

**A LIFESTYLE HOME**

SOHAM GROUP is a group companies. The group is a pioneer in development for Residential and Commercial Projects in prime area of **Ahmedabad**. 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.



**“the luxury of GEM in your Home”**

ENJOY company of sunrise & evening stars-  
the clear air will fill your lungs with goodness



Wind, Sunshine & Space  
on all three sides...

Improve your health, strength  
and feel free with fresh air





- WELL DESIGNED FOYER
- GOOD LANDSCAPE AREA
- CLUB HOUSE | YOGA | GYM
- MULTI PURPOSE HALL
- INDOOR GAMES
- VIDEO DOOR PHONES
- VISITOR LOUNGE
- SENIOR CITIZEN SITTINGS
- 24X7 WATER SUPPLY & SECURITY
- CCTV CAMERA
- GAS LINE CONNECTION
- ONE FREE CAR PARKING FOR EACH APARTMENT

- Dev Solitaire is surrounded by three sided T.P. Road and huge corporation (A.M.C.) Garden and Lake.



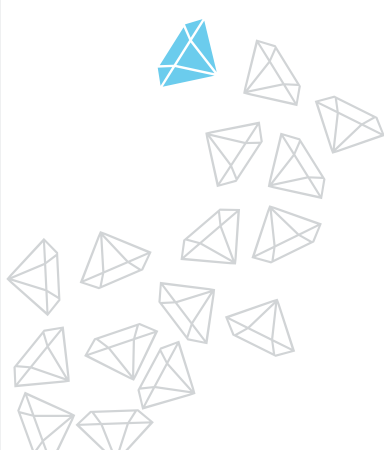


TYPICAL PLAN



CARPET + WALL area As per approved plan by AMC

BLOCK-A FLAT No.	Sq.Feet	BLOCK-B FLAT No.	Sq.Feet	BLOCK-C FLAT No.	Sq.Feet	BLOCK-D FLAT No.	Sq.Feet
A-101	1267	B-101	1157	C-101	1063	D-101	1246
A-102	1246	B-102	1178	C-102	1178	D-102	1267
A-201	1267	B-103	1063	C-103	1157	D-201	1246
A-202	1246	B-201	1157	C-201	1063	D-202	1267
A-301	1267	B-202	1178	C-202	1178	D-301	1246
A-302	1246	B-203	1063	C-203	1157	D-302	1267
A-401	1267	B-301	1157	C-301	1063	D-401	1246
A-402	1246	B-302	1178	C-302	1178	D-402	1267
A-501	1267	B-303	1063	C-303	1157	D-501	1246
A-502	1246	B-401	1157	C-401	1063	D-502	1267
A-601	1267	B-402	1178	C-402	1178	D-601	1246
A-602	1246	B-403	1063	C-403	1157	D-602	1267
A-701	1267	B-501	1157	C-501	1063	D-701	1246
A-702	1246	B-502	1178	C-502	1178	D-702	1267
		B-503	1063	C-503	1157		
		B-601	1157	C-601	1063		
		B-602	1178	C-602	1178		
		B-603	1063	C-603	1157		
		B-701	1157	C-701	1063		
		B-702	1178	C-702	1178		
		B-703	1063	C-703	1157		



All Payments (100%) to made in name of "SOHAM PROCON"

As per RERA area

**TYPE 01 (Block A-101 to 701 & D-102 to 702)**

104.58 sq.mtr. (unit area)  
4.46 sq.mtr. (balcony area)  
3.26 sq.mtr. (wash area)

**TYPE 02 (Block A-102 to 702 & D-101 to 701)**

103.66 sq.mtr. (unit area)  
3.90 sq.mtr. (balcony area)  
3.26 sq.mtr. (wash area)

**TYPE 03 (Block B-101 to 701 & C-103 to 703)**

94.29 sq.mtr. (unit area)  
5.32 sq.mtr. (balcony area)  
2.79 sq.mtr. (wash area)

**TYPE 04 (Block B-102 to 702 & C-102 to 702)**

96.29 sq.mtr. (unit area)  
5.32 sq.mtr. (balcony area)  
3.01 sq.mtr. (wash area)

**TYPE 05 (Block B-103 to 703 & C-101 to 701)**

86.34 sq.mtr. (unit area)  
4.04 sq.mtr. (balcony area)  
3.69 sq.mtr. (wash area)

ADDITIONAL EXPENSES

AMC + Electricity + Legal Charges	+ 4,25,000/-
Initial Maintenance Contribution (Refundable to service society of Dev Solitare)	+ 1,35,000/-
Initial Maintenance Contribution( Non Refundable) (18 Months Maintenance from date of B.U permission)	+ 65,000/-
Stamp Duty + Registration Fee + GST + Any other Government Tax + Advocate Charge Rs. 5000/-	+As/Applicable



As per RERA  
 104.58 sq.mtr. (unit area)  
 4.46 sq.mtr. (balcony area)  
 3.26 sq.mtr. (wash area)

**TYPE 01 - 1267 sq.ft.(carpet + wall area)**

BLOCK A - 101 to 701  
 BLOCK D - 102 to 702

1	DRAWING ROOM	14'6" x 10'0"
2	FAMILY / DINING	20'6" x 10'0"
3	BALCONY	5'0" x 10'0"
4	KITCHEN	10'3" x 8'0"
5	STORE	4'6" x 4'3"
6	WASH	5'0" x 7'3"
7	MASTER BEDROOM	15'6" x 10'3"
8	TOILET	4'6" x 8'3"
9	BEDROOM 1	10'9" x 14'3"
10	TOILET	4'6" x 7'9"
11	BEDROOM 2	15'6" x 10'0"
12	G. TOILET	8'6" x 4'6"

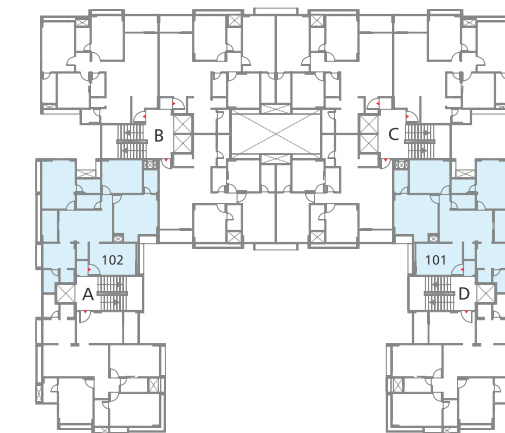


As per RERA  
 103.66 sq.mtr. (unit area)  
 3.90 sq.mtr. (balcony area)  
 3.26 sq.mtr. (wash area)

**TYPE 02 - 1246 sq.ft. (carpet + wall area)**

BLOCK A - 102 to 702  
 BLOCK D - 101 to 701

1	ENTRANCE	4'4" x 3'8"
2	DRAWING ROOM	14'6" x 10'0"
3	FAMILY / DINING	17'0" x 10'0"
4	BALCONY	5'0" x 10'0"
5	POOJA	3'9" x 5'0"
6	KITCHEN	10'3" x 8'0"
7	STORE	4'6" x 4'0"
8	WASH	5'0" x 7'3"
9	MASTER BEDROOM	14'0" x 12'6"
10	TOILET	4'6" x 7'6"
11	BEDROOM 1	10'6" x 15'6"
12	TOILET	7'6" x 4'6"
13	BEDROOM 2	12'9" x 10'6"
14	G. TOILET	7'6" x 4'6"



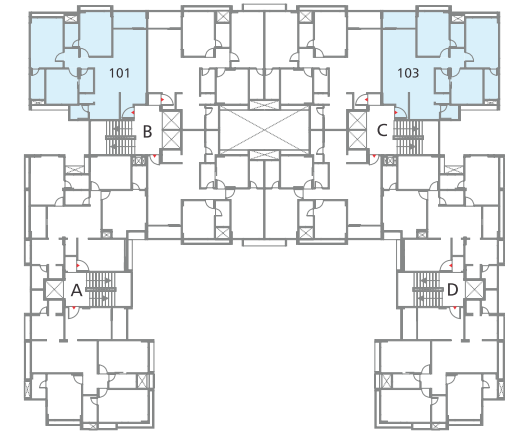


As per RERA  
 94.29 sq.mtr. (unit area)  
 5.32 sq.mtr. (balcony area)  
 2.79 sq.mtr. (wash area)

**TYPE 03 - 1157 sq.ft.(carpet + wall area)**

BLOCK B - 101 to 701  
 BLOCK C - 103 to 703

1	DRAWING ROOM / DINING	16'3" x 20'0"
2	BALCONY	10'6" x 5'6"
3	POOJA	4'0" x 2'0"
4	KITCHEN	9'6" x 8'0"
5	STORE	4'6" x 3'0"
6	WASH	5'9" x 4'6"
7	MASTER BEDROOM	10'3" x 15'9"
8	TOILET	4'6" x 9'6"
9	BEDROOM 1	10'0" x 14'0"
10	TOILET	4'6" x 7'6"
11	BEDROOM 2	10'0" x 11'0"
12	G. TOILET	4'6" x 7'6"

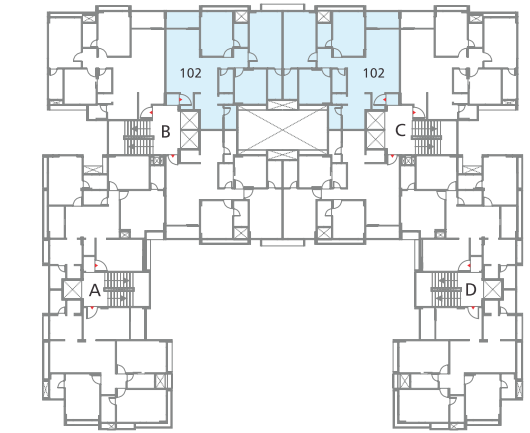
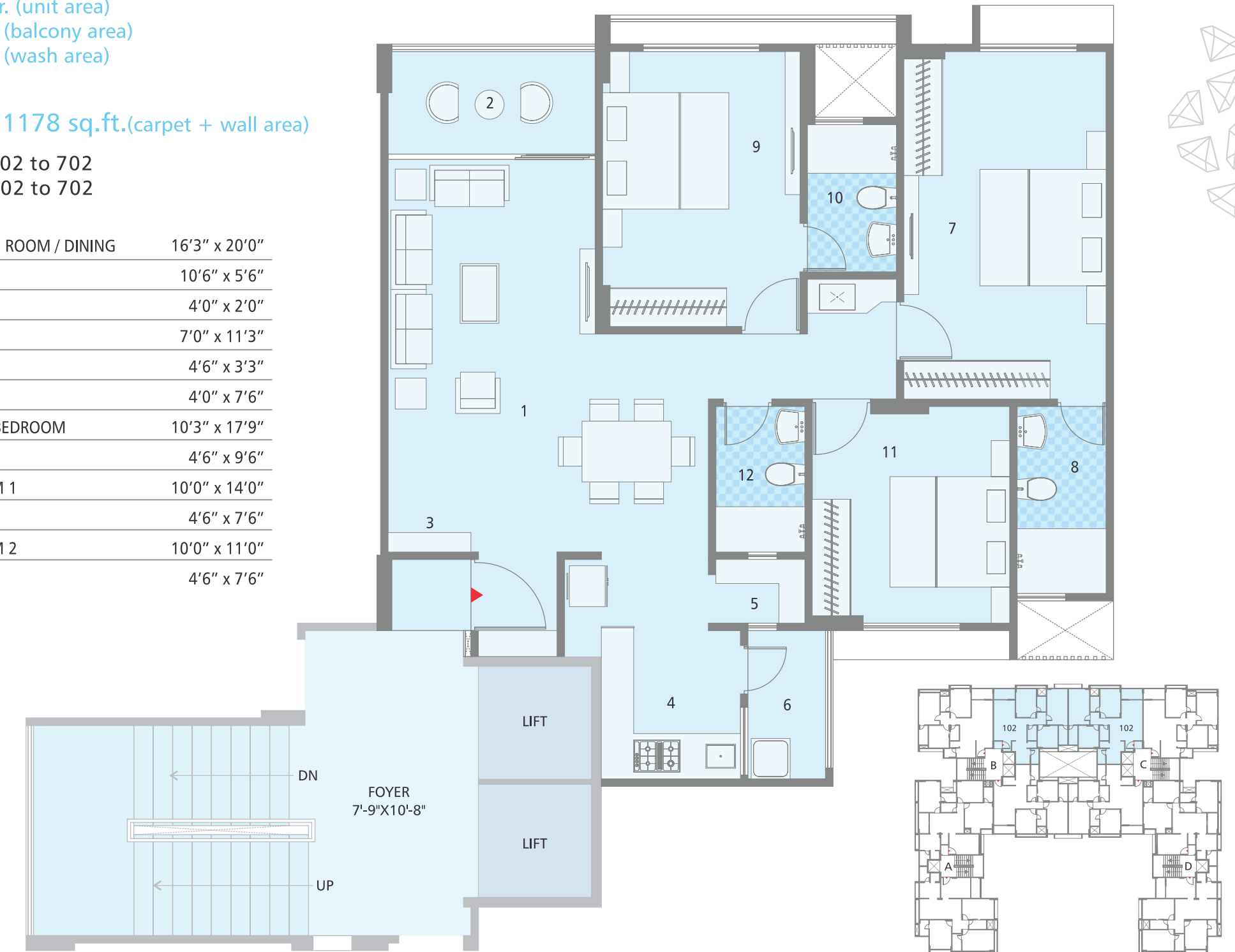


As per RERA  
 96.29 sq.mtr. (unit area)  
 5.32 sq.mtr. (balcony area)  
 3.01 sq.mtr. (wash area)

**TYPE 04 - 1178 sq.ft.(carpet + wall area)**

BLOCK B - 102 to 702  
 BLOCK C - 102 to 702

1	DRAWING ROOM / DINING	16'3" x 20'0"
2	BALCONY	10'6" x 5'6"
3	POOJA	4'0" x 2'0"
4	KITCHEN	7'0" x 11'3"
5	STORE	4'6" x 3'3"
6	WASH	4'0" x 7'6"
7	MASTER BEDROOM	10'3" x 17'9"
8	TOILET	4'6" x 9'6"
9	BEDROOM 1	10'0" x 14'0"
10	TOILET	4'6" x 7'6"
11	BEDROOM 2	10'0" x 11'0"
12	G. TOILET	4'6" x 7'6"



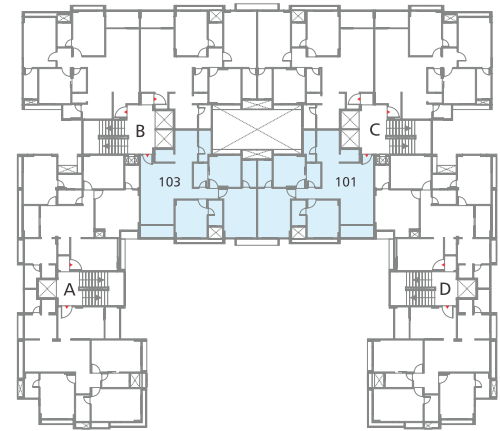


**TYPE 05**  
**1063 sq.ft.**  
 (carpet+wall area)

**BLOCK B**  
 103 to 703

**BLOCK C**  
 101 to 701

1	DRAWING ROOM / DINING	16'3" x 19'3"
2	BALCONY	10'6" x 4'3"
3	KITCHEN	7'0" x 10'6"
4	STORE	6'0" x 4'0"
5	WASH	4'0" x 10'0"
6	MASTER BEDROOM	10'3" x 15'6"
7	TOILET	4'6" x 8'6"
8	BEDROOM 1	10'0" x 11'9"
9	TOILET	4'6" x 8'0"
10	BEDROOM 2	10'0" x 10'0"
11	G. TOILET	4'6" x 7'6"



**As per RERA**  
 86.34 sq.mtr. (unit area)  
 4.04 sq.mtr. (balcony area)  
 3.69 sq.mtr. (wash area)



**SPECIFICATIONS**

- Super Structure** - Earthquake resistant RCC frame structure.
- Walls** - External double coat plaster with 100% acrylic paint, Internal smooth plaster with putt finish.
- Floors** - Premium quality and large size vitrified tiles in entire apartment.
- Kitchen** - Superior quality granite platform and SS sink, Designer tiles dado up to lintel level.
- Toilets** - Top of the line CP fitting of jaquar or equivalent quality, Elegant sanitary ware of jaquar or equivalent quality, Designer wall tiles up to lintel level with anti-skid flooring, electric geyser point in all toilets.
- Doors & windows** - Decorative main door with wooden frame and S.S fittings, All internal doors, flush door with wooden frame and S.S fittings, Fully anodized aluminum / powder coated sliding windows with stone frame
- Electrical** - Concealed copper wiring of good quality, Decorative modular switches with adequate points in entire apartment, A.C. point in all bedrooms & living room, Modular switches, MCB, ELCB distribution panel, TV & telephone points provided in living & master Bedrooms.



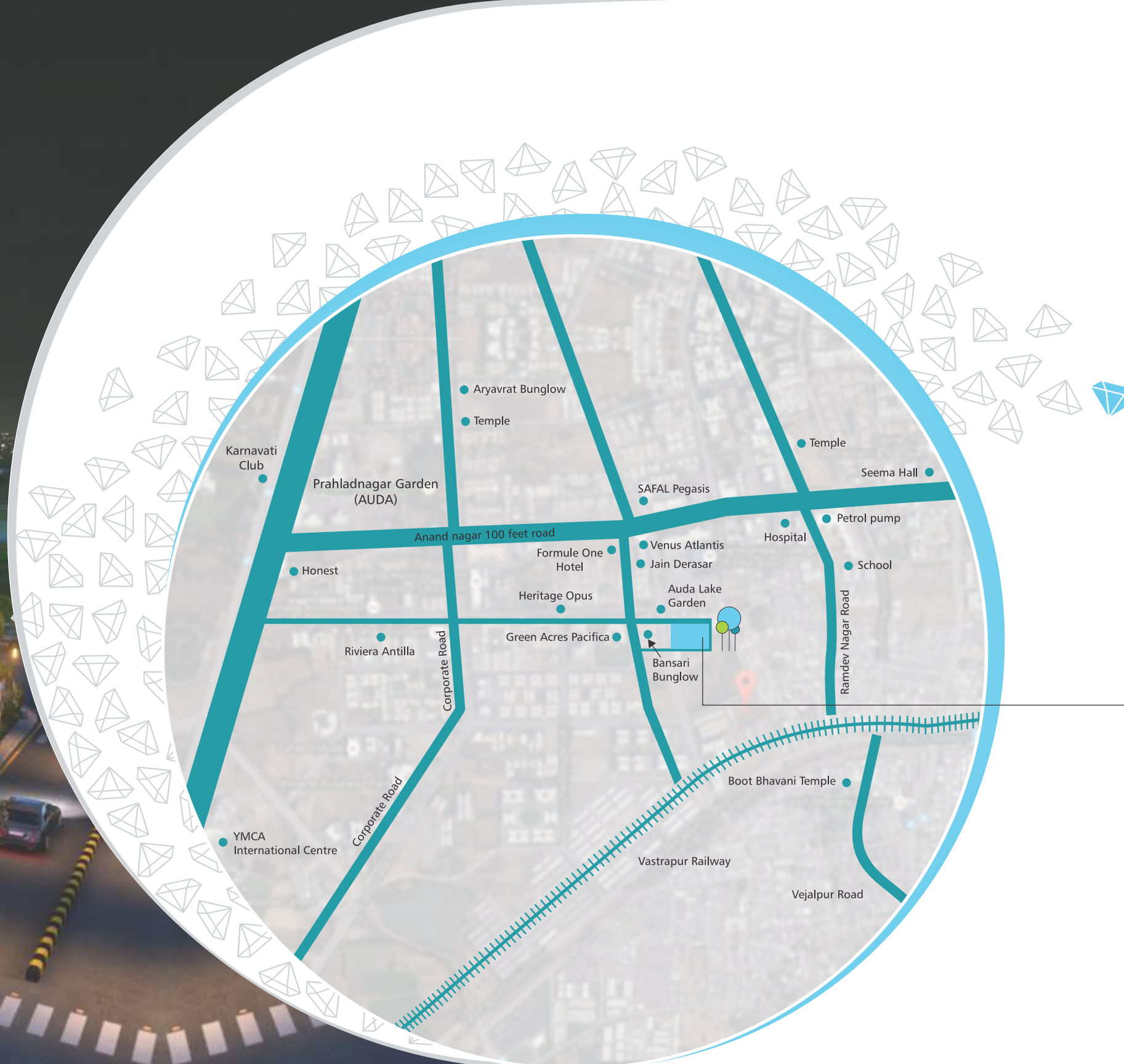


## OUR SUCCESS

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

## RULES & REGULATIONS

All rights reserved to organizer for any change in plan & specification | 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. | 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 apartment shall be offered only after full payment. | All possible loan papers shall be made available for procuring loans. | Request for transfer shall be at the discretion of the "Soham Procon". | We follow GIHED code of conduct. | 1.5% interest Per month on late payment charges. | All payment to made in the name of "Soham Procon". Outstation cheque shall not be accepted. | 100% payment by cheque only.



In Ahmedabad there are many choices for houses...

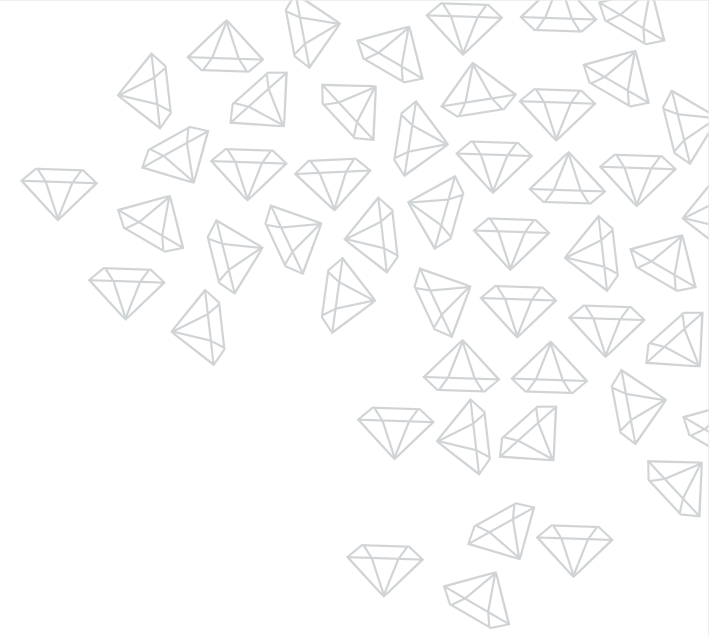
However, when you have luxury of air, spaces & conveniences, then you have a

**"LIFESTYLE HOMES"**



B/h. Venus Atlantis, Opp. Green Acers, Nr. AUDA lake and garden, Nr. Bansari Bungalows, Prahladnagar, Ahmedabad, GUJARAT.





DEVELOPER

SOHAM PROCON

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ARCHITECT



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