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**A PROJECT BY
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The Provisional RERA No :

visat
ROYAL

1 & 2 BHK Luxurious Flats

જીવનની દરેક ખુશીની પળો માણો...
વિસત રોયલના સથવારે...




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સુખ-સુવિધાયુક્ત જીવનશૈલી દ્વારા જીવનના પંથને
ઉજ્જવળતા તરફ લઈ જતી યોજના






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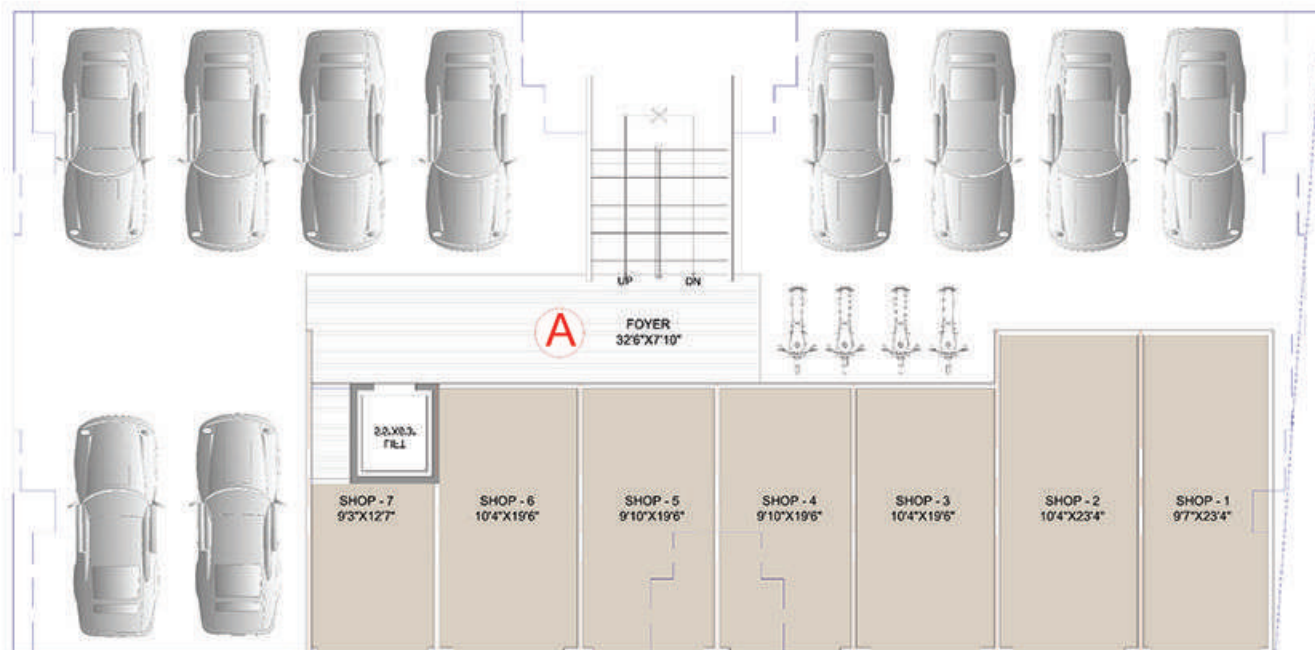




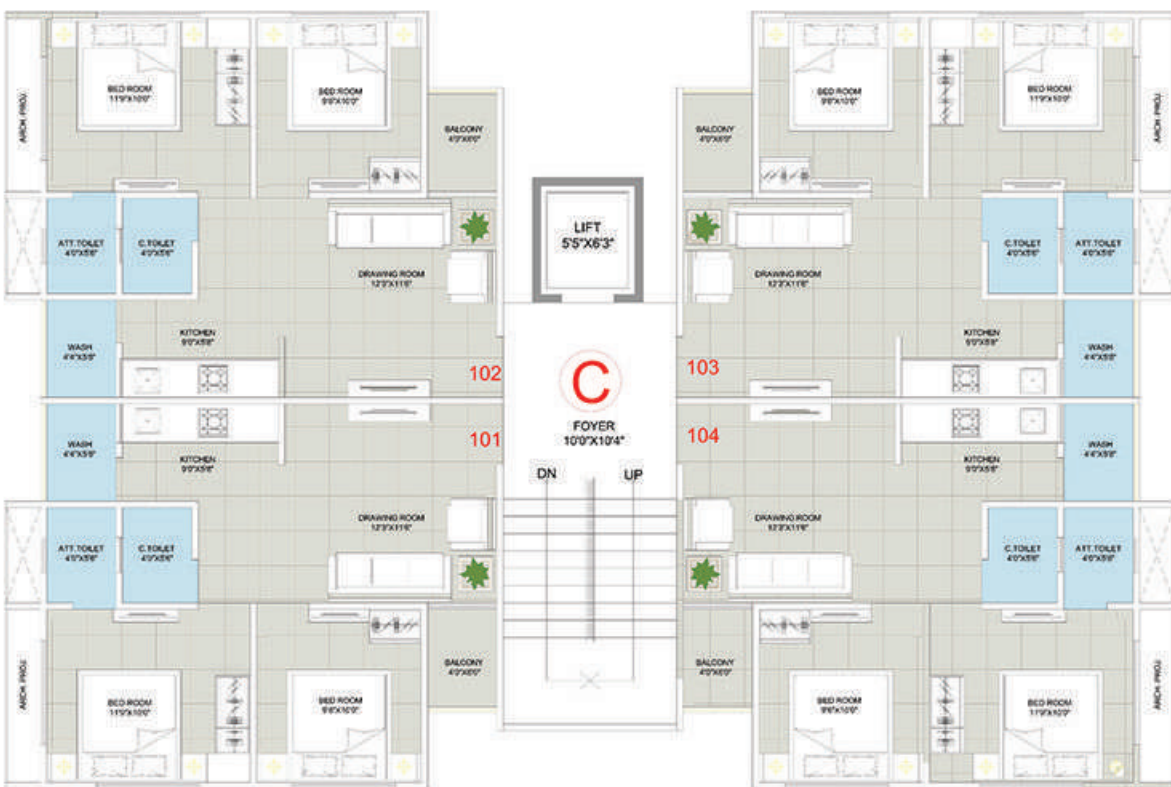

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સૌમ્ય, નિરામય અને નીરવ પરિસરયુક્ત નિવાસ





1 & 2 BHK



A vibrant, modern playground area with colorful equipment like swings, slides, and a flower-shaped sandbox, set against a backdrop of a tall, multi-story apartment building with balconies. The playground features a large, colorful flower-shaped sandbox in the foreground, a swing set with orange and blue frames, a slide with a green and yellow frame, and a small playhouse with a blue roof. The equipment is set on a sandy surface, surrounded by green grass and a low wall. The background shows a tall, modern apartment building with multiple balconies and large windows. The building has a grey and white facade with vertical slats on the balconies. A large tree with green leaves and pink flowers stands in the center of the courtyard. The overall scene is bright and sunny, suggesting a pleasant day.

SECURITY CABIN CHILDREN'S PLAY AREA PARKING LANDSCAPE GARDEN FIRE SAFETY LIFT

UNIT SPECIFICATIONS

• BRICK WORK AND PLASTER

- Brick masonry with shear walls.
- Inside- single coat mala plaster.
- External – double coat plaster / texture or as per architect detail.

• FLOORING

- Vitrified flooring.
- Stone sill in windows.

• ELECTRICAL

- Single phase electrical supply.
- Concealed copper wiring with latest electrical safety features & standard quality switches.

• TOILET / PLUMBING

- Glazed tiles dado in all toilets with exclusive design up to lintel level.
- Concealed plumbing with good quality fitting.

• WINDOWS

- Aluminum section window and plain/ reflective glass.

• DOOR

- Decorative main entrance door.
- Flush door for internal rooms

• ELEVATORS

- Lift of standard quality with elegant interior, electronic digital system with sufficient capacity.

• PAINTS

- Double coated putty on all walls.
- Oil paints on all grills / railing.
- Waterproofing.
- Weather resistant acrylic paint on exterior walls.

PROJECT ADDITIONAL FEATURES

• PANEL OF RENOWNED & EXPERIENCED CONSULTANTS

- Architect
- Electrical
- Structure design
- Plumbing & fire fighting.

• UNINTERRUPTED WATER SUPPLY BY

- Tube- well of adequate capacity.
- Underground water tank with adequate storage capacity.
- Efficient fire safety system
- Spacious & decorative foyer entrance at ground floor.



BUILDING SPECIFICATION

- Earthquake resistant safe & sound RCC frame structure.
- Standard tested raw material for all work.
- Stone flooring in staircase.
- Vitrified / stone flooring in corridors & passages.
- China mosaic with water proofing treatment on terrace.
- Elevators of branded company with sufficient capacity.
- Water repellent coating on exterior wall for waterproofing.
- Weather resistant acrylic paint on exterior walls.
- Spacious lift foyer.

RULES & REGULATIONS

- Stamp duty, Registration charges, Legal documentation charges, UGVCL, Maintenance deposit, Torrent charges and any other charges shall be borne by members separately.
- Changes in external elevation shall not be permitted.
- All rights reserved by the developer for alteration modification / improvement in specifications and changes in dimensions and planning shall be binding to all.
- Business practices leading to pollution or causing material damage to the building or members is not allowed in the premises.
- Irregular payments may lead to cancellation of bookings & late payment will be charged.

TERMS & CONDITIONS

- All the dimensions / measurements given are unfinished and approximate.
- The photograph & artistic impression are for reference only. Actual building may vary from the representation mentioned in the brochure.
- Note : This brochure is for information, it does not form a part of the agreement or any legal document Project.

