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Elegance
A+B

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SOHAM GROUP™
"Your dream maker."
ISO 9001:2015 | ISO 14001:2015
OHSAS 18001:2007

A Project By
Soham Buildcon

Architects
DESIGN ROOT™
ARCHITECT
ALPESH PATEL

Structure Design
Keyur Shah

MEMBER Of
CREDAI

APPLIED FOR REGISTRATION

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THE ELEGANCE OF LUXURY

A PROJECT BY

SOHAM GROUP™

"Your dream maker"

ISO 9001:2015 | ISO 14001:2015
OHSAS 18001:2007

Soham group was found in 1991 when Surat was small town & Group was majorly in Buying & selling of land then after slowly started building row houses & open plot. During those time group was focusing majority in B2B type businesses, did some projects in partnership with another reputed group also. After getting warm hearted response from loyal customers group started launching residential projects in Surat.

In the era of development there was greater demand of commercial spaces, group again launches new project under the name of Soham Arcade in the year of 2015 that become huge success story for group & to meet the demand group again launches 2 commercials spaces naming time square and the Galleria in joint venture of Earth Group in two simultaneous year.

The response from the channel partners and customers was ground breaking in both of these projects & help us in building more strong bonding with them.

DESIGN ROOT™
ARCHITECT
ALPPESH PATEL

ARCHITECT'S OVERVIEW

WHY SOHAM ELEGANCE?

Situated in a sociable area of Pal,
Soham Elegance is an imposing architecture that is impeccably planned and brilliantly designed. The spacious layout at Soham Elegance maintains a premium feel, which allows pure relaxation and comfort of your dream house in compact space. Soham Elegance features minimalistic living, drawing, dining areas and sizeable western kitchens with bedroom which blend with beautiful vistas of the surrounding nature all day long.

"Sometimes life stops seeing excellent human initiatives. "

After demonetisation in oct 2017 whole market got affected, we were analysing the effects in back stage more people were asking for affordable home to live in. We decided to design 2BHK Affordable living in Pal TP 10, Adajan.

We again set the trend in the booking of residential project we name it Soham Elegance.

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ATTRACTIVE ENTRANCE

BEAUTIFUL LOOK

Soham Elegance is there to boost up the self-esteem of residing community. It has a basket full of advantages. Self contained residency, beautiful look, green living, secure and safe premise....

- All furniture / 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.

GROUND FLOOR PLAN

- All furniture / 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.

FIRST FLOOR PLAN

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TYPICAL FLOOR PLAN

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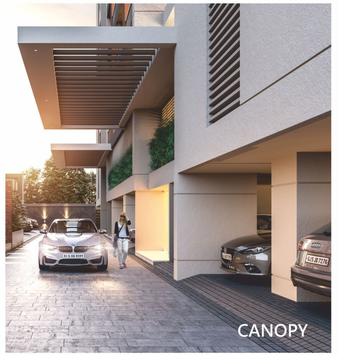
RECEPTION



CANOPY

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LIFT
1.64 X 1.67
LIFT
1.64 X 1.67
2.355 X 2.66 MT.
UP
DN
0.60 MT. WIDE STANDING BALCONY
LIVING ROOM
3.195 X 5.02
VESTI.
1.145 X 1.63
WASH AREA
1.99 X 1.37
KIT/DINING
2.90 X 4.96
STORE RACK
C.TOILET
2.13 X 1.22
A.TOILET
2.14 X 1.37
BED ROOM
3.20 X 3.66
BED ROOM
3.20 X 3.35
0.60 MT. WIDE STANDING BALCONY
N

A & B

TOILET
1.38 X 2.28
BED ROOM
3.20 X 3.88
WASH
1.71 X 1.46
TOILET
1.71 X 1.26
0.60 MT. WIDE STANDING BALCONY
KIT./DINING
3.05 X 4.18
STORE RACK
BED ROOM
3.05 X 3.35
LIFT
1.64 X 1.67
LIFT
1.64 X 1.67
LIVING ROOM
3.195 X 5.02
0.60 MT. WIDE STANDING BALCONY
2.355 X 7.26 MT.
DN
UP
N

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S P E C I F I C A T I O N

QUALITY STANDARDS
- Structure Design as per IS code
  IS : 456 (2007) for R.C.C.
  IS : 1893 Part-3 (2016) for earthquake
- Wall Masonary.

FLOORING
- Good Quality Standard 2' X2' Vitrified Flooring.

KITCHEN
- Granite Cooking Platform with Standard Make.
- Tiles Dado Upto Lintel Level.
- Common Wash Basin.

WASH
- Full Body Vitrified Flooring.
- Glazed Tiles Dado Upto Lintel Level.

TOILET
- Porcelain Tiles in Dado.
- Wall Mixex with Shower.
- Standard Branded C.P. Fitting & Sanitary Fittings.
- European W.C. in All Toilets.

DOORS & FRAMES
- Attractive Main Door with Wooden Frame.
- Internal Flush Door with Granite Frame.
- Stainless Steel Standard Hardware Fitting.

CCTV Surveillance in Campus

STORE
- Vertical Storage with Marble Shalf Rack.

WINDOWS
- Anodized Coated Sliding Aluminium Section with Glass.
- Granite Frame.

ELECTRIFICATION
- Concealed Fitting.
- Indian Standard Copper Wiring.
- Modular Switches.
- T.V. Point in Living & Master Bed Room.
- A.C. Point in All Bed Room & Living Room.

GAS LINE
- One Point for Kitchen & One for Geyser.

BALCONY
- M.S. / Aluminium Glass Railing.

INTERIOR FINISH
- Single Coat Plaster with Lapi/Putti Finish.

EXTERIOR FINISH
- Double Coat Plaster.
- Acrylic Texture Finish.
- Standard Exterior Colour.

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TERMS & CONDITIONS

LEGAL CRITERIA
- Non agriculture land.
- Development permission.
- Environment clearance certificate.
- Airport authority NOC.
- Loanable titles.
- Lift license.
- Fire NOC.
- Building use certificate (BUC).
- Registered sale deed as per Rera.

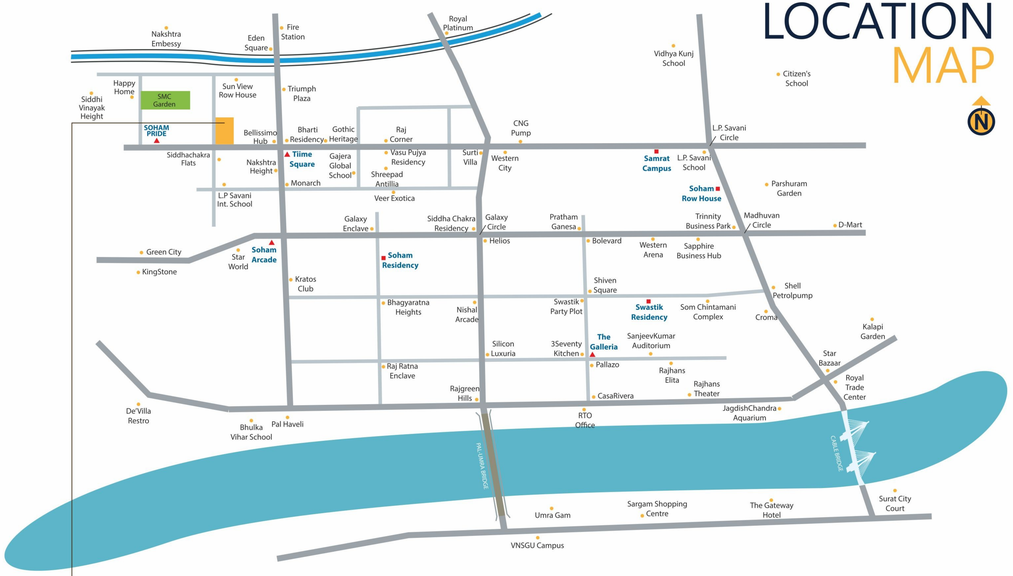
EXTRA CHARGES
- Advance society maintenance.
- SMC taxes

LEGAL CHARGES
- Documentation charges (stamp duty, registration fee, advocate fee)
- GST & other taxes levied in future will be borne by the purchaser.
- Any additional charges or duties by the government / local authorities during or after the completion of the scheme like SMC tax will be borne by the purchaser.

LEGAL DISCLAIMER
- All the elements, objects, treatments, materials, equipments & colour scheme shown are artisan's impression and purely for presentation purpose.
- Dimensions mention in building / unit plan, are wall-to-wall dimensions & it does not include finishing detail like plaster, putty & dado tiles.
- The dimensions shown in brochure are approximate and may change slightly without causing any adverse effect to the purchaser.
- All the architectural and interior images shown in the brochure are merely simulated interpretation using computer graphics to enhance the customer understanding and are not actual images.
- The colour and general appearance of the flooring and wall tiles, sanitary ware and fittings, walls, ceilings, windows, doors, internal roads, trees, shrubbery etc. shown in the simulated computer graphics images are taken from the available object libraries for the purpose of presentation. The prospective purchasers of the property are advised to refer to the construction specifications mentioned in the brochure. Additional amenities and / or utilities may be required as for the law, though its not mentioned or shown in the brochure.
- Furniture including wardrobes, other soft furnishings inter alia curtains, mattresses, bed linen upholstery etc lights and other electrical fixtures and appliances like air conditioners, refrigerators, tv, 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 in the shown in the simulated images do not form part of the sale of any property by the developer.

NOTE
- In the interest of continual developments in design & quality of constructions, the developer reserves all rights to make any changes in the scheme including technical specification, designs, planning, layout & all purchasers shall abide by such changes.
- Changes / alteration of any nature including elevation, exterior colour scheme, balcony grill or any other changes affecting the overall design concept and outlook of the scheme are strictly not permitted during and after the completion of the scheme.
- Any RCC members (beam, colums & slab) must not be damaged during your interior wotks.
- All external laying and drawing of low-voltage cables such as telephone, tv, internet cables shall be strictly laid as per consultants service drawings with prior consent of developer / builder office. No wire / cables / conduits shall be laid or installed such that they from hanging formation on the building exterior faces.
- Irregular payments may cause cancellation of booking.
- In case of cancellation of unit 10% pf payment received will be deducted as management service charges and the balance will be returned only after release of the unit,
- Full & final payment with all legal and extra charges is must paid before registered sale deed and possession.
- Any changes in rules and regulation & by laws (during or after completion of construction work) of local or government authorities, implementation or rera, its bound to all purchaser / member / allotee)
- This brochure is intended only for easy display & information of the scheme and does not form part of the legal documents.
- Subject to surat jurisdiction.

LOCATION MAP



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NEARBY LOCATION

GAURAVPATH	: 350	MTR.	HOSPITAL	: 400	MTR.
PAL-UMRA BRIDGE	: 3.2	K.M.	L.P. SAVANI SCHOOL	: 500	MTR.
CABLE BRIDGE	: 3.8	K.M.	PETROL PUMP	: 600	MTR.
L.P. SAVANI CIRCLE	: 1.7	K.M.	RAILWAY STATION	: 10.8	K.M.
FIRE STATION	: 750	MTR.	AIRPORT	: 12.0	K.M.

PROJECT STATUS

▲ Under Construction
■ Completed