

THE

ULTIMA



VALUE FOR MY MONEY

Mera Ghar

For the first time
my money is valued.
Right from the materials
used for exterior as well as
interior works is of high
standard and quality.
The material selection
is also at par.

* This is conceptual photograph only for organiser's internal review purpose & necessary suggestions and not to be forwarded outside.

60'-0" WIDE ROAD

6.00 mt. W I D E A P P R O A C H

FIRE WATER TANK

U.G.W.T. - 1

PUMP ROOM

U.G.W.T. - 2

PARKING
Lvl. - 3.35 mt.

LIFT-1

LIFT-2
(FOR FIRE)

PASSAGE
Lvl. - 3.05 mt.

UP

UP

DN

UP

M.S.JALI

VENTILATION

LANDING

M.S.JALI
VENTILATION

RAMP DN
TO 2ND
BASEMENT FL.

RAMP SLOPE > 1:7

PARKING
Lvl. - 3.35 mt.

LIFT-1

LIFT-2
(FOR FIRE)

PASSAGE
Lvl. - 3.05 mt.

UP

UP

DN

UP

M.S.JALI

VENTILATION

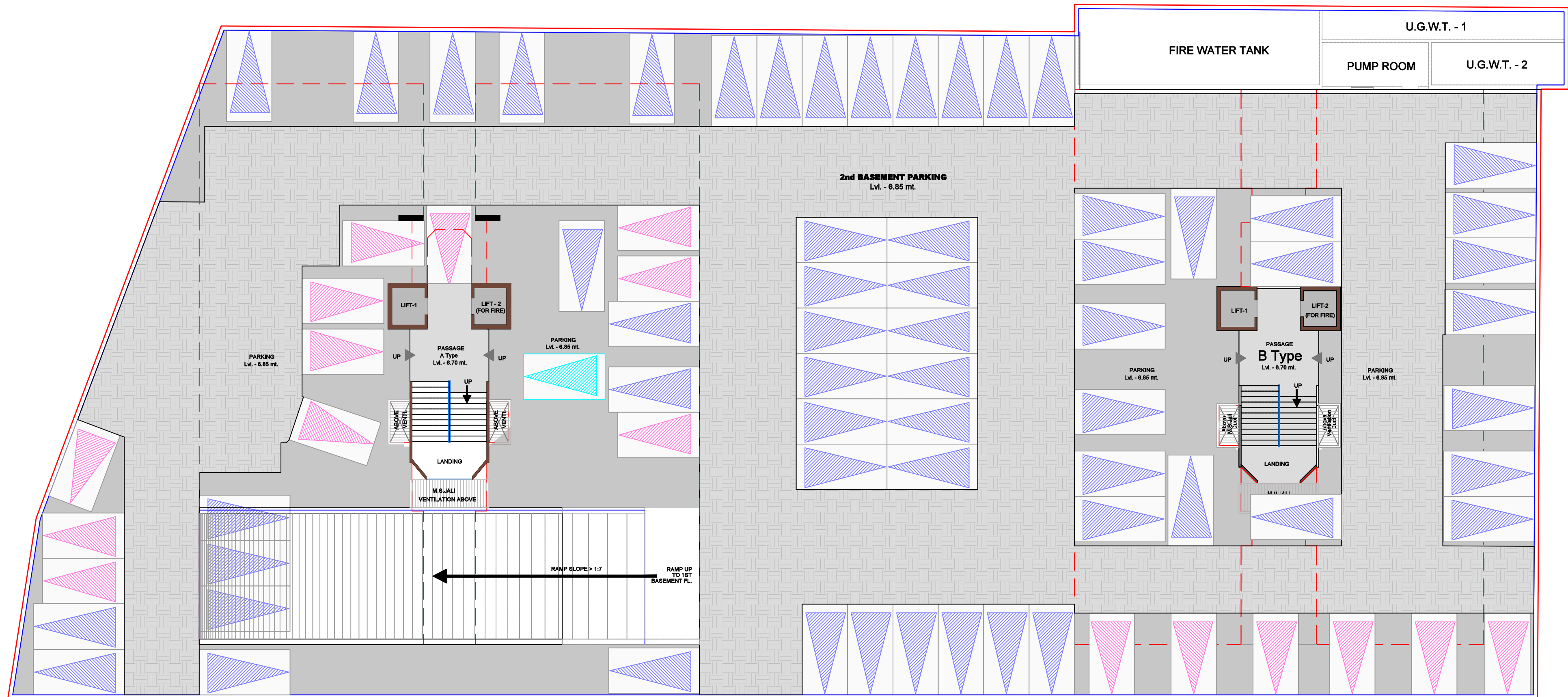
LANDING

M.S.JALI
VENTILATION

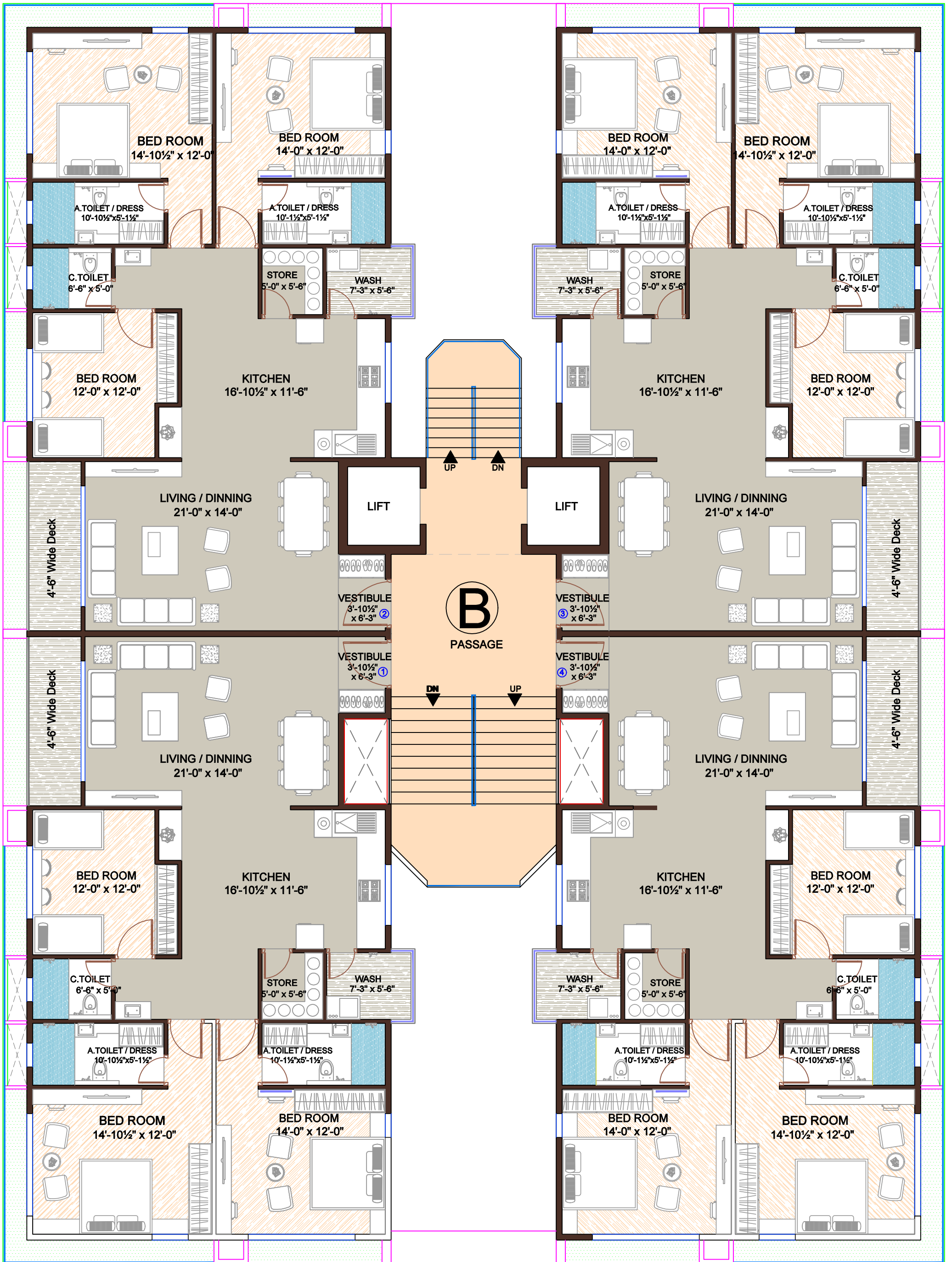
PARKING
Lvl. - 3.35 mt.

(Raised Gr. Lvl. 0.60 mt.)
Considered \pm 0.00 mt.

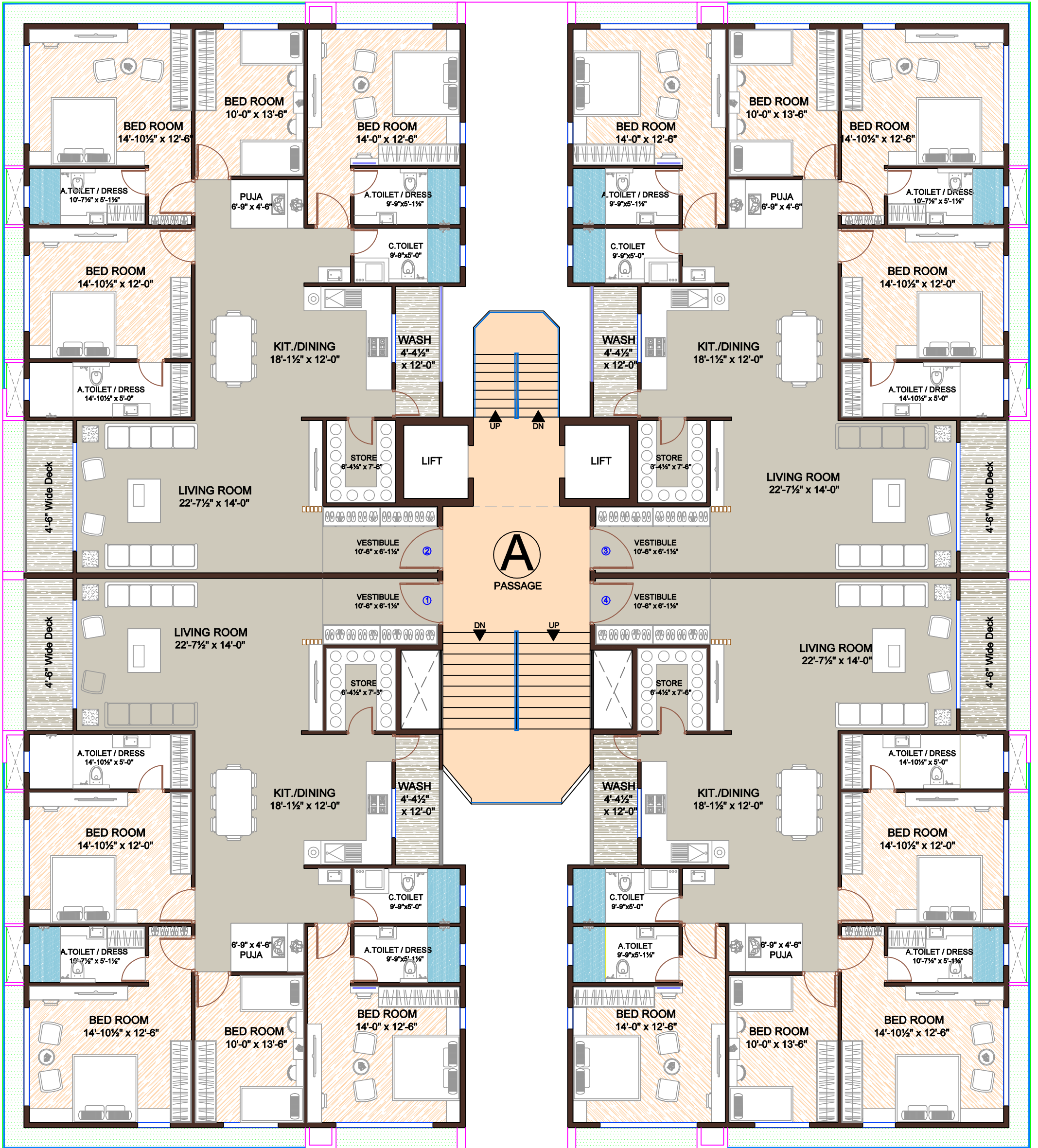
1st. BASEMENT FLOOR PLAN



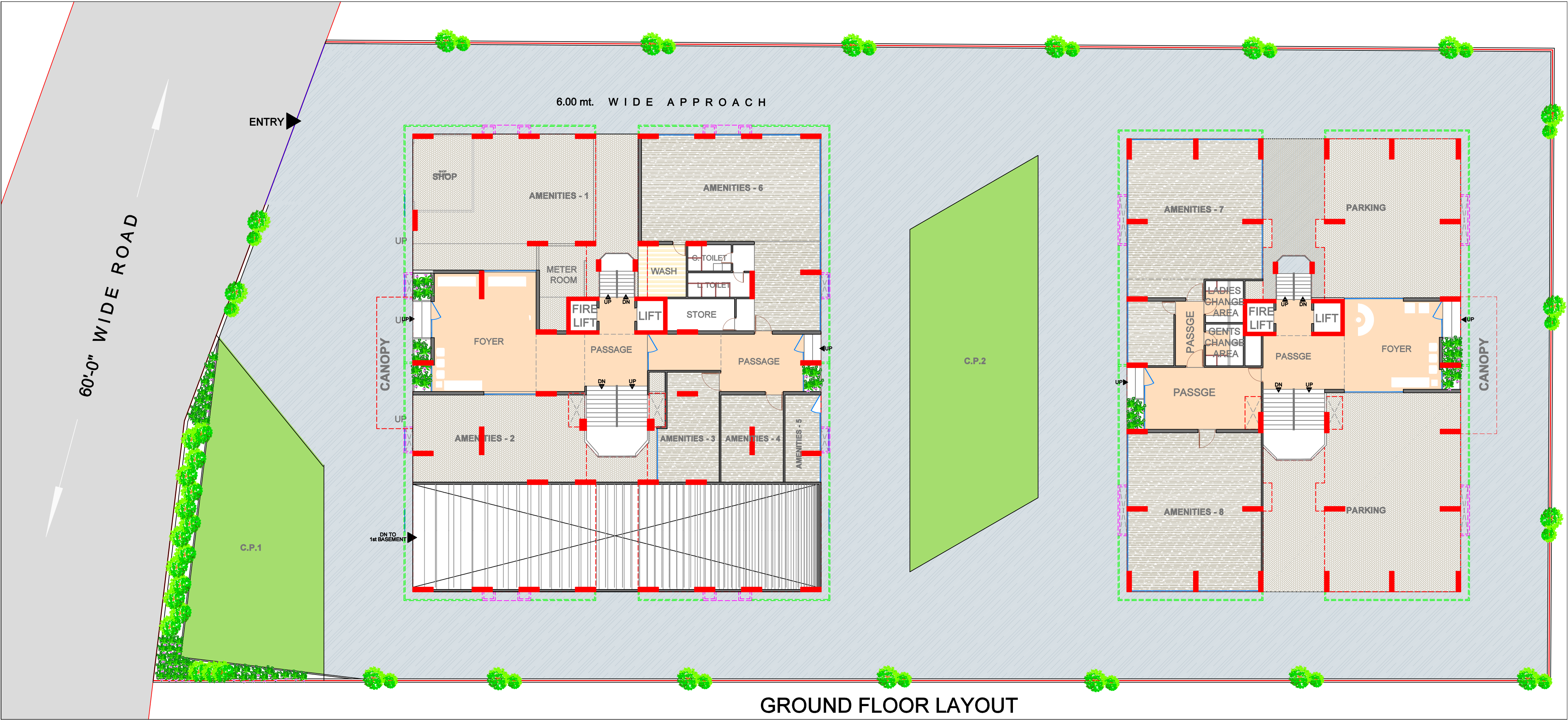
2nd. BASEMENT FLOOR PLAN



TYPICAL (3 BHK) 1st TO 11th FLOOR



TYPICAL (4 BHK) 1st TO 11th FLOOR



60'-0" WIDE ROAD

ENTRY

6.00 mt. WIDE APPROACH

CANOPY

DN TO 1st BASEMENT

C.P.2

CANOPY

GROUND FLOOR LAYOUT

TYPICAL FLOOR LAYOUT

LUXURY RELAXING & CLUB HOUSE AMENITIES

OUTDOOR ACTIVITIES

- Multi-purpose court
- Children play area
- Skating rink
- Jogging / cycling track
- Open amphitheater
- Lawn area with beautiful landscaping

INDOOR ACTIVITIES

- Pool / table tennis / cards
- Carrom / chess / air hockey / dart
- Toddlers play area
- Steam bath
- Sauna bath
- Jacuzzi
- Fully equipped A.C. gymnasium / aerobics / yoga room
- Library cum society office
- Cafeteria

GET-TOGETHER SPACE

- Senior citizen seat out
- Gazebo sitting
- Banquet hall with kitchen, wash yard & toilet
- Drop up plaza
- Elegant gate & compound wall

TERRACE AMENITIES

- Borne Fire Area
- Gazebo Sitting
- Terrace Lawn
- Open yoga deck
- Reflexology path
- Cafeteria



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SPECIFICATIONS

FLAT SPECIFICATION

- FLOORING**
 - Italian marble flooring in living, kitchen, dining.
 - Vitrify designer tiles in all bedrooms.
- KITCHEN**
 - Granite kitchen platform.
 - SS. sink with drain board.
 - Provision for R.O water purifier
- STORE**
 - Granite Rack with Fully Granamite dado
- WASH**
 - Granite floor & Granamite dado
 - Equipped area for washing machine and gas geyser
- WINDOW & DOOR**
 - Designer main door with wooden frame.
 - Granite or composite marble frames of all other doors & windows.
 - SS. Standard Hardware fittings
 - Aluminium Window Concept of Sleek System and Euro-Groove.
- PLUMBING**
 - Standard quality bathroom fitting
 - Centralised pipe line for hot water
 - ISI Standard CPVC / UPVC drainage system
 - Concealed ISI branded CPVC and UPVC pipes and fittings for water supply
 - One Master Bed Room with Shower pannel
 - Cold & Hot wall water mixer with shower
- TOILET**
 - Wall hung closet
 - Designer granamite tiles on wall & floor with interior designer concept
- CERAMICS**
 - Standard quality ceramics fittings
- ELECTRIFICATION**
 - ISI Standard Switches & wiring
 - 8 Electric points in 3 Bhk
 - 10 Electric points in 4 Bhk
 - Generator Back-up for Common Utility for campus and sufficient Electric points in Flat
 - Convenient provision of internet, telephone, AC, Washing Machine, refrigerator & television points in flats
- WALL FINISH**
 - Internal wall – putty finished walls

BUILDING SPECIFICATION

- ENTRANCE FOYER & LOBBY**
 - Excellent & Well Designed entrance foyer and waiting area with air conditioning
- ADD ON VALUE**
 - Elegant compound wall
 - Impressive Elevation of building
 - Stunning Architect Structures
 - Rain water harvesting system
- WALL SURFACE**
 - External Wall – Double coat plaster on exterior wall.
 - Exterior finish with texture & weather shield paint of ICI/ standard
- PARKING**
 - Double Basement parking.
- ELEVATORS**
 - 2 Nos. of Automatic passenger lift.
 - Lift Access upto Basements.
- ELECTRICS AND POWER BACKUP**
 - Silent generator of adequate capacity for lifts, water pump and common facilities
 - Designer light fittings of standard make in common passages and campus
- SECURITY & COMMUNICATION**
 - Campus is under CCTV surveillance
 - Security cabin
 - Intercom Facility
 - Automatic Boom barrier at Gate
 - Standard Fire Fighting System
- TERRACE**
 - Terrace with chemical water proofing done by specialised agency
 - China mosaic flooring.

- Terms & Conditions**
- Stamp duty, registration charges, advocate fees, legal charges, insurance expenses, GEB expenses, SMC expenses, gas line expenses, society formation & registration expenses, glass railing, society formation, A.C. stand, maintenance deposit, society maintenance charges (from the date of BUC) etc. shall be borne by the purchaser.
 - TDS, GST & other taxes levied in future will be borne by the purchaser.
 - Any additional charges or duties levied by the government / local authorities during or after the completion of the project like SMC tax, I.C. etc. will be borne by the purchaser.
 - In the interest of continual developments in design & quality of construction, the developer reserves all the rights to make any changes in the project including technical specifications, 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 & outlook of the project are strictly NOT PERMITTED during or after the completion of the project.
 - Any RCC member (beam, column & slab) must not be damaged during your interior work.
 - All external laying & drawing of low-voltage cables such as telephone, TV and internet cables shall be laid as per consultant's service drawings with prior consent of the developer. No wires / cables / conduits shall be laid or installed such that they form hanging formation on the building exterior faces.
 - Common passages / landscaped areas are not allowed to be used for personal purpose.
 - 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 have to be accepted by all the 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.

- Legal Disclaimer**
- All dimensions are approximate, average and unfinished.
 - All furniture/objects shown in the plan are for presentation & understanding purpose only. By no means, it will form a part of final deliverable products.
 - All the elements, objects, treatments, materials, equipment & colour scheme shown are artisan's impression and purely for presentation purpose. By no means, it will form a part of the amenities, features or specifications of our final products.

- Note**
- All rights for alteration/modification & development in design or specifications by architects and/or developer shall be binding to all the members.
 - Loanable for clear title.
 - This brochure is for private circulation only. By no means, it will form a part of any legal contract.

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LOCATION MAP



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A Project By:

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Architect

Rajmandir Consulting Engineers



MEPF Consultant



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