



SIMANDHAR
HILLS

2 & 3 BHK LUXURIOUS FLATS

WHEN HAPPINESS SOAR THE SKY!

OPULENCE... NOTCH ABOVE !



JAIN TEMPLE



GARDEN



CHILDREN PLAY AREA

**FEEL THE LUXURY
AT THE PRIME !**

Explore and experience an esteemed lifestyle that awakens the feeling of pride!



**FEEL THE HAPPINESS
FLOATING IN THE AIR...**

The same happiness and joy will be reflected in the eyes of your loved ones,
when you will gift them a life above ordinary.



**LITTLE JOY COME WITH
BIG SMILE HERE...**

*When your little ones embrace you with open and happy smile,
it means you have gifted them the best childhood ever.*





**FEEL THE JOY
OF TOGETHERNESS...**

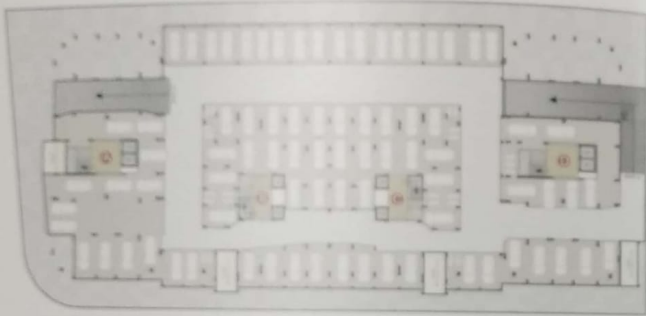
A home that keeps you close to your work so the one who's close to your heart can enjoy quality time with you. Because real joy is in "togetherness".



TYPICAL FLOOR



BASEMENT PLAN



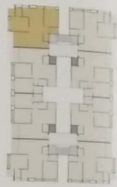
BLOCK - A & D
(3 BHK)



YOUR DREAM WORLD...
DESIGNED THE WAY
YOU WISHED.

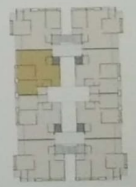


BLOCK - B & C
(2 BHK)



TYPICAL FLOOR PLAN

BLOCK - B & C
(2 BHK)



TYPICAL FLOOR PLAN



**FEEL THE AURA
OF BLESSINGS AROUND YOU...**

A home that inspires the feeling of
contentment is indeed a blessings from almighty.
Here you will have a chance to thank them every day!



**ENJOY THE LIFE
WITH THE PERKS OF
HEALTH AND FITNESS..**

Isn't that wonderful that somebody is there to think about your good health and fitness? With an all equipped gym, your rejuvenation and energy quotient is surely going to be higher than ever.

SPECIFICATION

Unit Finishes:

Floor Height:
- 10'3" feet.

Foyer, Stair & Lobby:

- Aesthetic Entrance Foyer
- Elegant designed Lobby at all floor levels with Natural Stone/ Vitrified Tiles flooring and aesthetically designed Railings
- Granite/vitrified tile flooring on stairs.

Flooring:

- Premium quality 32" x 32" vitrified flooring in Living, Dining & Kitchen area.
- 24" x 24" vitrified flooring in all Bed Rooms, Balcony & common passage.

Kitchen, Store and Wash area:

- Kitchen:**
- Granite kitchen Platform with a Sink of Caryl / Franke / equivalent
 - High quality vitrified tile dado.

Store:

- Wash & Utility:**
- Polished Kota stone flooring with adequate Electrical, Plumbing and Drainage points. Cloth Hanger in wash area.

Toilets, Balcony & Service area:

Toilets:

- All toilets designed with high quality tiles.
- Sanitary fittings of Simplo/Cera/Duravit/equivalent make.
- Aesthetic C.P. fittings of Jaquar/Kohler/equivalent make.

Door-Window:

- All window openings provided with granite stone frame on four sides, with heavy Aluminum/UPVC window sections. Glass of standard quality.
- Toilet door frame of Granite.
- Other than toilet, and wash all doors with Wooden Frame & good quality Waterproof Flush Door.

Railings:

- Well designed S.S and Glass Railings in Balcony.

Wall surfaces:

- Internal Wall with putty finish.

Out Door Amenities:

- Children Play area with adequate Play Equipment's.
- Student pick-up stand.
- Well-designed Landscape Garden.
- Club House with Gym Equipment, Table Tennis & Board Games.

Services:

Electrical:

- A.C. Electrical point in living & all bedrooms.
- Sufficient points in concealed copper wiring of Polycab/R.R./ equivalent make.
- Modular switches of G.M /Roma Anchor/equivalent make.
- Common Earth Leakage Protector to be provided with Single phase meter.
- Service points for washing machine/dryer/dishwasher in wash area.
- Adequate power back-up - 5 points in 2 BHK, 7 points in 3 BHK.

Gas:

- Gas connection in each flat.

Hot Water System:

- Centralized hot water line for all bathrooms.

Water supply:

- Underground and overhead water tanks with adequate capacity. Separate tanks for municipal water and bore water for each building, finished with fully glazed tiles.

Plumbing:

- Standard quality C.P.V.C/P.V.C. pipe

Drainage:

- Standard quality P.V.C pipes for underground as well as dwn take pipes.

Television & Telephone:

- DTH/TATA SKY/ARTEL/NDU/BD equivalent make T.V. and Internet Points in all flats. * as per company terms & conditions.
- Intercom facility in living room each flat.

Waterproofing:

- All toilet and terraces will be well water proofed. (china mosaic flooring wherever required)

Elevators:

- Two fully automatic passenger Elevators of Schindler/Kone/new ags Equivalent make per building.

Electrical & Power Back-up :

- Generator of sufficient capacity, for each building with adequate power back up for elevators, water pumps and common lighting.

Parking:

- Flooring of Natural Stone / Trimix.
- Site Development: Interlocking paver blocks of rubber mould and stone paving.
- Allotted one car parking slot for each flat.
- Sufficient two-wheeler parking.

Building Finishes :

Paint :

- Weather resistant paint of standard make.

Technical Specifications:

- Earthquake resistant Structural Design for RCC frame structure with isolated footings and in fill masonry walls.
- CCTV Camera.

Facade treatment:

Plaster:

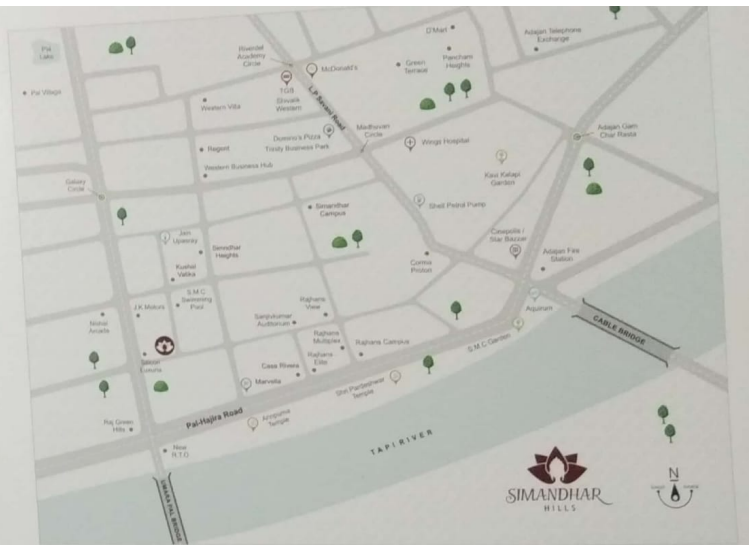
- Roller finished plaster.





Note
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We Request
 Home-loan, Registration charges, legal charges, SMC S.M.C charges, Service Maintenance charges (sewerage etc), shall be borne by the purchaser. All services tax, as & if applicable, will be borne by the purchaser. Any additional charges or fees levied by the Government / Local authorities during or after the completion of the scheme has S.M.C fee, interest / A Charge (interest) will be borne by the purchaser. In the interest of continued developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including structural specifications, design, planning, layout & all particulars shall be made by both the parties. Change of location of any nature including developer, various law officers, bearing up or any other changes affecting the overall design concept of the scheme are strictly NOT PERMITTED during or after the completion of the scheme. Internal conducting any kind of all low voltage facilities such as lift shaft, cable TV, data & internet network shall be provided for each flat, all external lighting and lighting of the village centres such as mentioned or other shall be directly sent to per Consultants service drawings with prior consent of Developer / Builders office. No wires / cables shall be laid or installed such that they have hanging formations on the building exterior faces. This brochure is intended only for easy display & information of the scheme & does not form part of the legal documents.



SITE ADDRESS : Simandhar infra Simandhar hills ,Fp 106, Tp 14 Opp- Smc Swimming pool pal, Surat.

ARCHITECT



STRUCTURE



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