



**NITYANTA**

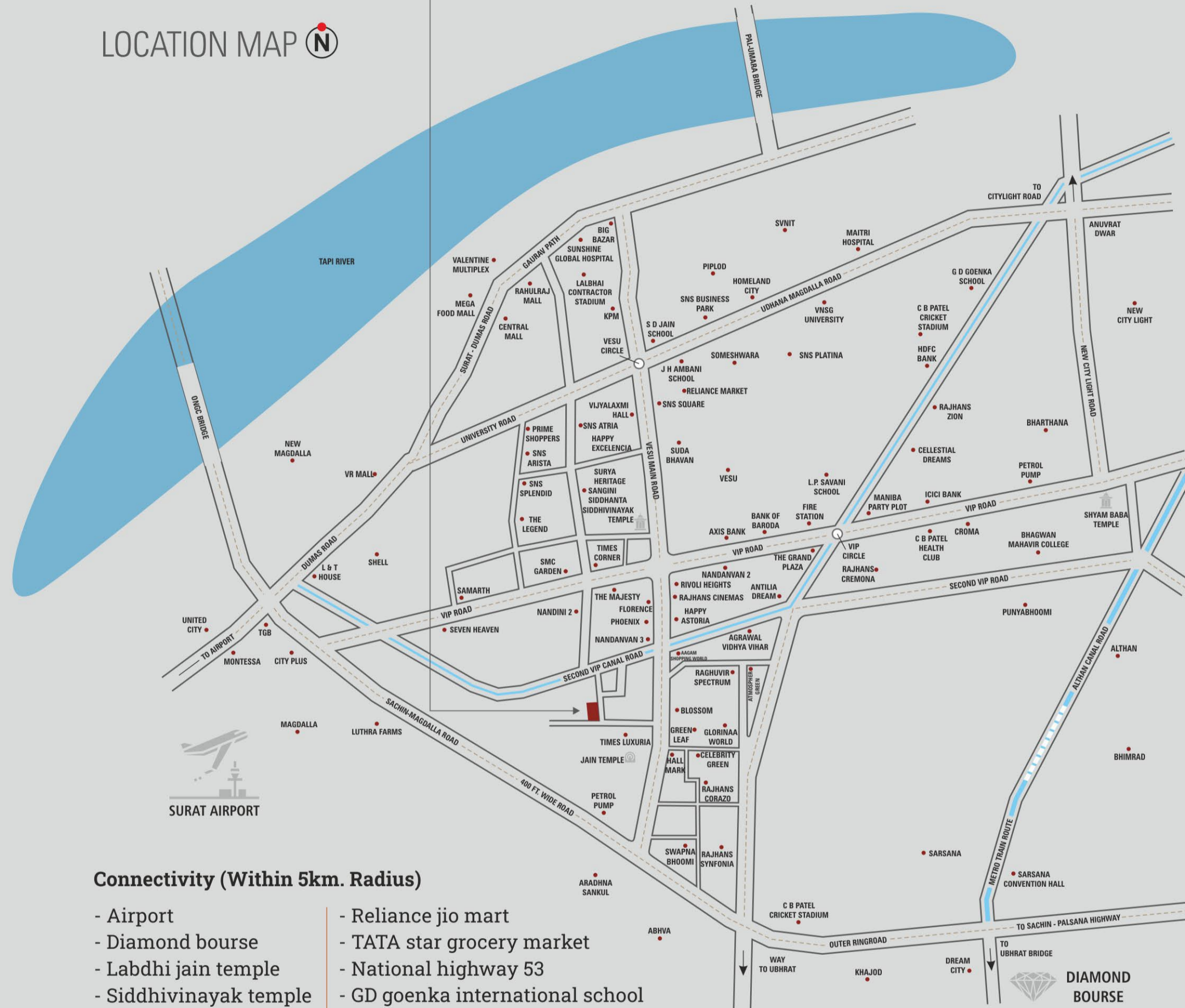
**4 BHK ROYAL LIVING**



## Premium Lifestyle, Perfect Place.

Are you ready to experience luxurious living like never before? Look no further than our prime location and modern, upscale apartments!

### LOCATION MAP



#### Connectivity (Within 5km. Radius)

- Airport
- Diamond bourse
- Labdhi jain temple
- Siddhivinayak temple
- BRTS
- VR mall
- Inox theater
- Reliance jio mart
- TATA star grocery market
- National highway 53
- GD goenka international school
- Agrawal school
- Shri shri ravishankar school

#### Shreemhari Infra LLP.

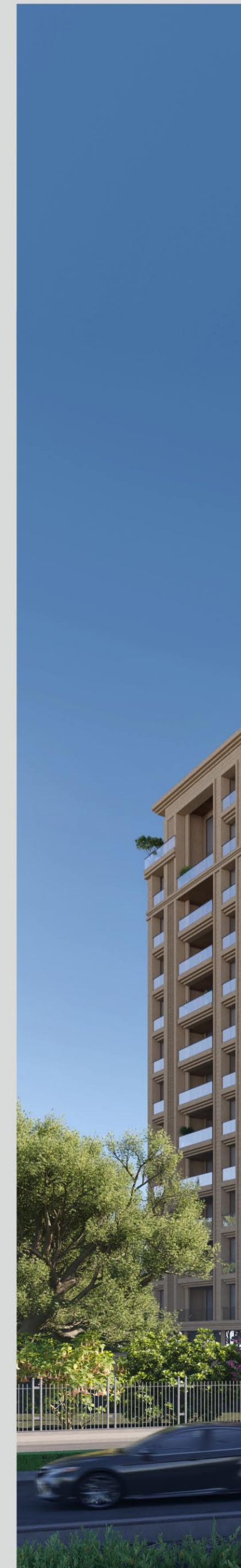
Site Office: Shreemhari Infra LLP, Nr. Greenland Bungalows, Vesu Canal Road, Vesu, Surat 395007

Contact: +91 87990 16990 | E-mail: admin@shreemhariinfra.com



SCAN FOR LOCATION

Architect Adda Architects	Consulting Engineer Rajmandir	Structural Consultant Technocrat Consultants	PMC Consultant Studio 13	MEPF Consultant Atomep Enteam Pvt. Ltd.
------------------------------	----------------------------------	---	-----------------------------	--



A PROJECT BY



**SHREEMHARI**  
ENRICHING LIVES!

TYPICAL FLOOR PLAN 





12.00 MT. WIDE APPROACH ROAD

18.00 MT. WIDE ROAD

A Sneak Peek into  
the Spectacular Architectural Design of Royalty.



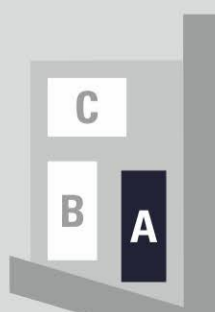
Experience the Enchantment of NITYANTAA,  
Where Elegance Meets the Mesmerizing Beauty of the Night.



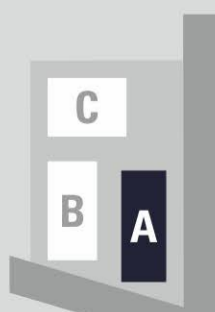




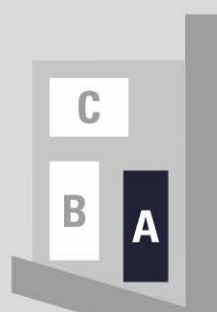


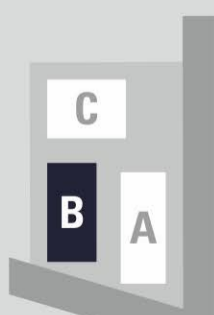


BUILDING A   
11TH FLOOR

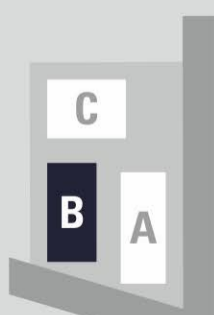


BUILDING A   
12TH FLOOR

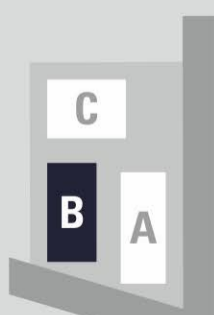


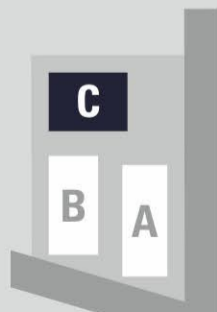


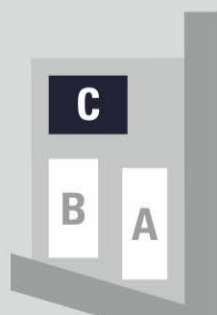
BUILDING B   
11TH FLOOR



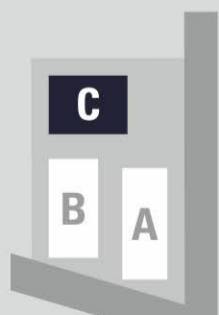
BUILDING B   
12TH FLOOR











## FLOORING

- Living, dining and kitchen area finished with Italian marble.
- Bedroom finished with Italian marble finish tiles 4' X 6' / 4' X 8'
- Washroom finished with Italian marble finish tiles 4' X 6'

## DECK

- Deck with designer rustic tile on floor
- S.S / M.S / aluminium / glass railing

## KITCHEN & STORAGE

- Kitchen platform with granite / composite stone / composite and Italian marble finish tiles 4' X 6' up to lintel level
- Store with granite / kota shelves
- Gas connection on kitchen platform

## INTERNAL WALL FINISHES

- Plaster with wall putty

## DOORS

- Decorative main door with wooden frame provided with premium digital lock & fittings
- Internal door Wooden frames provided without doors for easy interior modification

## WINDOWS

- All window openings provided with granite frame and good quality aluminium anodized sliding window with reflective glass for heat reduction
- Well-designed S.S / M.S / aluminium / glass safety grill or railing for each windows

## AIR CONDITIONERS

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

## BATHROOMS

- Italian marble Finish tiles 4' X 6' up to lintel level
- Premium branded sanitary wares & C.P fittings

## ELECTRICAL

- Sufficient points in concealed copper wiring of good quality brands
- Modular switches
- 3 phase meter space allocation for each flat
- 2 amps. power backup in each flat

## TELEVISION, INTERNET & TELEPHONE

- Convenient provision for internet, telephone and television point in each flat

## WASH & UTILITY

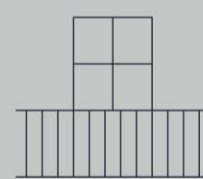
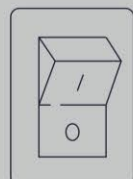
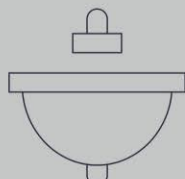
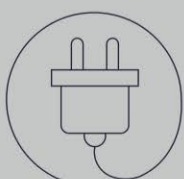
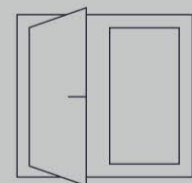
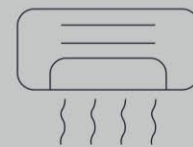
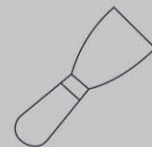
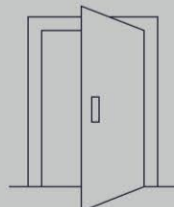
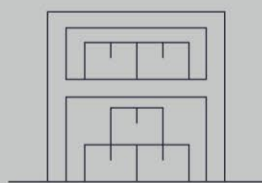
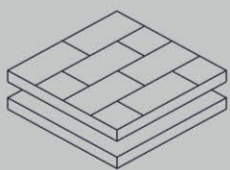
- Granite / kota in flooring and vitrified tiles on dado with adequate electrical and plumbing points

## HOT WATER SYSTEM

- Centralized plumbing system for hot water in each apartment with gas connection point

## COMPLEMENTARY HOME APPLIANCES

- Gas geyser
- RO water purifier
- Smart home switches



## EXTERNAL SPECIFICATIONS

### COMPOUND WALL & ENTRANCE GATE

- Designed compound wall as per architectural design based on the building's theme
- Attractive entrance gate as well as covered security cabin & pick up zone

### FAÇADE TREATMENT

- Double coat sand faced plaster on external wall
- Acrylic texture on external wall
- Weather shield paint on external wall
- Rustic texture on outside wall surface

### ENTRANCE FOYER

- Elegant & spacious entrance foyer
- Waiting lounge with reception and sitting area

### FLOOR HEIGHT

- 10'-6" floor height (slab top to slab top)

### PARKING & INTERNAL ROADS

- Basement + ground level + surrounding edge parking
- Landscaped edges on sides of the internal roads
- R.C.C or paver block road with speed breaker and safety signage
- 3 parking slot for each Flats with 1 EV Charging Point

### TERRACE

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

### FIRE FIGHTING

- Standard fire-fighting system as per regulation of urban local body

### WATER SUPPLY

- Adequate capacity of underground and overhead water tanks for SMC & bore water and separate tanks for fire safety

### ELEVATORS

- Dedicated 2 high quality elevators for each building

### ELECTRIC POWER BACKUP

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

### ELECTRIC CAR CHARGING POINT

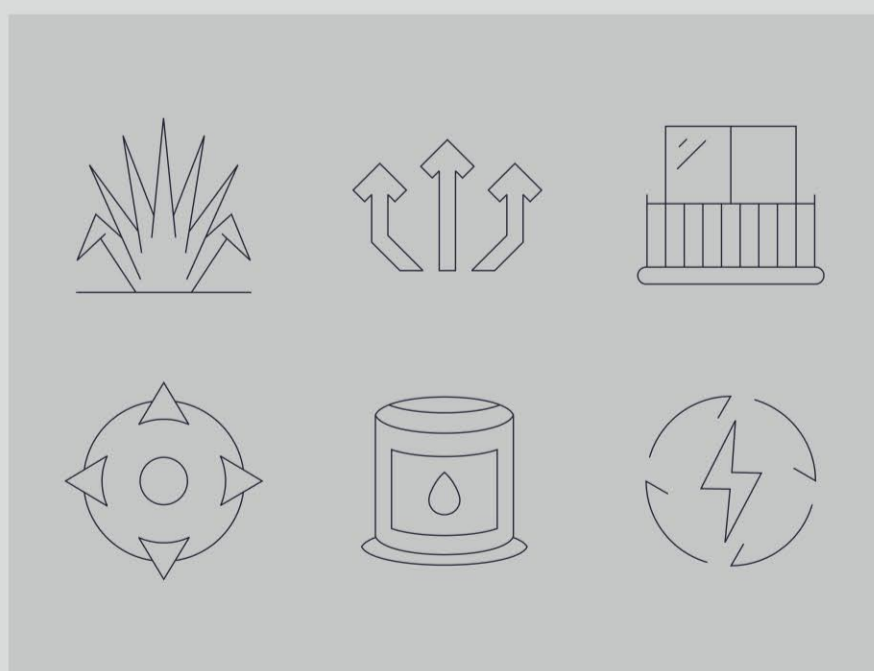
- Provision for EV charging cable route for each apartment / flat

### SECURITY SYSTEM

- 24X7 security within the campus with CCTV camera.
- Intercom facilities
- CCTV camera coverage in Campus, Common Passages, Floor Passages, Reception, Foyer and Basement and Parking area.

### TECHNICAL SPECIFICATIONS

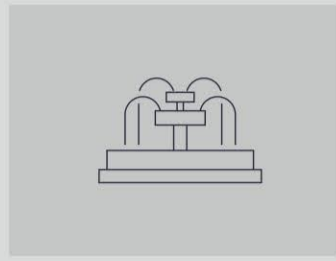
- Earthquake resistant structure design as per SI code
- Project follows green building concept



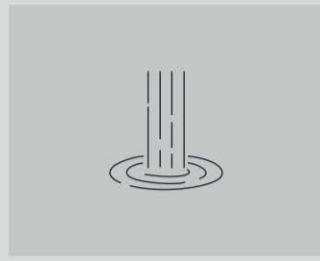
## CAMPUS PLANING

- Carefully planned considering vastu, sunlight, air circulation and privacy
- Vastu planning by renowned vastu experts
- All flat with north or east / west entry as per vastu
- Open ishan corner with underground water tank
- Power house in agni corner
- Spacious garden with surrounding buildings
- Living room, dining room and bedrooms with balcony for pleasant view

# FEATURES & AMENITIES



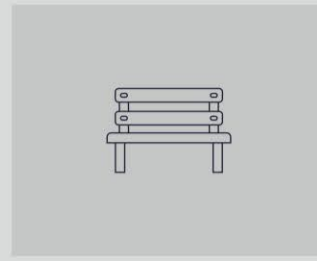
Fountain



Water Cascade



Gazebo



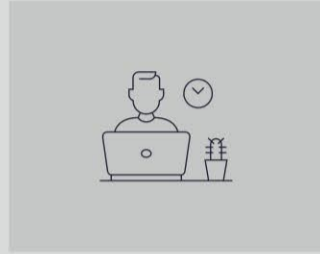
Deck with Sitting



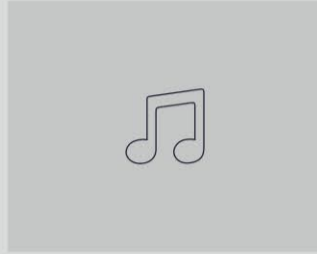
Pick-up /  
Drop-off Zone



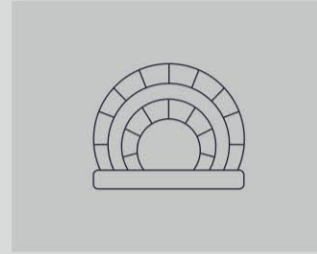
Security Cabin



Society Office



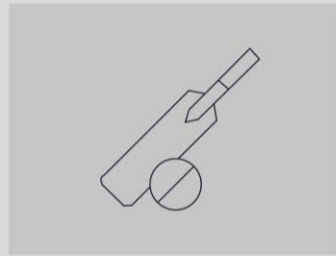
Campus  
Music System



Amphitheater



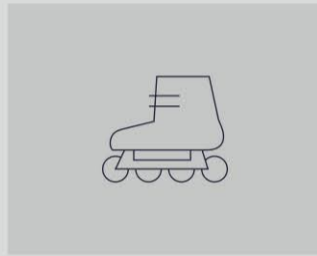
Multi-Purpose  
Banquet Hall



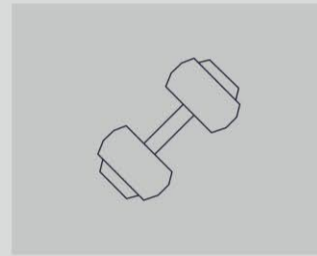
Net Cricket



Wi-Fi Campus



Skating rink



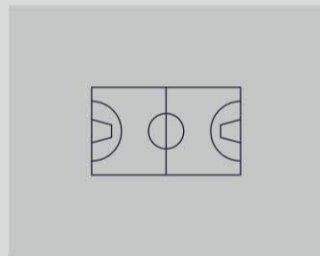
Hi-tech Gym



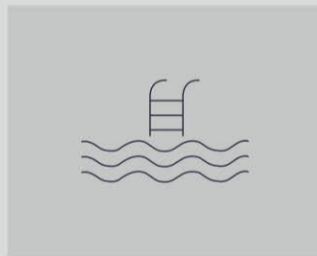
Car Spa Area



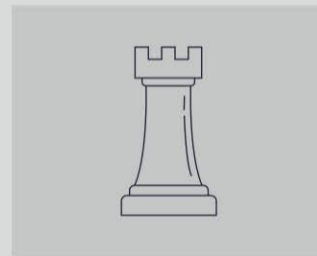
Large Garden /  
Party lawn



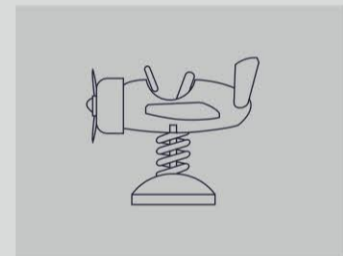
Multi - Purpose  
Court



Swimming Pool  
with Sitting Deck



Indoor  
Play Area



Toddler  
Play Area



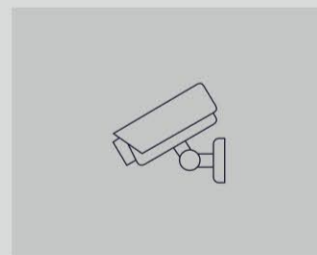
Library / Yoga /  
Meditation Room



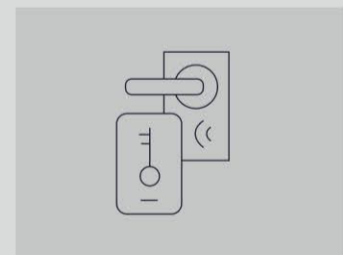
Children  
Play Area



Google and Alexa  
Ready Homes



24 X 7 CCTV  
Surveillance



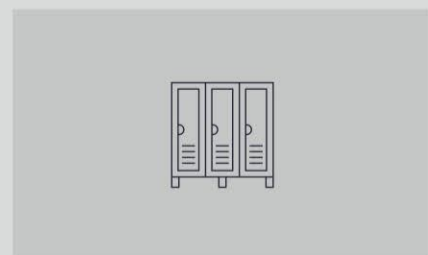
Digital Main  
Door Lock



Walking /  
Jogging Track



3 Car Parking Allotted  
with 1 EV Charging Point



Male - Female Changing  
Room with Locker



Fire & Smoke Detectors in  
Common Area

### LEGAL EXPENSES

- Stamp paper, registration fees, advocate fees
- Service tax / gst
- Legal file charges
- Society formation
- SMC, I.C. (incremental contribution)

### EXTRA COST

- All GEB expenses (quotation, contractor, cable, transformer & all other expenses)
- Advance society maintenance for 3 year
- SMC taxes
- Aluminum grill (for safety window, clothes hanger & A.C platform provision)
- Gas line

### NOTES

- Internal & external changes are strictly not allowed during & after completion of project
- Irregular payment (3 installment) cause cancellation of booking
- This brochure is not part of any legal agreement
- Out stationed cheque shall not be accepted.  
Cheque / pay order / DD to be issued in favor of "Shreemhari Infra LLP." payable at Surat.
- If any changes in rules, regulation & by laws of any smc / government authority / real estate bill during & after completion of project it is bound to all members
- Subject to surat jurisdiction

---

### TERMS & CONDITION

- Stamp duty, registration charges, advocate fees, legal charges, insurance expenses, GEB expenses, gas line expenses, society formation & registration expenses, Society maintenance charges 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.