



We follow
the code of conduct

DESIGNLAB Mo : 9376 113144



Developer

Soham Infra Build Pvt. Ltd.

(ISO : 9001 : 2008 Co.)

contact

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🌐 www.sohamgroupindia.com

Architect

9th Street Architect

Structural Engineer

Achal Parikh



for **great lifestyle,**
choose the best

2 & 3 BHK exclusive apartments & shops
@ **motera**, new shahibaug



SOHAM GROUP is a Group of Companies.

The group is a pioneer in development 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 **23 projects**

in the last decade. From our wide portfolio,

we are offering this project.

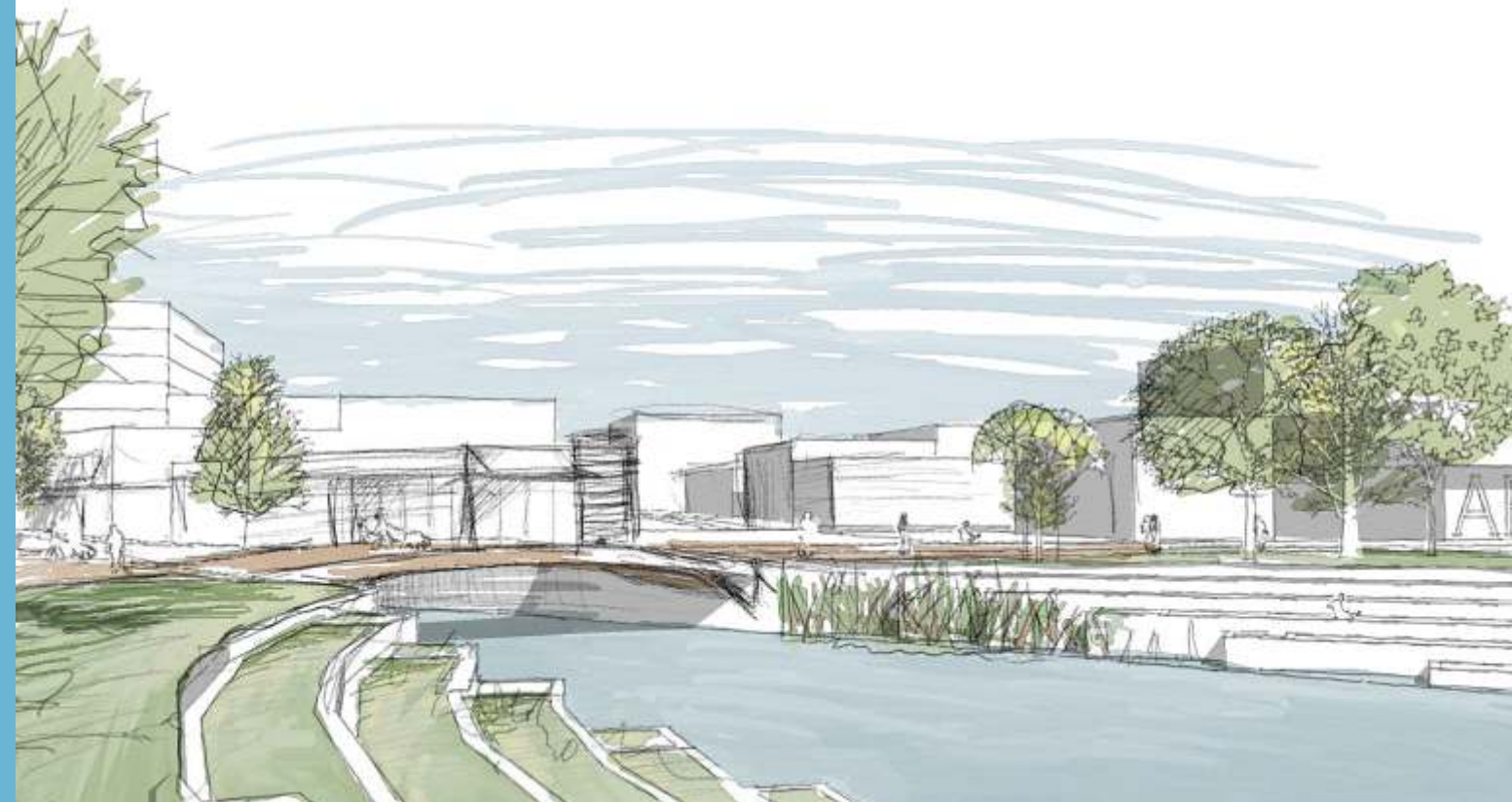


our success

- | | |
|--|---------------------------------------|
| Dev Vihar - 1 & 2 , Thaltej | Devpreet , Gandhinagar Highway |
| Dev Priya - 1 & 2 , Motera | Dev manglaya , Motera |
| Dev Priya - 3 , Motera | Devpujan , Motera |
| Dev Shruti - 1 & 2 , Motera | Devpriya-4 , Motera |
| Devtirth , New C.G. Road | Devratna 1 & 2 , Motera |
| Devkutir , New C.G. Road | Devarsh , Motera |
| Devrath , New C.G. Road | Devsangam , Koteswar |
| Devdarshan , New C.G. Road | Devam 1 & 2 , Motera |
| Devaarya , Motera | Devdeep , Koteswar |

location advantage

- | | | |
|---------------------------|--------------------|---------------------------|
| Metro Rail Route | Motera Stadium | Plasma & Torrent Research |
| BRTS Route | GCA, Narayani Club | GIFT City |
| River Front Project | Nirma University | 200' S.P. Ring road |
| International Airport | Appolo Hospital | DPS, Podar School |
| GOVT. Engineering Collage | Mother Dairy | Vaishnodevi Temple |





Unique Features

- | | | |
|----------------------------|-------------------------------|----------------------|
| Video door security system | Senior citizen sittings | Ample parking |
| Well equipped gymnasium | Automatic elevator | Branded pest control |
| GSPC gas pipe line | Children play area with rides | Wide internal roads |

welcome to a world of **modern living**





Apartments have been designed in a manner
where you can combine togetherness of your
family with Personal independence

over view of whole project

GROUND FLOOR PLAN



30 FT. WIDE ROAD

ENTRY

ALLOTTED OPEN LAND FOR SHOP-14

14

12/A

12

11

10

FOYER

E

FOYER

A

GYMNASIUM

TOILET

GARDEN

ALLOTTED OPEN LAND FOR SHOP-9

9

8

FOYER

D

FOYER

C

FOYER

B

7

6

5

4

3

2

1

ALLOTTED OPEN LAND FOR SHOP-1

80 FT. WIDE ROAD

100 FT. WIDE ROAD

N



SHOP NO	SALEABLE BUILTUP AREA (CARPET + WALL)	ALLOTTED OPEN MARGIN SIDE SPACE
	SQ.FT.	SQ.FT.
# 1	789	310
2	262	----
3	300	----
4	312	----
5	258	----
6	240	----
# 7	1757	----
8	380	----
# 9	313	340
# 10	410	----
11	343	----
12	337	----
12A	362	----
# 14	424	330

-----Payment schedule for Shops

- Booking - **25%**
- On start of RCC 1st slab - **25%**
- On start of Bricks & Plastering - **25%**
- On start of Flooring - **15%**
- At the time of Completion - **10%**

-----Additional Expenses

- Torrent Power / AMC / Legal Charges, per sq.ft. **300/-**
(Carpet + Wall area)
- Maintenance Contribution per sq.ft. **75/-**
(Carpet + Wall area)
- Refundable per sq.ft. **50/-**
- Non refundable per sq.ft. **25/-**
(12 Months maintenance from the date of B.U. permission)
- Location Advantage Charges (#) **50,000/-**
- + Stamp duty, Registration & Service tax



TYPICAL FLOOR PLAN



-----Payment schedule for Flats

- Booking - **25%**
- On start of RCC 1st slab - **15%**
- On start of RCC 2nd slab - **15%**
- Completion of RCC slab - **20%**
- On start of Bricks & Plastering - **15%**
- On start of Flooring - **05%**
- At the time of Completion - **05%**

-----Additional Expenses

- Torrent Power / AMC / Legal Charges **1,60,000/-**
- Maintenance Contribution **40,000/-**
 - Refundable **25,000/-**
 - Non refundable **15,000/-**
- (12 Months maintenance from the date of B.U. permission)
- Location Advantage Charges (#) **50,000/-**
- + Stamp duty, Registration & Service tax**

BLOCK A

FLAT NO	SALEABLE BUILTUP AREA (CARPET + WALL)		ATTACHED TERRACE
	SQ.FT.	SQ.YD.	
# 101	924	102.66	----
# 102	979	108.75	----
# 103	979	108.75	----
104	924	102.66	----
# 201	924	102.66	----
# 202	979	108.75	----
# 203	979	108.75	----
204	924	102.66	----
# 301	924	102.66	----
# 302	979	108.75	----
# 303	979	108.75	----
304	924	102.66	----

BLOCK B

FLAT NO	SALEABLE BUILTUP AREA (CARPET + WALL)		ATTACHED TERRACE
	SQ.FT.	SQ.YD.	
101	675	75.00	----
# 102	689	76.55	----
# 103	689	76.55	82
201	675	75.00	----
# 202	689	76.55	----
# 203	689	76.55	----
301	675	75.00	----
# 302	689	76.55	----
# 303	689	76.55	----

BLOCK C

FLAT NO	SALEABLE BUILTUP AREA (CARPET + WALL)		ATTACHED TERRACE
	SQ.FT.	SQ.YD.	
# 101	689	76.55	31
# 102	706	78.45	119
103	706	78.45	----
104	675	75.00	----
# 201	689	76.55	----
# 202	706	78.45	----
203	706	78.45	----
204	675	75.00	----
#301	689	76.55	----
#302	706	78.45	----
303	706	78.45	----
304	675	75.00	----

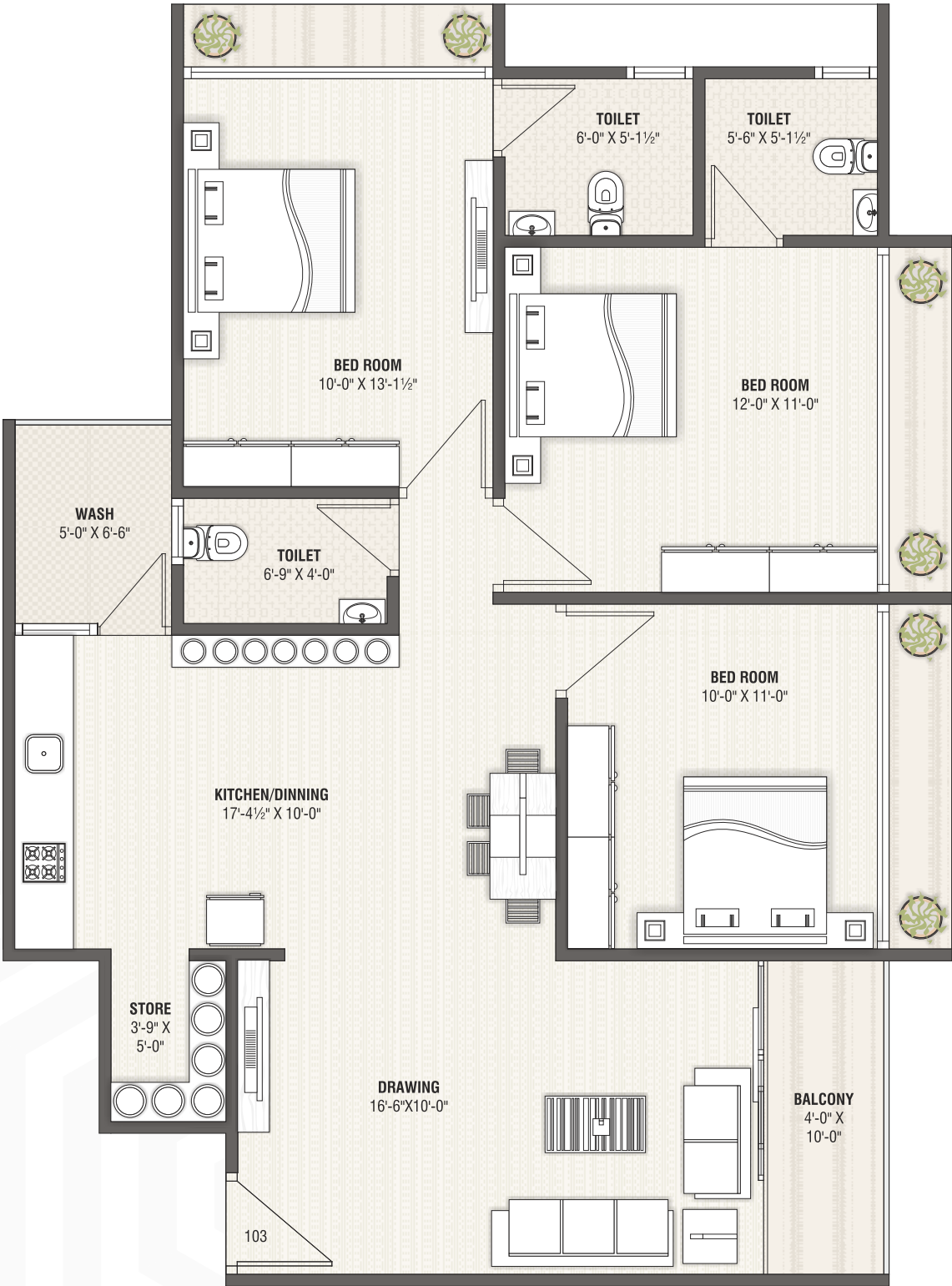
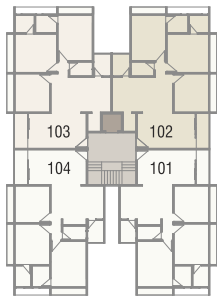
BLOCK D

FLAT NO	SALEABLE BUILTUP AREA (CARPET + WALL)		ATTACHED TERRACE
	SQ.FT.	SQ.YD.	
# 101	691	76.75	51
102	706	78.45	----
# 103	706	78.45	119
# 104	691	76.75	82
# 201	691	76.75	----
202	706	78.45	----
# 203	706	78.45	----
# 204	691	76.75	----
# 301	691	76.75	----
302	706	78.45	----
#303	706	78.45	----
#304	691	76.75	----

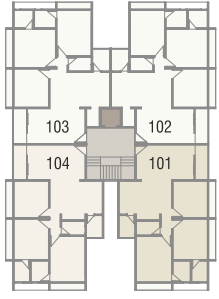
BLOCK E

FLAT NO	SALEABLE BUILTUP AREA (CARPET + WALL)		ATTACHED TERRACE
	SQ.FT.	SQ.YD.	
101	924	102.66	----
# 102	979	108.75	59
# 103	979	108.75	59
# 104	924	102.66	----
201	924	102.66	----
# 202	979	108.75	----
# 203	979	108.75	----
# 204	924	102.66	----
301	924	102.66	----
# 302	979	108.75	----
# 303	979	108.75	----
# 304	924	102.66	----

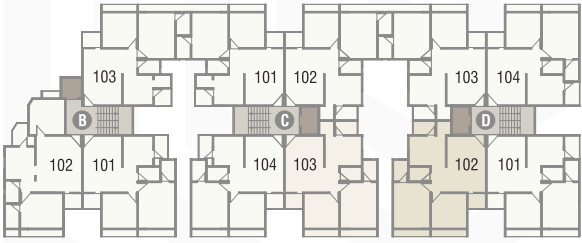
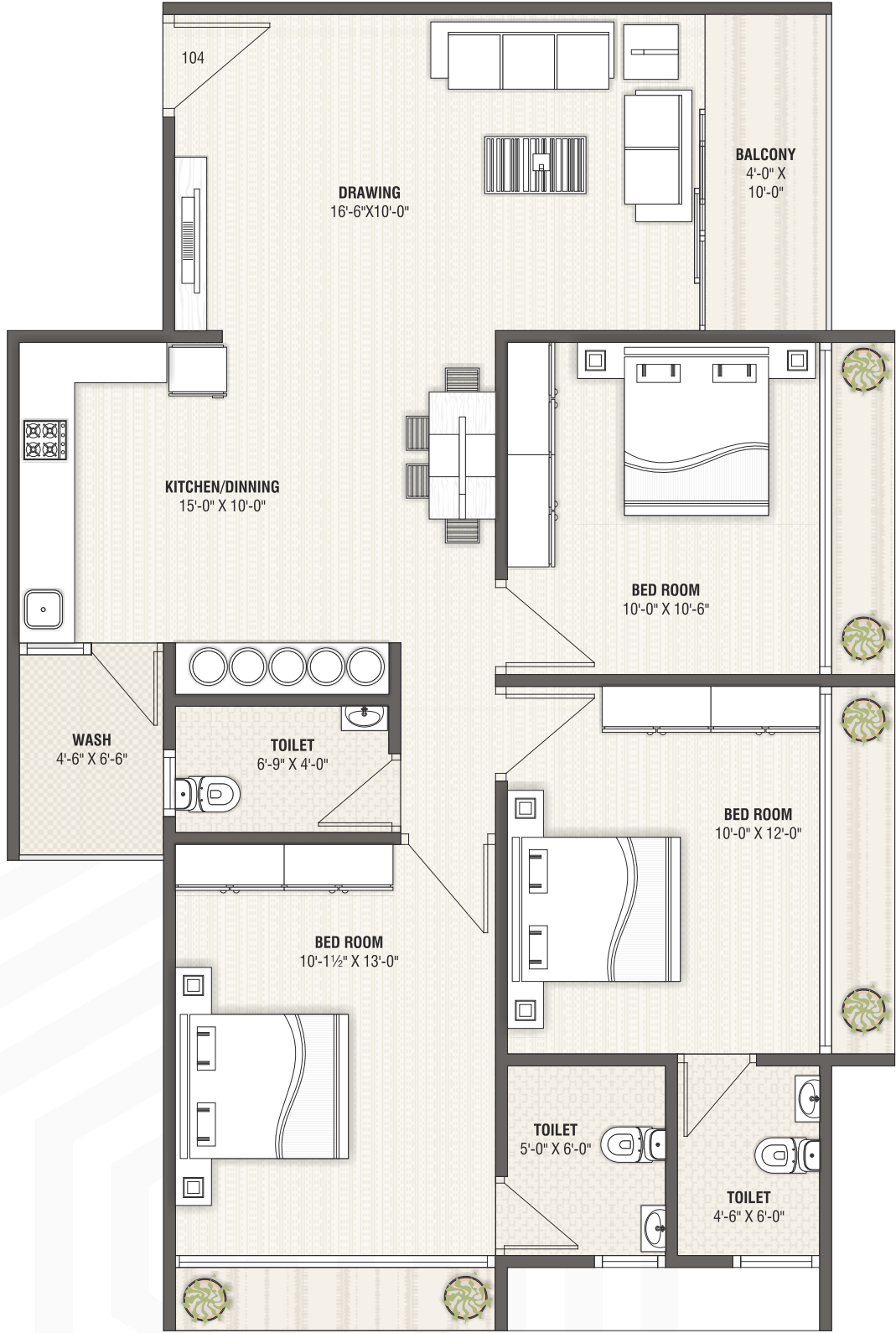
BLOCK **A** 102, 202, 302, 103, 203, 303
BLOCK **E** 102, 202, 302, 103, 203, 303
979 SQ.FT. SALEABLE BUILTUP AREA (CARPET + WALL)



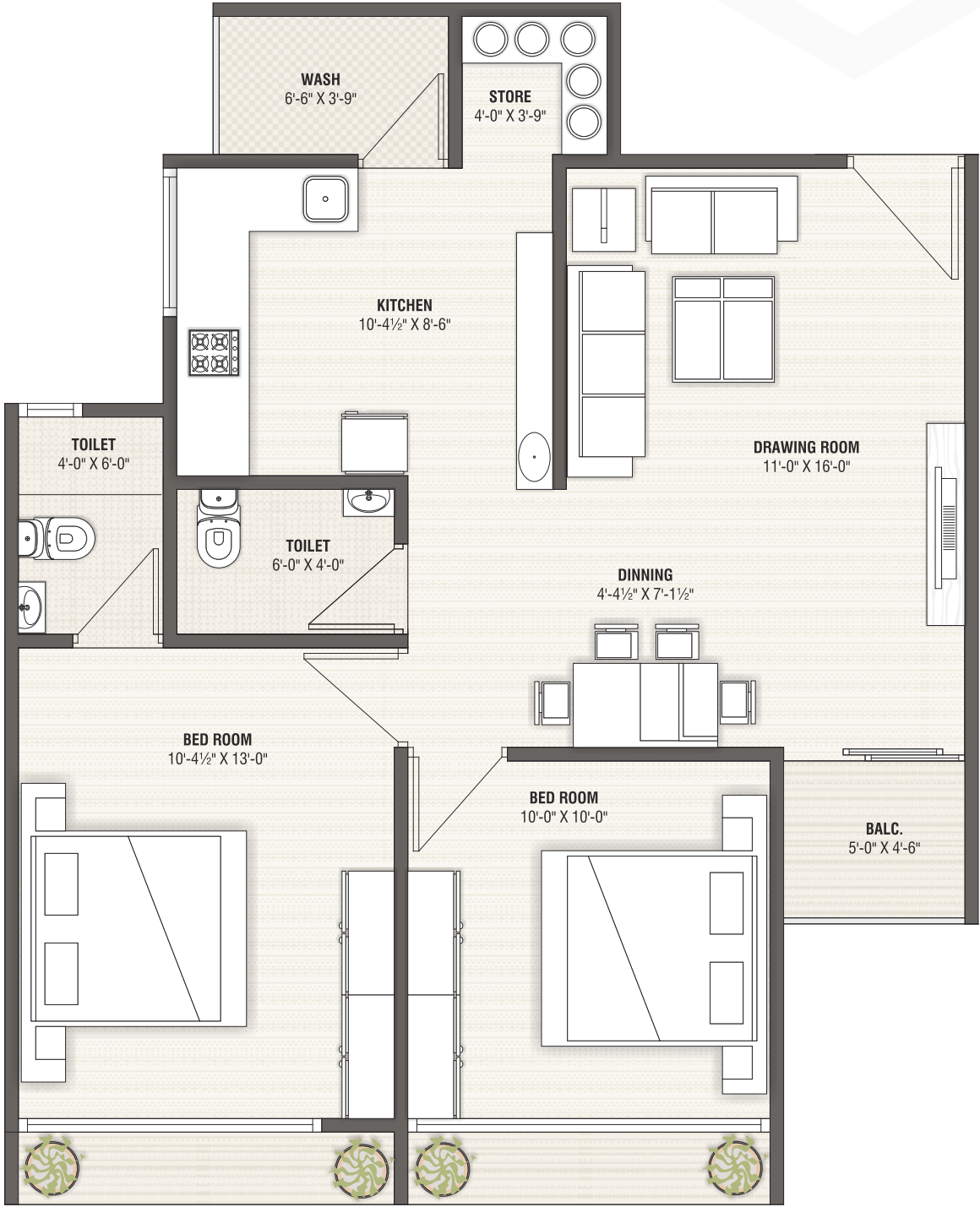
BLOCK
A, E 102, 103
202, 203
302, 303



BLOCK **A** 101, 201, 301, 104, 204, 304
BLOCK **E** 101, 201, 301, 104, 204, 304
924 SQ.FT. SALEABLE BUILTUP AREA (CARPET + WALL)



BLOCK **D** 102, 202, 302
BLOCK **C** 103, 203, 303
706 SQ.FT. SALEABLE BUILTUP AREA (CARPET + WALL)





BLOCK C 101 ▶
BLOCK C 201 ▶
BLOCK C 301 ▶

689 SQ.FT. SALEABLE BUILTUP AREA (CARPET + WALL)

▶ BLOCK C 104
▶ BLOCK C 204
▶ BLOCK C 304

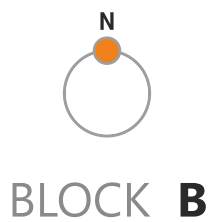
675 SQ.FT. SALEABLE BUILTUP AREA (CARPET + WALL)

BLOCK B 101, 201, 301 - 675 SQ.FT

BLOCK B 102, 202, 302 - 689 SQ.FT

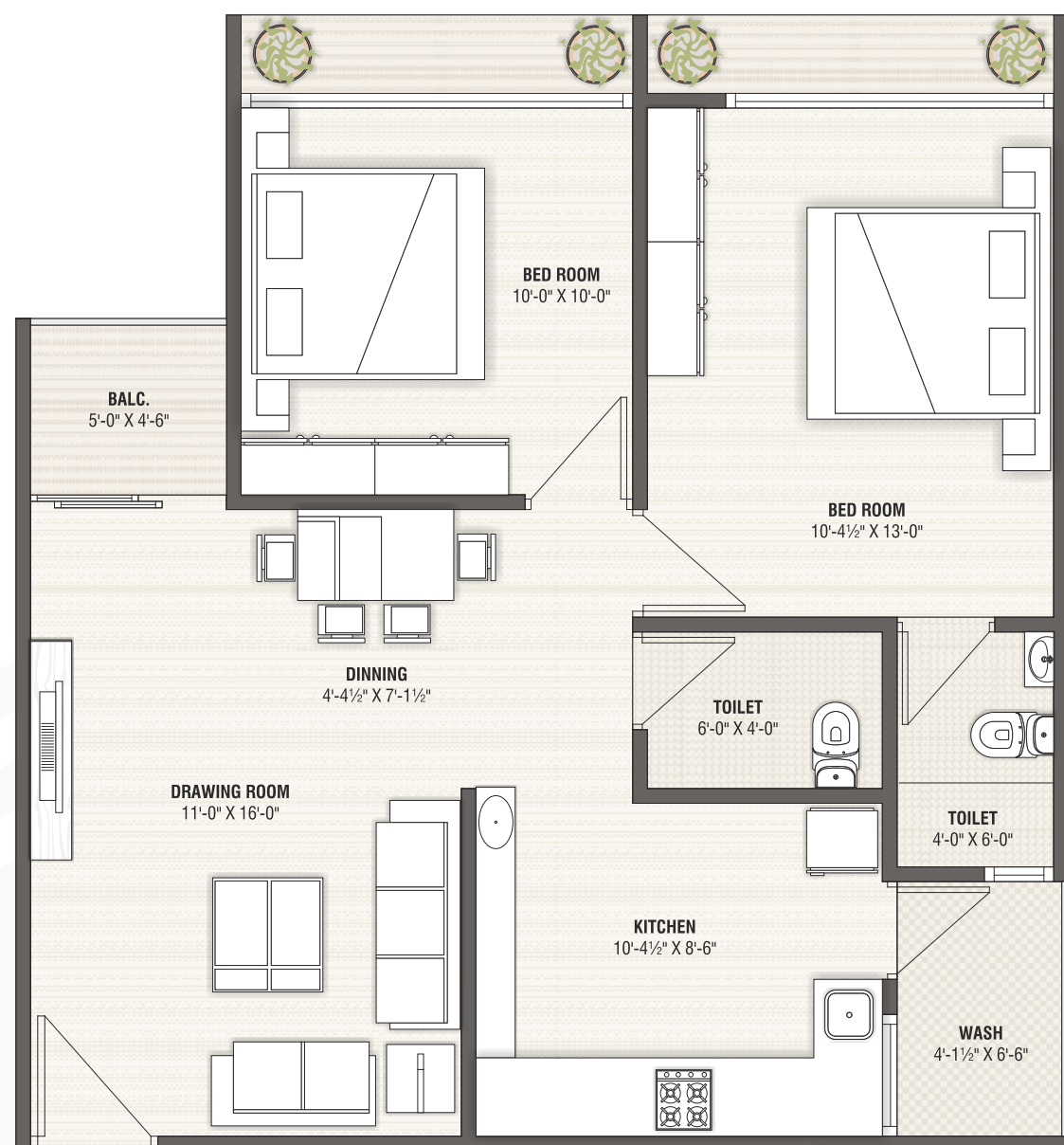
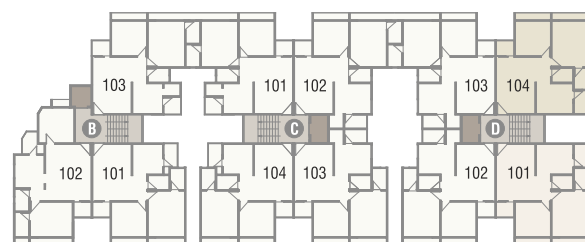
BLOCK B 103, 203, 303 - 689 SQ.FT

SALEABLE BUILTUP AREA (CARPET + WALL)





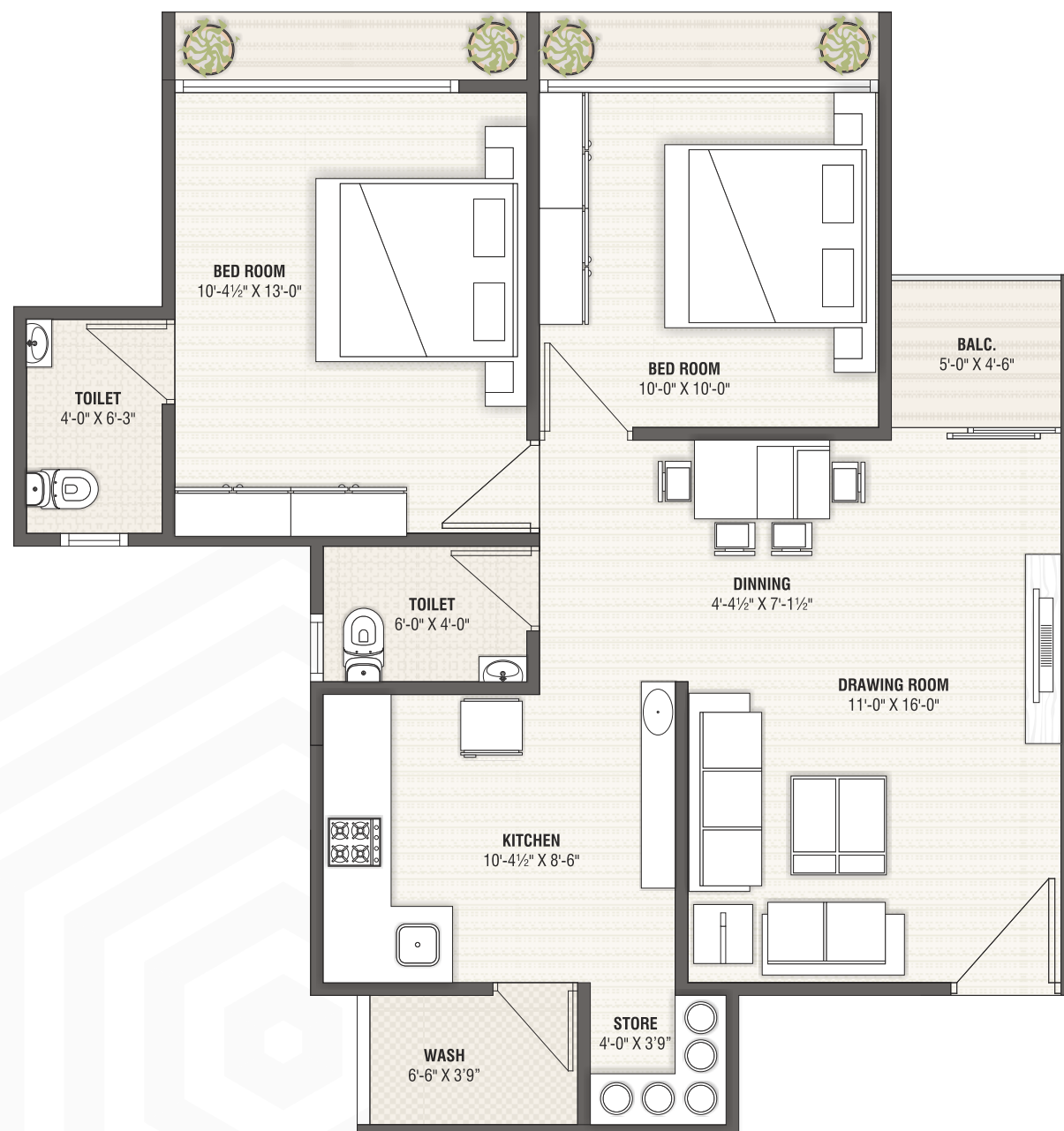
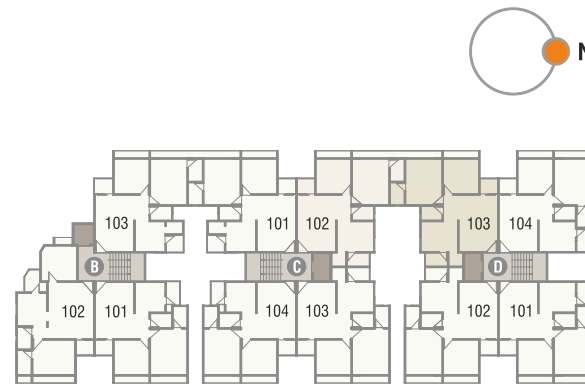
BLOCK **D** 101, 201, 301
BLOCK **D** 104, 204, 304
691 SQ.FT. SALEABLE BUILTUP AREA (CARPET + WALL)



BLOCK **D** 101, 201, 301
BLOCK **D** 104, 204, 304



BLOCK **D** 103, 203, 303
BLOCK **C** 102, 202, 302
706 SQ.FT. SALEABLE BUILTUP AREA (CARPET + WALL)



BLOCK **D** 103, 203, 303
BLOCK **C** 102, 202, 302

Structure

Earthquake resistant, R.C.C. frame structure as per new by laws.

Flooring

Good quality Vitrified tiles in entire apartment.

Wall Finish

Internal mala plaster with white finish putty. External double coat sand faced plaster with acrylic paints.

Kitchen

Mirror polished granite platform with S.S. sink. Glazed tiles dado up to lintel level.

Doors & Window

Decorative main entrance door.
All other doors of wooden framed with flushed doors. Fully glazed powder coated aluminium windows with safety grills.

Toilets

Glazed tiles of leading brand in floor & dado up to lintel level. C.P. fittings of leading brand.

Electrification

Concealed copper wiring with AC, TV, Telephone, Computer and adequate points in all the rooms with modular switches. ELCB / MCB in each apartment. Geyser point in all toilet.



Site : Nr. Aatishay Tower, Motera-Koteshwar Road,
New Shahibaug, Motera.

AHMEDABAD
INTERNATIONAL AIRPORT

Notes

- Our rates are based on CARPET + WALL = SALEABLE AREA ■ All rights reserved to organizer for any changes in plan & specification. ■ Stamp duty, Registration fee, Service tax, miscellaneous etc. for conveyance / sale deed charges will be extra. ■ V.A.T if applicable, all fresh levies / taxes or increase in any of the existing levies / taxes, other charges and expenses levied by state, central government or local authorities charges, Narmada water & GSPC Gas Connection Charges will be extra. ■ 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. ■ Variation in shades & sizes likely in vitrified & glazed tiles due to constraints of availability & manufacturing. ■ 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 Infra build Pvt. Ltd.** ". ■ We follow GIHD code of conduct.
- **Booking of Flat No. : B-303, C-301, C-302, D-301, D-303, D-304, E-302, E-303, Subject to AMC approvals.**