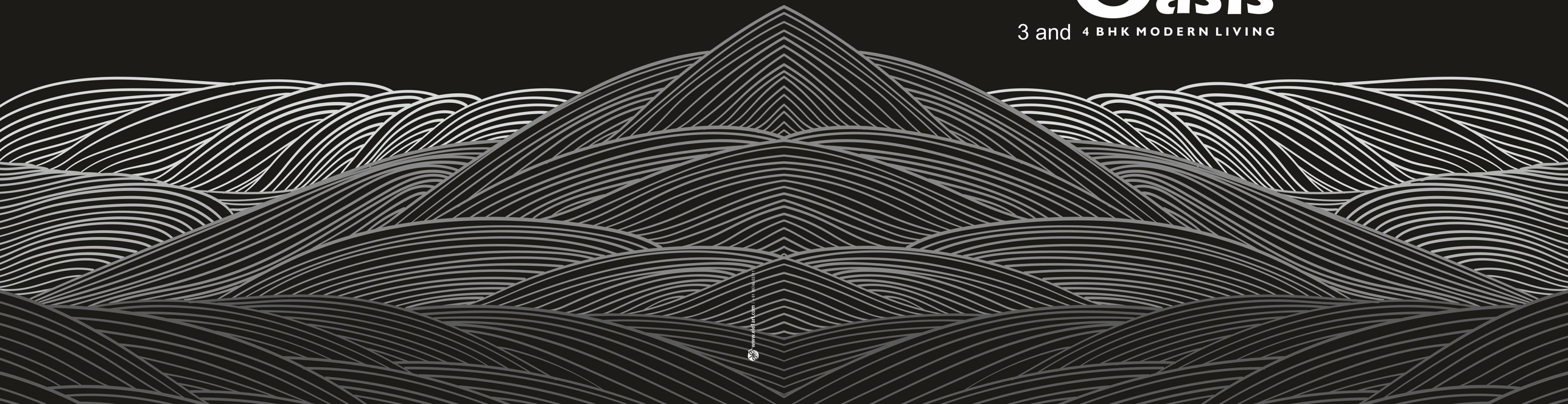
A PROJECT BY

HEMINKUMAR BIMALKUMAR NAVADIA

GLOBCON®

Oasis

3 and 4 BHK MODERN LIVING



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GLOBCON®

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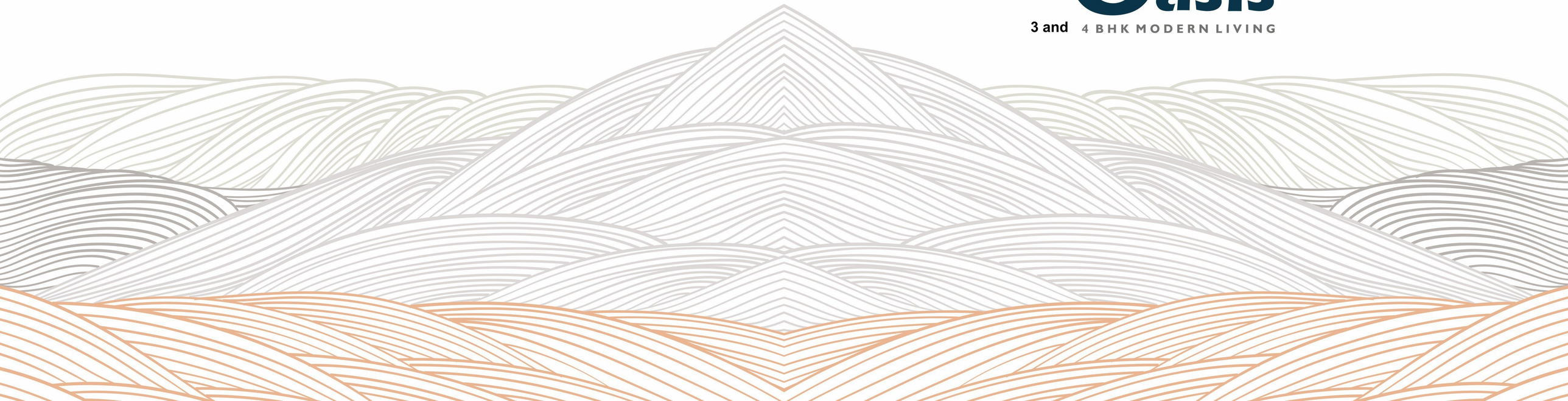

The love of a family is life's greatest blessing.

Gift yourself and your family a house where you live together as one and have never ending happiness.

3 and GLOBCON Oasis 4 BHK MODERN LIVING

GLOBCON®

ABOUT GROUP

Globcon Group of Industries (GGI) was established in 1985. The "Globcon Group" has business interests in real estate development and manufacturing of construction building materials. The company's headquarter office is in Surat (Gujarat). GGi is primarily focus on residential and commercial projects.

In all its residential projects the company lays a strong emphasis on environmental management, water harvesting and high safety standards. The company has constructed a wide variety of structures for residential and commercial buildings. GGI has been serving in real estate sector over 35 years.

It was fundamental for us to achieve highest level of excellence and ethical practices by delivering Quality construction with passion and innovation.

OUR MISSION

To Provide Superior Quality Construction by setting benchmark through innovation and excellence, ensuring the sustainability of GLOBCON.

OUR VISION

As has leading construction company to continually deliver excellent value & innovative construction solutions to meet our client's requirements.

OUR VALUES

GGI groups strength is generated through its five core values: Humanity, Honesty, Substance, Foresight and innovation.

GGI group is creating a promising future.

GLOBCON®

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PROJECT NEAR BY

- METRO STATION
- GARDENS
- SCHOOLS
- HOSPITALS
- SUPER MARKET

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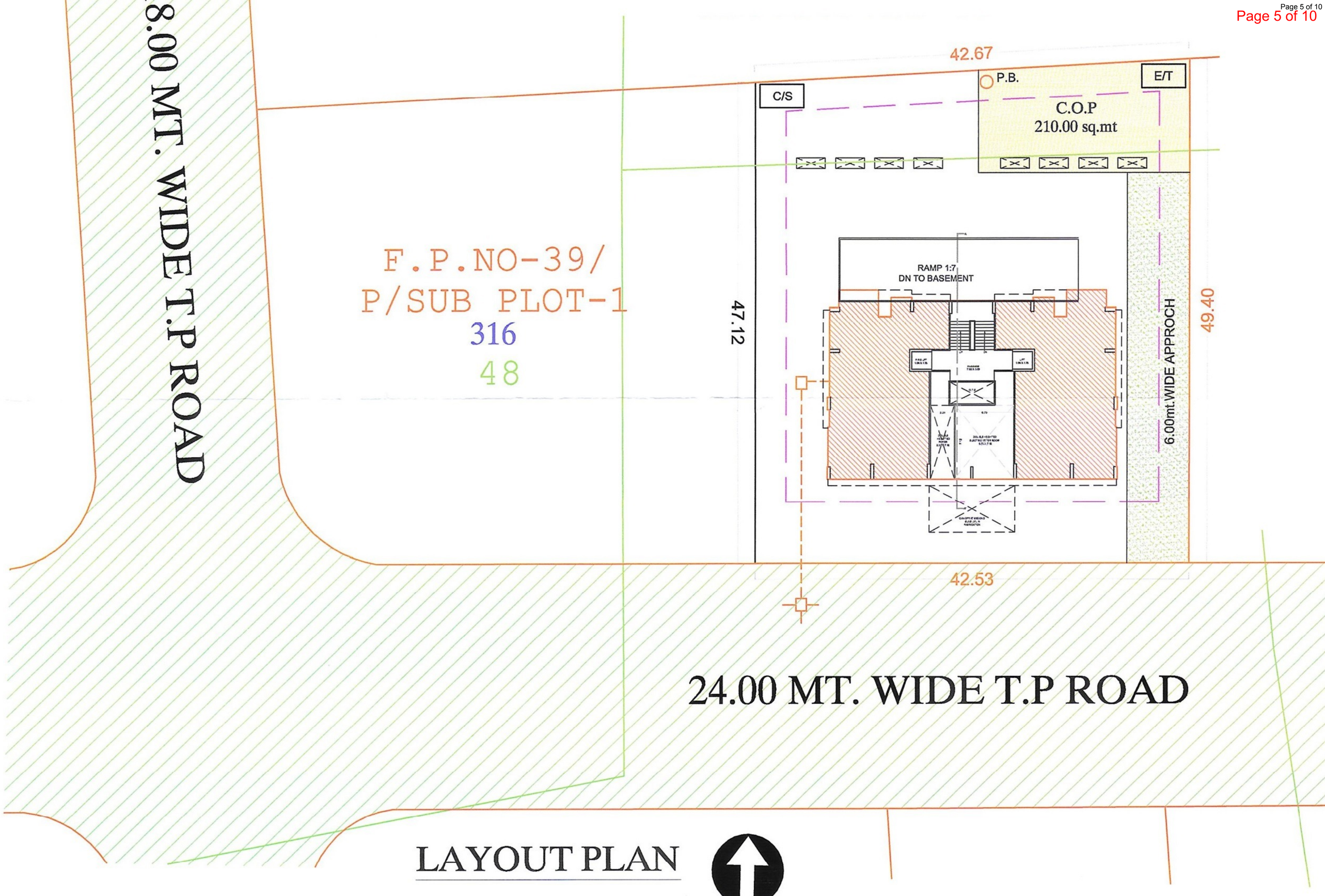
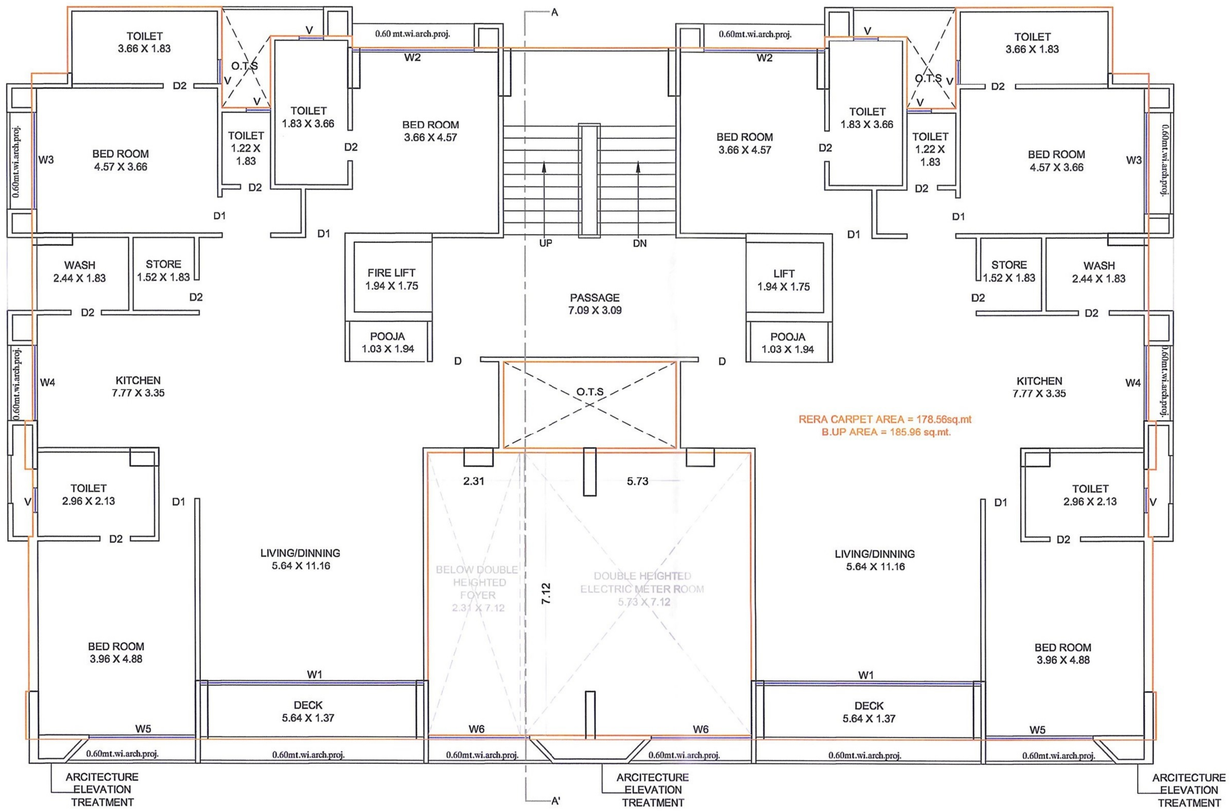
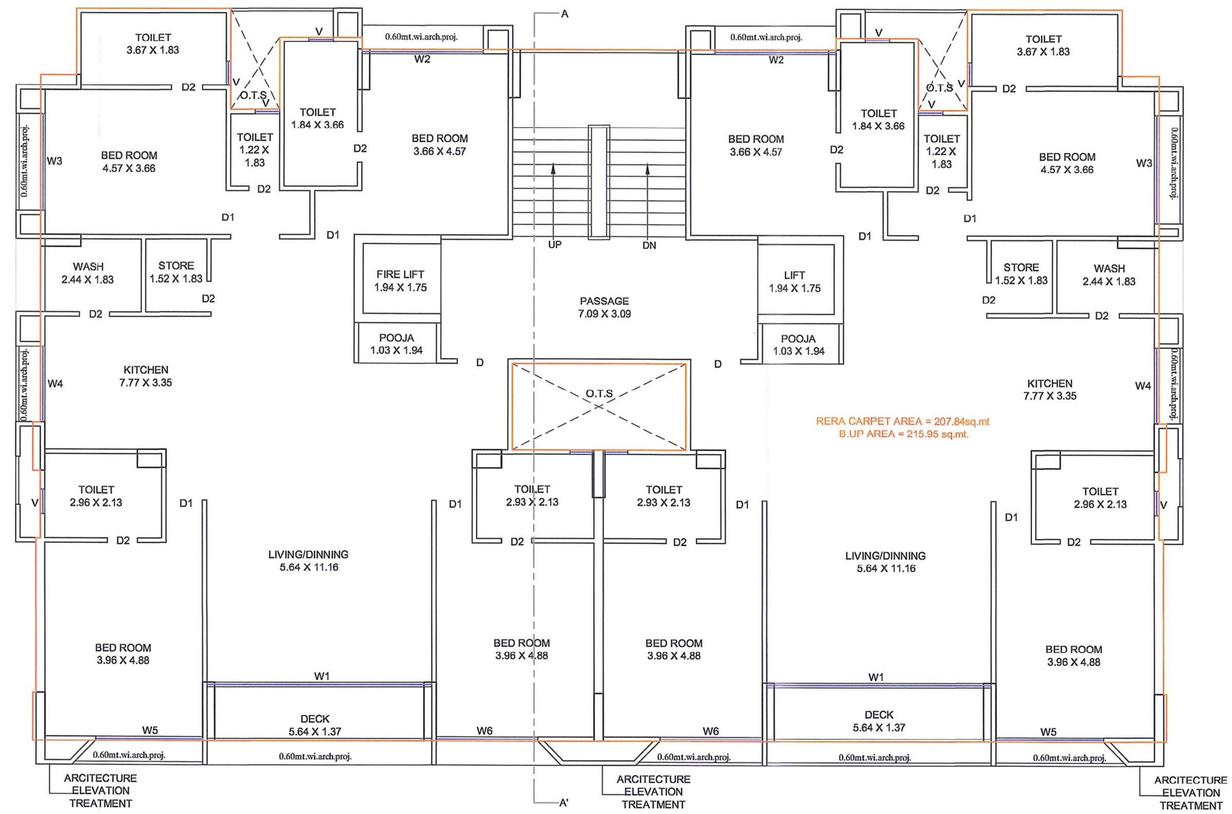


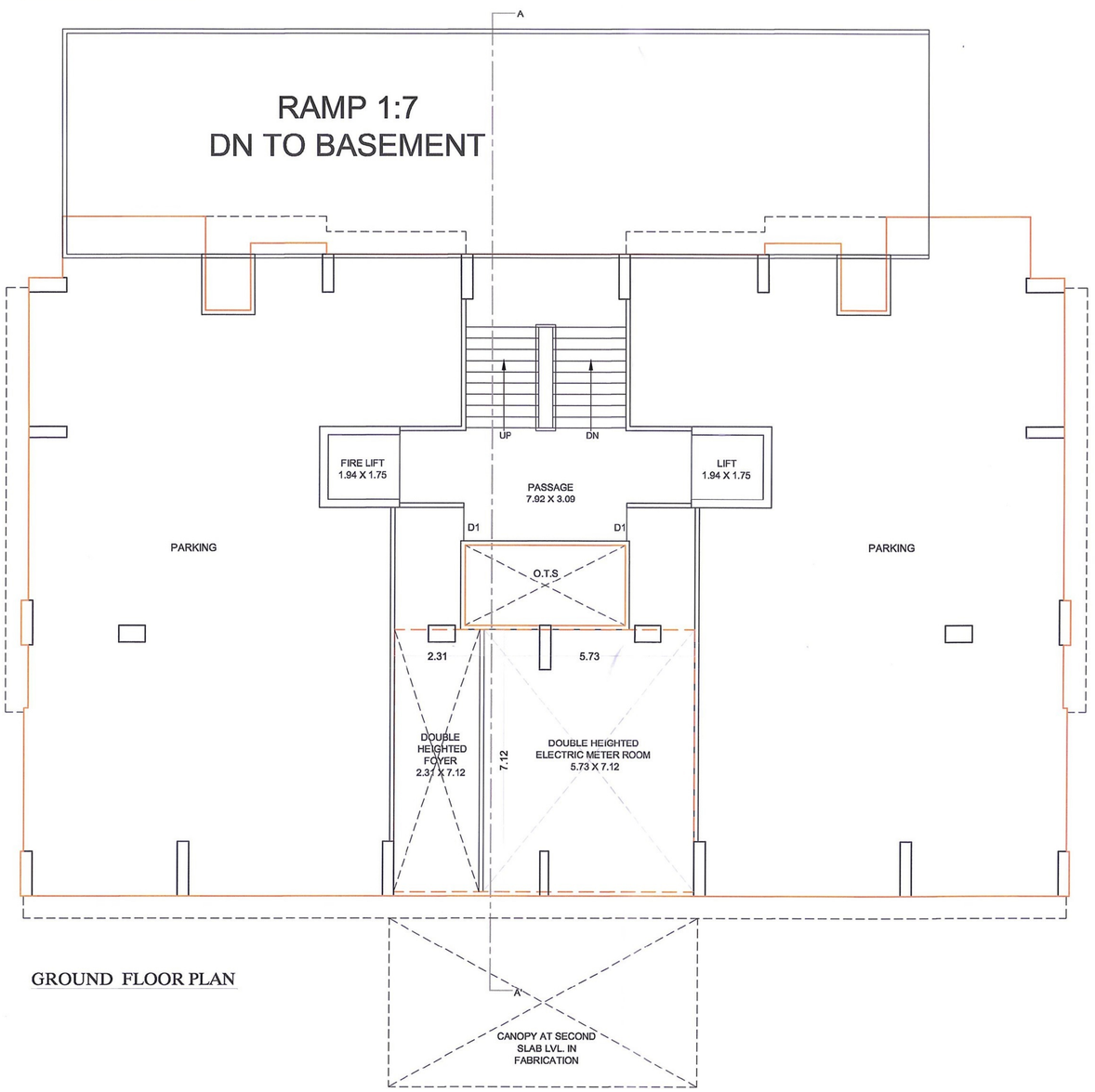
LAYOUT PLAN



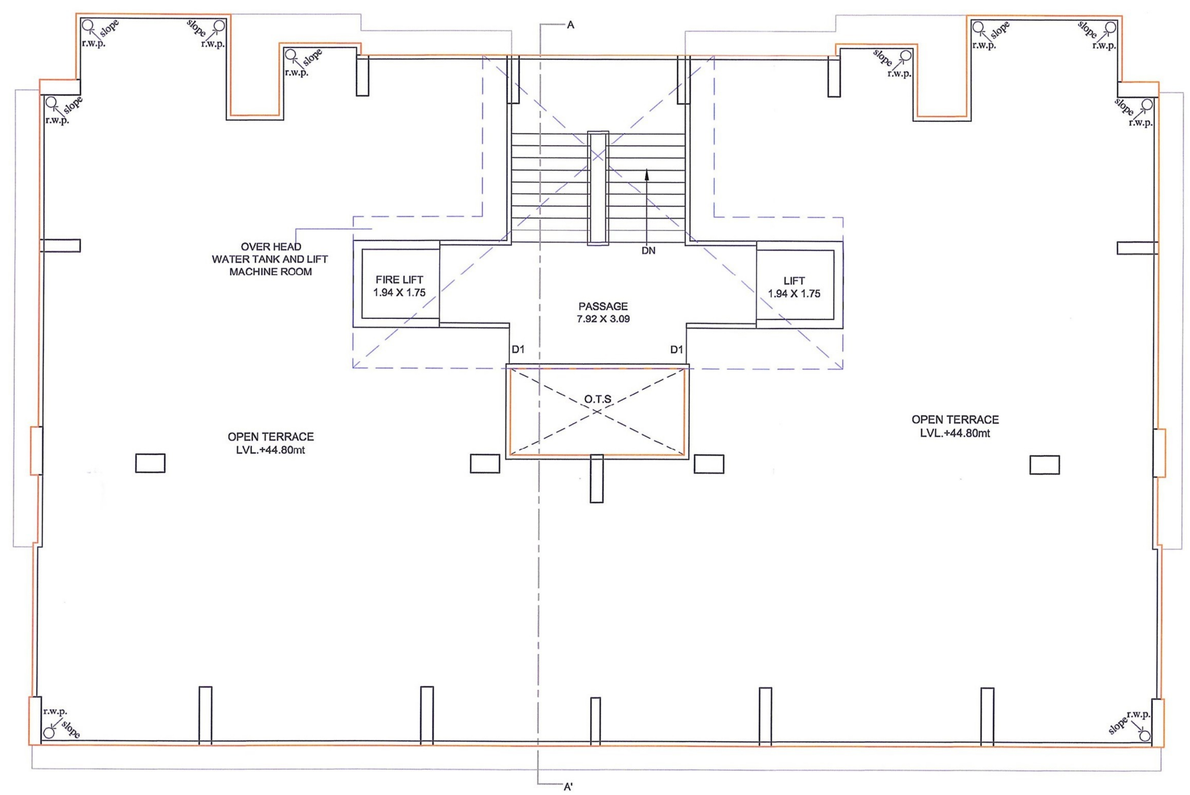
FIRST FLOOR PLAN



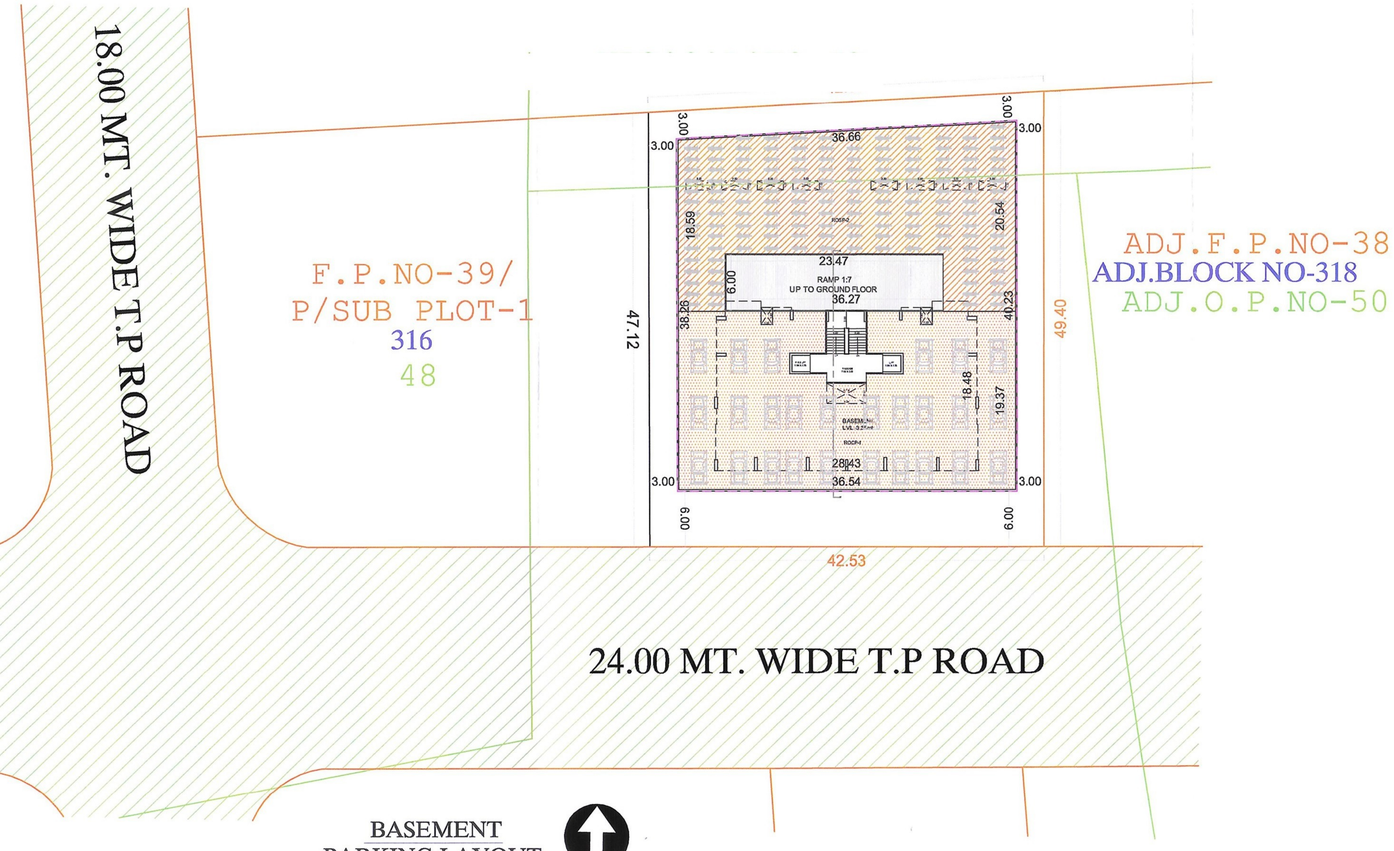
TYPICAL FLOOR PLAN(2nd. TO 13th)



GROUND FLOOR PLAN

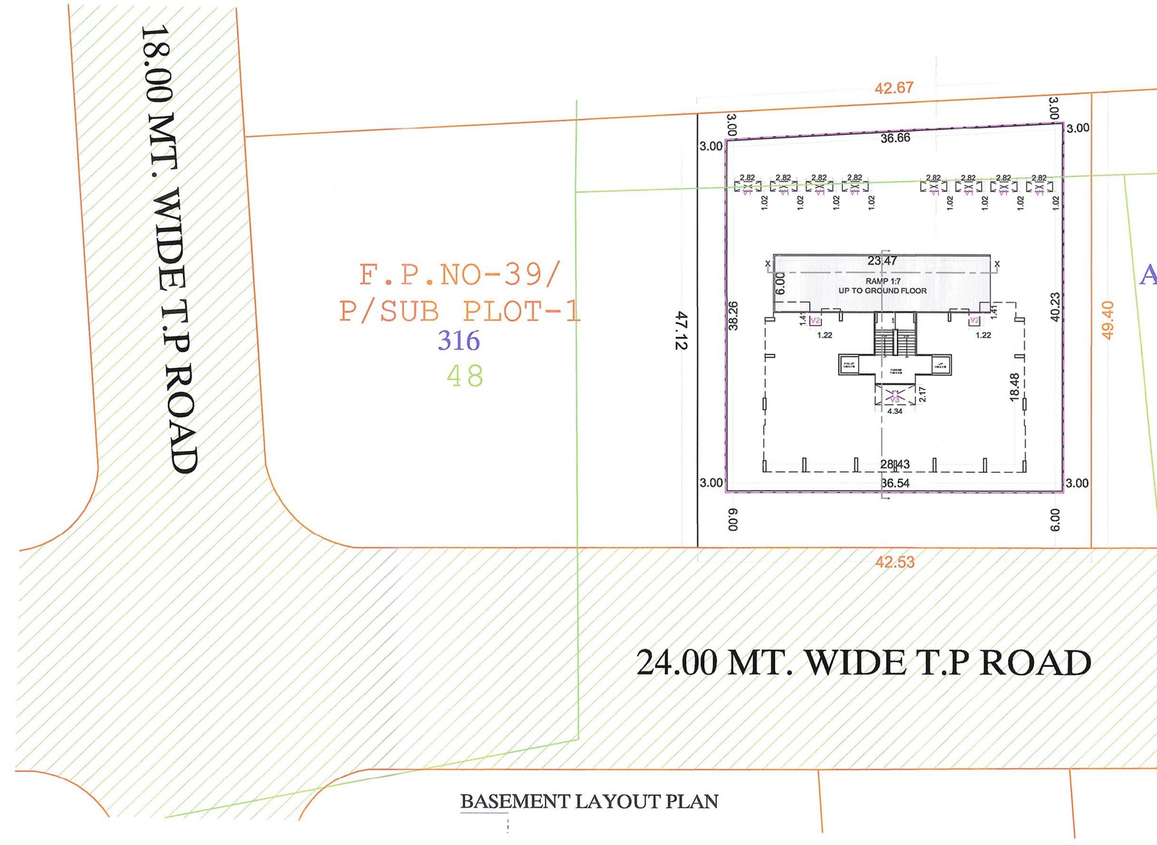


TERRACE FLOOR PLAN



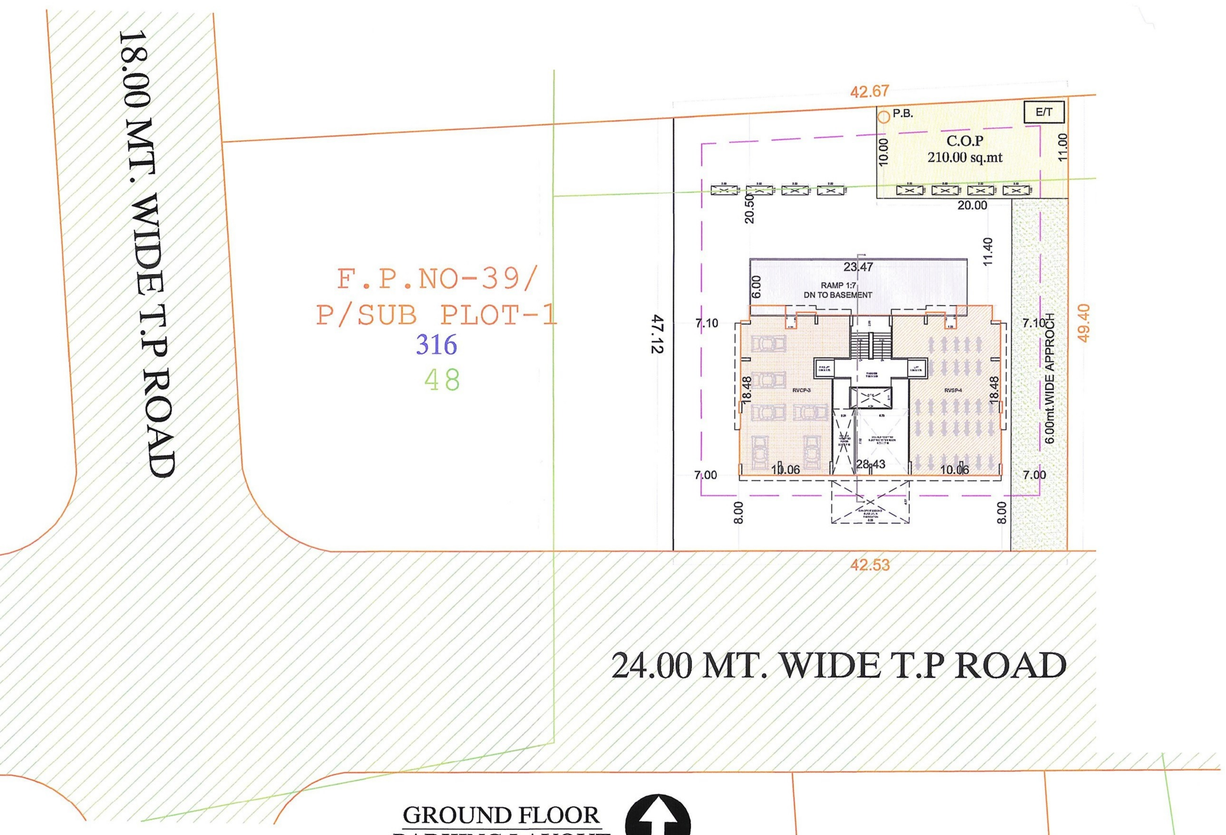
BASEMENT
PARKING LAYOUT

NORTH



BASEMENT LAYOUT PLAN

NORTH



GROUND FLOOR
PARKING LAYOUT

NORTH

GLOBCON®

Oasis

3 and 4 BHK MODERN LIVING

Stylish exterior and a comfortable living inside.

A never before seen elegant elevation just to give you that extra edge over others.

3 and

GLOBCON Oasis
4 BHK MODERN LIVING

SPECIFICATION

Building Specifications

- Entrance Foyer
  - Elegant & modern double hight entrance foyer & waiting area.
- Faced Treatments
  - Double coat plaster with acrylic texture & weather shield paint.
  - Mala plaster with putti finished in internal wall.
- Elevators
  - Two fully automatic passenger elevators of Schindler / Kone / equivalent brand.
- Electric & Power Back-Up
  - Silent generator of adequate capacity for lifts, water pumps & common facilities.
  - Designer light fittings of standard make in common passage & campus.
- Security
  - Video door phone with intercom facilities with connectivity from the entrance foyer each flat lifts & security cabin.
  - CCTV camera coverage in campus, reception & basement area.
- Structure
  - Earthquake resistance RCC frame structure.

Apartment Specifications

- Floor finish
  - Granamite big size tiles in livingroom, dining space, kitchen & all bed rooms.
- Deck
  - Deck with designer rustic tiles on the floor.
  - S.S. with glass safety railing.
- Kitchen
  - Granite kitchen platform with a sink of Carysil / equivalent brand.
  - High quality vitrified tile dado up to lintel level.
  - Gas connection on the platform.
- Wash & Utility
  - Anti-skid tiles with decorative dado tiles in wash area.
  - Standing washing platform with sink.
  - Sufficient electrical and plumbing point in wash area.
- Hot Water System
  - Centralized plumbing for hot water supply with gas connection in each flat.
- Store
  - Adequate granite rack with glazed tile dado.
- Wall Surface
  - Waterproof putty on all plastered wall ceilings.
- Toilets
  - Decorative high quality vitrified tiles up to lintel with standard quality sanitary ware of Kohler or equivalent brand & C.P. fittings of Jaquar/ Kohler or equivalent brand in all toilets.
- Doors & Windows
  - Well design laminated door with wooden framed with premium make lock & fittings.
  - Laminated flush door with granite / wooden frame in all bedroom.
  - Flush door with granite frame in all utility area.
  - Anodized aluminium section window with granite frame & D.G.U. glass.
- Electrical
  - Suffcient points in concealed copper wiring of RR cable / equivalent brand.
  - Modular switched of Legrand/ equivalent brand.
  - 3-phase meter.
  - Adequate power backup in each flat of 15 amp 3 phase.
- Television, Internet & Telephone
  - Convenient provision of internet, telephone & television points in each flat.

GLOBCON Oasis

3 and 4 BHK MODERN LIVING

LOCATION MAP

A Project By

HEMINKUMAR BIMALKUMAR NAVADIA

Architect & Landscape Design

DESIGN TEAM

Structure

S&V ENGINEERS

IGBC

Certified by Indian Green Building Council (IGBC)

Site Address: GLOBCON OASIS, T.P. - 14, F.P. - 39, R.S. - 339, Block No. - 316, Sub Plot - 2, Opp. Silver Crest Appt., Nr. Veer Bhadra Avenue, Pal, Surat.

Contact: +91 97252 35705 | **E-Mail:** globconoasis@gmail.com

RERA Reg. No.:
website: www.gujrera.gujarat.gov.in

We Request

- Stamp duty, Registration charges, Legal charges, gas connection charge, GEB / SMC charges, Society maintenance charges etc. shall be borne by the purchaser.
- GST, TDS & other taxes levied in future will be borne by the purchaser.
- Any additional charges or duties levied by the Government / Local authorities during or after the completion of the scheme like SMC tax will be borne by the purchaser.
- In the interest of continual developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including technical specifications, designs, planning, layout & all purchasers shall abide by such changes.
- Changes / alteration of any nature including elevation, exterior color scheme, balcony grill or any other changes affecting the overall design concept & outlook of the scheme are strictly NOT PERMITED during or after the completion of the scheme.
- Any RCC member (Beam, Column & Slab) must not be damaged during your interior work.
- All external laying and drawing of low - voltage cables such as telephone, T.V. and internet cables shall be strictly laid as per consultant 's service drawings with prior consent of developer / builder office. No wire / cables / conduits shall be laid or installed in such a way that they form hanging formation on the building exterior faces.
- This brochure is intended only for easy display & information of the scheme and does not form part of the legal documents.

Note

- All rights for alteration / modification and development in design or specifications by architects and / or developer shall be binding to all the members.
- B.U.C. (Building Use Certificate) As per SMC Rules. Clear Titles for Loan purpose.
- This brochure is for private circulation only. By no means, it will form part of any legal contract.

Legal Disclaimer

* All furnitures / objects shown in the plan or pictorial image are for presentation & understanding purpose only. By no means, it will form a part of final deliverable product.

All the elements, objects, treatments, materials, equipments & color scheme shown are artisan's impression and purely for presentation purpose. By no means, it will form a part of the amenities, features or specifications for our final products.

- Dimensions mention in building plan, are wall-to-wall dimensions & it does not include finishing detail like plaster, putty, dado tiles & manual construction errors.