



A PLACE OF YOUR DREAM...



FEW STRONG REASONS TO BUY WITH US...

- Transparent code of conduct
- Fair Pricing for all customers
- No-Compromise Construction
- Thoughtfully built
- 100% loan papers
- Delivering as per commitment
- Timely possession guaranteed

WHY WE UNDERSTAND FOR YOUR DREAM HOME?

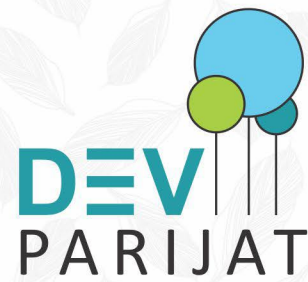
Experience always makes things better than perfect. Through the years of our journey we have been committed to deliver excellence. We have given our best to serve the society what is deserves.

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.

OVER 33+ YEARS EXPERIENCE

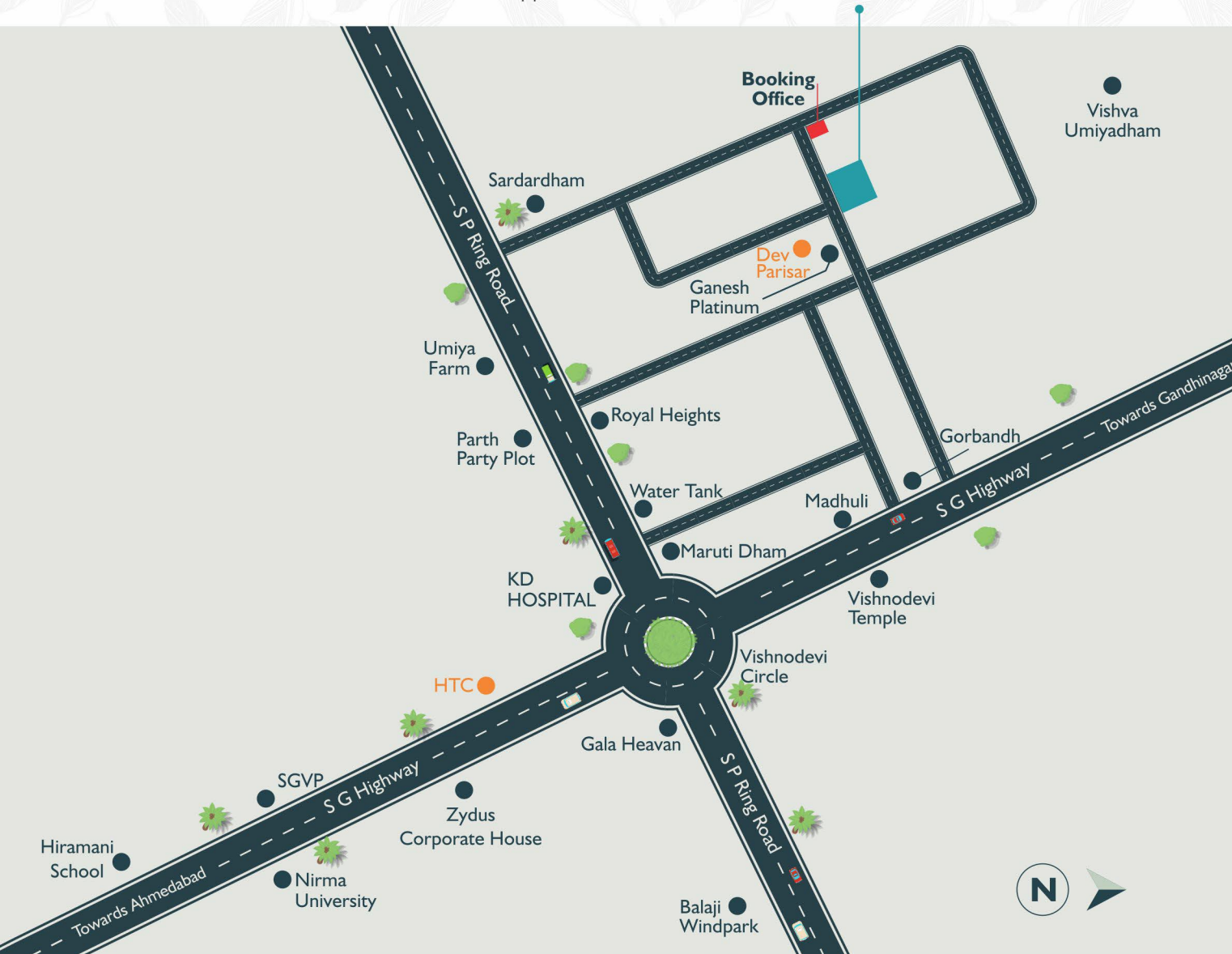
35+ RENOWNED PROJECTS





3BHK lifestyle Apartment

B/h. Gorbandh and Madhuli Restaurant,
Opp. Vaishnodevi Mandir, Vaishnodevi Circle, Ahmedabad-382421.



EXPERIENCE AN OPULENT LIFESTYLE WITH THE BEST LOCATION

The Sarkhej-Gandhinagar Highway, colloquially the S.G. Road or S.G. Highway, connects the city of Ahmedabad with Gandhinagar. It is a major artery road for commercial and public transport and is witnessing a major construction boom along its route towards Gandhinagar.



2 minutes for **KD Hospital, SGVP Hospital**



2 minutes for **SGVP & HIRAMANI School**



2 minutes for **NIRMA College**



2 minutes for **VAISHNODEVI & VISHVA UMIYADHAM Temple**



2 minutes for **Restaurant**



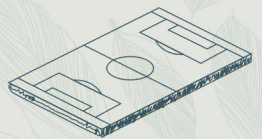
2 minutes for **SARDARDHAM**





HOME, WITH SOME
ADDITIONAL TOUCHES

A place where you get all the facilities & securities
for you and your family members.



MULTI-PURPOSE COURT



FULLY EQUIPPED GYM



STRETCHER ELEVATORS



CHILDREN PLAY AREA



VIDEO DOOR PHONE



GARDEN/
SENIOR CITIZEN SEATOUT



CCTV CAMERA



INDOOR GAMES



The image displays two architectural floor plans for a building, labeled 'GROUND FLOOR' and 'FIRST FLOOR'.

GROUND FLOOR: This plan shows a large central 'LAWN AREA' surrounded by various recreational and commercial spaces. At the top, there is a 'DRIVE WAY' and a '7.5 M.T. TP ROAD'. The central area includes 'INDOOR GAME' rooms, 'GYM/YOGA' spaces, a 'MULTI-PURPOSE COURT', and a 'CHILDREN PLAY AREA'. There are also 'SEATING AREA' and 'WALKWAY' spaces. The bottom section features a row of 'SHOP' units numbered 1* through 12/A*. A 'DRIVE WAY' runs along the right side, and an 'ENTRY' is marked at the bottom right. A '7.5 M.T. TP ROAD' is also indicated at the bottom left. A north arrow is located at the bottom right.

FIRST FLOOR: This plan shows the upper level of the building. It features a central courtyard area surrounded by residential units. The units are labeled with numbers: 101, 102, 103, and 104. Each unit has an 'OPEN TERRACE'. There are also 'FOYER' and 'LIFT' areas. The bottom section features a row of 'SHOP' units numbered 101* through 111*. A 'WIDE PASSAGE' runs along the bottom. A 'DRIVE WAY' runs along the right side, and an 'ENTRY' is marked at the bottom right. A '7.5 M.T. TP ROAD' is also indicated at the bottom left. A north arrow is located at the bottom right.



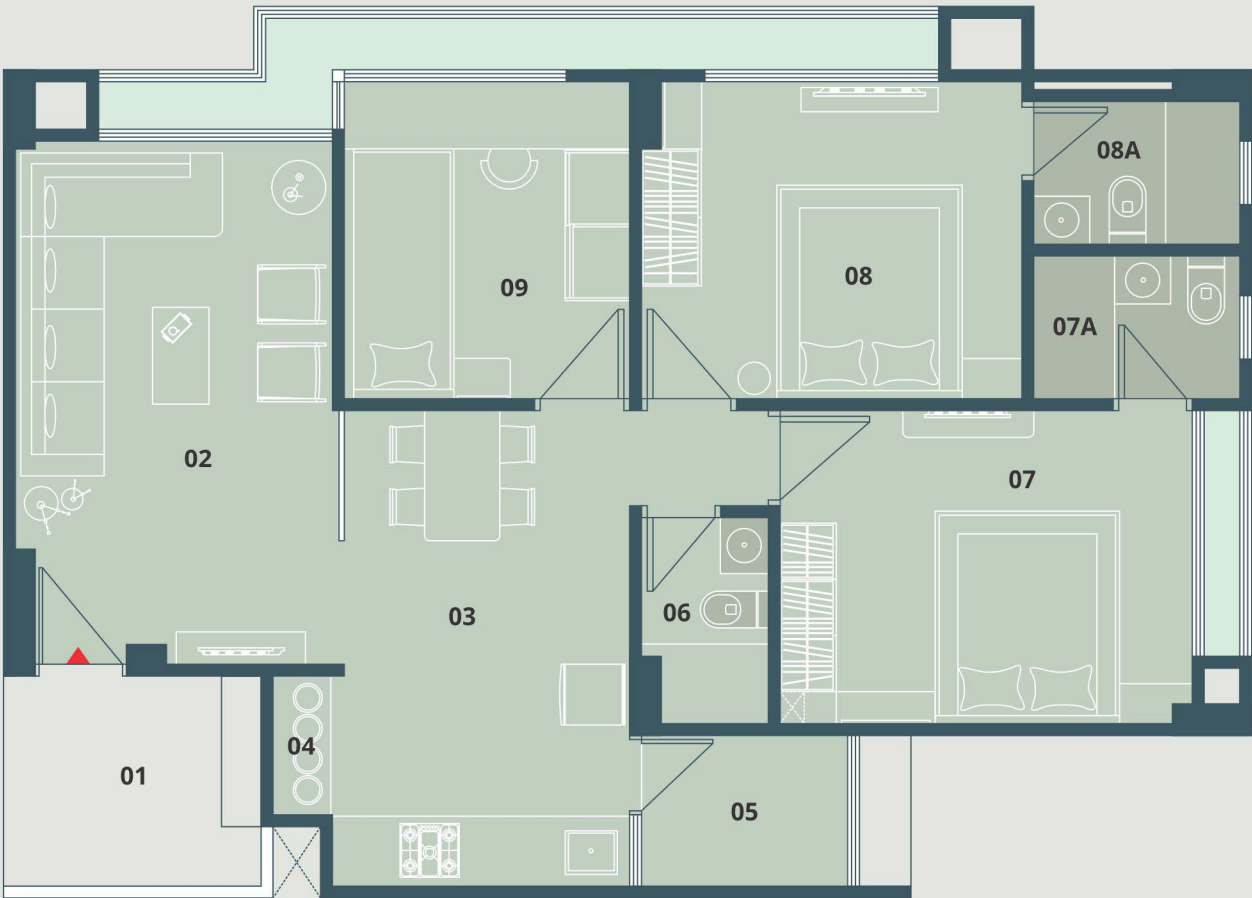
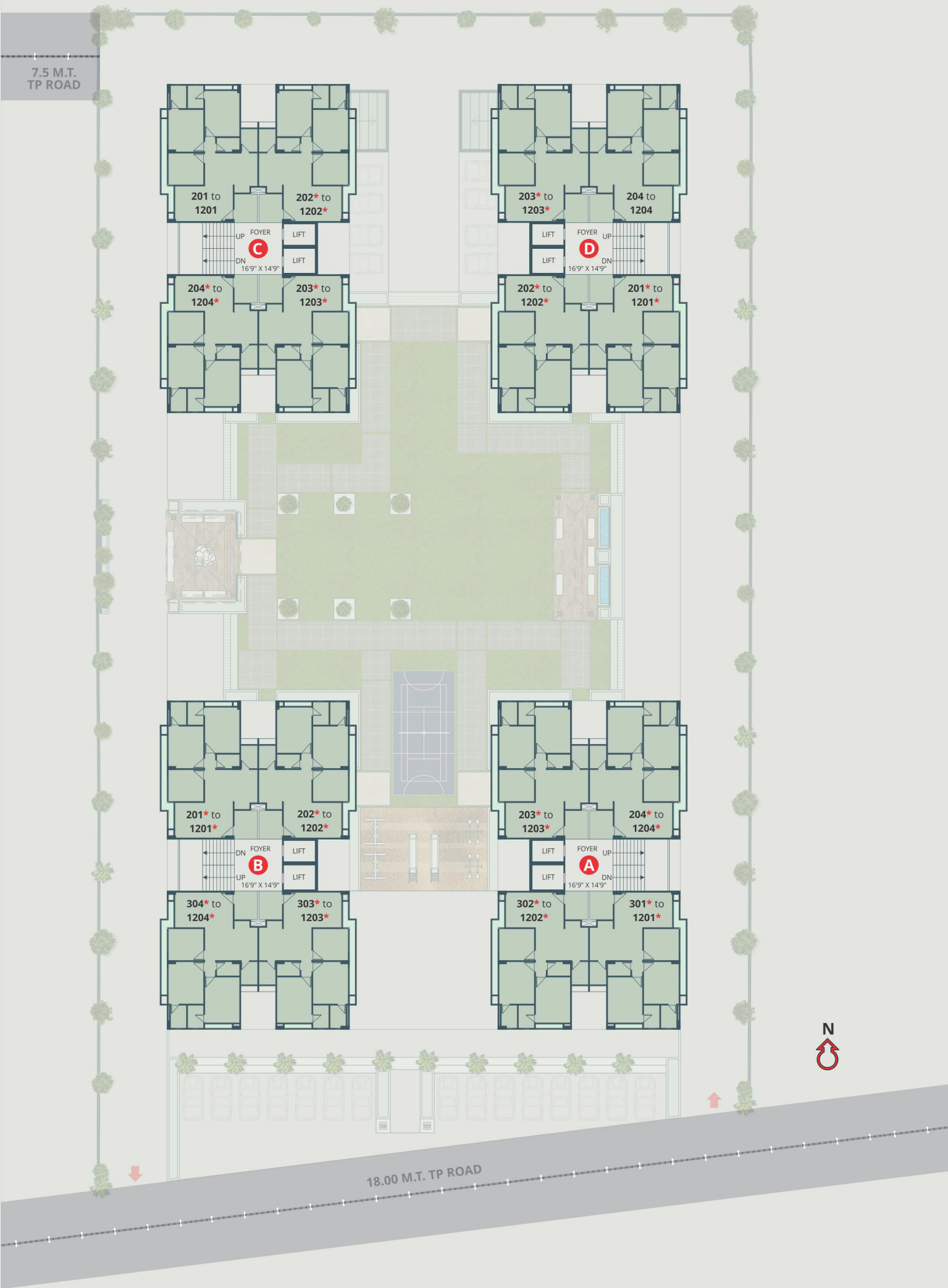
The image displays two architectural floor plans for a building, labeled 'GROUND FLOOR' and 'FIRST FLOOR'.

GROUND FLOOR: This plan shows a large central 'LAWN AREA' surrounded by various recreational and utility spaces. On the left and right sides, there are 'INDOOR GAME' rooms and 'GYM/YOGA' spaces. A 'CHILDREN PLAY AREA' is located near the bottom center. The bottom of the plan features a row of 'SHOP' units numbered 1 through 12/A. The plan includes multiple 'BLOCK ENTRY' points, 'WALKWAY's, and 'METER rm.'s. A 'DRIVE WAY' is shown on the left and right sides, and an 'EXIT' is marked at the bottom left. A north arrow is located at the bottom right.

FIRST FLOOR: This plan shows residential units (101, 102, 103, 104) with 'OPEN TERRACE's. The units are arranged around a central courtyard area. The bottom of the plan features a row of 'SHOP' units numbered 101 through 111. The plan includes 'FOYER' areas, 'LIFT's, and 'OPEN TERRACE's. A north arrow is located at the bottom right.



TYPICAL FLOOR



Typical Plan

79.54 sq. mt. (carpet + wall)
As per approved plan by AUDA

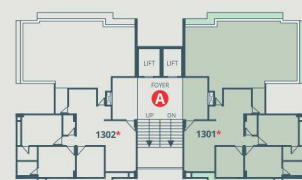
73.00 sq. mt. (carpet as per RERA)
+ 02.87 sq. mt. (wash area)
75.87 sq. mt. (total area)

TYPE - 1 (Typical)

01	VESTIBULE	8'-0" X 6'-7½"	07	BED ROOM	13'-0" X 9'-10½"
02	DRAWING ROOM	10'-0" X 16'-6"	07A	TOILET	6'-6" X 4'-6"
03	KITCHEN/DINING	9'-0" X 15'-9"	08	BED ROOM	12'-0" X 10'-0"
04	STORE	1'-10½" X 4'-4 ½"	08A	TOILET	6'-6" X 4'-6"
05	WASH	6'-6" X 4'-9"	09	BED ROOM	9'-0" X 10'-0"
06	TOILET	4'-0" X 6'-6"			



Penthouse Plan



79.96 sq. mt. (carpet + wall)
As per approved plan by AUDA

75.77 sq. mt. (carpet as per RERA)
+ 78.10 sq. mt. (attached open terrace area)



TYPE - 2 (Penthouse)

A, B, C, D (1301*, 1302*)

01	VESTIBULE	8'-0" X 13'-7½"	07	TOILET	4'-0" X 6'-6"
02	DRAWING ROOM	10'-0" X 16'-6"	08	BED ROOM	13'-0" X 9'-10½"
03	DINING	9'-0" X 10'-3"	08A	TOILET	6'-6" X 4'-6"
04	STORE	1'-10½" X 4'-4 ½"	09	BED ROOM	12'-0" X 10'-0"
05	KITCHEN	9'-0" X 8'-0"	09A	TOILET	6'-6" X 4'-6"
06	OPEN WASH	4'-0" X 8'-4½"	10	BED ROOM	9'-0" X 10'-0"



THE PROJECT IN A NUTSHELL

- Block A,B,C,D 13 floors.
- 4 apartments on 1st to 12th floor & 2 penthouses on 13th floor.
- 196 units of 3 bhk with 3 bath.
- 24 shops (13 in ground floor & 11 in first floor) with attached toilet.
- Adani Gas pipe line.
- Stretcher Elevator for emergencies.
- 24 x 7 CCTV surveillance throughout the premises with round the clock security.
- Housekeeping and maintenance services by a professional.
- Private vestibule at the entrance.
- Ample basement / ground floor level small car parking at no extra cost.
- Premium view from each apartment.







COMPLETED PROJECTS

- Dev Vihar 1&2, Thaltej
- Dev Priya 1&2, Motera
- Dev Priya 3, Motera
- Dev Shrusti 1&2, Motera
- Devtirth, New C.G.Road
- Devkutir, New C.G.Road
- Devrath, New C.G.Road
- Devdarshan, New C.G.Road
- Devaarya, Motera
- Dev Paradise, New Chandkheda
- Dev Pride, Motera
- Dev Prayag, Motera
- Dev Prime, New Chandkheda
- Solitair, Vastrapur
- Dev mangalya, Motera
- Devpujan, Motera
- Devpriya 4, Motera
- Devratna 1&2, Motera
- Devarsh, Motera
- Devsangam, Koteswar
- Devam 1&2, Motera
- Devdeep, Koteswar
- Devpreet, Gandhinagar Highway
- Dev Tranquil, Koteswar
- Dev Parisar, Vaishnodevi Circle
- Dev Parivesh (2 & 3bhk Flat), Sabarmati



RUNNING PROJECTS

- Dev Solitaire (3bhk Flat), Prahlad Nagar
- Dev Vihaan (3bhk Flat), Motera
- Kaveri Soham (3bhk Flat), Shilaj
- Kaveri Soham Vistara (3bhk Flat & Shops), Shilaj
- HTC (Showrooms and Offices), Vaishnodevi Circle

SPECIFICATION

- Super Structure**
Earthquake resistant RCC frame structure.
- Walls**
External double coat plaster with 100% acrylic paint, Internal mala plaster with putty finish.
- Floors**
Premium quality vitrified tiles in entire apartment.
- Kitchen**
Good quality granite platform and SS sink. Designer tiles dado up to lintel level.
- Bathrooms**
Top of the line CP fitting of Jaquar or equivalent quality, Elegant sanitary ware of Hindware or equivalent quality, Designer wall tiles up to lintel level with anti-skid flooring.
- 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 glazed / anodized aluminum sliding windows.
- Electrical**
Concealed copper wiring of good quality, Decorative modular switches with adequate points in entire apartment, Modular switches, MCB distribution panel, TV & telephone points provided in drawing.
- Elevators**
Two elevators per block with access from basement to terrace with one being a stretcher lift for emergencies.

IMPORTANT NOTES

100% payment by cheque only. 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 color and general appearance of the flooring and walls 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 linen, 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 other consumable and movable item shown in the simulated images do not form part of the sale of any property by the developer. All the other charges except for the registration fees for and/or in relation to Adani Gas Ltd. Said apartment/ Unit shall be paid by allottee. All rights are reserved with the developers to make any changes in the project and all the members shall be abide by such changes. GST, stamp duty, registration charges, or any other charges and taxes as & when levied by 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.



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A Member of



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B/h. Gorbandh and Madhuli Restaurant,
Opp. Vaishnodevi Mandir, Vaishnodevi Circle, Ahmedabad-382421.

Architect

9th Street Architects

Electrical Consultant

Apoorva Parikh

Structure Engineer

Achal Parikh

landscape Consultant

Green Gold Consultancy

Plumbing Consultant

Milind Mehta