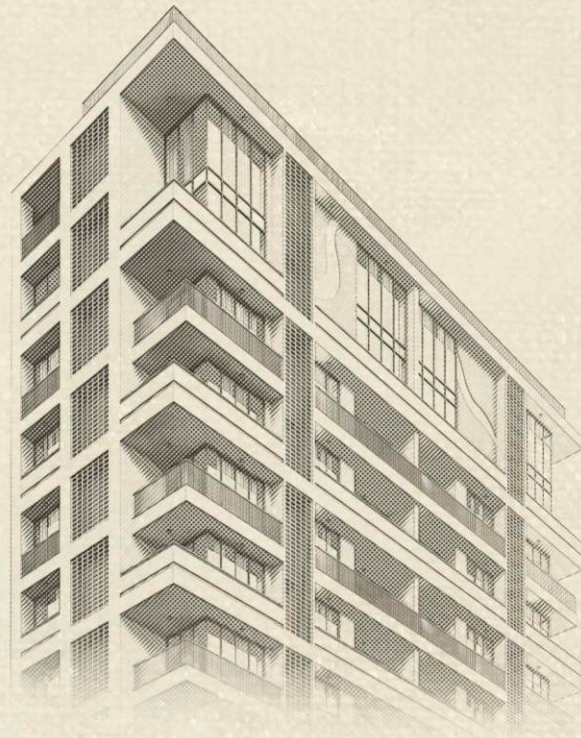


Freedom
to live the life of
your dreams



3, 4 & 5 BHK LIFESTYLE APARTMENTS



FEW STRONG REASONS TO BUY FROM US...

- Transparent code of conduct
- Fair pricing for all customers
- No compromise in construction
- 100% loan papers
- Delivering as per commitment
- Timely possession guaranteed

WHY WE UNDERSTAND FOR YOUR DREAM HOME?

Experience always makes things better than perfect. Through the years of our journey We have given committed to deliver excellence. We have given our best to serve the society that deserves only the best.

Soham Group is a pioneer in developments in Motera, Chandkheda and Koteswar (New Shahibaug) area. We are renowned for the quality of construction and transparency in our dealings with our customers.

33+
YEARS EXPERIENCE

37+
RENOWNED PROJECTS



Freedom to experience the best things in life

In modern times where space is the ultimate luxury, imagine living in a palatial home that fulfils all your wants and wishes. Feel the sense of openness, bliss and happiness like never before.



Elegant
Apartment



Exclusive
Amenities



Premium
Lifestyle



Freedom
to cherish what
you've desired

PROJECT FEATURES

G + 13 Storeyed residential tower with **72 units**

Thoughtfully planned **residences**

Located at **new shahibaug, koteshwar**

Where having one balcony
is a dream for many,
Dev Pristine offers you two





Elegant Apartments



Freedom to be happy for a lifetime

Comfort and security are an integral part of your lifestyle here. These striking towers are exquisite to look at and even more delightful to reside in. Every detail, every corner, every amenity is planned with precision to give you a wonderful living experience.



Two Car Parking



Video Door Phone



CCTV Camera



Intercom



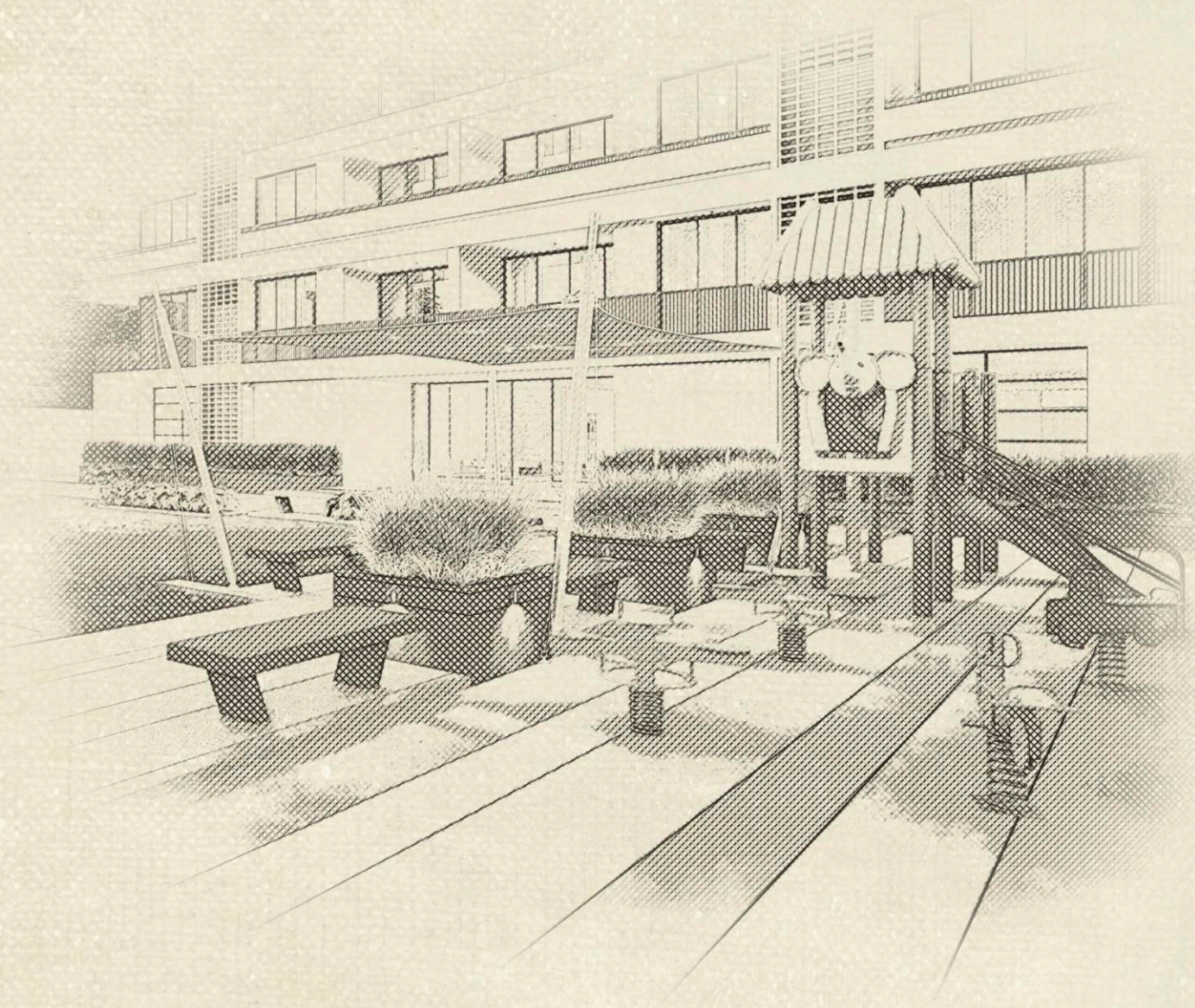
Wi-Fi Access



Multi DTH



Why settle for an ordinary life when you are privileged enough to have the access to such a fabulous lifestyle.



Freedom to indulge in modern amenities

Dev Pristine promises you a life where there is no dull moment. Play, enjoy, entertain and celebrate life in grand style thanks to the plethora of lifestyle amenities.



Children Play Area



Garden



Indoor Games



Exclusive Amenities



Premium Lifestyle



Freedom to appreciate elite luxuries

The best feature of these luxurious apartments is the ample space it offers to your family. Enough space to live freely every day, accommodate all your comforts and entertain your guests.



Ample
Natural Light



Large
Windows



Spacious
Balcony





Sabarmati river



Koteshwar Mahadev Temple

Swaminarayan Mandir




Shree Sahajanand Gurukul

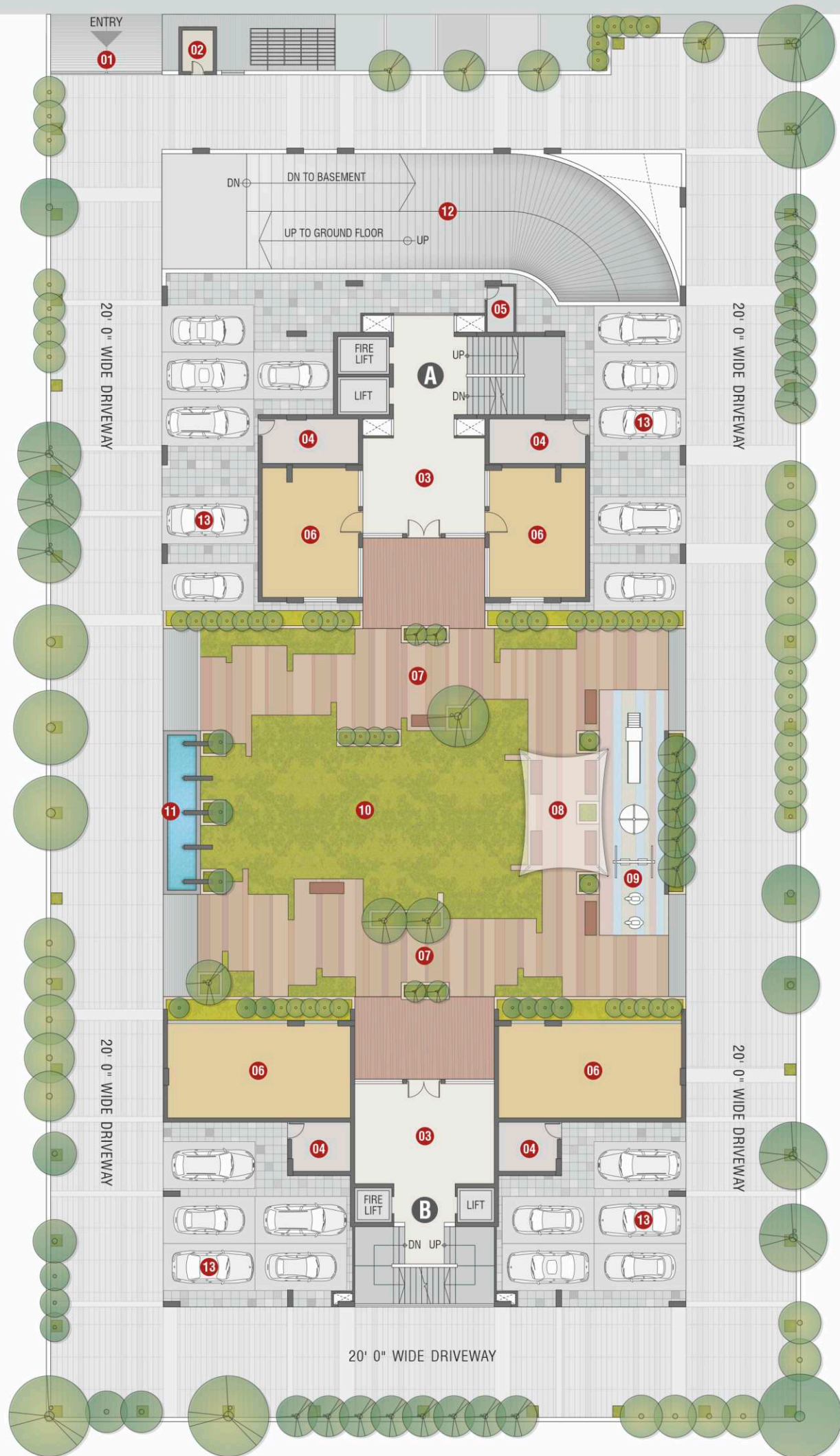


Sardar Patel Stadium Motera




DEV
PRISTINE

24.00 MT. WIDE T.P. ROAD



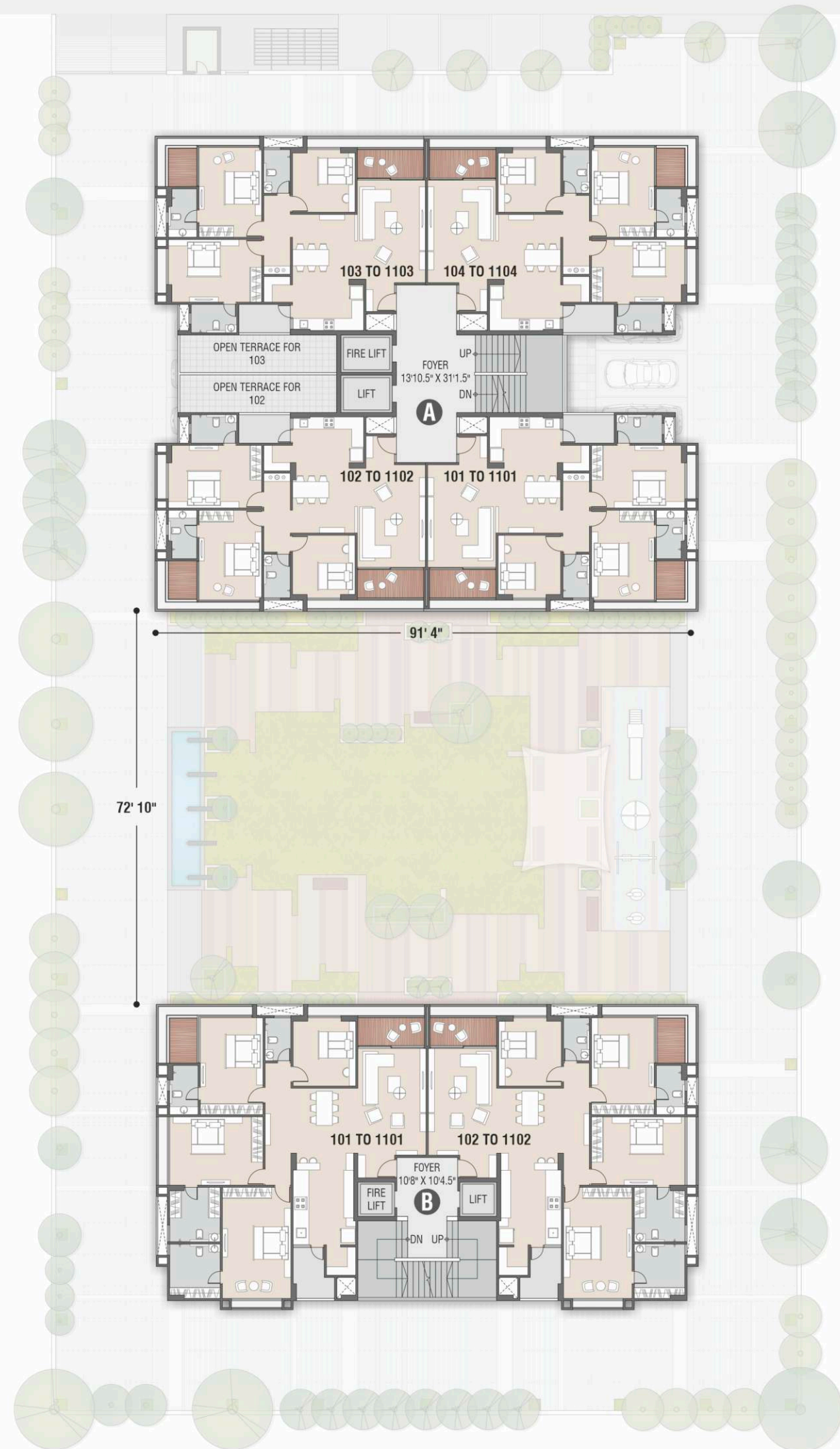
GROUND FLOOR PLAN

LEGEND

- 01 ENTRANCE GATE
- 02 SECURITY CABIN
- 03 ENTRANCE FOYER
- 04 METER ROOM
- 05 COMMON TOILET
- 06 CLUB HOUSE
(GYM+INDOOR GAME+
ACTIVITY ROOM)
- 07 PATHWAY
- 08 SENIOR SEATING AREA
- 09 CHILDREN PLAY AREA
- 10 GARDEN
- 11 WATER BODY
- 12 RAMP TO BASEMENT
- 13 PARKING



TYPICAL FLOOR PLAN



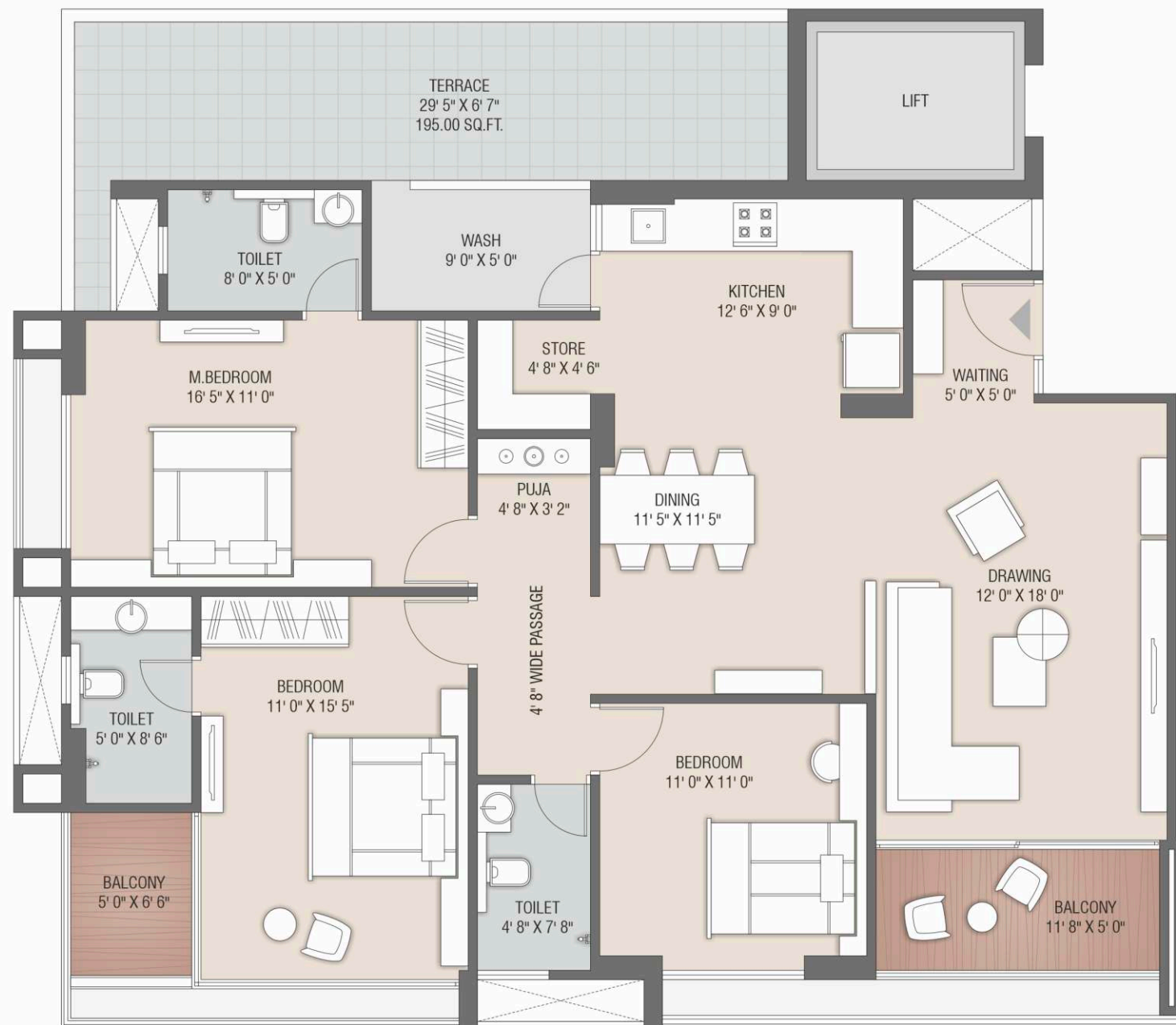
3 BHK UNIT PLAN

A - 102 & 103

BLOCK - A

First Floor

RERA AREA - 125.84 SQ.MT (1354 SQ.FT)
 BUILT UP AREA - 130.99 SQ.MT (1409 SQ.FT)
 (CARPET+WALL)
 OPEN TERRACE AREA - 195.00 SQ.FT



3 BHK UNIT PLAN

A - 101 TO 1101
 A - 202 TO 1102
 A - 203 TO 1103
 A - 104 TO 1104

BLOCK - A

Typical Floor

RERA AREA - 125.84 SQ.MT (1354 SQ.FT)
 BUILT UP AREA - 130.99 SQ.MT (1409 SQ.FT)
 (CARPET+WALL)



4 BHK

SKY MANOR

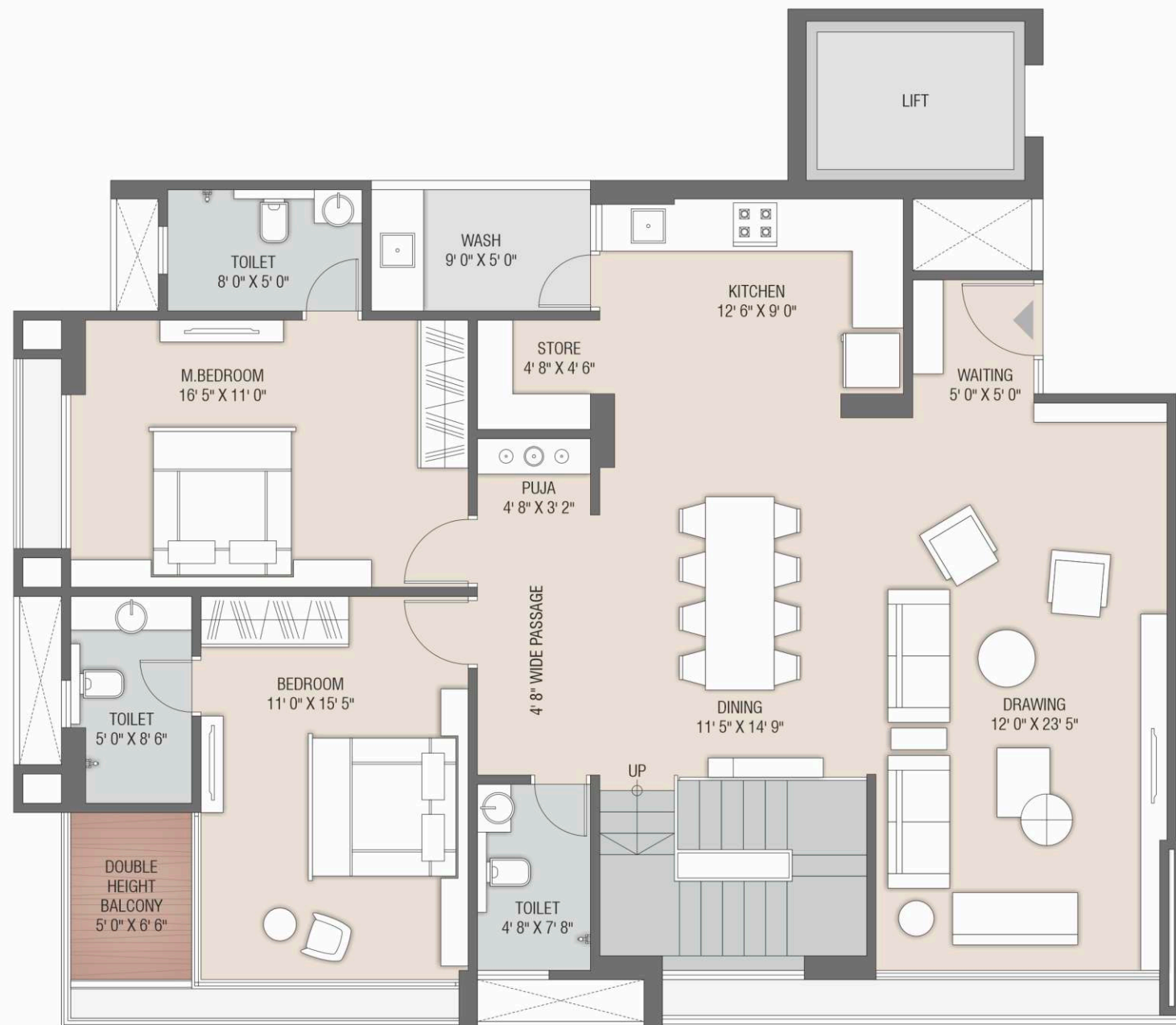
A - 1201 TO 1204

BLOCK - A

12th Floor

RERA AREA - 126.02 SQ.MT
 BUILT UP AREA - 130.99 SQ.MT
 (CARPET+WALL)

12th + 13th FLOOR
 RERA AREA - 201.57 SQ.MT (2168.89 SQ.FT)
 BUILT UP AREA - 211.23 SQ.MT (2273 SQ.FT)
 (CARPET+WALL)



4 BHK

SKY MANOR

A - 1201 TO 1204

BLOCK - A

13th Floor

RERA AREA - 75.55 SQ.MT
 BUILT UP AREA - 80.24 SQ.MT
 (CARPET+WALL)
 TERRACE AREA - 495.00 SQ.FT



5 BHK SKY MANOR

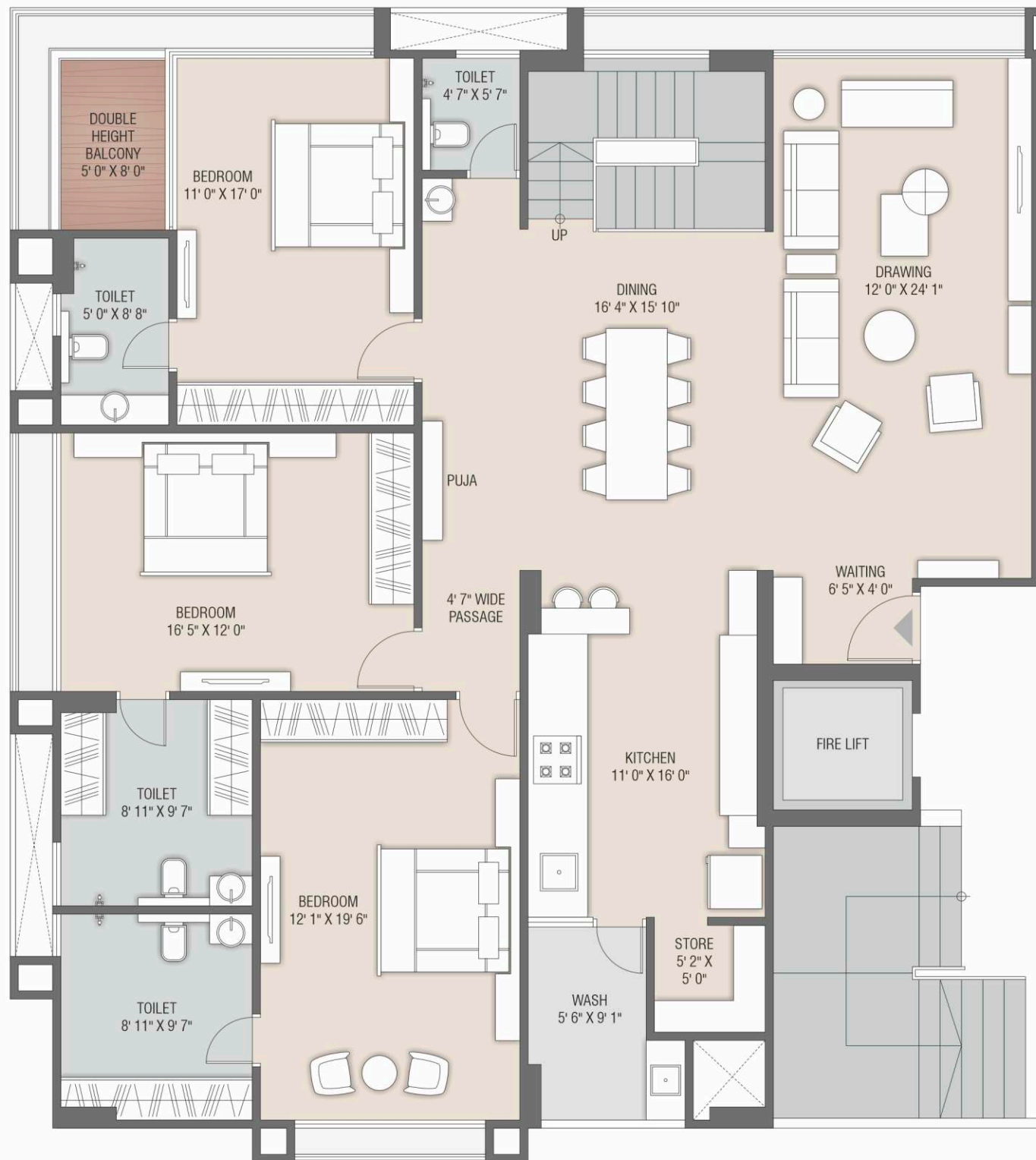
B - 1201 & 1202

BLOCK - B

12th Floor

RERA AREA - 178.13 SQ.MT
 BUILT UP AREA - 183.13 SQ.MT
 (CARPET+WALL)

12th + 13th FLOOR
 RERA AREA - 257.99 SQ.MT (2776 SQ.FT)
 BUILT UP AREA - 267.01 SQ.MT (2873 SQ.FT)
 (CARPET+WALL)



5 BHK SKY MANOR

B - 1201 & 1202

BLOCK - B

13th Floor

RERA AREA - 79.86 SQ.MT
 BUILT UP AREA - 83.88 SQ.MT
 (CARPET+WALL)
 TERRACE AREA - 1024.00 SQ.FT



4 BHK UNIT PLAN

B - 101 TO 1101
B - 102 TO 1102

BLOCK - B

Typical Floor

RERA AREA - 177.99 SQ.MT (1602 SQ.FT)
BUILT UP AREA - 183.13 SQ.MT (1648 SQ.FT)
(CARPET+WALL)



SPECIFICATION



Super Structure

Earthquake resistant RCC frame structure



Doors & Windows

Decorative main door with wooden frame and brass / S.S fitting. All internal door, flush door with wooden frame and brass / S.S fitting. Fully anodized aluminium / powder coated sliding windows with stone frame



Flooring

Premium quality vitrified tiles in entire apartment.



Kitchen

Good quality granite platform and SS sink. Gas supply and designer tiles dado up to lintel level



Electrical

Concealed copper wiring of good quality, Decorative modular switches with adequate points in entire apartments. A.C. points in all bedrooms & living room, modular switches, MCB, ELCB distribution panel, TV & telephone points provided in living and master bedrooms



Bathrooms

Top of the line CP fitting of jaquar or equivalent quality. Elegant sanitary ware of Cera / Hindware or equivalent quality, Designer wall tiles up to lintel level with anti-skid flooring, Gas / Electric Geyser Point in all toilets



Walls

External double coat plaster with 100% acrylic paint, internal smooth plaster with putty finish.

"IMPORTANT NOTES: All the architectural and interior images in the brochure are merely simulated interpretations using computer graphics to enhance the customer understanding and are not factual images. The colour and general appearance of the flooring and wall tiles, sanitary ware & fitting 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 linen, upholstery etc. lights and other electrical fixtures and appliances like air conditioners, refrigerators, TVs, telephones, laptops etc. any of the equipment, household accessories inter alia crockery and cutlery, rugs, carpets, decorative pieces and wall hangings, wallpapers, utensils etc. apparels and other consumable and movable items shown in the simulated images do not form part of the sale of any property by the developer. All rights are reserved with the developers to make any changes in the project and all the members shall abide by such changes. GST, stamp duty, registration charges, or any other charges and taxes as & when levied by the government or any of its body shall be borne by purchaser/buyer/legal possession holder. This brochure is not to be treated as part of the legal document and is for an easy display of the project. Subject to Ahmedabad Jurisdiction only. The Brochure is for restricted private circulation only and is not to be considered as a legal document with obligations for specific performance. It is meant for the purpose of conceptual presentation only."

IN ESSENCE...

- BLOCK A & B: 13 STOREYS
- BLOCK A
 - FOUR APARTMENTS OF TYPE 3 BHK FROM 1ST TO 11TH FLOORS
 - FOUR DUPLEX SKY MANORS OF TYPE 4 BHK ON 12TH FLOOR INTERNALLY CONNECTED WITH 13TH FLOOR WITH PRIVATE OPEN TERRACE
- BLOCK B
 - TWO APARTMENTS OF TYPE 4 BHK FROM 1ST TO 11TH FLOORS
 - TWO DUPLEX SKY MANORS OF TYPE 5 BHK ON 12TH FLOOR INTERNALLY CONNECTED WITH 13TH FLOOR WITH ATTACHED/PRIVATE OPEN TERRACE
- TWO BALCONIES IN EACH APARTMENT
- GSPC GAS PIPE LINE
- 24/7 CCTV SURVEILLANCE THROUGHOUT THE PREMISES WITH ROUND THE CLOCK SECURITY
- DTH SERVICES
- HOUSEKEEPING AND MAINTENANCE SERVICES BY PROFESSIONALS
- TWO ALLOTTED FREE CAR PARKING
- PREMIUM VIEW FROM EACH APARTMENT
- SOLAR PANEL ON COMMON TERRACE
- TWO BASEMENTS FOR PARKING
- TWO ELEVATORS PER BLOCK
- LANDSCAPE COMMON GARDEN WITH CHILDREN PLAY AREA
- THE DISTANCE BETWEEN TWO TOWERS IS 72' 10"



OUR SUCCESS

COMPLETED PROJECTS

- Dev Priya 1&2, Motera
- Dev Priya 3, Motera
- Dev Shruti 1&2, Motera
- Devaarya, Motera
- Dev Paradise, New Chandkheda
- Dev Pride, Motera
- Dev Prayag, Motera
- Dev Prime, New Chandkheda
- Devmangalya, Motera
- Dev Pujan, Motera
- Dev Priya 4, Motera
- Dev Ratna 1&2, Motera
- Devarsh, Motera
- Dev Sangam, Koteswar

- Devam 1&2, Motera
- Devdeep, Koteswar
- Devpreet, Gandhinagar Highway
- Dev Tranquil, Koteswar
- Dev Parivesh (2&3BHK Flat), Sabarmati
- Dev Vihaan (3BHK Flat), Motera

RUNNING PROJECT

- Dev Parijat (3BHK Flat & Shop), Vaishnodevi Circle
- Kaveri Soham Vivanta (3BHK Flat & Shop), Shilaj
- Kaveri Shoham Vistara (3BHK Flat & Shop), Shilaj
- HTC (Showrooms and Office), Vaishnodevi Circle
- Soham Pristine (Showrooms and Office), Sindhu Bhavan Road



3, 4 & 5 BHK LIFESTYLE APARTMENTS

Contact: +91 99250 15584

Address: **DEV PRISTINE**,
Opp. Dev Tranquil, Nr. Apollo Hospital,
Bhat-Koteswar Road, New Shahibaug,
Koteswar, Ahmedabad-382428

NEAR BY CONNECTIVITY

Sabarmati riverfront	- 01 Min
Apollo hospital	- 02 Min
GCA, Narayani resort	- 05 Min
PVR, Ring Road & BRTS	- 05 Min
International airport	- 05 Min
Motera stadium,	- 05 Min
D Mart, 4D mall	- 05 Min
City pulse, City gold multiplex	- 07 Min
Shree balaji agora mall	- 07 Min
Government engineering college	- 08 Min
SMS multi-hospital	- 08 Min
Sabarmati railway station	- 10 Min
GIFT city	- 10 Min
Indus hospital	- 10 Min



DEVELOPER :
SOHAM INFRA BUILD PVT. LTD.

Address:
SOHAM INFRA BUILD PVT. LTD.,
B/1201, The Capital, Opp. Hetarth
Party Plot, Science City Road, Sola,
Ahmedabad-380060

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3, 4 & 5 BHK Lifestyle Apartments

Opp. Dev Tranquil,
Koteshwar- Bhat Road
New shahibaug , Koteshwar,
Ahmedabad-382428

Architect
9th Street Architects

Structural Engineer
Achal Parikh

Plumbing Consultant
Milind Mehta

Electrical Consultant
Apoorva Parikh

Landscape Consultant
Green Gold Consultancy