



A Limited Edition Lifestyle Status



LUXURY  
is in each detail



Designer entrance gate



**Road side balcony**

Grand reception foyer







Ready to live in mystic view



THE EXCLUSIVE



A - Tower





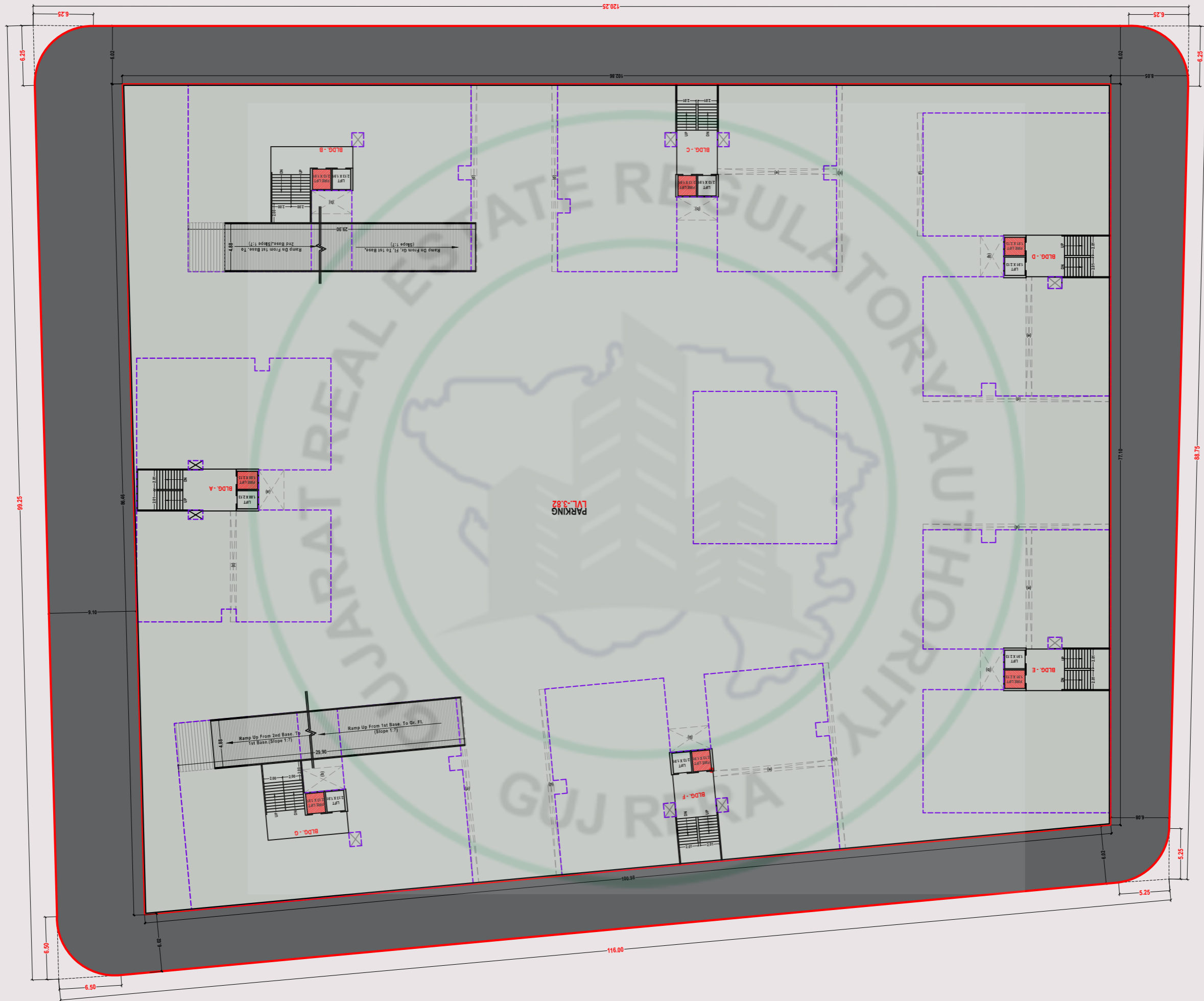
THE EXCLUSIVE



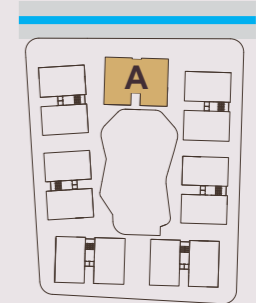
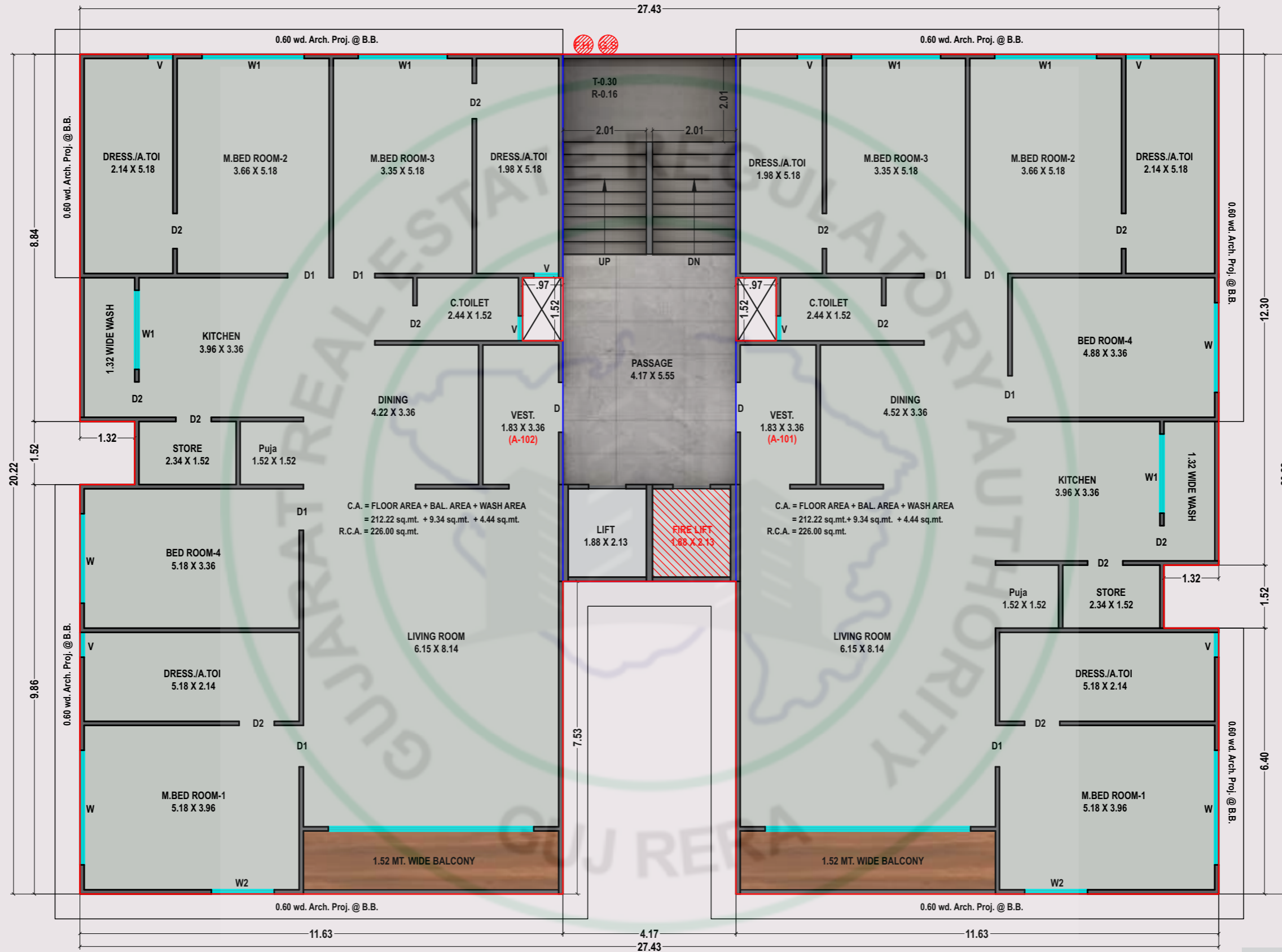
D - Tower



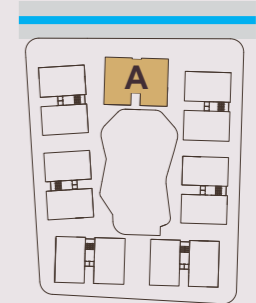
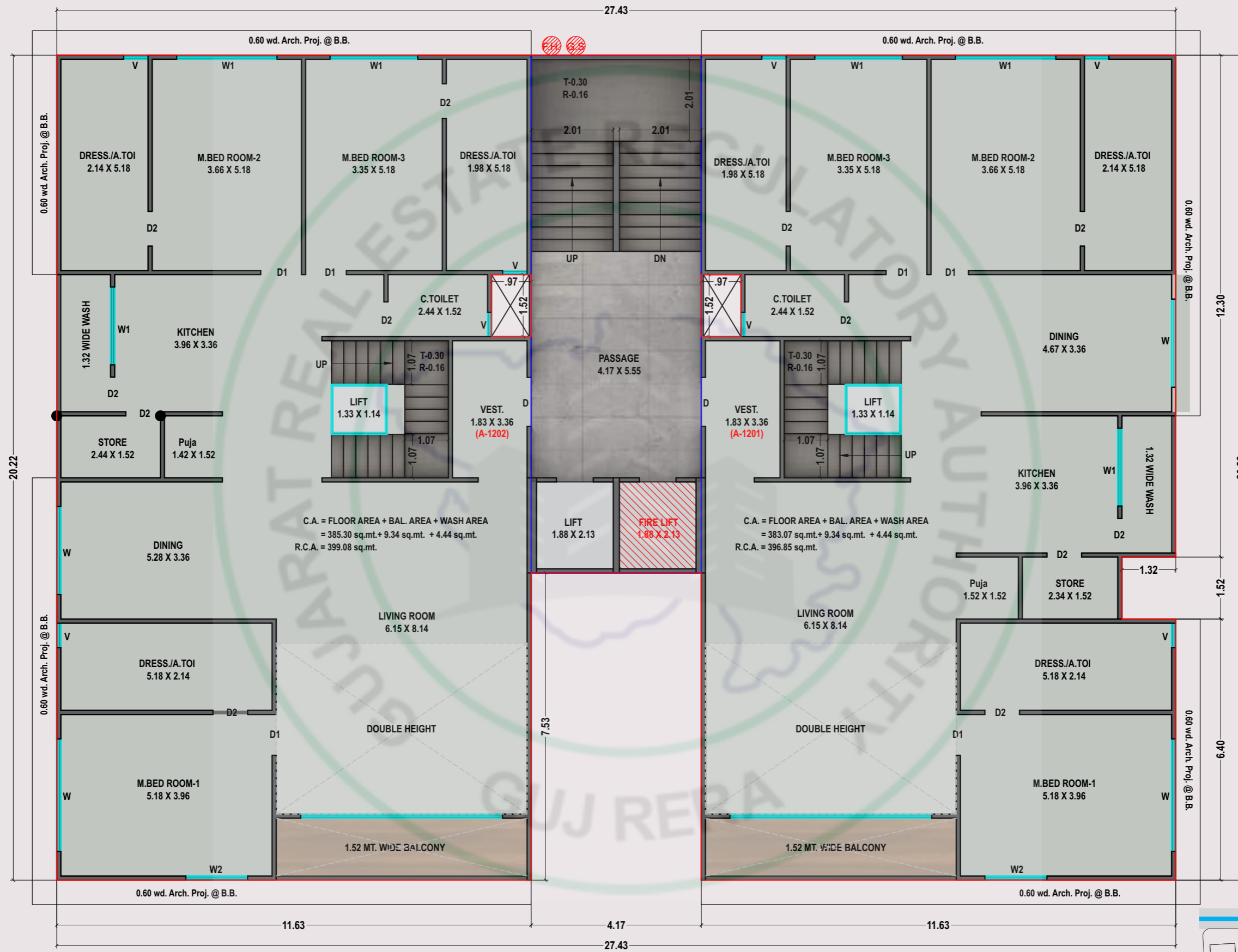




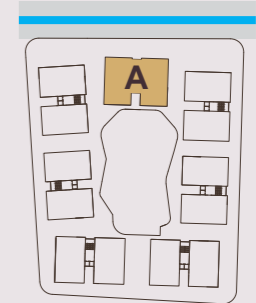
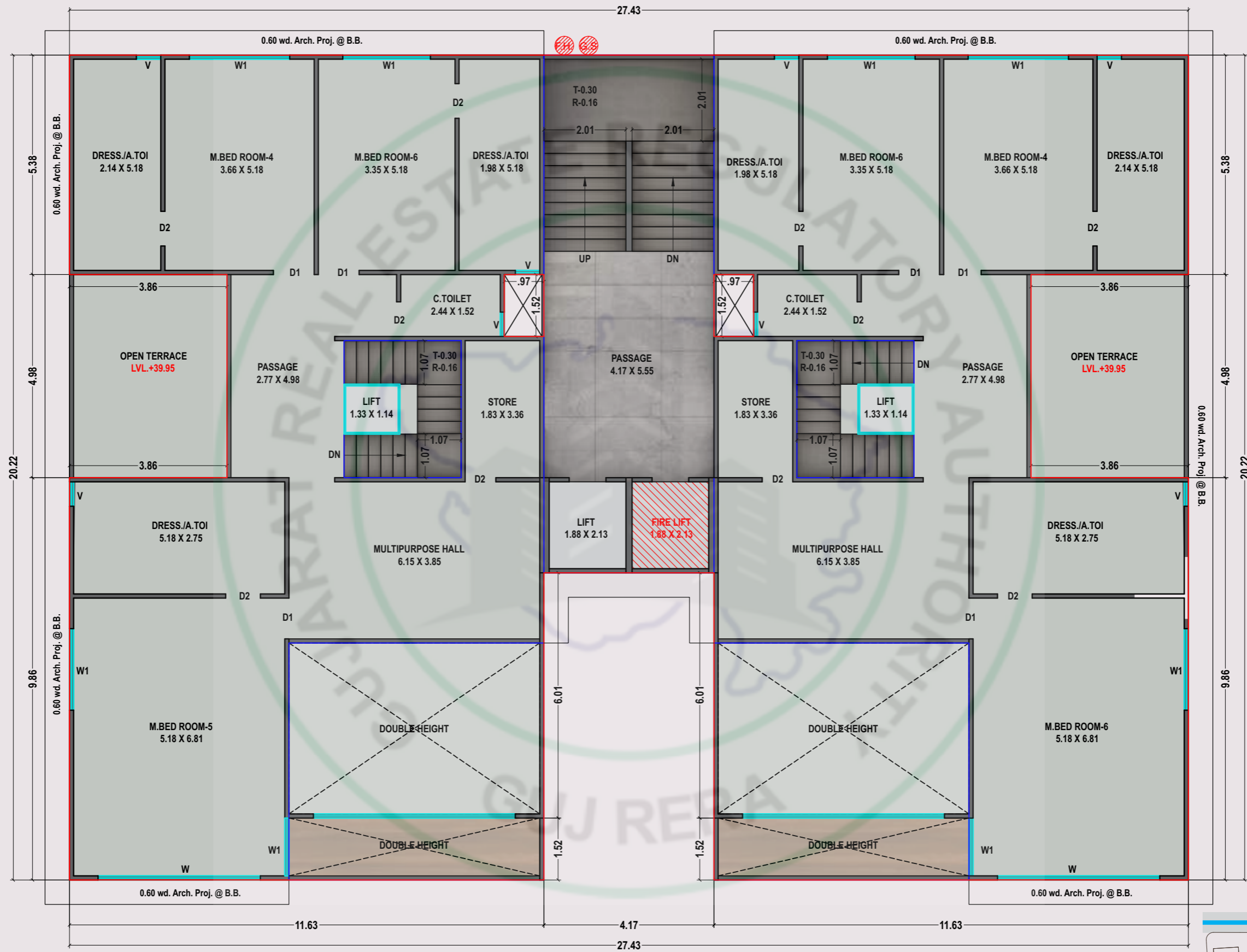


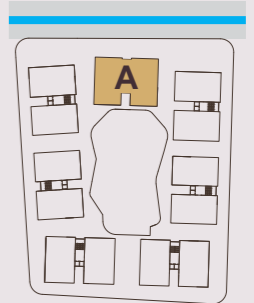
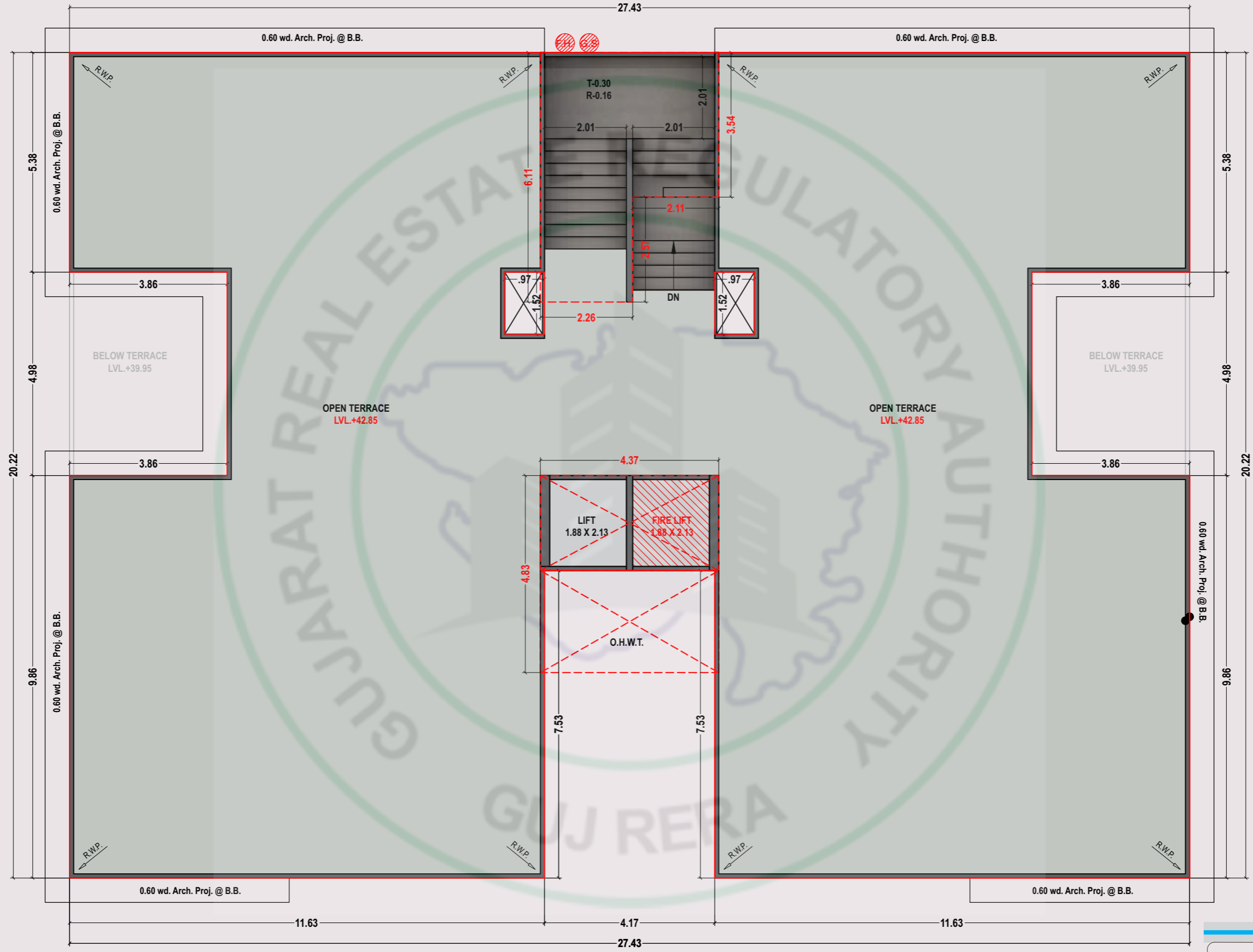


12<sup>TH</sup> FLOOR PLAN



# 13<sup>TH</sup> FLOOR PLAN

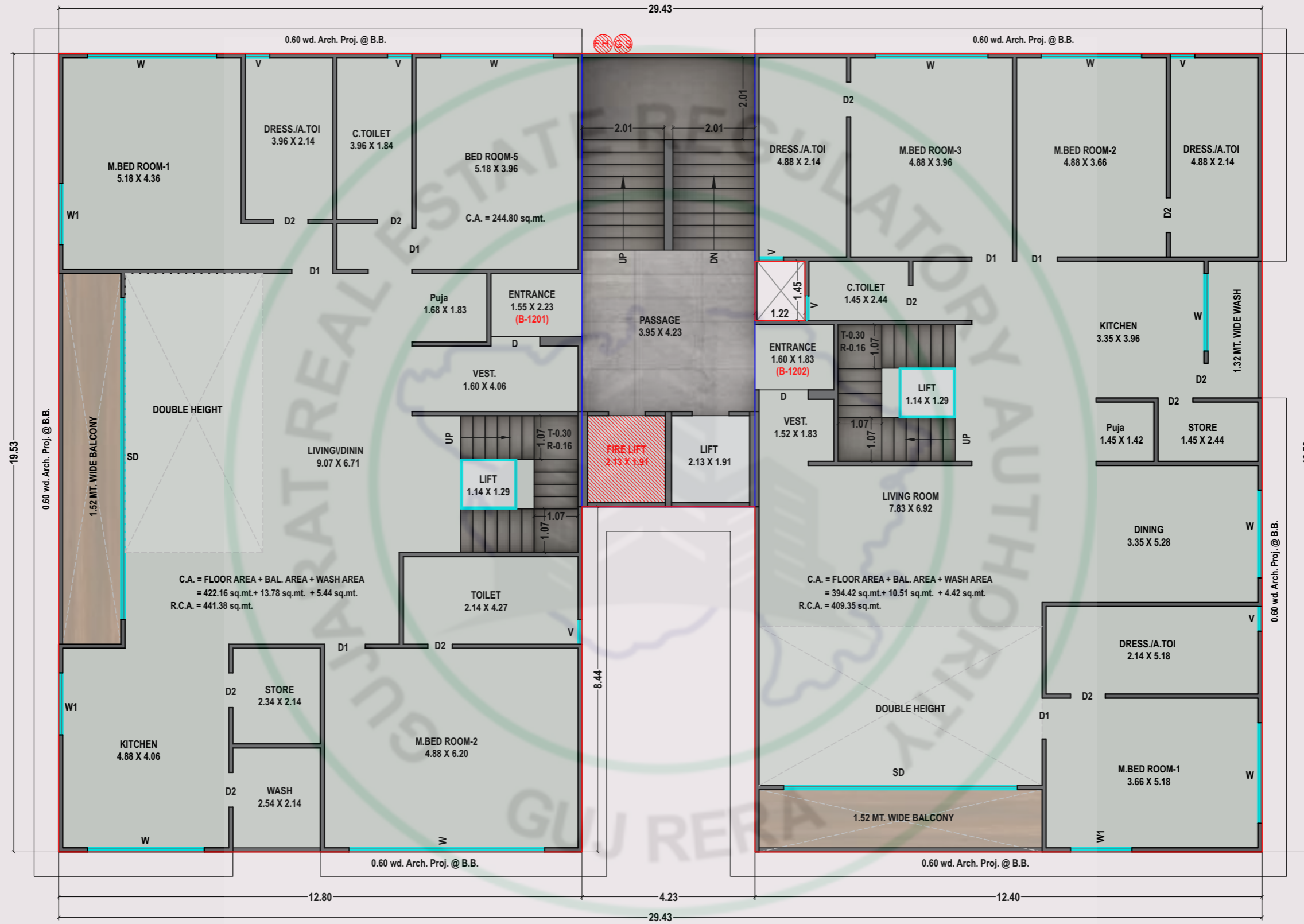




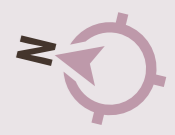
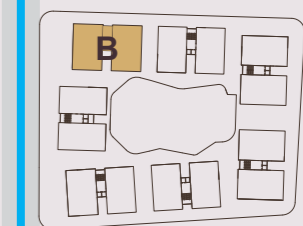
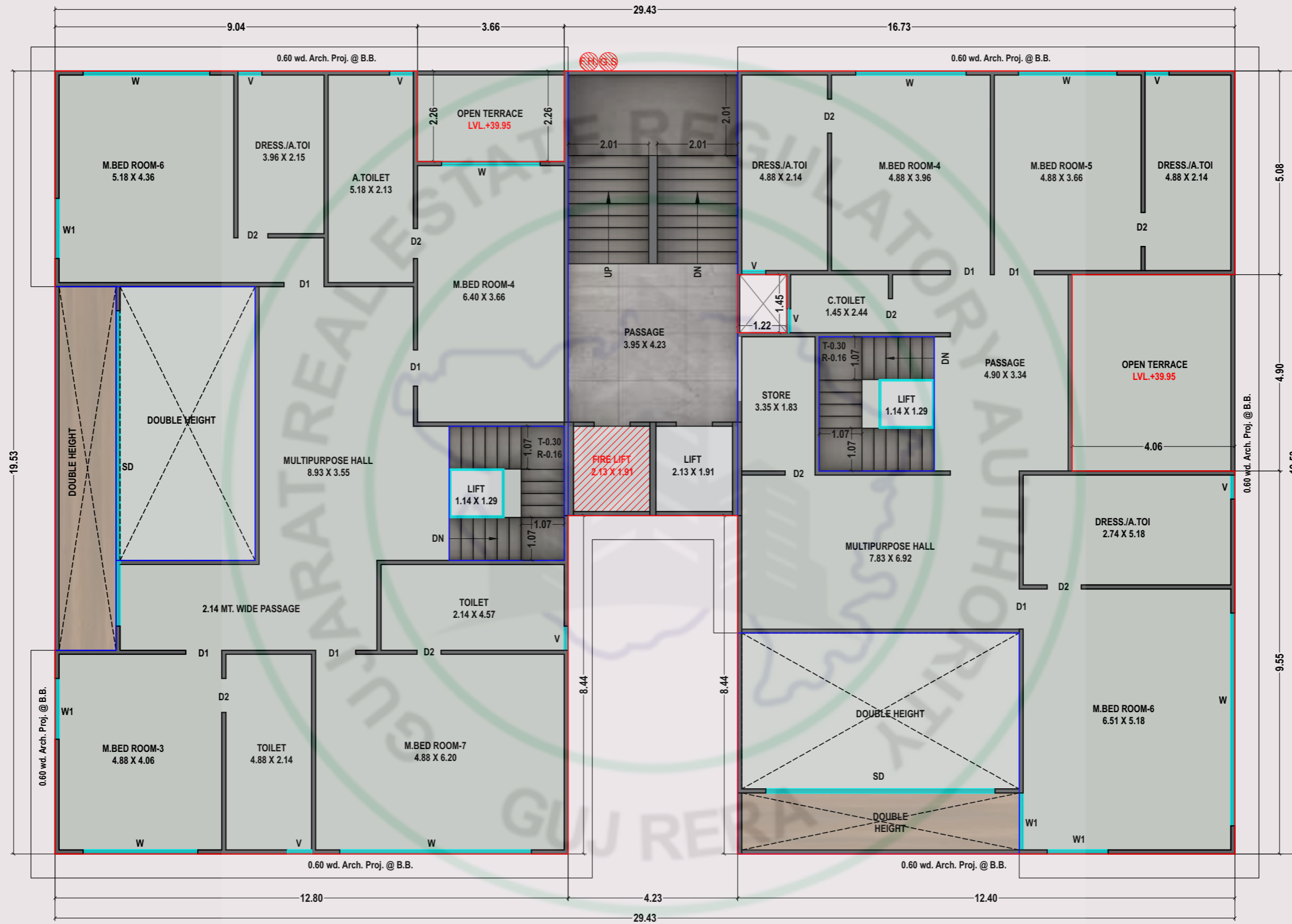


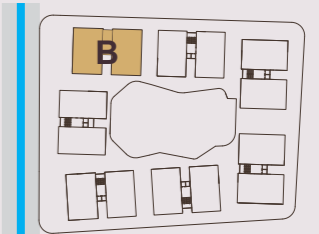
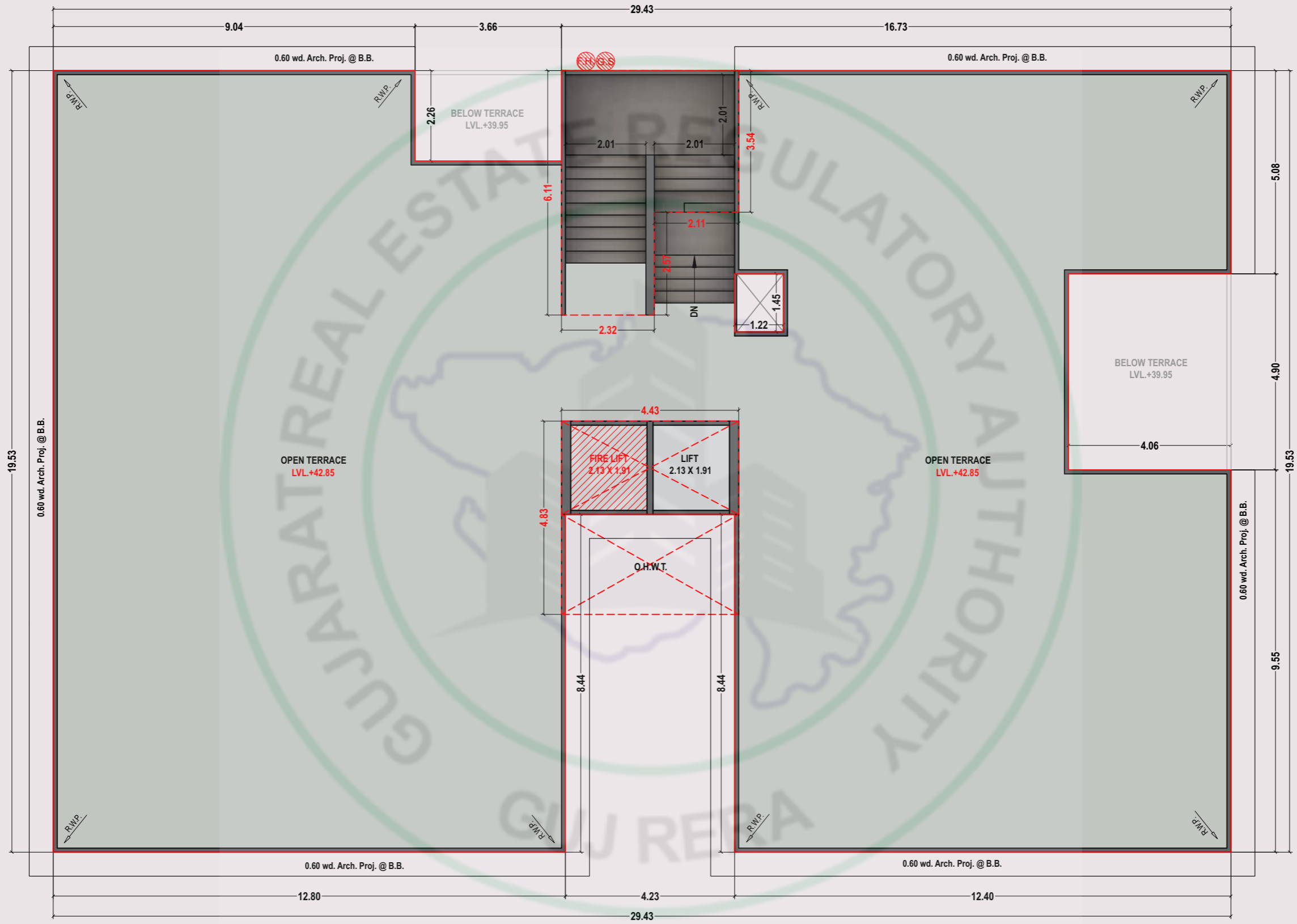


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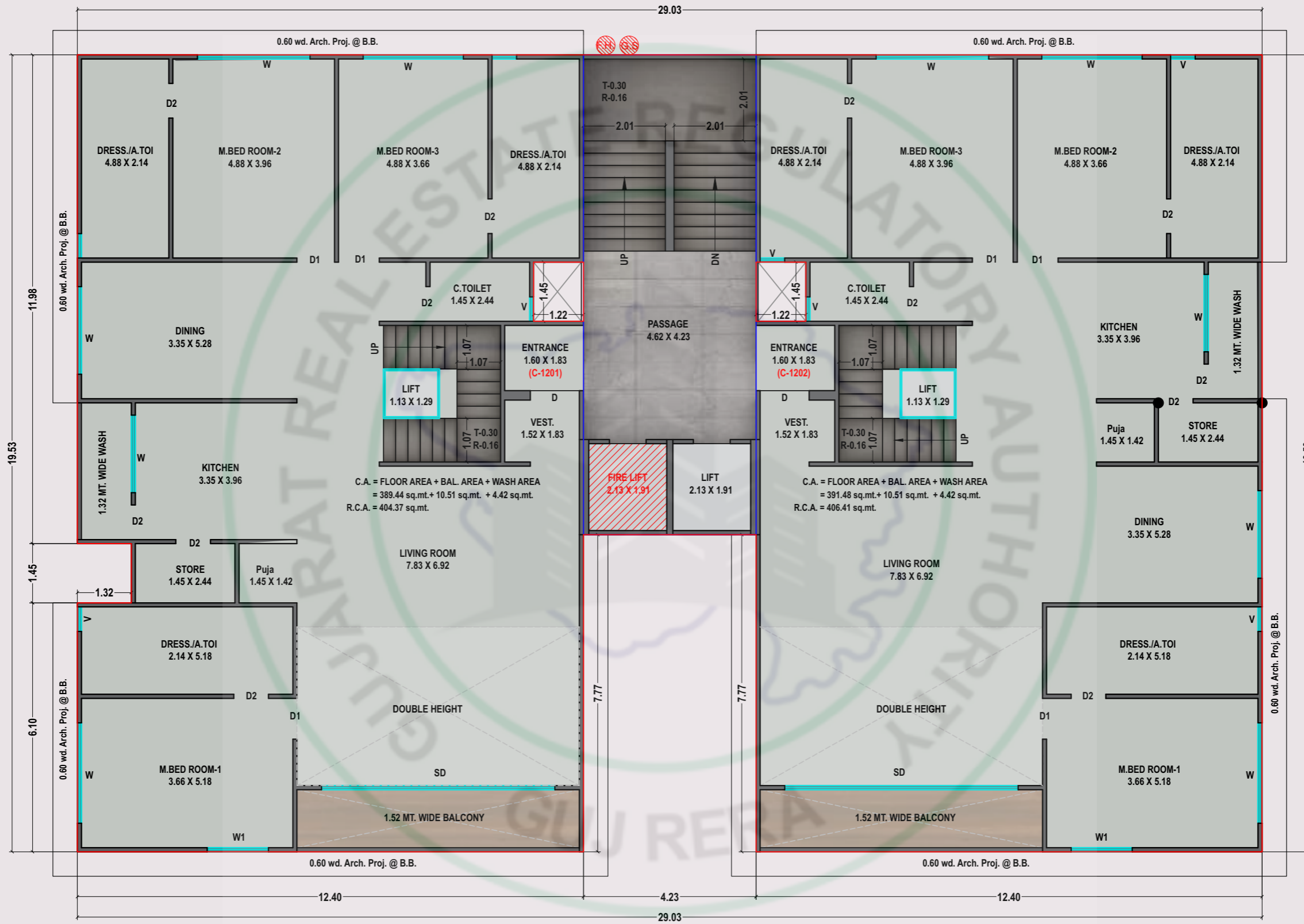
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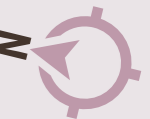
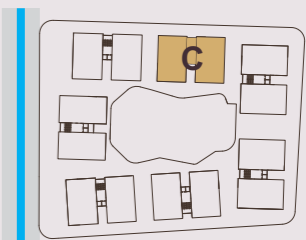
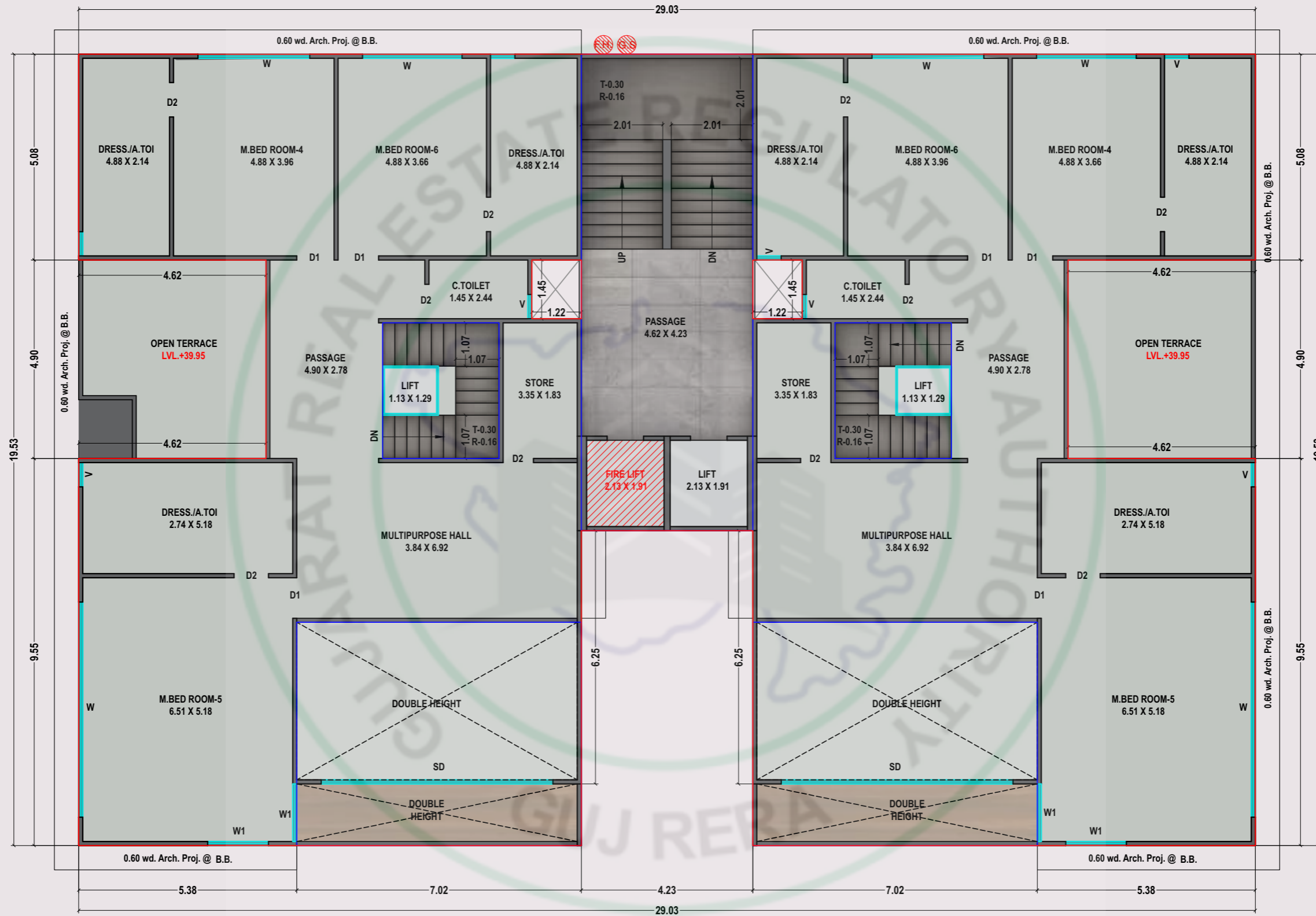


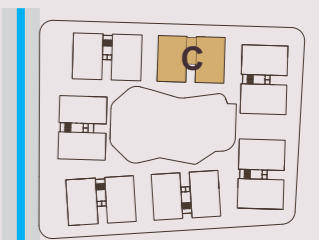
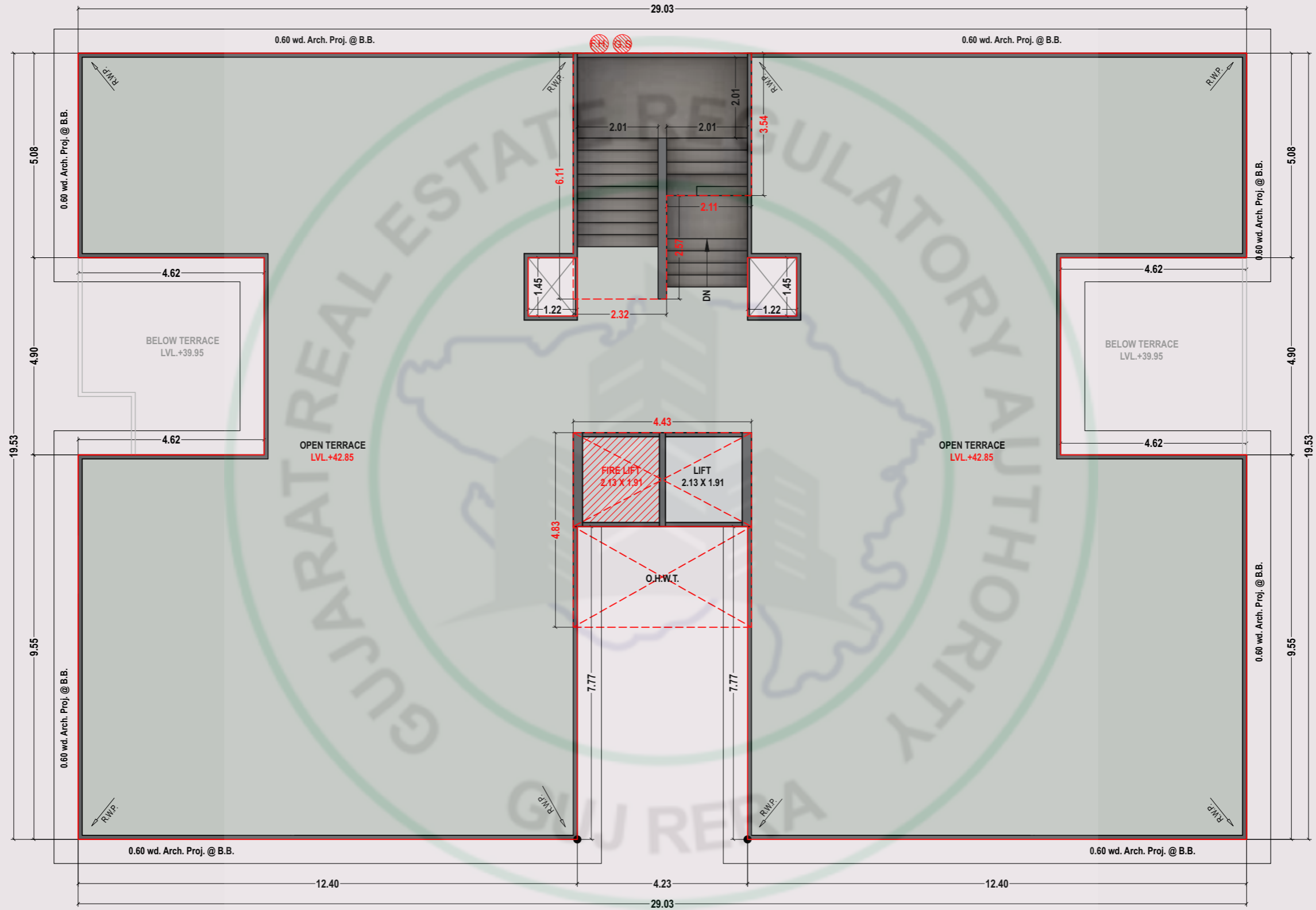


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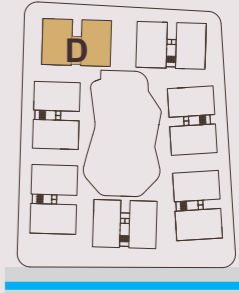
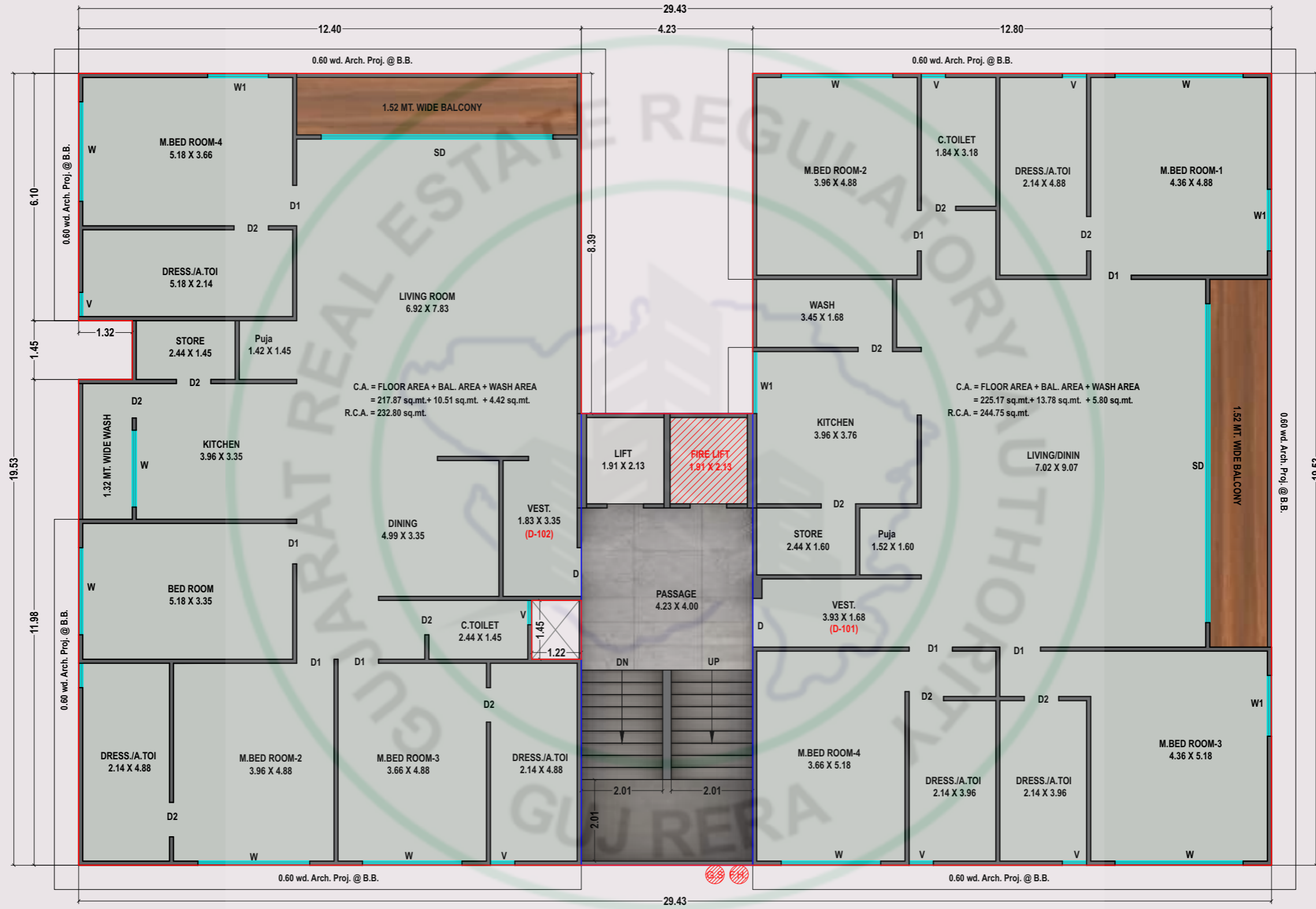


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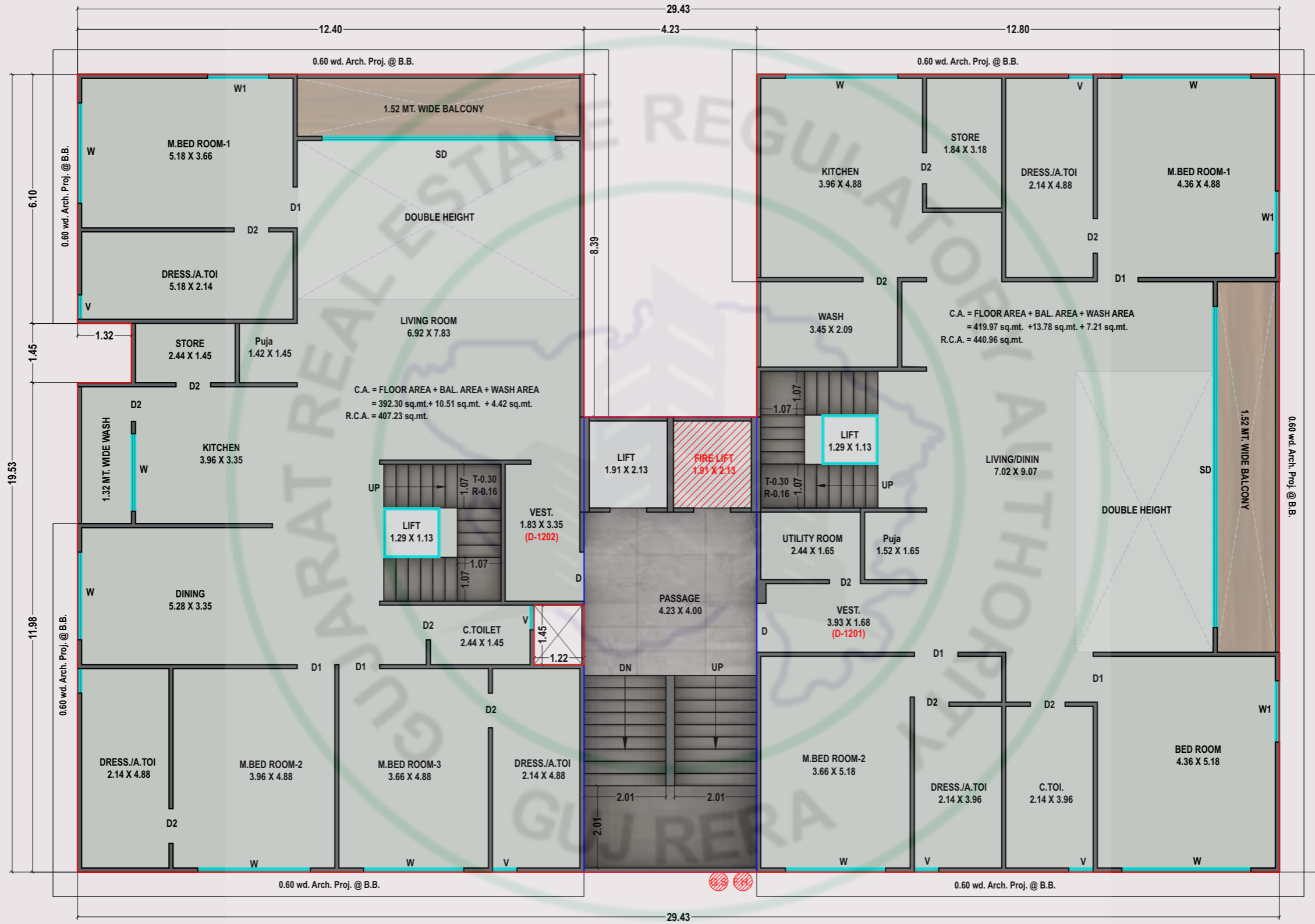




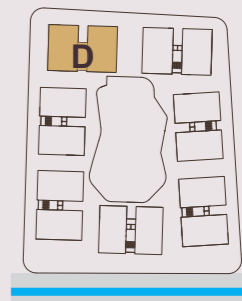
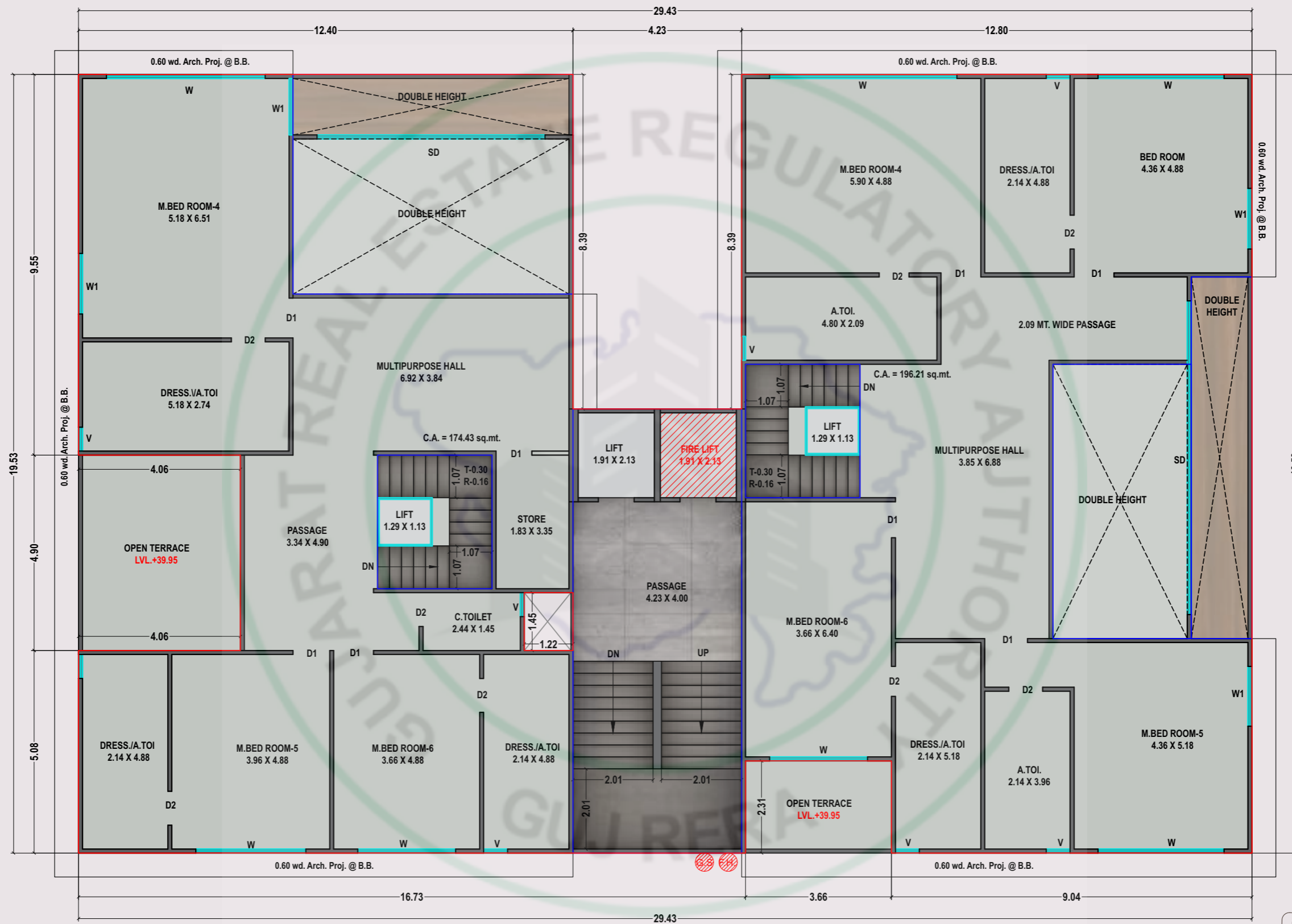


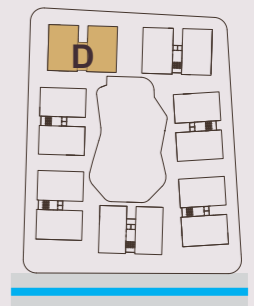
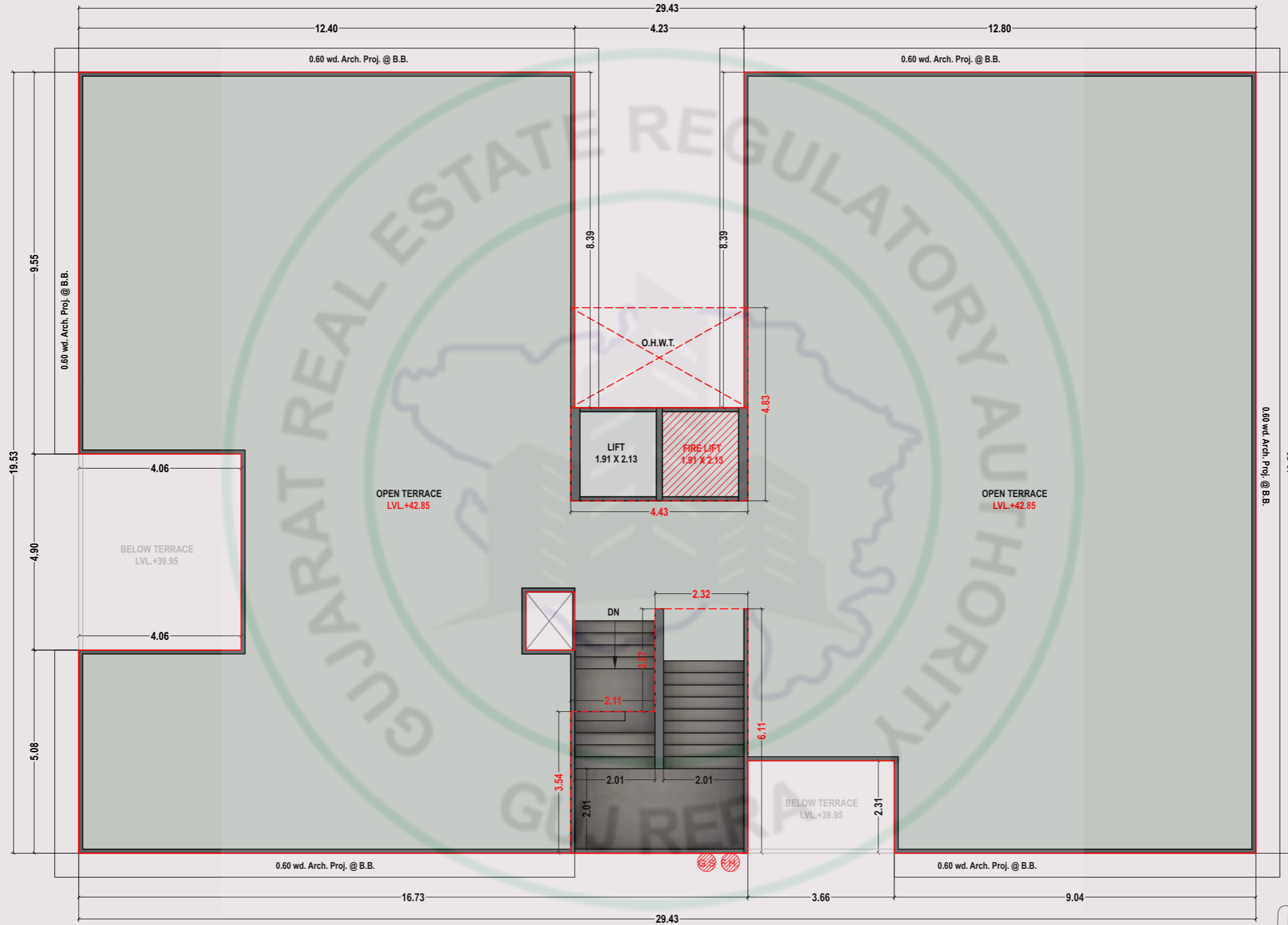


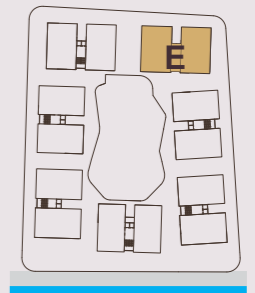
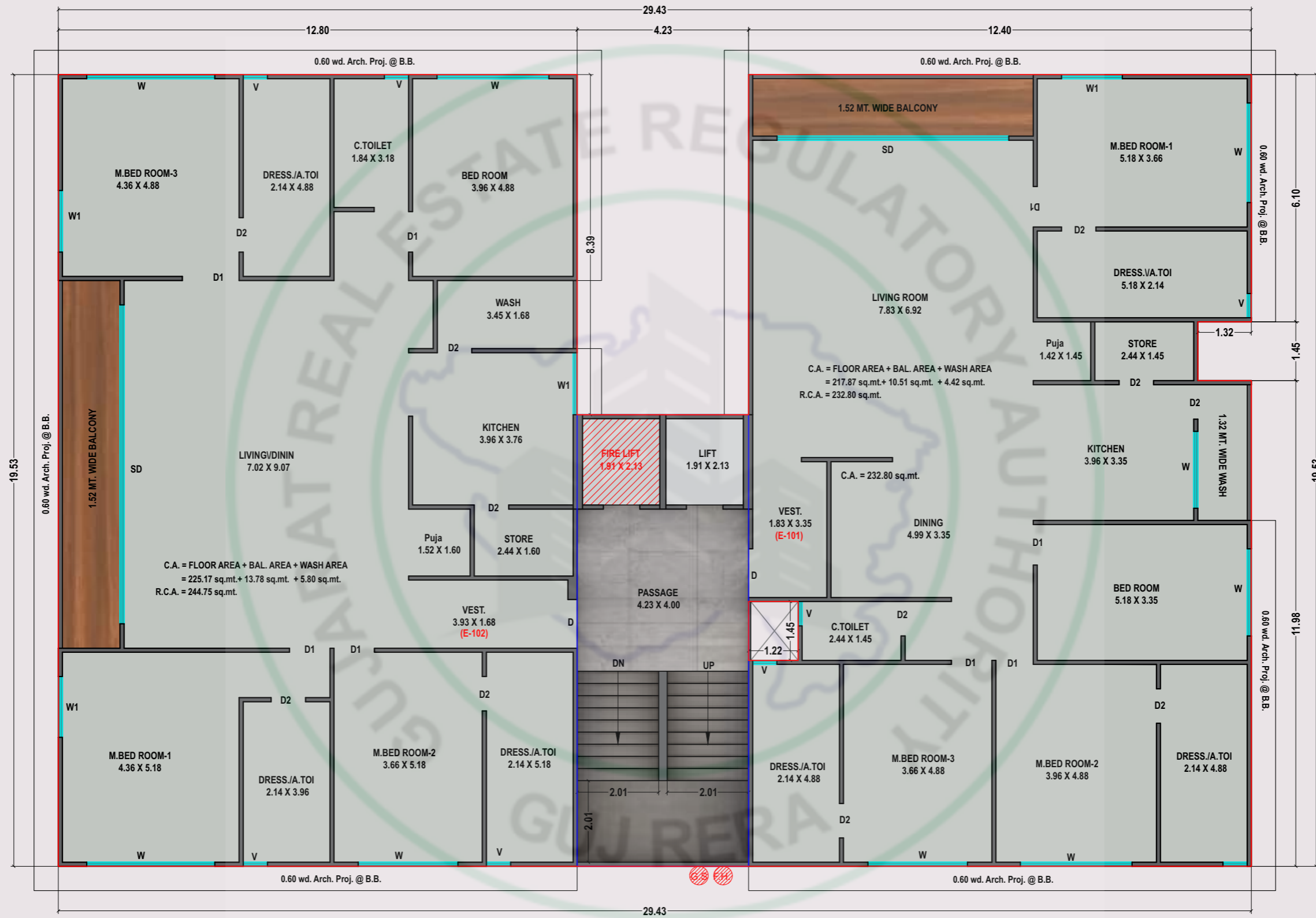
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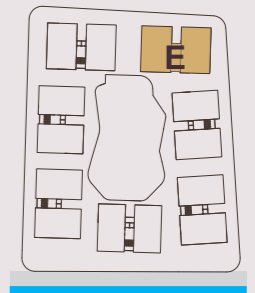
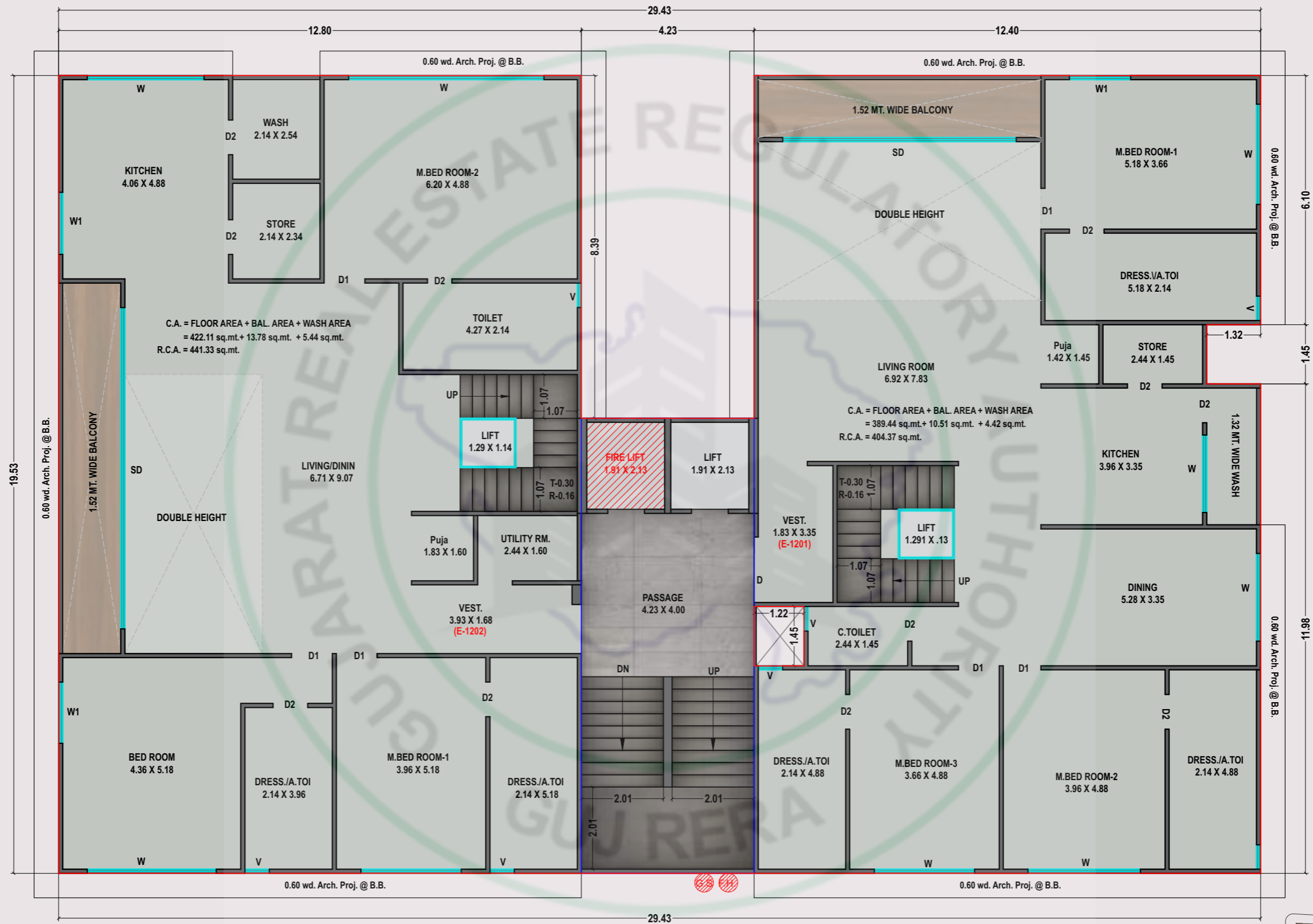
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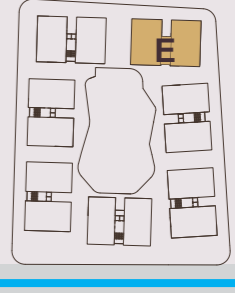
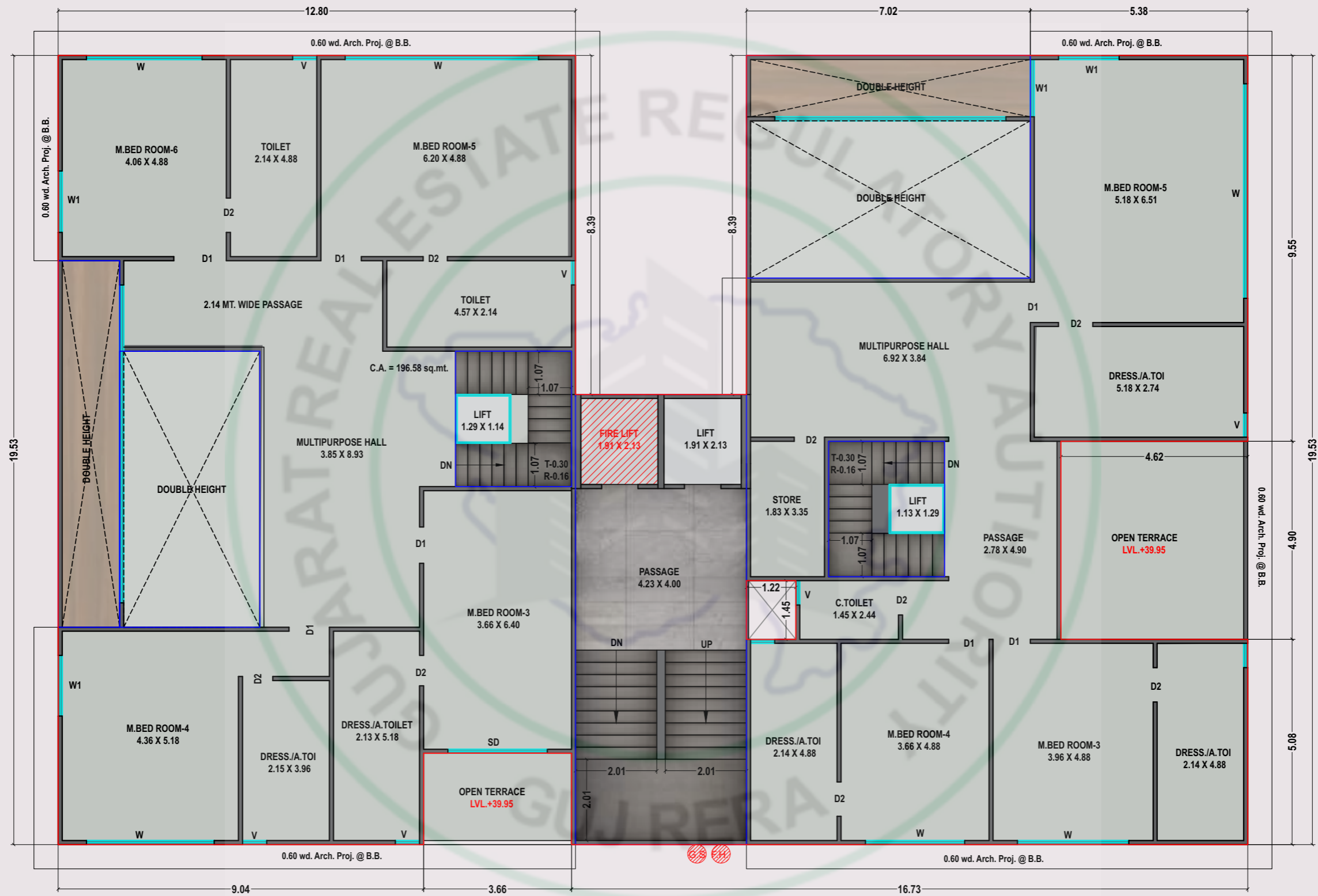


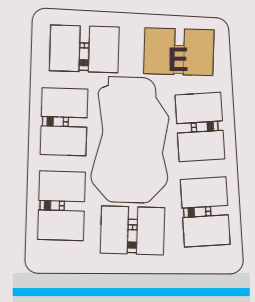
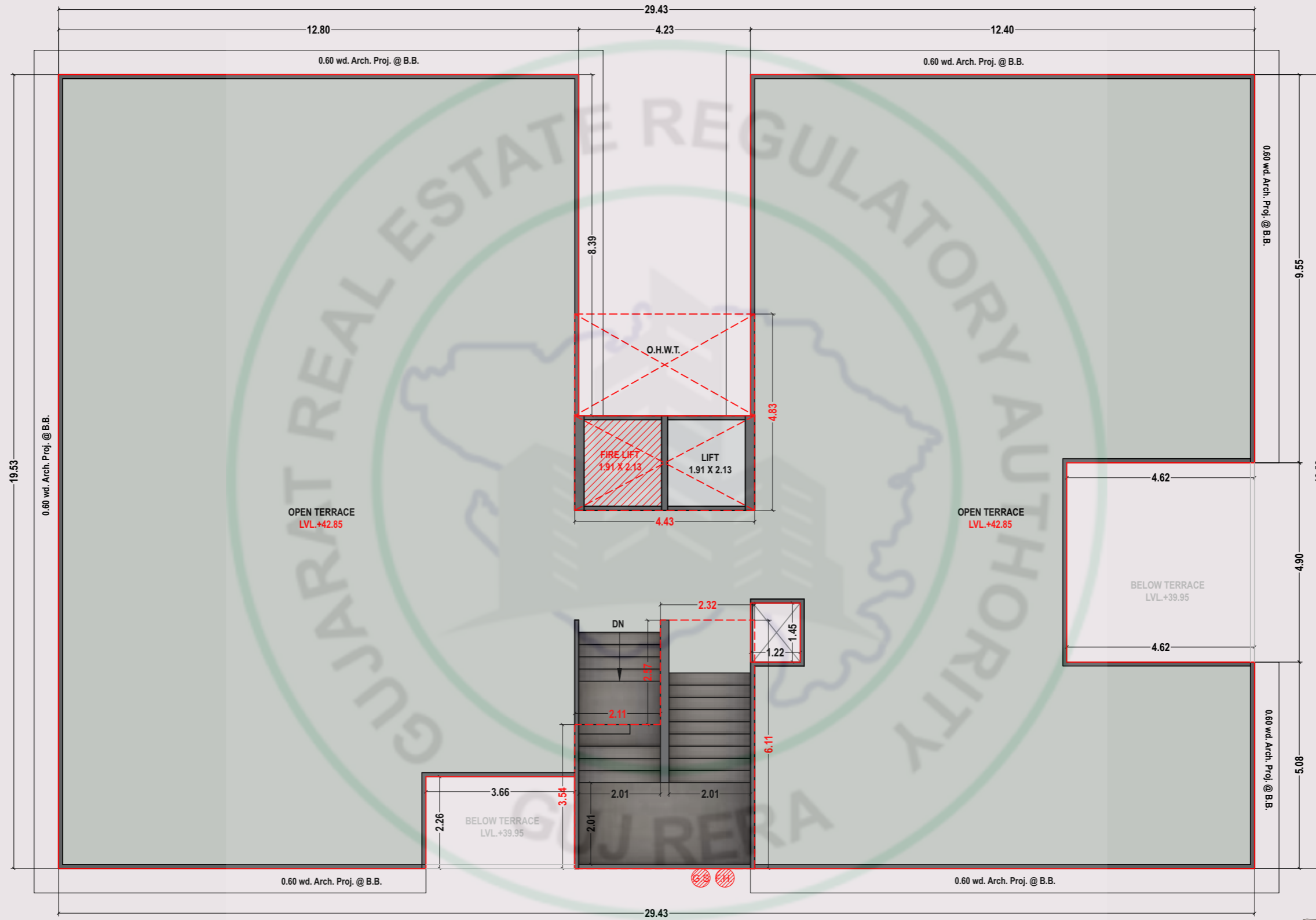


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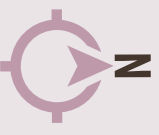
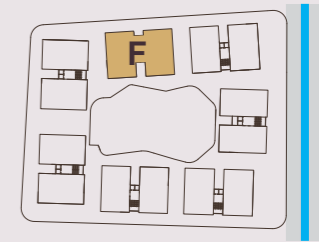
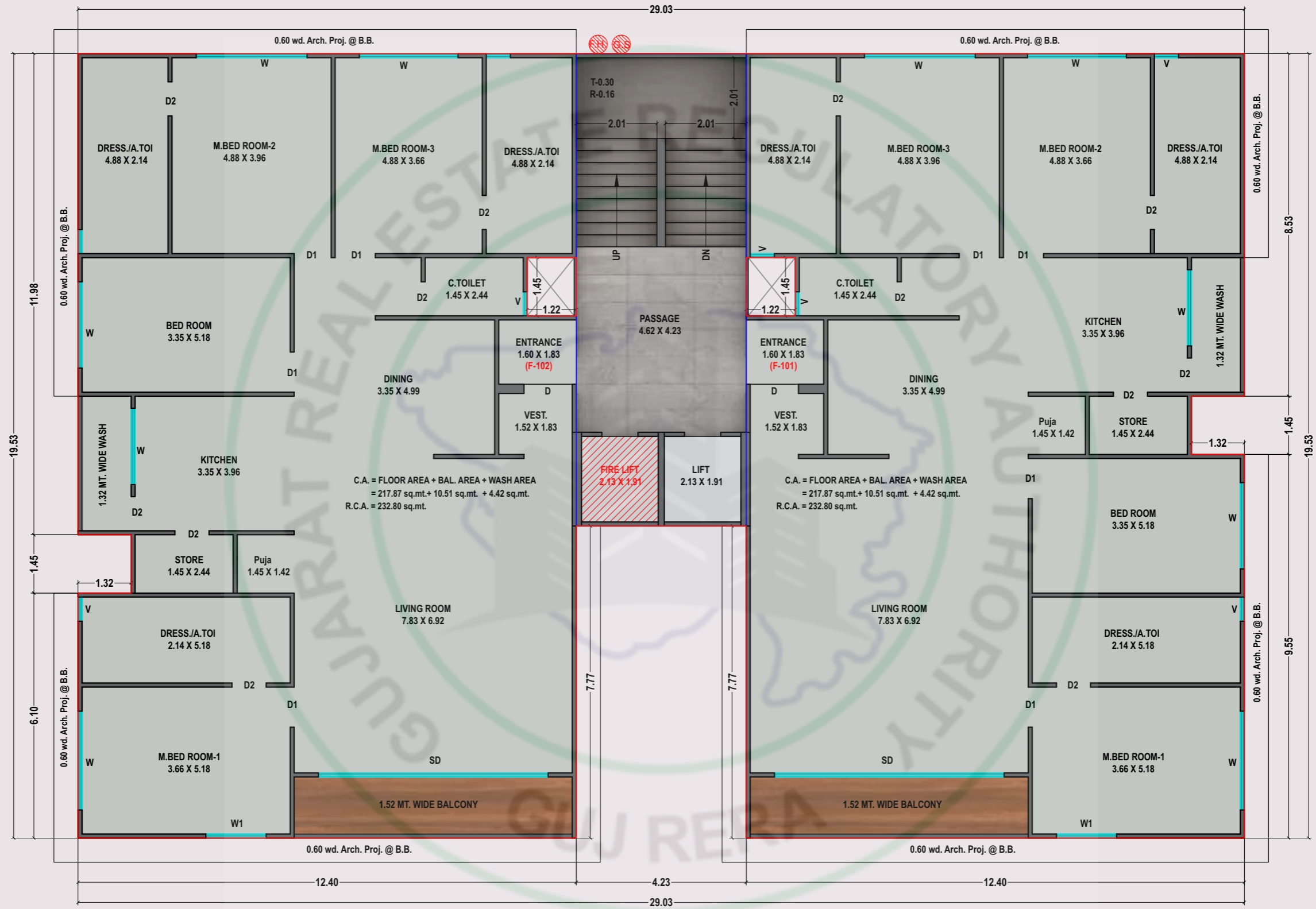


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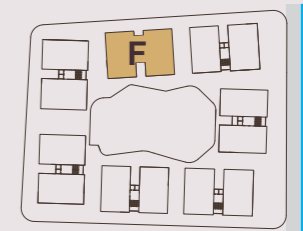
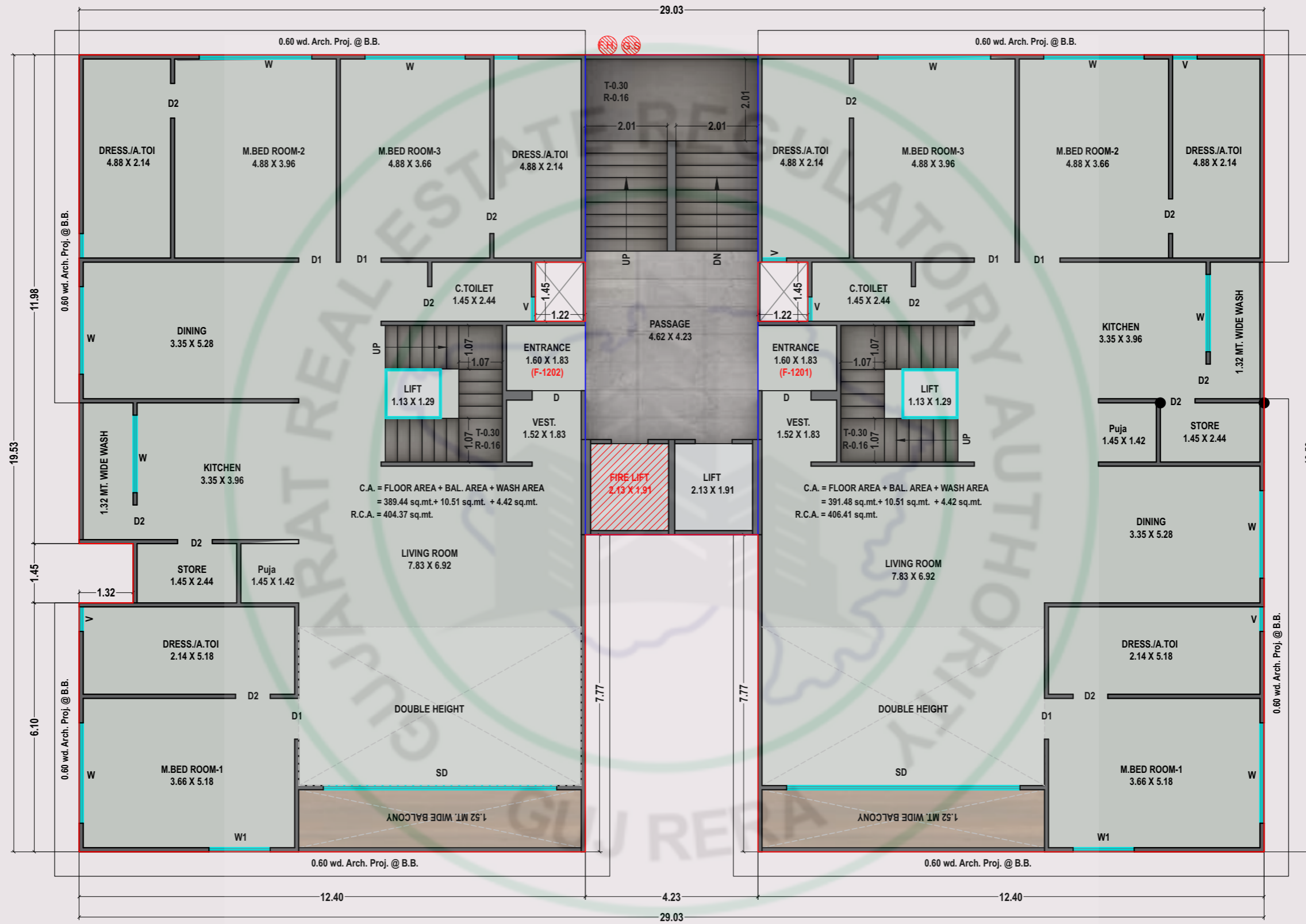




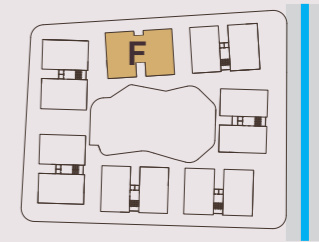
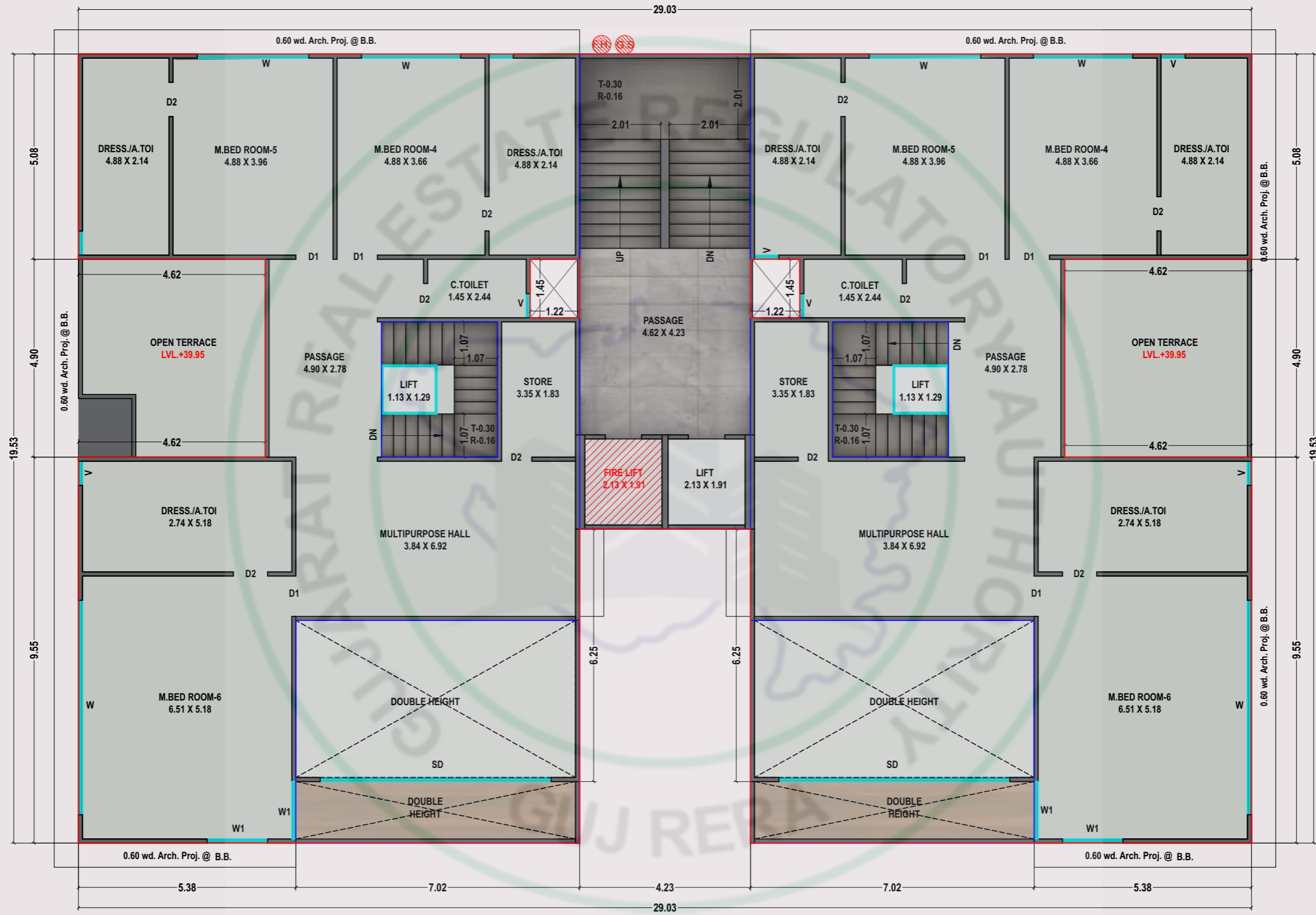


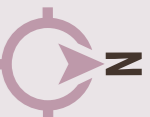
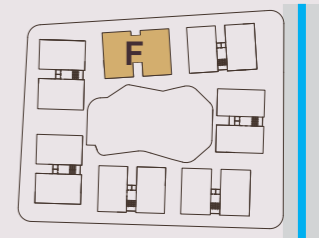
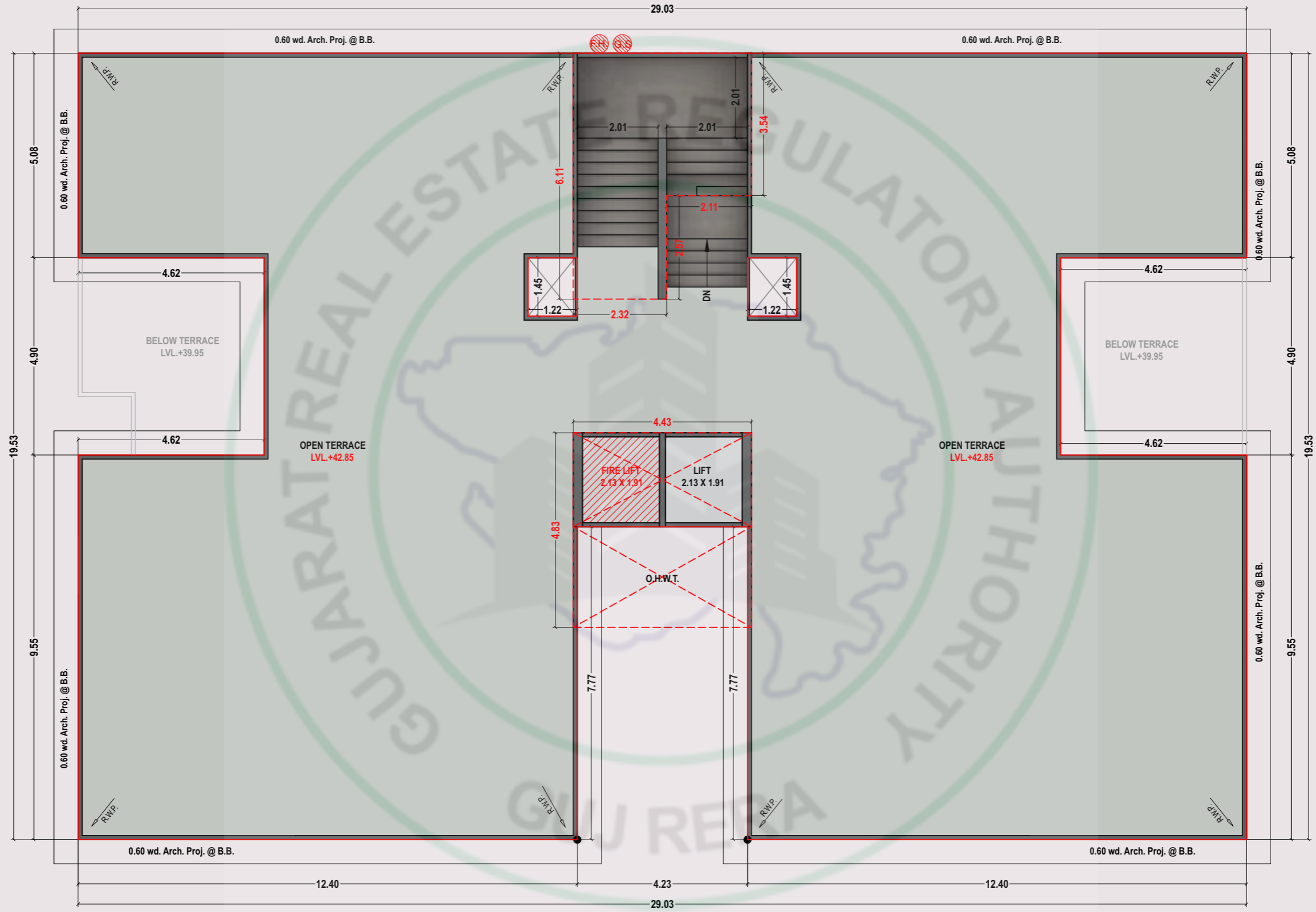


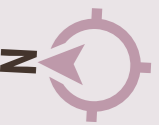
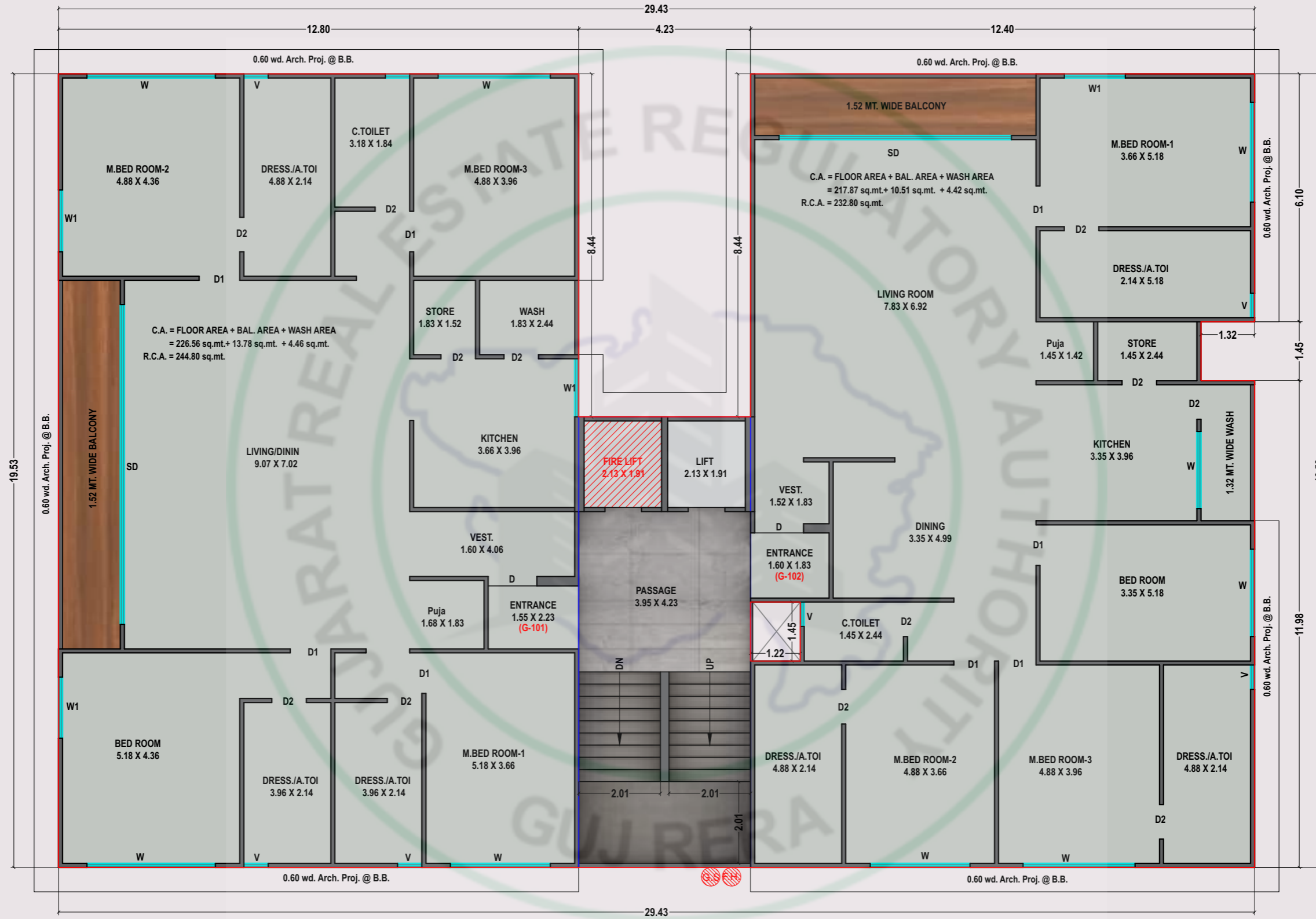
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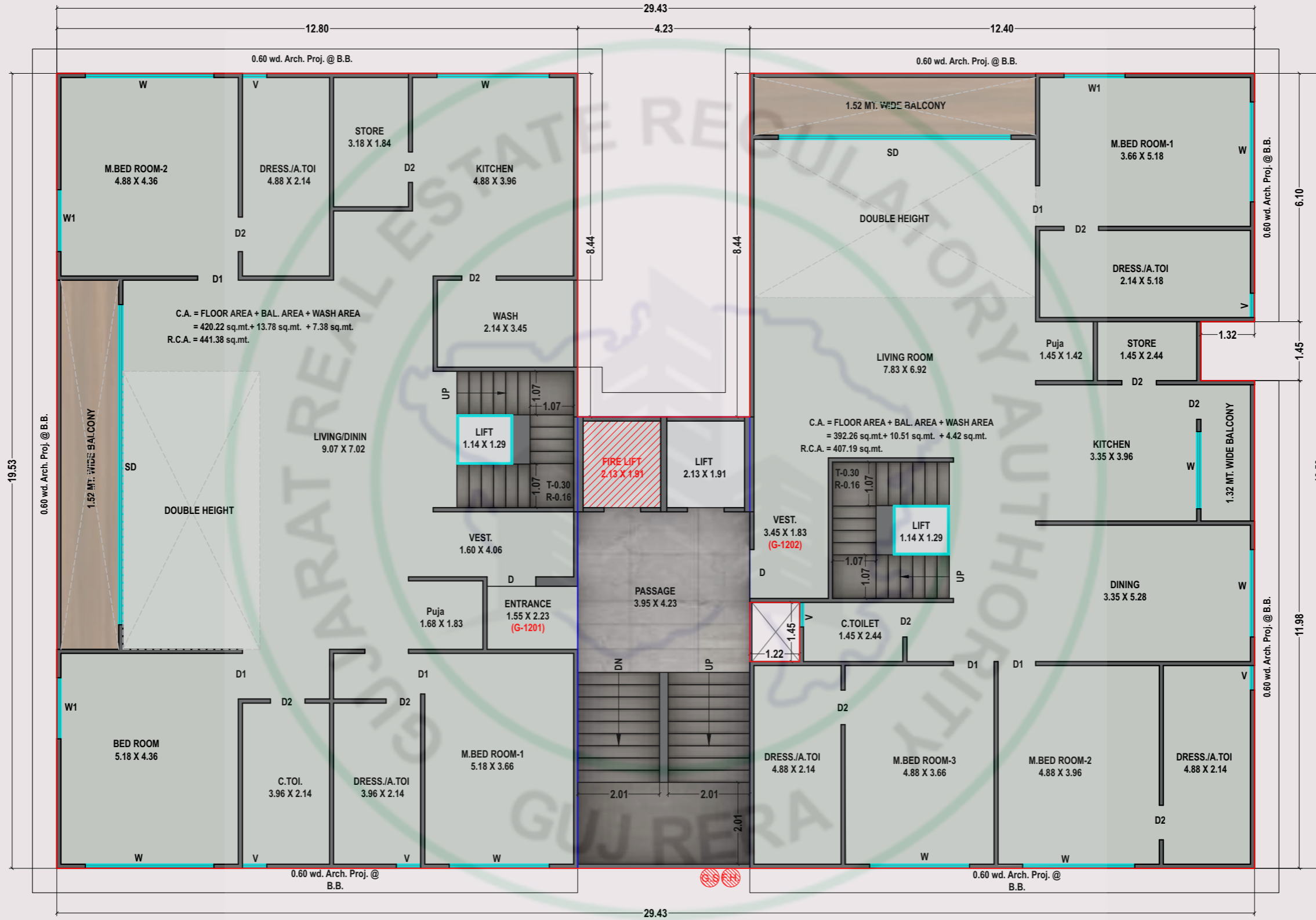




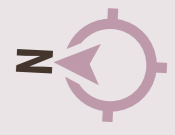
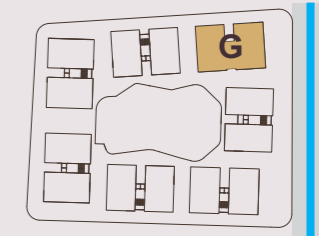
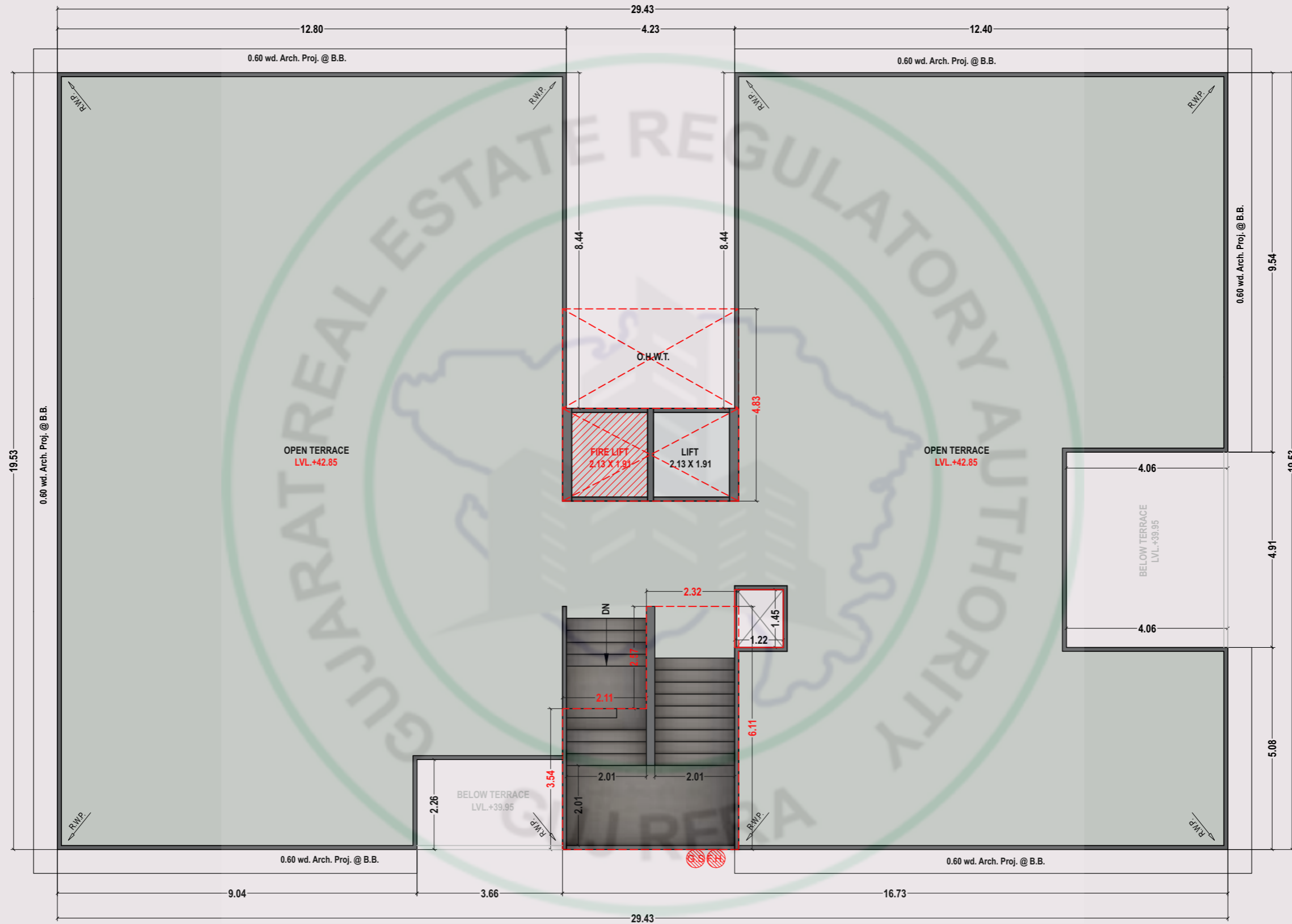




12<sup>TH</sup> FLOOR PLAN









# A - Tower



TE REGULATORY AUTHORITY  
TE RERA



THE EXCLUSIVE





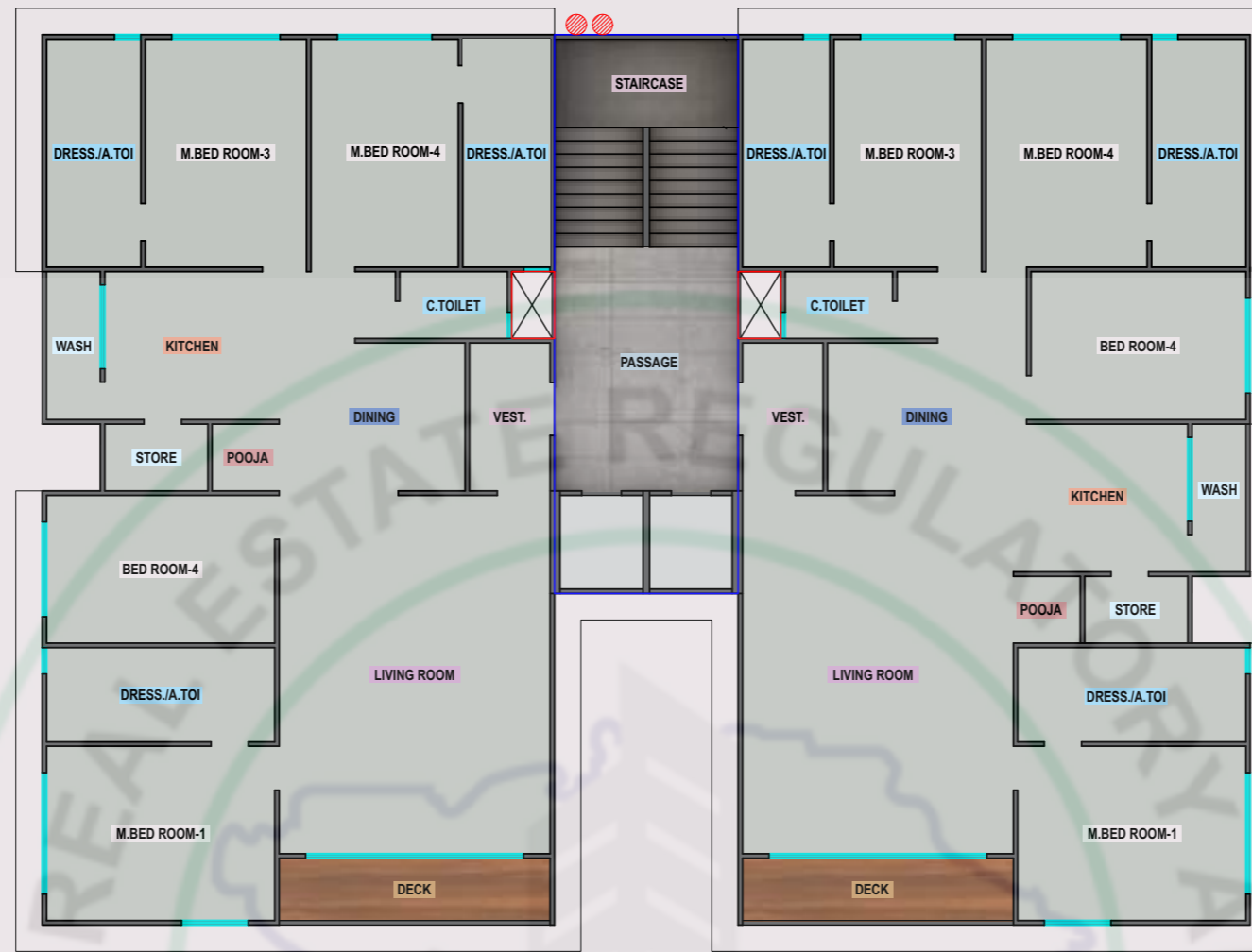
THE EXCLUSIVE



## Auspicious Elevation



# WERKSTOFF SPECIFICATION



## THE EXCLUSIVE FLAT INTERIOR SPECIFICATION

ROOM NAME	FLOOR FINISH	SKIRTING	DOOR		WINDOW / VENTILATION			WALL FINISH		CEILING		WIRING & SWITCHES
		MATERIAL	SHUTTER	FRAME	SHUTTER	SHUTTER FRAME	FRAME	1ST COAT	2ND COAT	1ST COAT	2ND COAT	
VESTIBULE	ITALIAN FIGURE VITRIFIED 8' X4' SLAB	ITALIAN FIGURE VITRIFIED	VENEER FINISHED FLUSH DOOR	TEAK WOOD				MALA PLASTER	GYPSON	MALA PLASTER	GYPSON	COPPER WIRE & MODULAR SWITCHES
LIVING ROOM	ITALIAN FIGURE VITRIFIED 8' X4' SLAB	ITALIAN FIGURE VITRIFIED		GRANITE	GLAZED 5MM TOUGHENED GLASS	ALU ANODIZED	GRANITE	MALA PLASTER	GYPSON	MALA PLASTER	GYPSON	COPPER WIRE & MODULAR SWITCHES
DINING	ITALIAN FIGURE VITRIFIED 8' X4' SLAB	ITALIAN FIGURE VITRIFIED						MALA PLASTER	GYPSON	MALA PLASTER	GYPSON	COPPER WIRE & MODULAR SWITCHES
KITCHEN	ITALIAN FIGURE VITRIFIED 8' X4' SLAB	ITALIAN FIGURE VITRIFIED			GLAZED 5MM TOUGHENED GLASS			MALA PLASTER	GYPSON	MALA PLASTER	GYPSON	COPPER WIRE & MODULAR SWITCHES
PUJA	ITALIAN FIGURE VITRIFIED 8' X4' SLAB	ITALIAN FIGURE VITRIFIED						MALA PLASTER	GYPSON	MALA PLASTER	GYPSON	COPPER WIRE & MODULAR SWITCHES
DECK	WOODEN FIGURE VITRIFIED 8' X4' SLAB	WOODEN FIGURE VITRIFIED	ALU. ANODIZED GLASS RAILING			ALU ANODIZED	GRANITE	MALA PLASTER	GYPSON	MALA PLASTER	GYPSON	COPPER WIRE & MODULAR SWITCHES
M. BEDROOM -01	ITALIAN FIGURE VITRIFIED 8' X4' SLAB	ITALIAN FIGURE VITRIFIED	FLUSH DOOR	GRANITE	GLAZED 5MM TOUGHENED GLASS	ALU ANODIZED	GRANITE	MALA PLASTER	GYPSON	MALA PLASTER	GYPSON	COPPER WIRE & MODULAR SWITCHES
M. BEDROOM -02	ITALIAN FIGURE VITRIFIED 8' X4' SLAB	ITALIAN FIGURE VITRIFIED	FLUSH DOOR	GRANITE	GLAZED 5MM TOUGHENED GLASS	ALU ANODIZED	GRANITE	MALA PLASTER	GYPSON	MALA PLASTER	GYPSON	COPPER WIRE & MODULAR SWITCHES
M. BEDROOM -03	ITALIAN FIGURE VITRIFIED 8' X4' SLAB	ITALIAN FIGURE VITRIFIED	FLUSH DOOR	GRANITE	GLAZED 5MM TOUGHENED GLASS	ALU ANODIZED	GRANITE	MALA PLASTER	GYPSON	MALA PLASTER	GYPSON	COPPER WIRE & MODULAR SWITCHES
BEDROOM -04	ITALIAN FIGURE VITRIFIED 8' X4' SLAB	ITALIAN FIGURE VITRIFIED	FLUSH DOOR	GRANITE	GLAZED 5MM TOUGHENED GLASS	ALU ANODIZED	GRANITE	MALA PLASTER	GYPSON	MALA PLASTER	GYPSON	COPPER WIRE & MODULAR SWITCHES
TOILET	ITALIAN FIGURE VITRIFIED		FLUSH DOOR	GRANITE		ALU ANODIZED	GRANITE	MALA PLASTER	ITALIAN FIGURE VITRIFIED	MALA PLASTER	GYPSON	COPPER WIRE & MODULAR SWITCHES
STORE	GRANAMITE		FLUSH DOOR	GRANITE				MALA PLASTER	GRANAMITE	MALA PLASTER	GYPSON	COPPER WIRE & MODULAR SWITCHES
WASH	GRANAMITE		FLUSH DOOR	GRANITE	GLAZED 5MM TOUGHENED GLASS	ALU ANODIZED	GRANITE	MALA PLASTER	GRANAMITE	MALA PLASTER	GYPSON	COPPER WIRE & MODULAR SWITCHES
PASSAGE	VITRIFIED TILES							MALA PLASTER	ITALIAN FIGURE VITRIFIED	MALA PLASTER	GYPSON	COPPER WIRE & MODULAR SWITCHES
STAIRCASE	GRANITE	VITRIFIED TILES						MALA PLASTER	LAPI & COLOUR	MALA PLASTER	GYPSON	COPPER WIRE & MODULAR SWITCHES
TERRACE	CHINA MOSAIC	CHINA MOSAIC	FLUSH DOOR	GRANITE				MALA PLASTER	COLOUR			COPPER WIRE & MODULAR SWITCHES

# SPECIFICATION



## THE EXCLUSIVE SYNOPSIS

- ◆ Ultra luxury 4 BHK pure residential campus
- ◆ 2 flats on each floor
- ◆ 13th storey building
- ◆ 7 towers in campus
- ◆ 24 units in each tower (22 flat + 2 pent houses)
- ◆ 10'-4" Floor height slab top to slab top
- ◆ Solar street light
- ◆ Only 34% area covered in construction
- ◆ Hollow plinth parking and 2 basement parking



## THE EXCLUSIVE USP

- ◆ Panoramic view of canal Iconic road
- ◆ 4 side road surrounding plot area
- ◆ Located on green Citilight canal main road connected from university road to VIP road and VVIP road to Airport road (Surat Dumas road).
- ◆ 4 BHK flats in all seven tower so same class of people in tower and whole campus
- ◆ 1 big balcony in hall in each flat
- ◆ Huge 75000 sq.ft. central landscaping garden with common facility & utility area.



## THE EXCLUSIVE LIFT

- ◆ Auto door lift
- ◆ Auto rescue device (ARD) system
- ◆ V3F drive
- ◆ Glass door
- ◆ Auto collective
- ◆ S.S. cabin



## THE EXCLUSIVE SPECIFICATION OF EACH TOWER

- ◆ Security room with toilet and wash area
- ◆ Notice board
- ◆ Royal name plate for flat holder
- ◆ Lift access from basement parking to top floor
- ◆ Terrace with double coat water proofing with china mosaic
- ◆ R.C.C. pardi in stair railing



## THE EXCLUSIVE INFRASTRUCTURE OF CAMPUS

- ◆ Designer entrance gate with entry-exit
- ◆ Security cabin and boom barrier with sensor
- ◆ R.C.C. trimix road with speed breaker
- ◆ Under ground water tank with pressure pump and pump room
- ◆ Silent generator for club house, garden and security cabin, lift, common building light and (12 point in each flat)
- ◆ Multilevel security system (Main gate, reception, Intercom, CCTV)
- ◆ Wheelchair accessibility
- ◆ Departmental store
- ◆ Intercom (Flat to flat, reception, lift)
- ◆ CCTV camera and BMS room



## THE EXCLUSIVE FIRE FIGHTING SYSTEM

- ◆ Fire lift
- ◆ Fire water tank
- ◆ Fire sprinkler in club house and basement
- ◆ Fire extinguishers
- ◆ Fire pump
- ◆ Fire bucket
- ◆ Fire hooter
- ◆ Fire alarm panel
- ◆ Fire smoke detector



## OUTDOOR MATERIAL

- ◆ Mala plaster with dry wall cladding & colour texture finish in elevation



## THE EXCLUSIVE AMENITIES

- ◆ Gymnasium
- ◆ Indoor games
- ◆ Toddler's play area
- ◆ Arcade game
- ◆ Banquet hall
- ◆ E-library/Reading hall
- ◆ Unisex salon
- ◆ Co-working conference room
- ◆ Cafeteria



# LEGAL SUMMARY



## RULES AS A SERVICE SOCIETY MEMBER

- ◇ To keep society well maintain every member participate individually.
- ◇ External & internal changes will not be allowed (i.e., any changes/alternation of elevation, exterior colour of building, window grill, design and any changes which is affecting the building's elevation are strictly not allow before or after the complete of the project.)
- ◇ Flat registration is to be done compulsory before possession.
- ◇ If any change in rules & regulation of government regarding RERA/GST/Jantri/Stamp duty/Registration fees, it will be borne by the purchaser.
- ◇ Any RCC structure (slab, beam & column) should not be damaged during interior work of flat.
- ◇ Common passages & landscape area should not be use for personal use.
- ◇ No wire & cable is allow to be install on hanging on the exterior side of the building.



## LEGAL INFORMATION

- ◇ Airport N.O.C.
- ◇ Environment clearance certificate
- ◇ Lift license
- ◇ Building use certificate/OC
- ◇ SMC development permission
- ◇ N.A. order
- ◇ Title clear report
- ◇ Architect completion certificate
- ◇ Structural stability certificate



## SOCIETY EXPENSES

- ◇ Society formation & registration fees
- ◇ Advance society and club house maintenance
- ◇ Insurance Expenses



## LEGAL EXPENSES

- ◇ Stamp Duty, Registration Fees, Advocate Fees for Document & Legal Files Charges
- ◇ GST, I.C., Water, Cess & Property Tax of SMC



## EXPENSES/SUBVENTION INTEREST(BANK) WILL START AFTER B.U.C. OR POSSESSION OR DOCUMENTATION WHICHEVER IS EARLIER

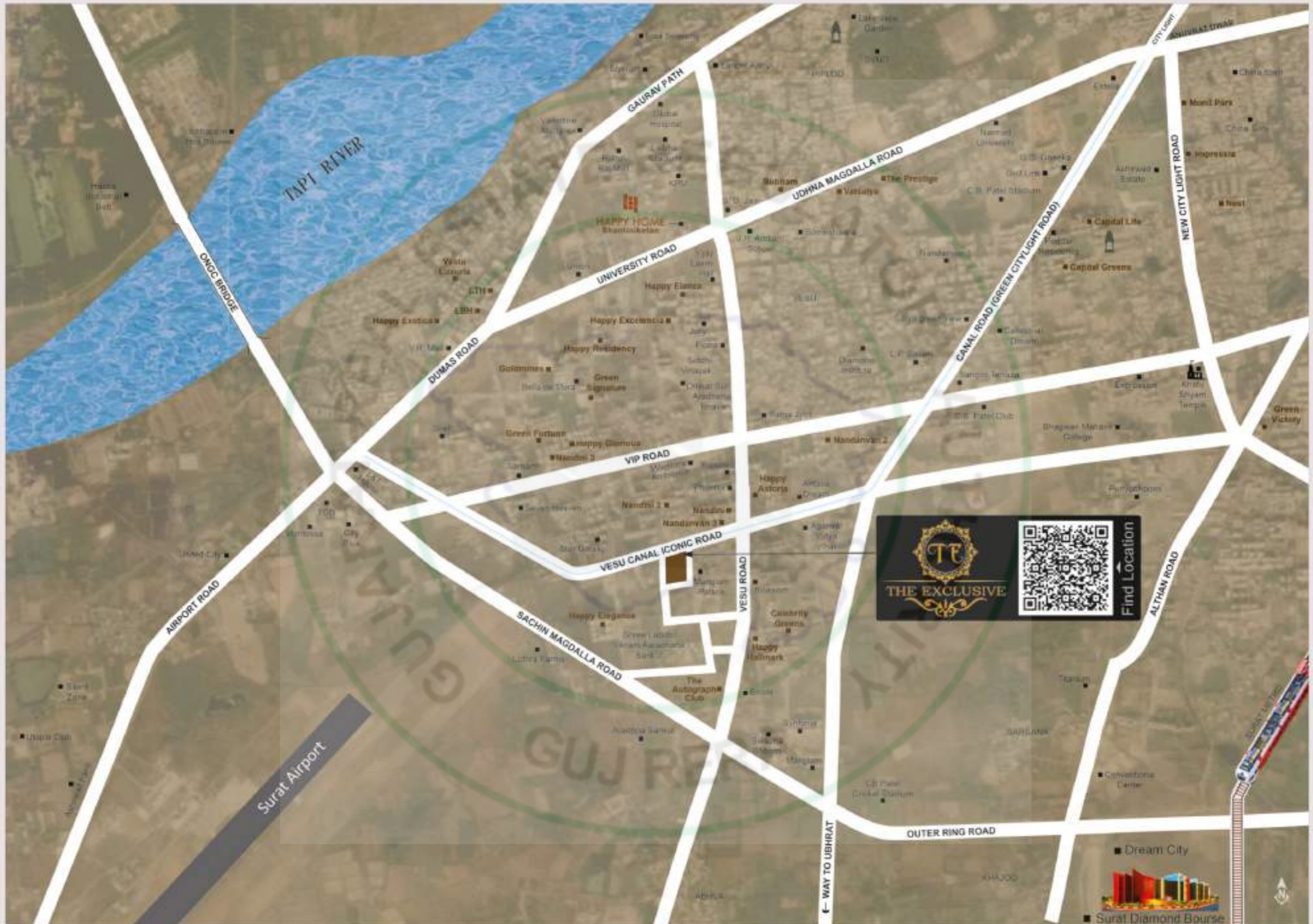
- ◇ Maintenance of unit
- ◇ S.M.C. property taxes
- ◇ Electric bill
- ◇ Gujarat Gas bill
- ◇ S.M.C. water bill
- ◇ Maintenance of campus & club



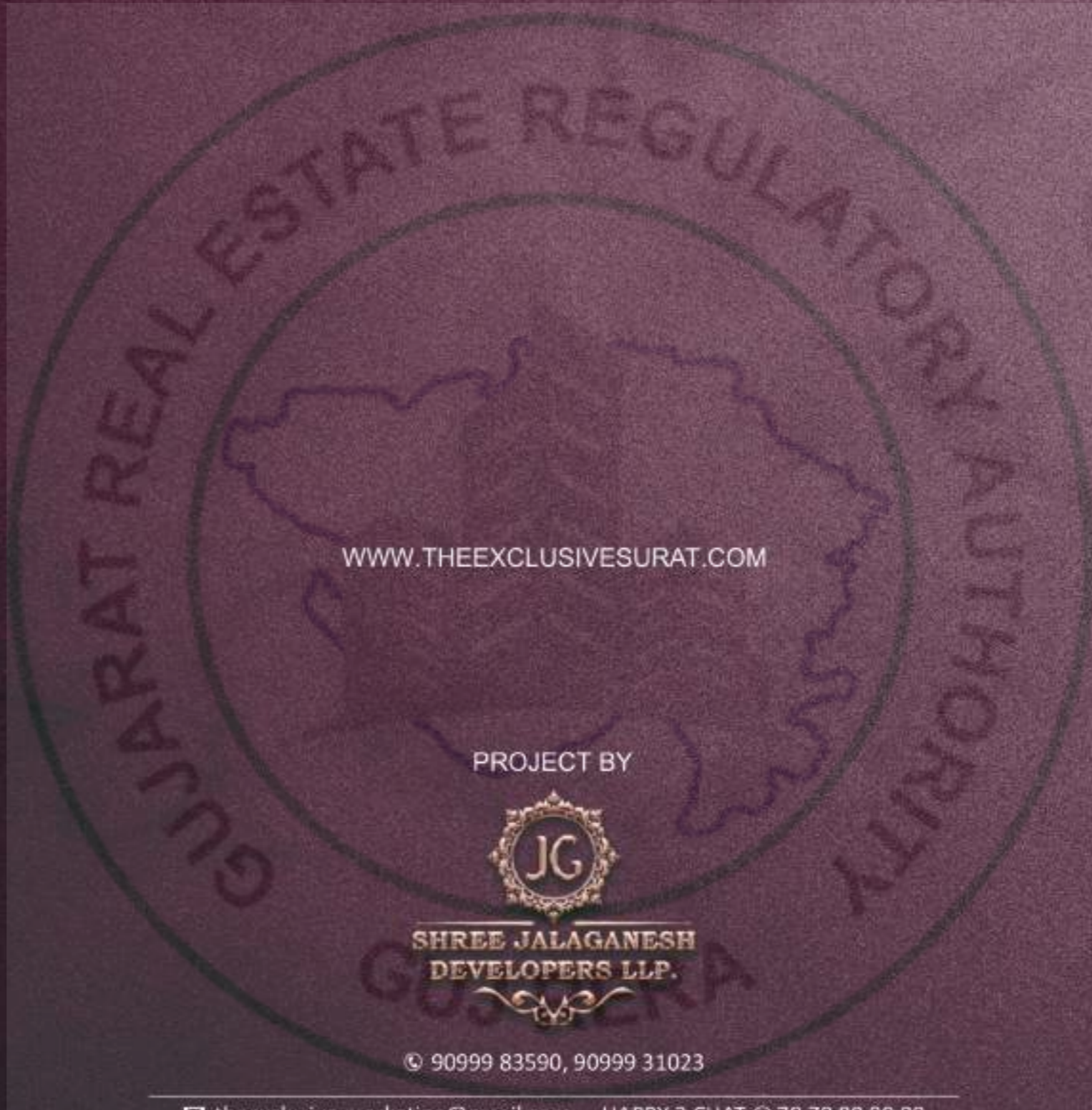
## EXTRA CHARGES

- ◇ All electricity expenses (Cable, Transformer, Quotation, Meter, Consultant & Other)
- ◇ Gas Line & Grill(Window, Platform for outdoor AC & Cloth Dry Stand)

# KEYPLAN



The Exclusive, T.P. No.6: , F.P. No. 56-57, Near Aagam Residency, Vesu Iconic Canal Road, Vesu, Surat - 395007. Search in Google Map: 21.134570, 72.770391



WWW.THEEXCLUSIVESURAT.COM

PROJECT BY



SHREE JALAGANESH  
DEVELOPERS LLP.

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(Rera Registration To Be Applied)