

A PROJECT BY



maharaja
DEVELOPERS



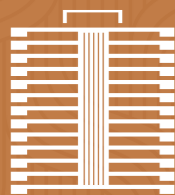
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UNITY

2 BHK PREMIUM LIVING

It's Time to Make Life *better*

WHERE YOU RESIDE AT THE HEART OF THE CITY

A location that connects you to everything that is important in life. There isn't a better address than this.



12 FLOOR OF
PRIVATE LUXURY



05 BLOCKS OF
LIFESTYLE LIVING





Entrance Gate
With Security Cabin



Security
Gated Community



SPECTACULAR ENTRANCE FOR SPLENDID ARRIVAL

The grand entrance exuding a welcoming elegance greets you as you make your way into the realm of sheer affluence and bliss.

WHERE YOUR BLISSFUL LIFE EVERY DAY

Listen to nature tell her tale, feel fresh breeze smoothly sail. Take a moment to inhale, let the fragrances just trail. Embrace the exotic greens all around you.



Well Ventilated
Campus Planning



Each Flat Road Facing
Or Garden Facing



Only 240
Units In Campus



TYPICAL LAYOUT PLAN

LEGENDS

- 01 ENTRANCE GATE
- 02 GARDEN AREA
- 03 SENIOR CITIZEN SITTING
- 04 CHILDREN PLAY AREA
- 05 JOGGING TRACK
- 06 RAMP TO BASEMENT
- 07 PARKING



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A B C E WING

TYPICAL FLOOR PLAN

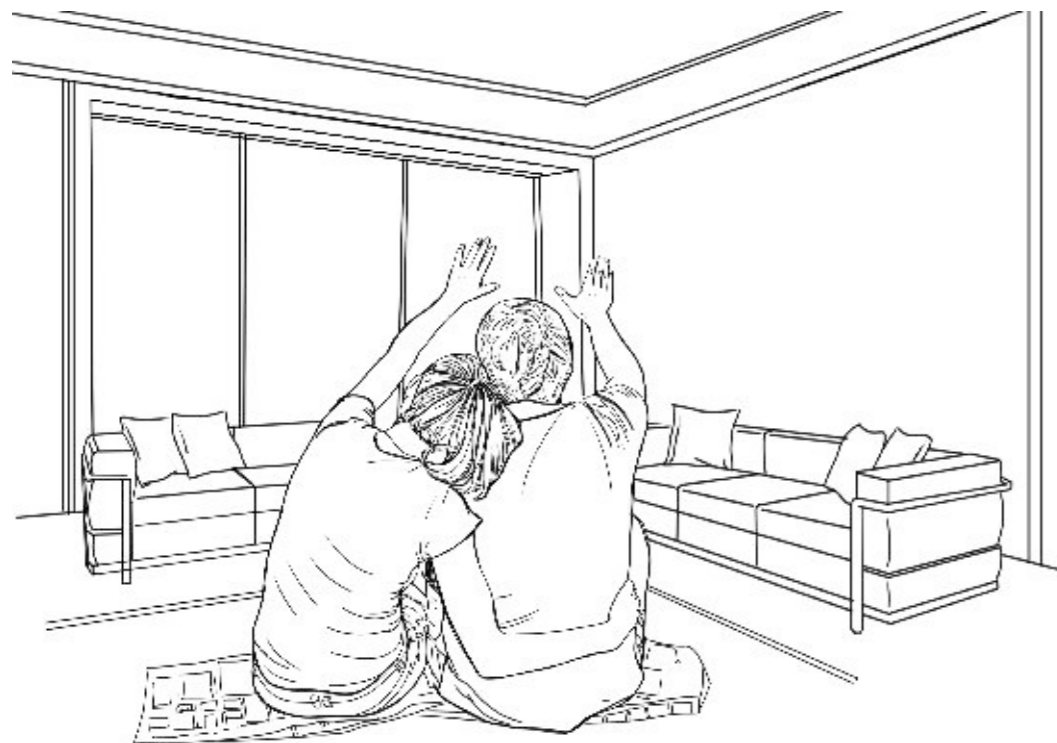


2 BHK UNIT CUT VIEW



D WING

TYPICAL FLOOR PLAN




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WHERE NATURE IS YOUR TRUE COMPANION

Such lush green landscape is nothing less a blissful nirvana uplifting your mind, body and soul. It inspires absolute peacefulness and joy.



Landscape Garden



Senior Citizen Sitting



Children Play Area



Decorative Sculpture





UNITS SPECIFICATION

RCC

- Structure designed with earthquake resistant frame

FLOORING

- 32" X 32" Vitrified tiles in living, dining and kitchen with Skirting.
- 24" X 24" Vitrified tiles in all Bedroom.

KITCHEN

- Granite kitchen platform with S.S. sink of standard quality.
- Vitrified dado tiles up to lintel level.

PLUMBING

- ISI standard CPVC/UPVC pipes for water supply and drainage.

ELECTRIFICATION

- Sufficient points in concealed copper wiring of ISI standard quality.
- Modular switches of ISI standard quality.

FAÇADE TREATMENT

- Double coat sand faced mala plaster on external wall.
- Internal wall white putty.

ELEVATORS

- Two fully automatic passenger elevators of ISI standard quality.

POWER BACKUP

- Silent generator of adequate capacity for elevators , water pumps and common facilities.

FIRE SAFETY

- Fire security system as per NBC norms.

TERRACE

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

SECURITY

- 24 x 7 Gated security.
- CCTV camera coverage in campus, elevators and basement area.

PARKING

- Ample parking for each flat at ground & Basement.



ARCHITECT



STRUCTURAL

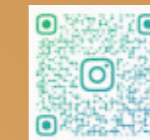


SITE ADDRESS

MAHARAJA UNITY,
Near Bus Stop No 3, B/H Badiya Dev Temple, Ichhapur - 394510.

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BEST LOCATION BETTER CONNECTIVITY



Shopping Mall
10 minute



School & College
10 minute



ONGC Bridge
5 minute



Surat Airport
10 minute



Diamond Bourse
15 minute



Railway Station
35 minute

TERMS AND CONDITIONS

• All rights reserved by the developer to make any changes in plan, elevation and details which will be binding to all members • Stamp duty, GST, Registration charges, G.E.B & S.M.C charges, Legal charges, Maintenance deposit or any other charges and taxes as when levied by government or any of its body shall be borne by purchaser/buyer/legal possession holder • Irregular payment shall lead to cancellation of booking • In case of cancellation of booking 10% of total amount will be levied as service charge, The balance will be settled only after the next available booking • Installation of A.C units will be permitted at the designated spots and nowhere else • Changes which affects the elevation and structure would not be permitted • Any internal changes would not be permitted without permission of developer • Variation in colour, design, size of material used in this project may occur and can be changed without prior notice • **This brochure is just for easy presentation of project and should not be treated as legal documents.**