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Developers: Solitaire Infra

Site: Solitaire 26, Beside Amardeep Infinity,
Behind Harni super Market, Near Cygnus World school
Motnath Mahadev Road, Harni, Vadodara-390022
Mobile: +91 75758 59530, Email: solitaire20six@gmail.com
Website: www.thesolitairegrp.com

Architect: Rahul Patel, Design Era & Structure consultant: Vyom Consultants

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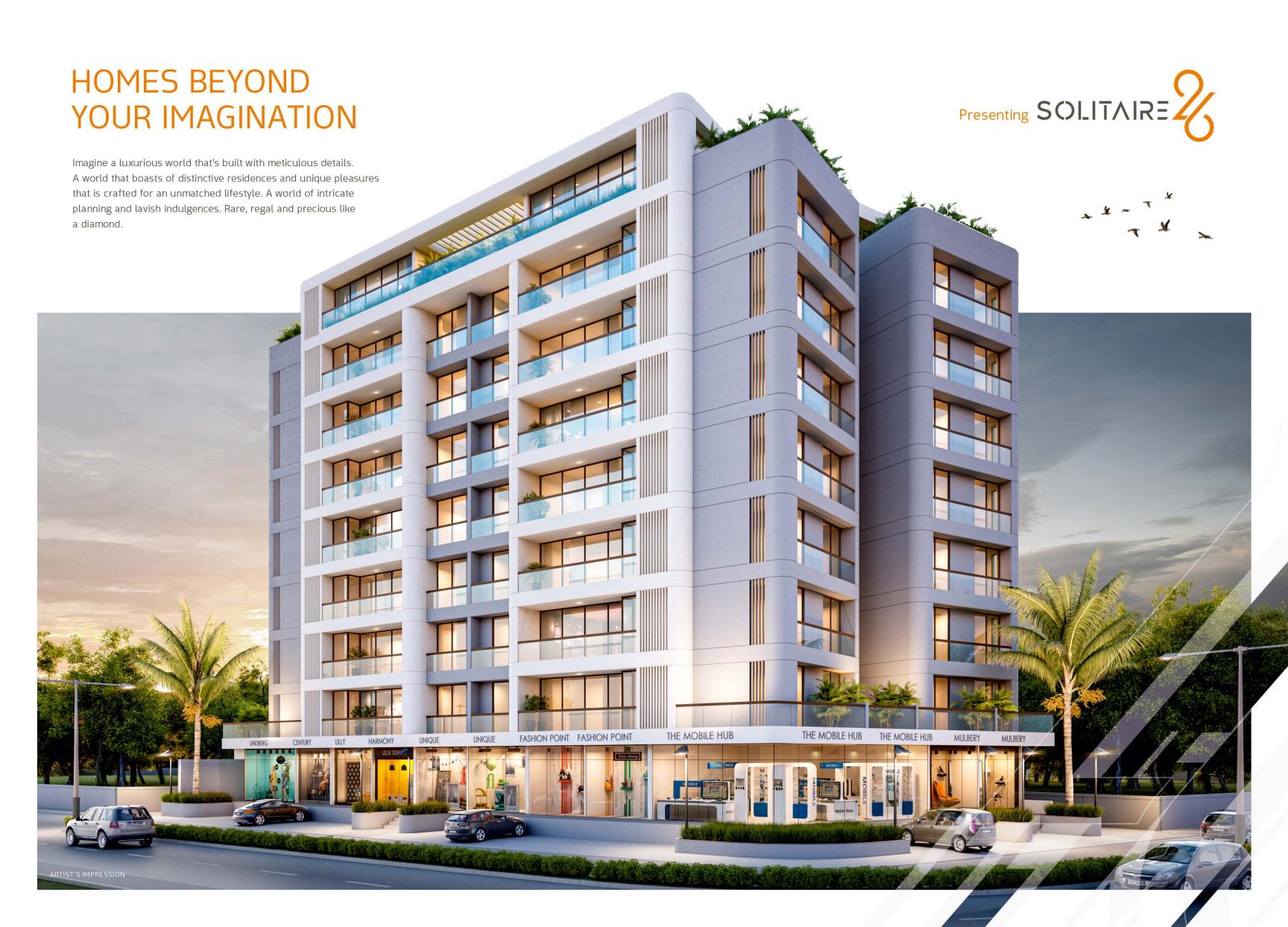


THE SOLITAIRE GROUP

At Solitaire Infra, we aspire to create opulent living spaces for all, combining luxury homes and eco-friendly commercial developments.

Leveraging our real estate expertise, project execution

experience, we create vibrant spaces that exude luxury and delight. Our talented team constantly reinvents and innovates so that every project offers something unique. By prioritizing superior design, we ensure that our properties stand as a testament to both aesthetics and functionality. Our pursuit of excellence is rooted in our commitment to elevate lifestyle experiences across demographics.





HOMES THAT STAND OUT IN STYLE

A sleek and contemporary elevation for lasting first impressions.

VALUE ADDITIONS

1 ALLOTTED CAR & 2 WHEELER PARKING

CCTV - IN CAMPUS

VIDEO-DOOR PHONE

R.O. WATER SYSTEM

PROVISION FOR ELECTRIC GEYSER IN ALL BATHROOMS

ENTRANCE FOYER FOR TOWER

ENTRY GATE WITH SECURITY CABIN

FIRE SAFETY SYSTEM

GENERATOR BACK-UP

STANDARD QUALITY LIFT

RAINWATER HARVESTING

AUTO-LEVEL CONTROLLER FOR WATER TANK

SOLAR SYSTEM FOR COMMON LIGHTING

EV CHARGING POINT ON REQUEST



HOMES WITH THE JOY OF COMMUNITY

A stunning campus that seamlessly blends retail and residences to offer lifetime bliss.

SMART RETAIL

Versatile commercial units for a premium shopping experience

COHESIVE COMMUNITY

Neighbours who may soon become friends

ELEGANT APARTMENTS

3 BHK residences with breezy layouts

EXCITING LEISURE

Premium leisure right outside your homes



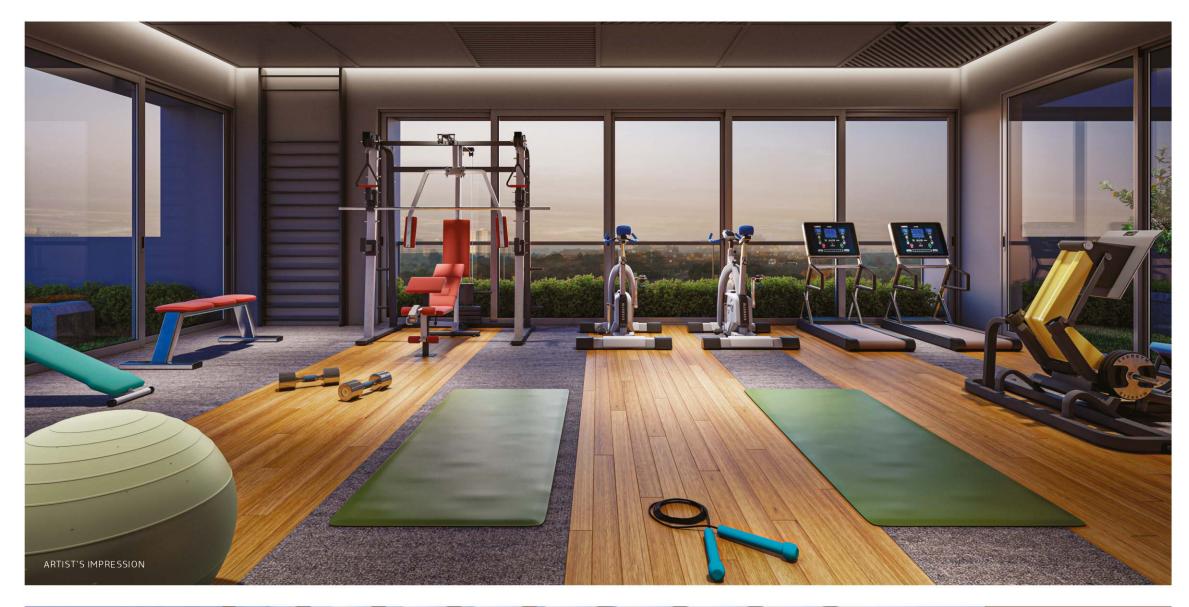






1	GYM	26'-6" X 21'-7.5"
1 A	CHANGING ROOM	4'-9" X 4'-6"
1B	SHOWER	4'-9" X 4'-6"
1C	TOILET	4'-9" X 4'-6"
1D	TERRACE	14'-3" X 21'-7.5"
1E	2' WIDE ARCHITECTURAL PROJECTION	
2	YOGA+ZUMBA ZONE	4'-0" X 18'-9"
2A	DECK	8'-7.5" X 4'-10.5"
2B	DECK	8'-7.5" X 4'-10.5"
(3)	INDOOR GAMES	26'-6" X 21'-7.5"
ЗА	STORE	15'0" X 4'-4.6"
зВ	TERRACE	14'-3" X 21'-7.5"
3C	2' WIDE ARCHITECTURAL PROJECTION	
4	HOME THEATER	26'-6" X 21'-7.5"
4A	PANTRY	11'-0" X 4'-6"
4B	TERRACE	14'-3" X 21'-7.5"
4C	2' WIDE ARCHITECTURAL PROJECTION	
5	KID'S ZONE	24'-0" X 14'-9"
5A	DECK	8'-7.5" X 8'-10.5"
5B	4' WIDE DECK	
5C	DECK	8'-7.5" X 8'-10.5"
6	BANQUET/LOUNGE	26'-6" X 21'-7.5"
6A	TOILET	7'-0" X 4'-6"
6B	TOILET	8'-0" X 4'-6"
6C	KITCHEN / STORE	6'-0" X 13'-3"
6D	TERRACE	14'-3" X 21'-7.5"
6E	2' WIDE ARCHITECTURAL PROJECTION	
7	LIFT	6'0" X 8'0"
8	LIFT	6'0" X 8'0"
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RELAX IN THE SKY

Indulge in elevated leisure experiences with our exclusive rooftop amenities, where panoramic views meet luxurious relaxation, creating the perfect setting for unforgettable moments.

SRY LOUNGE

GYMNASIUM

INDOOR GAMES

TERRACE GARDEN

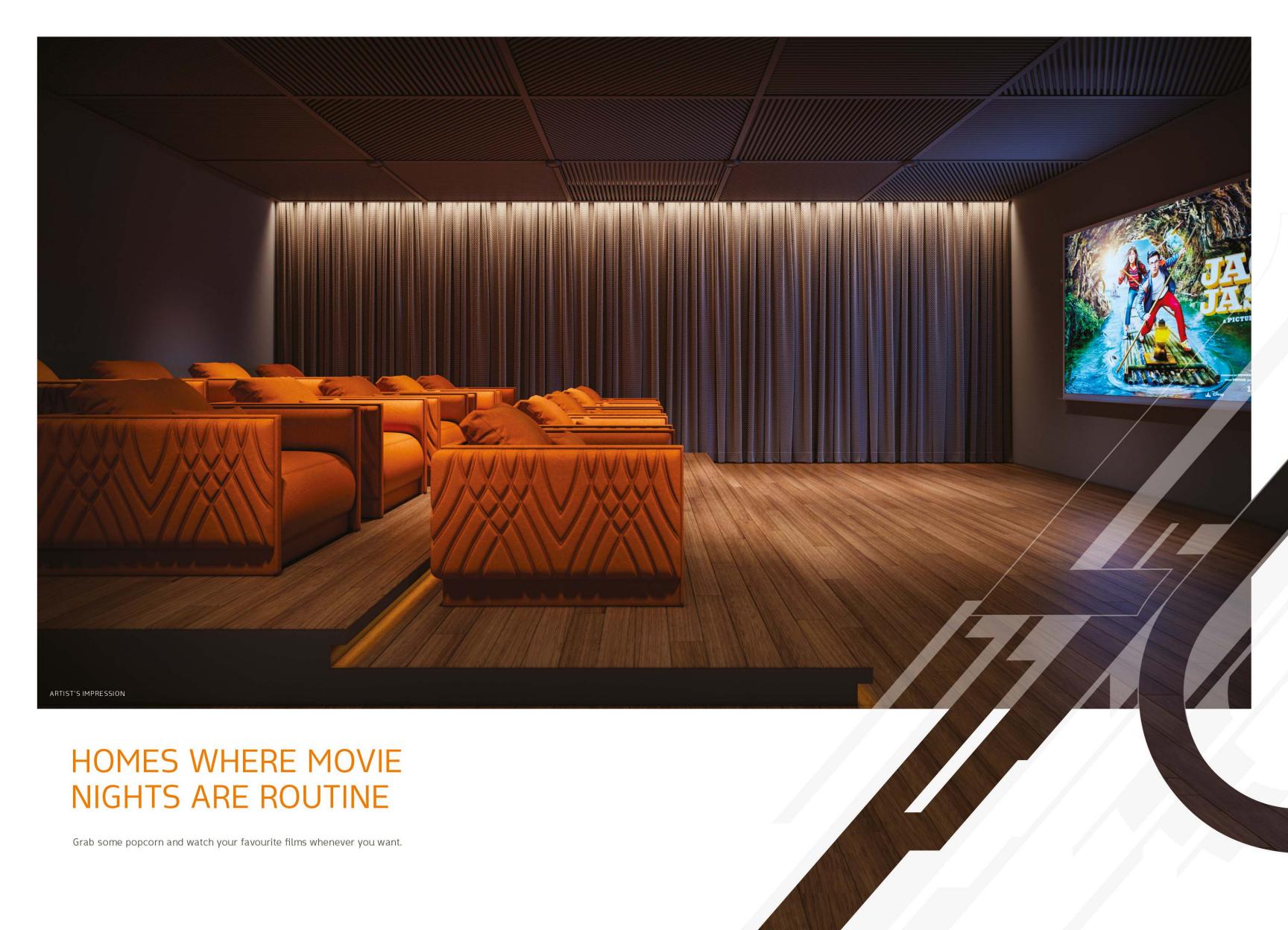
TABLE TENNIS ROOM

YOGA/ZUMBA ZONE

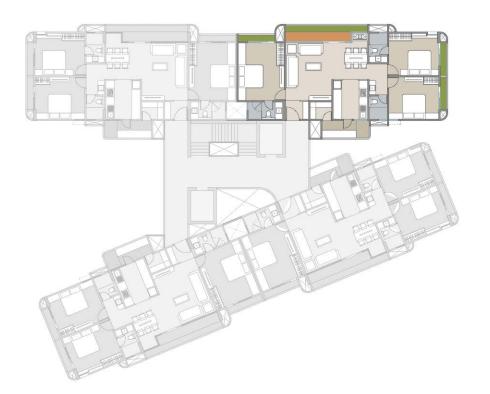
MULITPURPOSE HALL

HOME THEATRE

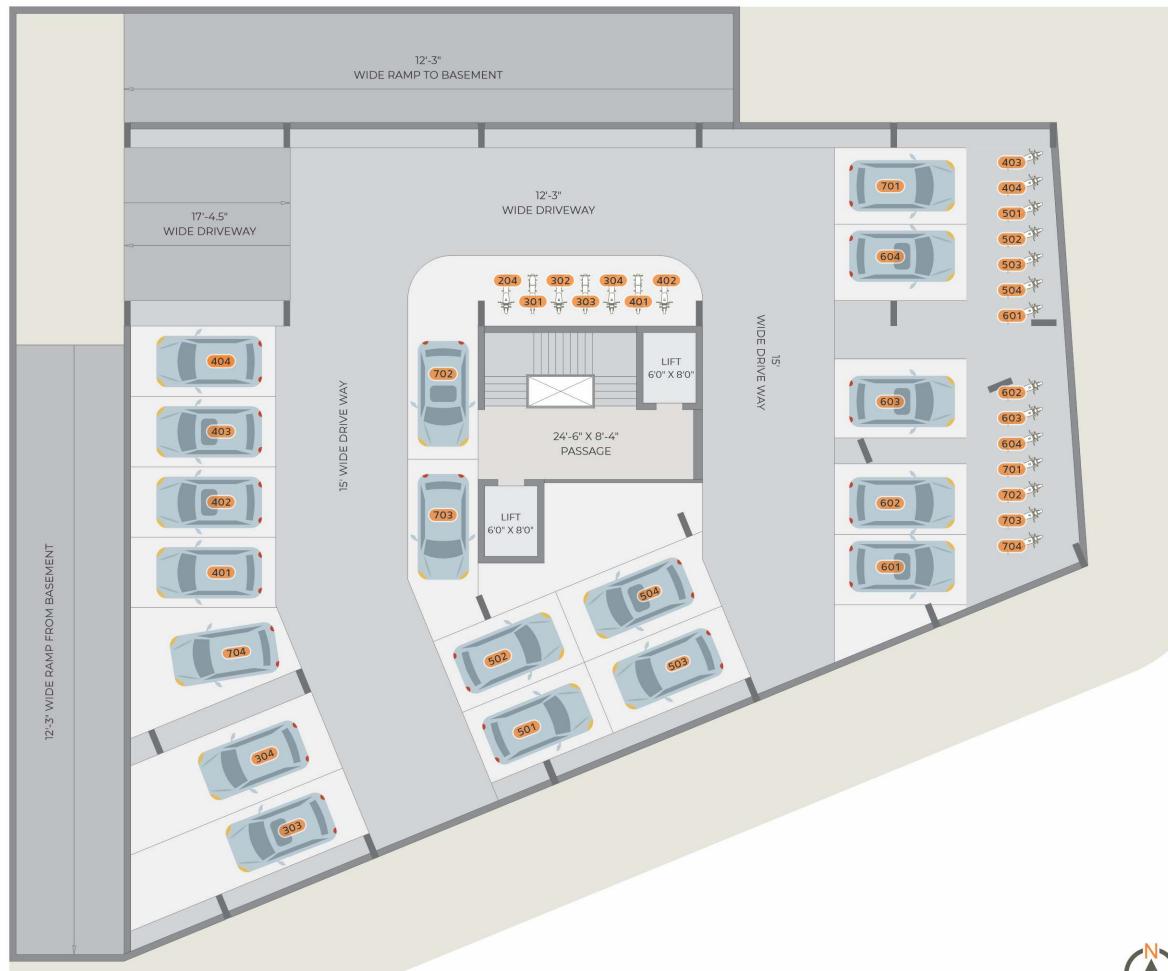
KIDS PLAY ZONE











SPECIFICATIONS

FOR SHOPS



STRUCTURE & WALL CONSTRUCTION:

RCC Frame structure. Internal walls with putty & primer. external walls with weather-proof paint over double-coat plaster. Minimum columns & beams for maximum flexibility in interior planning



FLOORING & WALL CLADDING:

Vitrified tiles flooring with skirting in all units Natural stone / vitrified flooring in corridors & stairs



ELECTRICAL:

Concealed fr copper wiring & all electrical fixtures of ISI quality. ELCB / MCB in each unit. Quality modular electrical switches



SPECIFICATIONS

FOR APARTMENTS



STRUCTURE:

- Earthquake resistance RCC frame structure and masonry work as per structure engineers design.
- Elevation work as per architect design.



KITCHEN:

- Granite platform with S.S. sink and tiles upto lintel level
- Natural / Artificial Premium Stone Platform with Sink
- Designer Ceramic Tiles Dado above Kitchen Platform Up to 2 Ft.
- Wash Area with Ceramic Tiles Dado & Natural Stone Floor



FLOORING:

- Vitrified Flooring in all Area
- Anti-skid Flooring in Balcony, Wash and Staircase



BATHROOMS:

- Premium ceramic tiles up to lintel level, branded quality bath fittings and sanitary wares with concealed plumbing.
- Geyser points in all bathrooms.



DOORS & WINDOWS:

- Main Door High quality door and laminate on front side and standard quality lock.
- Internal Doors Flush doors.
- Powder coated / anodized aluminum sliding windows with mosquito net.



ELECTRIFICATION:

 Concealed standard quality ISI wiring, MCB / ELCB and branded modular switches with sufficient electrical points in all rooms.



PAINT:

- Internal Walls with putty & primer.
- External Walls -100% Acrylic paint. Double coat plaster.



PAYMENT TERMS:

- 10% Booking Amount 10% Agreement Stage 10% Plinth Level 10% Ground Floor Slab 10% 2nd Slab 10% 4th Slab
- 5% 6th Slab 5% 7th Slab 5% Masonry Level 5% Internal Plaster Level 5% Flooring Level 5% Finishing Level
- 5% 30 Days before Possession

Terms and Condition: 1) Additional charges such as stamp duty, registration fees, GST, MGVCL connection, legal documents, municipal expenses and other expenditure as per any new bylaws is to be borne by the buyer. 2) Changes/alternation of any nature including the elevation, exterior colour scheme or any other changes affecting the over all design concept & outlook of the scheme strictly not permitted. 3) Extra work shall be allowed only with prior written agreement and carried out after receiving full payment In advance. 4) In case of delayed payment 12% interest will be charged & continuous default payments lead to cancellation. 5) In case of cancellation of booking the refundable amount shall be given only when the same property is booked and paid by the new purchaser. Administration charges of ₹20,000 and the amount of extra work done (if any) shall be deducted from the refund. 6) Possession of the property will be given after one month of settlement of all accounts. Religious celebration will not be allowed in case of incomplete payment. 7) The developers reserve the full right to alter design, plans or specifications where required or deemed necessary without any intimation or reason. 8) Any design, specification or information in this brochure can not form part of an offer. contract or agreement. 9) Maintenance deposit at the time of Possession.