

A PROJECT BY



SITE ADDRESS:

"The Monolith", R.S. 122/4, F.P. No. 43, T.P. Scheme No. 5 (Vesu-Bhimrad),
Near C.B. Patel Club, VIP Road, Vesu, Surat 395007

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STRUCTURE



LEGAL ADVISER



AJAY R. MEHTA
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S B H K L A V I S H L I V I N G



About The Monolith

The Monolith is a magnificent residential tower by The Well Waves!

This riveting single towered residency soars high into the skies. It offers 5 BHK luxurious flats with high-end amenities for the comfort of the residents. These apartments are meticulously designed with an aim to bestow supreme comfort and opulence to the residents.

Experience the chirping of birds and pleasant aroma emanating from the morning breeze to your window and waves of ecstasy reaching your private cocoon every day.



Experience joyous living at the prominent location of Surat, VIP Road, Vesu



Have an experience of wholesome living at the sprawling beauty of nature and elite community!

Relish the journey of togetherness!





The MONOLITH

PROJECT SYNAPSES

12
Storey
building

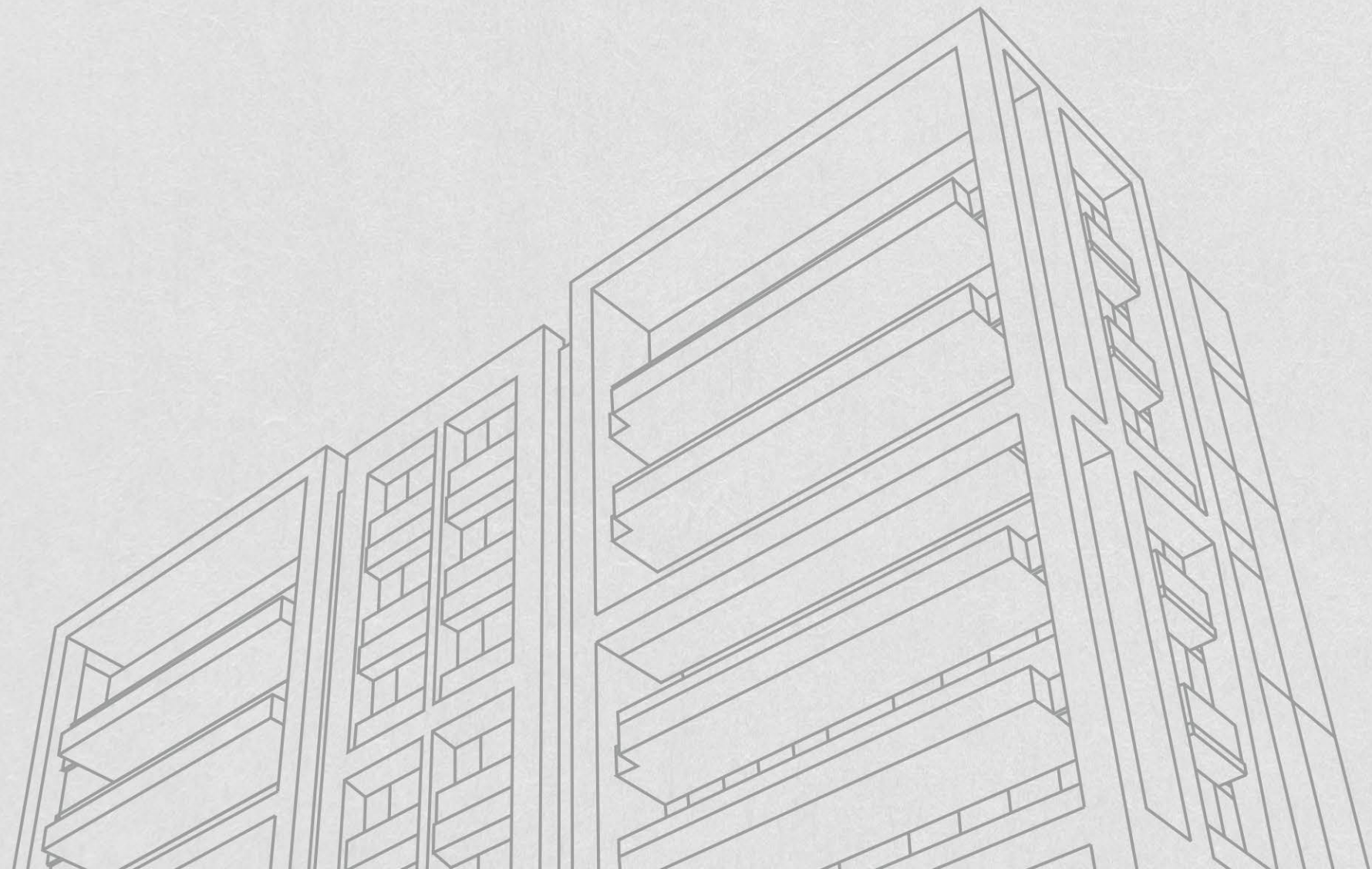
22
Families
in campus

1
Tower in
society

2
Flats on
each floor
with servant
room

10'-7"
Floor height
(slab to slab)

The Monolith is the embodiment of homes that marvellously elevate lifestyles and take the living standards to the new heights of pleasure.



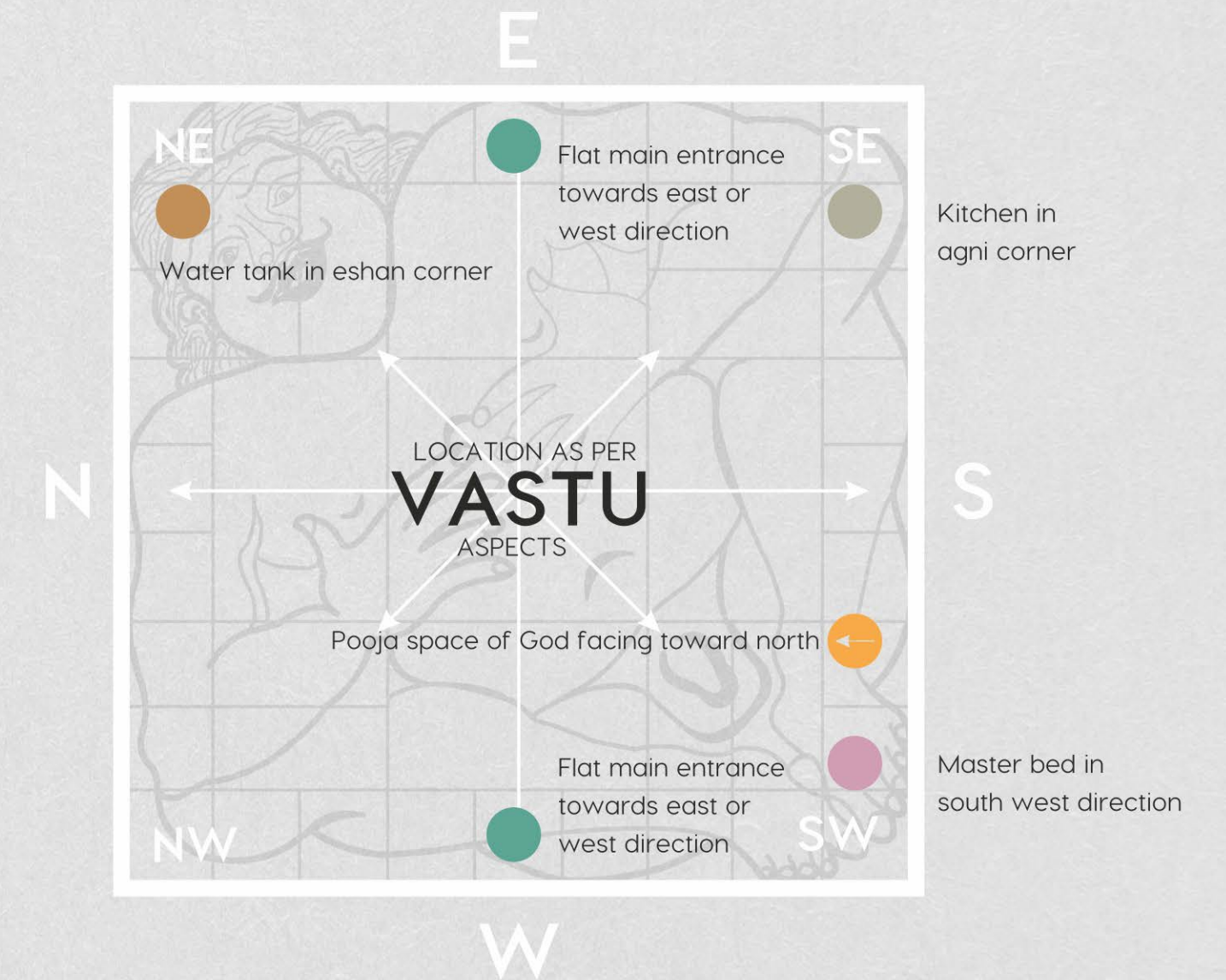
*Dwell in a residency where the waves of love
and happiness will be every day perks!*

The MONOLITH



Imbuing positive vibes to your life via homes based on Vastu principles

- Ideal direction for entrance north, east, north-east and west direction for the flow of positive energy
- Living rooms in the north, east, north-east or north-west directions for happiness and joviality
- Bedrooms built in the south-west direction for good health and prosperity



Standing on the elite location of Surat, this stature like tower is constructed diligently based on vastu principles.

* This brochure is only for presentation and easy understanding purposes it cannot make part of any legal agreement from developer.



The MONOLITH

CAMPUS HIGHLIGHTS



- Multi tier security system (main gate, reception, intercom, CCTV)
- School van pick up stand
- Well-designed campus layout with recreational landscaped garden spread
- Public address guideline board
- Boom barrier & security cabin at campus entrance
- Attractive huge designer main society entrance gate
- Aesthetically pleasing campus lighting
- Percolating bore well for rain water harvesting
- 24 X 7 water supply with U.G.W.T. with pressure pump & a bore well in campus
- Environment friendly arrangement for campus

INDOOR ACTIVITIES

- Pool
- Table tennis
- Hand pool
- Cards
- Chess
- Carrom
- Air hockey
- Toddlers' play station
- Multi use hall, yoga / meditation
- Infant play area
- Kids play area (hard & soft)
- Gym, changing room, steam & sauna



OUTDOOR ACTIVITIES

- Senior citizen gazebo
- Kids play area



An elegant interior welcomes you at the reception

The poised reception area is beautifully created with a blend of classic interior decor, modern designs and furnishings.



Lighten up your body, bend your mind, and inspire yourself

Relax into a happy headspace and counteract the stresses of modern life by becoming more mindful and compassionate at our tranquil yoga room.





A den where the kids are kings!

Let the little feet grow, learn and play at our interactive kid's play area. Encourage the attitude of social interaction in your children by letting them engage in playful activities.



Retreat for kids

Away from the confinement and constraints of four walls or digital games, we are equipped with an interactive kid's play area that is designed to encourage their growth, learning, and play.





Make yourself stronger
with a healthy way of living!

Our fitness room will inspire you include healthy living as a part of life. Equipped with modern equipment, our fitness & gym arena will uplift you to live a wellness-inspired lifestyle.



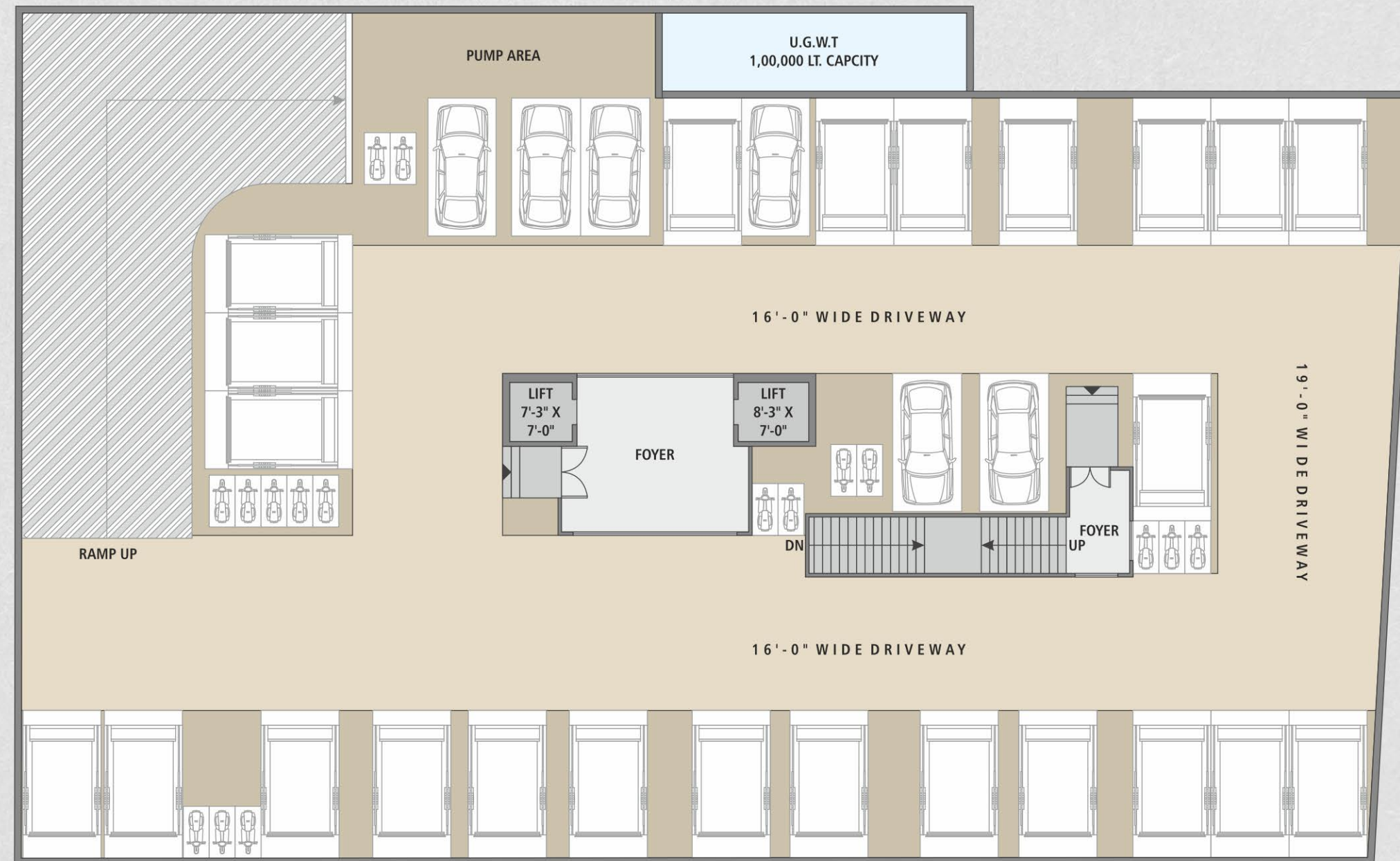
GYM

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Walk through the lush greenscaped entrance of The Monolith and feel the ecstatic waves of well-being, good health and merriment.

PARKING

- 3 car parking
- Mechanical car parking



N BASEMENT LAYOUT PLAN



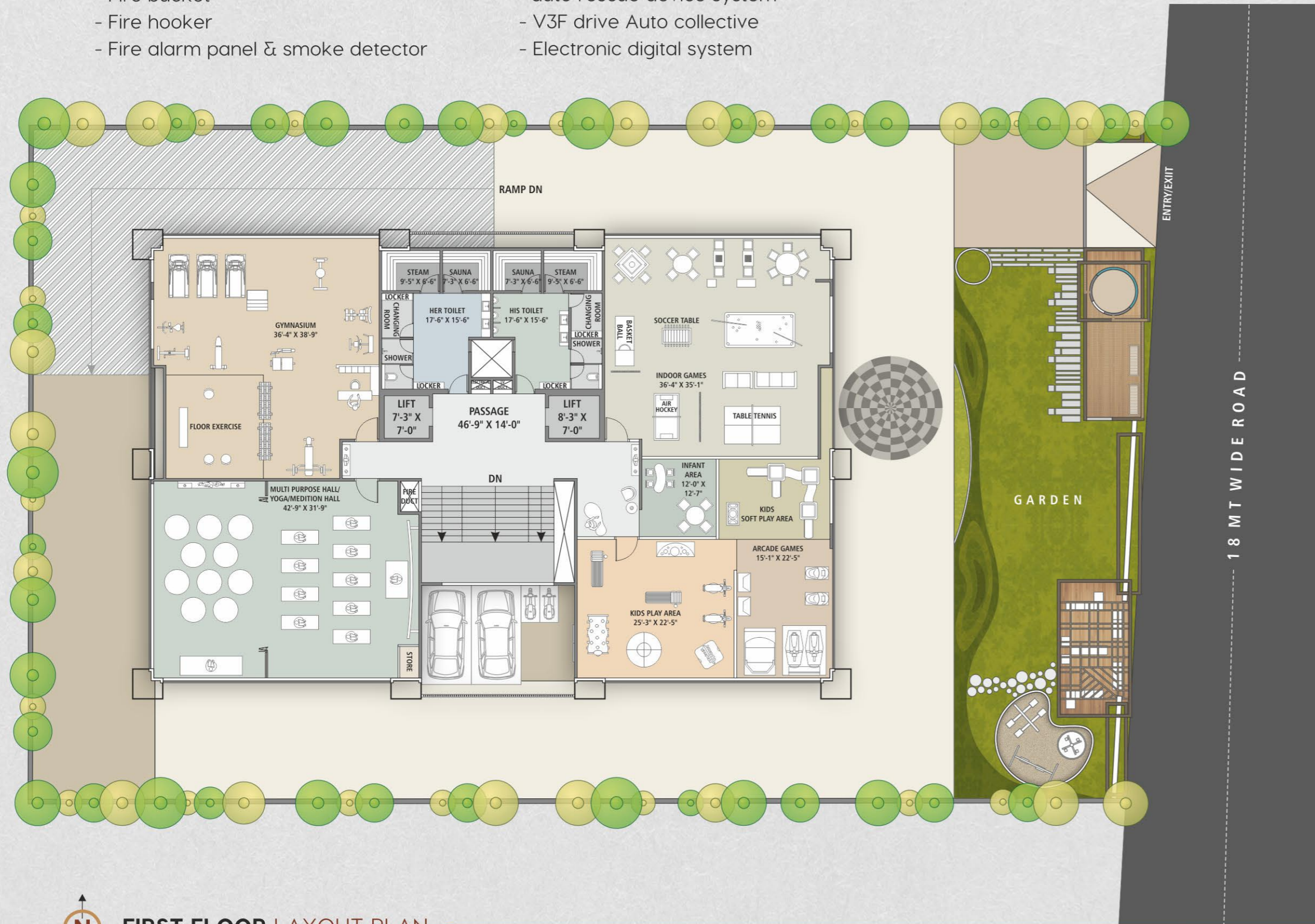
N GROUND FLOOR LAYOUT PLAN

FIRE FIGHTING SYSTEM

- Fire lift
- Fire water tank
- Fire sprinkler in club house & basement
- Fire extinguishers
- Fire house box
- Fire pump
- Fire bucket
- Fire hooker
- Fire alarm panel & smoke detector

LIFT FACILITIES

- Fire lift
- Elevator with (ARD) auto rescue device system
- V3F drive Auto collective
- Electronic digital system



FIRST FLOOR LAYOUT PLAN

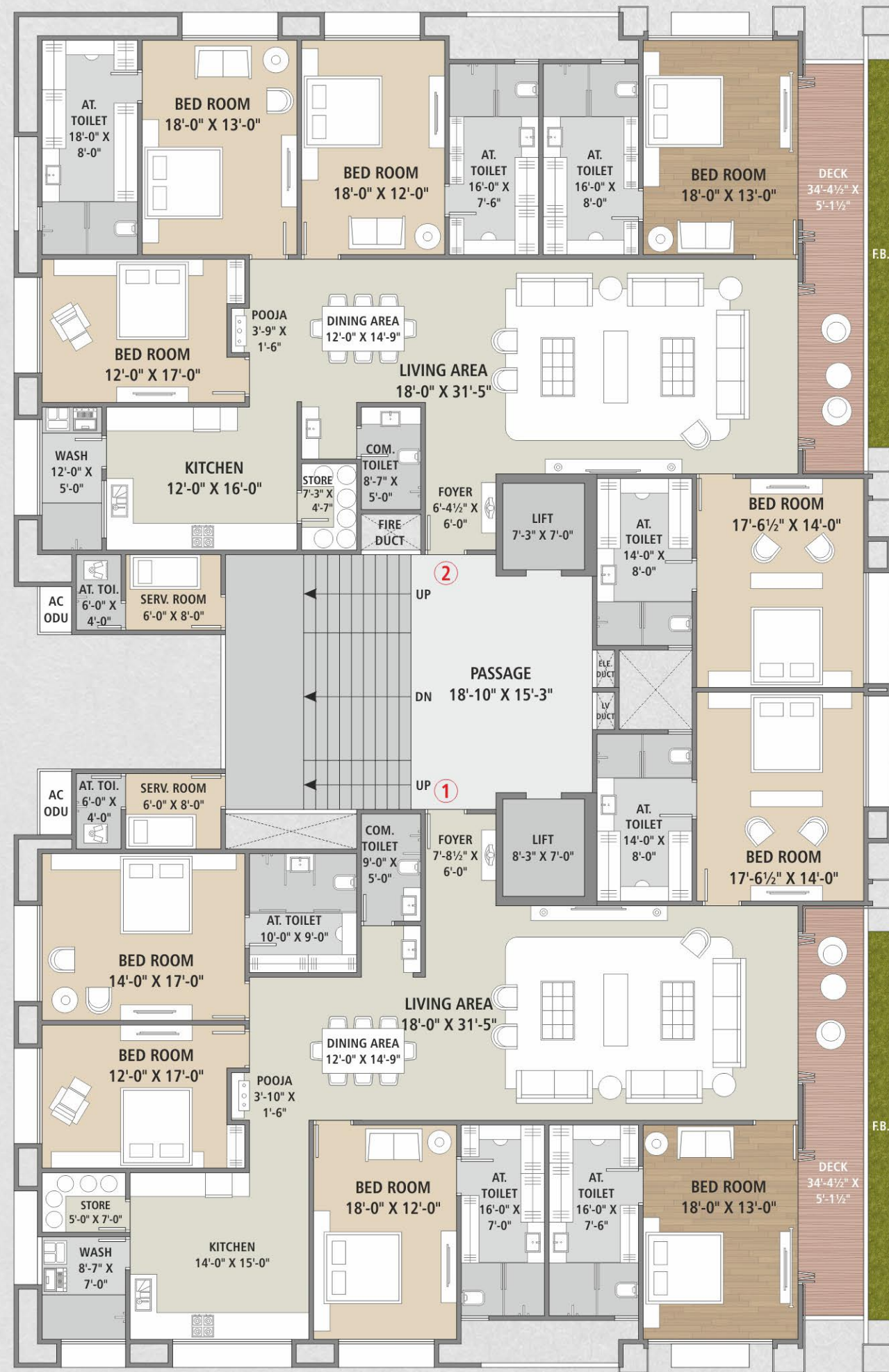


TYPICAL FLOOR LAYOUT PLAN



Living Room | Pooja | Dining | Kitchen | Wash |
Store | Servant Room & Deck

UNIT PLAN | 2ND TO 12TH FLOOR



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The MONOLITH

APARTMENT SPECIFICATIONS

FLOOR FINISH

- Wooden flooring in one bedroom.
- Italian marble flooring in entrance foyer, living room, kitchen, dining space & other bedrooms.

DECK

- Deck with designer rustic tiles in floor.
- S.S / M.S & Glass safety railing.

KITCHEN

- Granite kitchen platform with sink of FRANKE / eq. make.
- High quality vitrified tile dado upto lintel level.
- Gas connection on platform & provision for R.O water purifier.

WASH & UTILITY

- Leather finished granite in flooring and vitrified tile on dado with adequate electrical and plumbing points.

HOT WATER SYSTEM

- Dedicated instant Gas Geyser of sufficient capacity with centralized plumbing system and gas connection in each apartment.

STORE

- Adequate kota stone / granite shelves with satin finish glazed tile dado.

TOILETS

- Decorative high-quality vitrified tile upto lintel level with standard quality sanitary ware of KOHLER or eq. make and C.P. fittings of JAQUAR / KOHLER or eq. make in all toilets.

DOORS AND WINDOWS

- Designer main door with wooden frame provided with premium make lock and fittings.
- Internal door openings provided to benefit future aesthetics of interior design requirement.
- All window openings provided with granite stone frame with good quality aluminum anodized / UPVC section and glass.
- Well designed S.S / M.S / glass safety grill or railing for each window.

AIR-CONDITIONING

- Installation of adequate sets of V.R.V air conditioning system of Toshiba / DAIKIN / eq. make.

WALL SURFACE

- Waterproof putty on all plastered wall and ceiling.

ELECTRICAL

- Sufficient points in concealed copper wiring of RR KABEL / eq. make.
- Modular switches of LEGRAND/MK/ eq. make.
- 3 phase meter.
- Adequate power backup in each flat of 15amp 3-phase (2AC, 10 Fans, 10 Lights, 1Refrigerator & TV).

TELEVISION, INTERNET & TELEPHONE

- Convenient provision of internet, telephone & television points in each apartment.

BUILDING SPECIFICATIONS

ENTRANCE FOYER & LOBBY

- Well designed entrance foyer and waiting area with air conditioning.
- Elegantly designed lobby at all floor levels.

FACADE TREATMENTS

- **Plaster** : Roller finished double coat plaster on exterior wall and dry cladding in some part
- **Paint** : Weather shield paint of ICI / standard make.

PARKING

- Site development: interlocking paver blocks / stone paving.
- 5 BHK - 3 cars parking (including stacker parking).
- Sufficient two wheeler parking and visitor's parking.

ELEVATORS

- Two fully automatic passenger elevators of SCHINDLER/ KONE /eq. make per building.

ELECTRICS AND POWER BACKUP

- Silent generator of adequate capacity for lifts, water pumps and common facilities.
- Designer light fittings of standard make in common passages and campus.

SECURITY

- Video door phone and Intercom facilities with connectivity from entrance foyer to each flat, lifts & security cabin.
- CCTV camera coverage in campus, reception and basement area.

TECHNICAL SPECIFICATIONS

- Earthquake resistant structural design as per IS codes.
- Floor height 10'-7" (slab to slab).



LOCATION MAP



CONNECTIVITY

| | |
|------------------------------|-------------|
| Airport | : 6.0 k.m. |
| Metro | : 3.0 k.m. |
| Surat-Mumbai Express Highway | : 2.5 k.m. |
| Diamond Bourse | : 5.7 k.m. |
| Surat Railway Station | : 11.0 k.m. |
| Textile Market | : 8.8 k.m. |
| Hospital | : 500 mtr. |
| C.B. Patel Club | : 400 mtr. |
| G.D. Goenka School | : 1.7 k.m. |
| Lalbhai Contractor Stadium | : 3.5 k.m. |



We Request

- Stamp duty, Registration charges, Legal charges, gas connection charge, GEB / SMC charges, Society maintenance charges etc. shall be borne by the purchaser.
- GST, TDS & 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.
- All external laying and drawing of low - voltage cables such as telephone, T.V. 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 such a way that they form hanging formation on the building exterior faces.
- This brochure is intended only for easy display & information of the scheme and does not form part of the legal documents.

Note

- All rights for alteration / modification and development in design or specifications by architects and / or developer shall be binding to all the members.
- B.U.C. (Building Use Certificate) As per SMC Rules. Clear Titles for Loan purpose.
- 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 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, equipment & color scheme shown are artisan's impression and purely for presentation purpose. By no means, it will form a part of the amenities, features or specification for our final products.
- Dimensions mention in building plan, are wall-to-wall dimensions & it does not include finishing detail like plaster, putty, dado tiles & manual construction errors.



The MONOLITH

LEGAL INFORMATION

- Airport NOC
- Lift license & use certificate
- Building use certificate
- Registered sale deed for individual unit
- Title clear report of land & individual unit
- S.M.C. development permission
- Loanable title clear
- Structural stability certificate
- Architect completion certificate

SOCIETY EXPENSES

- Society formation & registration fees
- Advance society maintenance
- IC (Incremental Contribution) & cess of SMC
- Water & drainage expenses
- S.M.C. taxes for parking, common, utilities

LEGAL EXPENSES

- Stamp duty, registration fees, advocate fees for documentation & title report, legal file charges & city survey name transfer fees.
- SMC, GEB and Gujarat gas name transfer fees

EXTRA CHARGES

- GST and insurance expenses
- All GEB expenses
- Gas line and grill (platform for outdoor AC & cloth stand)
- Cable line & internet connection