

Flat Exclusive Amenities

- FLOORING**
Italian Marble in Hall, Dining, Balcony, Foyer.
Imported Wooden Flooring in 1 Master Bed Room.
Granamite 1m x 1m in other Rooms.
- KITCHEN**
Indian Natural Granite kitchen Counter with Granamite Tiles up to lintel level.
Gas Connection in Kitchen and Geyser.
Chimney in Kitchen. (Faber, Cata or Equivalent Std. brand)
Water Purifier Plant. (Kent, Zero - B, or Equivalent Std. brand)
5 - Burner Stove.
Double bowl with Single Drain Board Sink. (Nirali / Carysil or Equivalent Std. brand)
- TOILET**
Fully Hight Granamite.
False Ceiling in each Toilet.
Exhaust fan in each Toilet.
- COCK FITTINGS**
Jaguar, Kohler, or Equivalent Std. brand.
6 - Jet Nozzle in one Toilet.
Shower Panel in one Toilet.
- SANITARYWARE**
Exclusive Ceramic (American Standard, Roca, or Equivalent Std. brand)
- ELECTRIFICATION**
Modular Switches. (Crabtree, Havells or Equivalent Std. brand.)
Wiring. (Finolex, Polycab, or Equivalent brand wire.)
3 - Phase Electric Connection in Each Flat. (Chargeble)
- STORE ROOM**
Granite Rack with Granamite Dedo.
- FRAME**
Door & Window with Granite Frame.
- DOOR**
Main Door having Finger Touch Lock System for a Best Security.
Exclusive Designer Main Door made by Teak Wood, Veneer & Other Flush Door
- WINDOWS**
Full height Window with Reflective glass to get Amazing view of River & other surrounding Environment & also having Anodised coated sliding Windows which give Luxurious look to flat.
Safety Grill on Window.
- BALCONY RAILING**
Stainless Steel.
- PLUMBING**
Under Ceiling Concealed Modern Plumbing System.
- HARDWARE**
S.S. Hardware Fitting (Kich, Archies, Equivalent Std. brand)
- INNER SURFACE**
P.O.P Wall
- OUTSIDE SURFACE**
Textured, 2 - Coat tex. Paint.
- SERVANT ROOM**
1 Servant Room with Toilet in each Flat.
2 Servant Room with Toilet in each Penthouse.
- TERRACE**
China Mosaic Floor with Double Coat Water Proofing.
- WATER TANK**
Overhead Water Tank of 35000 ltrs. &
Underground Water Tank of 70000 ltrs. with Glazed Tiles.



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Luxurious Specifications

- **FLAT VIEW**
Flat having Excellent Location of Riverview & All the Sides of the flat is open for best Circulation of wind & Light which gives Healthy Environment.
- **FLOOR HEIGHT**
11" ft Floor Height.
- **LARGE HIGH SPEED ELEVATORS**
2 - Lift with S.S. Glass Auto door with Digital System. (Kone, Schindler Equivalent Std. brand)
1 - Lift with S.S. Auto door for Servant & Services.
- **AIR CONDITION**
7-Split A.C. in Each Flat & 10 - Split A.C. in Penthouse. (Daikin, Mitsubishi or Equivalent Std. brand)
- **GEYSER**
Gas Geyser in the Flat for Hot water and Centrally Plumbing.
- **GENERATOR**
1 - Lift, Passage Light, Street Light, work on Generator.
3 - Amp. Inside Flat.
5 - Amp. Inside Penthouse.
- **CONNECTIVITY**
Intercom System Connecting with All the Flats, Lifts, Reception, Security Cabin & Club.
CC TV Camera System Connecting with Reception to All the Flats.
- **CAR PARKING**
3 - Car Covered Parking Allotted for Flat Holder.
5 - Car Covered Parking Allotted for Penthouse Holder.
- **RECEPTION**
Lavish & Gorgeous A.C. Reception
Designer Reception made by Italian Marble, Granamite, Granite, Tinted glass, Sofa Set, Lighting Etc.
Designer Notice board & Name Plate.
- **COMMON PASSAGES**
Designer Wall & False Ceiling in all Common Passage
- **GARBAGE SHAFT**
Collecting Garbage & Giving Fresh & Hygienic Atmosphere.

NOTABLEPOINTS.

Legal documentary charges, GEB, SMC Tax, Service Tax, GST / Vat (If Applicable) Society Maintenance & Any additional taxes levied by the government or local authorities shall during or after competition of project shall be borne by the flat holder.

External Changes shall not be allowed. Internal changes shall be done with prior Permission & charged extra.

F.B. area counted in carpet area.

Register saledeed is must before key possession.

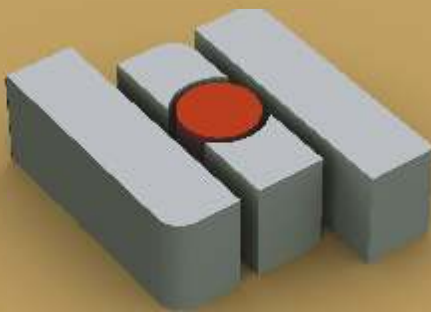
Irregular payment may cause cancellation of booking.

All details shown in this booklet is for guidance purpose only & Can not make part of any agreement. Developers reserve all rights to make any changes in the Including scheme (technical specifications, designs, planning, layout & all.)



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There are many who build houses.
Only a few build homes.

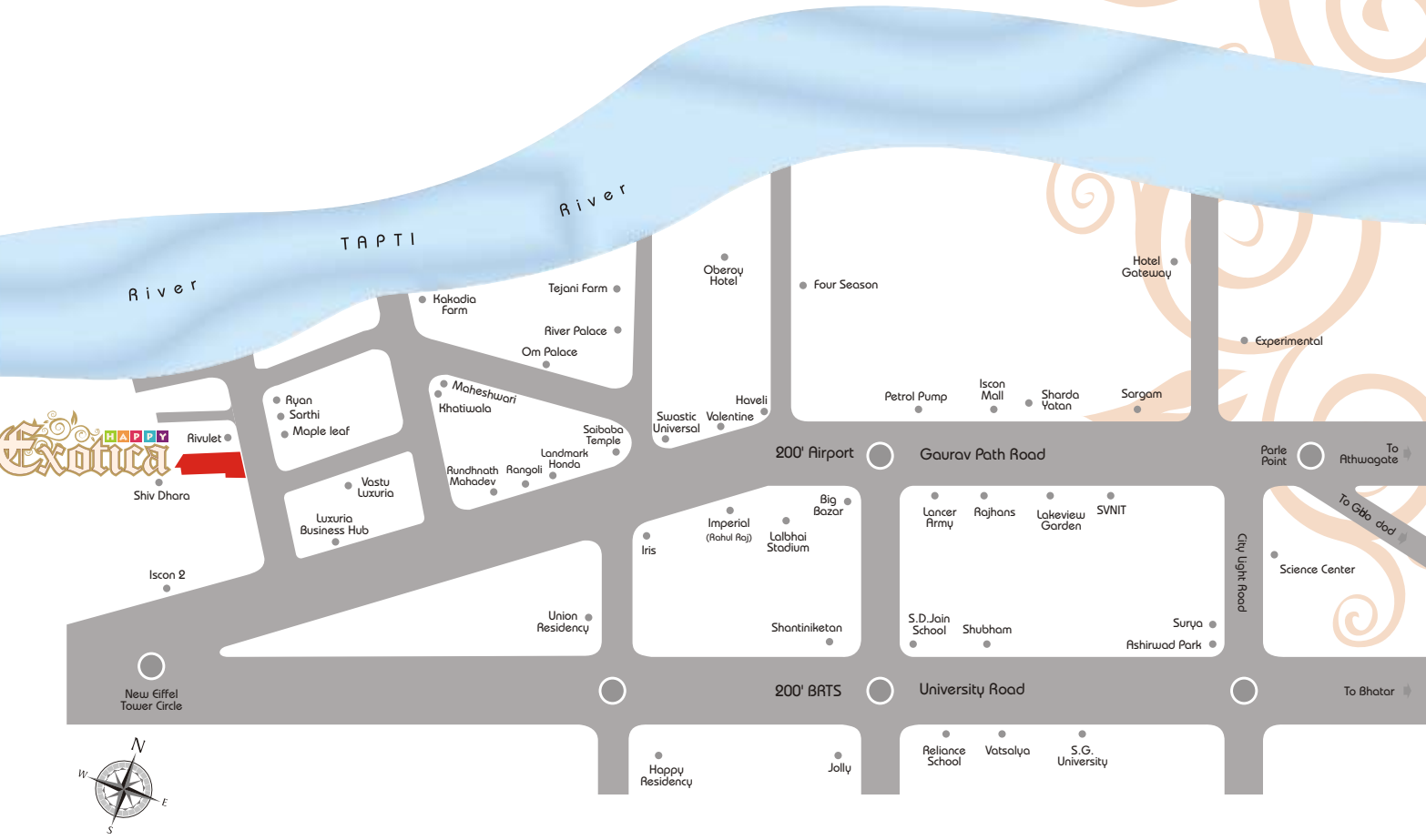


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Office address:
Happy Residency
Near SD Jain school, Opp. Shantiniketan
University - Airport Road, Surat.

Key Plan



Layout plan



Elevation



Alluring and inviting...

Adventures Activities

- Multipurpose A.C. Hall.
- Well Equipment Children Park.
- Drop of Plaza.
- Jogging Track.
- AC Gym.
- Hang out Space.
- Skating Ring.
- AC Indoor Games.
- Senior Citizen Garden.
- Beautiful Landscape Garden.
- Water Fall or Water body.
- Music System.

Reception



Children Park



Canopy



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Impervious and stylish... lavish and one to be marveled at...

Happy Exotica is yet another enticing statement, which invites fine living and comfort culminating from ingenious thinking of new age lifestyles.

It is a new age architectural marvel.

Bold and beautiful...



Entrance



Garden

Campus Specification

- Designing Entrance Gate, Security Cabin with attractive Compound Wall.
- Round the Clock Security.
- Staff Room with Toilet on Ground Floor.
- R.C.C Road with Street Light.
- Borewell with Submersible Pump in Building.
- Rain Water Harvesting System for Eco-Friendly Environment.
- Car Wash Area.
- Society Office.

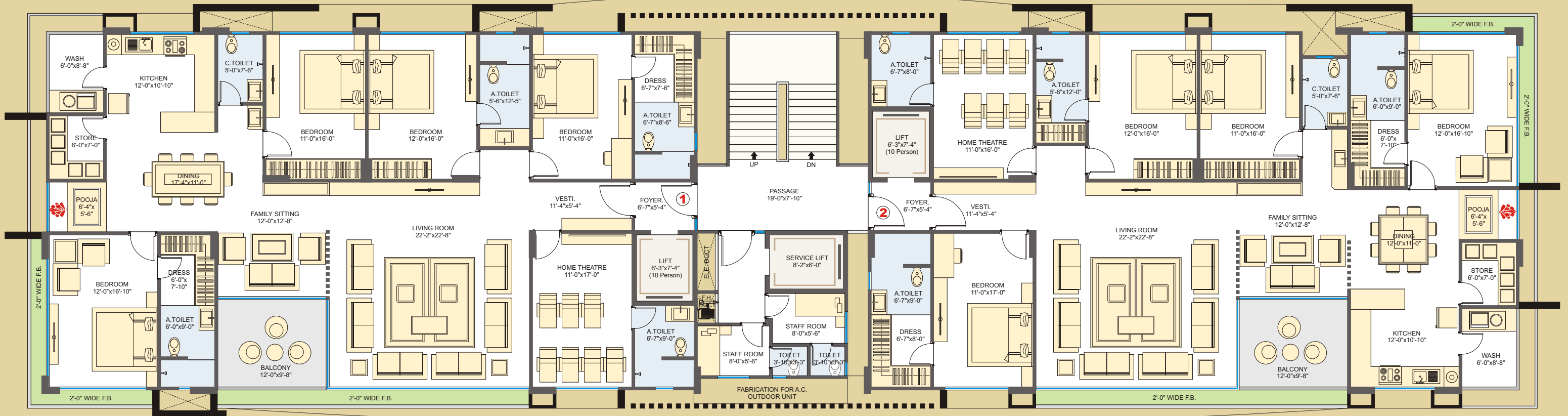
Safety Criteria

- R.C.C. Frame Structure Design with Siporex Block considering last Earthquake.
- N.A. Land.
- Development Permissions from S.M.C.
- Loanable Clear Titles.
- Individual Registered Sale Deed.
- Building Use Certificate.
- Airport N.O.C. with Aviation Light.
- Fire Safety System with Alarm.
- Gas Leakage Detector System.
- Fire N.O.C.

Floor Plan

5BHK or 4BHK + Home Theater
Flat 1st to 9th floor=C.A. 2835 sq.ft., S.A. 4725 sq.ft.

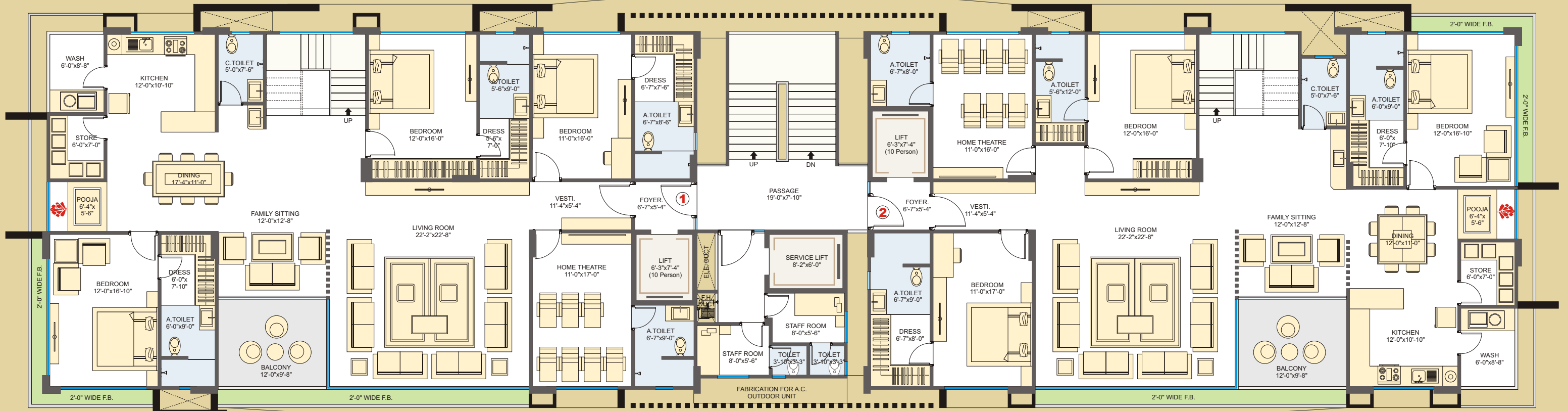
Exotica
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Penthouse Plan

6BHK + Home Theater
10th floor=C.A. 4747 sq.ft., S.A. 7911 sq.ft. (8680 sq.ft.) Terrace=1539 sq.ft.

Genuine luxury. Ingenious and exclusive



Penthouse Plan

11th floor

