



PERFECT **HOME** IN EVERY ASPECT !

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Developer  
**Soham Infra Build Pvt. Ltd.** (ISO : 9001:2008 Co.)  
Office : 404/E, Sahajanand Shopping Center,  
Opp. Swaminarayan Temple, Shahibaug,  
Ahmedabad-380 004.

Contact  
99251 50765, 99250 15584, 98981 81718  
enquiry@sohamgroupindia.com  
www.sohamgroupindia.com

Architect  
**9th street Architect**

Structural Engineer  
**Achal Parikh**

Landscape Consultant  
**Prayag Associates**

Site : **Dev Prayag** : Opp. Dev Pride, Motera-Koteshwar Road,  
Motera (New Shahibaug), Ahmedabad - 380 005.



We follow  
the code of conduct

DESIGNLAB MO : 9376 113144

2 & 3 BHK EXCLUSIVE  
APARTMENTS & SHOPS @ MOTERA, NEW SHAHIBAUG





ATTRACTIVE ELEVATION  
WELL VENTILATED PLANS  
LANDSCAPE GARDEN  
MORE COMFORT LIVING  
BEST LOCATION



SOHAM GROUP is a group companies. The group is a pioneer in development of MOTERA, CHANDKHEDA & KOTESHWAR ( New Shahibaug ) area. We are renowned for the quality of construction and transparent dealings with our customers. We have completed more than **27 projects** in the last decade, from our wide portfolio, we offering this project.

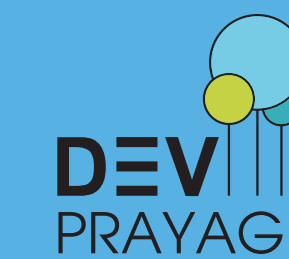






# WELCOME TO A WORLD OF MODERN LIVING

Elegant, refined and exclusive, the homes have much to offer. From the lush green surroundings to the breath-taking view to the intricate detailing of each home, these warm and spacious 2 & 3 BHK apartments & Shops are indeed the quintessence of the good life. So if you love the classics, then you'll feel right at home here.





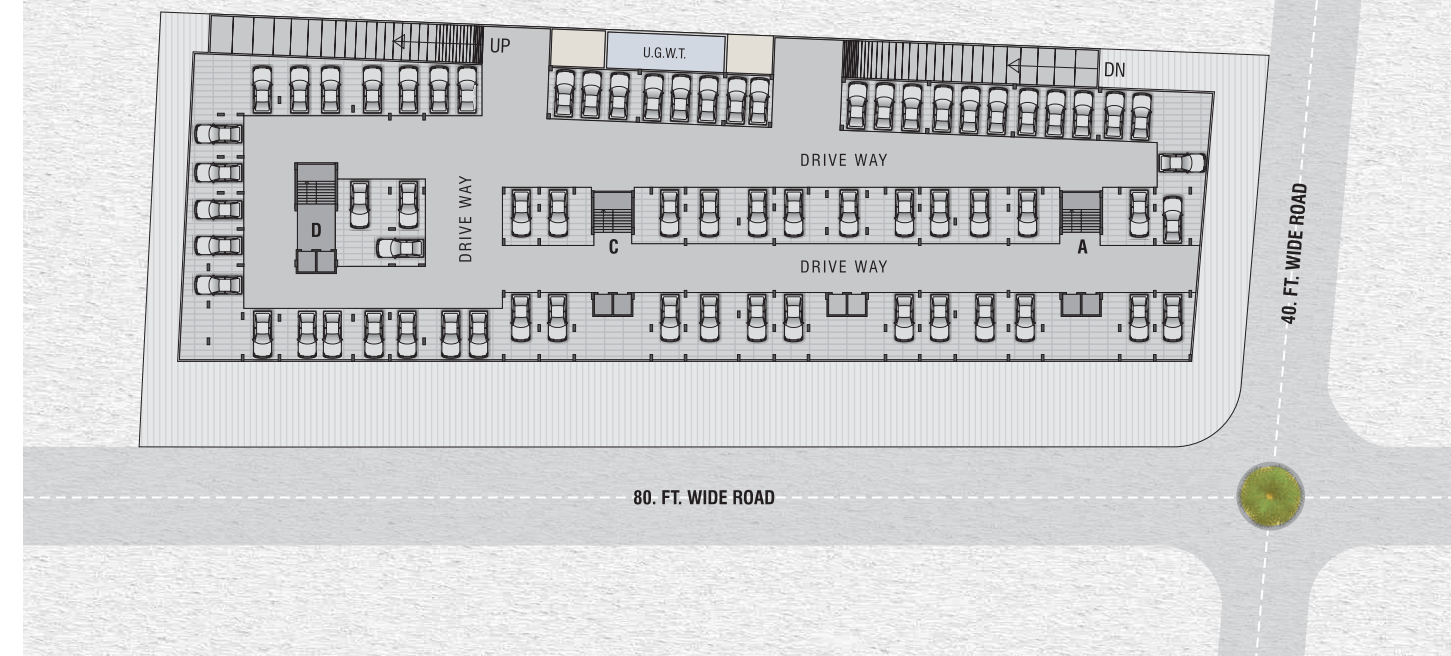
# LOCATION ADVANTAGE

- | Metro rail route
- | BRTS route
- | River front project
- | International airport
- | Govt. Engineering collage
- | Motera stadium
- | GCA, Narayani club
- | Nirma university
- | Appolo hospital
- | Mother dairy
- | Plasma research institute
- | Torrent research institute
- | GIFT city
- | 200' S.P. ring road
- | DPS, Podar school
- | Vaishnodevi temple





**BASEMENT PLAN**



**PAYMENT SCHEDULE FOR SHOPS**

- Booking - 25%
- On start of RCC 1st slab - 25%
- On start of RCC 2nd slab - 25%
- On start of Bricks & Plastering - 10%
- On start of Flooring - 10%
- At the time of Completion - 05%

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- Total - 100%

**ADDITIONAL EXPENSES**

- Torrent Power / AMC / Legal Charges, per sq.ft. 300/- (Carpet + Wall area)
- Maintenance Contribution per sq.ft. 75/- (Carpet + Wall area) Refundable per sq.ft. 50/- & Non refundable per sq.ft. 25/- (12 Months maintenance from the date of B.U. permission)
- Location Advantage Charges (#) 50,000/- for Shop 1 & Shop 26
- + Stamp duty, Registration & Service tax, VAT & any other Govt. charges
- + 5000/- advocate charges

**GROUND FLOOR PLAN**







**Payment schedule for Flats**

- Booking - **25%**
- On start of RCC 1st slab - **06%**
- On start of RCC 2nd slab - **06%**
- On start of RCC 3rd slab - **06%**
- On start of RCC 4th slab - **06%**
- On start of RCC 5th slab - **06%**
- On start of RCC 6th slab - **06%**

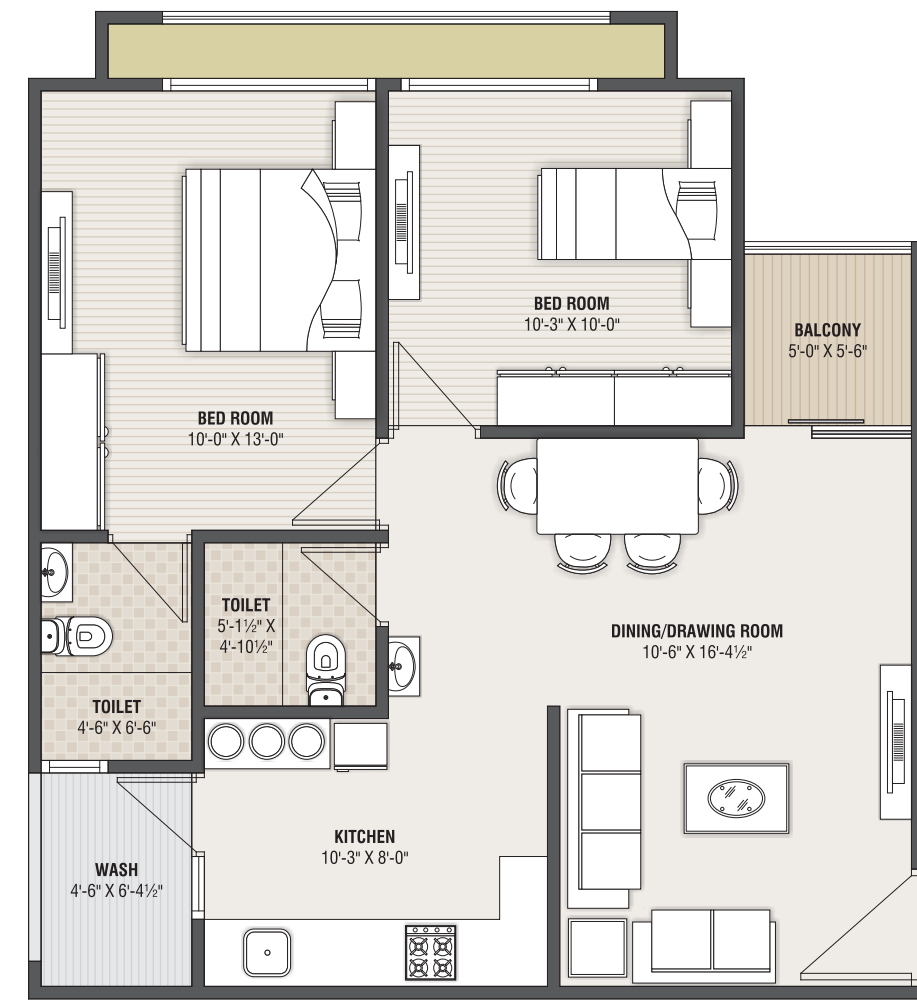
- On start of RCC 7th slab - **06%**
- On start of RCC 8th slab - **06%**
- On start of RCC 9th slab - **06%**
- On start of Bricks & Plastering - **11%**
- On start of Flooring - **05%**
- At the time of Completion - **05%**
- Total - 100%**

**Additional Expenses**

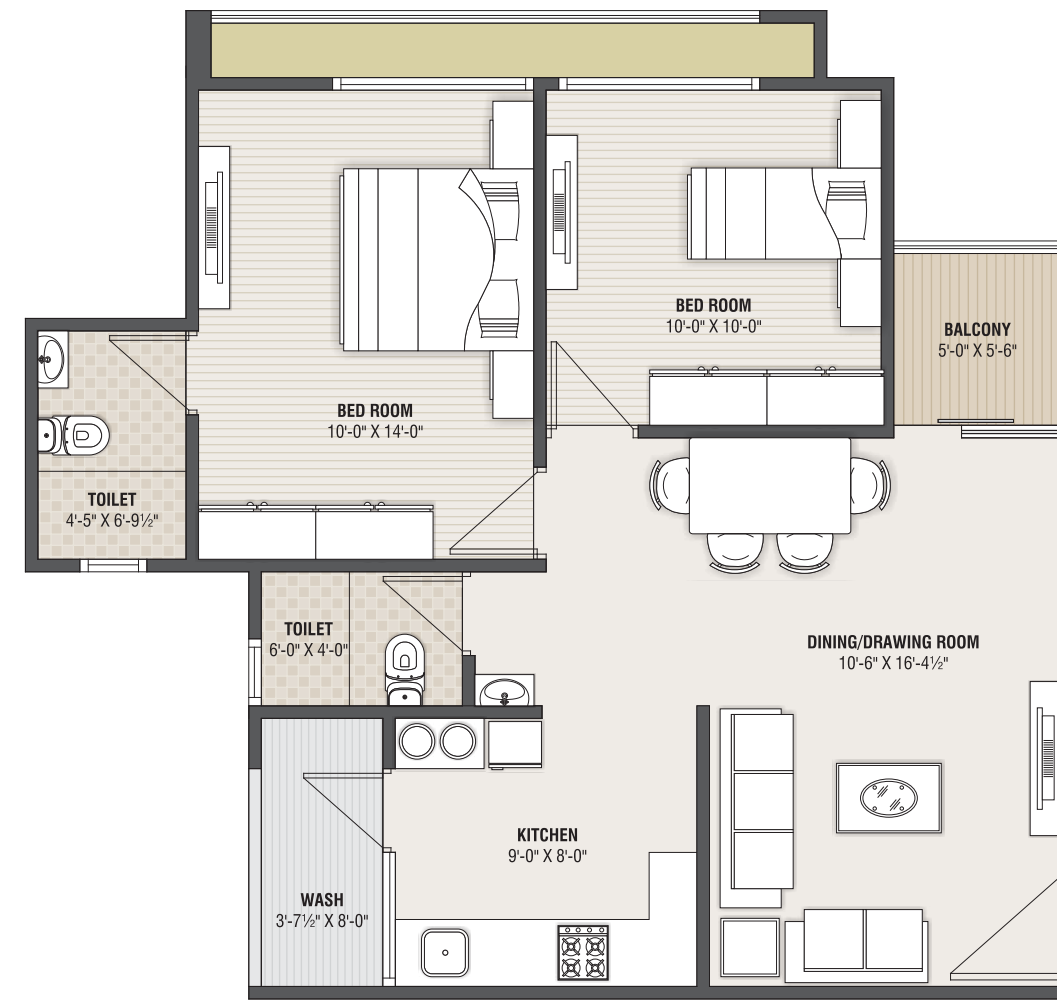
- Torrent/AMC/Legal Charges **2,10,000/-**
- Maintenance Contribution **40,000/-**
- (Refundable - 25,000/-)
- Non refundable - 15,000/-
- (12 Months maintenance from the date of B.U. permission)
- + Stamp duty, Registration & Service tax, VAT & any other Govt. charges**
- + 5000/- advocate charges**







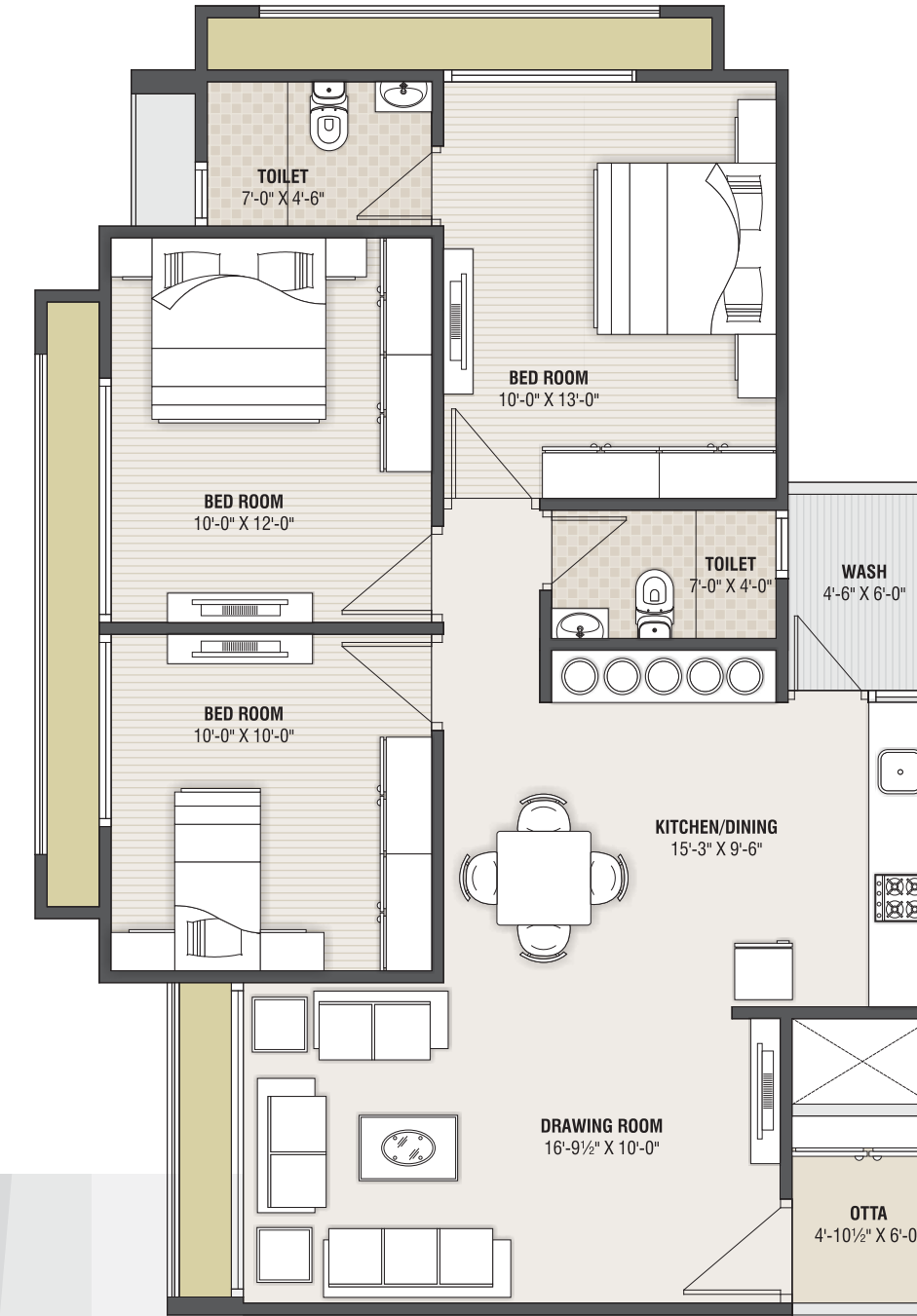
BLOCK - A, C, 2 BHK



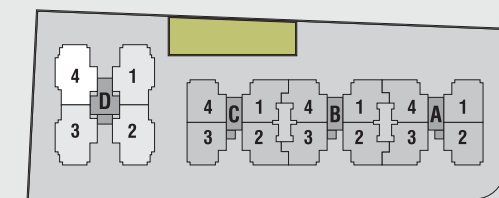
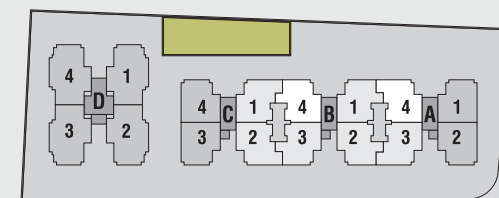
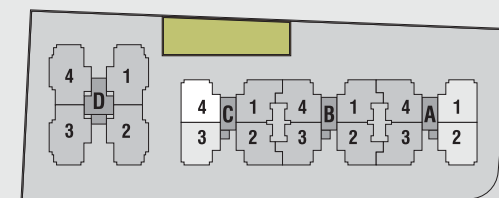
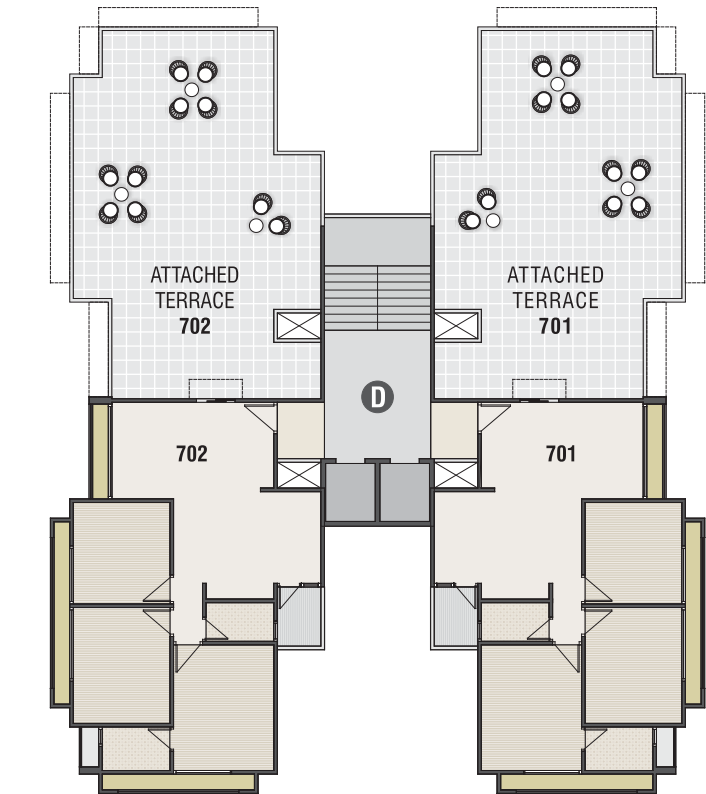
BLOCK - A, B, C, 2 BHK



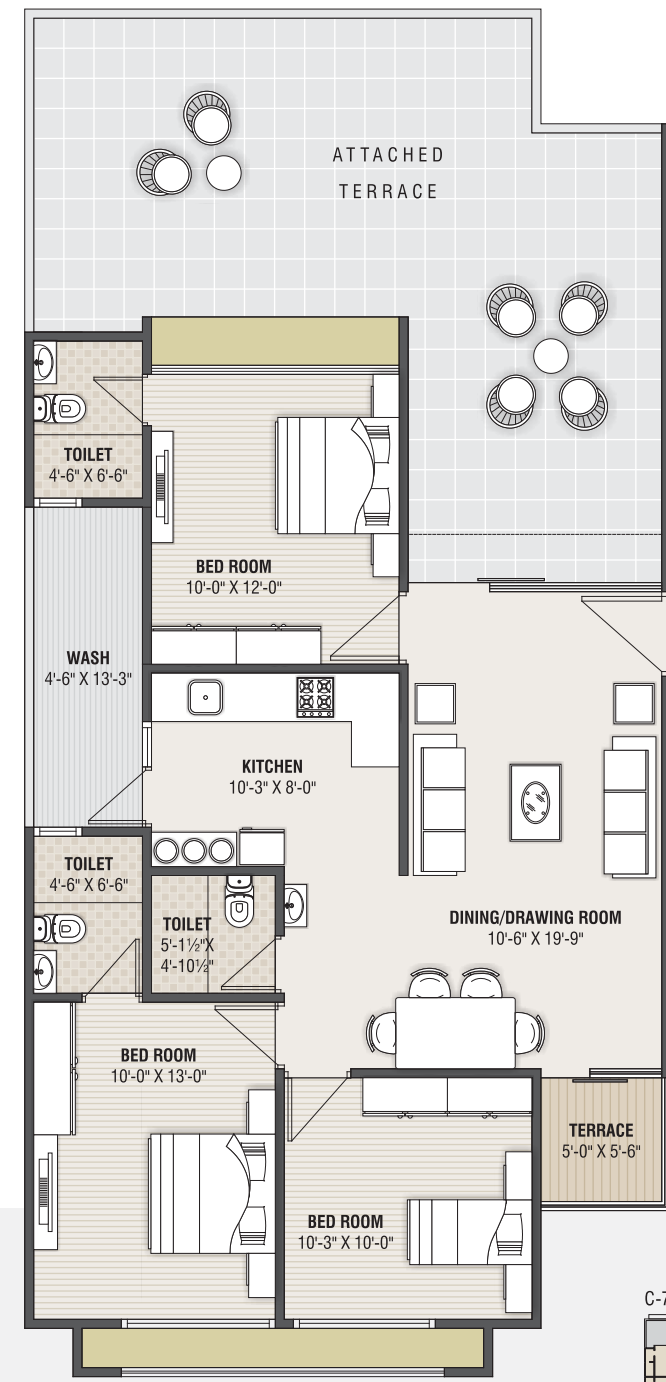
BLOCK - D 3 BHK



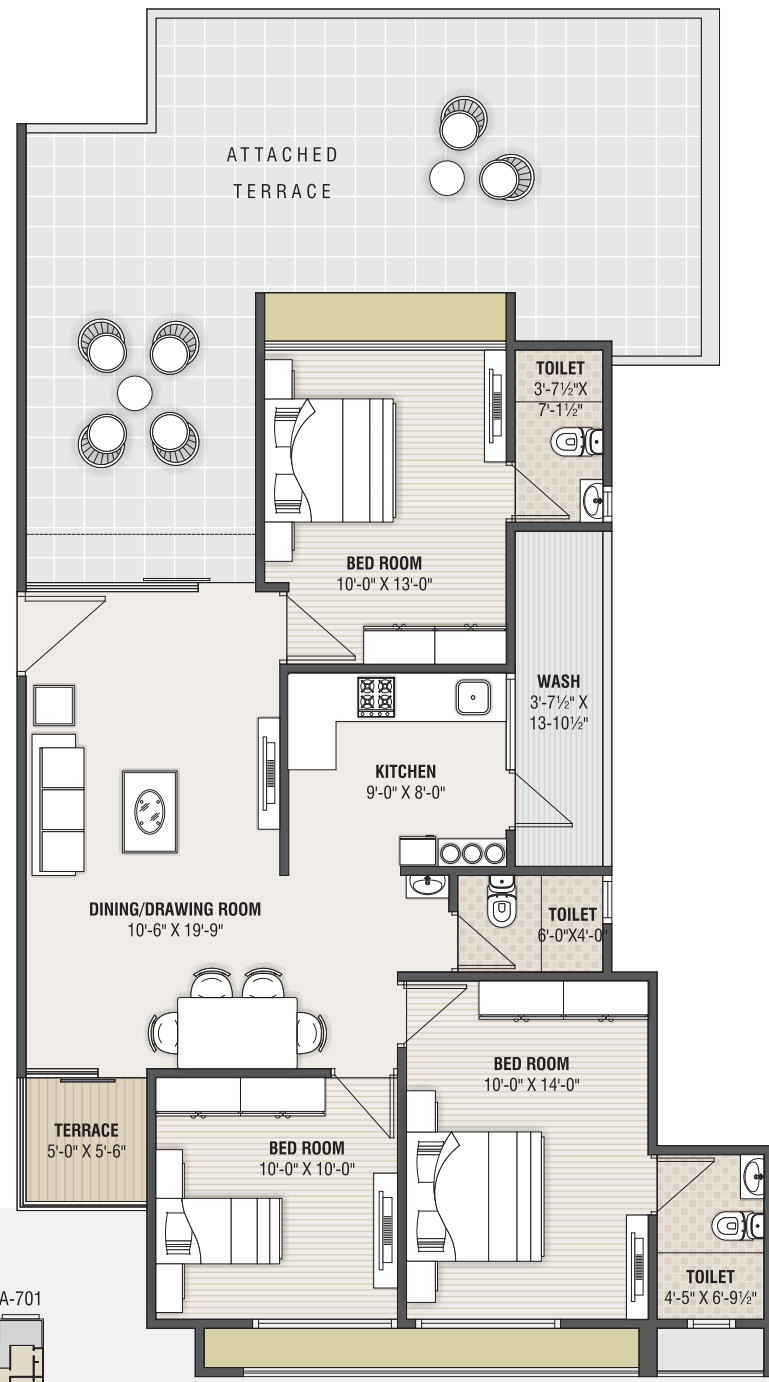
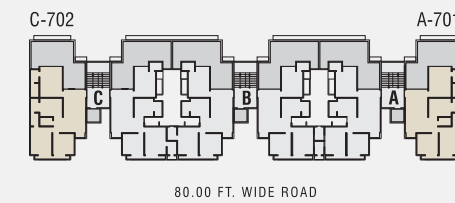
BLOCK - D TERRACE PLAN



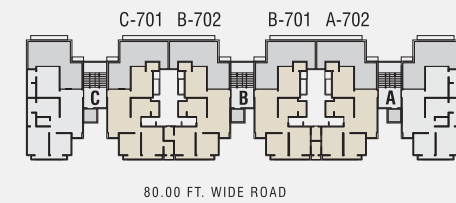




TERRACE  
CORNER UNIT  
BLOCK - A, C



TERRACE  
CENTER UNIT  
BLOCK - A, B, C



TERRACE | CONCEPT





## UNIQUE FEATURES



Landscaped Garden



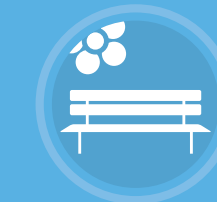
Indoor Games



Gymnasium



Children play area



Senior citizen sittings



Video door phone



2 Automatic Elevators



GSPC gas line



Allotted small car parking



Internal paved area



C.C. TV Surveillance



24 hrs. water with meter





## OUR SUCCESS

- I Dev Vihar - 1 & 2, Thaltej
- I Dev Priya - 1 & 2, Motera
- I Dev Priya - 3, Motera
- I Dev Shrusti - 1 & 2, Motera
- I Devtirth, New C.G. Road
- I Devkutir, New C.G. Road
- I Devrath, New C.G. Road
- I Devdarshan, New C.G. Road
- I Devaarya, Motera
- I Dev Paradise, New Chandkheda
- I Dev Pride, Motera
- I Devpreet, Gandhinagar Highway
- I Devmangalya, Motera
- I Devpujan, Motera
- I Devpriya-4, Motera
- I Devratna 1 & 2, Motera
- I Devarsh, Motera
- I Devsangam, Koteswar
- I Devam 1 & 2, Motera
- I Devdeep, Koteswar
- I Solitair, Vastrapur
- I Dev Tranquil, Koteswar

## specifications

### Structure

Earthquake resistant, R.C.C. frame structure as per new by laws.

### Flooring

Good quality Vitrified tiles in entire apartment.

### Wall Finish

Internal mala plaster with white finish putty. External double coat sand faced plaster with acrylic paints.

### Kitchen

Mirror polished granite platform with S.S. sink. Glazed tiles dado up to lintel level.

### Doors & Window

Decorative main entrance door. All other doors of wooden framed with flushed doors. Fully glazed powder coated aluminium windows with safety grills.

### Toilets

Glazed tiles of leading brand in floor & dado up to lintel level. C.P. fittings of leading brand.

### Electrification

Concealed copper wiring with adequate electric points. ELCB & MCB provision for maximum safety. Premium quality modular switches & accessories in each apartment.



Latitude: 23.10419  
Longitude: 72.61087



## SETS A NEW STANDARD IN COMFORT

NOTES ■ Our rates are based on CARPET + WALL = SALEABLE AREA ■ All rights reserved to organizer for any change in plan & specification. ■ Stamp duty, Registration fee, Service tax, miscellaneous etc. for conveyance / sale deed charges will be extra. ■ V.A.T if applicable, all fresh levies / taxes or increase in any of the existing levies / taxes, other charges and expenses levied by state, central government or local authorities charges, Narmada water & GSPC Gas Connection Charges will be extra. ■ Any member who so ever is unable to pay the regular installment is liable to lose the membership and no explanations will be entertained thereafter. ■ At the time of cancellation of booking 10% service charge of the total amount paid shall be levied & balance payment made only after the next available booking. ■ Change in external elevation shall not be permitted. Internal changes shall be done only with prior permission & shall be charged extra in advance & no deduction (credit) of specified materials in extra work. ■ Variation in shades & sizes likely in vitrified & glazed tiles due to constraints of availability & manufacturing. ■ Details & dimensions in model & brochure are indicative and for the tentative representation only which should not be treated as legal documents or consumer contract. ■ Possession of the flat shall be offered only after 15 days from the full payment. ■ All possible loan papers shall be made available for procuring loans. ■ Request for transfer shall be at the discretion of the "Soham Infra build Pvt. Ltd.". ■ All payment (100%) to made in name of "Soham Infra build Pvt. Ltd.". ■ We follow GIHED code of conduct.