessories, transformers, other charges, etc.)
- Advance society maintenance for *2 to 5 years.
- SMC taxes
- Society infrastructure funds / charges.
- Gujarat gas connection
- Flat & building insurance

LEGAL CHARGES

- Documentation charges (stamp duty, registration fee, advocate fee)
- GST (service tax & vat) & other taxes levied in future will be borne by the purchaser.
- Any additional charges or duties by the government / local authorities during or after the completion of the scheme like SMC tax will be borne by the purchaser.
- Legal file charges, society formation charges.



LEGAL DISCLAIMER

- All furniture / objects shown in the plan or pictorial image are for presentation & understanding purpose only. By no means, it will form a part of final deliverable product.
- All the elements, objects, treatments, materials, equipments & colour scheme shown are artisan's impression and purely for presentation purpose.
- Dimensions mention in building / unit plan, are wall-to-wall dimensions & it does not include finishing detail like plaster, putty & dado tiles.
- The dimensions shown in brochure are approximate and may change slightly without causing any adverse effect to the purchaser.
- All the architectural and interior images shown in the brochure are merely simulated interpretation using computer graphics to enhance the customer understanding and are not actual images.
- The colour and general appearance of the flooring and wall tiles, sanitary ware and fittings, walls, ceilings, windows, doors, internal roads, trees, shrubbery etc. shown in the simulated computer graphics images are taken from the available object libraries for the purpose of presentation. The prospective purchasers of the property are advised to refer to the construction specifications mentioned in the brochure. Additional amenities and / or utilities may be required as for the law, though its not mentioned or shown in the brochure.
- Furniture including wardrobes, other soft furnishings inter alia curtains, mattresses, bed linen upholstery etc lights and other electrical fixtures and appliances like air conditioners, refrigerators, tv, 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 in the shown in the simulated imaged do not form part of the sale of any property by the developer.

NOTE

- In the interest of continual developments in design & quality of constructions, the developer reserves all rights to make any changes in the scheme including technical specification, designs, planning, layout & all purchasers shall abide by such changes.
- Changes / alteration of any nature including elevation, exterior colour scheme, balcony grill or any other changes affecting the overall design concept and outlook of the scheme are strictly not permitted during and after the completion of the scheme.
- Any RCC members (beam, column & slab) must not be damaged during your interior works.
- All external laying and drawing of low-voltage cables such as telephone, tv, internet cables shall be strictly laid as per consultants service drawings with prior consent of developer / builder office. No wire / cables / conduits shall be laid or installed such that they from hanging formation on the building exterior faces.
- Irregular payments may cause cancellation of booking.
- In case of cancellation of unit 10% pf payment received will be deducted as management service charges and the balance will be returned only after release of the unit,
- Full & final payment with all legal and extra charges is must paid before registered sale deed and possession.
- Any changes in rules and regulation & by laws (during or after completion of construction work) of local or government authorities, implementation or rera, its bound to all purchaser / member / allottee)
- This brochure is intended only for easy display & information of the scheme and does not form part of the legal documents.
- Subject to Surat jurisdiction.

A Project By



Architect



Structure



MEPF Consultant



Member of



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