

DEVELOPER :



**AVIRAT**  
INFRA PROJECT

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**RERA NO. :** PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA07200/200620  
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Design & Production By :  
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**silver<sup>®</sup>**  
**LUXURIA**

|  
4 BEDROOM DUPLEX CONDOMINIUMS  
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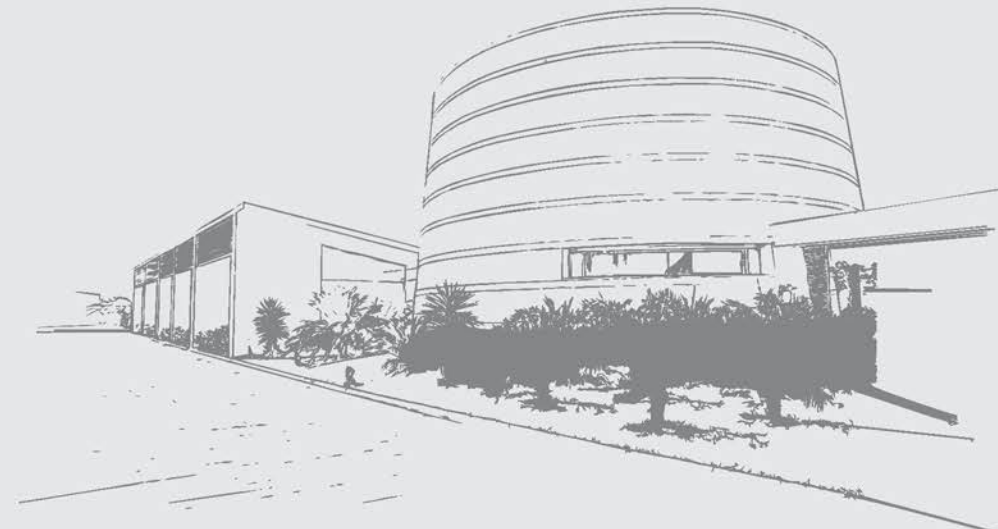




## >< ABOUT AVIRAT

Embarked in the year 1985, Avirat Group is a time-honoured realty organisation, based in Ahmedabad, Gujarat but having its presence far wide. Holding its existence for more than two decades, the company is reputed for developing unrivalled realty spaces with precise state of the art detailing; be it commercial or residential creations!

Mostly known by the pre titled brand name of Silver/Sopan, Avirat group has emerged as a distinct realty enterprise with having ISO 9001:2000 certifications in place. Moreover, the group is known for pursuing unidentified areas for development and converting it into awe inspiring real estate marvels! Continuing with same zeal and vision, Avirat Group endeavors to surge ahead in various other segments of businesses. Till then, the company aspires to continue doing what it is finest at: winning accolades & hearts of millions!



*beyond desire...*







>> TWIN - BALCONIES FOR  
AN UNMATCHED LIVING







 BEAUTIFULLY DESIGNED LANDSCAPES

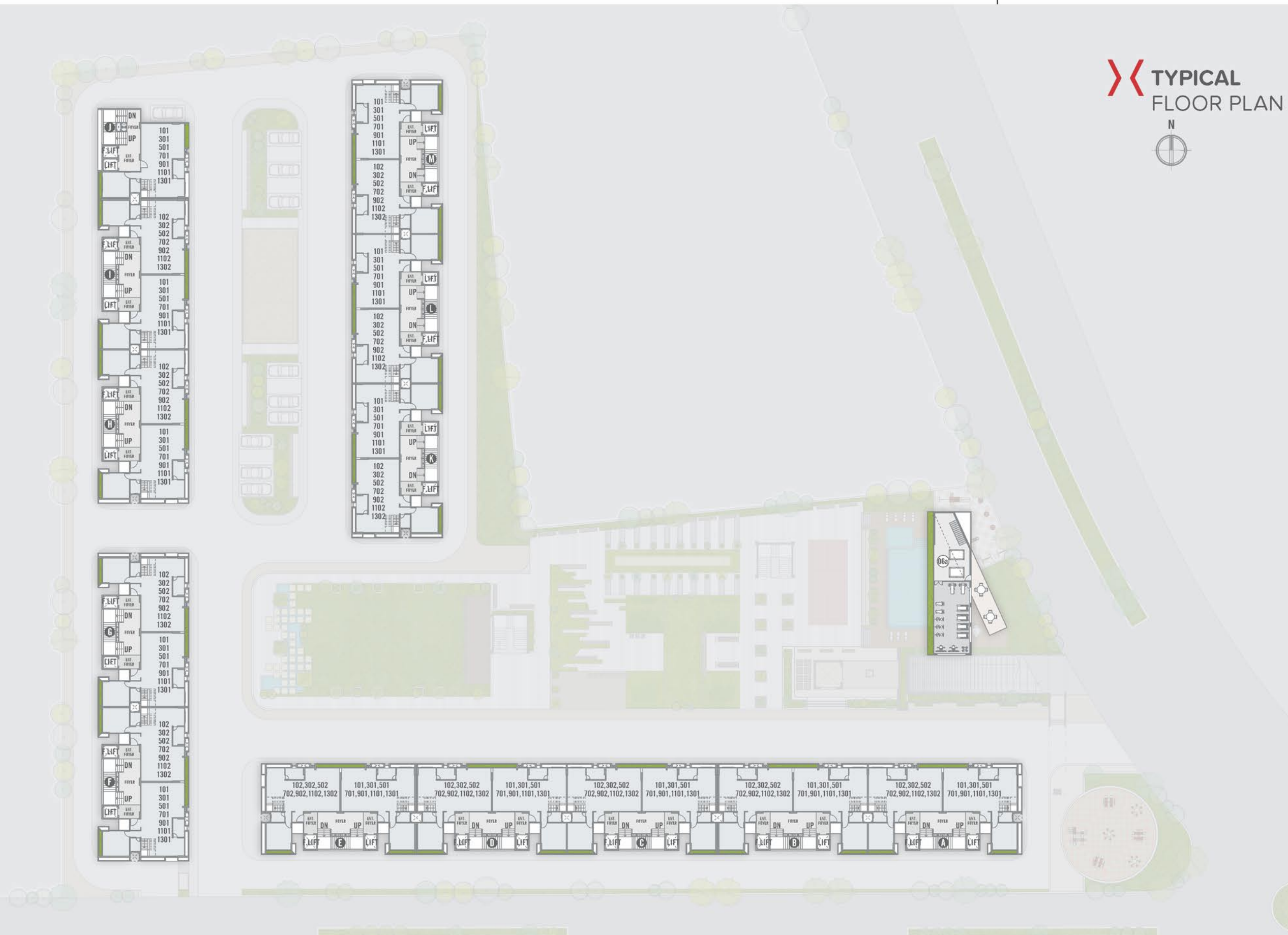








# >> TYPICAL FLOOR PLAN



# >> AN ULTIMATE PLACE FULL OF PEACE





# 4 BEDROOM UNIT PLAN



# 4 BEDROOM UNIT PLAN







>> A PLACE WHERE LUXURY IS A WAY OF LIFE





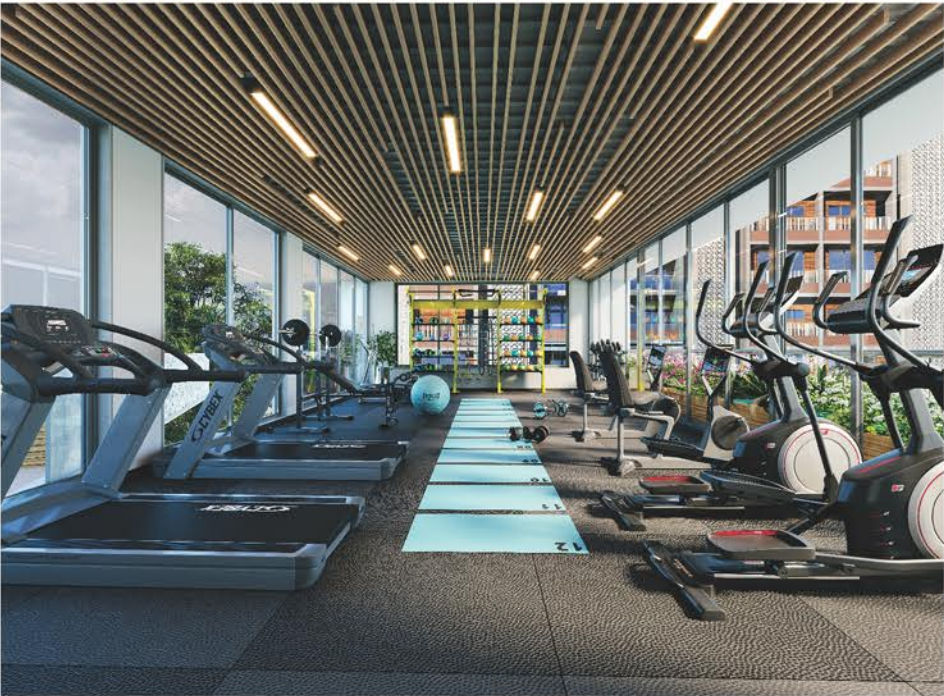


>> A PLACE WHERE JOY RESIDES





LIFESTYLE AMENITIES FOR AN UPSCALE LIVING



SPECIFICATIONS

RCC		Quality controlled earth quake resistant, R.C.C. frame structure.
FLOORING		Italian marble in living & kitchen, vitrified tiles in rest of the flooring area.
KITCHEN		Sandwich platform with SS sink. Decorative tiles
BATHROOMS / PLUMBING		Premium Quality C.P fitting Sanitary Ware.
DOORS		Main Door : Designer flush doors with veneer finish. Other Doors : flush doors with laminate finish.
SECURITY		24x7 security with CCTV surveillance in common area.

WINDOWS		Aluminum / UPVC window with tuffen glass.
ELECTRIFICATION		Adequate points as per architecture drawings Concealed electrification with good quality ISI copper wire/cable Branded modular switches and accessories and distribution board with MCB & ELCB
PAINT		Internal walls finished with wall putty and color. texture for out side walls with paint.
LIFT		Power backup for lift and parking areas.
TERRACE		Water proofing on terrace of Best Quality.
FIRE		Fire safety as Par Noms.
SOLAR PANEL		Solar Panel

LOCATION MAP



DEVELOPER :	ARCHITECT :	STR. ENG. :

• AMC charges, UGVCL / torrent power charges, legal charges, and other govt. charges shall be paid separately. • stamp duty, registration fees, other taxes (if any) shall be borne by the purchaser. • any additional charges levied by the local authorities/government bodies etc. which does not exist at the time of floating of this project shall be an equal liability of all the members. • maintenance deposit, maintenance charges should be paid separately. • right of any changes in dimensions, design, and specification changes reserved with the developer which shall be binding for the purchaser. • external changes shall not be allowed. • any kind of changes shall not be allowed in civil, electrical and plumbing work. • every care has been taken in preparation of the particulars in this brochure which indicates guiding purpose only and not the part of any legal document. • possession of the unit shall be given only after full payment and bu permission certificate. • irregular payment shall cause cancellation of the booking. • in case of cancellation of any flat, the refund of the same will be given after the sale of the same flat to new members. • subject to ahmedabad jurisdiction.