



Lavish Living
With Urban Touch





YOGA

WELL DESIGNED FOYER

LANDSCAPED AREA WITH WATER BODY

CHILDREN PLAY AREA

SKY CRICKET BOX & SKY WALK

VIDEO DOOR PHONES

VISITOR LOUNGE

SENIOR CITIZEN SITTINGS

24X7 WATER SUPPLY & SECURITY

MULTI DTH SERVICES

CCTV CAMERA

GAS LINE CONNECTION

ONE FREE CAR PARKING

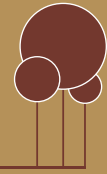






Having fun **with friends**





TYPICAL FLOOR PLAN

As per RERA Table

TYPE - 1

A 101 to 1401* **B** 103 to 1403*

110.07 Sq. Mtr. (unit area)

7.02 Sq. Mtr. (balcony)

3.47 Sq. Mtr. (wash area)

TYPE - 2

A 103 to 1403* **B** 101 to 1401*

109.19 Sq. Mtr. (unit area)

7.02 Sq. Mtr. (balcony)

3.05 Sq. Mtr. (wash area)

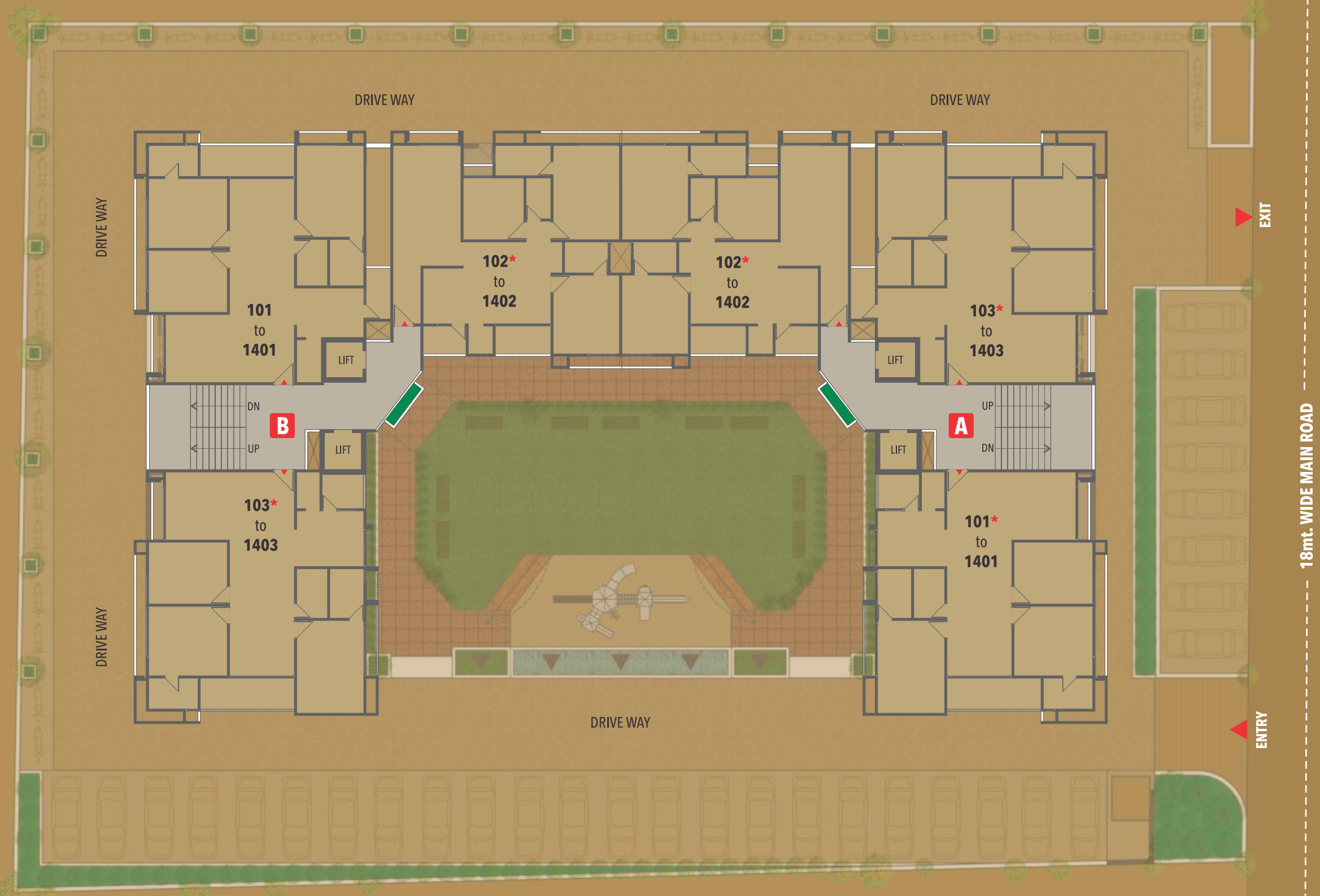
TYPE - 3

A 102 to 1402* **B** 102 to 1402*

101.7 Sq. Mtr. (unit area)

3.42 Sq. Mtr. (balcony)

2.75 Sq. Mtr. (wash area)



Total No. of flats = 84

AREA TABLE

(carpet + wall area, as per approved plan by AMC)

*A/101 to A/1401	1365 Sq. ft
*A/102 to A/1402	1226 Sq. ft
*A/103 to A/1403	1343 Sq. ft
B/101 to A/1401	1343 Sq. ft
*B/102 to A/1402	1226 Sq. ft
*B/103 to A/1403	1365 Sq. ft

ADDITIONAL EXPENSES

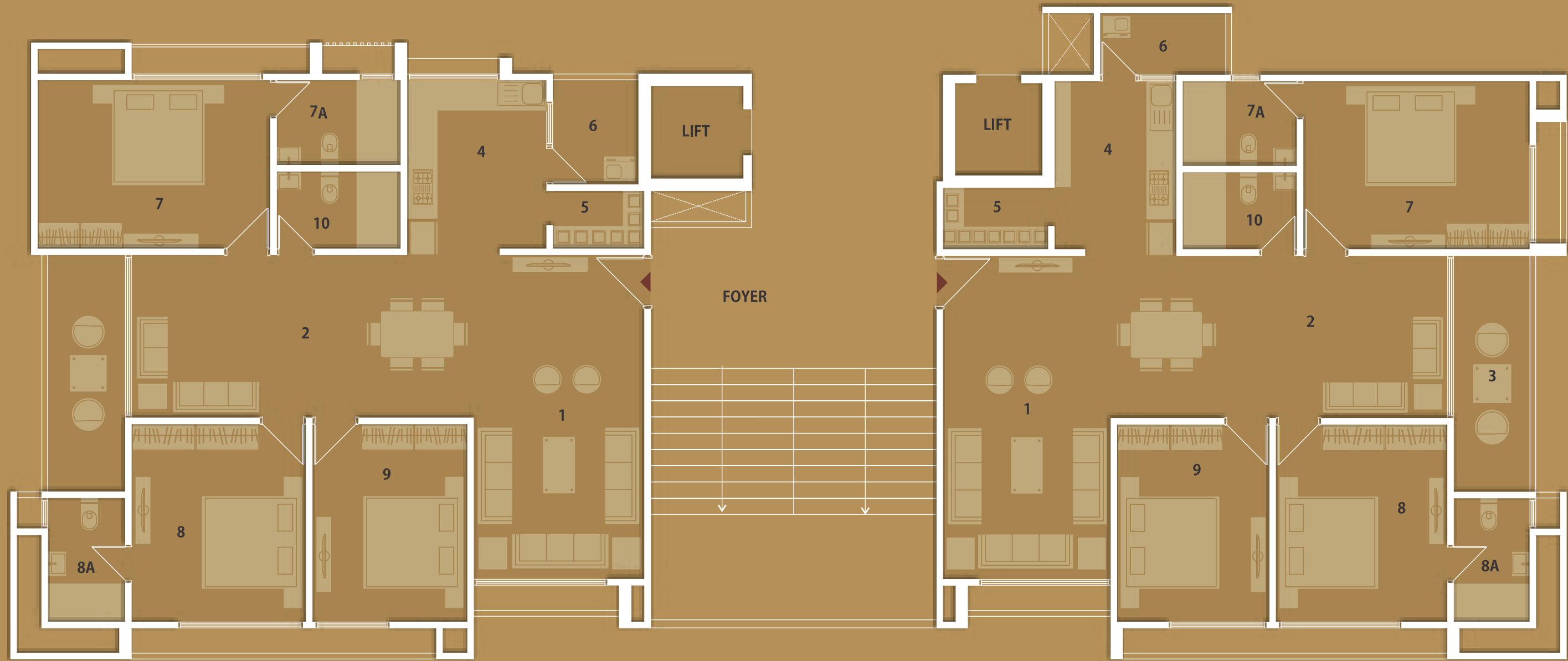
Location Advantage Charge* (Not Applicable for flat No. B/101 to B/1401)	+Rs. 1,00,000/-
AMC + Electricity + Legal + Fire & Common Development Charges	+Rs. 4,00,000/-
Initial Maintenance Contribution (Refundable to Service Society of Dev Vihaan from 18 Months Maintenance from date of B.U permission)	+Rs. 75,000/-
Non Refundable Initial Maintenance Contribution (18 Months Maintenance from date of B.U permission)	+Rs. 45,000/-
Stamp Duty + Registration Fee + GST + Any other Government Tax + Documents & Advocate Charges Rs. 5000/-	As / Applicable



TYPE - 1 **A** 101 to1401* **B** 103 to1403*
1365 Sq. Ft. (carpet + wall area, as per approved plan by AMC)

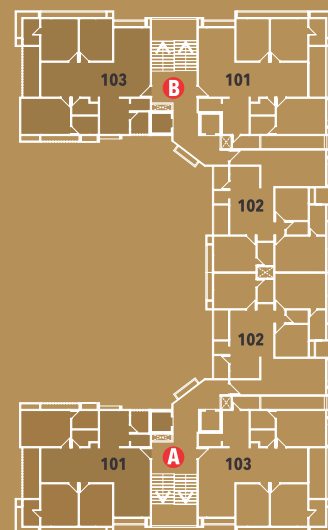


TYPE - 2 **A** 103 to1403* **B** 101 to1401
1343 Sq. Ft. (carpet + wall area, as per approved plan by AMC)



As per RERA

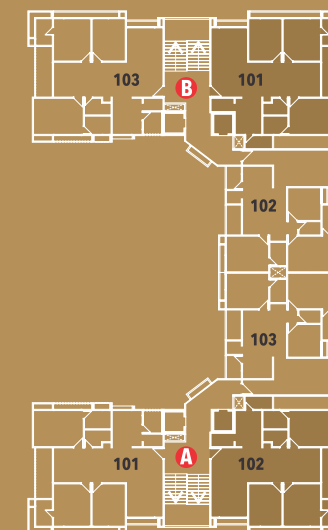
110.07 Sq. Mtr. (unit area)
7.02 Sq. Mtr. (balcony)
3.47 Sq. Mtr. (wash area)



1	DRAWING ROOM	11'0" X 20'10½"
2	DINING & LIVING	22'0" X 10'6"
3	BALCONY	5'4½" X 15'3"
4	KITCHEN	9'0" X 11'3"
5	STORE	5'11" X 3'9"
6	WASH	5'6½" X 7'11½"
7	BEDROOM	15'0" X 10'10½"
7A	TOILET	8'0" X 5'6"
8	BED ROOM	11'3" X 12'9"
8A	TOILET	5'0" X 8'0"
9	BED ROOM	10'0" X 12'9"
10	TOILET	8'0" X 5'0"

As per RERA

109.19 Sq. Mtr. (unit area)
7.02 Sq. Mtr. (balcony)
3.05 Sq. Mtr. (wash area)



1	DRAWING ROOM	11'0" X 20'10½"
2	DINING & LIVING	22'0" X 10'6"
3	BALCONY	5'4½" X 15'3"
4	KITCHEN	7'7½" X 11'3"
5	STORE	6'11" X 4'0"
6	WASH	8'7¼" X 4'0"
7	BEDROOM	14'10" X 10'10½"
7A	TOILET	7'6" X 5'6"
8	BED ROOM	11'3" X 12'9"
8A	TOILET	5'0" X 8'0"
9	BED ROOM	10'0" X 12'9"
10	TOILET	7'6" X 5'0"



TYPE - 3 **A** 102 to1402* **B** 102 to1402*

1226 Sq. Ft. (carpet + wall area, as per approved plan by AMC)

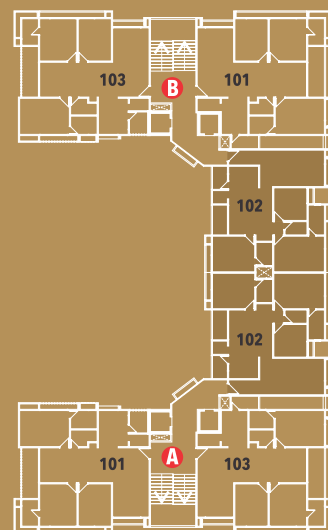


As per RERA

101.7 Sq. Mtr. (unit area)

3.42 Sq. Mtr. (balcony)

2.75 Sq. Mtr. (wash area)



1	WAITING	9'4½" X 4'6"
2	DRAWING ROOM	19'6" X 11'0"
3	DINING	13'3" X 9'7"
4	BALCONY	4'10" X 8'4½"
5	KITCHEN	9'0" X 10'1½"
6	STORE	4'6" X 4'0"
7	WASH	4'10½" X 6'7"
8	BEDROOM	15'3" X 10'9"
8A	TOILET	4'10½" X 9'0"
9	BEDROOM	12'9" X 10'7"
9A	TOILET	5'0" X 7'0"
10	BEDROOM	10'0" X 9'10"
11	TOILET	6'7½" X 4'0"



SPECIFICATION



Super Structure:

Earthquake resistant RCC frame structure.



Walls:

External double coat plaster with 100% acrylic paint, Internal smooth plaster with putt finish.



Floors:

Premium quality vitrified tiles in entire apartment.



Kitchen:

Superior quality granite platform and SS sink of GOOD quality, GSPC piped gas supply, Designer tiles dado up to lintel level.



Toilets:

Top of the line CP fitting of jaquar or equivalent quality, Elegant sanitary ware of cera / hindware or equivalent quality, Designer wall tiles up to lintel level with anti-skid flooring. Hot Water line in all Toilets from wash area.



Doors & windows:

Decorative main door with wooden frame and brass / S.S fittings, All internal doors, flush door with wooden frame and brass / S.S fittings, Fully powder coated aluminum sliding windows with stone frame



Electrical:

Concealed copper wiring of good quality, Decorative modular switches with adequate points in entire apartment, A.C. point in all bedrooms & living room, Modular switches, MCB, ELCB distribution panel, TV points provided in living & master Bedrooms, Telephone points provided in living room.

RULES & REGULATIONS

- All rights reserved to organizer for any change in plan & specification.
- Any member who so ever is unable to pay the regular installment is liable to lose the membership and no explanations will be entertained thereafter.
- At the time of cancellation of booking 10% service charge of the total amount paid shall be levied & balance payment made only after the next available booking.
- Change in external elevation shall not be permitted. Internal changes shall be done only with prior permission & shall be charged extra in advance & no deduction (credit) of specified materials in extra work.
- Details & dimensions in model & brochure are indicative and for the tentative representation only which should not be treated as legal documents or consumer contract.
- Possession of the apartment shall be offered only after full payment.
- All possible loan papers shall be made available for procuring loans.
- Request for transfer shall be at the discretion of the "SOHAM BUILDWELL".
- We follow GIHED CREDAI code of conduct.
- 1.5% interest Per month on late payment charges.
- All payment to made in the name of "SOHAM BUILDWELL". Outstation cheque shall not be accepted.
- 100% payment by cheque only. V.A.T if applicable, all fresh levies/ taxes or increase in any of the existing levies/ taxes, other charges and expense levied by state, central government or local authorities charges, Naramada water, G.S.T & GSPC Gas connection charges will be extra.
- The buyer has to deduct TDS at 1% of the total sale consideration and TDS amount has to deposited with the government Account using Form 26QB on behalf of the seller.





Site Address
B/H 3rd Eye, Motera Stadium Road,
Motera, Ahmedabad - 380005.

SARDAR PATEL STADIUM

SABARMATI RIVER

AIRPORT



boundless living **of happiness**



SOHAM GROUP is a group companies. The group is a pioneer in developments of **MOTERA, CHANDKHEDA & KOTESHWAR** (New Shahibaug) area. We are renowned for the quality of construction and transparent dealings with our customers, We have completed more than 27 projects in the last decade, from our wide portfolio, we offering this "Dev Vihaan" project.

Completed Projects

Dev Vihar 1&2, Thaltej
Dev Priya 1&2, Motera
Dev Priya 3, Motera
Dev Shrusti 1&2, Motera
Devtirth, New C.G.Road
Devkutir, New C.G.Road
Devrath, New C.G.Road
Devdarshan, New C.G.Road
Devaarya, Motera
Dev Paradise, New Chandkheda
Dev Pride, Motera

Solitair, Vastrapur
Devmangalya, Motera
Devpujan, Motera
Devpriya 4, Motera
Devratna 1&2, Motera
Devarsh, Motera
Devsangam, Koteswar
Devam 1&2, Motera
Devdeep, Koteswar
Devpreet, Gandhinagar Highway
Dev Tranquil, Koteswar





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PLUMBING
CONSULTANT Milind Mehta

LANDSCAPE
CONSULTANT Green Gold Consultancy

