

### PROJECT NAME: SAANVI NIRMAN ESTELLA

Near Vivianna Farm, mohmadpura To Shela Road, behind D.r. Infrastructure Office, south Bopal



|                     |                 |
|---------------------|-----------------|
| Property Type:      | Flat/Appartment |
| Builder Name:       | Saanvi Nirman   |
| Locality:           | Ghuma           |
| City:               | Ahmedabad       |
| State:              | Gujarat         |
| Availability:       | 01-01-2023      |
| Project Type:       | Ongoing         |
| Sample House Ready: | No              |

Rera ID: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA08019/060221

Description: 2 & 3 BHK Premium Apartments

Architect Name: Mr. Cunal Parmar of FLXBL Design Consultancy Pvt. Ltd. Structure Consultant Mr. Rajesh P Patel of The Pyramid Consultants

Property Facilities: Wash Room Vastu Compliant

Building Amenities:

|                    |                           |                     |
|--------------------|---------------------------|---------------------|
| CCTV Camera        | Garden                    | Fire Safety         |
| Visitor Parking    | Lift                      | Gym                 |
| Power Backup       | Security                  | Club House          |
| Multi Purpose Hall | House Keeping             | Borewell            |
| Kid's Play Area    | Tt & Billiard             | Wash Room           |
| Games Room         | Waste Disposal            | Vastu Compliant     |
| Terrace Garden     | Tata Sky / Dth            | Boom Barrier        |
| Jogging Track      | Pick up and Drop off Zone | Senior Citizen Area |
| Gazebo             | Entrance Foyer            | Gated Community     |

## Specification:

|                      |   |                          |     |
|----------------------|---|--------------------------|-----|
| Interior Walls :     | Internal smooth finished mala plaster with putty. Exterior double coated sand faced plaster / texture & acrylic paint over it.  |                          |     |
| Flooring :           | Vitrified flooring in living, dining and all bedrooms. Antiskid tiles in Balcony.   |                          |     |
| Doors :              | Veneer finish main door with wooden frame and night latch lock. Flush doors with good quality lock.   |                          |     |
| Electrical :         | Single phase concealed ISI copper wiring with modular switches. Adequate points for AC in living & bedrooms, geyser point in bathroom and TV & Telephone point in living room.  |                          |     |
| Elevator :           | Premium quality 2 automatic elevators.  |                          |     |
| Kitchen :            | Polished natural granite platform with stainless steel sink. Glazed tiles dado up to lintel level on wall above kitchen platform Vitrified flooring in kitchen. Kota stone in wash area with vitrified tile dado.   |                          |     |
| Doors & Windows :    | Aluminum sliding windows with stone jambs.  |                          |     |
| Bathrooms :          | Ceramic tile floor and dado up to lintel level in all bathroom. Cera or any equivalent sanitary ware. Conceal flush tank / flush valves. Jaguar or any equivalent CP fittings. Supreme or any equivalent make corrosion free & leak proof CPVC/UPVC pipe fitting. |                          |     |
| Total No. of Tower : | 4   | No. Flats in Tower :     | 160 |
| No. Floor in Tower : | 10  | No. of Flats per Floor : | 4   |
| Flat Size :          | 780 - 826 Sq.Ft. Super Builtup  | Allocate Parking :       | yes |

## PROJECT DETAILS

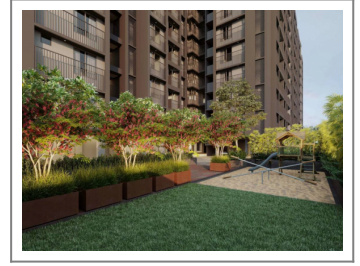
| Sr. No. | Type  | Constructed Area (SBA) | Area Unit |
|---------|-------|------------------------|-----------|
| 1       | 2 BHK | 780 Sq.Ft. Carpet      | Sq. Ft.   |
| 2       | 3 BHK | 826 Sq.Ft. Carpet      | Sq. Ft.   |

- Stamp duty, Registration charges, Legal charges, Auda, Electricity, Corporation, Parking and all other extra charges shall be borne by the purchaser.

- GST, TDS and any other taxes levied in future shall be borne by the purchaser.

## PROPERTY PHOTOS

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**Note :** All visuals, images, facilities and other details shown here are for presentation only and are subject to change by the builder/developer/owner without any obligation.

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