



3 BHK PREMIUM LIVING

A GLORIOUS SAGA OF BUILDING LIFESTYLES



**CHANCHAL
BUILDWELL**
We build trust



In our journey of real estate developed for over 25 years, we've strengthened our resolve to always give our consumers the best and connect with new communities of individuals who share our vision of a better way of life.

We firmly believe that excellence is the result of a dedicated and persistent effort. The history of all the initiatives we have carried out under the Chanchal Realty name to date is further proof that this adage holds true.

It all started with Girdhar Park Row House, in Adajan, in 1998. when we managed to touch the hearts of those around us. Then we launched Jash Laxmi Complex, again in Adajan, which showed our dedication to doing business the right way.

With Haridhar Park Row House in 2002, in Adajan, we went above and beyond the call of duty to deliver first-rate dwellings. We repeated it with the Bhagya Laxmi Row House and Pujan Row Houses projects in 2005 and 2006 and showed that one can experience both material comfort and profound spiritual fulfilment at their home. In 2007, we started projects beyond row houses and launched Rudraksh Residency and repeated its success with Rang Raag Residency in 2010. Times Galaxy, our project in 2016 proved that we can build a highly successful commercial project as well.

All our projects are a sign of our ambitious goals to provide far more than was initially promised.

We're excited to finally bring these diverse endeavours together under one name: **Shree Suktam**. This is an endeavour near and dear to our hearts because it will serve as a stunning reflection of our successful journey thus far.

25+
Years of
Experience

19+
Lakh SQ.FT.
Total Construction

1385+
Trusted
Customers



*A home for your loved ones
blessed with heavenly happiness*

Shree Suktam is a project of 3 BHK premium flats,
conceived for chosen only 40 families. It's time to
take quick action and decide to change your destiny!



श्री सुक्तम्



Come, explore how divine life could be

Shree Suktam is a place where your life takes a delightful turn, with a peaceful and delightful living experience.

40 Families



श्री सुकतम

3 BHK PREMIUM LIVING

*Exquisite, pleasant lifestyle
for the privileged few*

J O Y F U L L





LANDSCAPE
GARDEN



SENIOR CITIZEN
SIT OUT



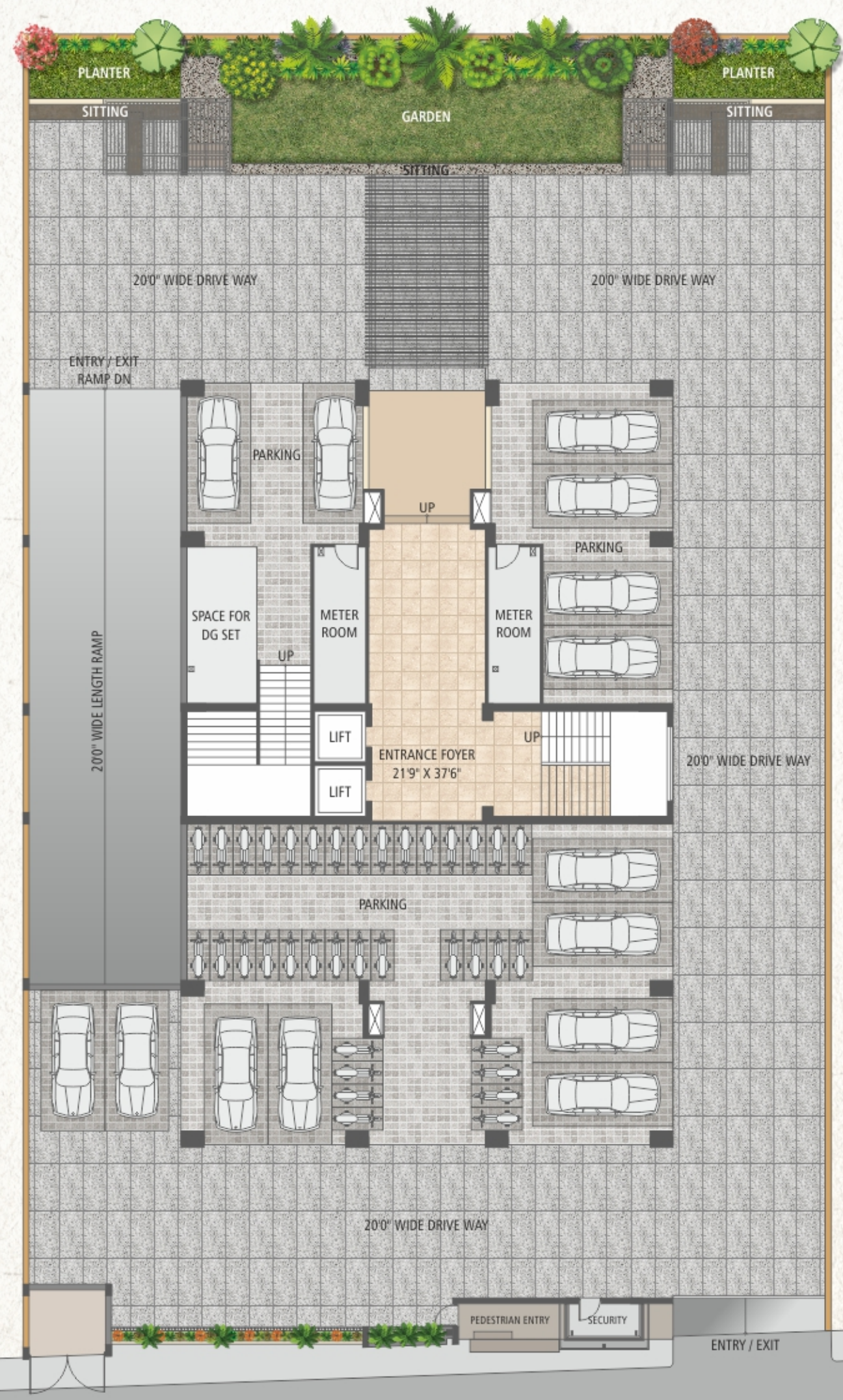
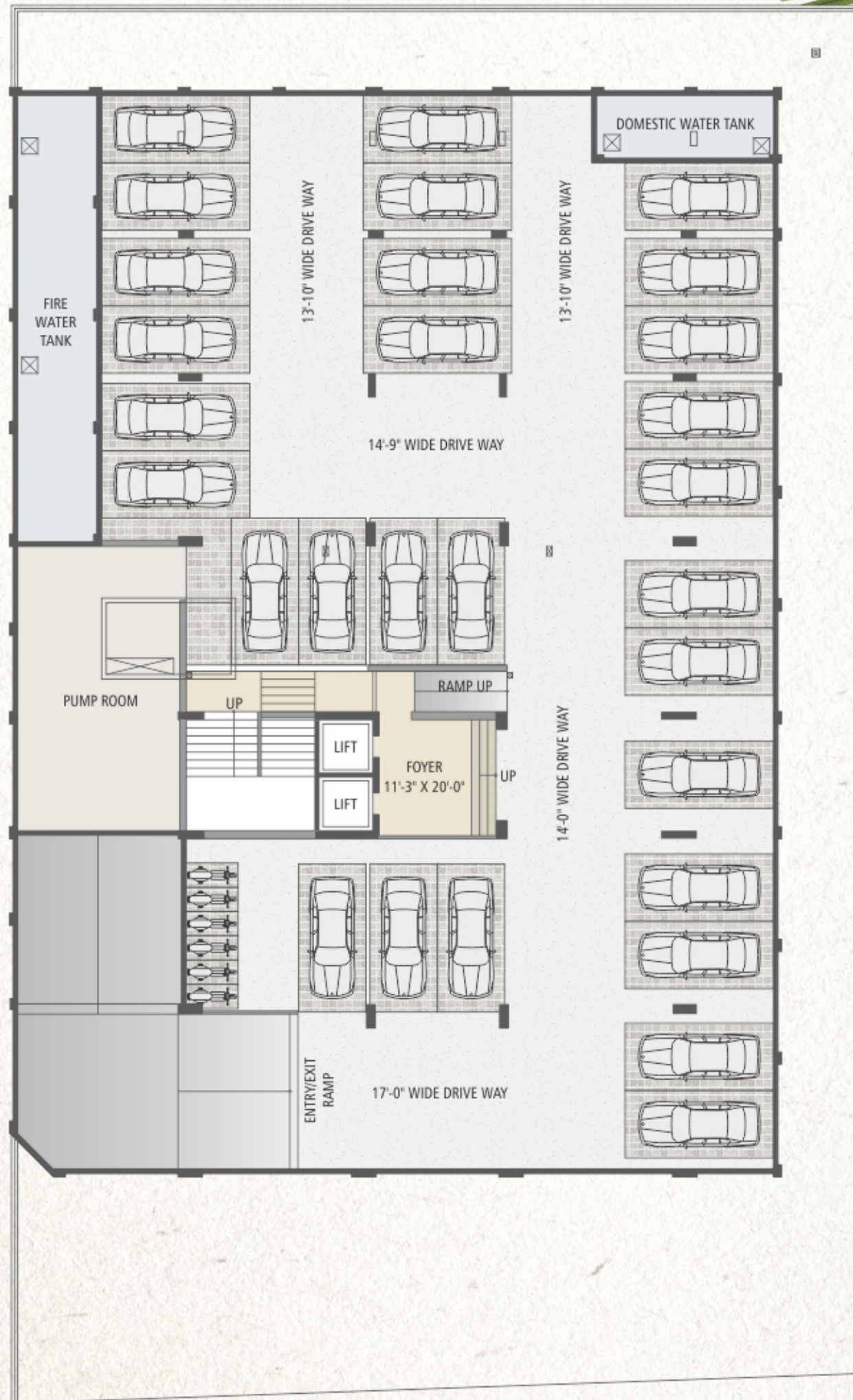
24X7 SECURITY

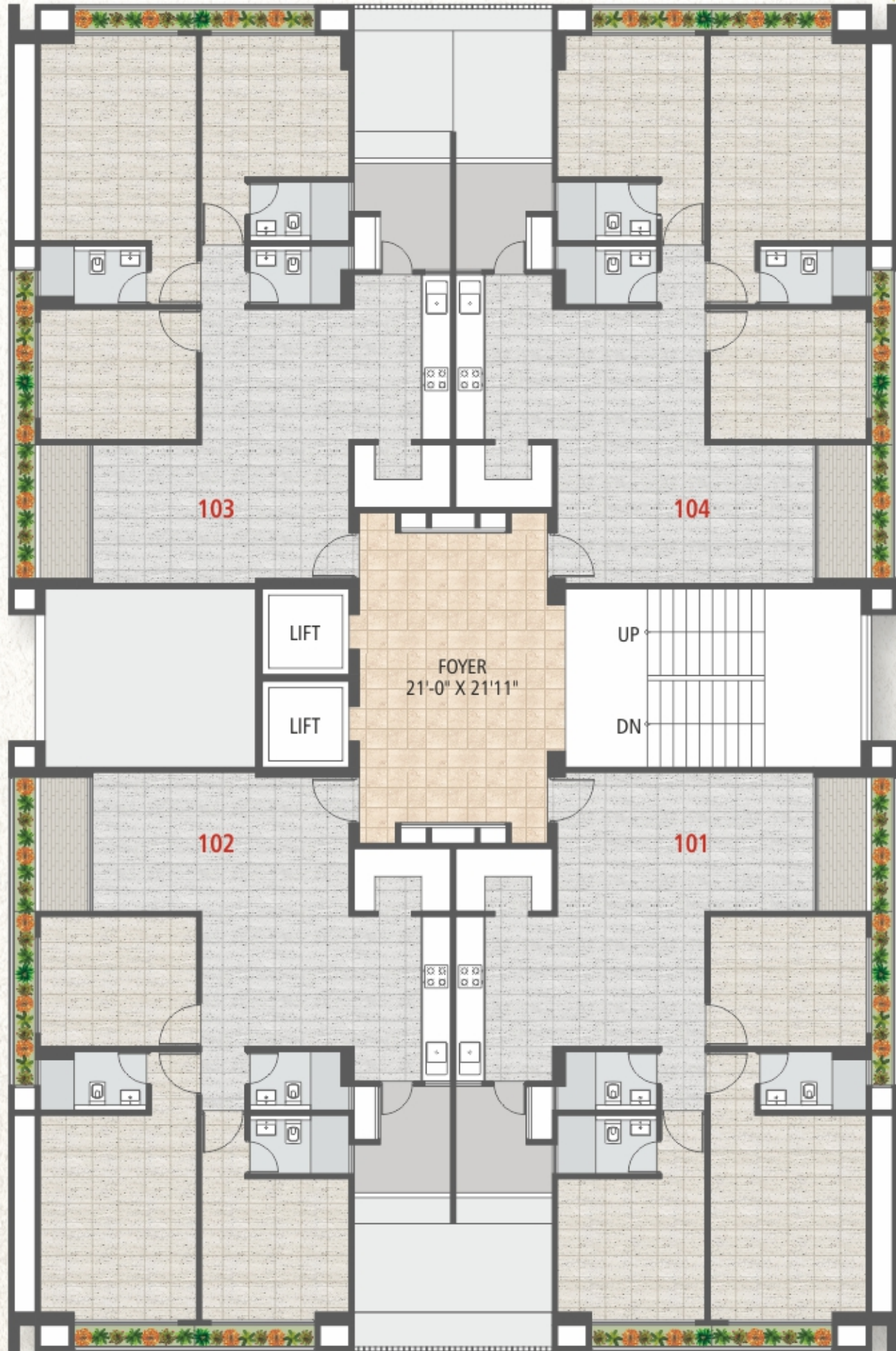


ATTRACTIVE
ENTRANCE FOYER



*Truly grand lifestyle
that begins right from the foyer*









Unit Specifications



FLOOR FINISH

- Good quality, vitrified tile in living room, kitchen, dining and all bed rooms.



DECK

- Deck with designer rustic tiles floor.
- S.S. Glass railing.



KITCHEN

- Granite kitchen platform with sink of standard make.
- Good quality tile dado upto lintel level.
- Gas connection on platform (optional).



WASH & UTILITY

- Granite/Kota in flooring & good quality tiles dado with adequate electrical & plumbing points.
- Centralized plumbing for Hot water with gas connection in individual flat.



STORE

- Adequate kota stone/granite shelves with glazed tiles dado.



WALL SURFACE

- All plastered walls with putty finish.



AIR CONDITIONERS

- Provision for route of copper pipe, drain pipe & space for outdoor unit.



BATHROOMS

- Decorative good quality tiles up to lintel level.
- Jaquar / Kohler / Simpolo / Asian or equivalent sanitaryware.
- Jaquar / Kohler / Grohe equivalent CP fitting with concealed plumbing.



DOORS & WINDOWS

- Designer main door with wooden frame provided with premium lock & fittings.
- Internal door frames in granite.
- All windows openings provided with granite stone frame with good quality aluminium sliding window reflective glass for heat reduction.



ELECTRICAL

- Sufficient points with concealed copper wiring of R.R. / Polycab / Anchor or equivalent.
- Modular switches of Anchor / Legrand or equivalent.
- 3 phase meter to each flat.
- 2 AMP. Power back up in each flat.



TELEVISION, INTERNET & TELEPHONE

- Convenient provision of Internet, Intercom and Television point in each flat.



Building Specifications



FACADE TREATMENT

- Double coat sand faced plaster on external wall.
- Acrylic texture on external wall.
- Weather shield max/apex ultima paint on external wall.



ENTRANCE FOYER

- Well designed entrance foyer, waiting area and elegantly designed lobby at all the floor.



TERRACE

- Double coat water proofing on terrace.
- China mosaic flooring for heat reduction.



FIRE FIGHTING

- Fire fighting system provided with separate fire water tanks of as per fire norms.



WATER SUPPLY

- Adequate capacity of underground & overhead water tanks for SMC & bore water.



ELEVATORS

- Two fully automatic standard size passenger elevators of Kone / Schindler equivalent make.



ELECTRIC & POWER BACK UP

- Silent generator of adequate capacity for elevators, water pumps & common facilities.
- Designer light fitting for common passage & campus.
- Provision for EV charging point for each apartment.



SOLAR

- Solar power system for common and campus lighting provided at terrace of building.



SECURITY

- 24 X 7 gated security.
- CCTV camera coverage in reception area, campus, elevators, basement & garden area.



TECHNICAL SPECIFICATIONS

- Earthquake resistance structure design as per IS code.
- Construction with SWEET water.





DEVELOPER
CHANCHAL REALTY

ADDRESS
Shree Suktam, B/s. Shyamal Banglows,
Nr. Velocity Building, L.P. Savani Road,
Adajan, Surat - 395009

CONTACT FOR BOOKING
+91 99099 77733, +91 99099 86868
shreesuktam12@gmail.com

ARCHITECT



Dhaval Makhmalwala

LEGAL ADVISER



Dr. Shailesh Patel

STRUCTURE ENGINEER



Keyur Shah

RERA No.: PR/GJ/SURAT/SURAT CITY/SUDA/RAA11163/070123
Website: www.gujrerar1.gujarat.gov.in



Scan QR Code for
project information & location

We Request: • Stamp duty, registration charges, advocate fees, legal charges, insurance expenses, GEB expenses, gas line expenses, society formation & registration expenses, society maintenance charges (from the date of BUC) etc. shall be borne by the purchaser. • GST, TDS & all other taxes prevailing or that may be levied in future will be borne by 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. • Changes/ Alteration of any nature including elevation, exterior color scheme, grill design or any other changes affecting the overall design concept & lookout of the scheme shall strictly not be permitted during or after the completion of the scheme. • Any RCC member (beam, column & slab etc.) must not be damaged during the interior work or utilizing the unit. • 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 in a way such that they from hanging formation on the building exterior face. • Common passage / landscaped area not allowed to be used for personal purpose. • All landscaping is conceptual and shall be as per architect's design illustrations in this brochure are artist impressions and serve only to give an approximate idea of the project while every reasonable care has been taken in providing this information, the developer can not held responsible for any inaccuracy.

Terms & Condition: • Amenities provided are for the added benefits of the society. Any change / alteration in the amenities during or after the completion of the project due to change in government / local authorities (corporation, fire department, environment department, other statutory authorities) policies / rules & regulations will be accepted by all members of the society. • Society maintenance charges & society security deposit is to be paid by the purchaser in advance before sale deed documentation / possession. • SMC tax, gas bill, electricity bill, society maintenance charges & society security deposit is to be borne by the purchaser after BUC / possession / document registry whichever is earlier. • Document registry is compulsory before possession. • If any change in rules & regulations of government policies / RERA / GST / Stamp Duty / Registration Fees etc. will be charged to the purchaser.

Notes: • All rights for alteration/modification in design or specifications suggested by architects and/or developer shall be binding to all the members. • BUC (Building Use Certificate) as per SMC rules, clear title for loan purpose. • Gujarat gas connection is dependent upon Gujarat Gas Company's working methodology. If the property is ready for possession and Gujarat gas connection is not available at that time due to Gujarat Gas Company, then in that case the customer will have to take the compulsory possession by paying the total sale consideration. • All dimensions are approximate, average and unfinished. • This brochure is for private circulation only. By no means, it will form part of any legal contract.

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.

PROJECT BY
CHANCHAL
BUILDWELL
We build trust