



oberon

COMMERCE | TRADE | GROWTH



Site Address: Beside Eco Future, New Citylight BRTS Road, Surat, Gujarat 395007
Inquiry@ +91 93779 77000 | +91 97277 18188

SPECIAL NOTES:

- The developers reserve the rights to change or revise or make any modifications, additions, or alterations in the scheme as a whole or any part there of or any details therein, at their sole discretion without any prior notice. Such changes would be binding to all the members.
- All the architectural and interior views in brochure are computer graphic simulated interpretation of the actual property.
- All the dimensions given are approximate & from unfinished surfaces.
- This brochure is just for an easy presentation of the project and should not be treated as a legal document.
- Super built up areas are just for reference and bear no importance in terms of legal & essential information.
- All the government taxation like GST-CST or any other new tax structure imposed by government will be charged extra.
- RERA laws will be applicable from its date of inception.

+91 99746 03711





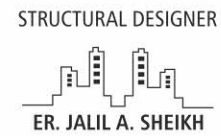
Sartha Infrastructure has been established as a real estate developer, located in Surat. The company is led by promoters who have experience of 34 years of creating visionary products, they have a past record of completing residential & commercial buildings, conducting government projects & infrastructure development.

The company firmly believes in offering innovative products combined with an emphasis on contemporary architecture, strong project execution and quality construction. The group owner has a versatile portfolio of premium and essential housing, farmhouse and bungalows, recreational space and office towers.

COMPANY MISSION

To create path breaking and visionary spaces, which deliver a superb experience with enhanced lifestyle to the clients. Done with utmost loyalty, commitment & hard work.





Architect's Review

Oberon is signature office building that befits the standards of

- Corporate excellence
- Architectural statement
- Breakthrough design
- Benchmark location
- World-class styling
- Panoramic views.

Today's global professionals expect much more from their workspace than four walls, a desk and a chair.

Oberon stands for uniquely flexible customized office spaces, which can expand to accommodate the needs of growing businesses. It also stands for amenities, styling and a level of luxury never seen before.

"YOU CAN FOCUS ON TRADE AND GROWTH,
BECAUSE REST HAS BEEN FOCUSSED BY US."







Oberon will set a new benchmark in corporate office buildings. We are bringing into this a modern, iconic and visionary concept that will redefine workplaces.

A plan that works out as an affordable luxury for offices, with areas starting from smaller carpet areas of 250 sq ft to bigger showrooms of 850 plus sq.ft. It is designed in such a way that all the spaces would have abundant natural light.

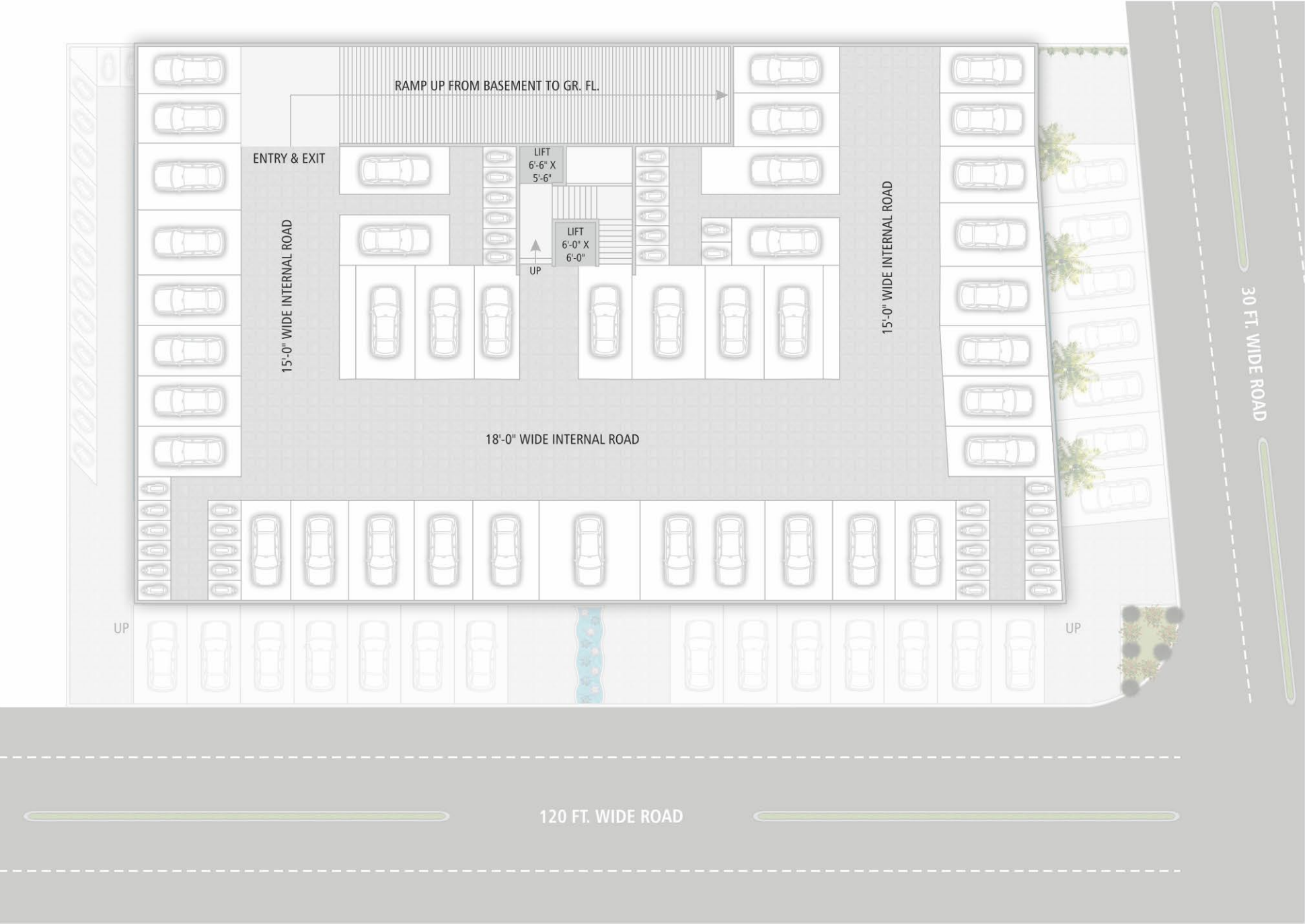
Elevation of Oberon is magnificent and it carries some simple materials like exposed RCC, granite, glass and aluminium. All of them have lasting properties, with everlasting rugged life cycle. With minimum maintenance we ensure a lasting elevation for year to come. Glasses would have amazing uv and infrared reduction properties helping out for an energy efficient air-conditioning.

A lot of thought has been applied with the parking requirement looking into the future, along with minimalistic vertical and horizontal pedestrian movement. Escalator and elevators have been provided to ensure trouble free vertical movement. Separate pedestrian movement lanes also help out with horizontal human movement within the building.

Individual pantry and washrooms would enhance the overall experience of all the units.

The backbone of any modern workplace is communication. With well planned infrastructure for communication and electricity just lay back and experience a hassle free experience at Oberon.



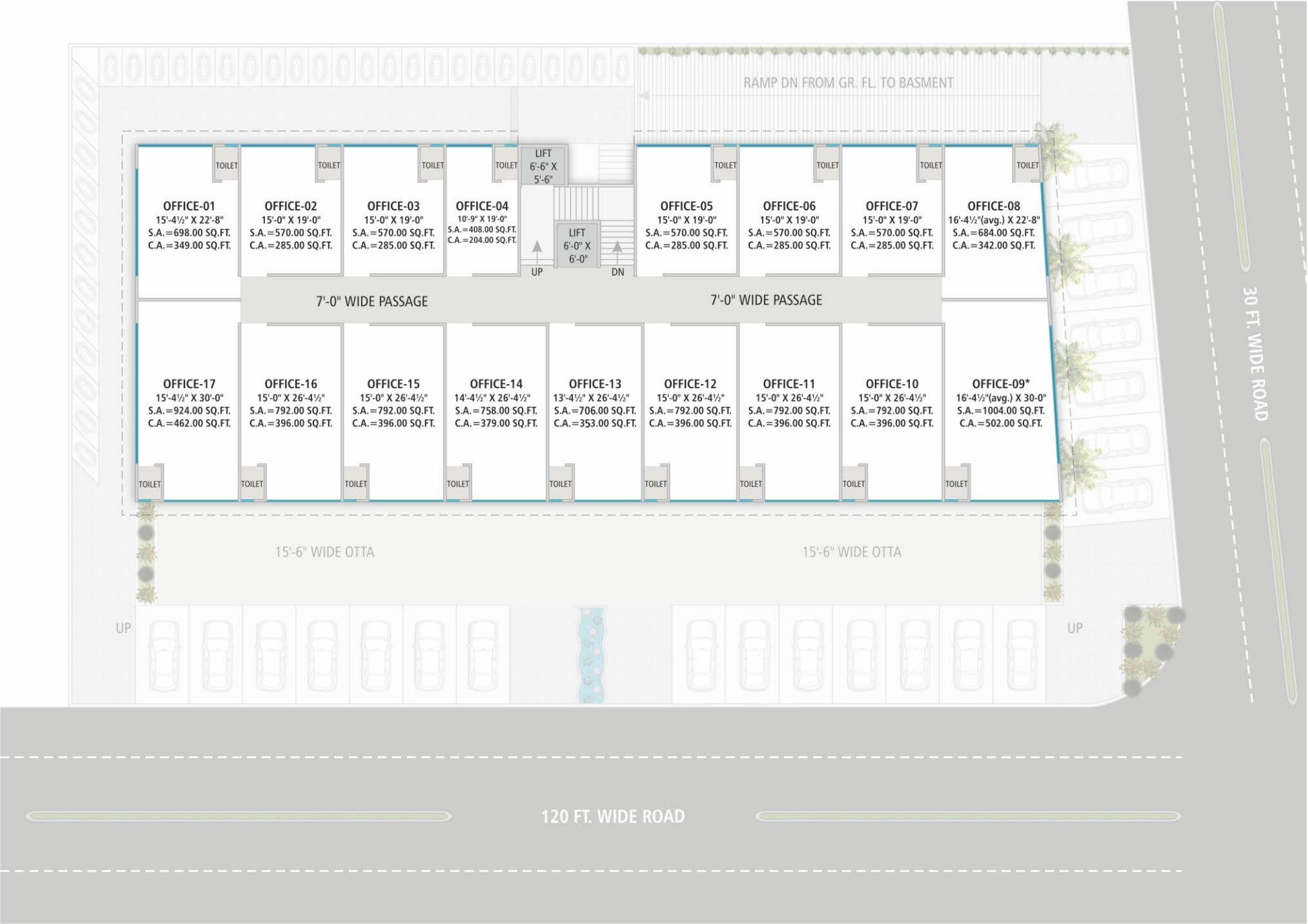
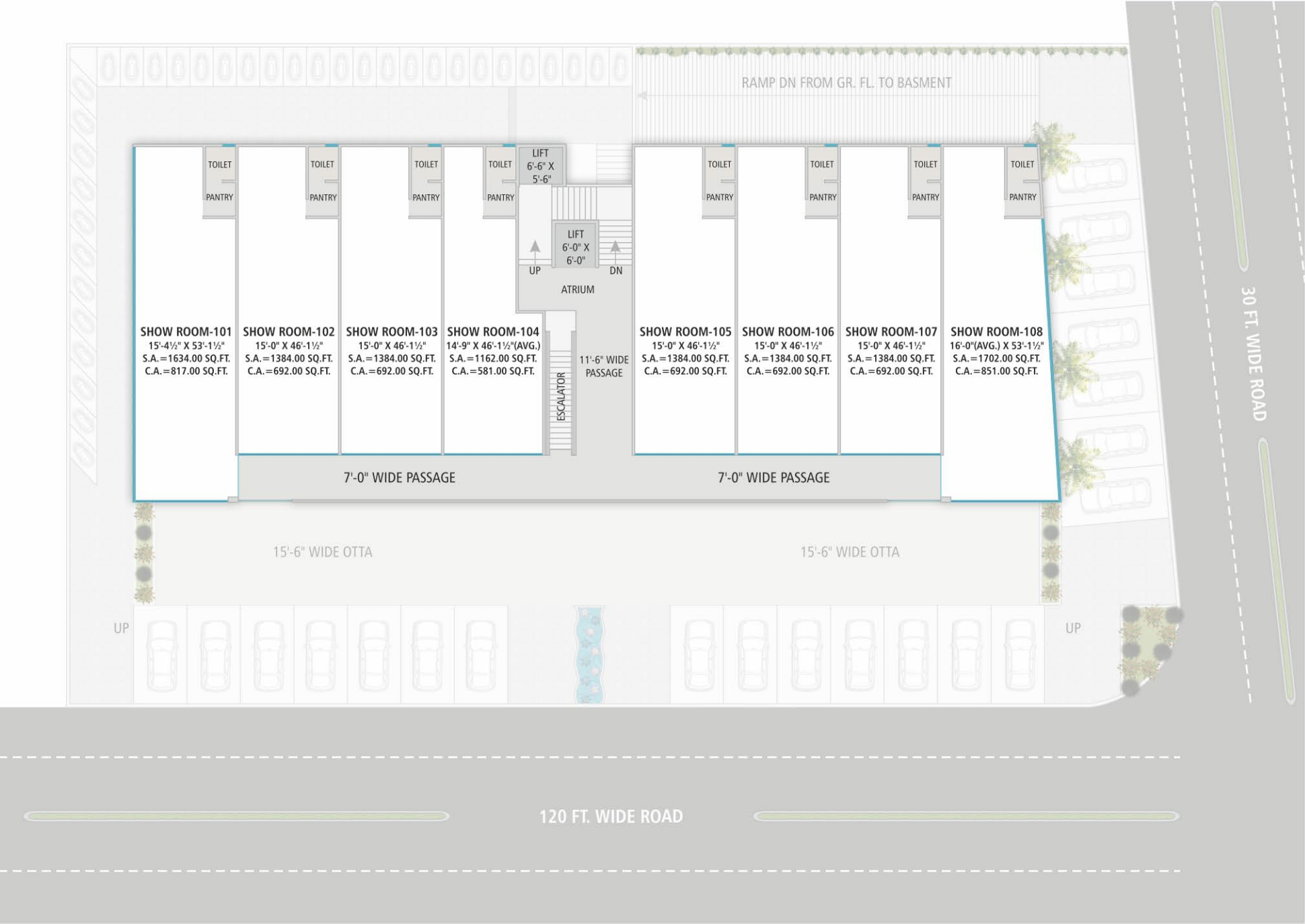


BASEMENT PLAN



S.A = SUPER BUILT UP AREA

GROUND FLOOR PLAN



S.A = SUPER BUILT UP AREA

UPPER FIRST FLOOR PLAN



S.A = SUPER BUILT UP AREA

2ND 3RD & 4TH FLOOR PLAN

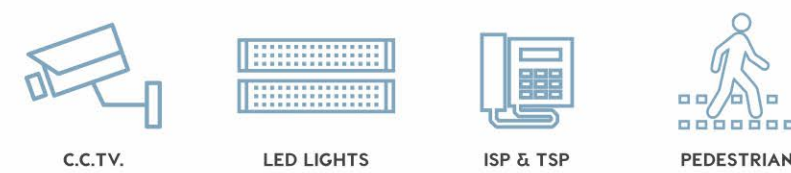


SALIENT FEATURES

- All units with copper piping and drain piping to support hassle free A.C. installation (A.C. unit is not provided by the developer)
- A grand atrium cum reception area
- 2 high speed lifts and Escalator for ground to upper ground
- HVAC infrastructure to be provided in reception area



- Access control system and CCTV camera surveillance system for maximum security and privacy management
- Common areas to be fixed with LED lights for energy savings
- Infrastructure for ISP's (Internet service providers), Tsp's (Telephone service providers) and Satellite Televisions to be integrated within the building, providing enough options for offices whereby enhancing infrastructure quality and reducing connection waiting times
- Pedestrian and vehicular movement would be designed separately for smooth and safe movement within and outside the building



- Structural glazing, lighting and water system to follow strict norms, to reduce the carbon foot print of the building, with minimal, water & electricity usage
- Basement parking is provided with 15' height to facilitate car lifts, which will increase the available parking space in future by giving provision for mechanical parking
- All Showroom & Office with attach Toilet
- Generator backup for all offices and showrooms



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SPECIFICATIONS



Electrical

- Low voltage and high voltage separate consoles in each unit
- LV console for telephone, internet, satellite television points and HV console for common domestic supply

Electrification

- Premium quality wiring and switches
- Single point solution for simple efficient electrification

Parking

- Entire basement parking with international standard customized signage
- Double height provision in basements to support futuristic parking requirement through mechanical parking

Facade

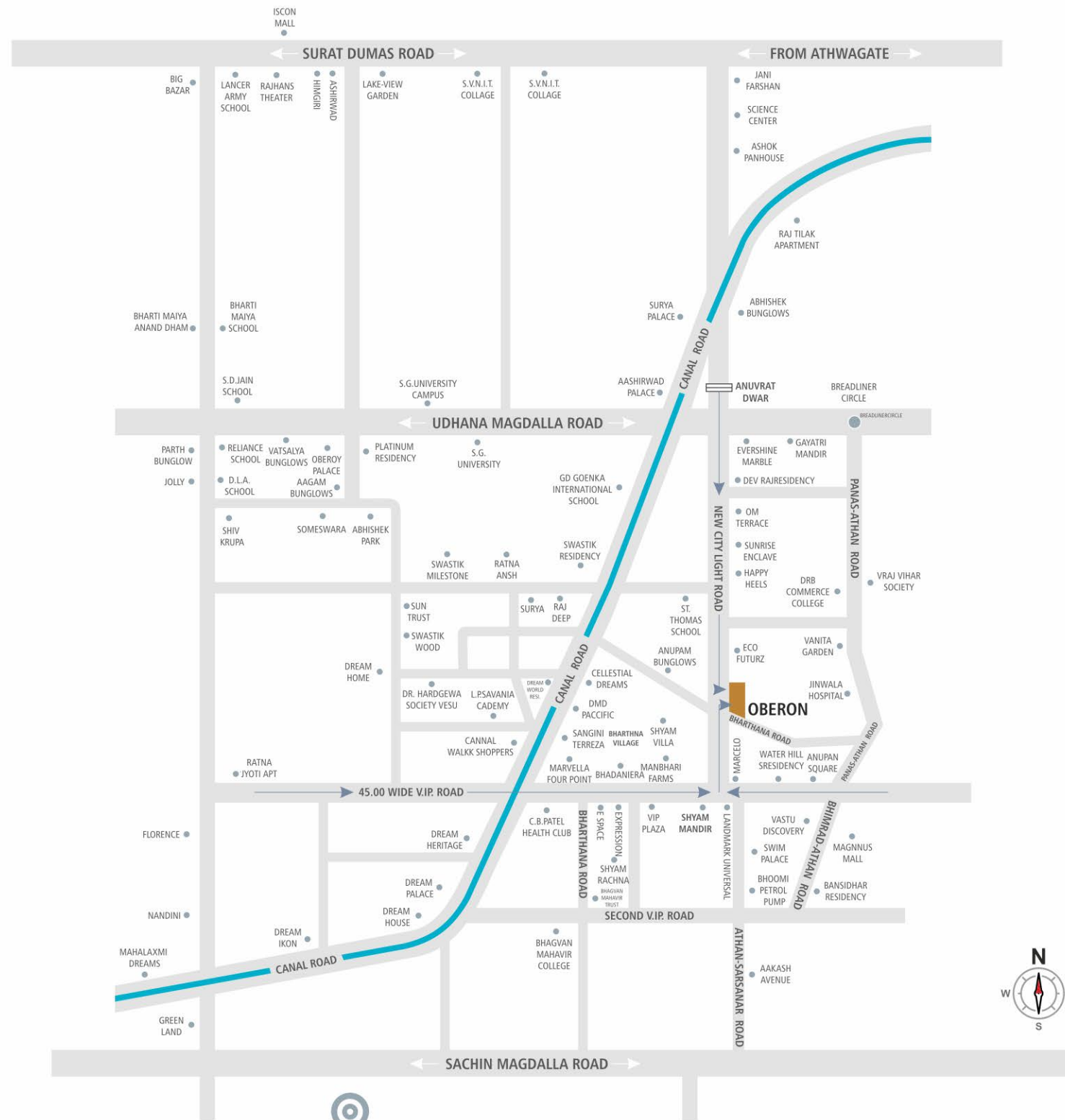
- Combination of fine quality exposed RCC and premium glass with aluminium framing & granite.

Internal Area

- Designer granite & tiling on floor and walls in all common area
- Flooring of offices, showrooms with tiling
- One coat putty in each unit
- Laminated doors in each unit
- Designer bathroom tiles and premium company fittings

Vastu

- All showrooms & offices are vastu compliant
- Over all building entrance, ramp & other common infrastructure (like water tank etc.) have been place as per vastu



LOCATION



We are sure that **OVERON** will make a perfect destination for businesses.

With its unique location, it will attract more visitors. With a corner plot of two roads and a nearby BRTS bus stop it would add a lot of benefits to the owners. With important roads like City light, Udhana - Magdalla and VIP road as linkages to new City light road, moving to important destination like Railway station, Airport would be easier.

we care for what we build

Rs. 300/Sq.Ft. (crapet area) would be taken by the developer to form a corpus fund on documentation of flats before handing over the society.

After handing the project 1 year of maintenance of building would be conducted by the developer.

During this period Rs. 3/Sq.Ft. (crapet area) would be charged as monthly maintenance by the developer.

Maintenance of building would be carried out during this 1st year with interest from corpus fund and monthly maintenance of Rs. 3/Sq.Ft. (crapet area).

Any delay in paying the corpus fund would be penalized @ 1% per month.

At the end of 1 year total balance would be transferred to the society forming a permanent F.D. for society.

Total Balance = All the amount of corpus fund + maintenance collected - maintenance expense incurred