

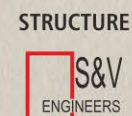


VIHAAN RESIDENCY

THE NEW BEGINNING



A PROJECT BY
Champakbhai Jivatlal Kothari



LEGAL CONSULTANT
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Chartered Accountants
SURAT

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NOTE

- Stamp duty, registration charges, legal charges, society maintenance charges (from the date of BUC) etc. shall be borne by the purchaser.
- GST, TDS & all other taxes levied in future will be borne by the 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.
- In the interest of continual developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including technical specification, designs, planning, layout & all purchaser shall abide by such changes.
- 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 are strictly not permitted during or after the completion of the scheme.
- Any RCC members (beam, column & slab) must not be damaged during your interior work.
- 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 such that they form hanging formation on the building exterior face.
- Common passage / landscaped area not allowed to be used for personal purpose.
- This brochure is intended only for easy display & information of the scheme and does not form part of legal documents.
- Subject to Surat jurisdiction.

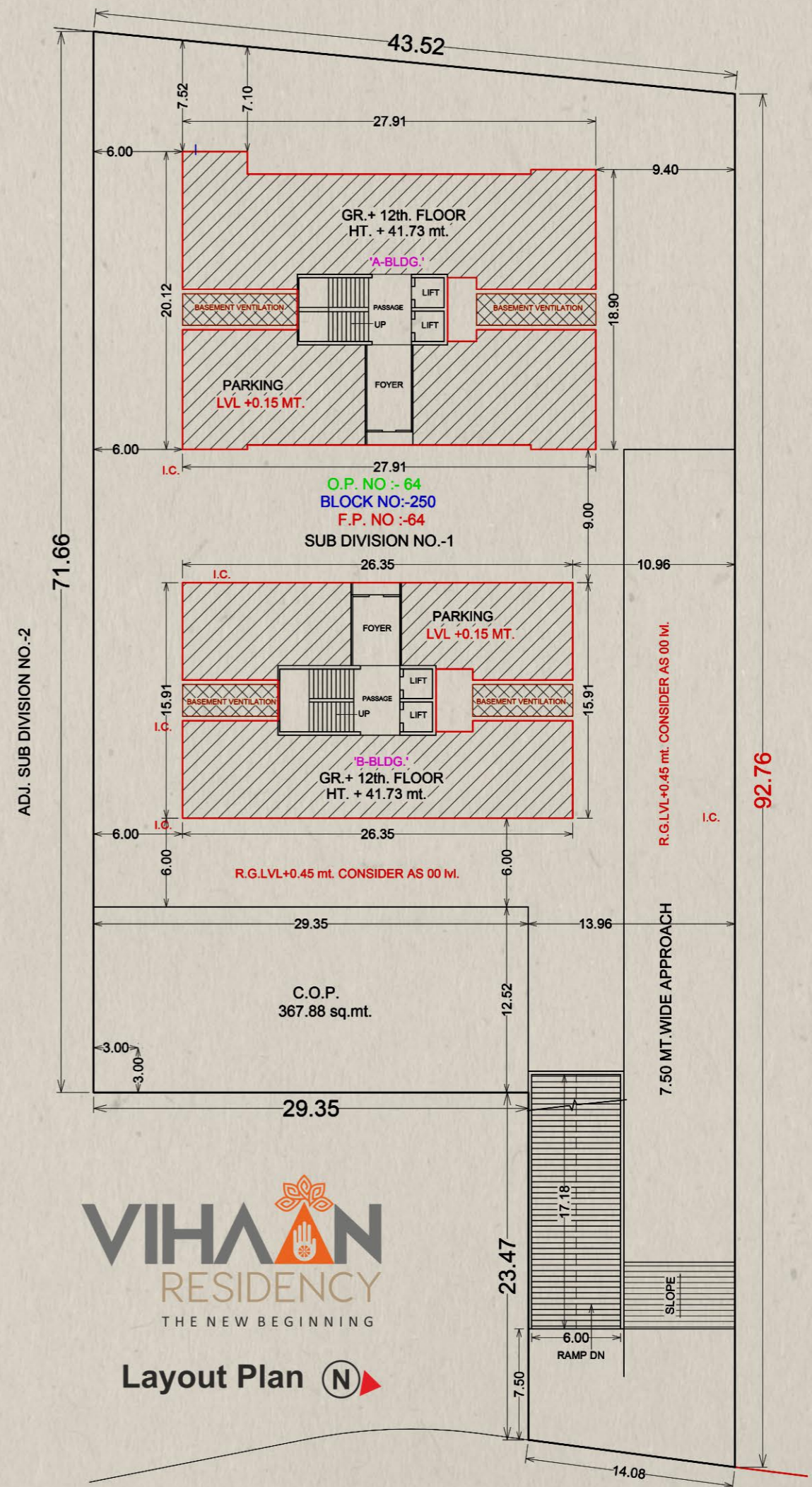
LEGAL DISCLAIMER

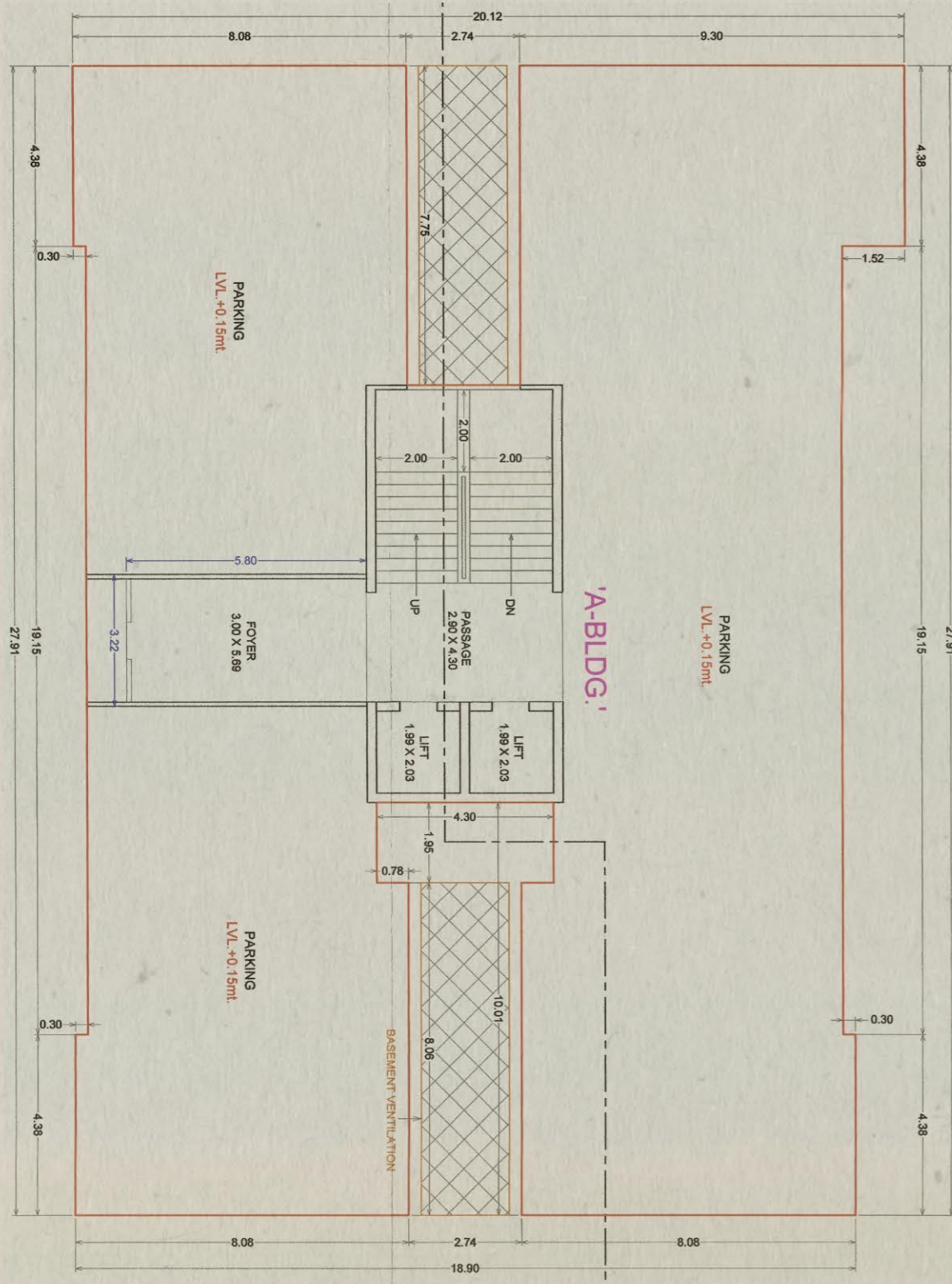
- * All furniture / objects shown in the plan are for presentation & understanding purpose only. By no means, it will form a part of final deliverable product.
- # All the elements, objects, treatments, materials, equipment & color scheme shown are artisan's impression and purely for presentation purpose. By no means, it will form a part of the amenities, features or specification of our final products.



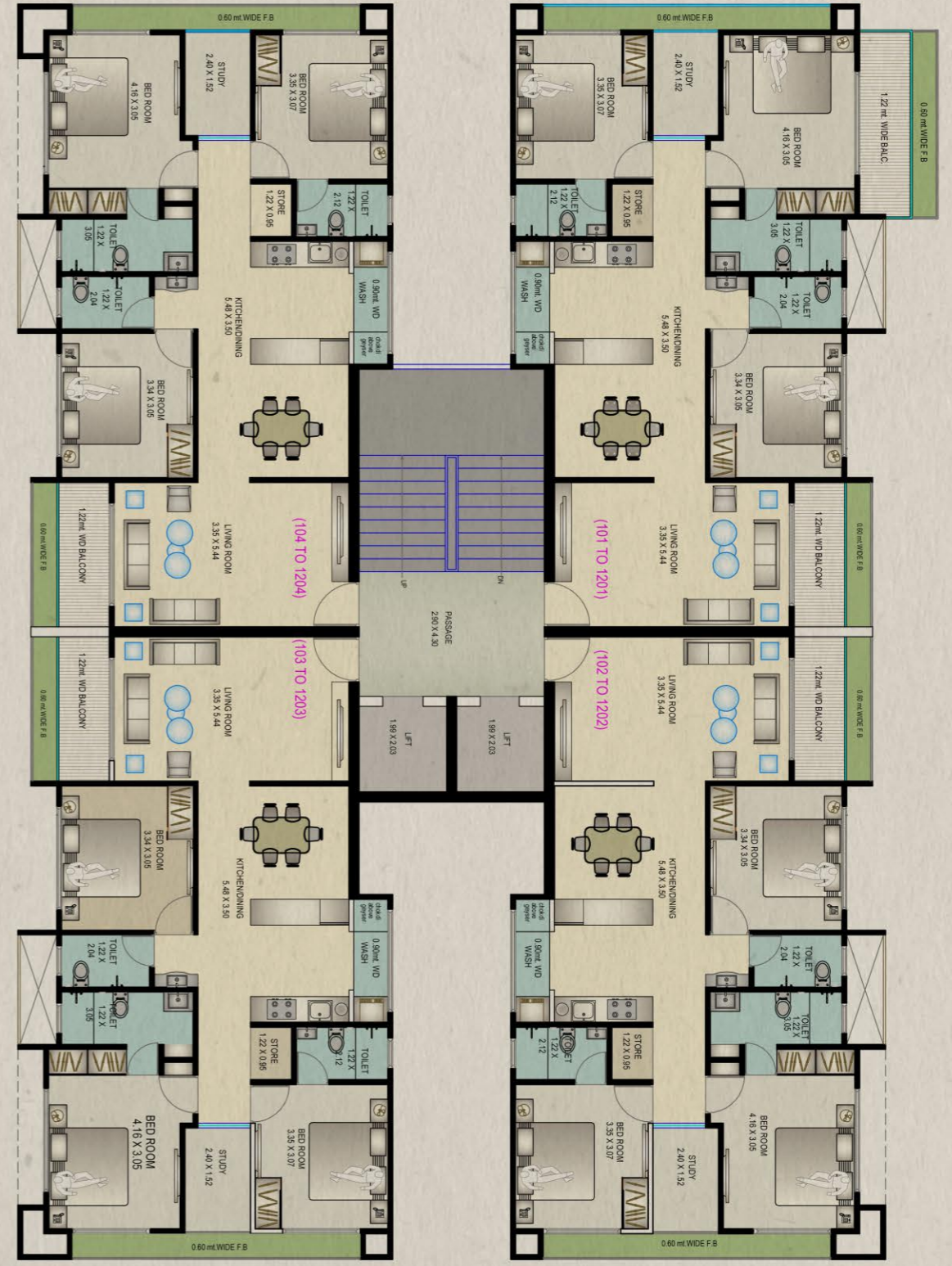


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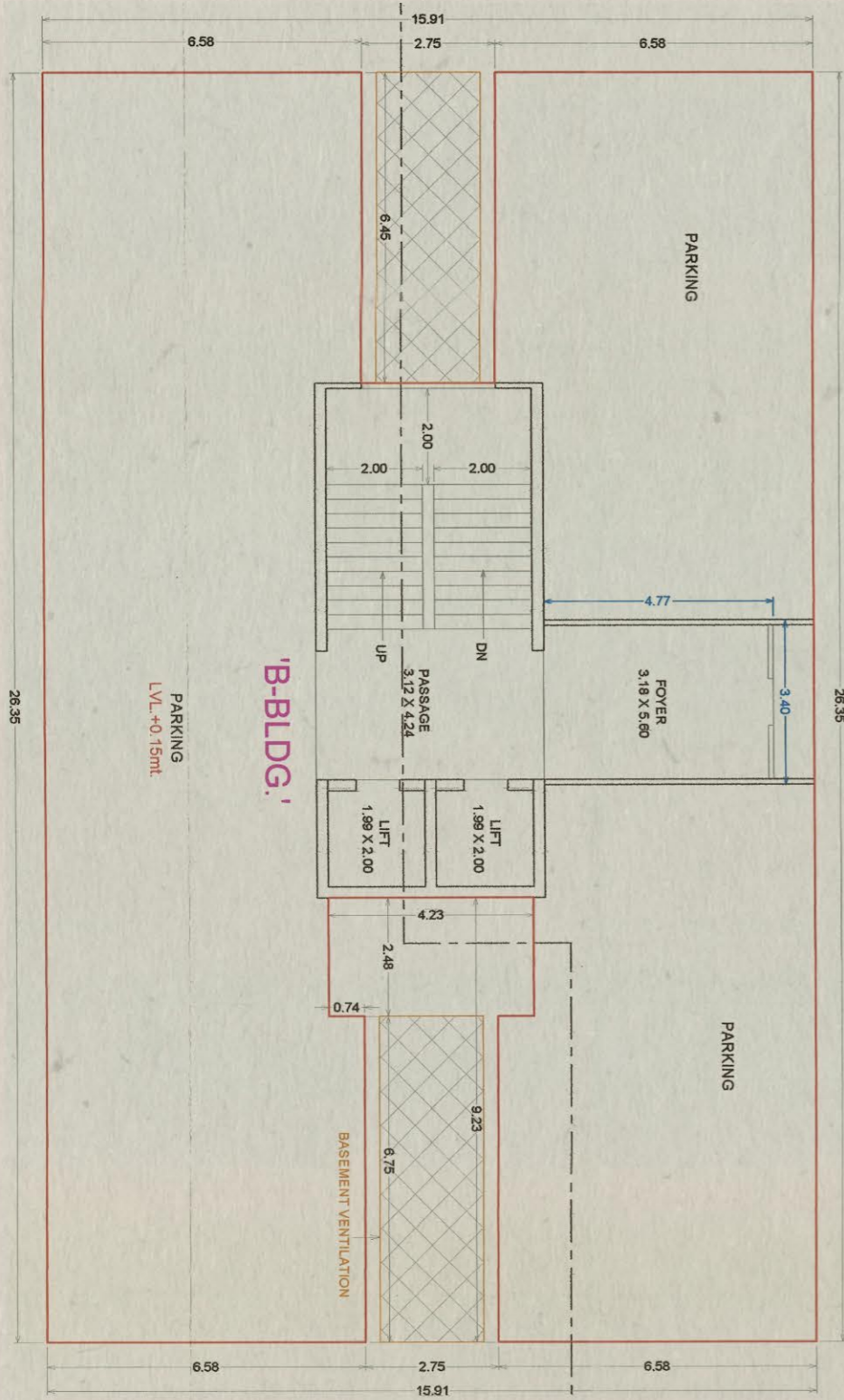




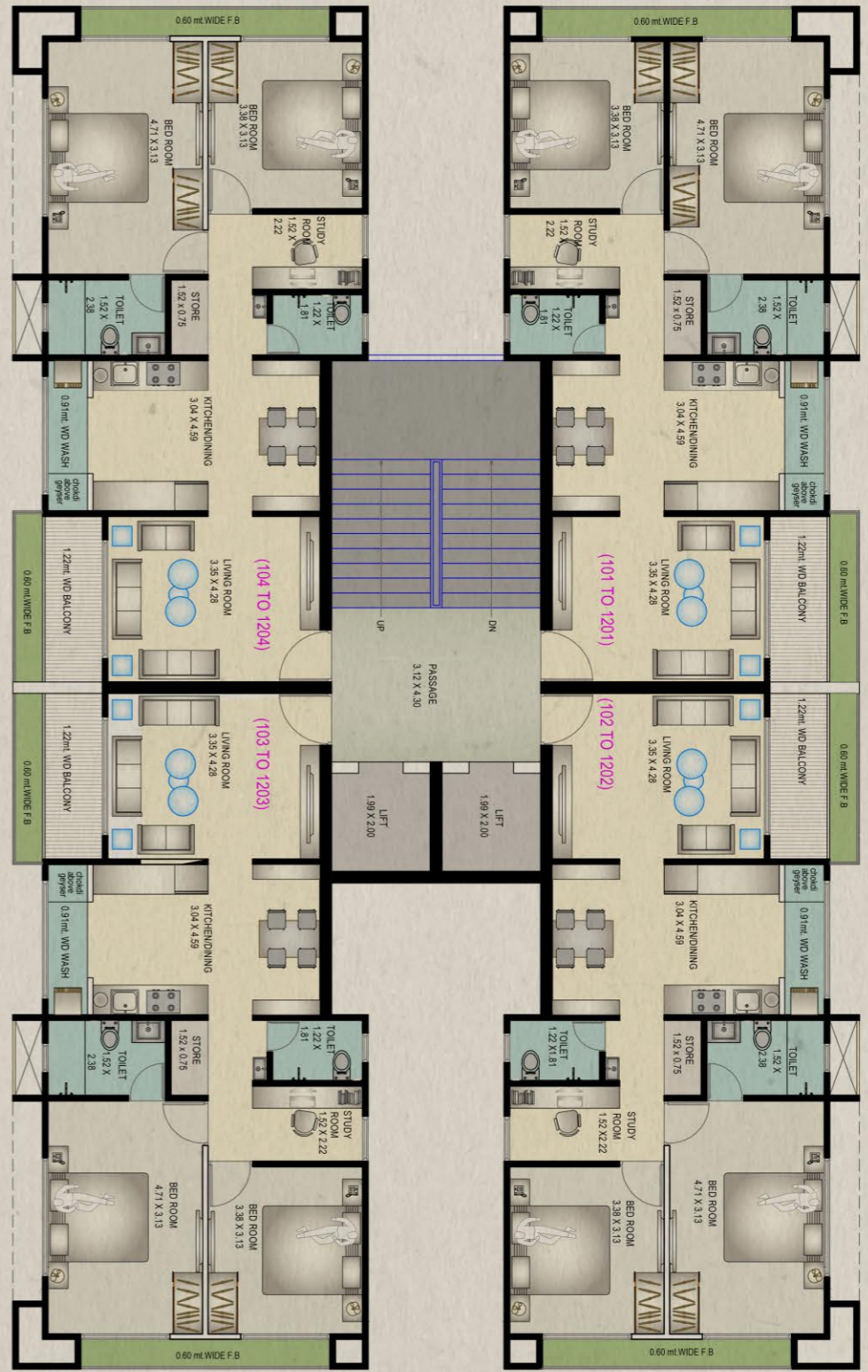
Building-A
(GROUND FLOOR)



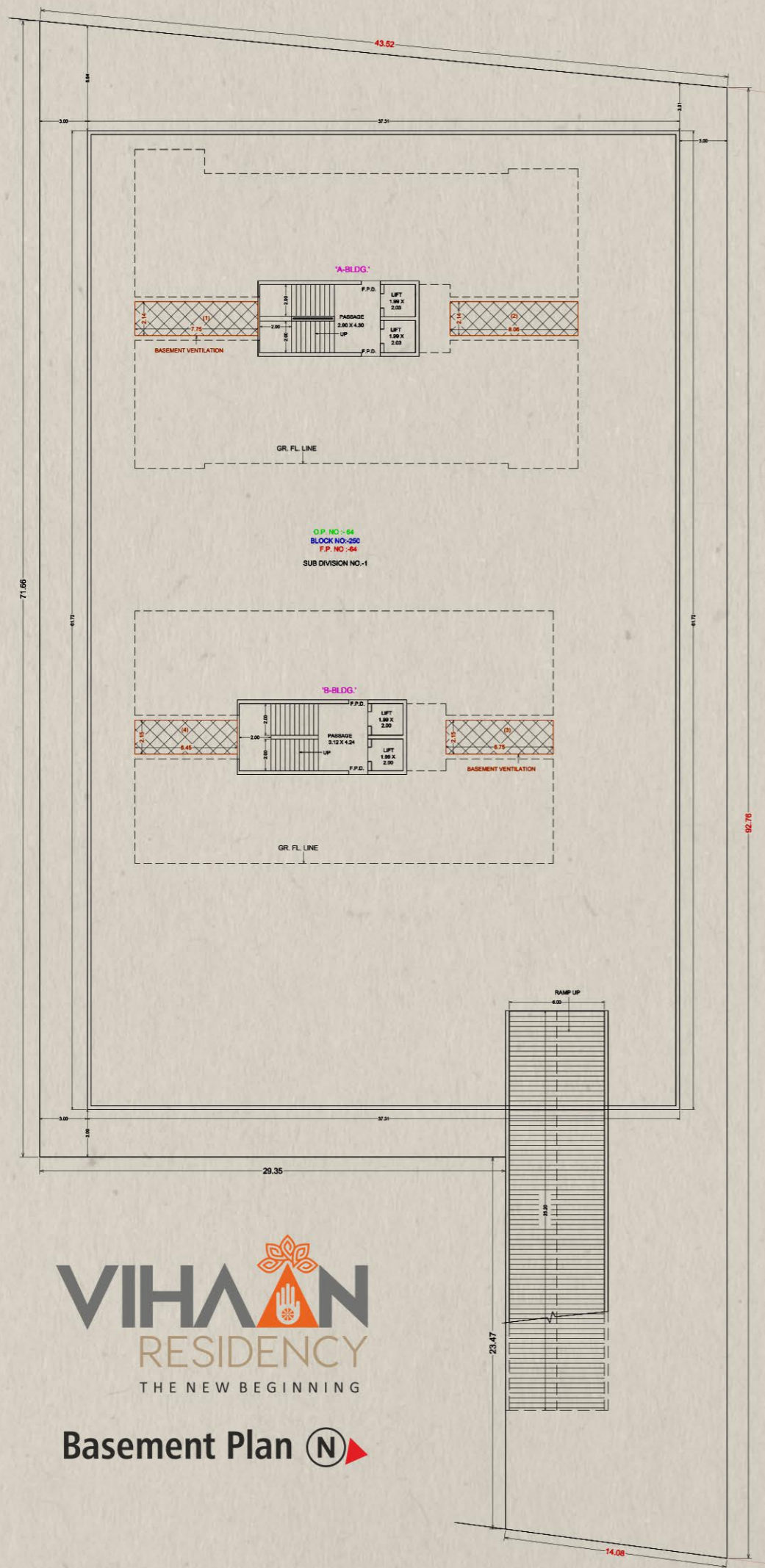
Building-A
(1ST TO 12TH FLOOR)



Building-B
(GROUND FLOOR)



Building-B
(1ST TO 12TH FLOOR)



PROJECT FEATURE & AMENITIES

CONSTRUCTIONS

- R.C.C frame, structure, concrete block wall, outside double coat plaster, inside mala plaster.

FLOORING

- Premium quality vitrified tiles in all bedrooms, kitchen, living area, balcony & wash area

COMPOUND WALL & ENTRANCE GATE

- Designed compound wall as per architectural design based on the building theme
- Attractive entrance gate as well as covered security cabin

LANDSCAPING / GARDEN

- Lush green landscape

PARKING & INTERNAL ROADS

- Basement & ground level parking
- Cement concrete or paver road with safety signage

ELEVATORS

- Dedicated high quality elevator

ENTRANCE FOYER

- Elegant & spacious entrance foyer for each tower

FIRE FIGHTING

- Fire fighting system as per regulation of urban local body

ELECTRIFICATION

- Standard RR / equivalent company wiring with concealed fittings modular switches in all rooms.

PLUMBING

- Standard company plumbing fittings which is concealed

KITCHEN

- Granite platforms with S.S. sink kitchen & vitrified tiles up to lintel level
- Premium quality wall tiles

BATHROOMS

- Branded quality sanitary wares & C.P. fittings
- Premium quality wall tiles

DOORS

- Main door & all rooms have flush doors

WINDOWS

- Powder coated aluminium sections window

SAFETY

- Railing in stair & balcony

PAINTS

- External wall with acrylic water proof paints.

WALL FINISHED

- Birla putty on internal walls