



OMKAR REALITIES

Yash Joshi | Manish Ladwa

Developer : **Jaishil Mistry | Amit Ladwa**

Architect
Bhaves Patel

Structure
Rahul Dhokiya

Legal Advisor
Rushit Patel
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"Hari Tirth Avenue" - Sanjay Vatika, Neel's City Club, Rajkot

TYPICAL FLOOR PLAN



7.50 M Wide Road



**3 BHK
LAVISH FLATS**

3D FLOOR PLAN



**IMPECCABLE LIFESTYLE
INCREDIBLE AESTHETICS**

SPECIFICATION

Structure : R.C.C. Frame Structure

Flooring : Double Change Nano (32x32) in the entire apartment with Epoxy Grout

Plaster : Internal mala plaster and external sand face plaster with acrylic waterproof paint.

Plumbing : Concealed plumbing with center point and premium quality Jaguar bathroom fitting & standard sanitary ware (Finolex or Astral Pipe Fitting)

Kitchen : Granite top cooking platform & Service Platform with S.S. ultra 302 grade sink & glazed tiles on platform side wall up to Slab level

Doors / Windows : Wooden main entrance door. All other flushed doors. Z or Domal windows

Electrification : Concealed (Anchor or Hi-Fi) copper wiring for AC, TV, Telephone, Computer and adequate points in all the rooms with modular switches (Anchor or Hi-Fi). ELCB MCB in each apartment.

Toilets : Glazed tiles up to Slab level

Terrace : China Mosaic tiles in open terrace with Chemical Process for water proofing & heat reduction

Solar Water Heater : Standard Company with Warranty.

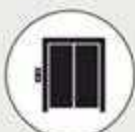
P.O.P. : Standard Gypsum Sheet With Elegance Design in Living Room & Master Bed Room

General area : Staircase S.S. Railing, All the elevation (night view) lighting, Submersible (Falcon or standard) will be fulfilled by builder. (All Internal Lighting / Color / door laminate / safety grill will not be included)

AMENITIES



CCTV Camera



Auto Door Lift



Terrace Gazebo



Power Generator



Domal Windows



Jaguar
Bathroom Fitting



Solar Water System



Parking



Common Passage POP
& Elevation Lighting



Private Balcony
in all the flats

TERMS & CONDITIONS

- All the buyer's documents (file) will be provided photo copied only. all the certified copy need to be done by buyer only.
- Stamp Duty, Registration Charges, Legal, GEB & Society Maintenance deposit shall be borne by the purchaser
- All other extra Taxes as applicable shall be borne by the purchaser.
- In the interest of continual developments in design & Quality of construction, the developers reserve all rights to make any changes without prior notice in the technical specifications design, planning and layouts
- Any changes made by the developer in the planning or layout due to the changes in FSI, shall be accepted by the purchaser.
- This Brochure is not to be treated as a part of the contract, it is only for the easy display of the project subject to rajkot jurisdiction.

3 BHK LAVISH FLATS WITH BALCONY



PARKING AREA



**TERRACE
GAZEBO**

RECREATE THE MOMENT
CELEBRATE THE LIFE

