



3bhk luxurious apartments

Site Address

B/h. Madhuli & Gorbandh Restaurant, Opp. Vaishno Devi Temple,
Near. Ganesh Platinum, Ahmedabad - 382421



**GIHED
CREDAI**

DEVELOPER : SOHAM REALTY

404/E, Sahajanand Shopping Centre, Shahibaug,
Ahmedabad-380004

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Architect

9th Street Architects
Saurabh Verma

Structure Engineer

Achal Parikh

Plumbing Consultant

Milind Mehta

Electrical Consultant

Apoorva Parikh

landscape Consultant

Green Gold Consultancy

brim.co.in



Standing tall with all centralized benefits of
3bhk luxurious apartments that gives a whole meaning
to what we want to do



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 parisar project.

OUR SUCCESS

Dev Vihar - 1&2, Thaltej

Dev Priya - 1&2, Motera

Dev Priya - 3, Motera

Dev Shruti - 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

Running Projects

Dev Solitaire (3BHK Flat), Prahlad nagar

Dev Vihaan (3BHK Flat), Motera

Dev Prayag (2 & 3 BHK Flat & Shop), Motera

Dev Prime (2 & 3 BHK Flat), New Chandkheda

Solitair - Vastrapur

Dev mangalya, 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

Upcoming Projects

Dev Pristine (3,4 & 5 BHK Flat), Koteswar (New Shahibaug)

Dev Param (2 & 2.5 BHK Flat), New Chandkheda

Dev Parivesh (2 & 3 BHK Flat), Sabarmati, Kali

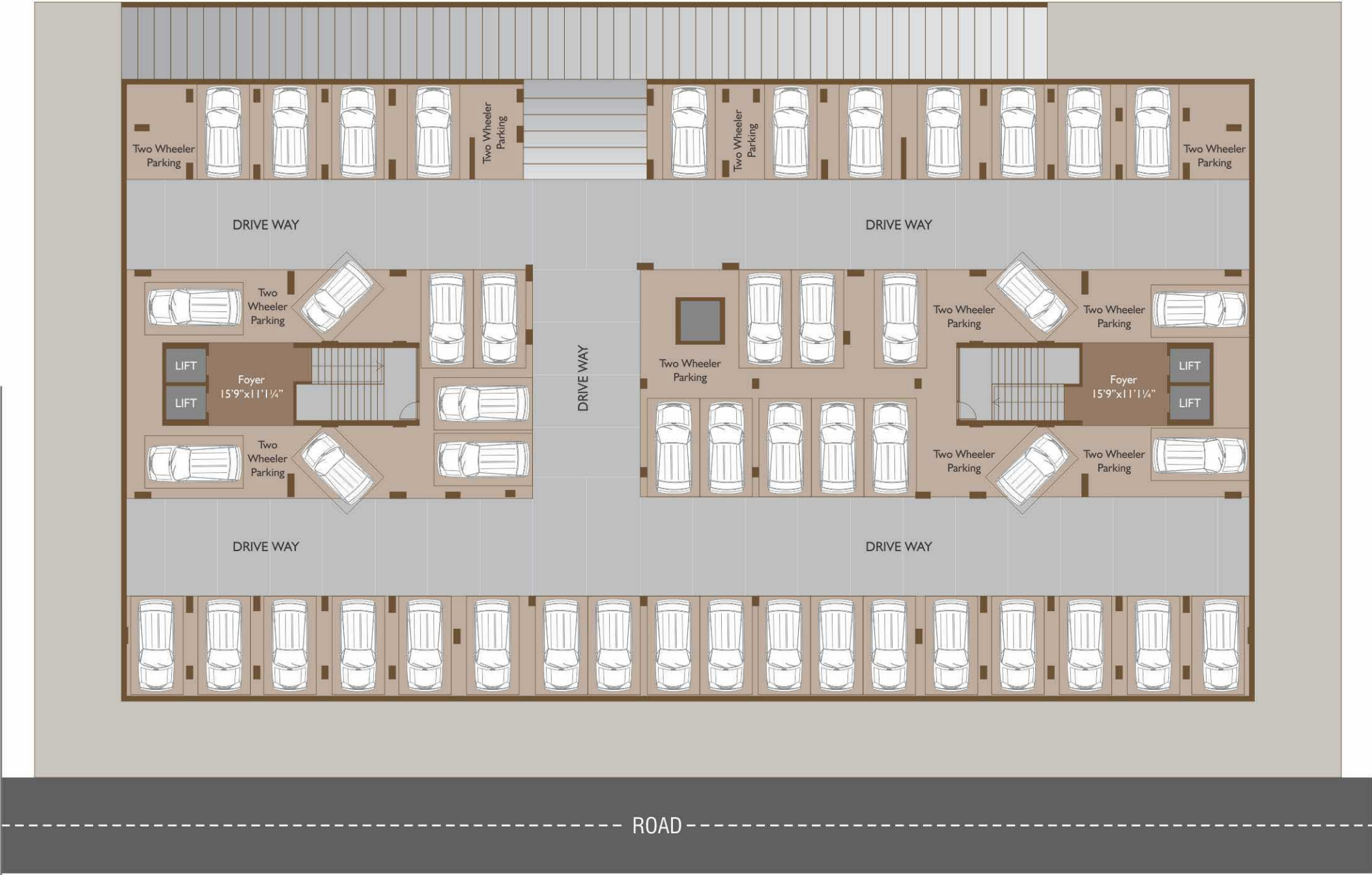
Getting together in same place
For professional and Socializer



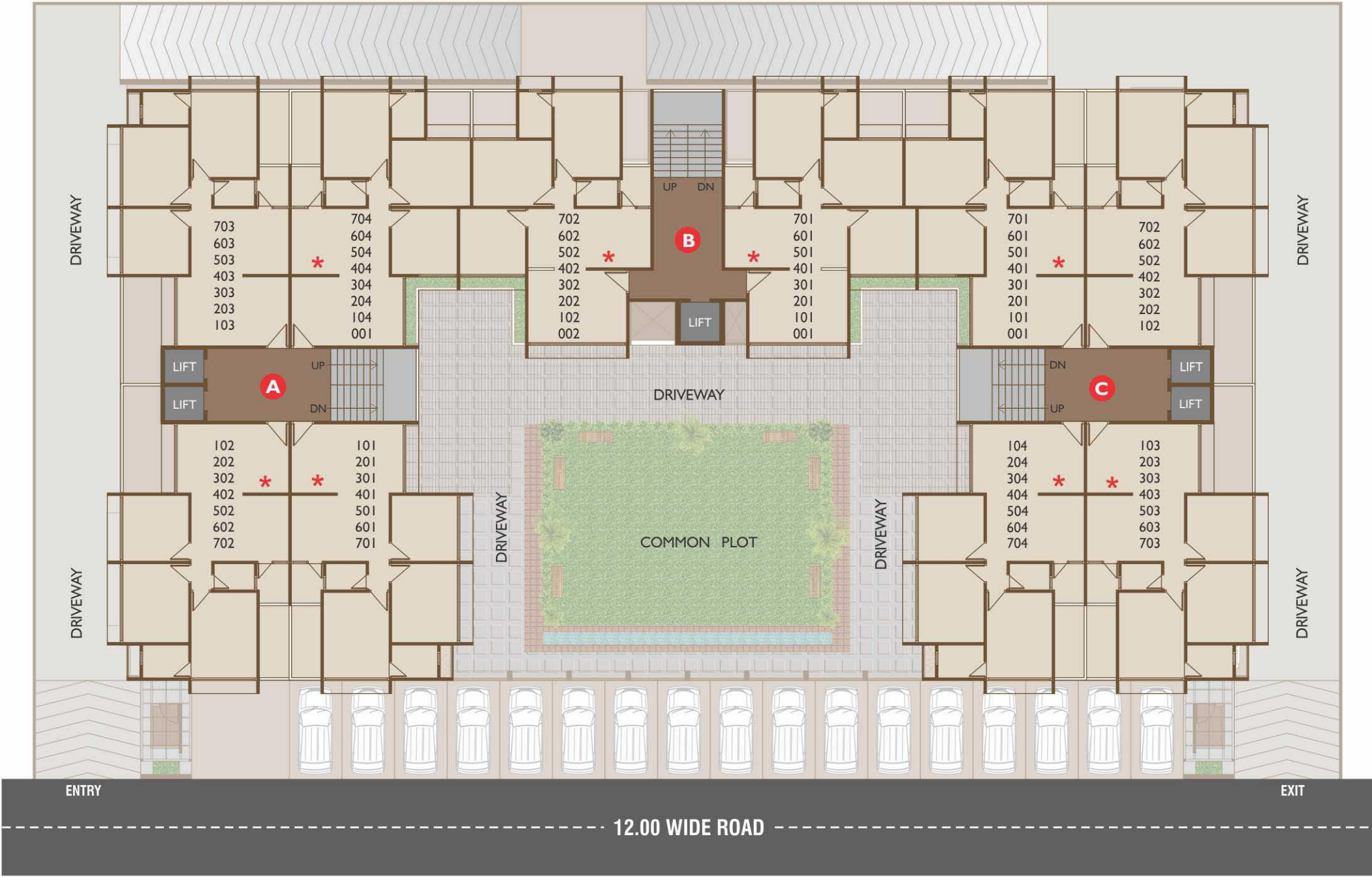
GROUND FLOOR PLAN



BASEMENT PLAN



TYPICAL FLOOR PLAN



PAYMENT SCHEDULE

No. of Installments	Stage	Amt (% of price of flat)
1	At the time of booking	25%
2	On Start of RCC 1 st slab	6%
3	On Start of RCC 2 nd slab	6%
4	On Start of RCC 3 rd slab	6%
5	On Start of RCC 4 th slab	6%
6	On Start of RCC 5 th slab	6%
7	On Start of RCC 6 th slab	6%
8	On Start of RCC 7 th slab	6%
9	On Start of RCC 8 th slab	6%
10	On Start of RCC 9 th slab	6%
11	On Start of Bricks & Plastering	11%
12	On Start of Flooring	5%
13	At the Time of Completion	5%

All Payments (100%) to made in name of “SOHAM REALTY”

RULES & REGULATIONS

Our rates are based on CARPET + WALL = SALEABLE AREA | 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. | 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 15 days from the full payment. | All possible loan papers shall be made available for procuring loans. | Request for transfer shall be at the discretion of the "Soham Realty". | We follow GIHED code of conduct. | 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. & Adani Gas Connection charges will be Extra. | 1.5% interest Per month on late payment charges. | All payment to made in the name of "Soham Realty". Outstation cheque shall not be accepted.

ADDITIONAL EXPENSES

Location advantage charges* Not applicable for flat no. A-103 to 703 & C-102 to 702	₹50,000/-
AUDA + Electricity + Legal Charges	+₹ 2,10,000/-
Initial Maintenance Contribution (Refundable to service society of Dev Parisar)	+₹ 25,000/-
Initial Maintenance Contribution(Non Refundable) (16 Months Maintenance from date of B.U permission)	+₹ 25,000/-
Stamp Duty + Registration Fee + Service Tax + Vat + Any other Government Tax +GST Advocate Charge Rs. 5000/-	+As/Applicable

Sample Flat
READY



Construction in full swing
Possession in Aug.-2017

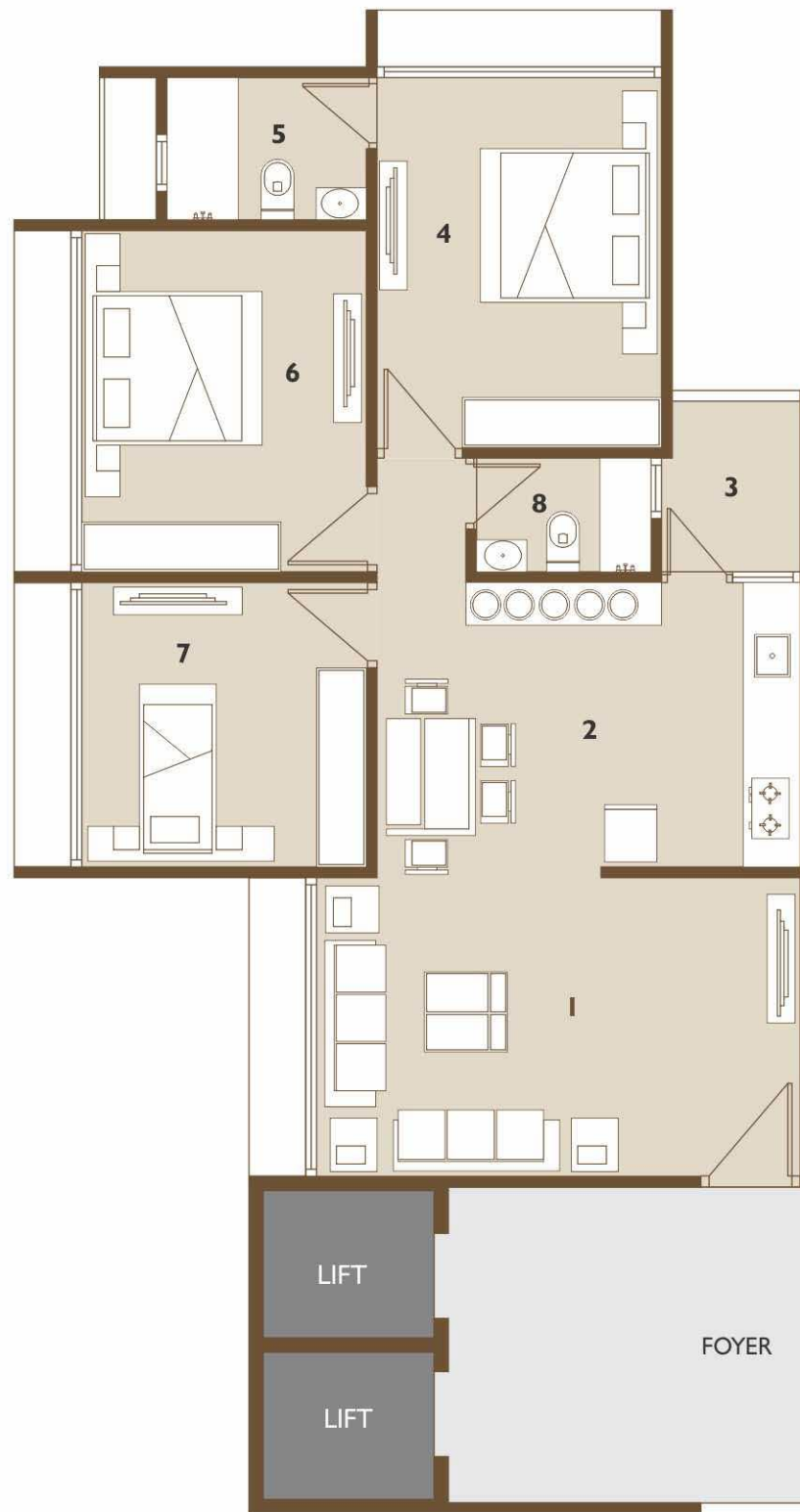
Total No. of 3BHK Flats = 74

AMENITIES

- ◆ Well designed foyer
- ◆ Gymnasium
- ◆ Indoor games
- ◆ Children play area with garden
- ◆ Senior citizen sittings
- ◆ 24x7 water supply & security
- ◆ CCTV camera
- ◆ VDP (video door phone)
- ◆ Gas line connection
- ◆ One free small car parking for each apartment



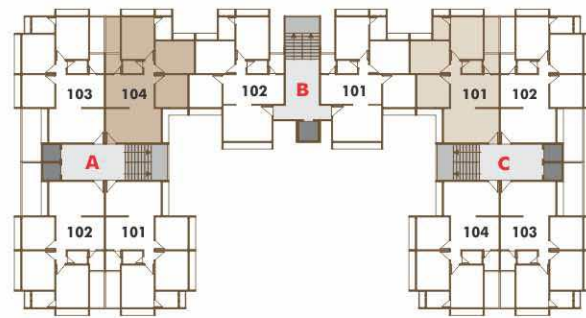
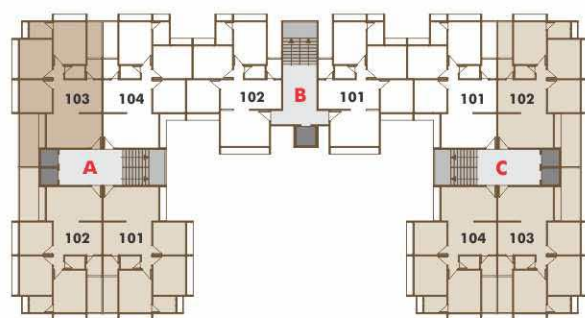
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UNIT PLAN

Block A & C
Unit 01 - 3 BHK

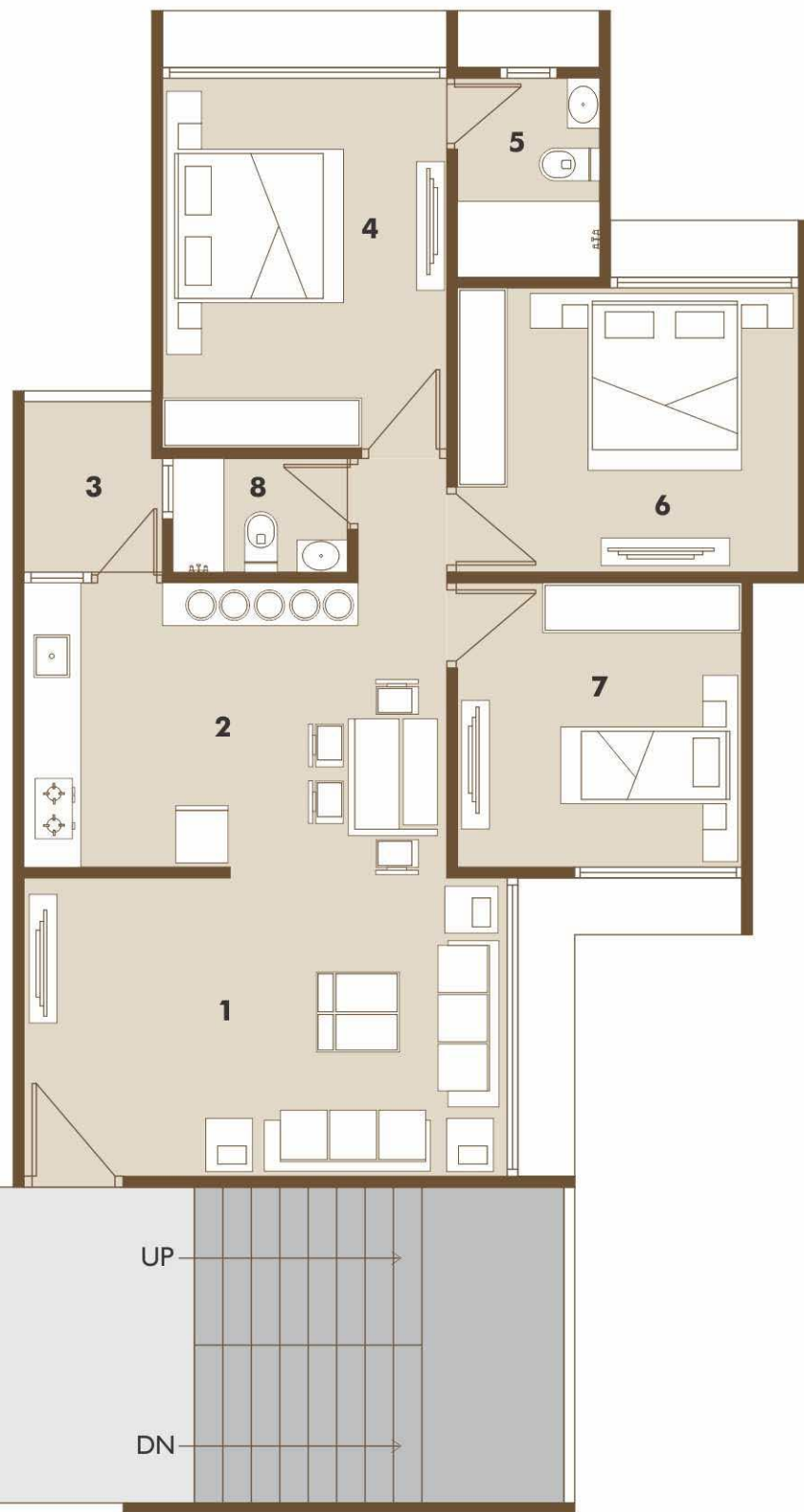
1	DRAWING ROOM	17'0" x 10'6"
2	DINING / KITCHEN	14'10½" x 10'0"
3	WASH	4'10½" x 7'1½"
4	MASTER BEDROOM	10'0" x 13'0"
5	TOILET	7'0" x 5'0"
6	BEDROOM I	10'0" x 12'0"
7	BEDROOM 2	10'0" x 10'0"
8	G. TOILET	6'1½" x 4'0"



UNIT PLAN

Block A & C
Unit 02 - 3 BHK

1	DRAWING ROOM	17'0" x 10'6"
2	DINING / KITCHEN	14'10½" x 10'0"
3	WASH	4'10½" x 7'1½"
4	MASTER BEDROOM	10'0" x 13'0"
5	TOILET	5'0" x 7'0"
6	BEDROOM I	12'0" x 10'0"
7	BEDROOM 2	10'0" x 10'0"
8	G. TOILET	6'1½" x 4'0"

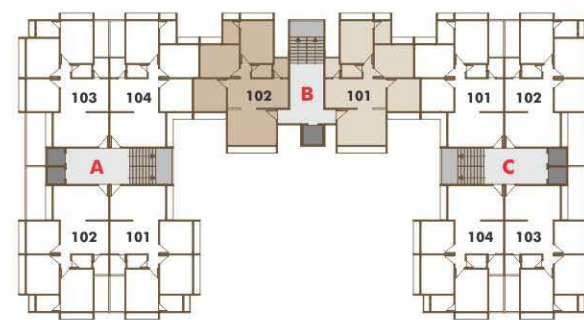




UNIT PLAN

Block B
Unit 03 - 3 BHK

1	DRAWING ROOM	15'0" x 11'0"
2	DINING / KITCHEN	18'8½" x 9'0"
3	WASH	4'8½" x 7'1½"
4	MASTER BEDROOM	10'0" x 13'0"
5	TOILET	5'0" x 7'0"
6	BEDROOM 1	12'0" x 10'0"
7	BEDROOM 2	10'0" x 10'0"
8	G. TOILET	6'1½" x 4'0"



SPECIFICATION

- Super Structure** - Earthquake resistant RCC frame structure.
- Walls** - External double coat plaster with 100% acrylic paint, Internal mala plaster with putty finish.
- Floors** - Premium quality vitrified tiles in entire apartment.
- Kitchen** - Superior quality granite platform and SS sink, Adani Gas Company 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, Gas / electric geyser point in all toilets.
- 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 glazed / anodized aluminum sliding windows.
- Electrical** - Concealed copper wiring of good quality, Decorative modular switches with adequate points in entire apartment, A.C. point in all bedrooms & drawing room, Modular switches, MCB distribution panel, TV & telephone points provided in drawing & master Bedrooms.

