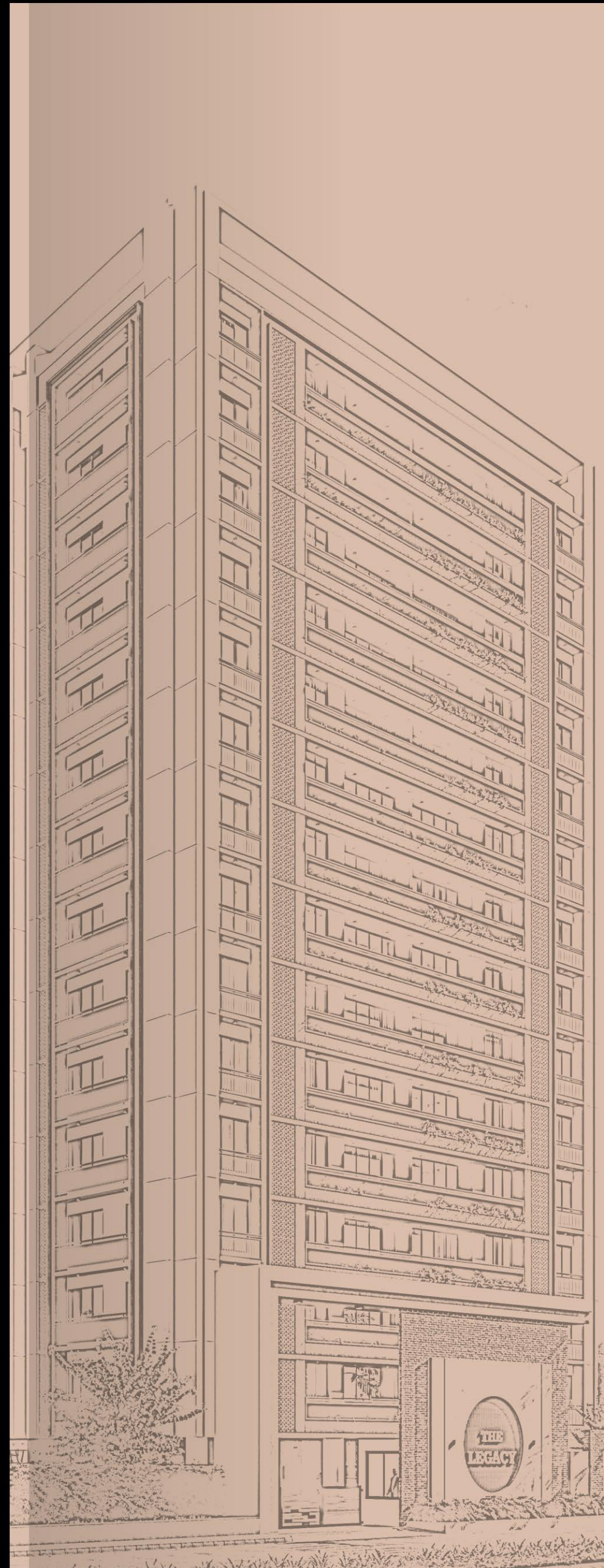


A PROJECT BY



EVERY BUILDING HAS ITS OWN STORY

Elevated **Elegance** Awaits





A PROJECT BY



## ABOUT US

Satvat group is fastest growing group in real estate sector primary located in one of fastest growing city of India, Surat. since inception group primarily focused on affordable housing to cater huge demand for younistan generation.

Guided by its founding values – values of delivering quality and excellent real estate space with coetaneous innovation, ensuring customer satisfaction and re define lifestyle. orchid group foray in real estate sector in 2013 and within short span having delivered renowned and highly appreciated projects.

# Live the Lifestyle You Deserve

Step inside your new home and  
experience luxury living like never before.







EVERY BUILDING HAS ITS OWN STORY

Looking for a 3 BHK apartment that is nothing short of a dream house? Look no further!

This stunning apartment located in the heart of the city boasts of an unbeatable location, near to the metro station.

With modern elevations and luxurious amenities, this 3 BHK apartment is sure to sweep you off your feet.

Elevate Your Living.





# Style and Comfort Unite.

When it comes to amenities,  
this 3 BHK apartment leaves no stone unturned.



## A M E N I T I E S



Entrance Gate



Party Lawn



Gazebo Seating



Children Play Area



Indoor Games



Toddler Play Area



Walk Way



Gym



Entrance Plaza

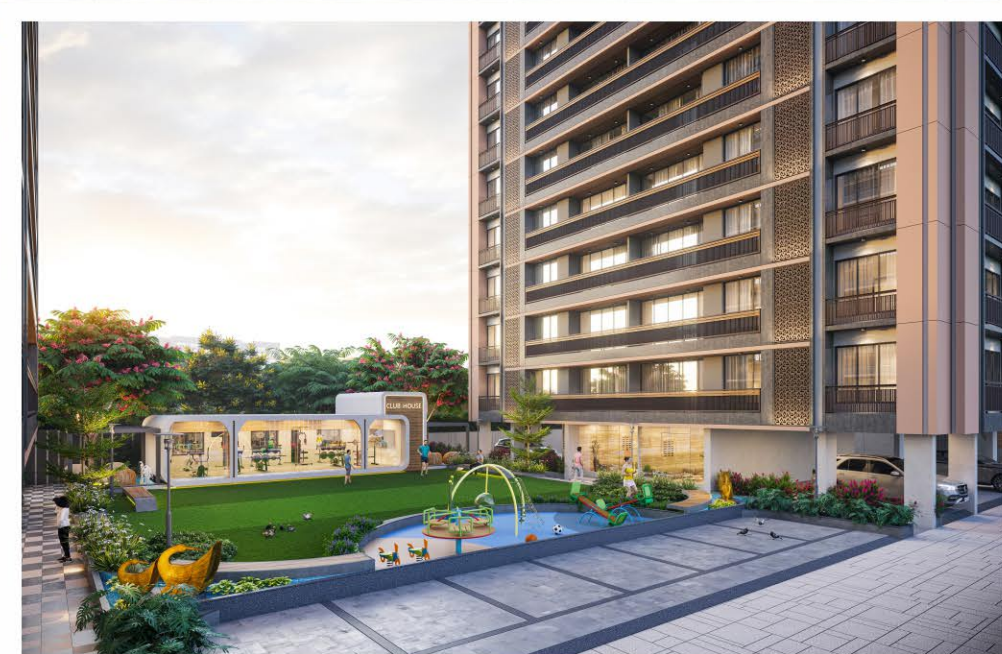


EV Charging Point



Digital Smart Lock with  
Video Door Phone





Luxurious Living Elevated.

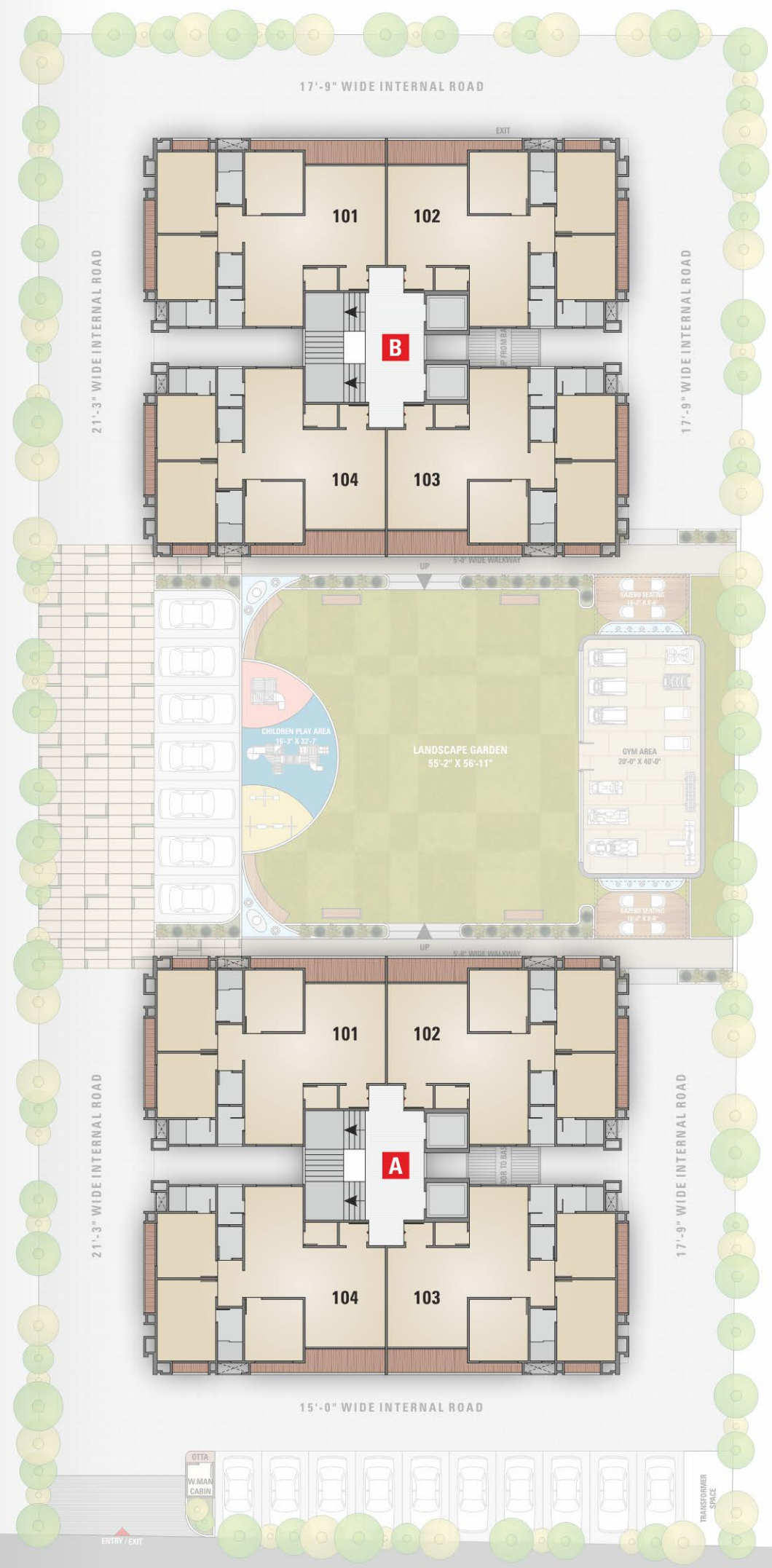
**THE  
Legacy**  
EVERY BUILDING HAS ITS OWN STORY

**But that's not all!**  
Our building boasts a variety of amenities such as a Beautiful Landscaped Garden, Gymnasium, Clubhouse and more - making it easy to stay active and social without ever leaving home. **So why wait?**



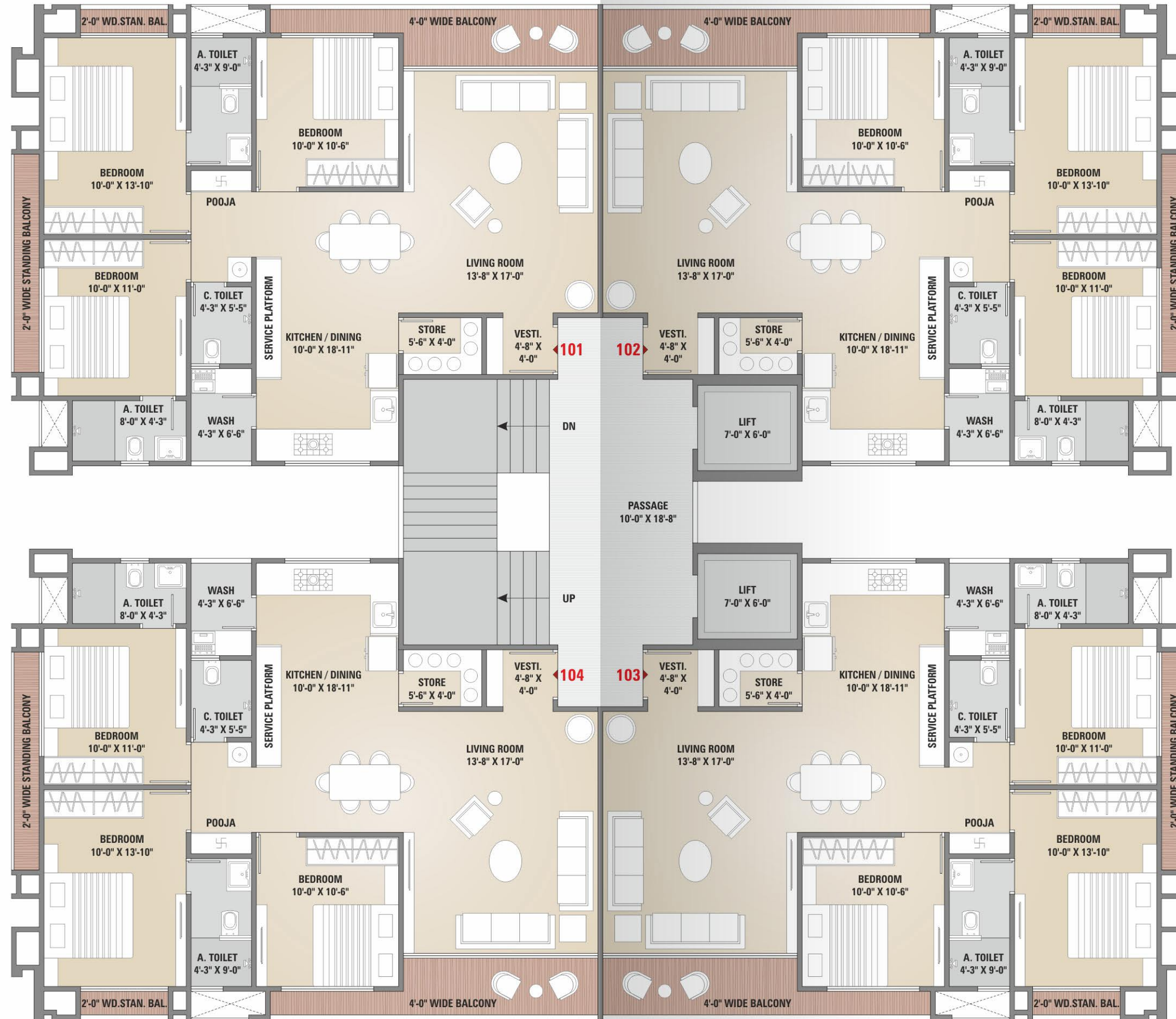


LAYOUT PLAN



TYPICAL LAYOUT PLAN







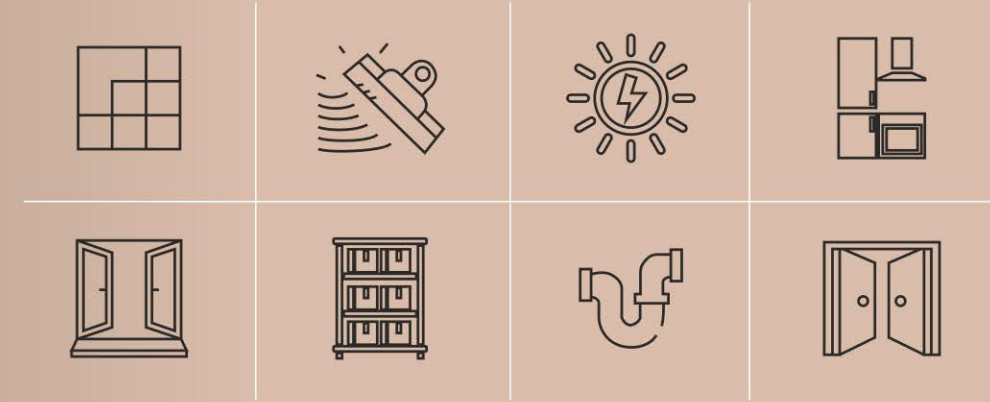
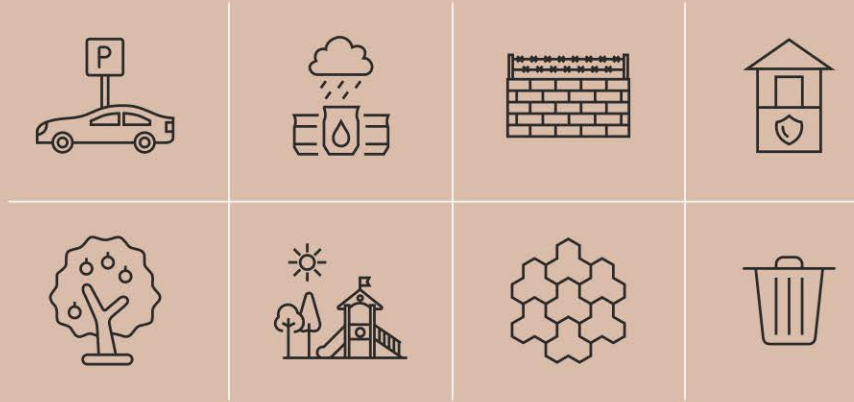


## Modern Elevation

Enjoying an enviable location, this apartment offers easy access to all major landmarks and highways. The modern elevation of the building perfectly complements its surroundings while ensuring that it stands out from the rest.







## S P E C I F I C A T I O N S

### PROJECT FEATURES

**Designated Use:**

3BHK High Rise Building.

**No. Of Buildings:**

2 Unit In Campus.

**No. Of Floors:**

Basement, Ground + 14 Floor & Terrace Floor.

**Building Structure:**

Framed R.C.C. Building Designed As Per IS Codes 456(Concrete), IS 875(Design) And IS 1893(Seismic).

**Type Of Foundation:**

Isolated Slope Or Pad Foundation.

### CAMPUS FEATURE

- Modern Entrance Gate With Elegant Compound Wall & Security Cabin.
- Gorgeous Entrance Foyer
- 1 Alloted Car Parking With Single Basement.
- Security System With CCTV Camera In Common Areas Including Lift.
- Children Play Area With Latest Equipment.
- Bore Well For Rain Water Harvesting.
- Lush Green Modern Designed Landscape Garden.
- Tree Plantation In Campus.
- Internally R.C.C Trimix Finished Road With Block Paving.
- Installed Dustbins In Campus To Keep Campus Clean.

### BUILDING INTERNAL

**Flooring**

- Vitrified Tiles Flooring 32'x32' In Hall, Kitchen And 24'x24' In All Bedroom.

**Internal Wall**

- Mala Plaster With Birla White Finish.

**Electrification**

- ISI Standard Concealed Copper Wiring With Sufficient Point In All Rooms.
- 24 Hour Auto-Generator Of 1.5 Amp Backup For Each Flat.
- A.C., T.V., Internet & Telephone Point.
- Standard Make Modular Switches & Accessories.
- Air Conditioning , Gas & Water Supply
- Piping In Living & All Bedroom
- Municipal Water Supply
- Gujarat Gas Connection Point For Kitchen And Geyser Use And One Gas Geyser Per Flat

**Kitchen & Storage**

- Granite Kitchen Platform With Standard Company Sink And Decorative Glazed Tiles On Wall Up To Ceiling Level.
- Common Wash Basin.
- Kotah Shelf In Store.
- Kotah Flooring And Glazed Tiles Dado With Granite Sill Tip In Wash Area.
- 2 Gas Line Points, One For Kitchen & Second For Gas Geyser In Wash Area.

**Toilet & Plumbing**

- Anti-Skid Tiles Flooring And Well-Designed Wall Tiles Up To Lintel Level.
- Single Level Concealed Diverter With Shower.
- Standard Quality Sanitary Fitting.
- Western W.C In All Bathroom.
- Cpvc/Upvc Piping For Plumbing.
- Centrally Geyser Point Provision In Wash Area.
- Hot & Cold Water Line In All Bathrooms Of Flat.

**Door & Windows**

- Attractive Main Door With Salwood Frame
- Well-Designed Internal Flush Door With Granite Frame.
- Standard Hardware Fitting.
- Standard Anodized Coated Sliding Aluminum Section Windows With Single Vision Reflective Glass.
- Windows With Granite Sill Inside With Marble Stone Sill Outside.





## LOCATION MAP



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ARCHITECT



STRUCTURE

**KEYUR  
SHAH**

**Site Address:** The Legacy, T.P. - 43, F.P. - 17/B, Block No. - 80/A, Opp. Kashiram Rana Medical College, Ugat- Bhesan Road, Surat 395009

**CONTACT:** +91 97263 27946

**RERA Reg No.:** PR/GJ/SURAT/SURAT CITY/SUDA/RAA11074/271222  
website: [www.gujrerar1.gujarat.gov.in](http://www.gujrerar1.gujarat.gov.in)

### TERMS & CONDITION

- 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, balcony Grill 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.
- 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.
- Subject to Surat jurisdiction.