

Developers: **Solitaire Infra**

Site: **Solitaire 26**, Beside Amardeep Infinity, Behind Harni super Market,
Near Cygnus World school Motnath Mahadev Road, Harni, Vadodara-390022

Mo: **97245 94110**

Email: solitaire20six@gmail.com

Architect: **Rahul Patel, Design Era & Uneven**

Structure Consultant: **Vyom Consultants**

Terms and Condition: 1) Additional charges such as stamp duty, registration fees, GST, MGVL connection, legal documents, municipal expenses and other expenditure as per any new bylaws is to be borne by the buyer. 2) Changes/alternation of any nature including the elevation, exterior colour scheme or any other changes affecting the over all design concept & outlook of the scheme strictly not permitted. 3) Extra work shall be allowed only with prior written agreement and carried out after receiving full payment In advance. 4) In case of delayed payment 12% interest will be charged & continuous default payments lead to cancellation. 5) In case of cancellation of booking the refundable amount shall be given only when the same property is booked and paid by the new purchaser. Administration charges of Rs. 20,000 and the amount of extra work done (if any) shall be deducted from the refund. 6) Possession of the property will be given after one month of settlement of all accounts. Religious celebration will not be allowed In case of incomplete payment. 7) The developers reserve the full right to alter design, plans or specifications where required or deemed necessary without any intimation or reason. 8) Any design, specification or information in this brochure can not form part of an offer. contract or agreement. 9) Maintenance deposit at the time of Possession.

SOLITAIRE 26

3 BHK APARTMENTS





Specifications

For Shops:

Structure & Wall Construction

- RCC Frame structure. internal walls with putty & primer. external walls with weather-proof paint over double-coat plaster. minimum columns & beams for maximum flexibility in interior planning

Flooring & Wall Cladding

- Vitrified tiles flooring with skirting in all units
- Natural stone / vitrified flooring in corridors & stairs

Electrical

- Concealed fr copper wiring & all electrical fixtures of ISI quality.
- ELCB / MCB in each unit. Quality modular electrical switches

Rolling shutters with glass shop windows

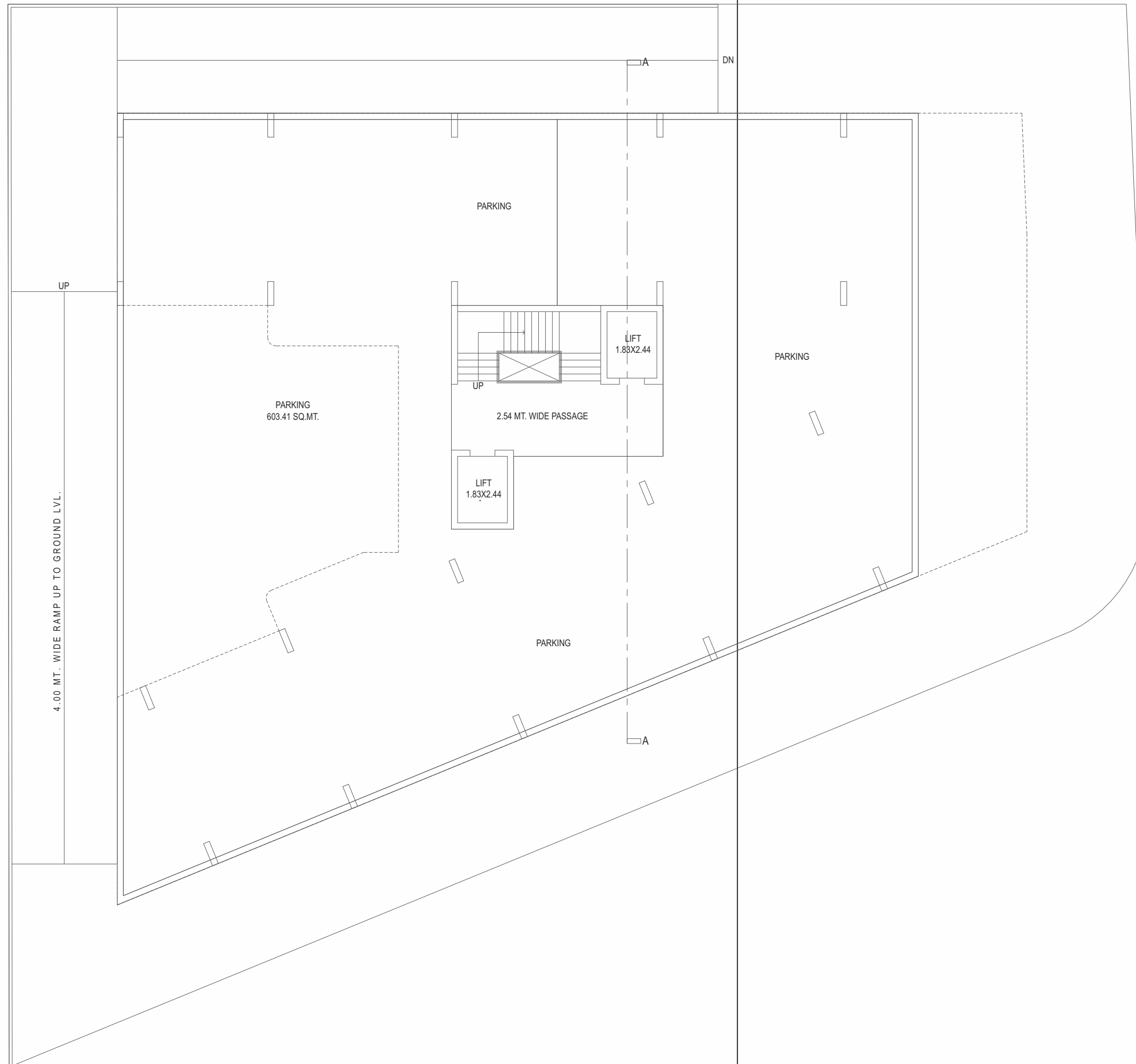
12.00 MT. WIDE ROAD

CB

CB

GROUND FLOOR PLAN





Specifications

For Apartments

Structure :-

- Earthquake resistance RCC frame structure and masonry work as per structure engineers design.
- Elevation work as per architect design.

Finish :-

- Internal Walls – Smooth cement plaster finish
- External Walls – Double coat plaster

Water Supply:

- Underground and overhead water tank

Bathrooms :-

- Premium ceramic tiles up to lintel level, branded quality bath fittings and sanitary wares with concealed plumbing.
- Geyser points in all bathrooms.

Kitchen :-

- Granite platform with S.S. sink and tiles upto lintel level

Flooring :-

- Vitrified tiles flooring in all rooms.

Electrification :-

- Concealed standard quality ISI wiring, MCB / ELCB and branded modular switches with sufficient electrical points in all rooms.

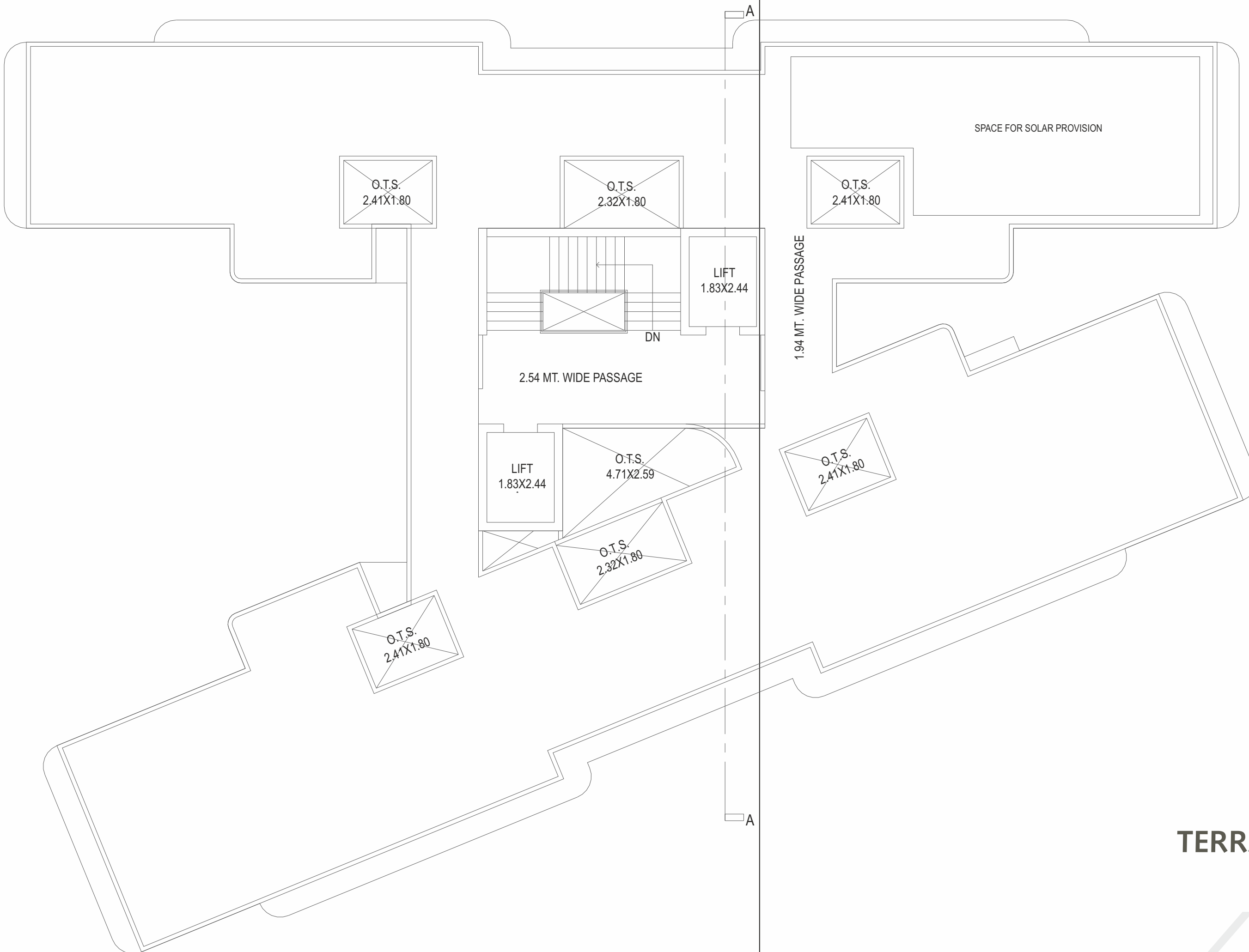
Paint :-

- Internal Walls – Distemper paint with birla putty.
- External Walls – 100% Acrylic paint .

Doors & Windows :-

- **Main Door** – High quality wooden frame door and laminate on front side and standard quality lock.
- **Internal Doors** – Flush doors with wooden frame.
- **For Flats:** Powder coated / anodized aluminum sliding windows with mosquito net.
- **For Duplex:** Powder coated / anodized aluminum sliding windows with mosquito net.

BASEMENT PLAN



TERRACE FLOOR PLAN