



SAI NIYANTA

2 & 3 BHK Luxurious Flats





ICONIC INSPIRING INDULGENT

Your living space at Sai Niyanta has been carefully and meticulously designed to provide you with a feeling of happiness and extravagance.

From the interiors to the exteriors every small inch of space has been artistically improvised to generate a sense of peace, tranquillity and calmness.



ADMIRE ASPIRE ADORE



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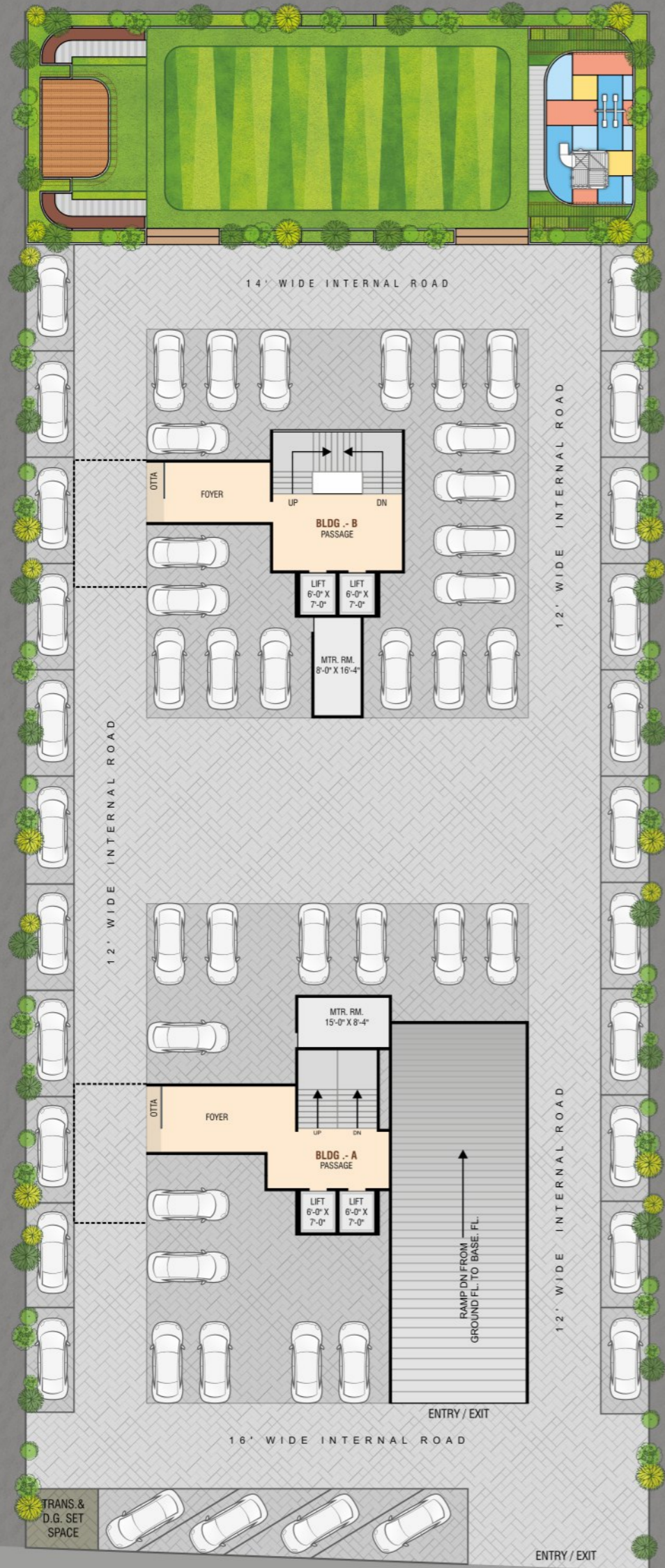
RELAX REFRESH REVIVE

The premises of Sai Niyanta boasts a dedicated children play area which is situated in a no vehicle zone for your children to play, learn and interact with other kids in a safe environment. It is also a pollution free zone where only freshness and purity exists.

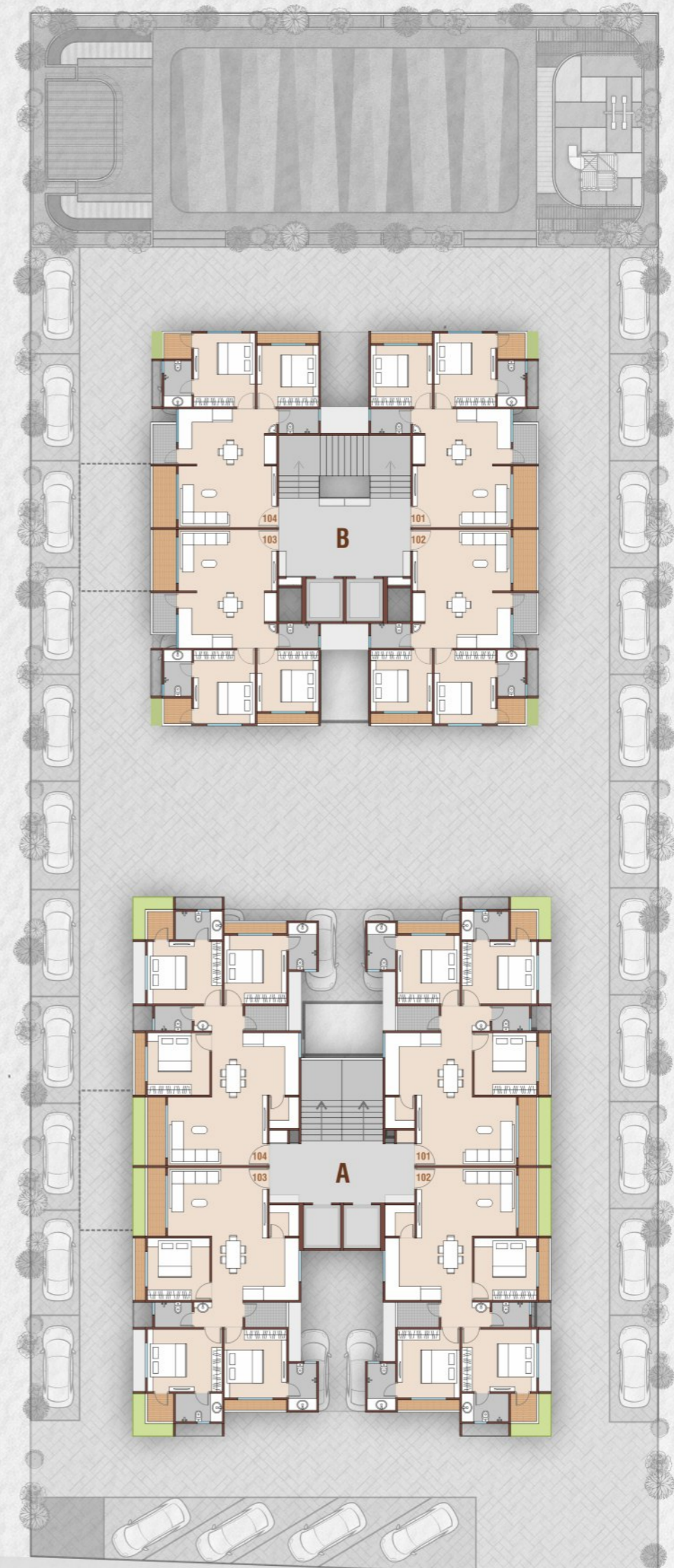




GROUND FLOOR LAYOUT



TYPICAL LAYOUT







AMENITIES



LUSH GREEN GARDEN



JOGGING TRACK



YOGA / MEDITATION SPACE



SENIOR CITIZEN SITTING AREA



GAZEBO



CHILDREN PLAY AREA



ELEGANCE ENTRANCE



FIRE FIGHTING SYSTEM



GENERATOR POWER BACKUP



CCTV SURVEILLANCE



AUTOMATIC ELEVATORS



SOLAR POWER FOR COMMON UTILITIES



SPECIFICATIONS



Construction:

- Enhanced structured safety against earthquake for relevant zone.



Flooring:

- Living room and kitchen / dining 32" X 32" & Bedroom 24"X24" vitrified tiles flooring.



Kitchen:

- Kitchen platform will be made of granite stone with SS sink.
- Kitchen dedo fitted with the designer kitchen tile cladding up to lintel level.



Doors:

- Attractive main door with laminated sheet & wooden frame.
- Internal door with laminate & granite frame.
- Good quality hardware fixtures and fittings in all doors.



Windows:

- All windows of aluminum sections surrounded with marble or granite frame



Electrification:

- Concealed wiring of standard company with modular switched along with sufficient points.
- Provision of AC point in 2 BHK (3 points) and in 3 BHK (4 points)



Toilets:

- Decorative tiles dedo up to lintel level in toilet block.
- Sanitaryware and C.P. fitting of standard company.



Plumbing:

- Concealed plumbing with standard sanitaryware & C.P. fitting CPVC & UPVC pipes for water supply.
- PVC pipes for drainage system.



Colour:

- Building finished with standard quality paint, inside putty, outside acrylic texture paint finish



Terrace:

- Proper water proofing with china mosaic.



Lift:

- Premium quality lift.



Water Supply:

- Underground & overhead water tank for SMC water of sufficient storage capacity with fully glazed tiles dedo and auxiliary source of water from borewell.



Generator:

- Generator backup for lift, water pump & common light connection.



Fire safety:

- Fire safety provision as per authority norms.



Parking:

- Single Basement + ground floor parking space.

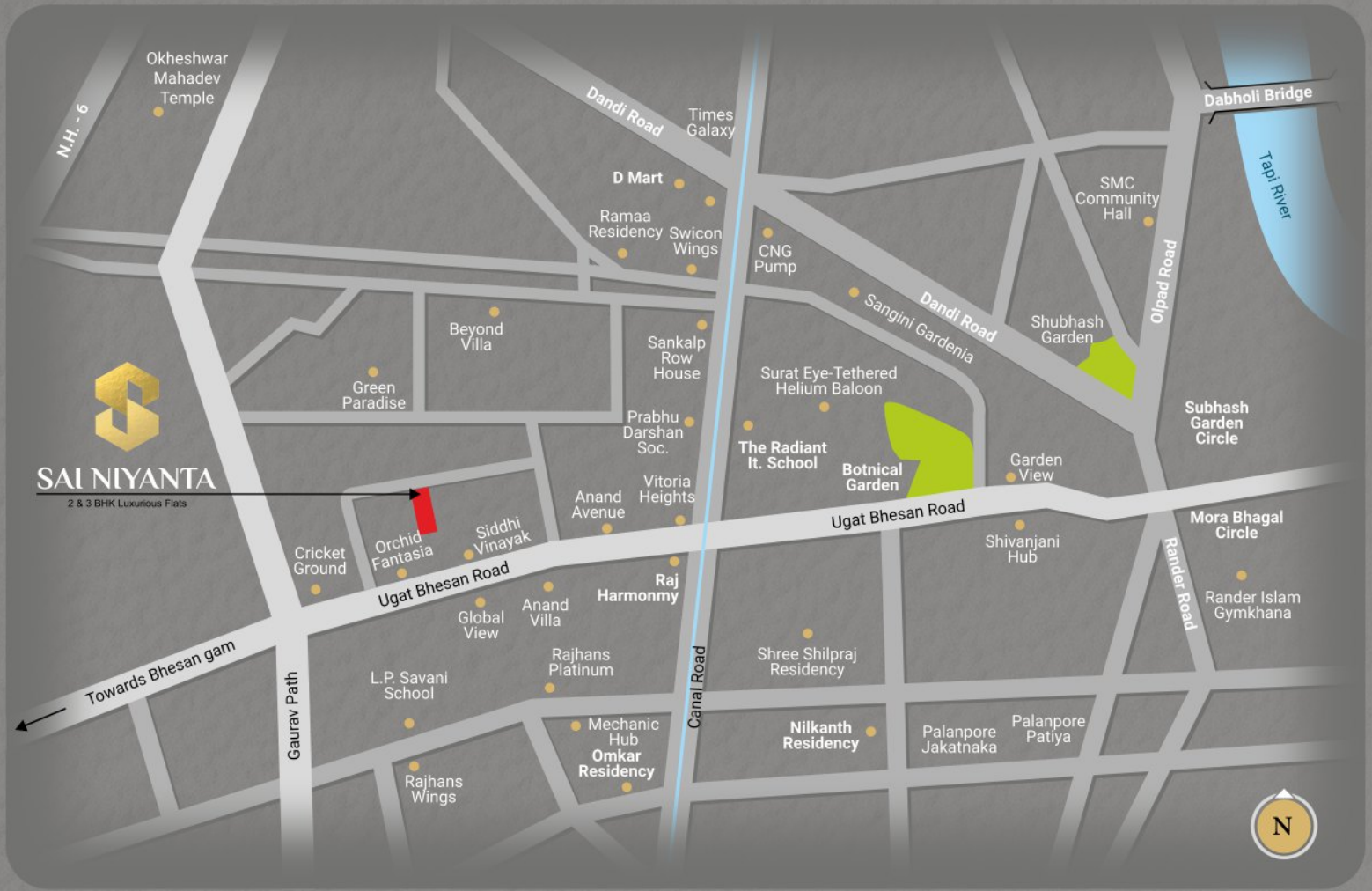


Railing:

- Well designed m.s. / galvanized railing in balcony.



KEY PLAN



DISTANCE:

D-Mart 1.5 km
 School 1.0 km
 Botanical Garden..... 1.5 km

Bhesan Metro Station..... 1.5 km
 Ring Road 2.5 km

DEVELOPER



SAI GROUP

ARCHITECT



DESIGN
 ROOT
 ARCHITECT

STRUCTURE



ER. JALIL A. SHEIKH

SITE ADDRESS



SCAN FOR LOCATION

SAI NIYANTA

Block No. 83/B, T.P. 43, F.P. -20/B,
 Nr. NK Cricket Ground, Ugat, Bhesan,
 Surat

CONTACT



72020 79000

RERA Reg. No.: PR/GJ/SURAT/SURAT CITY/Surat Municipal Corporation/RAA14089/040924/311227

NOTES -

• All rights for alteration / modification and development in design or specifications by architects and / or development shall be binding to all the members. • Irregular payment or resale of any unit without developer permission will lead to cancellation of booking. • BUC (Building Use Certificate) as per SMC rules, clear title for loan purpose. • This brochure is for private circulation only. By no means, it will form part of any legal contract.

WE REQUEST -

• Stamp duty, registration charges, legal charges, GEB / SMC charges, society maintenance charges (from the date of BUC) etc. shall be borne by the purchaser. • GST, TDS & all other Taxes levied in future will be borne by the purchaser. • Any Additional charges or Duties levied by the government / local authorities during or after the completion of the scheme like SMC Tax, will be borne by the purchaser. • Government taxes & other charges must be born by customer in case of cancellation of registered satakhata. • In the interest of continual developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including technical specifications, designs, planning, layout & all purchasers shall abide by such changes. • Changes / Alteration of any Nature including elevation, exterior colour scheme, balcony Grill or any other changes affecting the overall design concept & lookout of the scheme are strictly not permitted during or after the completion of the scheme. • Any RCC member (beam, column & slab) must not be damaged during your interior work. • Low-voltage cables such as telephone, TV and Internet cables shall be strictly laid as per consultant's service drawings with prior consent of developer / builder office. • Common passage / landscaped area not allowed to be used for personal purpose. • This brochure is intended only for easy display & information of the scheme and does not form part of legal documents.

LEGAL DISCLAIMER

* All furniture / objects shown in the plan are for presentation & understanding purpose only By no means, it will form a part of final deliverable product.