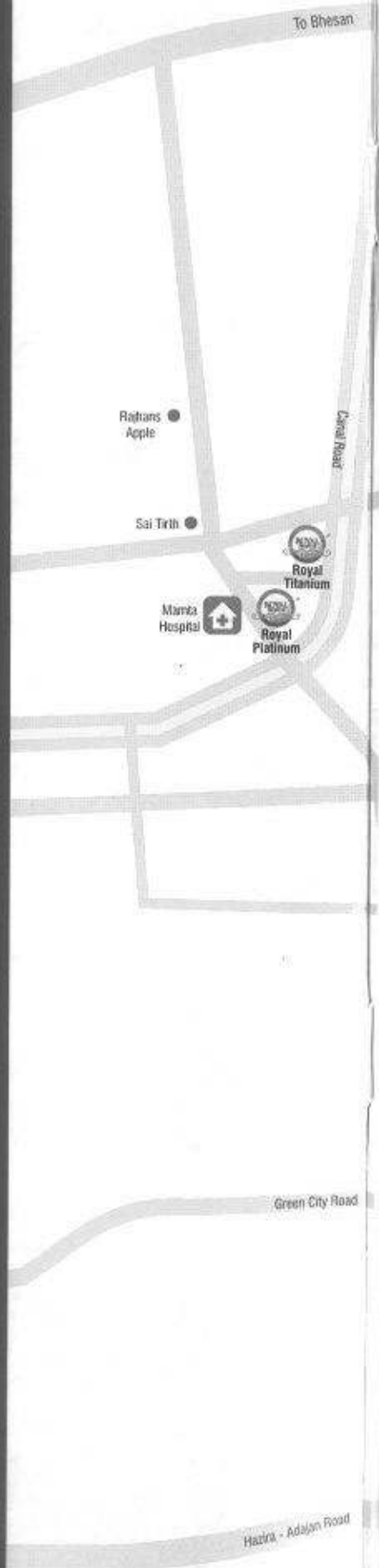


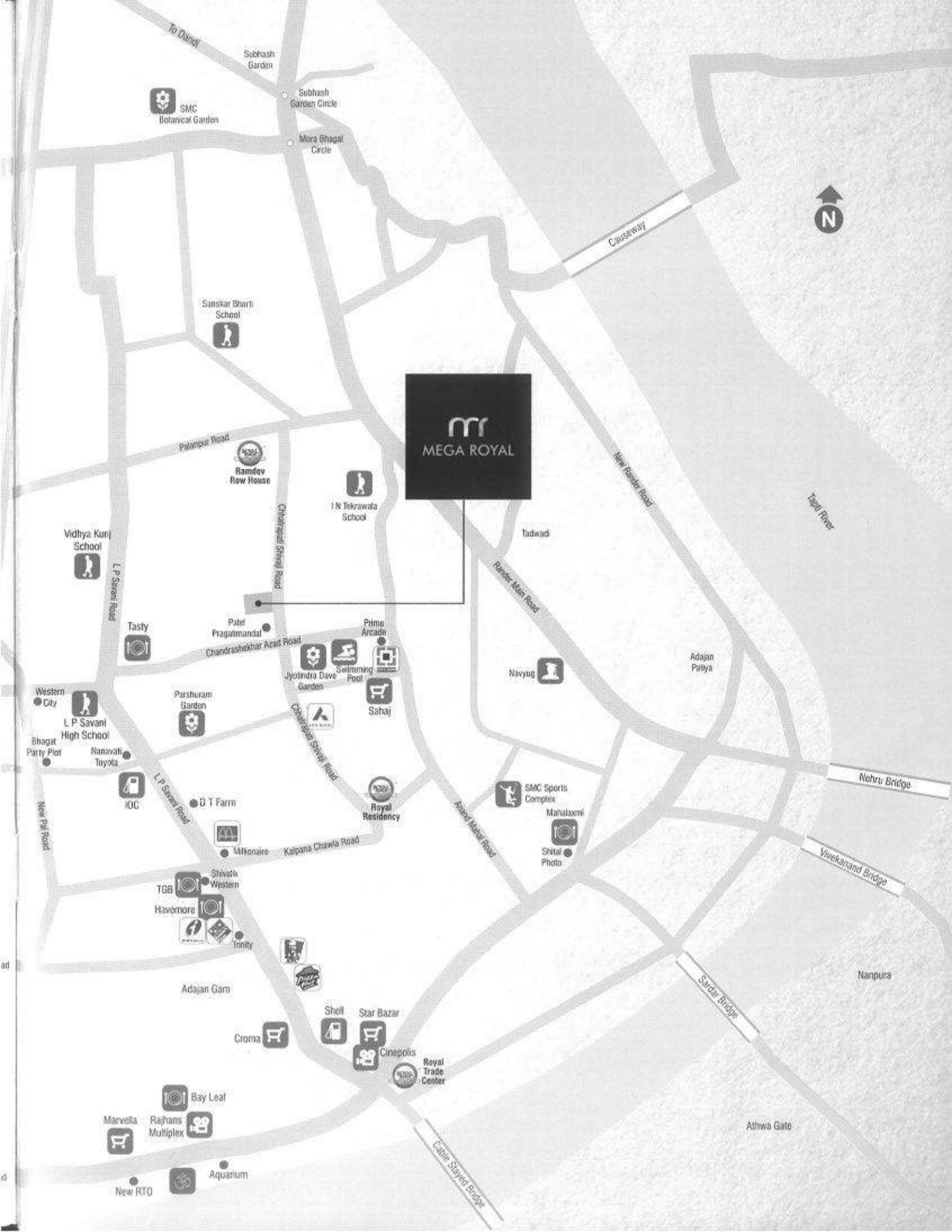


MEGA ROYAL

LOCATION

Situated in the much coveted location in the throbbing city of SURAT, Mega Royal is a scheme envisaged to uplift living standards.





mrr
MEGA ROYAL

SMC Botanical Garden

Subhash Garden
Subhash Garden Circle
Mora Bhagal Circle

Sanskar Bharti School

Palampur Road
Ramdev Row House

I M Tekrwalla School

Vidhya Kun School

Tasty

Patel Pragatimandal

Prime Arcade

Western City
L.P. Savani High School

Parshuram Garden

Jyotindra Dave Garden

Sahaj

Bhagal Party Plot
Nannavli Toyota

IOC

D T Farm

Royal Residency

New Pal Road

TGB
Havemore

Mikonaire

Kapana Chawla Road

Shivak Garden
Trinity

SMC Sports Complex

Mahalaxmi
Shital Photo

Adajan Gam

Croma

Shell

Star Bazar

Cinepolis

Royal Trade Center

Marvella
Rajhans Multiplex
Bay Leaf

New RTO

Aquarium



Cauvery

New Palampur Road

Tapti River

Tadwad

Rander Main Road

Navyug

Adajan Paliya

Nehru Bridge

Vivekanand Bridge

Nanpura

Sardar Bridge

Athwa Gate

Cable Stayed Bridge



Mega Royal is an upbeat project with lively Shopping Center and 3BHK Living Residency. The project is strategically placed at the location of ever developing Adajan area in Surat.

Mega Royal is with impressive structures, superb construction, wide roads, professionally planned amenities, pro-vogue services and sound security.

Life is sometimes blessed full throttled !



LET'S

Strive for a life that is ROYAL and
LUXURY is at it's new heights





MEGA ROYAL



Parag fashion

R.K. fashion

ROYAL FASHION

50%
SALE



mr
MEGA ROYAL

A Landmark that reflects the thriving spirit of SURAT



Two worlds, one exclusive address.
Intelligent planning meets excellent project execution
and construction at Mega Royal.

Redefining Lifestyle, binding together Luxury
Apartments & Commercial in one single complex.

COMMERCIAL SPECIFICATION

Elevation:

Elegant ACP & Glazing elevation with modern concept.

Structure:

Earthquake resistant RCC frame structure.

Elevators:

Full stature size elevators of reputed company

Flooring:

Vitrified flooring in showrooms.
Granite/Vitrified flooring in corridors & stairs.

Paint:

Putty finish in interior & weather shield paint on exterior.

Showroom Fronts:

Dense perforated shutters.

Electrical:

Concealed copper wiring & all electrical fixtures of ISI quality.
Shock proof protection with ELCB + MCB in each unit.
Quality modular electrical switches.

Toilets:

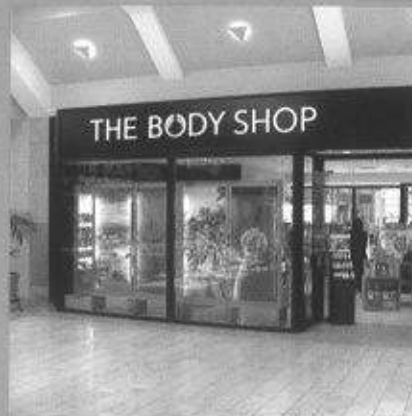
Well ventilated & well designed common toilets
Ceramic tiles flooring on wall up to ceiling level.
Quality CP fittings.

Water Supply:

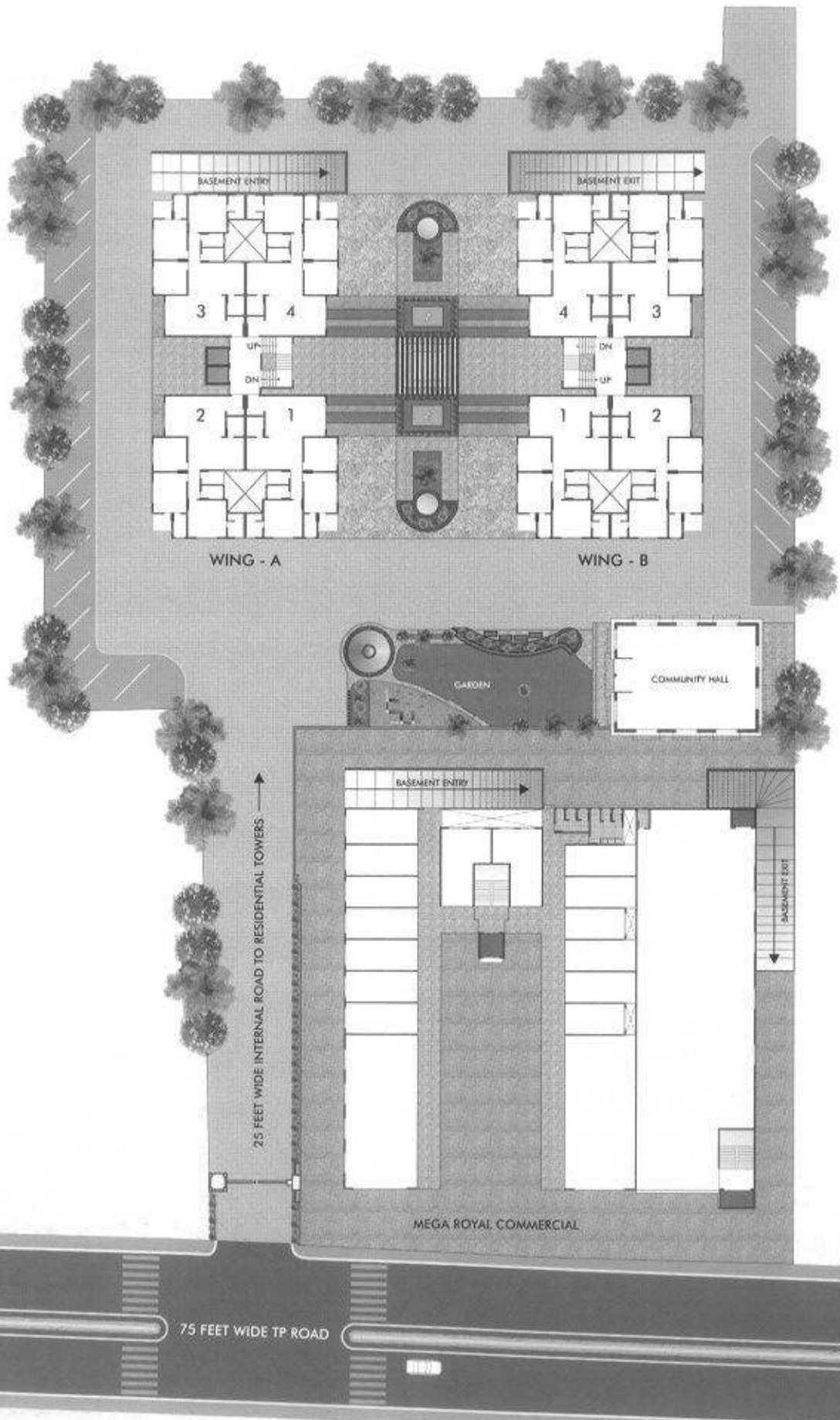
Supply through Municipal Corporation as well as 24x7 system available.
Overhead & underground water tank of sufficient capacity.

AMENITIES

- Grand Impressive Entrance Lobby, with good frontage for all shops.
- Ample parking on ground floor, dual level basement parking.
- Power backup for common area and partial backup for shops & Offices
- Wide corridors & passages for easy mobility.
- 24x7 security with CCTV surveillance.



LAYOUT PLAN



WING - A

WING - B

GARDEN

COMMUNITY HALL

MEGA ROYAL COMMERCIAL

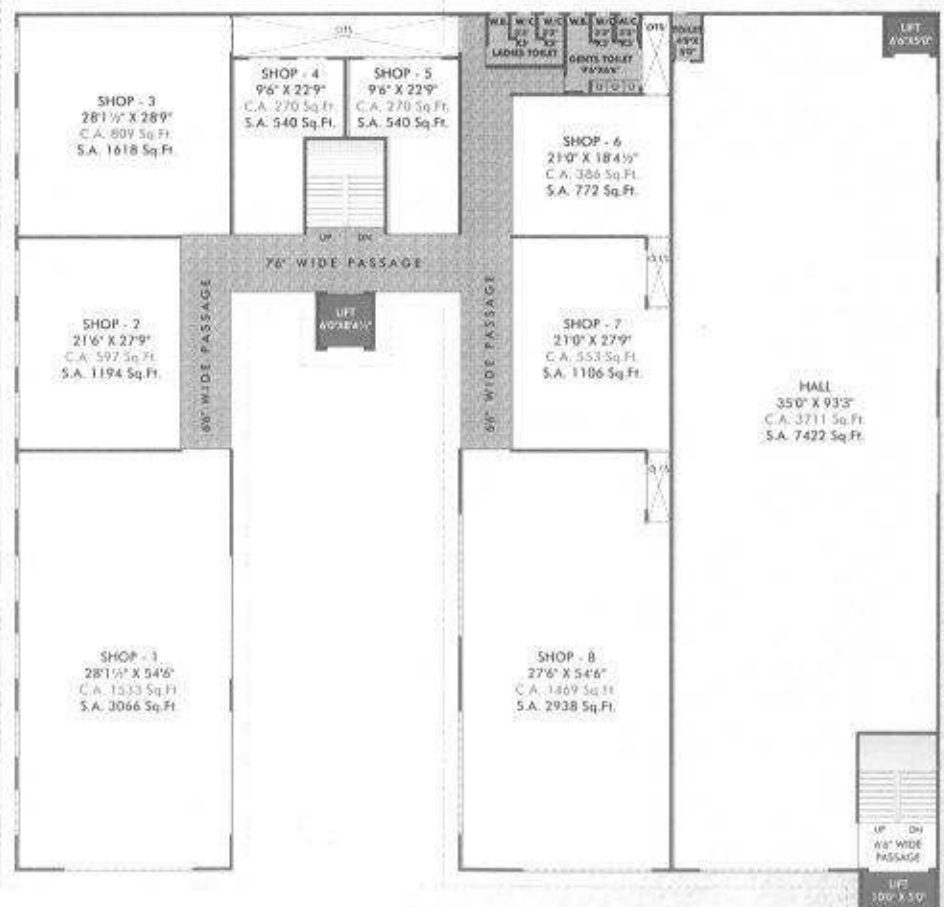
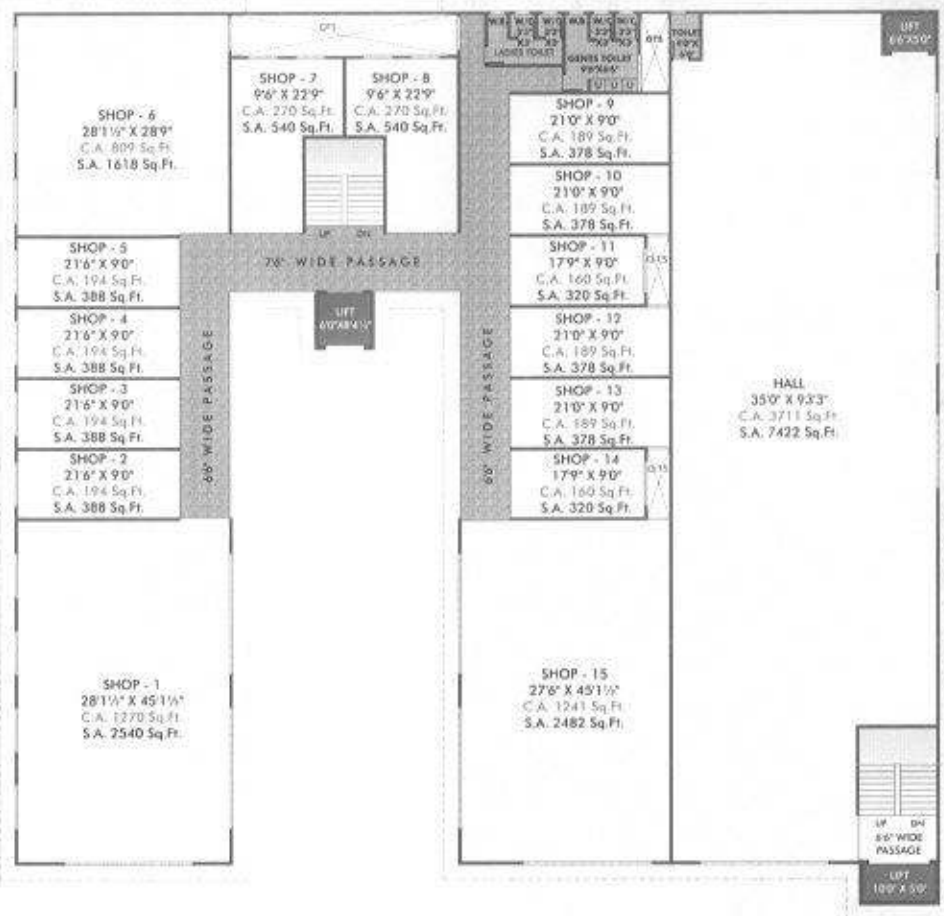
25 FEET WIDE INTERNAL ROAD TO RESIDENTIAL TOWERS

75 FEET WIDE TP ROAD

COMMERCIAL PLAN

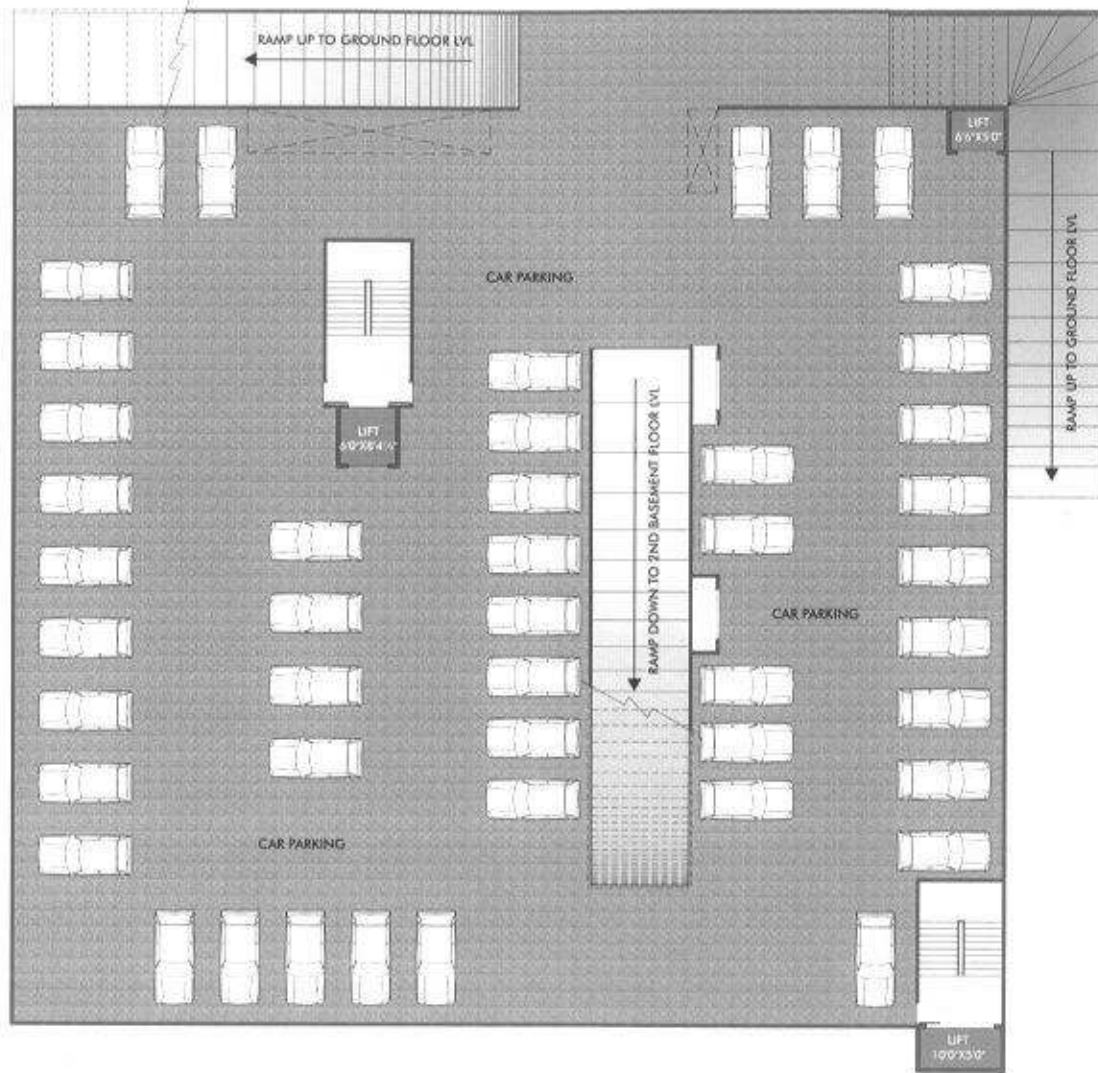
GROUND FLOOR

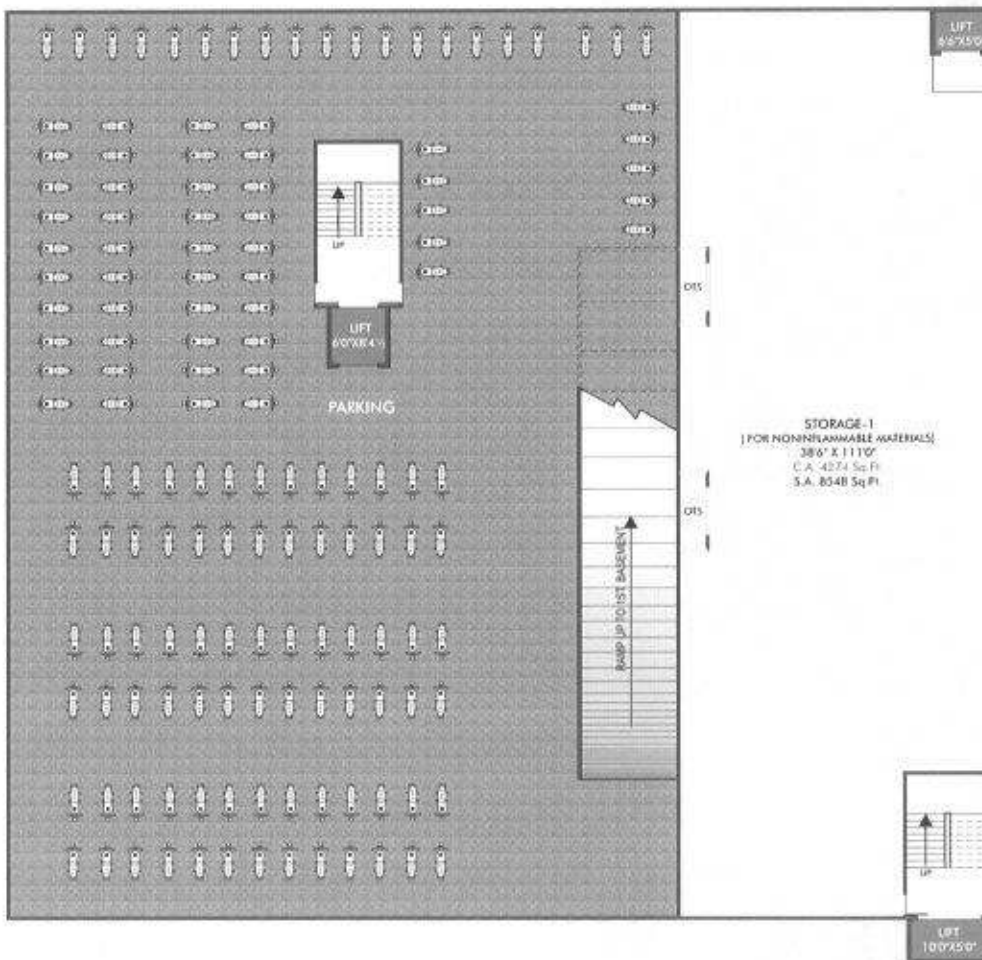




COMMERCIAL PARKING PLAN

BASEMENT 1





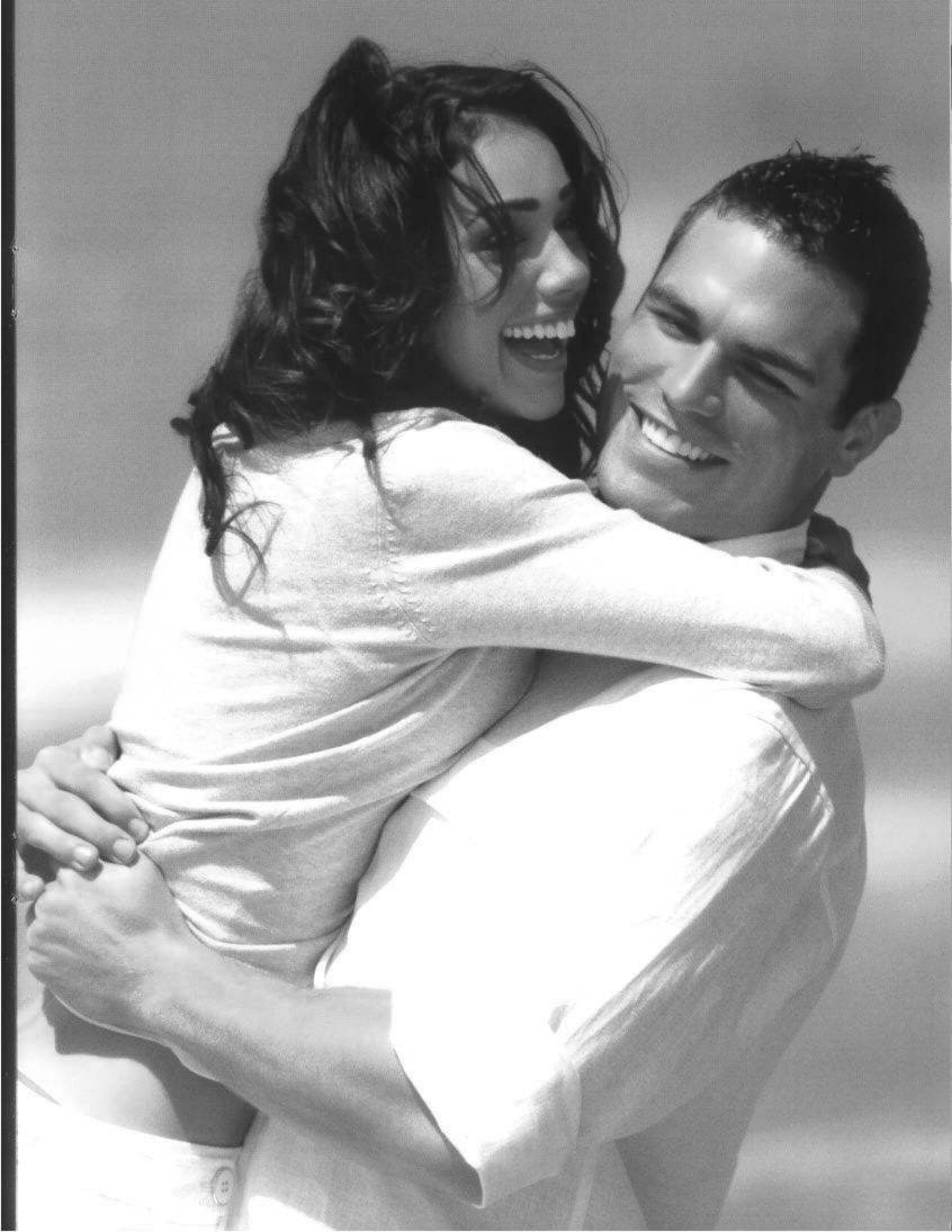
BASEMENT 2





LET'S

Strive for a life that is
BETTER, GREATER and HAPPIER



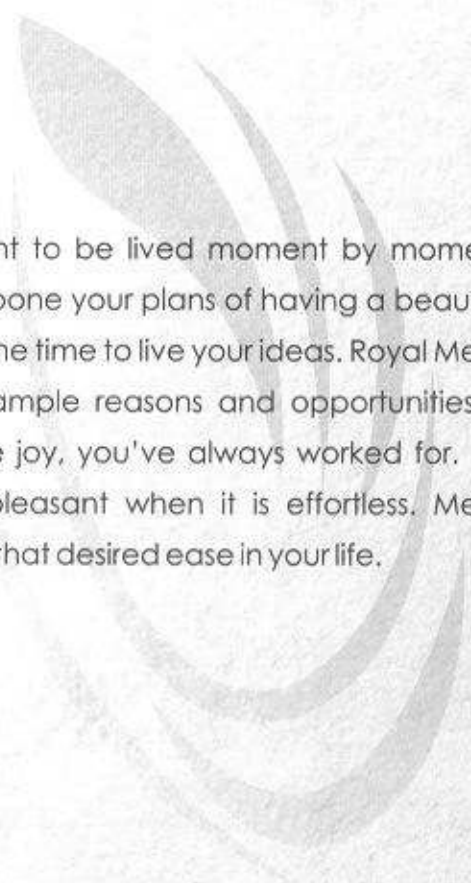




Where Life is Rising



mr
MEGA ROYAL

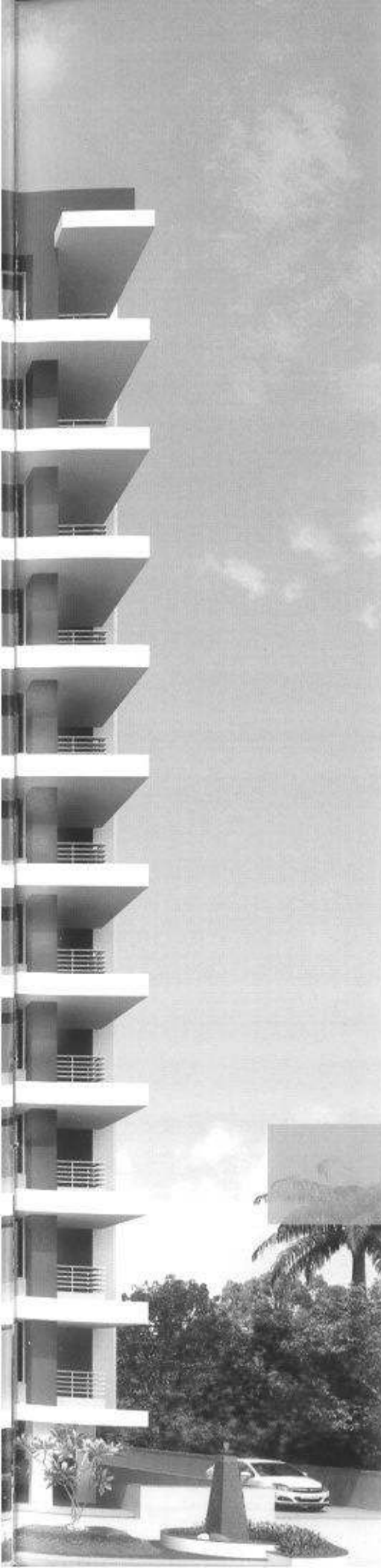


Life is meant to be lived moment by moment. Never postpone your plans of having a beautiful life. Now is the time to live your ideas. Royal Mega gives you ample reasons and opportunities to intensify the joy, you've always worked for. Life becomes pleasant when it is effortless. Mega Royal adds that desired ease in your life.









Mega Royal is an urban sanctuary that luxuriates each day with an incomparable sense of pleasure, you will feel truly pampered to the core.

Amidst its divine luxury, the impressive charisma simply invites residents to make excuses to stay home as much as they can!

Welcome to Mega Royal.



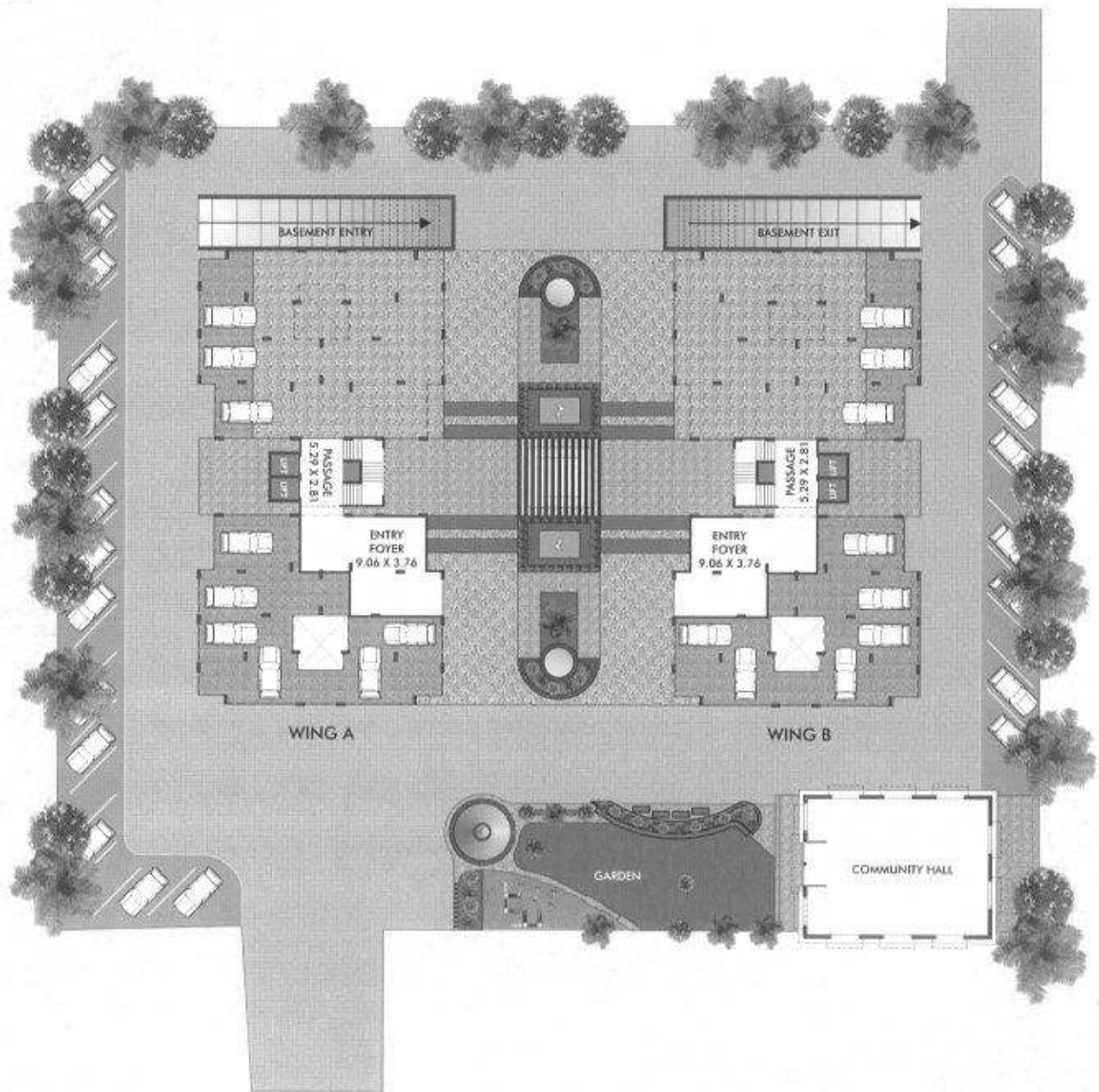


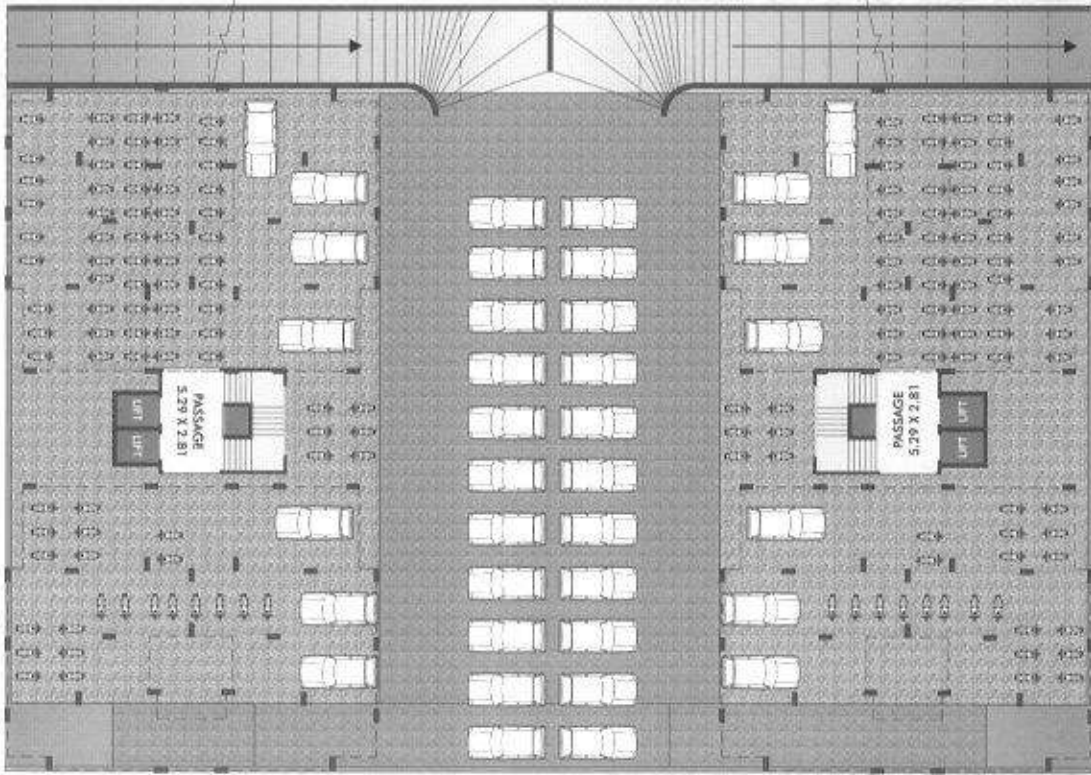
A creation in exalted style & ingenuity



RESIDENTIAL
PARKING PLAN

GROUND
LEVEL

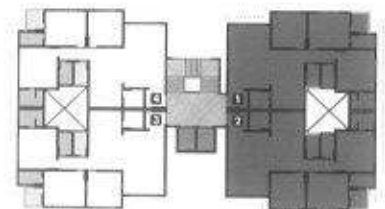






TYPICAL FLOOR PLAN

Tower 'A' & 'B' (1 ST FLOOR TO 11 TH FLOOR)

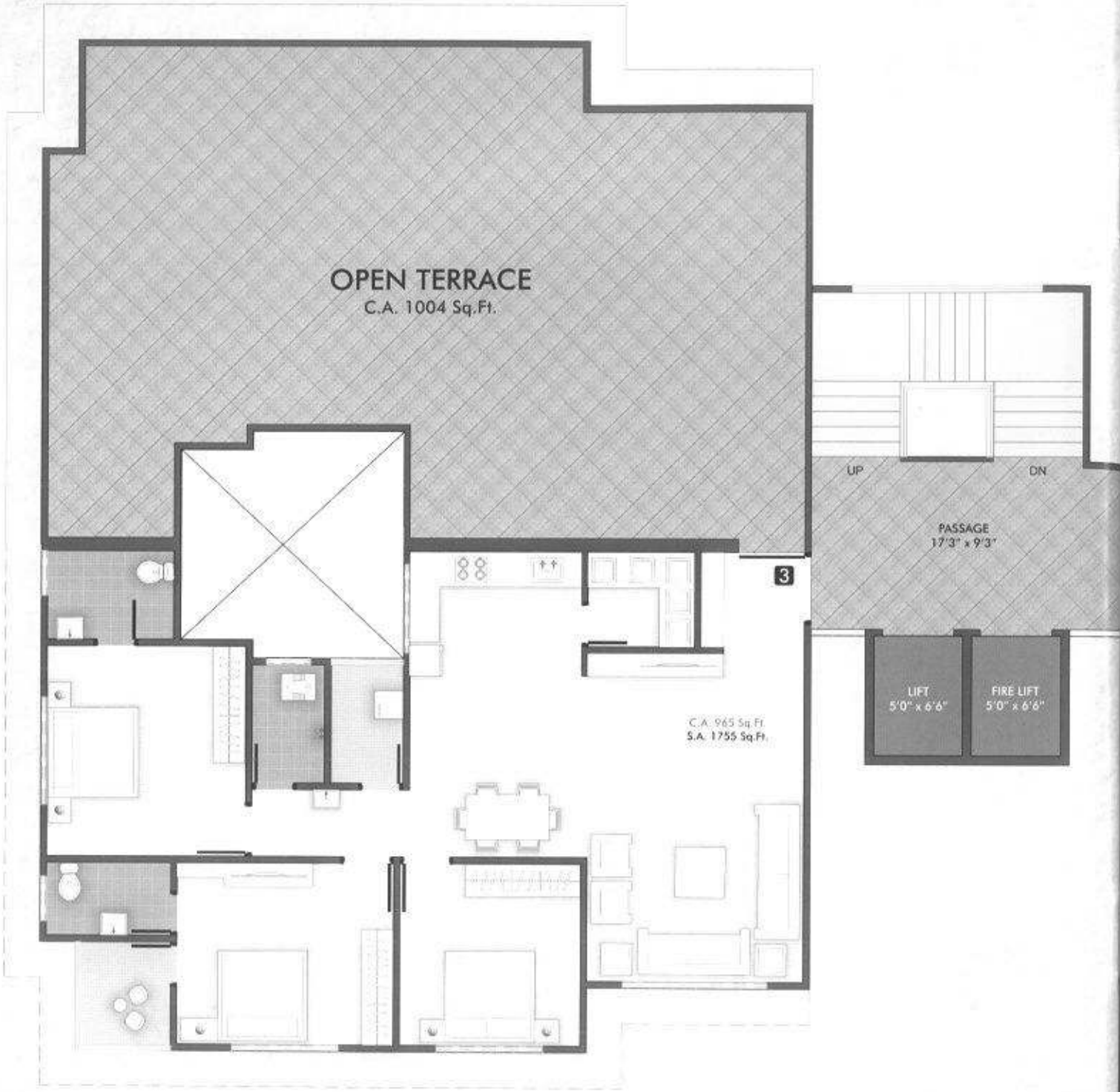


TYPICAL FLOOR PLAN

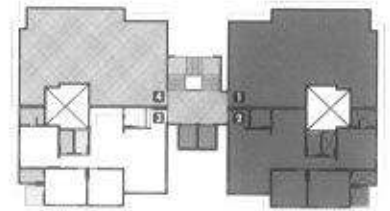
Tower 'A' & 'B' (Cut Section View)

* Wall paints, flooring, furniture, fittings and other accessories shown in this picture are intended only for easy display and information of the plan and does not form part of amenities or legal documents.





TYPICAL FLOOR PLAN
 Tower 'A' & 'B' (12 TH FLOOR)



RESIDENTIAL SPECIFICATION

Wall Finish:

Internal Smooth Plaster finished with white cement putty & External double coat plaster with weather shield paints.

Flooring:

1M x 1M Vitrified Tiles in drawing room and kitchen; Standard 24 x 24 Vitrified Tiles in bedrooms & Balcony; Kota flooring with glazed dado in wash area; Granite rack with glazed dado in storeroom.

Kitchen:

Granite Top Platform with S.S Sink, Colour Glazed tiles dado upto ceiling level.

Toilet:

Glazed Ceramic tiles flooring and dado upto ceiling level. Hot & cold plumbing with shower. Chrome plated brass fitting of reputed company & standard make vessels.

Door & Windows:

Decorative Main Entrance door with Brass fittings. Flush doors in bedrooms with Granite door frames. Anodized aluminum section windows with clear glass & Granite frames.

Electrification:

Concealed copper wiring of ISI quality with sufficient points for TV, AC etc. Modular switches of reputed brand.

Plumbing:

Internal Plumbing concealed with good quality ISI Mark C.P. Fittings of reputed brand.

Water Facility:

24 x 7 water supply through SMC/Boring system. Underground & Overhead Tank with sufficient capacity.

Parking:

Well Planned Adequate Car Parking for residents & visitors.

AMENITIES

- Well planned apartment with good natural light & ventilation, ample sunlight through out the day.
- Elegant & Spacious entrance foyer with reception.
- Multipurpose Hall (for Party/Meetings/Yoga etc.)
- Landscape Garden to Refresh & Rejuvenate your spirits.
- Well designed Children's Play area.
- Gazebo for senior citizens.
- Maintenance & hurdle free Open drainage plumbing concept.
- Fire safety as per fire norms.

Please Note

• Sale Deed, Stamp Duty, Documents, G.E.B. charges & Society Maintenance etc., SMC, Drainage & Water charges, Gujarat Gas connection charges & Window safety grill charges shall be bear by the purchaser. • Vat, service tax, as and where if applicable, shall be bear by the purchaser. • Any additional charges or duties levied by the government / local authorities during or after the completion of the scheme shall be bear by the purchaser. • In the interest of continual developments in design and quality of construction, the developers reserves all right to make any changes in the scheme including technical specifications, elevation, planning and lay out. • Changes/alteration of any nature including elevations, exterior color scheme, balcony grill or any other change affecting the overall design concept and outlook of the scheme are strictly not permitted during or after the completion of the scheme. • Internal changes shall be done only with the prior permission and will be charged extra. • This brochure is intended only for easy display and information of the scheme and does not form part of legal documents.





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