

Project By



RIVER  
SIDE  
TOWER

3 BHK LUXURIOUS LIVING



*The preciousness of  
fine living...*



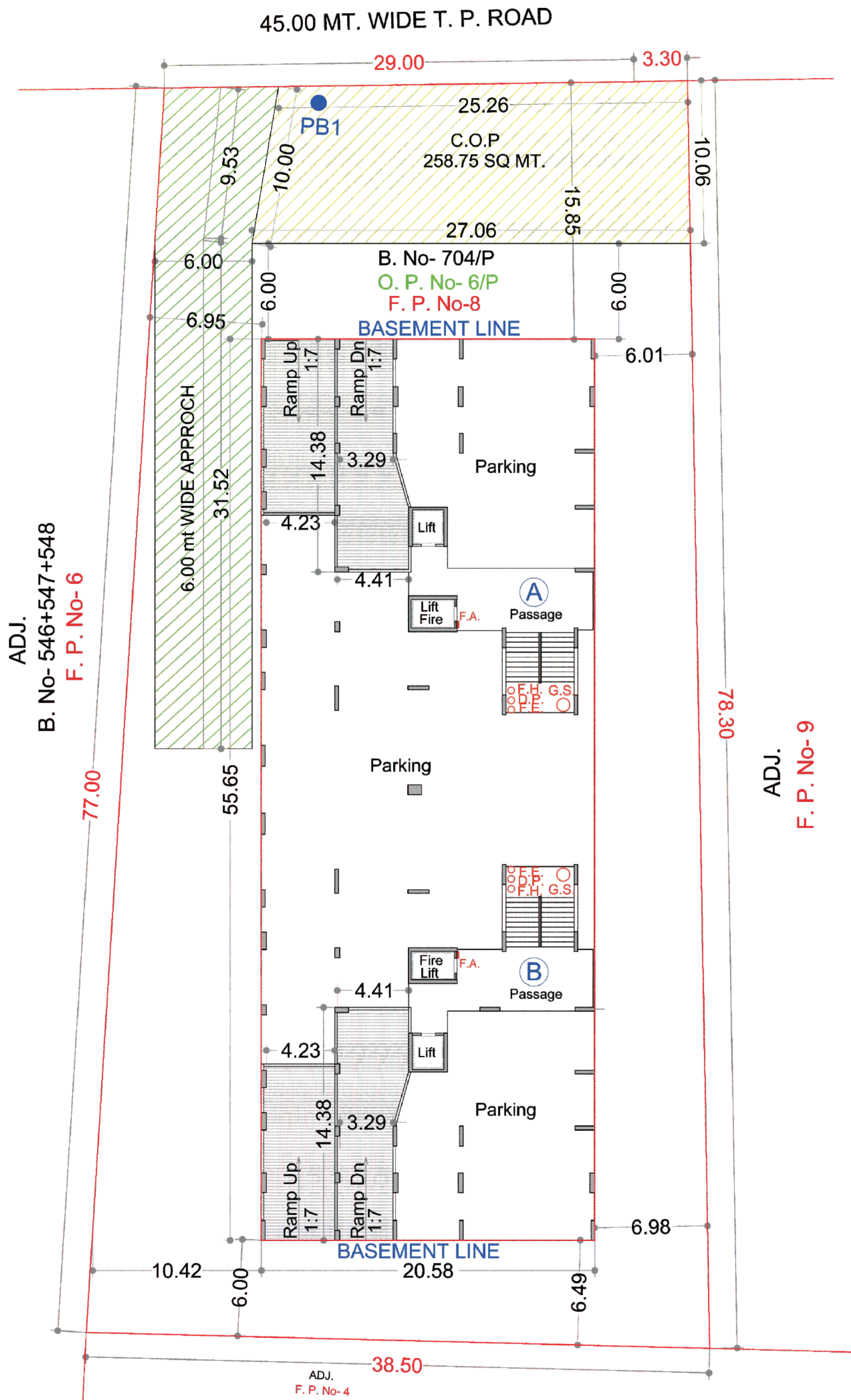
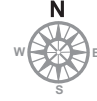
By grace of Allah and the raza and  
dua mubarak of His Holiness  
Aaliqadar Syedna Muffaddal  
Saifuddin Moula (T.U.S).  
It is our immense pleasure to  
announce another venture at  
Najaf Icon, exclusive for  
Dawoodi Bohra.

**20** GLORIOUS  
YEARS  
of Building Landmarks

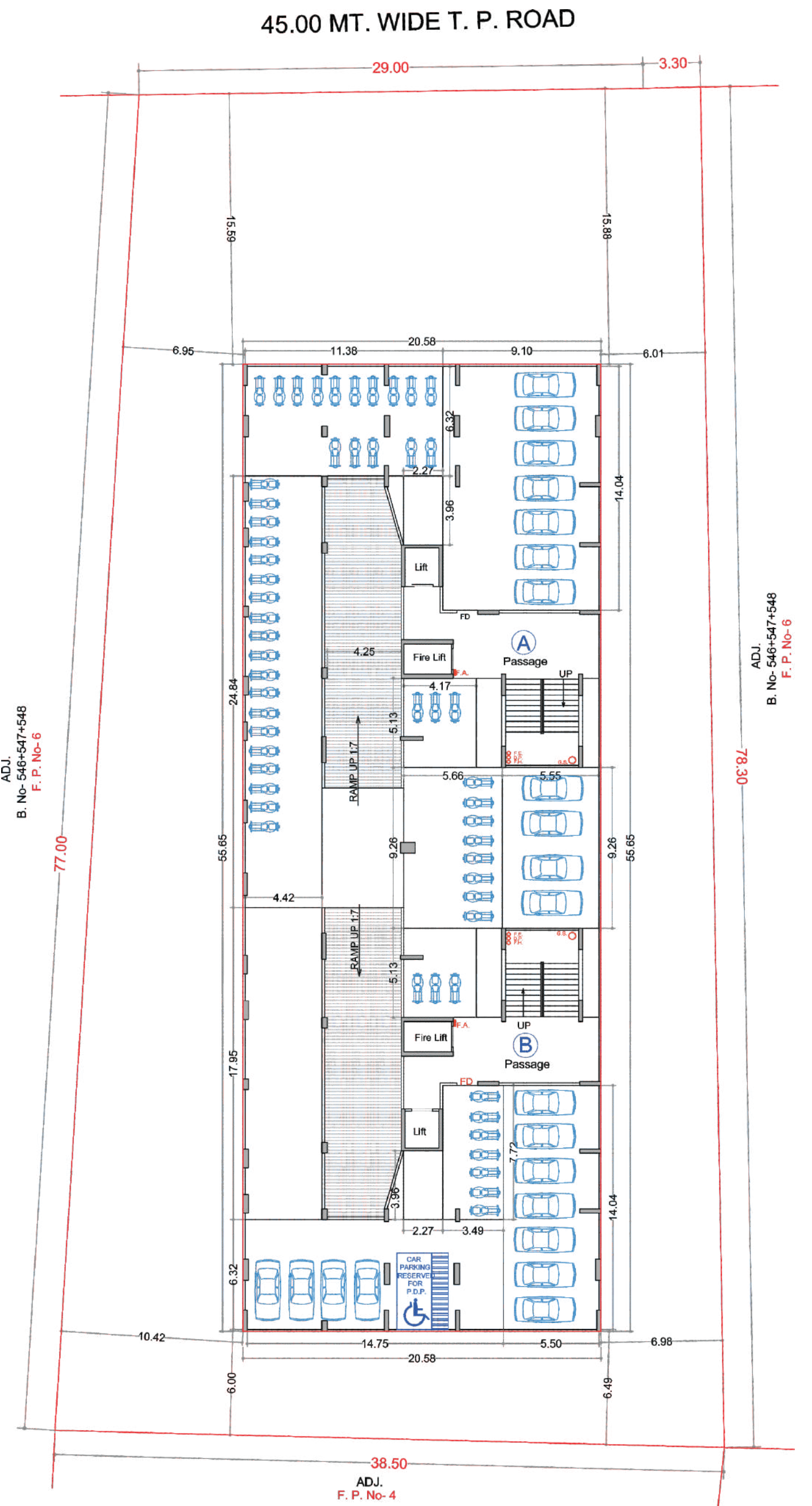




Layout Plan

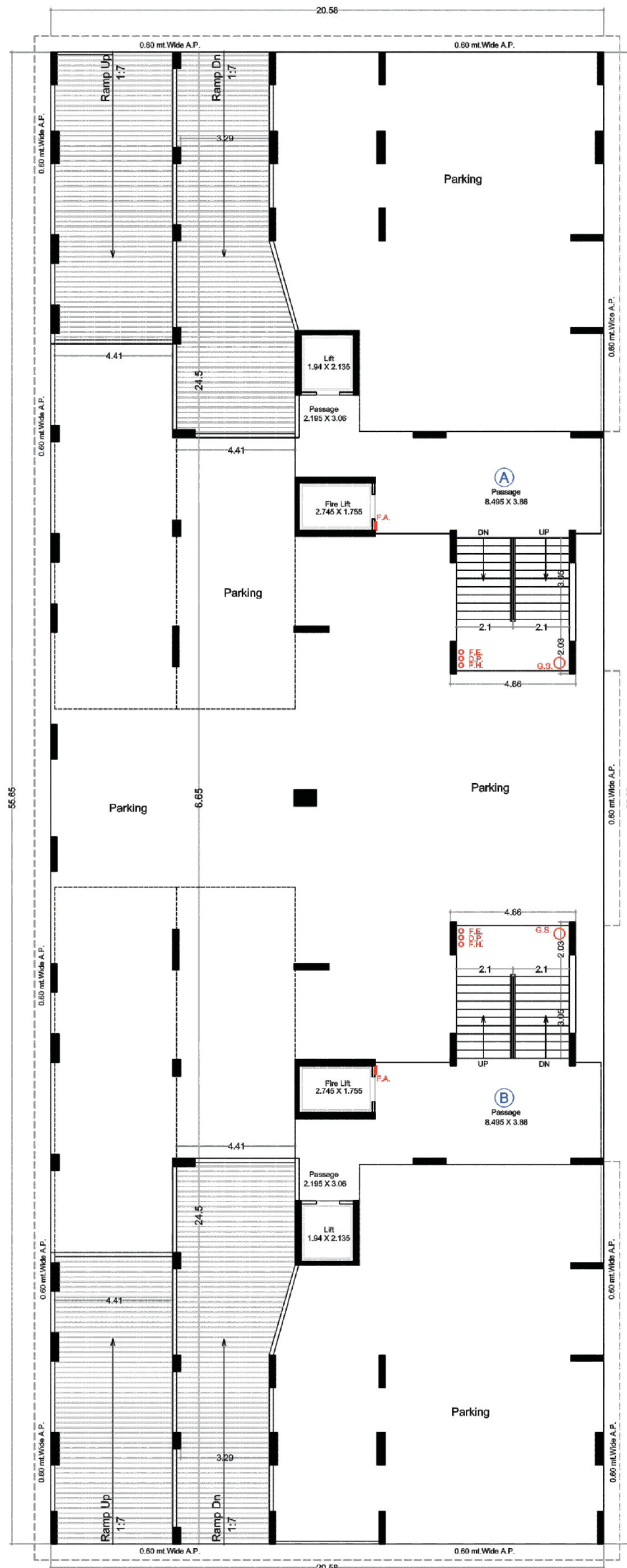


Basement Plan

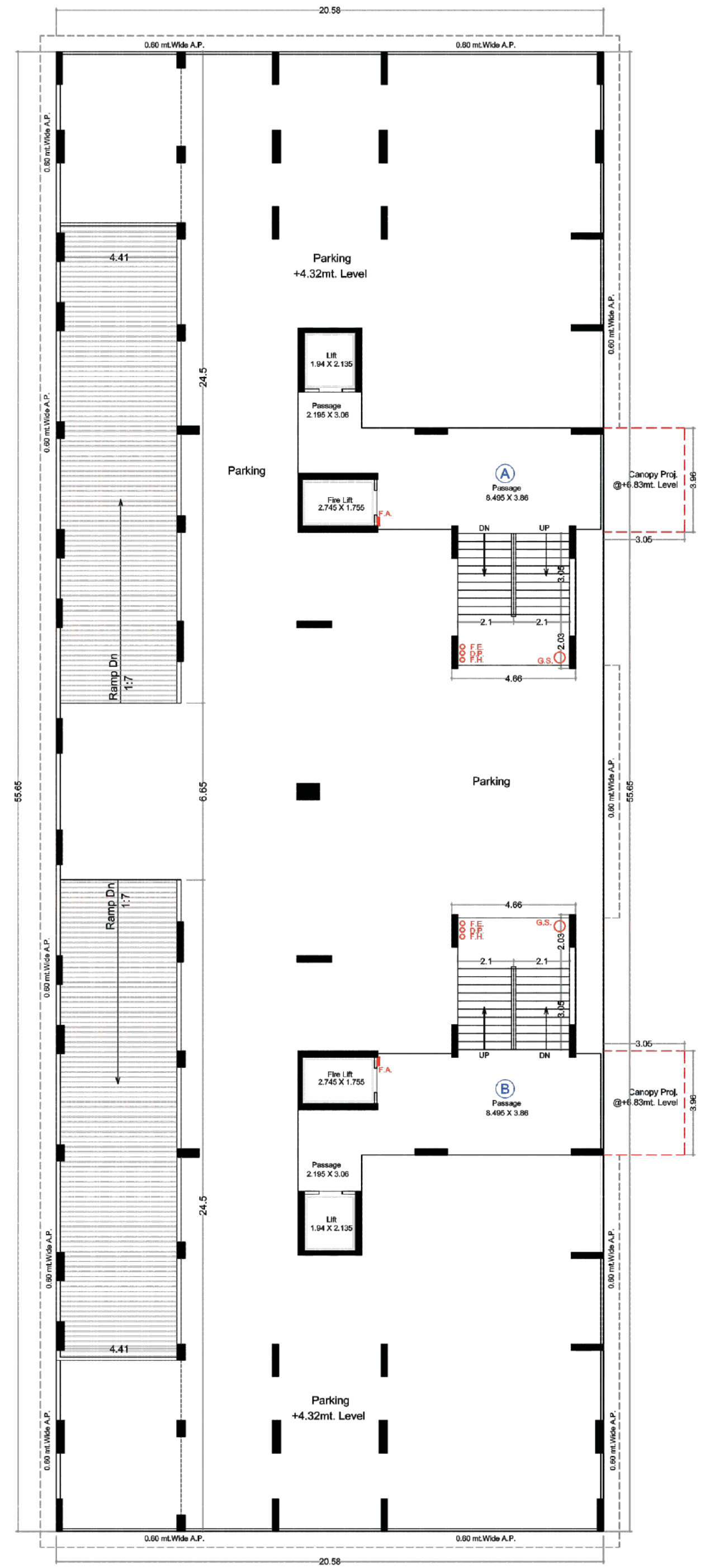




# Ground Floor Plan

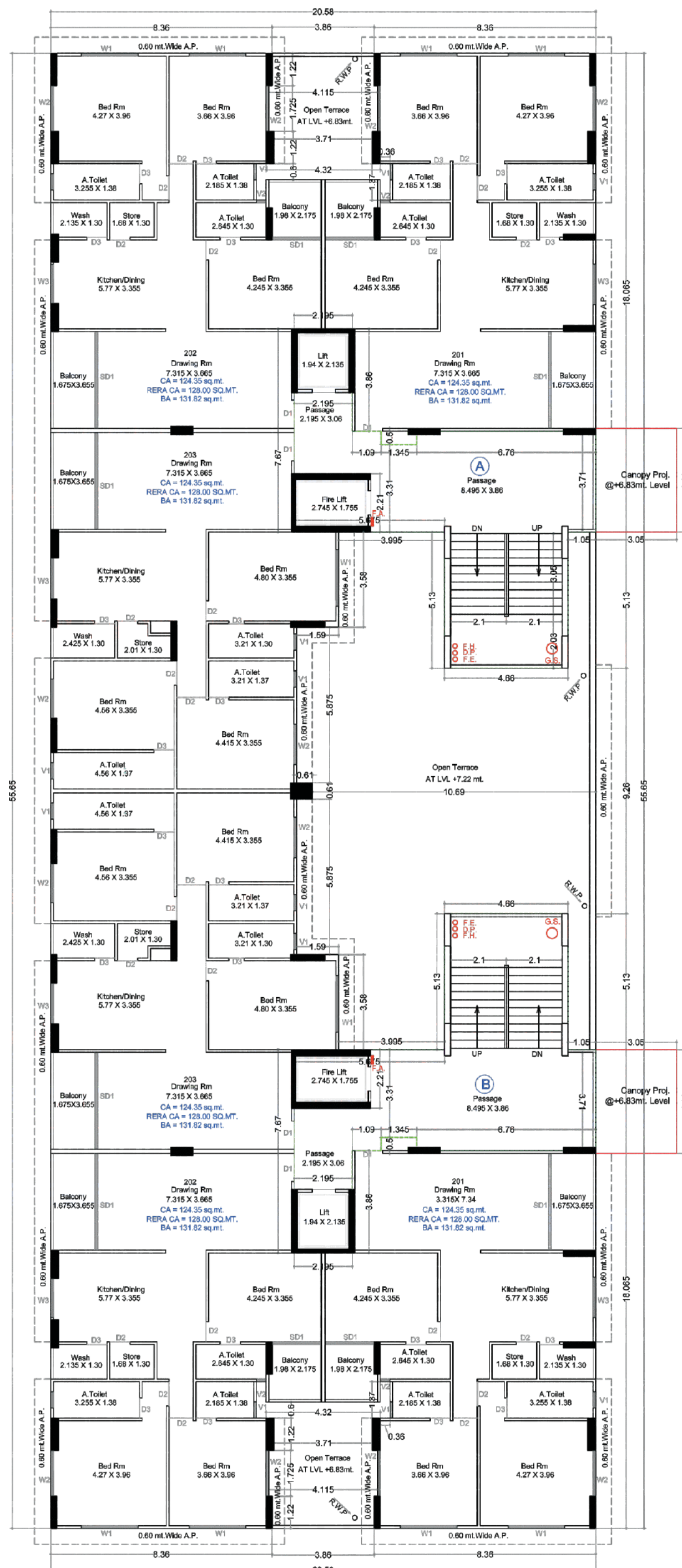
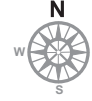


# 1st Floor Plan

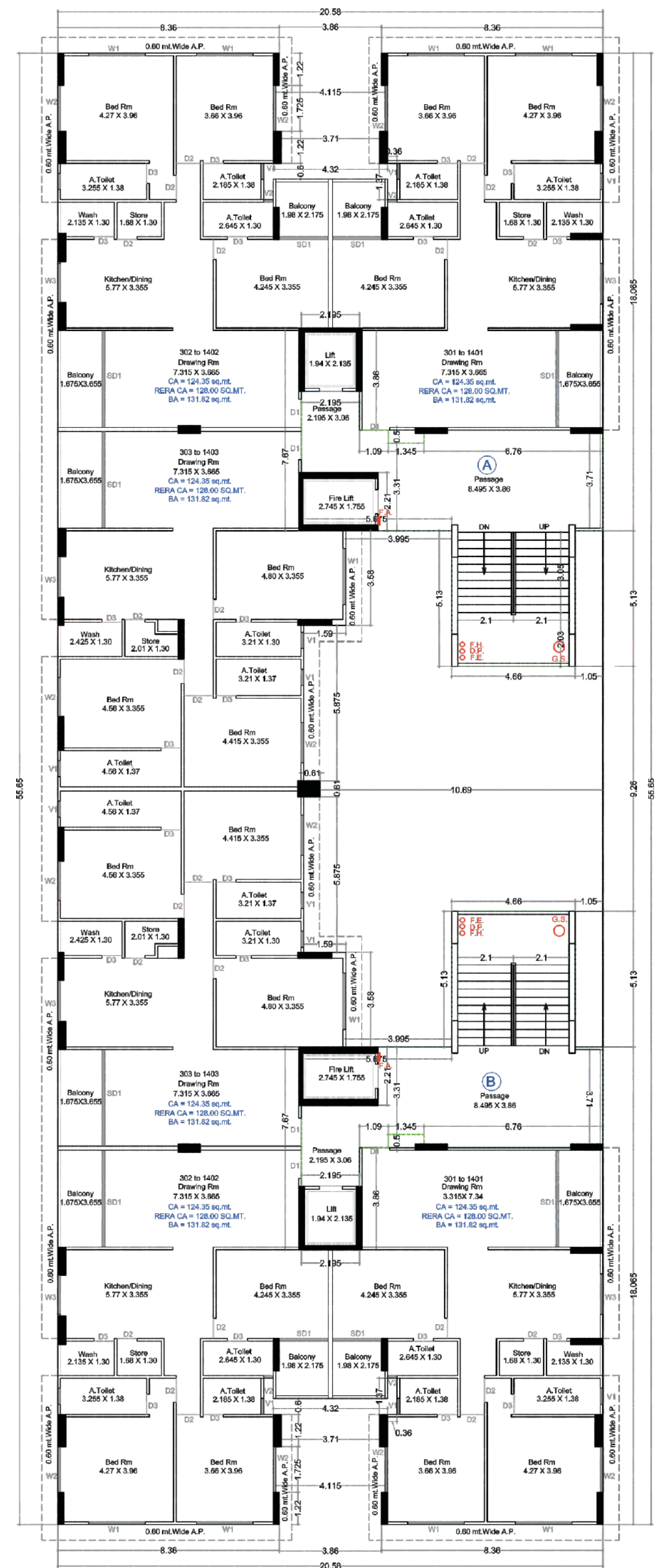




# 2nd Floor Plan



# 3rd to 14th Floor Plan







# AMENITIES

## DOORS & WINDOW

- Main entrance door having a flush door shutter with teak wood frame and other doors are Granite frame with flush door shutters.
- Fully glazed anodized aluminum section window with granite classing frame.

## FLOORING

- Vitrified tiles flooring in Living, Kitchen-dining & Bed Room area and anti skid vitrified tiles in balcony.
- Fully glazed tiles in bath room flooring and walls dado and glazed tiles in kitchen, platform wall dado up to lintel level.
- Granite platform kitchen with stainless steel sink.
- Stair-lift passage finished with combination of matt and glossy vitrified tiles.
- Granite stone flooring at stair riser-trade and landing area.

## GRILL

- M.S. A.C. stand for outdoor unit.
- Railing as per architect design fitted at balcony and stair area.

## PLUMBING & SANITARY

- Good quality PVC/UPVC/CPVC Pipes and fittings use in plumbing and sanitary ware.

## ELECTRICAL

- Concealed copper ISI Ele. Wiring as per requirement with use of modular sockets & switches.
- TV & Intercom point in living room and split A.C. point in master bed room.
- Luminaries in entrance lobby common areas and provided as per requirement.
- A.C. copper piping provided in the flat for all A.C. points.

## COLOR WORKS

- All internal wall of the flat will be finished with standard quality putty.
- All common area colors with plastic paint.
- All out side wall finished with double coat plaster with weather shield color.

## Salient Features

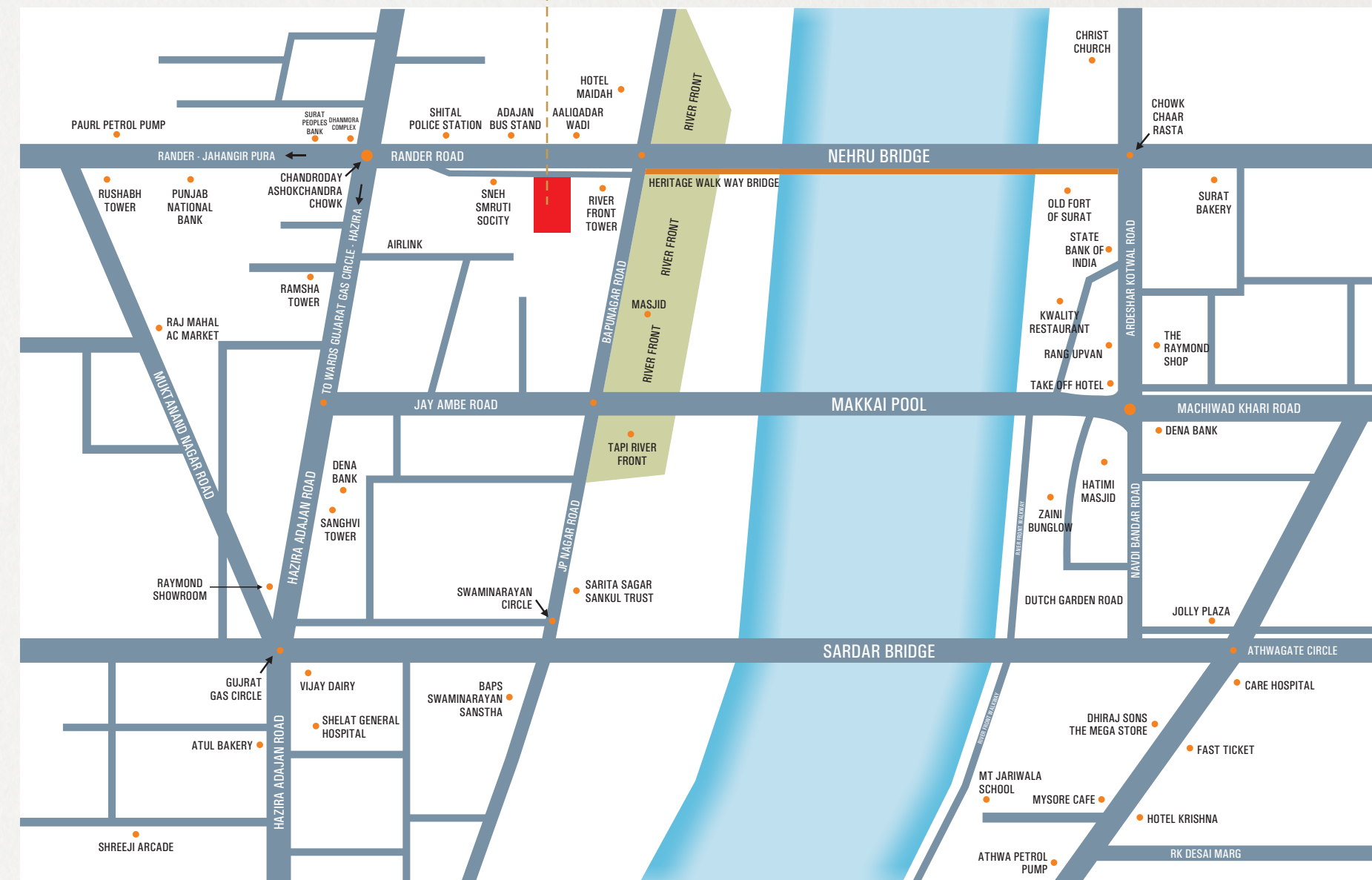
- Elegant entrance gate and security cabin.
- Beautiful garden with senior citizen sitting and play area for children.
- Single unit project with 2 wings.
- Well connected the city road network.
- All flats are designed for spacious planning with maximum utilization of space and minimum passage areas.
- All flats are designed for good light and ventilation.
- Two elevators with auto doors of standard make in each wing.
- Separated power back up for lift and other common amenities at the time of breakdown of electricity supply by DG set.
- Allotted One owner car parking per flat.
- Gas Connection will be provided in each flat.

## NOTES

- Possession will be given after one month of settlement of all accounts. • Extra work or any internal changes civil and furniture work shall be executed after receipt of full payment and as per developer estimates and condition. • Service tax is payable by client along with each payments. • All prevailing and newly added central and state Government taxes, local body semi Government taxes and all rules and regulation is applicable shall be borne by the clients. • Documentation charges such as stamp duty Registration charges, any legal charges, typing and relative expenditure Charges will be Extra and shall be paid once as per schedule of developers. • Common maintenance charges will be extra and shall be paid once as per schedule of developers. • VAT and service taxes payable by client as per prevailing taxes rules and regulation.

## TERMS & CONDITION :

Purchaser Shall bear all charges of Stamp Duty, Legal documents, Service Tax, Society maintenance, Local Authority Taxes. Any changes in rules & regulations of Government and Local Authority shall be binding to all flat owners. The Builder / Developer shall have irrevocable and unconditional right to change, delete, substitute, alter, subtract, add, amend, etc. the said plans, drawings, information, specifications, amenities, layout etc. in such manner as the Builder / Developer may deem fit. No right of any nature whatsoever shall be construed and / or deemed to have accrued in favor of any person and / or purchaser of the Scheme from or by virtue of this brochure. The Builder / Developer shall not be liable and / or responsible for any loss, damages, cost, charges, expenses suffered / incurred and / or likely to be suffered and / or incurred by any person and / or purchaser of the Scheme. No person or purchaser of the Scheme shall have any right or be entitled to claim or enforce any right based on this brochure. Internal changes can be done only with prior permission of the Builder / Developer and could be done only after full advance payment of the extra work. Changes / Alteration of any nature including the Elevation, Exterior Color Scheme, Window Grills and Specifications for Balcony cover or any other change affecting the overall design concept and outlook of the Scheme are strictly NOT PERMITTED during or after completion of the Scheme. This brochure is intended only for convey the essential design and technical features of the Scheme and does not form part of legal document.



## PROJECT BY



**NAJAF ICON**

✉ najaficon110@gmail.com  
+91 98251 63831, 98241 98715

## ARCHITECT

**ARK Studio**

**Mr. Shemin Patel**  
(B.Arch, M.Arch-Sydney)  
+61 403 702 613

**Mr. Raman Patel**  
(B.Arch)  
+91 98251 28071

## MEMBER

**CREDAI**

SURAT

## STRUCTURE

**P-DELTA CONSULTANTS**

**Hasmukh D. Panchani**  
M.Tech. (CASAD)

## MEP CONSULTANT



Aqua Utility Designs and Management Pvt. Ltd.

## LEGAL CONSULTANT



**ADVOCATE**  
**HOZEFA OAN MAHESRI**

## SITE ADDRESS

R. Survey No. 704/2,3,4,5, TP 11,  
FP 08, Opp. Adajan Bus Depot, Beside River Front Tower, Adajan Patia, Adajan, Surat-395009.

RERA NO.