



TERAIYA



अधिष्ठान
LUXURIA

2 & 3 BHK SPECIOUS PREMIUM APARTMENTS



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BASEMENT PLAN

12.00 MT. WIDE T.P.S. ROAD

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GROUND FLOOR PLAN

12.00 MT. WIDE T.P.S. ROAD

12.00 MT. WIDE T.P.S. ROAD



3 BHK
2 BHK



TYPICAL FLOOR PLAN



BLOCK **A**

BLOCK B, C, D



BLOCK E



BLOCK F



BLOCK G



BLOCK H





BLOCK I

SPECIFICATIONS

STRUCTURE	: Earthquake resistant RCC structure
FINISHES	: External : Double coat plaster Internal : Single coat mala plaster
FLOORING	: Vitrified tiles [600 X 600] flooring in all rooms Water proofing treatment on terrace & in toilets China mosaic floor on terrace to resist heat & leakage Anti skid rustic floor tile in balcony
KITCHEN	: Premium quality polished granite platform Glazed tiles cladding up to lintel height Enough light points for electrical appliances
BATHROOMS	: Stainless steel sink Washing machine intel / outlet in utility area Exhaust fan provision Shelves in store room
BATHROOMS	: Good quality of sanitary ware, CP Fittings & Tiles Wall - hung EWC Shower facility Hot & cold water supply line Corrosion - free UPVC / CPVC pipe & fittings SWR drainage system
DOORS - WINDOWS	: Decorative entrance flush door Internal flush doors Standard S.S. Hardware Anodized Aluminum sliding windows of Good quality
ELECTRICAL WORK	: Concealed single phase electric wiring with ample electrical points ISI copper wire of standard quality ISI electrical switches & accessories Distribution board with Standard ELCB & MCB AC point in master bedroom TV point in living room
PAINTS	: Interior : White putty Exterior : Acrylic paint of best quality

PROJECT FEATURES

- Renowned, standard & tested raw material for all work
- 24X7 Gated security with CCTV cameras for community
- Well paved parking area & other common areas
- Tube well & underground water storage tank
- Two automatic elevators for each block
- Grand and welcoming entrance
- Decorative street lights
- 24 hour water supply

CLUB HOUSE

- Abundant greenery and landscaping
- Well equipped Air-conditioned gymnasium
- Air-conditioned Indoor games
- Well equipped children play area
- Senior citizen sit out
- Jogging track
- Sand pit area
- Gazebo
- Library



SITE

ADHISHTHAN LUXURIA

NR. NARODA-MUTHIA TALL TAX, NARODA-DAHEGAM CIRCLE, ON CANAL ROAD, BEHIND GANESH ICON & SAHITYA ELENZA,
S.P. RING ROAD, NAVA NARODA, AHMEDABAD

OFFICE

TERAIYA INFRA

LG 1/2, SHEFALI CENTRE, PALDI CROSS ROAD, AHMEDABAD

TERMS & CONDITIONS

GST, AMC Charges along-with GEB electrical charges including cable and Sub-station cost shall be borne by the purchaser. Stamp duty, registration charges, legal documentation charges, Maintenance charges, Maintenance Deposits or any other charges, taxes, cess or duties as & when levied by the government or any of its body shall be borne by the purchaser/buyer/legal possession holder.

Changes/ Alteration of any nature, including the elevations, exterior colour of scheme or of the apartments or any other change affecting the overall design concept and outlook of the scheme are strictly not permitted during or after the completion of the scheme.

In the interest of the continual development in design and quality of construction, the developer reserves all rights to make suitable changes in the scheme and all the purchasers shall abide by such changes.

All dimensions shown here are from unfinished to unfinished wall and of the longest measure of the area.

The brochure is intended only to convey the essential design and technical features of the scheme and shall not be construed to form part of the legal document.

Agreement for sale shall be final and binding to the purchaser.

All elements, objects, treatments, materials, equipments and colours of schemes shown are artist's impressions. Actuals may be differ from the architect's designs.

All the architectural and interior images in the brochure, are merely simulated interpretations using computer graphics to enhance the customer's understanding and are not factual images.

The colour and general appearance of the flooring and wall tiles, sanitary ware & fittings, walls, ceilings, windows, doors, internal roads, trees, shrubbery etc. shown in the simulated computer graphics images are taken from the object libraries for the purpose of presentation and the prospective buyers of the concerned property are advised to refer to the construction specifications mentioned in the brochure. Additional amenities and/or utilities not mentioned or shown in the brochure but may be required as per the law, should be deemed to be forming part of the project by the purchaser.

All furniture including wardrobes, other sofa furnishings inter-alia curtains, mattresses, bed lines, upholstery etc., lights and other electrical fixtures and appliances like air conditioners, refrigerators, Tv's, telephones, laptops etc., any of the equipment, household accessories inter-alia crockery and cutlery, rugs, carpets, decorative pieces and wall hangings, wall papers, utensils etc., apparels and all other consumable and movable items shown in the simulated images do not form part of the sale of any property by the developer.

This Brochure is for restricted private circulation only and is not be considered as a legal document with obligations for specific performance. It is meant for the purpose of conceptual presentation only.

While selling the unit of the scheme, we always give preference to vegetarian and non alcoholic persons.

Subject to Ahmedabad Jurisdiction only.