



A Limited Edition Lifestyle Status

# KEYPLAN



The Exclusive, T.P. No.6: , F.P. No. 56-57, Near Aagam Residency, Vesu Iconic Canal Road, Vesu, Surat - 395007. Search in Google Map: 21.134570, 72.770391





TOWER - A

9 MT. WIDE ROAD

9 MT. WIDE ROAD

60 MT. WIDE CANAL ICONIC ROAD

9 MT. WIDE ROAD





OUTDOOR CAFETERIA WITH LANDSCAPING

9 MT. WIDE ROAD

9 MT. WIDE ROAD

60 MT. WIDE CANAL ICONIC ROAD

9 MT. WIDE ROAD





GARDEN WITH LANDSCAPING





GRAND RECEPTION FOYER





ROAD SIDE BALCONY



SPECTACULAR ENTRANCE







READY TO LIVE IN MYSTIC VIEW



LUXURIOUS PENTHOUSE





AUSPICIOUS ELEVATION



MULTIPURPOSE COURT



BASKETBALL COURT



YOGA GARDEN



CHILDREN PLAY AREA



BOX CRICKET



A - TOWER



D - TOWER



SWIMMING POOL,  
BABY POOL, SEATING AREA





THE EXCLUSIVE

LANDSCAPING FOR LIVING

Month	Actual	Budget	Variance	LTD Per Week	YTD Per Week
Jan	0.00	0.00	0.00	0.00	0.00
Feb	0.00	0.00	0.00	0.00	0.00
Mar	0.00	0.00	0.00	0.00	0.00
Apr	0.00	0.00	0.00	0.00	0.00
May	0.00	0.00	0.00	0.00	0.00
Jun	0.00	0.00	0.00	0.00	0.00
Jul	0.00	0.00	0.00	0.00	0.00
Aug	0.00	0.00	0.00	0.00	0.00
Sep	0.00	0.00	0.00	0.00	0.00
Oct	0.00	0.00	0.00	0.00	0.00
Nov	0.00	0.00	0.00	0.00	0.00
Dec	0.00	0.00	0.00	0.00	0.00



THINK POSITIVELY  
EXERCISE DAILY  
EAT HEALTHY  
WORK HARD  
STAY STRONG  
WORRY LESS  
DANCE MORE  
LOVE OFTEN  
BE HAPPY

START











THE EXCLUSIVE



INDOOR GAME





THE EXCLUSIVE



SPA



TODDLER'S PLAY AREA



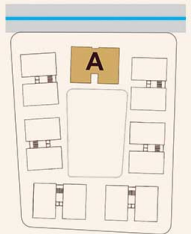
SOMETHING  
HOT  
SOMETHING  
TASTY...

FLAT - 1

ITEM	MEASUREMENT	AREA SQ.FT.
Foyer	06'-00" X 11'-00"	66.00
Living Room	20'-02" X 26'-08"	537.46
Deck	20'-02" X 05'-00"	100.80
Puja	05'-00" X 05'-00"	25.00
Dinning	13'-10" X 11'-04"	156.69
Kitchen	13'-00" X 11'-00"	143.00
Store	07'-08" X 05'-00"	38.30
Wash Area	04'-04" X 11'-00"	47.63
M. Bedroom-1	17'-00" X 13'-00"	221.00
Dress./Toilet	17'-00" X 07'-00"	119.00
M. Bedroom-2	11'-00" X 17'-00"	187.00
Dress./Toilet	06'-06" X 17'-00"	110.50
M. Bedroom-3	12'-00" X 17'-00"	204.00
Dress./Toilet	07'-00" X 13'-05"	93.87
Bedroom-4	16'-00" X 11'-00"	176.00
P. Toilet	08'-00" X 05'-00"	40.00
Door Sill & Wall		93.34
Passage		72.17
<b>RERA CARPET AREA</b>	<b>TOTAL</b>	<b>2431.76</b>

FLAT - 2

ITEM	MEASUREMENT	AREA SQ.FT.
Foyer	06'-00" X 11'-00"	66.00
Living Room	20'-02" X 26'-08"	537.78
Deck	20'-02" X 05'-00"	100.80
Puja	05'-00" X 05'-00"	25.00
Dinning	13'-10" X 11'-04"	156.78
Kitchen	13'-00" X 11'-00"	143.00
Store	07'-08" X 05'-00"	38.33
Wash Area	04'-04" X 11'-00"	47.67
M. Bedroom-1	17'-00" X 13'-00"	221.00
Dress./Toilet	17'-00" X 07'-00"	119.00
M. Bedroom-2	12'-00" X 17'-00"	204.00
Dress./Toilet	07'-00" X 17'-00"	119.00
M. Bedroom-3	11'-00" X 17'-00"	187.00
Dress./Toilet	06'-06" X 13'-05"	87.17
Bedroom-4	17'-00" X 11'-00"	187.00
P. Toilet	08'-00" X 05'-00"	40.00
Door Sill & Wall		84.83
Passage		67.40
<b>RERA CARPET AREA</b>	<b>TOTAL</b>	<b>2431.76</b>



12<sup>TH</sup> FLOOR PLAN



FLAT - 1

12<sup>TH</sup> FLOOR

ITEM	MEASUREMENT	AREA SQ.FT.
Foyer	06'-00" X 11'-00"	66.00
Living Room	20'-02" X 26'-08"	537.00
Deck	20'-02" X 05'-00"	101.00
Puja	05'-00" X 05'-00"	25.00
Dinning	15'-04" X 11'-00"	169.00
Kitchen	13'-00" X 11'-00"	143.00
Store	07'-08" X 05'-00"	38.00
Wash Area	04'-04" X 11'-00"	48.00
P. Toilet	08'-00" X 05'-00"	40.00
M. Bedroom-1	17'-00" X 13'-00"	221.00
Dress./Toilet	17'-00" X 07'-00"	119.00
M. Bedroom-2	12'-00" X 17'-00"	204.00
Dress./Toilet	07'-00" X 13'-05"	94.00
M. Bedroom-3	11'-00" X 17'-00"	187.00
Dress./Toilet	06'-06" X 17'-00"	110.00
Stair & Lift	10'-00" X 11'-00"	110.00
Passage		135.00
Door Sill & Wall		85.00

13<sup>TH</sup> FLOOR

ITEM	MEASUREMENT	AREA SQ.FT.
M. Bedroom-4	12'-00" X 17'-00"	204.00
Dress./Toilet	07'-00" X 13'-05"	94.00
M. Bedroom-5	17'-00" X 22'-04"	380.00
Dress./Toilet	17'-00" X 09'-00"	153.00
Store	06'-00" X 11'-00"	66.00
Home Theater	17'-10" X 17'-00"	303.00
Multipurpose Area	20'-02" X 12'-07"	254.00
P.Toilet	08'-00" X 05'-00"	40.00
Stair & Lift	10'-00" X 11'-00"	110.00
Door Sill & Wall		46.00
Passage		188.00
<b>RERA CARPET AREA</b>	<b>TOTAL</b>	<b>4270.00</b>
Open Terrace	12'-08" X 16'-04"	207.00

13<sup>TH</sup> FLOOR PLAN



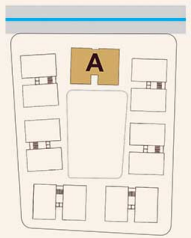
FLAT - 2

12<sup>TH</sup> FLOOR

ITEM	MEASUREMENT	AREA SQ.FT.
Foyer	06'-00" X 11'-00"	66.00
Living Room	20'-02" X 26'-08"	537.00
Deck	20'-02" X 05'-00"	101.00
Puja	04'-08" X 05'-00"	23.00
Dinning	17'-04" X 11'-00"	191.00
Kitchen	12'-00" X 11'-00"	132.00
Store	08'-00" X 05'-00"	40.00
Wash Area	04'-04" X 11'-00"	48.00
P. Toilet	08'-00" X 05'-00"	40.00
M. Bedroom-1	17'-00" X 13'-00"	221.00
Dress./Toilet	17'-00" X 07'-00"	119.00
M. Bedroom-2	12'-00" X 17'-00"	204.00
Dress./Toilet	07'-00" X 17'-00"	119.00
M. Bedroom-3	11'-00" X 17'-00"	187.00
Dress./Toilet	06'-06" X 13'-05"	87.00
Passage		146.00
Stair & Door Sill	10'-00" X 11'-00"	110.00
Door Sill & Wall		85.00

13<sup>TH</sup> FLOOR

ITEM	MEASUREMENT	AREA SQ.FT.
M. Bedroom-4	12'-00" X 17'-00"	204.00
Dress./Toilet	07'-00" X 17'-00"	119.00
M. Bedroom-5	17'-00" X 22'-04"	380.00
Dress./Toilet	17'-00" X 09'-00"	153.00
Store	06'-00" X 11'-00"	66.00
Home Theater	17'-10" X 17'-00"	303.00
Multipurpose Area	20'-02" X 12'-07"	254.00
P. Toilet	08'-00" X 05'-00"	40.00
Stair & Lift	10'-00" X 11'-00"	110.00
Door Sill & Wall		45.00
Passage		164.00
<b>RERA CARPET AREA</b>	<b>TOTAL</b>	<b>4294.00</b>
Open Terrace	12'-08" X 16'-04"	207.00

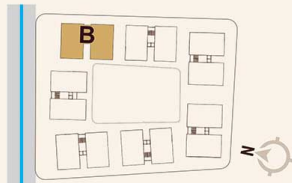


FLAT - 1

ITEM	MEASUREMENT	AREA SQ.FT.
Entrance	07'-00" X 05'-00"	35.58
Foyer	13'-04" X 05'-03"	69.98
Living Room/Dinning	23'-00" X 29'-09"	684.25
Deck	05'-00" X 29'-09"	148.75
Puja	06'-00" X 05'-06"	33.00
Kitchen	13'-00" X 12'-00"	156.00
Store	05'-00" X 06'-00"	30.00
Wash Area	08'-00" X 06'-00"	48.00
M. Bedroom-1	14'-04" X 17'-00"	243.61
Dress./Toilet	07'-00" X 17'-00"	119.00
M. Bedroom-2	13'-04" X 16'-00"	213.28
Dress./Toilet	07'-00" X 16'-00"	112.00
M. Bedroom-3	13'-00" X 16'-00"	208.00
Dress./Toilet	07'-00" X 16'-00"	112.00
Bedroom-4	13'-00" X 17'-00"	221.00
P. Toilet	06'-00" X 13'-00"	78.00
Door Sill & Wall		72.60
Passage		48.89
<b>RERA CARPET AREA</b>	<b>TOTAL</b>	<b>2633.94</b>

FLAT - 2

ITEM	MEASUREMENT	AREA SQ.FT.
Foyer	06'-00" X 11'-00"	66.00
Living Room	22'-08" X 25'-08"	581.46
Deck	22'-08" X 05'-00"	113.33
Puja	04'-08" X 04'-09"	22.14
Dinning	16'-04" X 11'-04"	185.01
Kitchen	13'-00" X 11'-00"	143.00
Store	08'-00" X 04'-09"	38.00
Wash Area	04'-04" X 11'-00"	47.63
M. Bedroom-1	17'-00" X 12'-00"	204.00
Dress./Toilet	17'-00" X 07'-00"	119.00
M. Bedroom-2	12'-00" X 16'-00"	192.00
Dress./Toilet	07'-00" X 16'-00"	112.00
M. Bedroom-3	13'-00" X 16'-00"	208.00
Dress./Toilet	07'-00" X 12'-05"	86.87
Bedroom-4	17'-00" X 11'-00"	187.00
P. Toilet	08'-00" X 04'-09"	38.00
Door Sill & Wall		88.57
Passage		72.92
<b>RERA CARPET AREA</b>	<b>TOTAL</b>	<b>2504.93</b>



12<sup>TH</sup> FLOOR PLAN



FLAT - 1

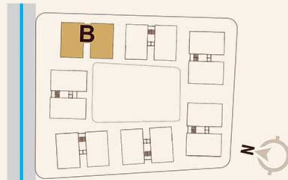
12 <sup>TH</sup> FLOOR			13 <sup>TH</sup> FLOOR		
ITEM	MEASUREMENT	AREA SQ.FT.	ITEM	MEASUREMENT	AREA SQ.FT.
Entrance	07'-00" X 05'-01"	36.00	M. Bedroom-3	13'-04" X 16'-00"	213.00
Foyer	13'-04" X 05'-03"	70.00	Dress./Toilet	07'-00" X 16'-00"	112.00
Living Room	23'-00" X 29'-09"	684.00	M. Bedroom-4	12'-00" X 21'-00"	252.00
Deck	05'-00" X 29'-09"	149.00	Dress./Toilet	07'-00" X 17'-00"	119.00
Puja	06'-00" X 05'-06"	33.00	Lifestyle Room	21'-08" X 17'-00"	368.00
Kitchen	13'-04" X 16'-00"	213.00	Home Theater	20'-04" X 16'-00"	325.00
Store	07'-00" X 07'-08"	54.00	Multipurpose Area	12'-07" X 29'-09"	374.00
Wash Area	07'-00" X 08'-04"	58.00	P. Toilet	08'-00" X 07'-00"	56.00
P. Toilet	06'-00" X 13'-00"	78.00	Stair & Lift	09'-06" X 11'-00"	105.00
Bedroom	13'-00" X 17'-00"	221.00	Door Sill & Wall		51.00
M. Bedroom-1	14'-04" X 17'-00"	244.00	Passage		139.00
Dress./Toilet	07'-00" X 13'-00"	91.00	<b>RERA CARPET AREA</b>	<b>TOTAL</b>	<b>4749.00</b>
M. Bedroom-2	20'-04" X 16'-00"	325.00	Open Terrace	12'-00" X 07'-05"	89.00
Dress./Toilet	15'-00" X 07'-00"	105.00			
Stair & Lift	09'-06" X 11'-00"	105.00			
Door Sill & Wall		77.00			
Passage		92.00			

13<sup>TH</sup> FLOOR PLAN



FLAT - 2

12 <sup>TH</sup> FLOOR			13 <sup>TH</sup> FLOOR		
ITEM	MEASUREMENT	AREA SQ.FT.	ITEM	MEASUREMENT	AREA SQ.FT.
Foyer	06'-00" X 11'-00"	66.00	M. Bedroom-4	12'-00" X 16'-00"	192.00
Living Room	22'-08" X 25'-08"	581.00	Dress./Toilet	07'-00" X 16'-00"	112.00
Deck	22'-08" X 05'-00"	113.00	M. Bedroom-5	17'-00" X 21'-04"	363.00
Puja	04'-08" X 04'-09"	22.00	Dress./Toilet	17'-00" X 09'-00"	153.00
Dinning	17'-04" X 11'-00"	191.00	Store	06'-00" X 11'-00"	66.00
Kitchen	13'-00" X 11'-00"	143.00	Home Theater	20'-04" X 16'-00"	325.00
Store	08'-00" X 04'-09"	38.00	Multipurpose Area	22'-08" X 12'-07"	285.00
Wash Area	04'-04" X 11'-00"	48.00	P. Toilet	08'-00" X 04'-09"	38.00
P. Toilet	08'-00" X 04'-09"	38.00	Stair & Lift	09'-06" X 11'-00"	105.00
M. Bedroom-1	17'-00" X 12'-00"	204.00	Door Sill & Wall		45.00
Dress./Toilet	17'-00" X 07'-00"	119.00	Passage		192.00
M. Bedroom-2	12'-00" X 16'-00"	192.00	<b>RERA CARPET AREA</b>	<b>TOTAL</b>	<b>4404.00</b>
Dress./Toilet	07'-00" X 16'-00"	112.00	Open Terrace	13'-04" X 16'-01"	214.00
M. Bedroom-3	13'-00" X 16'-00"	208.00			
Dress./Toilet	07'-00" X 12'-05"	87.00			
Stair & Lift	09'-06" X 11'-00"	105.00			
Door Sill & Wall		87.00			
Passage		174.00			

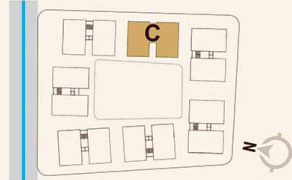


FLAT - 1

ITEM	MEASUREMENT	AREA SQ.FT.
Entrance	06'-00" X 05'-03"	31.50
Foyer	06'-00" X 05'-00"	30.00
Living Room	22'-08" X 25'-08"	581.46
Deck	22'-08" X 05'-00"	113.30
Puja	04'-08" X 04'-09"	22.14
Dinning	16'-04" X 11'-04"	185.01
Kitchen	13'-00" X 11'-00"	143.00
Store	08'-00" X 04'-09"	38.00
Wash Area	04'-04" X 11'-00"	47.63
M. Bedroom-1	17'-00" X 12'-00"	204.00
Dress./Toilet	17'-00" X 07'-00"	119.00
M. Bedroom-2	12'-00" X 16'-00"	192.00
Dress./Toilet	07'-00" X 16'-00"	112.00
M. Bedroom-3	13'-00" X 16'-00"	208.00
Dress./Toilet	07'-00" X 12'-05"	86.87
Bedroom-4	17'-00" X 11'-00"	187.00
P. Toilet	08'-00" X 04'-09"	38.00
Door Sill & Wall		93.10
Passage		72.92
<b>RERA CARPET AREA</b>	<b>TOTAL</b>	<b>2504.93</b>

FLAT - 2

ITEM	MEASUREMENT	AREA SQ.FT.
Foyer	06'-00" X 11'-00"	66.00
Living Room	22'-08" X 25'-08"	581.46
Deck	22'-08" X 05'-00"	113.30
Puja	04'-08" X 04'-09"	22.14
Dinning	16'-04" X 11'-04"	185.11
Kitchen	13'-00" X 11'-00"	143.00
Store	08'-00" X 04'-09"	38.00
Wash Area	04'-04" X 11'-00"	47.63
M. Bedroom-1	17'-00" X 12'-00"	204.00
Dress./Toilet	17'-00" X 07'-00"	119.00
M. Bedroom-2	12'-00" X 16'-00"	192.00
Dress./Toilet	07'-00" X 16'-00"	112.00
M. Bedroom-3	13'-00" X 16'-00"	208.00
Dress./Toilet	07'-00" X 12'-05"	86.87
Bedroom-4	17'-00" X 11'-00"	187.00
P. Toilet	08'-00" X 04'-09"	38.00
Door Sill & Wall		88.50
Passage		72.92
<b>RERA CARPET AREA</b>	<b>TOTAL</b>	<b>2504.93</b>





12<sup>TH</sup> FLOOR PLAN



FLAT - 1

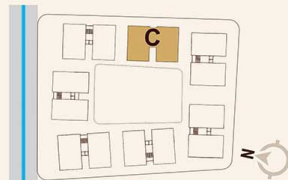
12 <sup>TH</sup> FLOOR			13 <sup>TH</sup> FLOOR		
ITEM	MEASUREMENT	AREA SQ.FT.	ITEM	MEASUREMENT	AREA SQ.FT.
Entrance	06'-00" X 05'-03"	32.00	M. Bedroom-4	13'-00" X 16'-00"	208.00
Foyer	06'-00" X 05'-00"	30.00	Dress./Toilet	07'-00" X 12'-05"	87.00
Living Room	22'-08" X 25'-08"	581.00	M. Bedroom-5	17'-00" X 21'-04"	363.00
Deck	22'-08" X 05'-00"	113.00	Dress./Toilet	17'-00" X 09'-00"	153.00
Puja	04'-08" X 04'-09"	22.00	Store	06'-00" X 11'-00"	66
Dinning	16'-04" X 11'-00"	180.00	Home Theater	19'-04" X 16'-00"	309.00
Kitchen	13'-00" X 11'-00"	143.00	Multipurpose Area	22'-08" X 12'-07"	285.00
Store	08'-00" X 04'-09"	38.00	P. Toilet	08'-00" X 04'-09"	38.00
Wash Area	04'-04" X 11'-00"	48.00	Stair & Lift	09'-09" X 11'-00"	107.00
P. Toilet	08'-00" X 04'-09"	38.00	Door Sill & Wall		46.00
M. Bedroom-1	17'-00" X 12'-00"	204.00	Passage		185.00
Dress./Toilet	17'-00" X 07'-00"	119.00	<b>RERA CARPET AREA</b>	<b>TOTAL</b>	<b>4351.00</b>
M. Bedroom-2	13'-00" X 16'-00"	208.00	Open Terrace	15'-02" X 16'-01"	244.00
Dress./Toilet	07'-00" X 12'-05"	87.00			
M. Bedroom-3	12'-00" X 16'-00"	192.00			
Dress./Toilet	07'-00" X 16'-00"	112.00			
Stair Lift	09'-09" X 11'-00"	107.00			
Door Sill & Wall		89.00			
Passage		161.00			

13<sup>TH</sup> FLOOR PLAN



FLAT - 2

12 <sup>TH</sup> FLOOR			13 <sup>TH</sup> FLOOR		
ITEM	MEASUREMENT	AREA SQ.FT.	ITEM	MEASUREMENT	AREA SQ.FT.
Foyer	06'-00" X 11'-00"	66.00	M. Bedroom-4	12'-00" X 16'-00"	192.00
Living Room	22'-08" X 25'-08"	581.00	Dress./Toilet	07'-00" X 16'-00"	112.00
Deck	22'-08" X 05'-00"	113.00	M. Bedroom-5	17'-00" X 21'-04"	363.00
Puja	04'-08" X 04'-09"	22.00	Dress./Toilet	17'-00" X 09'-00"	153.00
Dinning	17'-04" X 11'-00"	191.00	Store	06'-00" X 11'-00"	66.00
Kitchen	12'-00" X 11'-00"	132.00	Home Theater	20'-04" X 16'-00"	325.00
Store	08'-00" X 04'-09"	38.00	Multipurpose Area	22'-08" X 12'-07"	285.00
Wash Area	04'-04" X 11'-00"	48.00	P. Toilet	08'-00" X 04'-09"	38.00
P. Toilet	08'-00" X 04'-09"	38.00	Stair & Lift	09'-06" X 11'-00"	105.00
M. Bedroom-1	17'-00" X 12'-00"	204.00	Door Sill & Wall		43.00
Dress./Toilet	17'-00" X 07'-00"	119.00	Passage		163.00
M. Bedroom-2	12'-00" X 16'-00"	192.00	<b>RERA CARPET AREA</b>	<b>TOTAL</b>	<b>4373.00</b>
Dress./Toilet	07'-00" X 16'-00"	112.00	Open Terrace	15'-02" X 16'-01"	244.00
M. Bedroom-3	13'-00" X 16'-00"	208.00			
Dress./Toilet	07'-00" X 12'-05"	87.00			
Stair & Lift	09'-06" X 11'-00"	105.00			
Door Sill & Wall		86.00			
Passage		186.00			

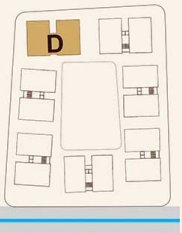


FLAT - 1

ITEM	MEASUREMENT	AREA SQ.FT.
Foyer	12'-07" X 05'-06"	69.19
Living Room	23'-00" X 29'-09"	684.25
Deck	05'-00" X 29'-09"	148.75
Puja	05'-00" X 05'-05"	27.05
Kitchen/Dinning	13'-00" X 12'-04"	160.29
Store	08'-00" X 05'-05"	43.28
Wash Area	11'-04" X 05'-06"	62.31
M. Bedroom-1	14'-04" X 17'-00"	243.61
Dress./Toilet	07'-00" X 17'-00"	119.00
M. Bedroom-2	14'-04" X 16'-00"	229.28
Dress./Toilet	07'-00" X 16'-00"	112.00
M. Bedroom-3	12'-00" X 17'-00"	204.00
Dress./Toilet	07'-00" X 17'-00"	119.00
Bedroom-4	13'-00" X 16'-00"	208.00
P. Toilet	06'-00" X 10'-05"	62.46
Door Sill & Wall		68.66
Passage		72.92
RERA CARPET AREA	TOTAL	2634.05

FLAT - 2

ITEM	MEASUREMENT	AREA SQ.FT.
Foyer	06'-04" X 06'-06"	41.14
Shoes Rm.	06'-04" X 06'-09"	42.72
Living Room	24'-00" X 23'-06"	564.00
Deck	24'-00" X 05'-00"	120.00
Puja	04'-08" X 04'-09"	22.13
Dinning	17'-04" X 13'-07"	235.34
Kitchen	14'-00" X 11'-00"	154.00
Store	09'-00" X 04'-09"	42.75
Wash Area	04'-04" X 11'-00"	47.63
M. Bedroom-1	18'-00" X 12'-00"	216.00
Dress./Toilet	18'-00" X 07'-00"	126.00
M. Bedroom-2	13'-04" X 16'-00"	213.28
Dress./Toilet	08'-00" X 16'-00"	128.00
M. Bedroom-3	13'-00" X 16'-00"	208.00
Dress./Toilet	07'-00" X 16'-00"	112.00
Bedroom-4	18'-00" X 11'-00"	198.00
P. Toilet	08'-00" X 04'-09"	38.00
Door Sill & Wall		85.94
Passage		58.06
RERA CARPET AREA	TOTAL	2652.99



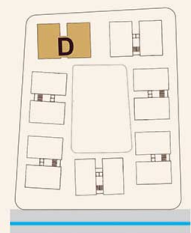


**FLAT - 1**

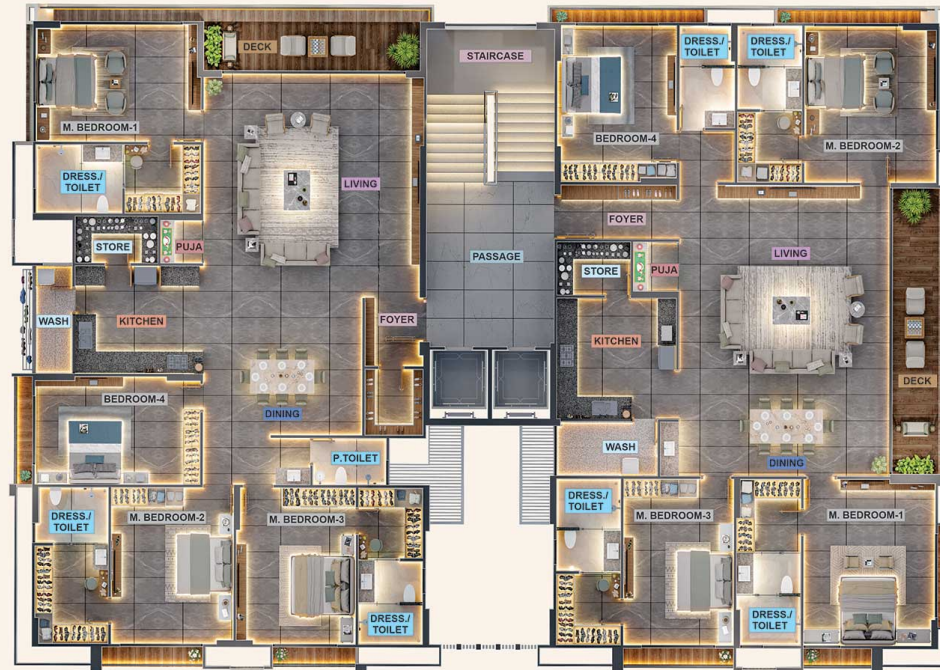
**FLAT - 2**

12 <sup>TH</sup> FLOOR			13 <sup>TH</sup> FLOOR		
ITEM	MEASUREMENT	AREA SQ.FT.	ITEM	MEASUREMENT	AREA SQ.FT.
Shoes Room	08'-00" X 05'-05"	43.00	M. Bedroom-3	13'-00" X 21'-00"	273.00
Foyer	12'-07" X 05'-06"	69.00	Dress./Toilet	07'-00" X 16'-00"	112.00
Living Room	23'-00" X 29'-09"	684.00	M. Bedroom-4	14'-04" X 17'-00"	244.00
Deck	05'-00" X 29'-09"	149.00	Dress./Toilet	07'-00" X 17'-00"	119.00
Puja	05'-00" X 05'-05"	27.00	Lifestyle Room	20'-08" X 16'-00"	331.00
Kitchen	14'-04" X 17'-00"	244.00	Home Theater	19'-04" X 17'-00"	329.00
Store	07'-00" X 07'-00"	49.00	Multipurpose Area	11'-00" X 29'-09"	327.00
Wash Area	07'-00" X 09'-08"	68.00	P. Toilet	09'-00" X 06'-10"	62.00
P. Toilet	06'-00" X 10'-05"	63.00	Stair & Lift	09'-06" X 11'-00"	105.00
M. Bedroom-1	14'-04" X 16'-00"	229.00	Door Sill & Wall		48.00
Dress./Toilet	07'-00" X 16'-00"	112.00	Passage		151.00
M. Bedroom-2	19'-04" X 17'-00"	329.00	<b>RERA CARPET AREA</b>	<b>TOTAL</b>	<b>4736.00</b>
Dress./Toilet	13'-00" X 06'-10"	89.00	Open Terrace	13'-00" X 06'-07"	86.00
Bedroom-3	13'-00" X 16'-00"	208.00			
Stair & Lift	09'-06" X 11'-00"	105.00			
Door Sill & Wall		77.00			
Passage		90.00			

12 <sup>TH</sup> FLOOR			13 <sup>TH</sup> FLOOR		
ITEM	MEASUREMENT	AREA SQ.FT.	ITEM	MEASUREMENT	AREA SQ.FT.
Shoes Room	06'-04" X 06'-09"	43.00	M. Bedroom-4	18'-00" X 21'-04"	384.00
Foyer	06'-04" X 06'-06"	41.00	Dress./Toilet	18'-00" X 09'-00"	162.00
Living Room	24'-00" X 25'-08"	601.00	M. Bedroom-5	13'-04" X 16'-00"	213.00
Deck	24'-00" X 05'-00"	120.00	Dress./Toilet	08'-00" X 16'-00"	128.00
Puja	04'-08" X 04'-09"	22.00	Store	06'-04" X 11'-00"	70.00
Dinning	18'-04" X 11'-00"	202.00	Home Theater	20'-04" X 16'-00"	325.00
Kitchen	14'-00" X 11'-00"	154.00	Multipurpose Area	24'-00" X 12'-07"	302.00
Store	09'-00" X 04'-09"	43.00	P. Toilet	08'-00" X 04'-09"	38.00
Wash Area	04'-04" X 11'-00"	48.00	Stair & Lift	09'-06" X 11'-00"	105.00
P. Toilet	08'-00" X 04'-09"	38.00	Door Sill & Wall		45.00
M. Bedroom-1	18'-00" X 12'-00"	216.00	Passage		219.00
Dress./Toilet	18'-00" X 07'-00"	126.00	<b>RERA CARPET AREA</b>	<b>TOTAL</b>	<b>4644.00</b>
M. Bedroom-2	13'-04" X 16'-00"	213.00	Open Terrace	13'-10" X 16'-01"	222.00
Dress./Toilet	08'-00" X 16'-00"	128.00			
M. Bedroom-3	13'-00" X 16'-00"	208.00			
Dress./Toilet	07'-00" X 16'-00"	112.00			
Stair & Lift	09'-06" X 11'-00"	105.00			
Door Sill & Wall		87.00			
Passage		146.00			



# WERKSTOFF SPECIFICATION



THE EXCLUSIVE FLAT INTERIOR SPECIFICATION

ROOM NAME	FLOOR FINISH	SKIRTING	DOOR		WINDOW / VENTILATION			WALL FINISH		CEILING		WIRING & SWITCHES
		MATERIAL	SHUTTER	FRAME	SHUTTER	SHUTTER FRAME	FRAME	1ST COAT	2ND COAT	1ST COAT	2ND COAT	
FOYER	ITALIAN FIGURE VITRIFIED 8'X4' SLAB	ITALIAN FIGURE VITRIFIED	VENEER FINISHED FLUSH DOOR	TEAK WOOD				MALA PLASTER	GYPSUM	MALA PLASTER	GYPSUM	COPPER WIRE & MODULAR SWITCHES
LIVING ROOM	ITALIAN FIGURE VITRIFIED 8'X4' SLAB	ITALIAN FIGURE VITRIFIED		GRANITE	GLAZED 5MM TOUGHENED GLASS	ALU ANODIZED	GRANITE	MALA PLASTER	GYPSUM	MALA PLASTER	GYPSUM	COPPER WIRE & MODULAR SWITCHES
DINING	ITALIAN FIGURE VITRIFIED 8'X4' SLAB	ITALIAN FIGURE VITRIFIED						MALA PLASTER	GYPSUM	MALA PLASTER	GYPSUM	COPPER WIRE & MODULAR SWITCHES
KITCHEN	ITALIAN FIGURE VITRIFIED 8'X4' SLAB	ITALIAN FIGURE VITRIFIED			GLAZED 5MM TOUGHENED GLASS			MALA PLASTER	GYPSUM	MALA PLASTER	GYPSUM	COPPER WIRE & MODULAR SWITCHES
PUJA	ITALIAN FIGURE VITRIFIED 8'X4' SLAB	ITALIAN FIGURE VITRIFIED						MALA PLASTER	GYPSUM	MALA PLASTER	GYPSUM	COPPER WIRE & MODULAR SWITCHES
DECK	WOODEN FIGURE VITRIFIED 8'X4' SLAB	WOODEN FIGURE VITRIFIED	ALU. ANODIZED GLASS RAILING			ALU ANODIZED	GRANITE	MALA PLASTER	GYPSUM	MALA PLASTER	GYPSUM	COPPER WIRE & MODULAR SWITCHES
M. BEDROOM -01	ITALIAN FIGURE VITRIFIED 8'X4' SLAB	ITALIAN FIGURE VITRIFIED	FLUSH DOOR	GRANITE	GLAZED 5MM TOUGHENED GLASS	ALU ANODIZED	GRANITE	MALA PLASTER	GYPSUM	MALA PLASTER	GYPSUM	COPPER WIRE & MODULAR SWITCHES
M. BEDROOM -02	ITALIAN FIGURE VITRIFIED 8'X4' SLAB	ITALIAN FIGURE VITRIFIED	FLUSH DOOR	GRANITE	GLAZED 5MM TOUGHENED GLASS	ALU ANODIZED	GRANITE	MALA PLASTER	GYPSUM	MALA PLASTER	GYPSUM	COPPER WIRE & MODULAR SWITCHES
M. BEDROOM -03	ITALIAN FIGURE VITRIFIED 8'X4' SLAB	ITALIAN FIGURE VITRIFIED	FLUSH DOOR	GRANITE	GLAZED 5MM TOUGHENED GLASS	ALU ANODIZED	GRANITE	MALA PLASTER	GYPSUM	MALA PLASTER	GYPSUM	COPPER WIRE & MODULAR SWITCHES
BEDROOM -04	ITALIAN FIGURE VITRIFIED 8'X4' SLAB	ITALIAN FIGURE VITRIFIED	FLUSH DOOR	GRANITE	GLAZED 5MM TOUGHENED GLASS	ALU ANODIZED	GRANITE	MALA PLASTER	GYPSUM	MALA PLASTER	GYPSUM	COPPER WIRE & MODULAR SWITCHES
TOILET	ITALIAN FIGURE VITRIFIED		FLUSH DOOR	GRANITE		ALU ANODIZED	GRANITE	MALA PLASTER	ITALIAN FIGURE VITRIFIED	MALA PLASTER	GYPSUM	COPPER WIRE & MODULAR SWITCHES
STORE	GRANAMITE		FLUSH DOOR	GRANITE				MALA PLASTER	GRANAMITE	MALA PLASTER	GYPSUM	COPPER WIRE & MODULAR SWITCHES
WASH	GRANAMITE		FLUSH DOOR	GRANITE	GLAZED 5MM TOUGHENED GLASS	ALU ANODIZED	GRANITE	MALA PLASTER	GRANAMITE	MALA PLASTER	GYPSUM	COPPER WIRE & MODULAR SWITCHES
PASSAGE	VITRIFIED TILES							MALA PLASTER	ITALIAN FIGURE VITRIFIED	MALA PLASTER	GYPSUM	COPPER WIRE & MODULAR SWITCHES
STAIRCASE	GRANITE	VITRIFIED TILES						MALA PLASTER	LAPI & COLOUR	MALA PLASTER	GYPSUM	COPPER WIRE & MODULAR SWITCHES
TERRACE	CHINA MOSAIC	CHINA MOSAIC	FLUSH DOOR	GRANITE				MALA PLASTER	COLOUR			COPPER WIRE & MODULAR SWITCHES

# AMENITIES



## THE EXCLUSIVE SYNOPSIS

- ◇ Ultra luxury 4 BHK pure residential campus
- ◇ 2 flats on each floor
- ◇ 13th storey building
- ◇ 7 towers in campus
- ◇ 24 units in each tower (22 flat + 2 penthouses)
- ◇ 10'-4" floor height slab top to slab top
- ◇ 3 cars parking for each flat
- ◇ 5 cars parking for penthouse
- ◇ Solar street light
- ◇ Only 34% area covered in construction
- ◇ Hollow plinth parking and 2 basement parking



## THE EXCLUSIVE USP

- ◇ Panoramic view of canal Iconic road
- ◇ 4 side road surrounding plot area
- ◇ Located on green Citi Light canal main road connected from university road to VIP road and VVIP road to Airport road (Surat Dumas road).
- ◇ 4 BHK flats in all seven tower so same class of people in tower and whole campus
- ◇ 1 big balcony in hall in each flat
- ◇ Planning as per vastu consultant of main entry, kitchen, master bed rooms, puja and position of bed and w.c. plus all flat entry towards east or west
- ◇ Huge 75000 sq.ft. central landscaping garden with common facility & utility area.



## THE EXCLUSIVE LIFT

- ◇ Auto door lift
- ◇ Auto rescue device (ARD) system
- ◇ V3F drive
- ◇ Glass door
- ◇ Auto collective
- ◇ S.S. cabin



## OUTDOOR MATERIAL

- ◇ Mala plaster with dry wall cladding & colour texture finish in elevation



## LEGAL SUMMARY



## RULES AS A SERVICE SOCIETY MEMBER

- ◇ To keep society well maintain every member participate individually.
- ◇ External & internal changes will not be allowed (i.e., any changes/alternation of elevation, exterior colour of building, window grill, design and any changes which is affecting the building's elevation are strictly not allow before or after the complete of the project.)
- ◇ Flat registration is to be done compulsory before possession.
- ◇ If any change in rules & regulation of government regarding RERA/GST/Jantri/Stamp duty/Registration fees, it will be borne by the purchaser.
- ◇ Any RCC structure (Slab, beam & column) should not be damaged during interior work of flat.
- ◇ Common passages & landscape area should not be use for personal use.
- ◇ No wire & cable is allow to be install on hanging on the exterior side of the building.



## LEGAL EXPENSES

- ◇ Stamp duty, registration fees, advocate fees for documents & legal files charges
- ◇ GST, I.C., water, cess & property tax of SMC



## THE EXCLUSIVE INFRASTRUCTURE OF CAMPUS

- ◇ Designer entrance gate with entry-exit
- ◇ Security cabin and boom barrier with sensor
- ◇ R.C.C. trimix road with speed breaker
- ◇ Under ground water tank with pressure pump and pump room
- ◇ Society office
- ◇ Silent generator for club house, garden and security cabin, lift, common building light and (12 point in each flat)
- ◇ School van pickup stand with seating
- ◇ Multilevel security system (Main gate, reception, Intercom, CCTV)
- ◇ Wheelchair accessibility
- ◇ Departmental store
- ◇ Intercom (Flat to flat, reception, lift and club house)
- ◇ CCTV camera and BMS room



## THE EXCLUSIVE FIRE FIGHTING SYSTEM

- ◇ Fire lift
- ◇ Fire water tank
- ◇ Fire sprinkler in club house and basement
- ◇ Fire extinguishers
- ◇ Fire pump
- ◇ Fire bucket
- ◇ Fire hooter
- ◇ Fire alarm panel
- ◇ Fire smoke detector



## THE EXCLUSIVE SPECIFICATION OF EACH TOWER

- ◇ Well design grand reception foyer at ground level with furniture, A.C., fan, LED TV, intercom and CCTV and waiting lounge
- ◇ Driver seating
- ◇ Water cooler for staff
- ◇ Security room with toilet and wash area
- ◇ Notice board
- ◇ Royal name plate for flat holder
- ◇ Lift access from basement parking to top floor
- ◇ Terrace with double coat water proofing with china mosaic
- ◇ R.C.C. pardi in stair railing



## LEGAL INFORMATION

- ◇ Airport N.O.C.
- ◇ Environment clearance certificate
- ◇ Lift license
- ◇ Building use certificate/OC
- ◇ SMC development permission
- ◇ N.A. order
- ◇ Title clear report
- ◇ Architect completion certificate
- ◇ Structural stability certificate



## EXTRA CHARGES

- ◇ All electricity expenses (Cable, transformer, quotation, meter, consultant & other)
- ◇ Gas Line & Grill (Window, platform for outdoor AC & cloth dry stand)



## THE EXCLUSIVE CLUB HOUSE CULTURE

- ◇ Gymnasium
- ◇ Indoor game (Card, carrom, chess, pool, air hockey)
- ◇ Toddler's play area
- ◇ Arcade game
- ◇ Multipurpose hall (Banquet/aerobic/classes/get together) with utility space
- ◇ Swimming pool
- ◇ Baby pool
- ◇ E-library/Reading hall
- ◇ Unisex salon
- ◇ Co-working conference room
- ◇ Cafeteria
- ◇ Spa



## THE EXCLUSIVE OUTDOOR FACILITIES

- ◇ Box cricket
- ◇ Multipurpose court (Volleyball/badminton)
- ◇ Basketball court
- ◇ Yoga garden
- ◇ Garden with landscaping
- ◇ Wooden deck seating
- ◇ Elegance sky view exercise deck
- ◇ Open exercise with gym equipment
- ◇ Walking track
- ◇ Outdoor cafeteria at banquet terrace
- ◇ Children play area with rubber flooring
- ◇ Senior citizen seating
- ◇ Women seating
- ◇ Youth deck



## FLAT & SOCIETY POSSESSION PORTFOLIO

### ● PROJECT TITLE DOCUMENTS

- ◇ Title clear report with R.R.
- ◇ Partnership deed
- ◇ Development agreement
- ◇ Airport N.O.C.
- ◇ Environment clearance certificate
- ◇ S.M.C. development permission & approved plan
- ◇ Registration certificate of RERA
- ◇ "F" Form
- ◇ T.P. part plan
- ◇ Zoning certificate (Suda)
- ◇ Zoning plan (Suda)
- ◇ 7/12, 8/A
- ◇ Form no.6 (Hakkpatrak)
- ◇ N.A. order
- ◇ Reg. sale deed of land

### ● CAMPUS DRAWING

- ◇ Campus layout
- ◇ Parking layout
- ◇ Landscape layout
- ◇ Campus CCTV layout
- ◇ Campus fire fighting plan
- ◇ Drainage & water supply layout
- ◇ Electric layout & light point plan
- ◇ Clubhouse layout
- ◇ Lift license letter & use certificate
- ◇ Supplier & contractor contact details
- ◇ Building member list

### ● SOCIETY DOCUMENTS

- ◇ Fire safety certificate
- ◇ Building use certificate (BUC/OC)
- ◇ Architect completion certificate
- ◇ Structural stability certificate
- ◇ S.M.C. akarni document
- ◇ Water, drainage & electric connection (DGVCL) document
- ◇ Intercom & CCTV camera (Tower + campus) & music system warranty card
- ◇ Waterproofing warranty card
- ◇ Mehsul receipt
- ◇ S.M.C. plan passing receipt & incremental contribution (I.C.) paid receipt
- ◇ Estimation of maintenance
- ◇ Gym equipment warrant card
- ◇ Important keys
- ◇ Society registration certificate, all documents & bank details – statement & PAN card
- ◇ Water pump – documents, warranty card & booster pump drawing
- ◇ Generator documents & warranty card
- ◇ Parking allotment by draw index

### ● INDIVIDUAL FLAT

- ◇ Intercom number list
- ◇ DGVCL (GEB) documents
- ◇ S.M.C. akarni documents
- ◇ Plumbing drawing
- ◇ Electric drawing



## SOCIETY EXPENSES

- ◇ Society formation & registration fees
- ◇ Advance society and club house maintenance
- ◇ Insurance expenses



## EXPENSES/SUBVENTION INTEREST(BANK) WILL START AFTER B.U.C. OR POSSESSION OR DOCUMENTATION WHICHEVER IS EARLIER

- ◇ Maintenance of unit
- ◇ Electric bill
- ◇ S.M.C. water bill
- ◇ S.M.C. property taxes
- ◇ Gujarat Gas bill
- ◇ Maintenance of campus & club

# THE EXCLUSIVE BRAND COLLABORATION

FLOORING	 www.lioliceramica.com	 www.simpolo.net
COCK	 www.grohe.com	 www.goldiden.in
CERAMICS	 www.roca.in	 www.duravit.in
GLASS	 www.saint-gobain.com	 www.aissglass.com
KITCHEN SINK	 www.franke.com	 www.carysil.com
PLUMBING	 www.princepipes.com	 www.astralpipes.com
CABLE	 www.rrkabel.com	 www.lsin.panasonic.com
SWITCHES	 www.havells.com	 www.lsin.panasonic.com
ELEVATOR	 www.johnsonliftsindia.com	 www.kone.in
WINDOW	 www.geetaaluminium.com	 www.bancoaluminium.com
HARDWARE	 www.archis.in	 www.stunn.com
GENERATOR	 www.greavescotton.com	 www.kirloskaroilengines.com
CCTV	 www.dahuasecurity.com	 www.cpplusworld.com
INTERCOM	 www.matrixtelesol.com	 www.panasonic.com
FIRE	 jayrambhaipatel@gmail.com	 kiaanfire@gmail.com
PAINT	 www.asianpaints.com	 www.dulux.com

Note:- Brands may be substituted by Equivalent Brands in case of non-availability of Products or any other reasons.

All images in this brochure are for presentation purposes only. Original may vary due to availability of materials and selection of design by the architect/interior designer at the time of execution.

# TOP PROFESSIONAL TEAM

## DEVELOPER



**SHREE JALAGANESH DEVELOPERS LLP.**

E-mail: theexclusive.marketing@gmail.com  
www.theexclusivesurat.com

## STRUCTURAL CONSULTANT



E-mail: contact@cbmengineers.com  
www.cbmengineers.com

## PRINCIPAL ARCHITECT



E-mail: info@designroot.in

## MEP CONSULTANT



E-mail: office@mespl.net  
www.mespl.net

## ECO CONSULTANT



E-mail: office@envirocare.net.in  
www.envirocare.net.in

## LANDSCAPE ARCHITECT



E-mail: dhandejayesh@gmail.com

## VASTU CONSULTANT

**R. GURUDUTT SHENOY**

E-mail: e-gurudutt.shenoy@yahoo.com

## 3D VIEW & ANIMATION



E-mail: info@crestcreationz.com  
www.crestcreationz.com

## LEGAL ADVISOR



E-mail: vansia.advocateoffice@gmail.com

## ASSOCIATED WITH



Watch Project Video

www.gujrera.gujarat.gov.in

Rera Reg. No.: PR/GJ/SURAT/SURAT CITY/Surat Municipal Corporation/RAA13774/010724/310329