



Drew Property Developers

Mumbai Office
101, Maruti Mansion,
Raghunath Dadaji Street,
Fort, Mumbai - 400 001.

Momai Builders & Developers
Umernagar - Sanjan Road,
Chitrakut, Near Umernagar Club,
Umernagar - 396 171,
Dist - Valsad, Gujarat

Drew Property Developers

Momai Builders & Developers

Site Office
114/1/p1/p1,
Umernagar Station Road,
Umernagar - 396 170,
Dist - Valsad, Gujarat

Contact Details

Trupti: +91 9769245290
Email : trupti@dpg.org.in
Kinjal : +91 7575021053
Email : kinjal@dpg.org.in
Mumbai Office: 022 - 66347684
Umernagar Office: 0260 - 2562951

Advocate

Shri. Shantubhai R. Patel
Shop No. 8 - Sajita Complex,
Near Dena Bank, GIDC,
Umernagar - 396 171.

Architect & Consulting
Engineer

Mr. Rahul Dalvi
Dalvi Associates,
401, Coral Apartment,
Near S.N.D.T. College,
Behind Stadium, Akota,
Vadodara - 390 020.

Mr. Kalpesh M. Patel
203, Sagar House, Opp. GIDC Office,
Vapi - 396 195.



Site Location

Disclaimer:
The contents of this brochure are purely conceptual and have no legal binding on developer / land owner. Drew Property Developers and Momai Builders & Developers reserve the right to amend the same without and prior notice including external and internal amenities / facilities.
The images, elevation plan and layouts presented are for indicative propose only. All furniture and fixtures shown are for the purpose of better understanding and it does not form part of the offer. It may not be to the scale.

Luxurious Bela Residency Your Dream Our Endeavor



Bela Residency

Umergam

The land of investment opportunity

Redefining the real estate investment space with best in class housing in small
Bela Residency is one of the largest integrated housing projects in Umergam.



▼ Booking Open ● Sold

Tower No.	Wing	Status
1	O - P	Possession by July 2017
2	M - N	Yet to start
3	K - L	Ready to occupy
4	I - J	Possession expected - 2019
5	G - H	Possession expected - 2019
6	E - F	Ready to occupy
7	C - D	Ready to occupy
8	A - B	Ready to occupy

(Few ready apartments available in Tower - 1, 3, 6, 7 & 8)



Club house (Artistic Imagination)

Other Facilities :

- Automatic Elevator with Generator
- Children's Play Area
- Club House
- Garden
- Gym Area
- Jogging / Walking Track
- Sufficient Parking Space
- Swimming Pool
- Wide Internal Road

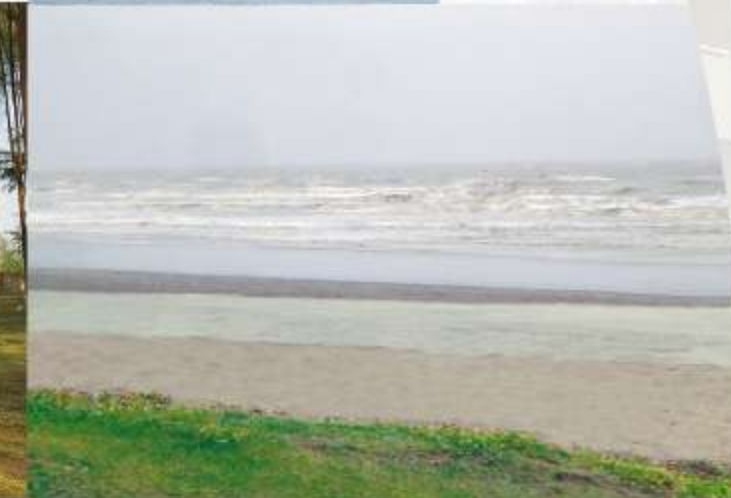
Bela Residency

Actual site pictures



This beautiful coastal town Umergam made its mark in mid 80s, when it housed the shooting of phenomenally popular epic television series Ramayana.

Upcoming Nargol Sea Port
Gujarat government has sanctioned the project to develop Nargol, which is across a creek as a shipping port.



Actual view of Umergam beach



A Home away from home
Located at the cusp of lush farm fields of more than 50 acres and overseeing the beautiful seashore of umergam, Bela Residency can make an ideal weekend home too.

Actual view from the 10th floor of a building at Bela Reside

Fastest Growing Industrial Town (GIDC)
Owing to its strategic location and strong infrastructure support from Gujarat Government, Umergam GIDC today houses more than 1800 industries of all large, medium and small sizes.



Key highlights of the project:

- Best residential property to invest in Umargam.
- Is approved by all leading national banks with home loan facility - Easy payment schedule .
- First two phases of the project has seen the price appreciation of as high as 80% in past three years.

Bela Residency



Committed to enhancing
your living environment



Internal Amenities

Livingroom

- Decorative main door
- Vitrified glazed tiles 800 x 800 mm including passage area
- TV Cable point
- Telephone point
- AC point

Bedroom

- Vitrified glazed tiles 600 x 600 mm
- Good quality flush doors
- AC point
- Telephone point
- All 2 BHK & 3 BHK Master bedroom has glass attach balcony



3 BHK - 1440 sq. ft.



Floor Plan

Garden View

TOWER 5

WING G-H



Two types
of 2 BHK

2 BHK - 1135 sq. ft.



2 BHK - 1135 sq. ft.

Sellable Area

2 BHK = 1135 Sq.ft.
3 BHK = 1440 Sq.ft.

Number of Apartments

2 BHK = 60
3 BHK = 20
Total = 80

Total Floor = 10

Wing G :

Garden View :
101, 102

Farm View :
103, 104

Wing H :

Garden View :
101, 102

Farm View :
103, 104

WING G

Farm View



Garden View

Typical

Kitchen

- Granite kitchen platform with S. S. Sink and Service Platform
- Dado upto lintel level
- Provision for washing machine in dry balcony
- Provision for exhaust fan

Toilet fittings & Accessories

- Premium quality bathroom C.P. fittings with concealed plumbing
- Antiskid vitrified flooring in bathrooms
- Wall tiles upto ceiling
- Metropol Flush
- Provision for exhaust fan & geyser fitting in all bathrooms

Wall finish

- Internal putti plaster with distemper



Electrification

- Concealed copper wiring and modular switches

Window

- Anodise aluminium sliding windows with mosquito net & tinted glass
- Windows with granite sills
- S S Railing balcony with glass for uninterrupted view and light

General

- 2 Automatic High speed Elevator (each wing)
- 62 KVA Generator for 2 lifts, common lights & water pump
- 1 free car park with each apartment
- Checkered tiles in stilt parking area and surrounding compound area with Paver block
- Common party terrace with service area
- Antiskid flooring on terrace
- Security camera
- Decorative Lobby door
- Fire protection system
- Earthquake resistant structural design

TOWER 4

WING I-J

Two types
of 1 BHK



Sellable Area

1 BHK = 814 Sq.ft.
2 BHK = 1130 Sq.ft.

Number of Apartments

1 BHK = 60
2 BHK = 40
Total = 100

Total Floor = 10

Wing I :

Garden View :
101, 105

Farm View :
102, 103, 104

Wing J :

Garden View :
101, 103, 104

Farm View :
102, 105

