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DRAFT BROUCHER



2 BHK LUXURIOUS HOMES
WITH MODERN AMENITIES



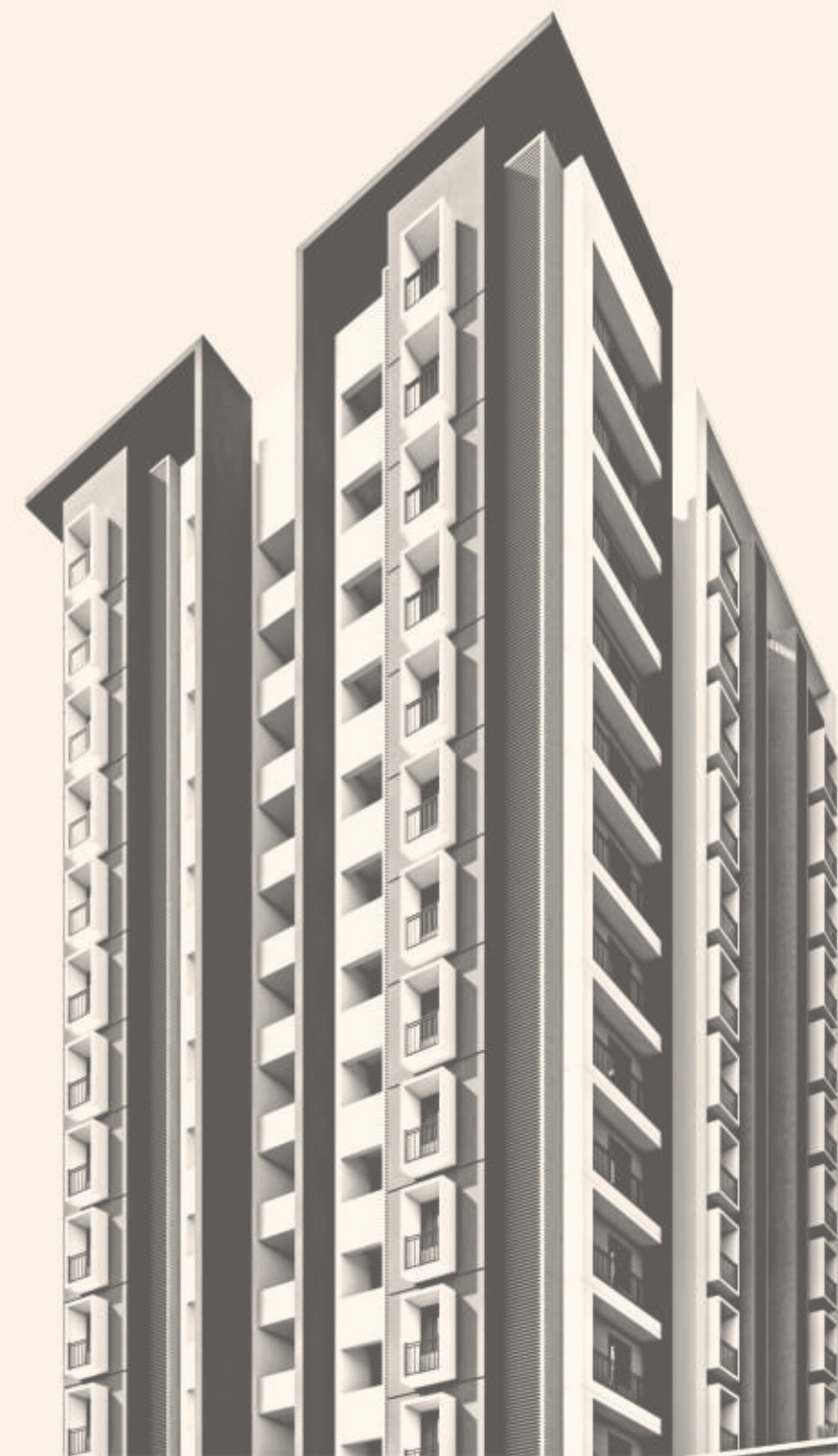
Sense the
togetherness



2 BHK
LUXURIOUS HOMES
WITH MODERN AMENITIES

The Project

The project's unique layout ensures that every home enjoys a clear view of lush greens and dawns all around. Natural surrounding adds a sense of balance and privacy. With ample room for self and work, and multiple entertaining venues, "Swagat Homes" Truly radiates the Eminence of nature.





Gateway of Luxury Life

A contrast of the best of the both worlds-
oriental and contemporary, your home reflects
the warmth and freedom so cherished by you.



Experience

Nature's Defined,

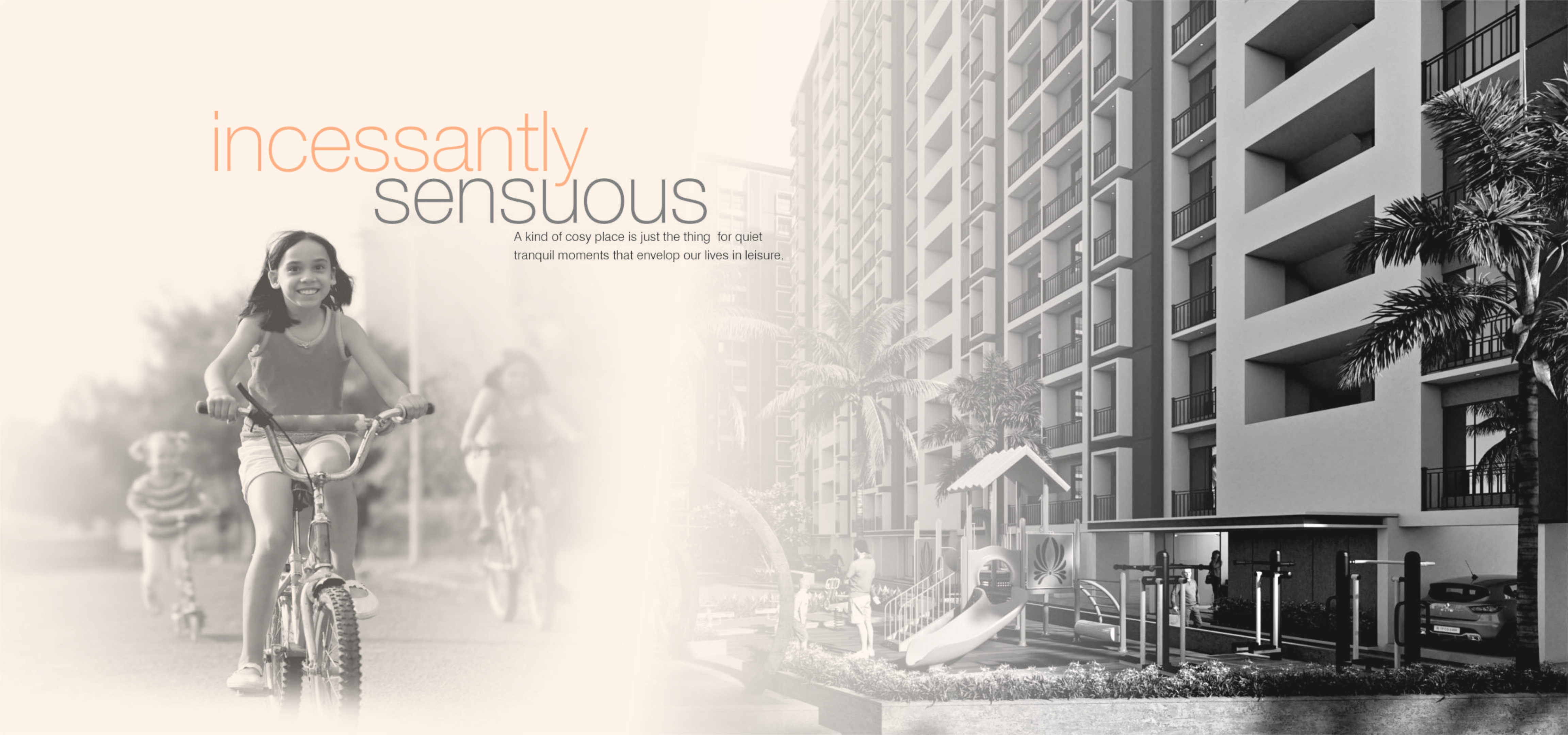
Eminent Life

Enjoy company of sunrise and evening stars.
The clear air will fill you with goodness.



incessantly sensuous

A kind of cosy place is just the thing for quiet
tranquil moments that envelop our lives in leisure.





Unlocking Dreams Crafting Your Imagination

Luxury crafted exclusively for you.
At "Swagat Homes" we have designed
lifestyle that satisfy your every single wish.



effortlessly enticing

Fine living is about bringing the outside in. With a beautiful
structure and a delightful exterior to compliment its green
environs, "Swagat Homes" underlines Happiness.

AMENITIES



Landscape
Garden



Party
Lawn



Gazebo For
Senior Citizen



Children
Play Area



Jogging
Track



Outdoor
Games



Outdoor
Gym



Lighted Water
Cascade



C.C.T.V. Camera
with 24 hours



Reception
Area



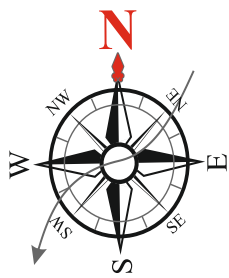
Reception
Glass Door



Security
Cabin



GROUND FLOOR PLAN



120.0 FT WIDE ROAD

ENTRY

120.0 FT WIDE ROAD

C O P

AREA TABLE	
SHOP 1	16.57 SQ.MT
SHOP2	14.93 SQ.MT
SHOP 3	14.93 SQ.MT
SHOP 4	13.10 SQ.MT
SHOP 5	14.93 SQ.MT
SHOP 6	14.93 SQ.MT
SHOP 7	16.57 SQ.MT
SHOP 8	16.57 SQ.MT
SHOP 9	14.93 SQ.MT
SHOP 10	14.93 SQ.MT
SHOP 11	14.93 SQ.MT
SHOP 12	14.93 SQ.MT
SHOP 13	16.57 SQ.MT
SHOP 14	16.57 SQ.MT
SHOP 15	14.93 SQ.MT
SHOP 16	14.93 SQ.MT
SHOP 17	14.93 SQ.MT
SHOP 18	14.93 SQ.MT
SHOP 19	16.57 SQ.MT
SHOP 20	21.66 SQ.MT
SHOP 21	29.20 SQ.MT
SHOP 22	29.20 SQ.MT
SHOP 23	21.66 SQ.MT

(A, B, C & G, H, I) CARPET AREA AS PER RERA	
	(Sq. Mt.)
FLAT	47.03
WASH	2.62
UNIT	49.65
(D, E, F) CARPET AREA AS PER RERA	
	(Sq. Mt.)
FLAT	46.90
WASH	2.20
UNIT	49.10

LUXURY IN CAMPUS FEATURES

- 1 Entrance
- 2 Ramp to Basement
- 3 Building Entrance Foyer
- 4 Parking at hollow plinth



Subtly Elegant

Swagat Homes brings the right blend of ripe design with genuine practicality.

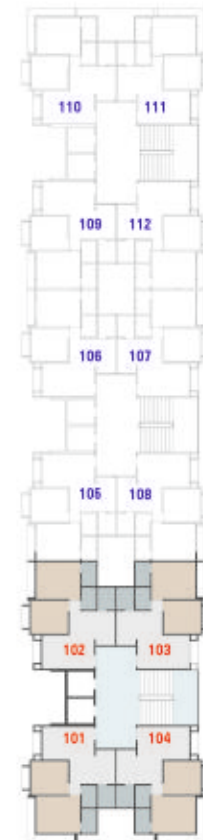
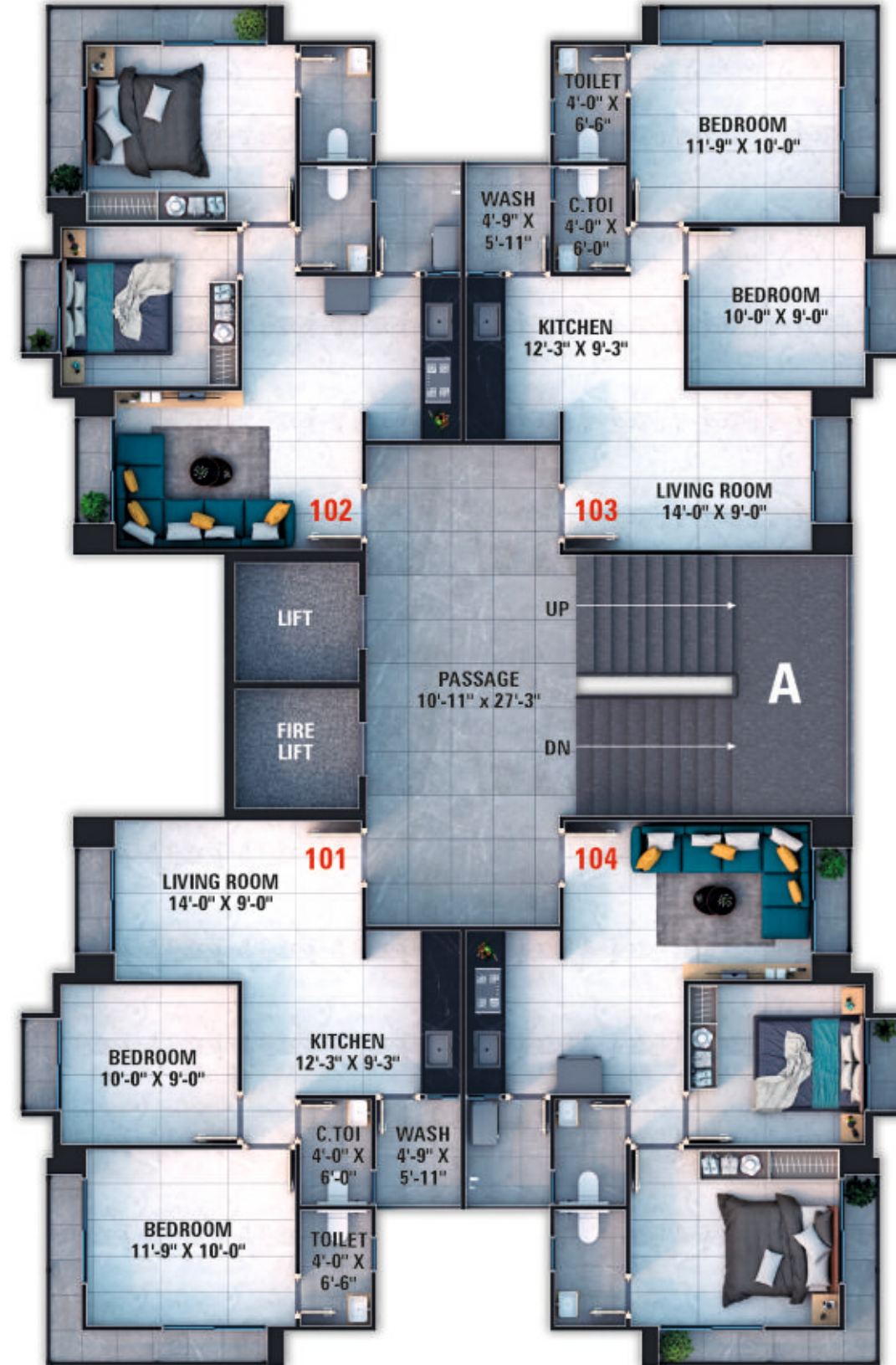


Embrace quality time

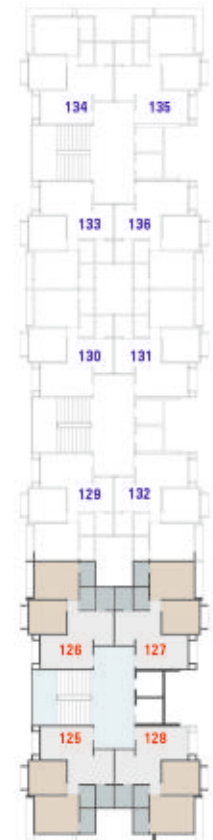
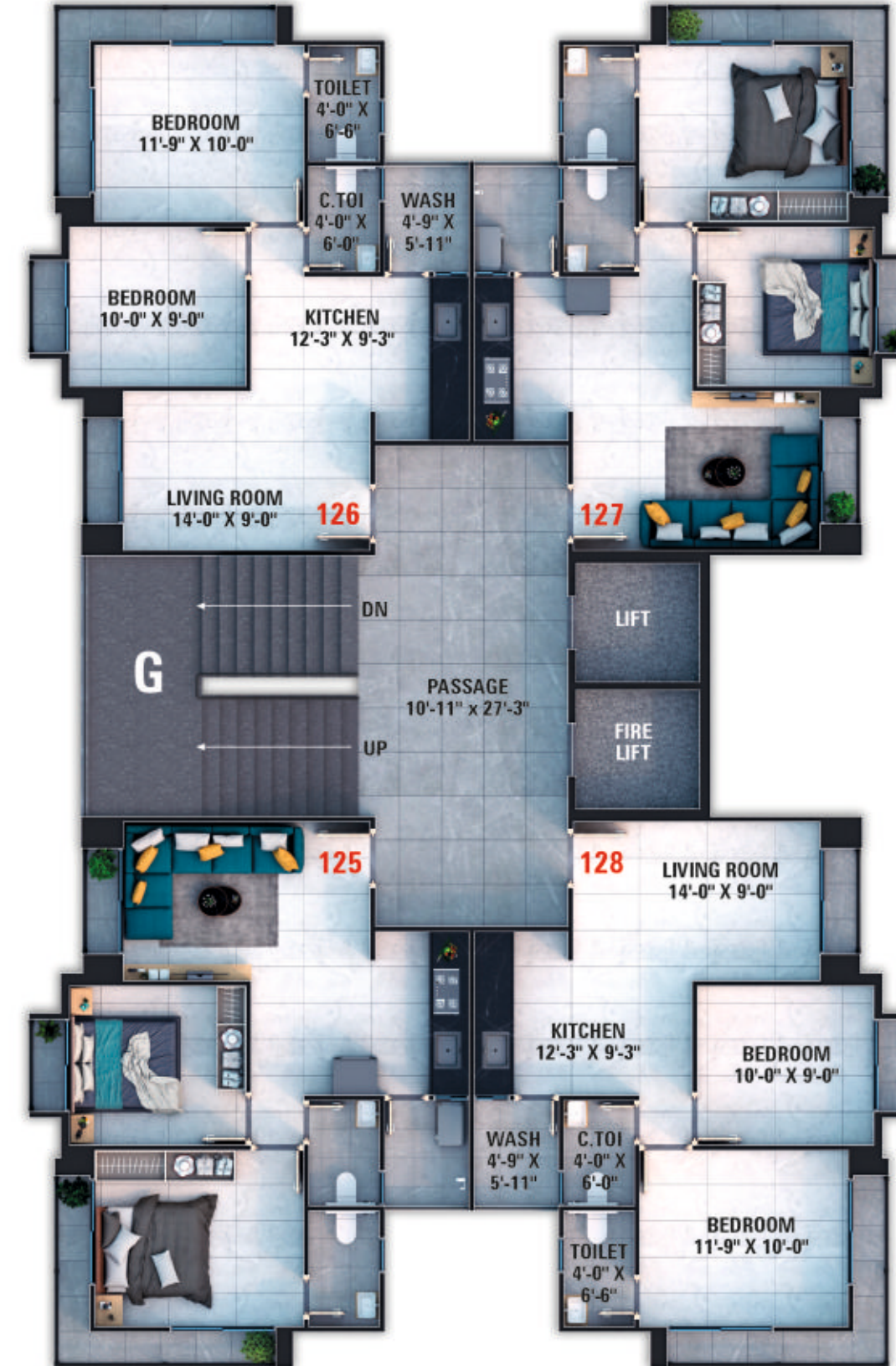
Swagat Homes is a place in which existence is
positive ,Harmonious and eternal.



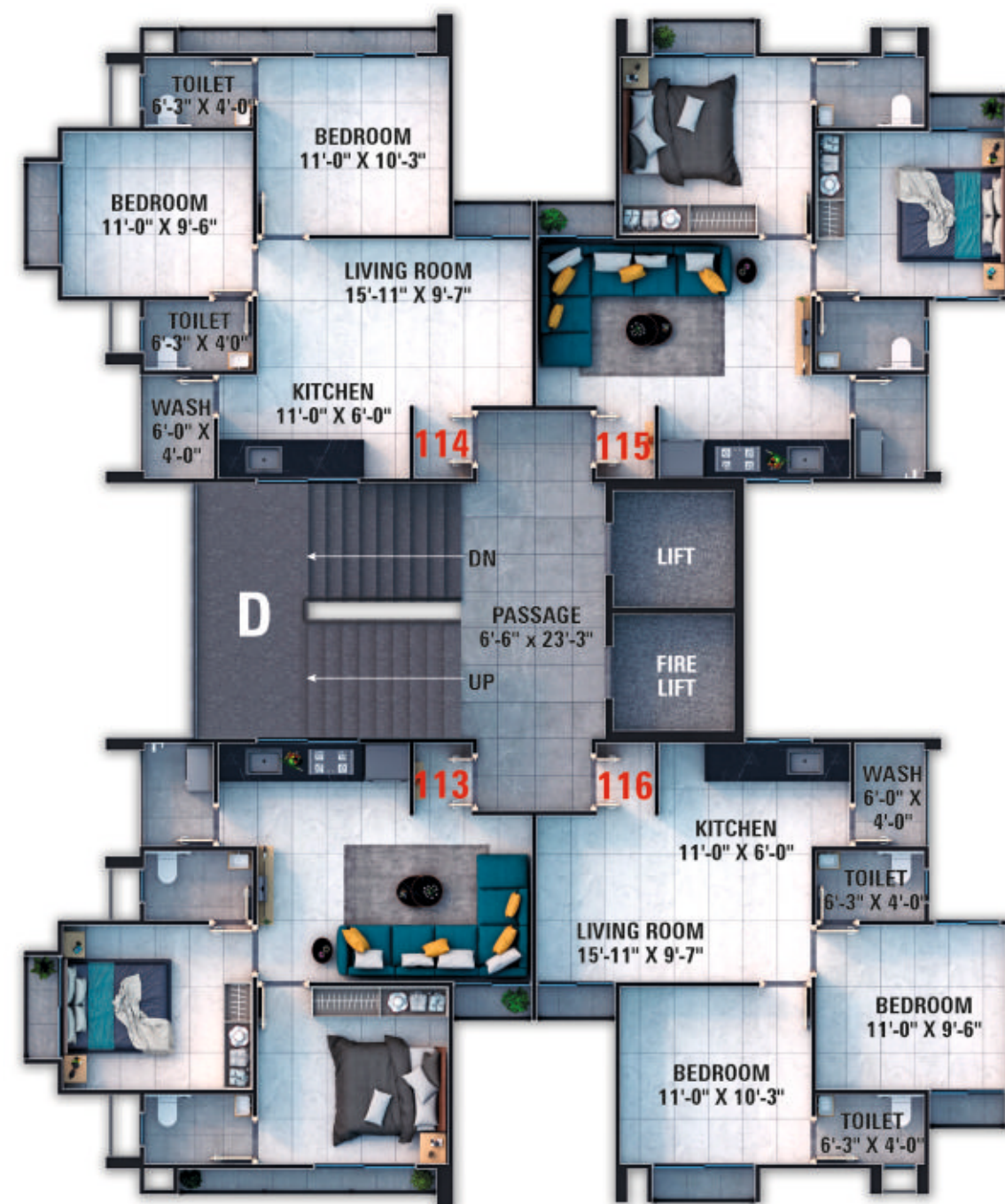
A, B, C TYPE FLOOR PLAN



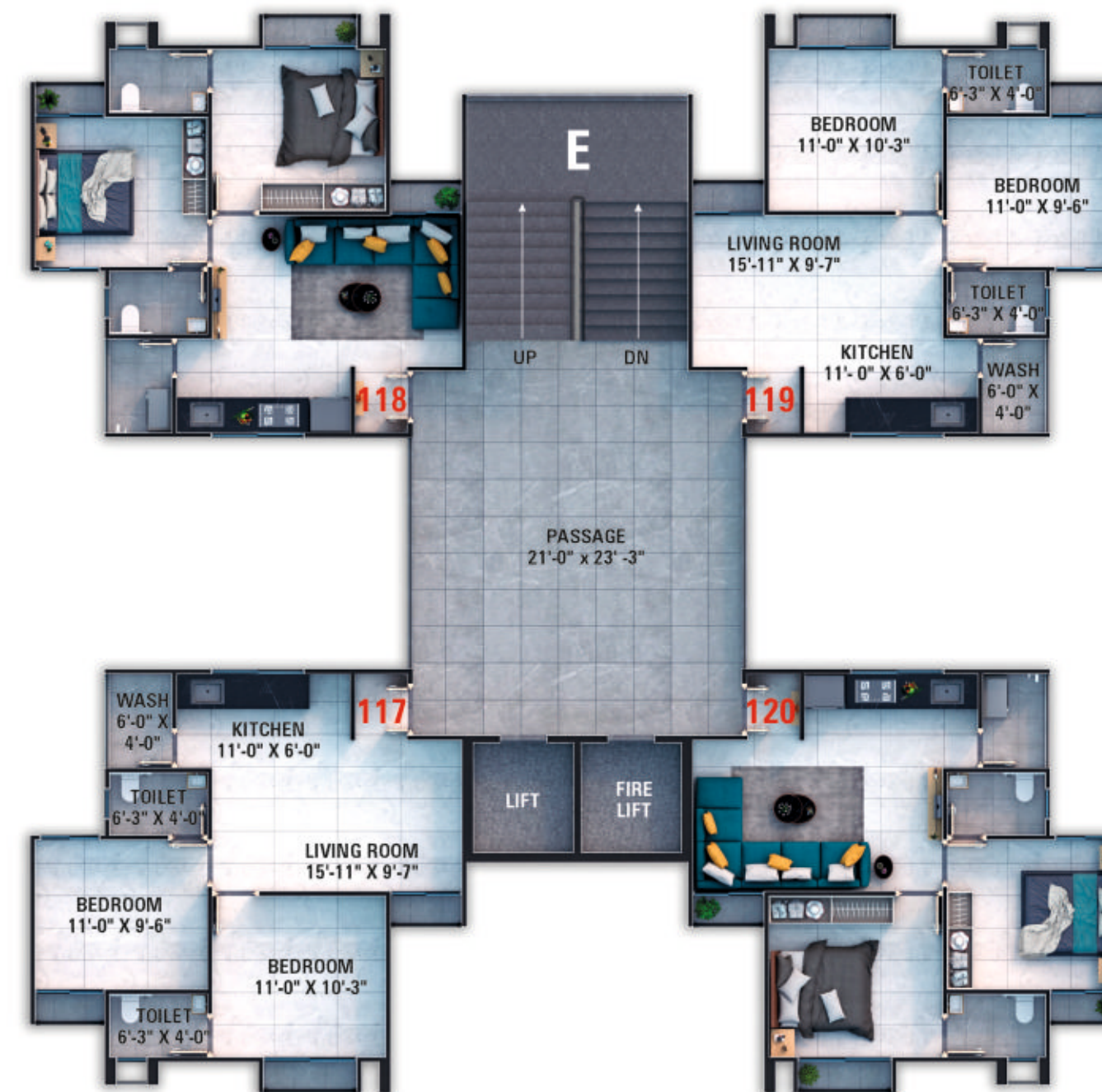
G, H, I TYPE FLOOR PLAN



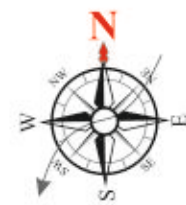
D, F TYPE FLOOR PLAN



E TYPE FLOOR PLAN



TYPICAL FLOOR PLAN



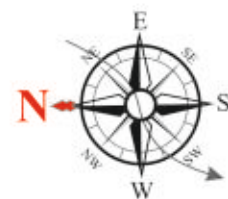
120.0 FT WIDE ROAD

ENTRY

120.0 FT WIDE ROAD



BASEMENT PLAN



UNIT SPECIFICATION

	DOOR • Salwood frame in all doors. • Flush Door With Hardware Fitting And Lock In All Doors.		ELECTRIFICATION • Modular switches. • Concealed circuit wiring. • Electric points in all rooms. • M. C. B. in individual flat for safety. • Generator C.O. switch for individual flat. • Two way light & fan points. • High ampere special electric point For Freeze, oven, mixer, Ro Plant, Washing Machine. • Special points for T.V.		BATHROOM • Bath fittings by Cera or Equivalent company. • Granamite / Glaze tiles in dedo & floor. • Wall hung closet with seat cover in attached toilet. • Orisapan in common toilet.
	WINDOWS • Aluminium section with glass. • Granite Frame sill. • Window in living room & bedroom for air ventilation.				FLOORING • Granamite tiles flooring in living, kitchen & dining area. • Granamite tiles flooring in all rooms & other area.
	KITCHEN • Granite platform with S.S. Sink. • Glazed Tiles Up To Lintel Level.		PLUMBING • I.S.I brand CPVC & UPVC plumbing & drainage piping & hot water pulmbing point.		
	TITLE • Loan able clear title. • Registered sale deed for individual members. • Building Use Certificate. • Airport N.O.C. • Lift Licence. • Fire N.O.C.		STRUCTURAL DESIGN • Considering last earth quake.		ENAMEL • Texture on external wall with paint. • Colour in common areas. • Putty on internal wall.

CAMPUS FEATURES

	COMPOUND WALL • Compound Wall Around The Campus.		ROAD • Rcc / Pavers Block Road.		FIRE SAFETY • Fire safety provision as per authority Norms.
	ENTRANCE GATE • Entrance Gate On 120 Ft Wide TP Road. • Security cabin. • Lighted project name shield.		PARKING First Come First Park For Each Flat. (on Ground Floor & Basement)		WATER TANK • Overhead Water Tank In The Each Building & Under Water Tank.
	INTERCOM FACILITY • Main Gate, Reception, Security Cabin To Flat. • Flat to flat.		LIFT • High speed automatic two elevators of standard Company in each building.		POWER BACK-UP • Generator With 6-normal Point In Each Flat, lift, Water Pump, Common Passage & Parking Light.

RERA NO:

KEY PLAN



DISTANCE:

- Diamond Bourse - 5.3 km
- Metro Rail Station (Bhimrad) - 4 km
- Shyam Mandir - 5 km
- Dhiraj Sons (Althan) - 4 km
- Broad way School (Althan) - 5 km
- D-Mart (Pandesara) - 6.2 km

Disclaimer :

• Any amendments in rules & regulation by any authority will be bound to all members. • All expense of leagle document ,extra stamp duty (If Any), GST, Society maintenance, safety grill, incidental charges (Drainage , Water Supply, IC, etc.), SMC Tax, Gas Connection and electric connection (GEB Charges, Cabling & its labour charge & other related exp.) will be bound by members. • External & internal Changes shall not be allowed • Before possession, Execution for saledeed is compulsory. • Members are bound to pay installments regularly & irregularity in payment may cause cancellation of booking developers reserves right of making any changes in the scheme & it shall ben bound to all members. • This booklet is only for private circulation and for general information to the members & shall not from a part of any agreement. It can be changed without prior notice There may be difference in previous and recent brochure in manner of matter & Content part in that cases recent brochure should be considered The interior design/furniture work etc. Shown in the brochure is just for the purpose of presentation/Explanation to the members. It is not part of the standard specification, as unit is sold without internal furniture. • The interior design /Furniture work / Lighting Plantation / Architectural Presentation etc. Shown in the brochure is just for the Purpose of presentation / Explanation to the members. It is not part of the standard specification of the project.

DEVELOPERS



ARCHITECT



LEGAL ADVISOR



Rajesh Rohit & Co.
Chartered Accountants

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