

## LOCATION MAP



FIRM NAME

SHIVAY  
DEVELOPER

ARCHITECT



STRUCTURE



LANDSCAPE DESIGNER



MEP CONSULTANT



### Site Address:

Shivalik Classic, Opp. Bella Casaa, Althan - Bhimrad Road, Surat.

Contact: +91 97260 26055 | +91 97264 44111 | Email: info@sgroup.homes

### 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 unlimited.
- 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.

# SHIVALIK Classic

THE EPITOME OF STYLISH LIVING

3 BHK VINTAGE LIVING





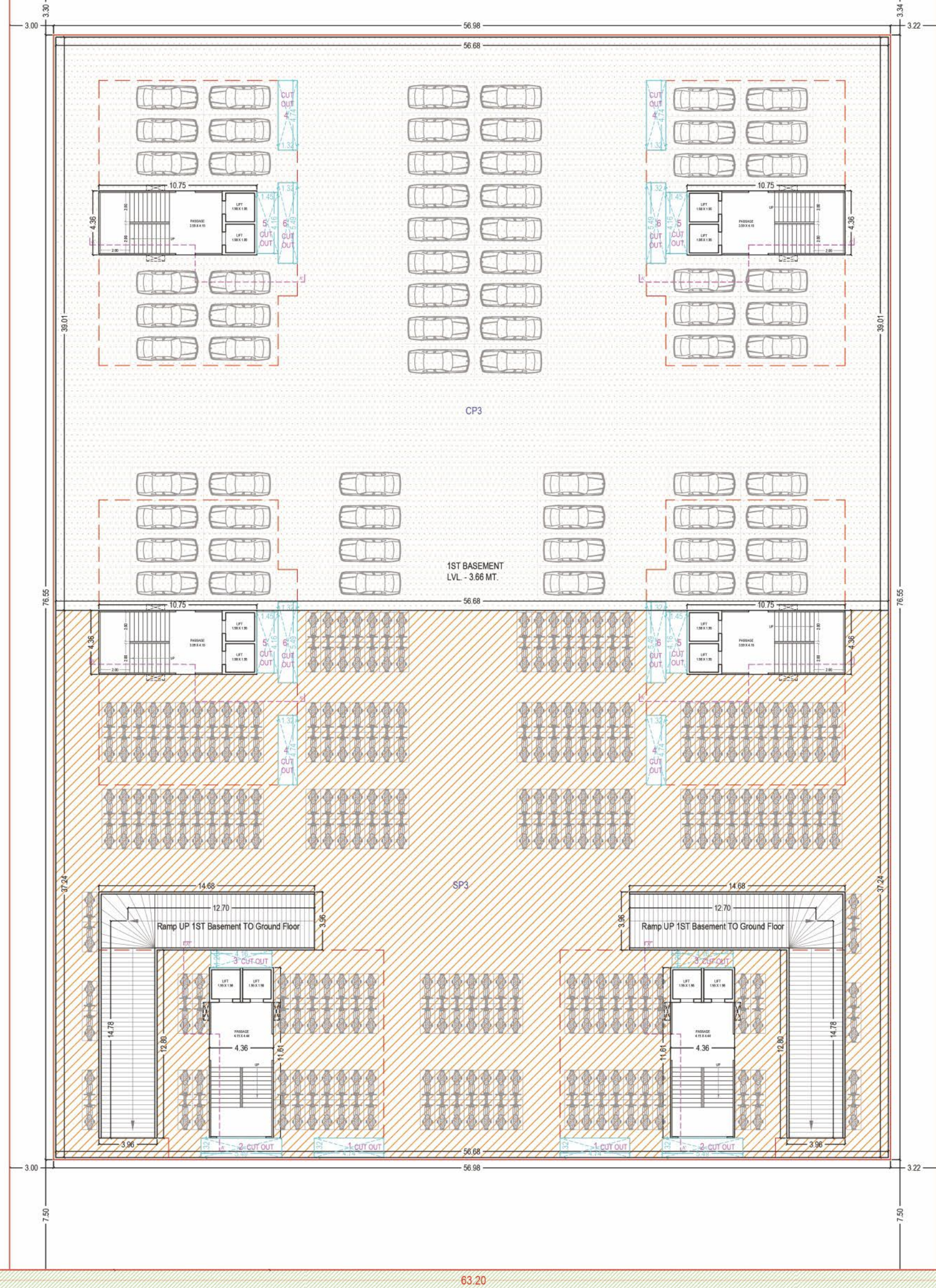


## A M E N I T I E S

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- ENTRY / EXIT GATE
- SECURITY CABIN
- C.O.P. GARDEN
- PARKING
- ENTRANCE FOYER
- CHILDREN PLAY AREA
- COMPOUND WALL
- SITTING AREA
- LIFT
- FIRE SAFETY
- GENERATOR POWER BACK UP





18.00 MT. TP ROAD

**BASEMENT PLAN**

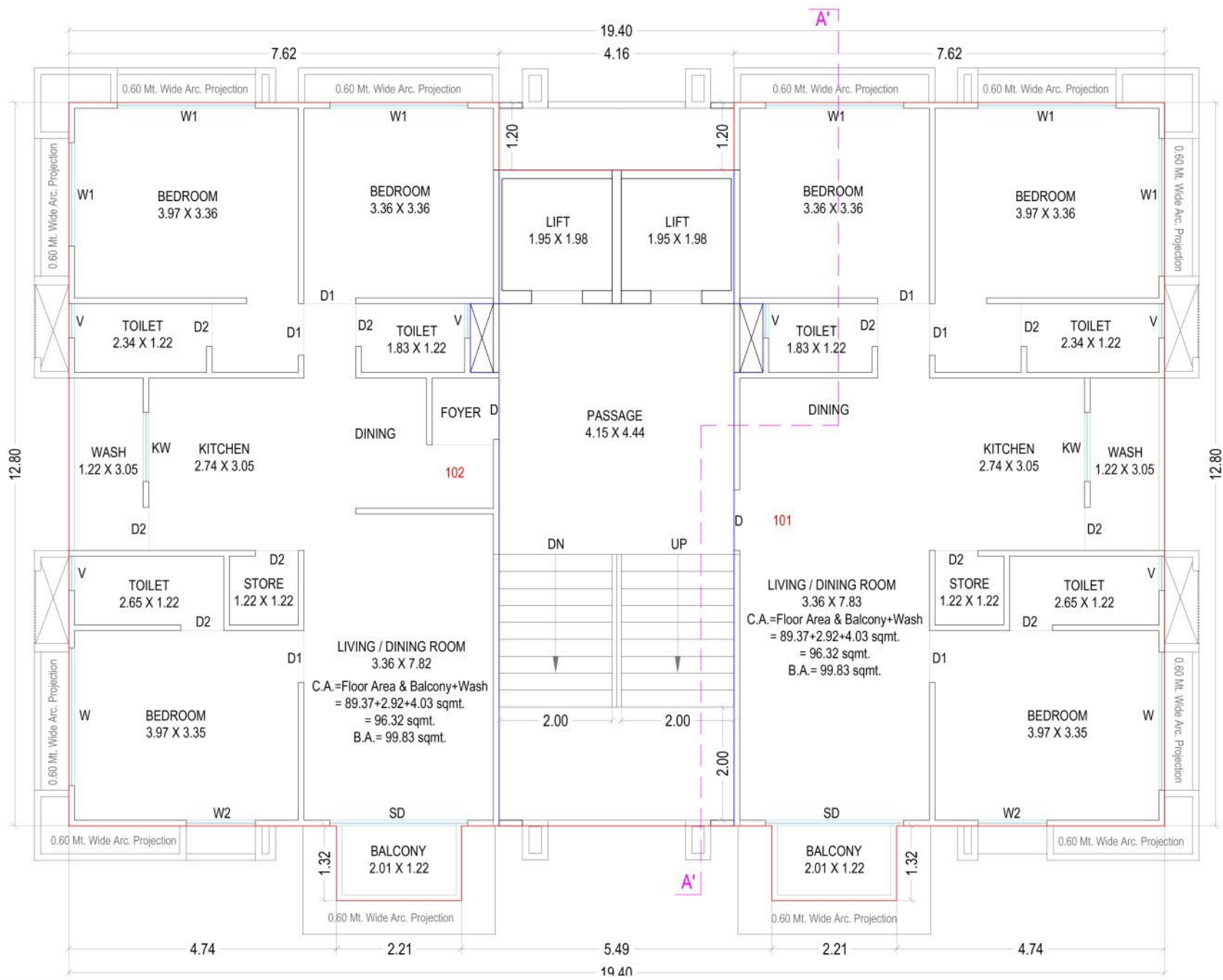


18.00 MT. TP ROAD

**LAYOUT PLAN**

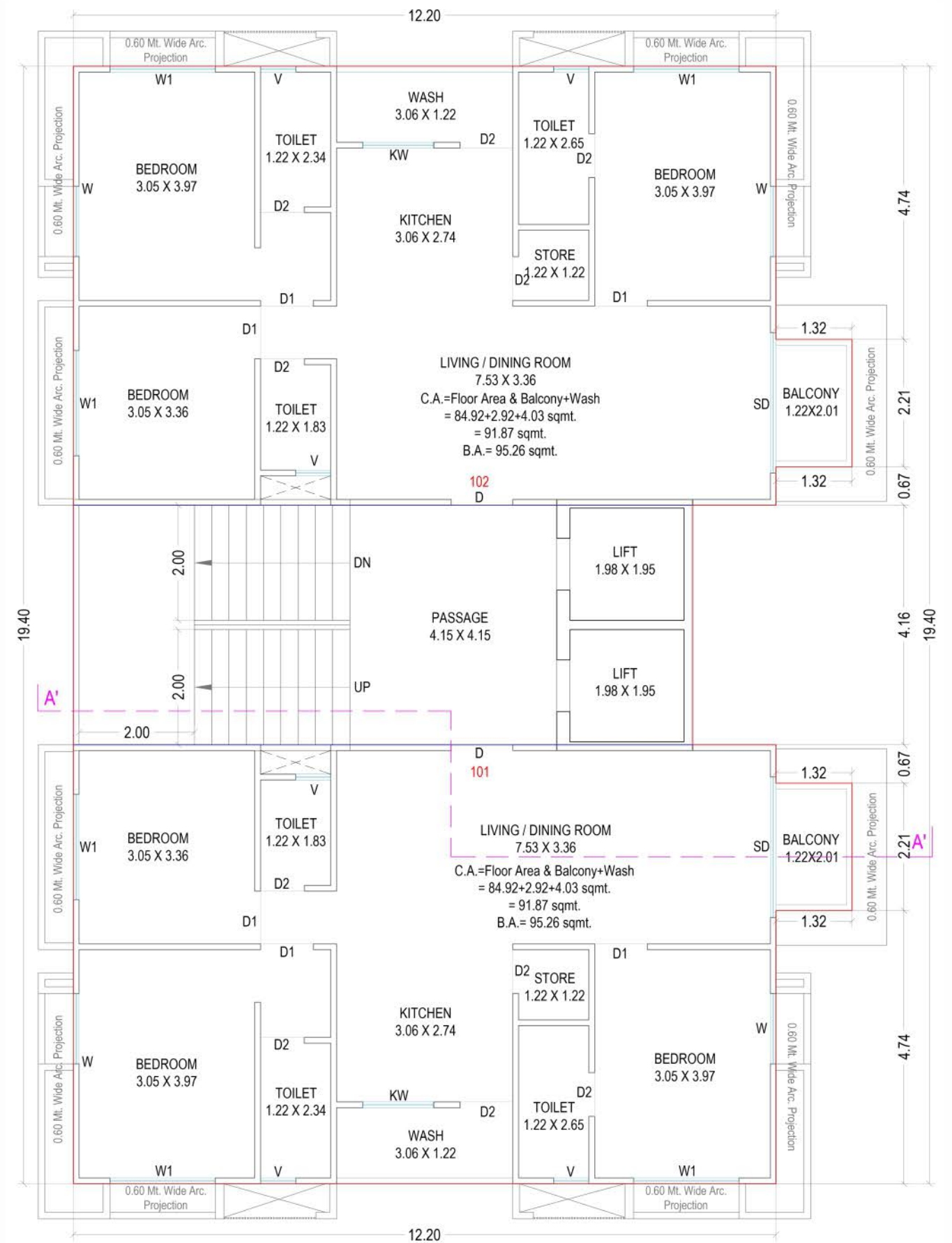






3 BHK

BUILDING **A & B**  
 (1ST TO 13TH FLOOR PLAN)



3 BHK

BUILDING **C & F** (1ST TO 13TH FLOOR PLAN)  
 BUILDING **D & E** (1ST TO 12TH FLOOR PLAN)

