

READY POSSESSION

# PLOTS SILVANUS

*at*

**SS Infinitus**

A township with **101** amenities

WELCOME  
TO A WORLD OF  
INFINITE POSSIBILITIES



SS Infinitus is a dream project by the SS Group. Ever since its inception in 2005, SS Group has been consistently delivering quality and high performance and setting the standards in the industry. The Group has diverse business interests, the core being - real estate, import- export, kitchen equipment & accessories and stock & commodity trading.

Young and innovative at heart, SS Group believes in delighting its customers with its products and services. With honesty and excellence as its guiding values, SS Group aims to become a diverse business conglomerate through a process of continuous improvement and innovation. The group's vision is to evolve in to a trusted name in the industry which is respected and admired by its stakeholders.

'Possibilities Infinite' reflects on the group's endeavour to innovate and evolve so as to enrich the world we live in. SS Infinitus is one such endeavour that is set to change the way people live.

- REAL ESTATE • IMPORT EXPORT
- KITCHEN EQUIPMENTS & ACCESSORIES
- STOCK AND COMMODITY TRADING

# PRESENTING CENTRAL INDIA'S FIRST TOWNSHIP WITH 101 AMENITIES

## SS Infinitus

A township with **101** amenities

SS Infinitus is a vision that is set to change the way you live. The first township in central India offering 101 amenities, it is strategically located on MR-11, Ring Road, Near Bombay Hospital, Indore. SS Infinitus is not just a township; it is in fact an inspiration to live life to the fullest.

SS Infinitus is carefully planned to address all your needs. It offers you, the simplest to the most luxurious of amenities. There is something for everyone and every amenity takes urban living to the next level. There are no compromises, no wish remains unanswered and no aspiration remains unaddressed. Soaked in amenities, every acre of the township pampers you with choices. The world is now your oyster. Live freely, express and explore the infinite possibilities of life.

SS Infinitus offers a range of Plots, Two Way Homes, Row House Bungalows, Super Luxury Independent Floors, Luxury Low-rise, Mid-rise and High rise Apartments in the residential space. Professional chambers, shopping mall, hotel and super market dot its commercial landscape. Harmonizing design and aesthetics, the township is planned as per international standards and superior quality norms. The lush green spaces with waterfalls and theme gardens will soak you in serenity. Experience the 101 Life in the heart of the city, yet away from its hectic pace. SS Infinitus is your oasis of peace in the city.

- PLOTS • TWO WAY HOMES • ROW HOUSE BUNGALOWS • SUPER LUXURY INDEPENDENT FLOORS
- LUXURY LOW-RISE, MID-RISE & HIGH-RISE APARTMENTS
- PROFESSIONAL CHAMBERS • SHOPPING MALL • HOTEL • SUPER MARKET

# YOUR NEW STATUS SYMBOL

READY POSSESSION

PLOTS  
SILVANUS

- PART OF 88 ACRES TOWNSHIP
- PREMIUM INFRASTRUCTURE
- 101 AMENITIES • PREMIUM LOCATION
- UPBEAT NEIGHBORHOOD
- FRONT BOUNDARY IN EVERY PLOT





100 FEET WIDE ROAD

PROPOSED RING ROAD

5

S AURA STREET

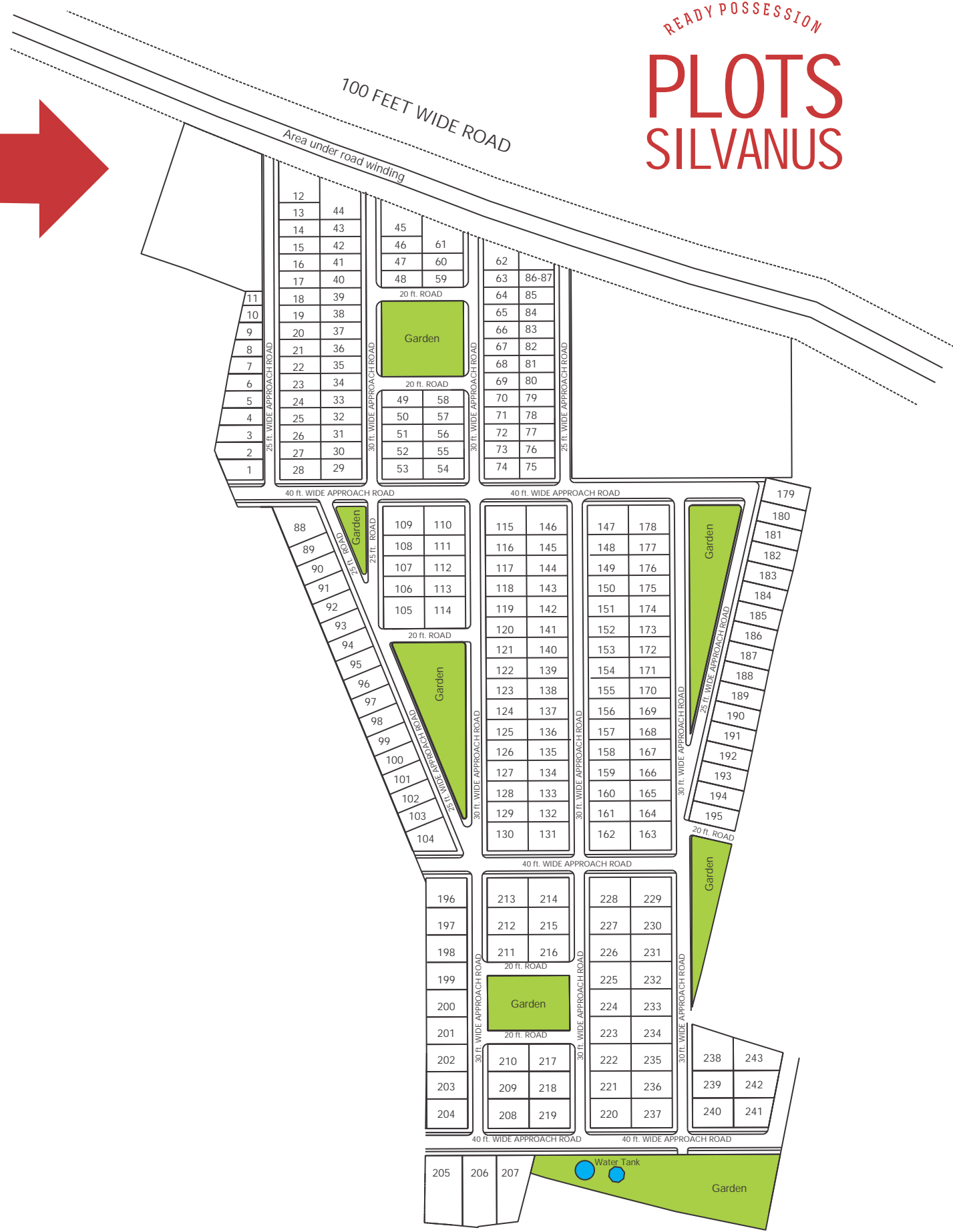
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S MIDAS STREET

S ORION STREET

MR-11

READY POSSESSION  
**PLOTS  
 SILVANUS**



**SS Infinitus**  
 A township with 101 amenities

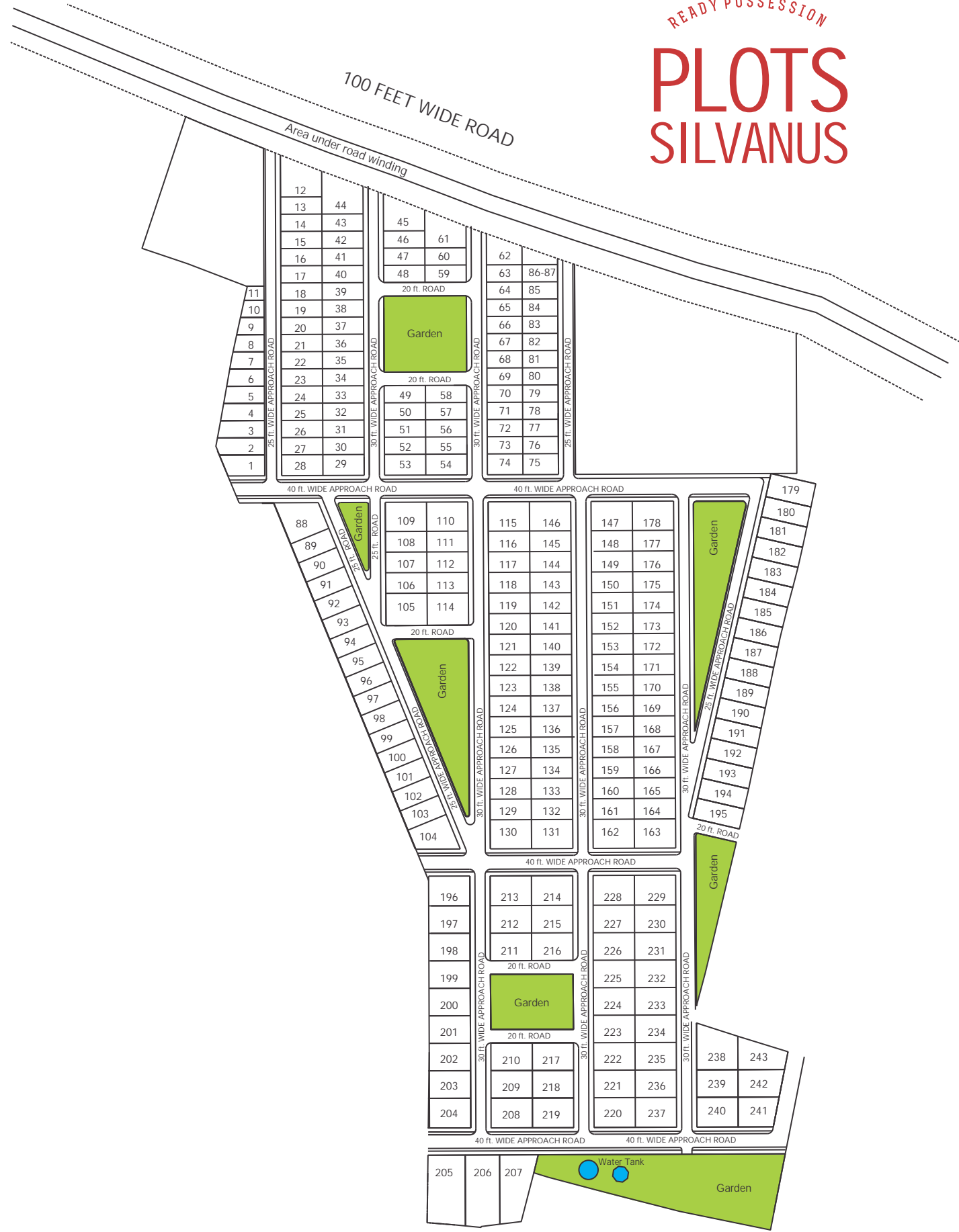


Aerial view of the township

- 1 SILVANUS Plots (1500 Sq.ft., 1800 Sq.ft. & 2400 Sq.ft.)
- 2 JANUS Two Way Homes and Row House Bungalows
- 3 OCEANUS High-Rise Apartments and Clubhouse
- 4 PLUTUS Plots (2400 Sq.ft. to 4500 Sq.ft.)
- 5 CRONUS Plots (4000 Sq.ft.)
- 6 MORPHEUS Mid-Rise Apartments
- 7 ZEUS High-Rise Apartments
- S MIDAS STREET Low Rise Luxury Apartments, Low Rise Super Luxury Independent Floor

READY POSSESSION

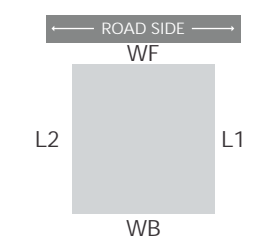
# PLOTS SILVANUS



PLOT NO.	SIZE (ft.)				AREA (sq.ft.)
	WF	WB	L1	L2	
1	30.34	32.73	53.30	65.93	1805
2	24.96	25.91	65.93	68.55	1724
3	24.99	25.42	68.55	63.83	1655
4	24.99	25.39	63.83	59.27	1540
5	24.96	25.39	59.27	54.74	1425
6	24.99	25.39	54.74	50.22	1312
7	24.99	25.45	50.22	45.40	1198
8	24.99	25.58	45.40	39.92	1066
9	24.99	25.58	39.92	34.37	927
10	24.99	25.58	34.37	28.73	791
11	20.50	21.02	28.73	24.17	544
12	61.17	37.49	64.55	59.99	2952
13-27	25	25	60	60	1500
28-29	30.35	30.35	60	60	1821
30-43	25	25	60	60	1500
44	40.41	62.35	59.99	63.99	3075
45	54.15	30.37	64.52	59.99	2536
46-52	25	25	60	60	1500
53-54	30.35	30.35	60	60	1821
55-60	25	25	60	60	1500
61	31.42	55.37	59.96	64.58	2604
62	45.40	27.06	54.84	51.69	1873
63-73	25	25	51.7	51.7	1293
74-75	30.34	30.34	51.7	51.7	1568
76-86	25	25	51.7	51.7	1293
87	8.72	27.06	51.69	54.84	925
88	40.44	64.65	64.55	59.99	3145
89-103	30	30	60	60	1800
104	54.25	29.98	64.71	59.99	2528
105	42	42	60	60	2520
106-108	30	30	60	60	1800
109-110	47.5	47.5	60	60	2850
111-113	30	30	60	60	1800
114	42	42	60	60	2520
115	42.5	42.5	60	60	2550
116-129	30	30	60	60	1800
130-131	42.3	42.3	60	60	2538
132-145	30	30	60	60	1800
146-147	42.5	42.5	60	60	2550
148-161	30	30	60	60	1800
162-163	42.3	42.3	60	60	2538

PLOT NO.	SIZE (ft.)				AREA (sq.ft.)
	WF	WB	L1	L2	
164-177	30	30	60	60	1800
178	42.5	42.5	60	60	2550
179	34.37	34.37	66.78	67.37	2307
180	29.98	29.98	67.37	68.06	2031
181	29.98	29.98	68.06	68.39	2046
182	29.98	29.98	68.39	68.36	2051
183	29.98	29.98	68.36	67.44	2037
184	29.98	29.98	67.44	66.39	2006
185	29.98	29.98	66.39	65.83	1983
186	29.98	29.98	65.83	65.73	1970
187	29.98	29.98	65.73	66.06	1976
188	29.98	29.98	66.06	66.68	1990
189	29.98	29.98	66.68	67.17	2007
190	29.98	29.98	67.17	67.80	2024
191	29.98	29.98	67.80	68.52	2044
192	29.98	29.98	68.52	68.95	2062
193	29.98	29.98	68.95	69.54	2077
194	29.98	29.98	69.54	69.44	2084
195	29.98	29.98	69.44	69.31	2081
196	43.33	43.33	60	60	2600
197-203	40	40	60	60	2400
204	43.33	43.33	60	60	2600
205	54.09	55.92	102.99	98.04	5518
206	49.99	48.05	100.66	102.99	5159
207	56.22	31.29	100.20	100.66	4303
208	43.33	43.33	60	60	2600
209-212	40	40	60	60	2400
213-214	43.33	43.33	60	60	2600
215-218	40	40	60	60	2400
219-220	43.33	43.33	60	60	2600
221-227	40	40	60	60	2400
228-229	43.33	43.33	60	60	2600
230-236	40	40	60	60	2400
237	43.33	43.33	60	60	2600
238	67.27	48.58	95.91	59.99	3502
239	40	40	60	60	2400
240	43.33	43.33	60	60	2600
241	44.15	43.30	51.04	59.70	2398
242	40.77	39.98	59.70	67.67	2548
243	26.27	48.58	67.67	76.29	2642

- WF- Width Front
- WB- Width Back
- L1- Length Left Side
- L2- Length Right Side



# 101 REASONS TO LIVE LIFE TO THE FULLEST

## CLUB HOUSE

1. Swimming Pool
2. Kid's Pool
3. Indoor Pool for Women
4. Reading Room / Library
5. Gaming Station
6. Mini Theatre
7. Restaurant
8. Community Hall
9. Banquet Hall with Large Open Space
10. Meeting Room
11. Lounge & Discotheque
12. Business Lounge



## HEALTH

13. Pathology - Collection Centre
14. Ambulance Service
15. Dispensary
16. Naturopathy Center



## OUTDOOR GAMES

17. Badminton Court
18. Skating Rink
19. Basketball Court
20. Volleyball Court
21. Tennis Court
22. Cycling Track
23. Net Cricket Pitch



## DAILY NEEDS

24. Car Wash Area
25. ATM
26. Unisex Parlour
27. Chemist
28. Bakery Shop
29. Dry Cleaner
30. Grocery Shop
31. Vegetable & Fruit Shop
32. Milk Shop
33. Boutique



## INDOOR GAMES

34. Squash Court
35. Snooker, Pool & Billiards
36. Games Room (Chess, Carom, Darts, Cards)
37. Table Tennis
38. Artificial Rock Climbing Wall

## SECURITY

39. CCTV Secured Township
40. Automatic Boom Barrier Entry
41. Township Secured with 8ft High Boundary Wall
42. Security Cabins at all Entrances



## FITNESS

43. Jogging Track
44. Modern Gymnasium
45. Steam Room
46. Sauna Room
47. Jacuzzi
48. Aerobics Room
49. Meditation Room
50. Yoga Room



## KIDS

51. Creche & Kindergarten School
52. Day Care Center
53. Kid's Play Area



## ESSENTIALS

54. Water Softner Unit
55. LPG Reticulated System
56. Generator Backup in Common Areas
57. Grand Entrance Lobby
58. Centrally Air-conditioned Clubhouse & Entrance Lobbies
59. Wi-Fi Connectivity in Township
60. Aquarium
61. Aviary
62. Solar Street Lights
63. Grand Temple
64. Rain Water Harvesting & Ground Water Recharging
65. Cyber Café
66. Guest Houses in each Highrise & Clubhouse



## LANDSCAPING

67. Wide Landscaped Streets
68. Pedestrian Friendly Pathways
69. Canopies / Benches along Pathways
70. Excellent Signage within the Township
71. Green House
72. Gazebos
73. Amphitheater
74. Façade Lighting / Entrance Lighting
75. Muraled Walls
76. Pergolas & Trellises



## ESSENTIALS

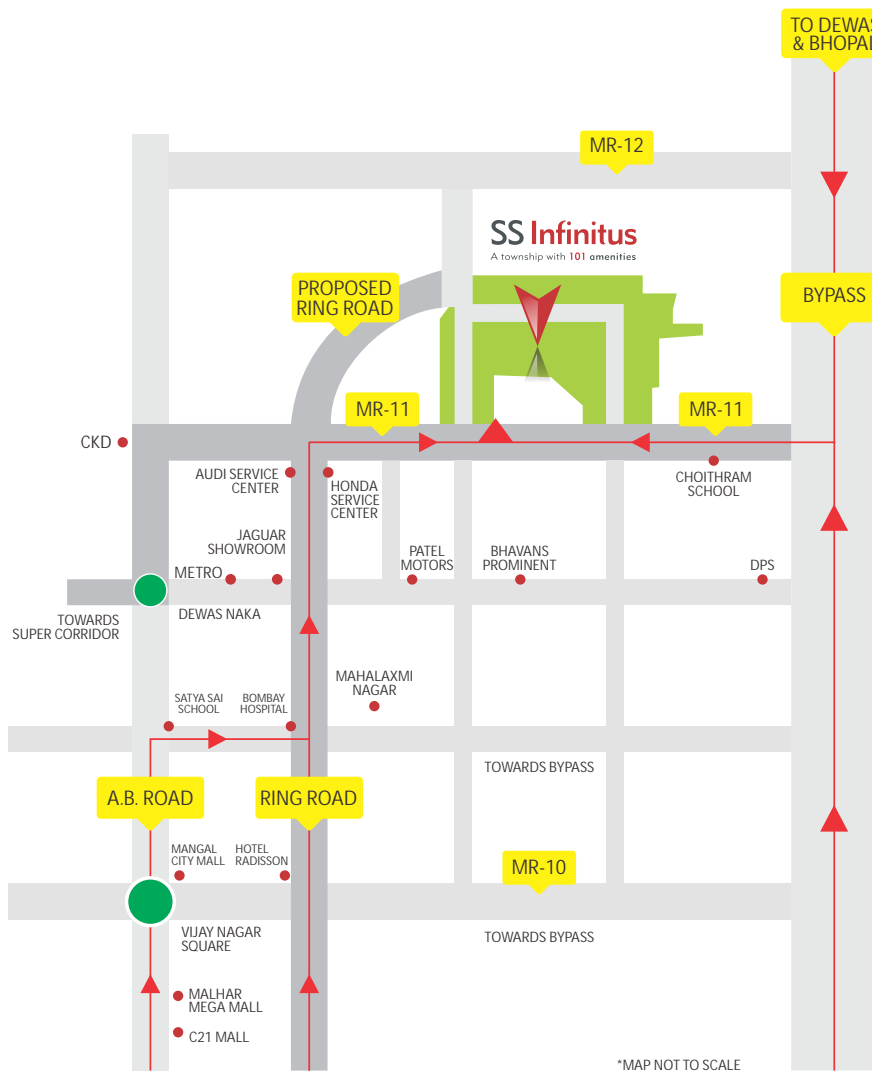
77. Waste Management System
78. Adequate Water Supply
79. Earthquake Resistant Structure
80. Ample Parking Space for Visitors
81. Golf Cart Pick-ups & Drop-offs within the Township
82. Multiple Entry & Exit Points on Major Roads
83. Latest Fire Fighting Devices
84. Centralized Utility Bill Payment Counter
85. Auto-Service Center
86. Free Electrical & Plumbing Services
87. Wheelchair Friendly Campus
88. Dormitory for Domestic Help



## LANDSCAPING

89. Pet's Park
90. Maze
91. Acupressure Park
92. English Rose Garden
93. Mughal Garden
94. Rock Garden
95. Roman Garden
96. Zen Garden
97. Herb Garden
98. International Sculptures
99. Waterfall
100. Light & Musical Fountain
101. Senior Citizen's Park





## IF LOCATION IS EVERYTHING THIS IS FOR YOU

If location is important for you, then this is it. Situated on MR-11, Ring Road, Indore, SS Infinitus is well connected to the railway station, airport as well as to the other parts of the city. Major malls, hotels, hospitals, business centers, schools and educational institutes are in close proximity. Live, work and explore the city with equal ease.

Site Address: MR - 11, Ring Road, Near Bombay Hospital, Indore (MP) INDIA  
City Office: 205 - 207, Rafael Tower, 8/2, Old Palasia, Indore (MP) - 452 001  
[www.ssinfinitus.com](http://www.ssinfinitus.com)

Finance available from all leading banks and financial institutions



The Developers / Promoters reserve the right to make any changes in the plan and specifications mentioned in the brochure. This is a conceptual presentation and not a legal offering.  
• Builder Registration Number – 27/2008, dated 11/06/2008 • TNCP – 1824, dated 17.03.2011 • Diversion Order Number – 452/A-2/10-11, dated 25.07.2011  
• Development Permission – 21/2011, dated 29.07.2011

### Approximate distances of major landmarks from SS Infinitus

MAJOR ROADS	MAJOR INSTITUTES	CONNECTIVITY
Situated on MR-11 & Ring Road AB Road - 800 meters Bypass - 2.5 km  (Only township that opens to 200 ft MR-11 on one side and to 250 ft wide ring road on the other)	Choithram School (N) - 1 km Bhavans Prominent - 1.4 km DPS - 2.9 km Prestige Institute (PIMR) - 3.2 km Satya Sai School - 3.5 km Shishukunj - 6.5 km	Bus Stand (Vijay Nagar) - 4.2 km Railway Station - 9 km Super Corridor - 11 km Airport (Via city) - 16.7 km Airport (Via MR-10) - 22.4 km
MAJOR HOSPITALS	MAJOR HOTELS & MALLS	OTHER LANDMARKS
Bombay Hospital - 3.1 km Synergy Hospital - 4.2 km Rajshree Hospital - 4.7 km CHL Hospital - 6 km Greater Kailash - 7.2 km	Radisson - 3.4 km Sayaji Hotels - 4.7 km Mangal City - 4.1 km C21 Mall - 4.9 km Shreemaya AB Road - 5 km Fortune Landmark - 5.3 km	Vijay Nagar - 3.9 km Walmart Best Price - 4.5 km Treasure Market City Bypass - 5 km Palasia - 7 km





## PAYMENT PLAN

(w.e.f. 1<sup>st</sup> January, 2015)

### PLOTS

#### PAYMENT PLAN - A

Booking Amount	INR 51000/- (Non - Refundable)
Within 30 days of booking	96%
Registry & Possession	4%

#### PAYMENT PLAN - B

Booking Amount	INR 51000/- (Non - Refundable)
Within 30 days of booking	33%
Within 60 days of booking	33%
Within 90 days of booking	30%
On Registry & Possession	4%

#### OTHER CHARGES

- Clubhouse - INR 100000/-
- M.P.E.B. Charge - INR 80/- per sq. ft
- External Maintenance - INR 100/- per sq ft (For 10 years)
- Water Installation - INR 10000/-
- Registration and Stamp Duty - as per Govt. norms
- Service Tax, VAT & other applicable taxes as per Govt. norms

#### TERMS & CONDITIONS

- This is only an indicative list and not an agreement
- The developers / promoters reserve the right to make change in the payment plan and charges
- All payments should be made in favor of 'SS Nirman Pvt. Ltd.' by cheque / DD payable at Indore