



2 & 3 BHK PRIVILEGED LIVING

FOR ENQUIRY

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RERA REG. NO.

website:gujrera.gujarat.gov.in



THE GATE ENSURING COMPLETE SECURITY

The gate is simple, sturdy and secure. Having security cabin and networked communication throughout whole campus, SAI MILAAP RESIDENCY provides happy life. Senior citizen and kids can move around freely in the campus where as elders can work outside worry-free.



Layout Plan



LEGENDS

- 01) ENTRANCE GATE
- 02) SECURITY CABIN
- 03) PICK UP DROP AREA
- 04) GARDEN
- 05) FESTIVAL DECK
- 06) JOGGING TRACK
- 07) CHILDREN PLAY AREA
- 08) GAZEBO
- 09) FOUNTAIN & WATER BODY
- 10) SITTING AREA
- 11) NET CRICKET
- 12) ENTRANCE FOYER
- 13) PARKING
- 14) GREEN WALL
- 15) RAMP TO BASEMENT

60' 0" WIDE ROAD





FLAT NO.: 01 & 02
RERA C.A. - 858.00 SQ.FT. | WASH & BALCONY - 60.00 SQ.FT.

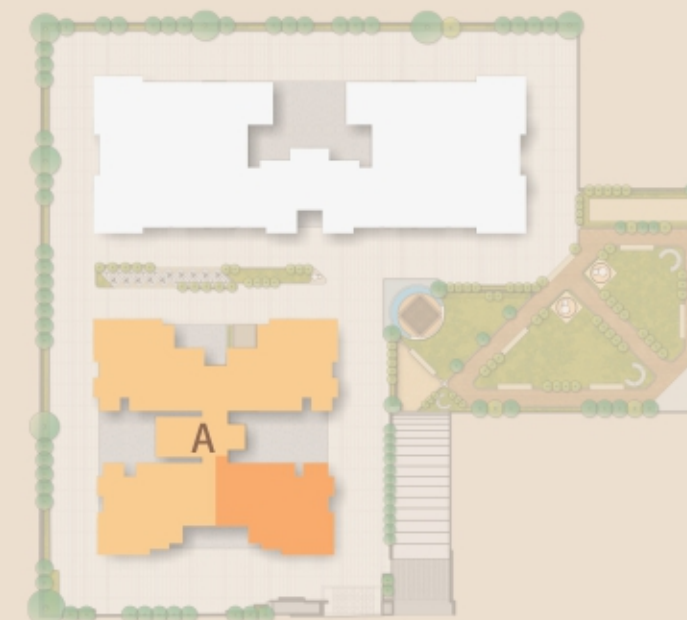
FLAT NO.: 03 & 04
RERA C.A. - 893.00 SQ.FT. | WASH & BALCONY - 60.00 SQ.FT.



A | TYPE UNIT VIEW



2 & 3 BHK PRIVILEGED LIVING



BUILDING (3 BHK)
TYPICAL FLOOR PLAN



FLAT NO.: 01 & 02
RERA C.A. - 664.00 SQ.FT. | WASH & BALCONY - 61.00 SQ.FT.

FLAT NO.: 03
RERA C.A. - 661.00 SQ.FT. | WASH & BALCONY - 64.00 SQ.FT.



B | TYPE UNIT VIEW



2 & 3 BHK PRIVILEGED LIVING



**BUILDING (2 BHK)
TYPICAL FLOOR PLAN**



**Sai
Milaap**
residency & shoppers

2 & 3 BHK PRIVILEGED LIVING



TYPICAL FLOOR PLAN (3rd & 4th)



5th FLOOR PLAN



6th FLOOR PLAN



SHOPPERS SPECIFICATIONS

STRUCTURE

- Earthquake resistant RCC frame structure.

WATER CONNECTION

- S.M.C. Water supply for whole premises.

FLOORING

- Vitrified flooring in Shop, Office & Passages.

ELECTRIFICATION

- Modular switches in all Shop, Office including all essential points.

SHOPPERS AMENITIES

EXTERNAL FACADES

- Majestic appearance of the building.

PARKING

- Well planned, ample parking space at ground floor and two basement areas.

LIFT

- 2 standard stretcher lifts.

POWER BACK UP FACILITY

- Power backup for passage area, 2 Lift & Surrounding of building.

TOILET

- Separate Common toilet facility for ladies and gents at each floor.

Security

- 24X7 Security with CCTV surveillance in whole premises.



RESIDENCY AMENITIES

- Grand entrance gate with security cabin.
- 24 X 7 campus surveillance under CCTV camera & intercom in each building.
- Pick-up drop zone at main entrance gate.
- Lush green landscaped garden.
- Gazebo sitting & senior citizen sitting area.
- Jogging track for fitness enthusiast.
- Children play area with amusement equipment.
- Screen area with high class sound system & festival deck.
- Decorative nameplate for each flat.
- Standard quality auto door lift 2 Nos. for each building.
- Auto generator power backup of 1amp in 2 BHK & 1.5 amp in 3 BHK and common utilities.
- Spacious & furnished A/C entrance foyer with LED T.V. in each building.
- Sufficient parking space at Ground floor & Basement.
- Gas geyser & R.O. plant in each flat.
- Standard firefighting system.
- Percolation bore well for rain water harvesting.
- Underground & overhead water tank.

RESIDENCY SPECIFICATIONS

STRUCTURE

- Earthquake resistant RCC frame structure.
- 10 ft. floor height.
- Construction by soft water (R.O.Plant).

FLOORING

- 32"x 32" vitrified tiles in living room, kitchen & dining area.
- 24"x 24" vitrified tiles in each bedroom.
- Anti-skid tiles in wash area.

KITCHEN & STORE

- Granite top platform with standard quality S.S. sink.
- Decorative glazed tiles dedo up to lintel level.
- Stone shelf with glazed tiles dedo up to lintel level in store.

BATHROOM

- Anti-skid floor tiles in each bathroom.
- Designer glazed tiles dedo up to lintel level.
- European type toilet.
- Common wash basin area.

PLUMBING

- Concealed plumbing in bathroom with branded quality C.P. fittings.
- Central geyser point in wash area for supply of hot water in each bathroom.

TERMS & CONDITION

- * CONTINUOUS DEFAULT OF PAYMENT LEADS TO BE CANCELLATION.
- * Internal & external changes are strictly restricted during construction and after completion of project.

LEGAL, SALE DEED AND EXTRA CHARGES:-

• Stamp duty, Registration fees, Advocate fees, Service tax & GST, Incremental contribution of SMC and other legal charges etc, all GEB exp. (quotation, contractor, internal cable, common accessories, transformers, other charges etc.), If any changes in rules and regulation & by laws (during or after completion of construction work) of local and government authorities, implementation of RERA, it's bound to all purchaser/members/allottee. • Full and final payment with legal & extra other charges is must be paid before sale deed registration & possession. • This brochure is only for easy understanding purpose, it cannot make part of any legal agreement from developer. • Developer reserves the full rights to any change in plan and specifications as may be required. • Subject to Surat jurisdiction.

DOORS & WINDOWS

- Designer main door with wooden frame with Standard quality Lock and fittings.
- Flush doors in all other rooms & bathroom with oil paint.
- Anodised aluminium section with one mosquito shutter.
- Granite frame & marble sill for all other doors & windows.

WALL FINISH

- External wall with texture finish & weather shield paint.
- internal wall with putty finish.

ELECTRIFICATION

- Sufficient light points in each flat.
- Concealed wiring with standard quality cable.
- Modular switches.
- Domestic plug point for refrigerator, washing machine, water filter, flour mill.
- Master bedroom with AC point & T.V Point.

BALCONY & DECK

- M.S. / Glass railing in balcony & deck.

TERRACE

- Waterproofing with china mosaic flooring.



BEST LOCATION BETTER CONNECTIVITY

D Mart

D MART



DABHOLI BRIDGE



METRO



ISKCON TEMPLE



CABLE BRIDGE



SCHOOLS & COLLAGE

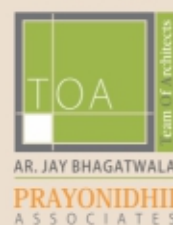


BOTANICAL GARDEN



HOSPITALS

ARCHITECT



STRUCTURE



LEGAL ADVISOR

Rakesh R. Patel
Surat.
Mo.: 98259 05006

SITE ADDRESS

Sai Milaap Residency,
T.P. - 9 (Palanpore - Bhesan), F.P. - 62, Sub-Plot / A,
Pal - Palanpore Gauravpath Road, Nr. Fire Station,
Palanpore, Surat.