

A PROJECT BY



DEVSHREE

ICONIC

3 BHK ICONIC LIVING WITH DECK BALCONY



"DEVSHREE GROUP" is a promising real estate group based in Surat. Our fresh architectural ideas & designs are our identity. Our drive to harmonize modern architecture with afford ability makes us unique in our field. Our current project **DEVSHREE ICONIC**, located at the developing area of **Jahangirpura**, Surat is a perfect choice for those who are looking for a tranquil home a little far from the hustle bustle of the city yet stay connected. It is alluring architecture & warm interiors spell luxury & class.

Make your dream of a lavish home true with **DEVSHREE GROUP**.

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DECK BALCONY





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SPECIFICATIONS

Structure

- Earthquake Resistance RCC Frame Structure With Red Brick.

Internal Wall

- Single Coat Mala Plaster With Putty Finish.

External Wall

- Double Coat Mala Plaster With Acrylic Exterior Texture With Standard Quality Paint.

Floors

- Double Basement Parking + Ground Level + 14 Floors

Terrace

- Water Proofing With China Mosiac.

Flooring & Dado

- Vitrified Flooring In Living, Dining, Kitchen Area & In All Bedroom.
- Granite / Tiles Finish In Kitchen Platform With S.s. / Quartz Sink In Kitchen.
- Lintel Level Dado Tiles And Flooring Tiles With Modern Concept In All Bathroom.
- Fully Glazed Tiles Upto Lintel Level In Store Room.
- Anti-skid Tiles Flooring And Glazed Dado Tiles Upto Lintel Level In Wash Area.

Sanitary & Plumbing

Sanitary Wares & Fittings

- Wall Hung Wc In Master Bathrooms And Wash Basins, Indian Wc In Common Bathroom Of Standard Branded.

Cp Fittings

- Standard Brand With Concealed Plumbing Systems.

Plumbing

- CPVC & UPVC Pipes And Fittings.

Electrical

Wiring

- Standard Company Concealed Cables In Pvc Conduit Pipes With Relevant IS Standard.

Switches & Sockets

- ISI Quality Switches & Sockets.
- TV Points In Living Room And Master Bedrooms & Ac Points In Living Room And All Bedrooms.

Door & Windows

Main Door

- Well Designed Wooden Framed Main Door With Standard Make Hardware Fittings.

Internal Door Opening

- Flushed Door With Granite Frame In All Bedrooms And Utility Area.

Sliding Alu. Windows

- Anodised Coated Windows With Reflective Glass Fixed In Granite Frames.

Lifts

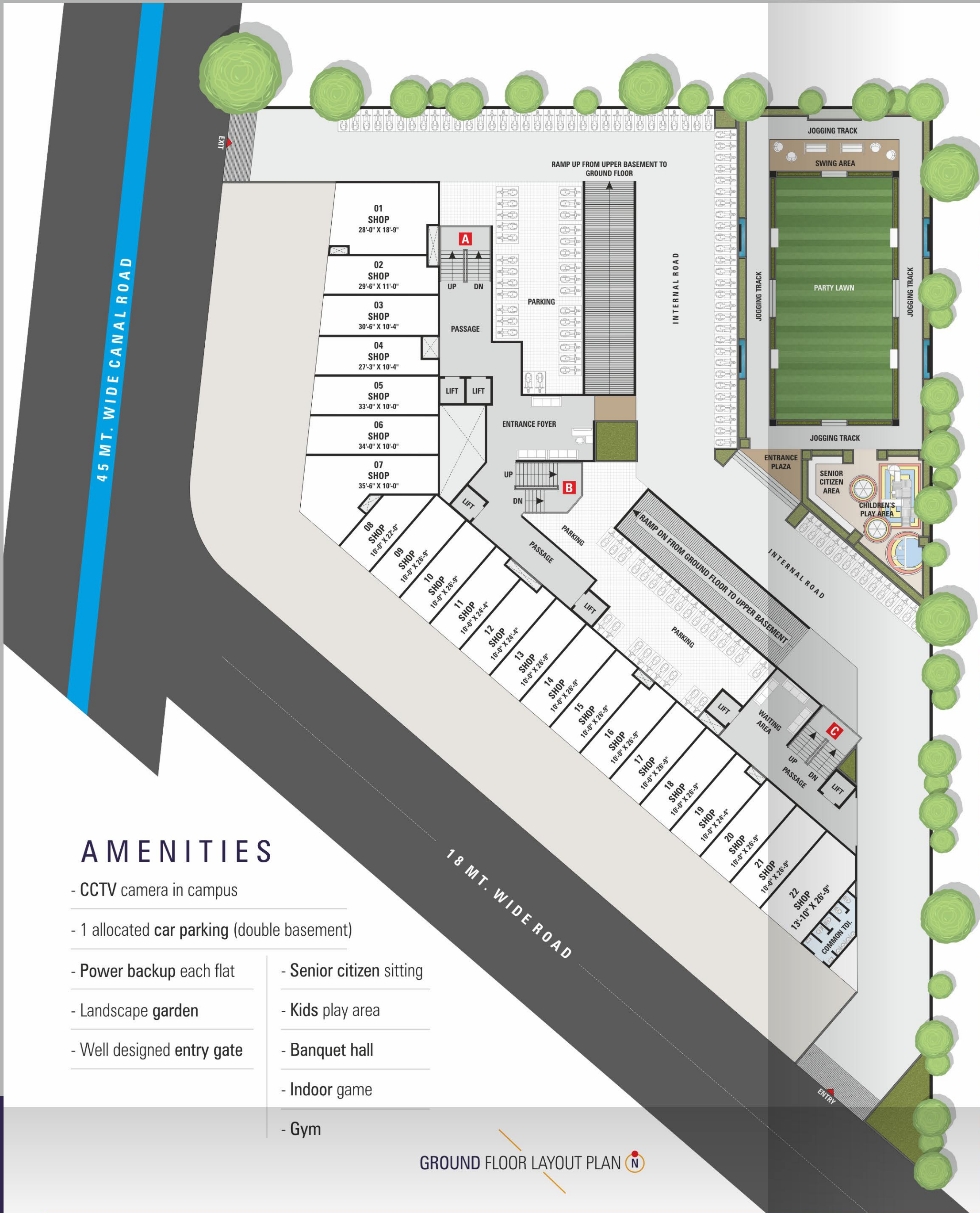
- Auto Door Passenger Lift.

Water Supply

- Water Supply Through Common U.g. Water Tank.

Note

- All Specifications Above Are Subject To Change.
- Decision Taken From Time To Time By The Developers Shall Be Final And Binding And Will Be For The Good Sake Of Project Implementation.
- In The Brands Mentioned Above, The Developers May Be Use Equivalent Brands At Their Discretion.



AMENITIES

- CCTV camera in campus
- 1 allocated car parking (double basement)
- Power backup each flat
- Landscape garden
- Well designed entry gate
- Senior citizen sitting
- Kids play area
- Banquet hall
- Indoor game
- Gym

GROUND FLOOR LAYOUT PLAN



3 | 5 | 7 | 9 | 11TH FLOOR PLAN



4 | 6 | 8 | 10TH FLOOR PLAN

LOCATION MAP



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Site Address: Devshree Iconic,
Vaishnodevi Char Rasta, Udat Canal Road,
Jahangirpura, Surat.

Contact: +91 99044 66618
website: www.devshreegroup.co

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ARCHITECT



TERMS & CONDITION

- Stamp duty, registration charges, advocate fees, legal charges, insurance expenses, GEB expenses, gas line expenses, society formation & registration expenses, Society maintenance charges etc. shall be borne by the purchaser.
- GST, TDS & all other taxes prevailing or that may be levied in future will be borne by 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.
- Changes / Alteration of any Nature including elevation, exterior color scheme, balcony Grill or any other changes affecting the overall design concept & lookout of the scheme shall strictly not be permitted during or after the completion of the scheme.
- Any RCC member (beam, column & slab etc.) must not be damaged during the interior work or utilizing the unit.
- Low-voltage cables such as telephone, TV 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 a way such that they from hanging formation on the building exterior face.
- Common passage / landscaped area not allowed to be used for personal purpose.
- All landscaping is conceptual and shall be as per architect's design. Illustrations in this brochure are artist impressions and serve only to give an approximate idea of the project. While every reasonable care has been taken in providing this information, the developer can not held responsible for any inaccuracy.
- Amenities provided are for the added benefits of the society. Any change / alteration in the amenities during or after the completion of the project due to change in government / local authorities (corporation, fire department, environment department, other statutory authorities) policies / rules & regulations will be accepted by all members of the society.
- Society maintenance charges & society security deposit is to be paid by the purchaser in advance before sale deed documentation / possession.
- SMC tax, gas bill, electricity bill, society maintenance charges & society security deposit is to be borne by the purchaser after BUC / possession / document registry whichever is earlier.
- Document registry is compulsory before possession.
- If any change in rules & regulations of government policies / RERA / GST / stamp duty / registration fees etc. will be charged to the purchaser.

NOTES

- All rights for alteration / Modification in design or specifications suggested by architects and / or developer shall be binding to all the members.
- BUC (Building Use Certificate) as per SMC rules, clear title for loan purpose.
- Gujarat gas connection is dependent upon Gujarat Gas Company's working methodology. If the property is ready for possession and Gujarat gas connection is not available at that time due to Gujarat Gas Company, then in that case the customer will have to take the compulsory possession by paying the total sale consideration.
- All dimensions are approximate, average and unfinished.
- This brochure is for private circulation only. By no means, it will form part of any legal contract.

LEGAL DISCLAIMER

- All furniture / objects shown in the plan are for presentation & understanding purpose only. By no means, it will form a part of final deliverable product.
- Subject to Surat jurisdiction.

