

Project By:

**PARAMDHAM**  
Developer



**SAHITYA**  
Heritage  
Kathwada, Ahmedabad.



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RERA NO. :  
[www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)



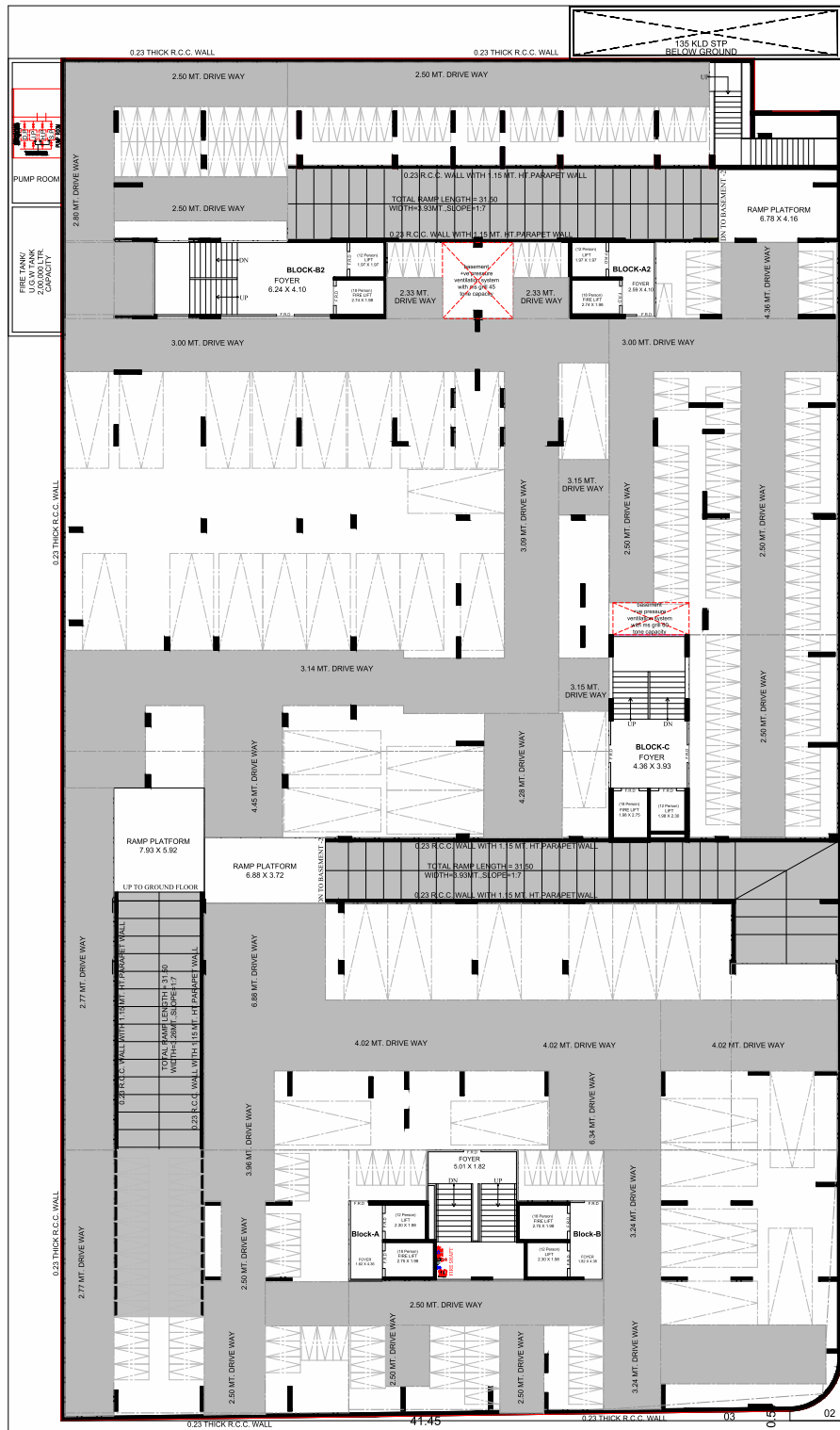
**SAHITYA**  
Heritage

**2 & 3 BHK FLATS & SHOPS**





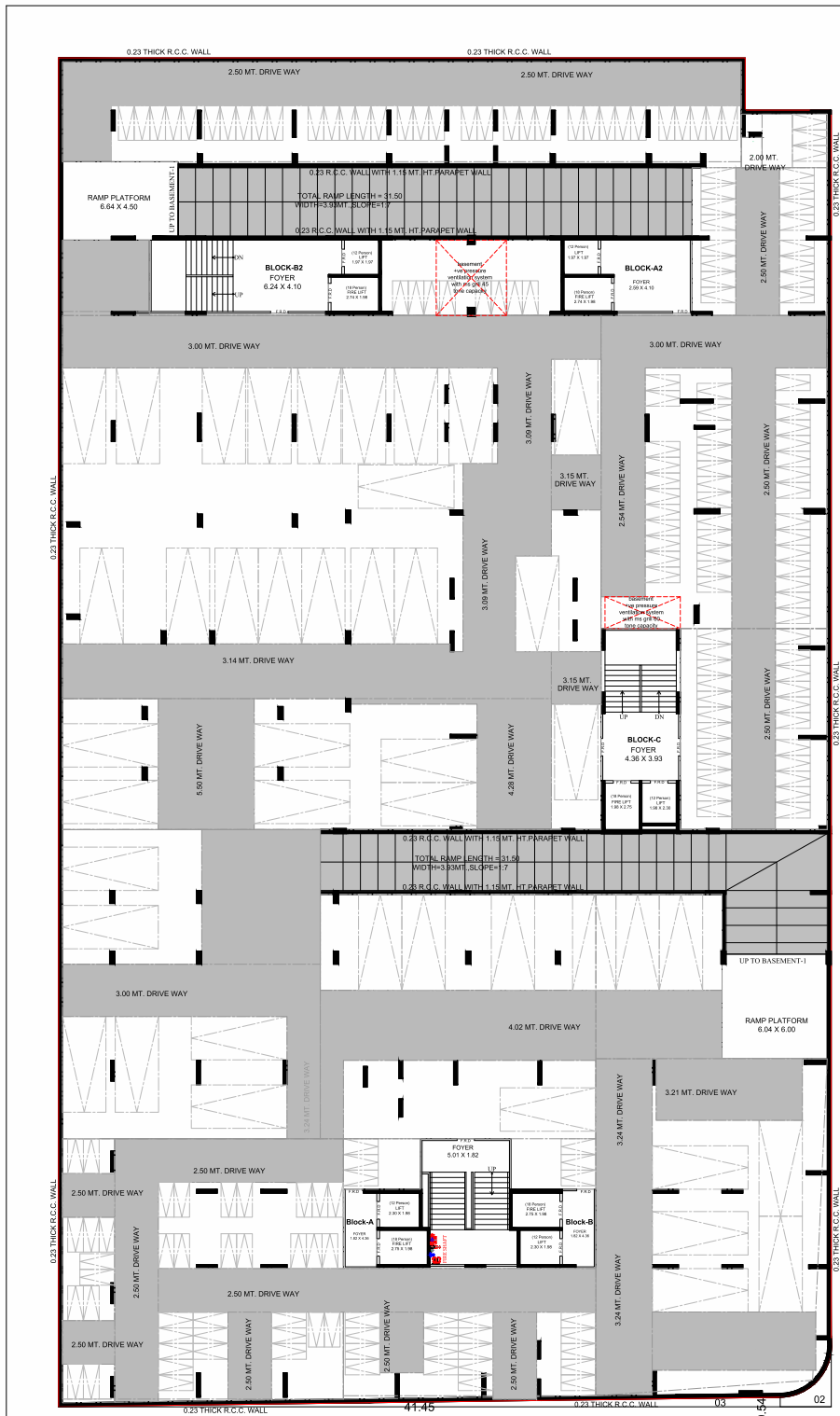
# 1ST FLOOR BASEMENT LAYOUT PLAN



18.00 MT. WIDE T.P.S ROAD

12.00 MT. WIDE T.P.S ROAD

# 2ND FLOOR BASEMENT LAYOUT PLAN



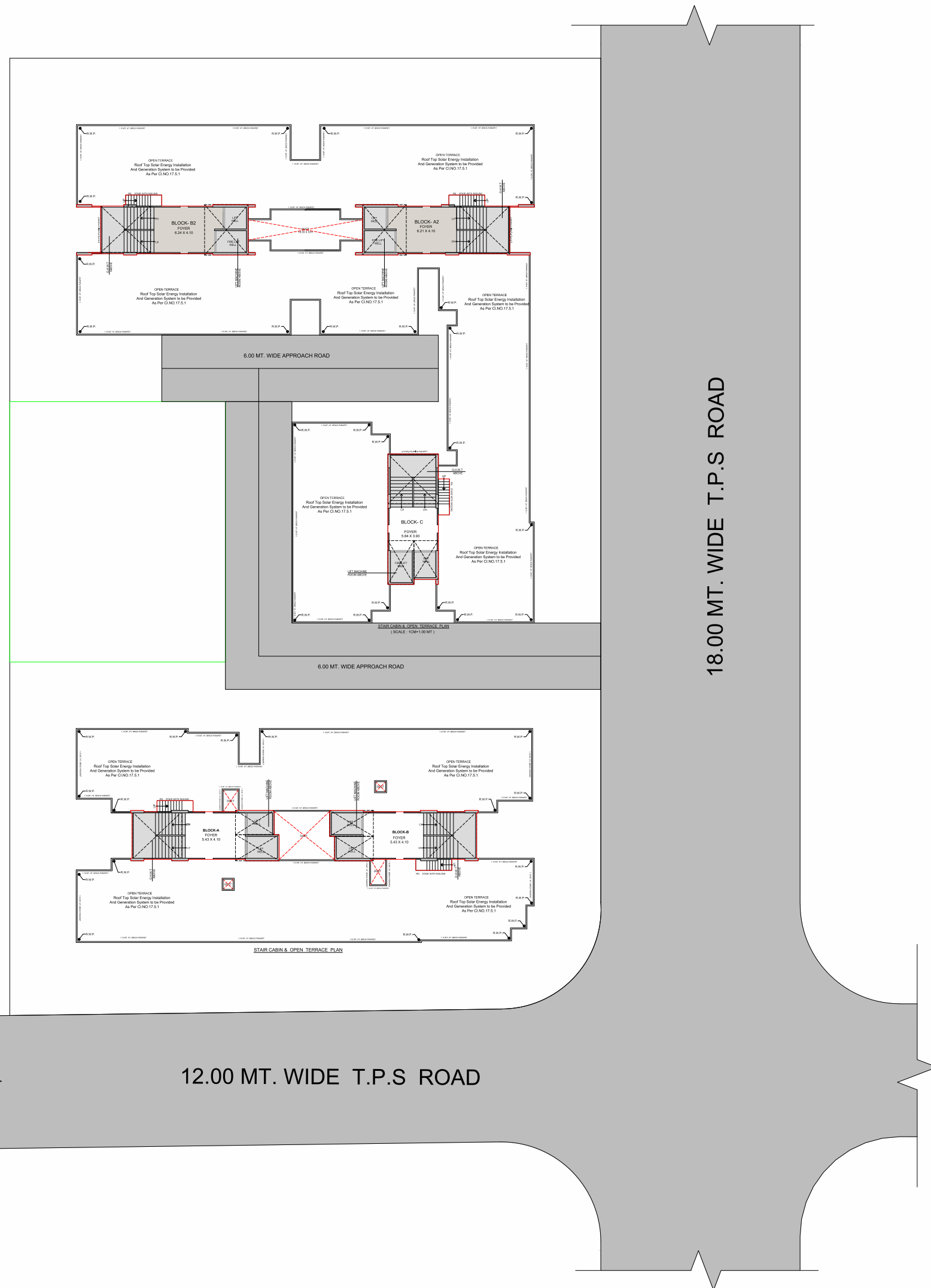
18.00 MT. WIDE T.P.S ROAD

12.00 MT. WIDE T.P.S ROAD

ADJ. R.S. NO - 593/A  
ADJ. O.P. NO - 87



# TERRACE FLOOR LAYOUT PLAN



## GRAND AMENITIES

	MAIN ENTRANCE DOUBLE SECURITY CABIN DOUBLE		FIRE SAFETY SYSTEM
CCTV CAMERA		STANDARD LIFTS	
	BASEMENT PARKING		SENIOR CITIZEN SITTING
LUSH GREEN GARDEN		24 X 7 WATER SUPPLY METER	
	COMMON SOLAR PANELS		24 HRS. SECURITY

# BLOCK- A & B LAYOUT PLAN



# BLOCK- A2, B2 & C LAYOUT PLAN



## SPECIFICATIONS



### STRUCTURE

- Earthquake resistant R.C.C. frame structure work



### FLOORING & WALL TILES

- Branded double charged Vitrified tiles flooring in all rooms
- Tiles up to lintel level in all bathroom and kitchen



### PLUMBING / SANITARY

- Concealed central point plumbing with branded CP fitting
- Branded sanitaryware in all bathrooms



### DOORS & WINDOWS

- main door with safety lock
- Other doors wooden frame and flush doors
- Fully glazed anodized aluminum section windows with marble frame with ISI standard safety bars



### PAINTS

- Long lasting and weather resistant paint on all external walls
- All internal walls with two coat of white putty
- White exterior cement primer on internal walls



### ELECTRIC

- Single phase concealed ISI copper wiring with modular switches
- MCB distribution panel to ensure safety with RCCB
- Adequate AC, TV, Geyser, Fridge, Lighting, Fans, Water purify points with ISI approved good quality electrical accessories
- Ample electrical points in all area as per company conditions



### KITCHEN

- Sandwich granite platform in kitchen with S.S. sink and standard accessories



### LIFT

- Two standard qualities lifts in each block



### PLASTER

- Double coat sand face plaster on external walls
- Single coat mala finish plaster on inside walls



### WATERPROOFING

- Waterproofing in all toilet area to prevent seepage with epoxy
- White tiles on terrace for heat and water resistance



### WATER SUPPLY

- 24x7 Water supply




# SAHITYA

## Heritage

Kathwada, Ahmedabad.

## TERMS & CONDITIONS

- AMC Charges along-with UGVCL electrical charges including cable and sub-station cost shall be borne by the purchaser. Stamp duty, registration charges, legal documentation charges, Maintenance charges, Maintenance Deposits or any other charges, taxes, cess or duties as & when levied by the government or any of its body shall be borne by the purchaser / buyer / legal possession holder.
- Changes / Alteration of any nature, including the elevations, exterior colour of scheme or of the apartments or any other change affecting the overall design concept and outlook of the scheme are strictly not permitted during or after the completion of the scheme.
- In the interest of the continual development is design and quality of construction, the developer reserves all rights to make suitable changes in the scheme and all the purchasers shall abide by such changes.
- All dimensions shown here are from unfinished to unfinished wall and of the longest measure of the area.
- The brochure is intended only to convey the essential design and technical features of the scheme and shall not be construed to form part of the legal document. Agreement for sale shall be final and binding to the purchaser.
- All elements, objects, treatments, materials, equipments and colour of schemes shown are artist's impressions. Actual may differ from the artist's impressions.
- All the architectural and interior images in the brochure, are merely simulated interpretations using computer graphics to enhance the customer's understanding and are not factual images.
- The colour and general appearance of the flooring and wall tiles, sanitary ware & fittings, walls, ceilings, windows, doors, internal roads, trees, shrubbery etc. shown in the simulated computer graphics images are taken from the object libraries for the purpose of presentation and the prospective buyers of the concerned property are advised to refer to the construction specifications mentioned in the brochure. Additional amenities and/or utilities not mentioned or shown in the brochure but may be required as per the law, should be deemed to be forming part of the project by the purchaser.
- All furniture including wardrobes, other sofa furnishings inter-alia curtains, mattresses, bed lines, upholstery etc, lights and other electrical fixtures and appliances like air conditioners, refrigerators, TVs, telephones, laptops etc, any of the equipment, household accessories inter-alia crockery and cutlery, rugs, carpets, decorative pieces and wall hangings, wall papers, utensils etc, apparels and all other consumable and movable items shown in the simulated images do not form part of the sale of any property by the developer.
- While selling the unit of the scheme, we always give preference to vegetarian and non alcoholic persons.
- Subject to Ahmedabad Jurisdiction only.