

A PROJECT BY



ADDRESS:

Shaligram Felicity, Block No.-190, F.P. - 42, T.P. - 10 (Pal),
City Survey Office: Surat - 2, Ward: Pal (Binkheti), City Survey No.: NA 190 / P2,
Beside Monarch, Gaurav Path - Pal Lake Road, Pal, Surat-395009

Contact: +91 98255 74307

www.shaligramgroup.in
felicity@shaligramgroup.in

RERA Reg. No.:

PR/GJ/SURAT/SURAT CITY/ SURAT MUNICIPAL CORPORATION/RN158809915/250422
www.gujrera.gujarat.gov.in

DEVELOPER

SHALIGRAM CREATORS LLP

REGISTERED ADDRESS:

703, Sapphire Business Hub, Opp. Green Arcade, Nr. Madhuvan Circle,
L.P. Savani Road, Adajan, Surat, Gujarat 395009 India.

www.ele1art.com | +91 99746 03711

A PROJECT BY



Redefining Happiness



5,000+
Happy Families

30+ Projects Completed • 40 Lakh+ Sq. Ft. Constructed

30+ Years of Experience

Making difference in their lives, not brick by brick,
but moment by moment

Buildings, when built with vision and passion, can bring new dimensions to life - we firmly believe in this dictum at Shaligram Group.

As a result, we promise definitive excellence and we truly deliver it, in each of our projects. Backed with over 30 years of rich experience in real estate development, we are one of the most trusted developers of Gujarat. With 30+ projects and over 40 lakh+ sq.ft. of total development to our credit, we have touched the hearts of more than 5,000 happy families. And now with the same zeal and dedication, we invite you to embark on a fascinating, dazzling journey with us; we have named it - Shaligram Felicity

▶ Vision

To become Customer's most preferred choice by promising excellence in quality, timely completion and constant innovation.

▶ Core Competence

Technical Knowledge | Management Skill/ Excellent Planning | Risk Taking Ability
Decision Power | Effective Execution | Sales Effectiveness | Innovation

▶ Values

Trust | Transparency | Honesty | Commitment | Mutual respect

Realty Plus Awards



Sundaram Status

At Bhestan received best affordable housing project of Gujarat in the year of 2017 & 2018

The Pursuit of Happiness

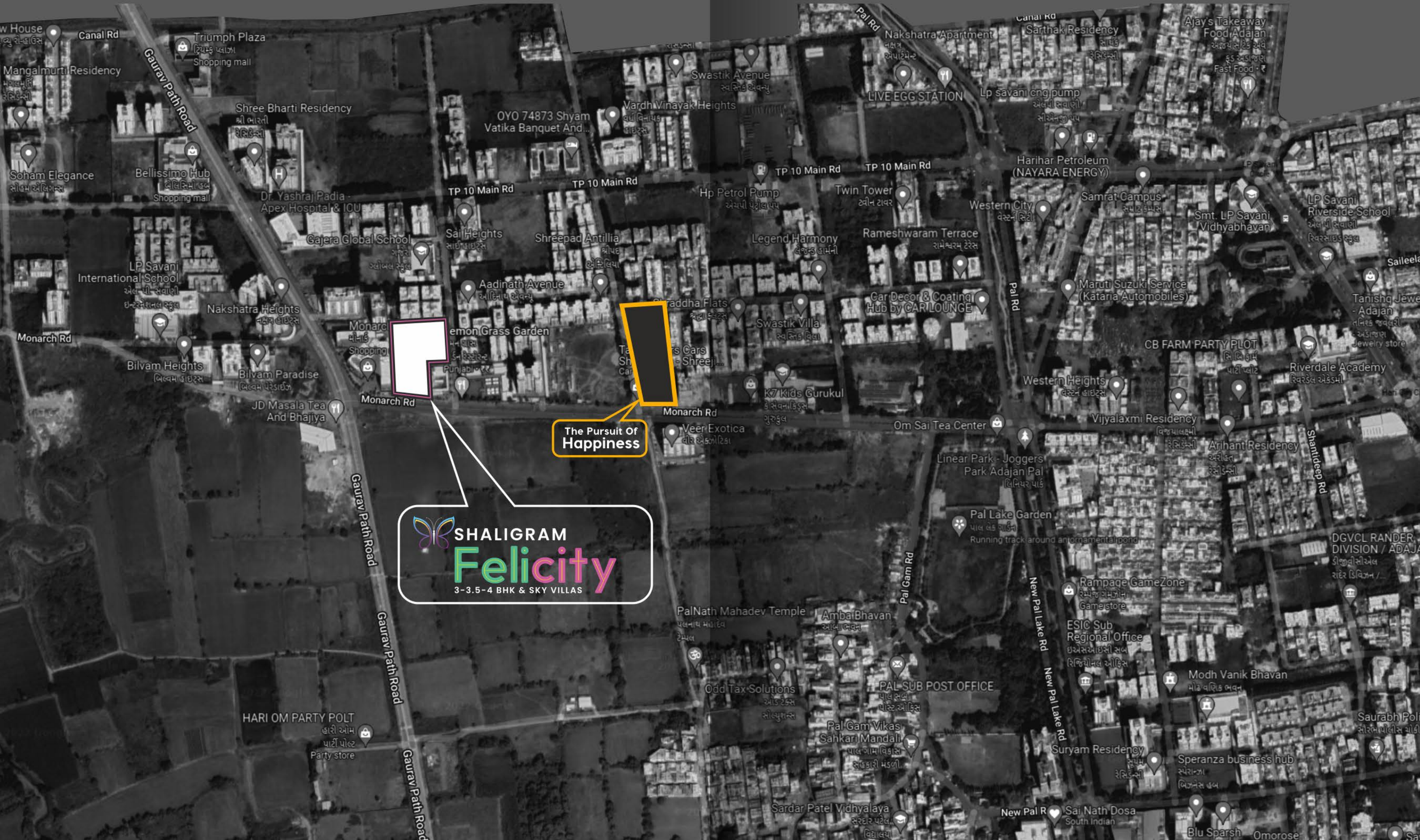
At Pal received best "MID-Segment project of Gujarat" in the year of 2019 & 2020

Also our projects like Shaligram Kinaro at Singanpor, Shaligram Safron & Signature at Pal, received praises from our existing real estate fraternity, customer segments & visitors.

A NEW ICON OF JOY

Rising on Gauravpath Road, Pal

Giving a refreshing new height of exclusivity and elegance to the skyline of Surat, Shaligram Felicity is our way of saluting the enterprising spirit of the people of Surat, who always strive to give their life a touch of excellence.



AN ODE TO THE STARTLING CITY CALLED SURAT

The city of Surat is unique in many ways, but the most heartening of all is its style of living joyfully and gracefully.

The hardworking and ingenious people of Surat know no boundaries when it comes to escalating their way of living and adding some glitter to it.

Shaligram Felicity is an ode to the vibrancy and vivacity of this magnificent city called Surat and its equally dazzling and nifty families.

Building on the phenomenal success of our past projects, we are taking the pursuit of happiness a few steps further, with the super exclusive Shaligram Felicity.

 **SHALIGRAM**
Felicity
3-3.5-4 BHK & SKY VILLAS



A world that facilitates true bonding among the ones with whom we share our life.



MAXIMISING JOY, MEANINGFULLY

At Shaligram, we have always believed in the power of goodness that can build real fortunes. We are passionate about building a lifestyle that is not just gorgeous, but sustainable too.

Shaligram Felicity is a stride further in our pursuit of building elegant avenues of joy for its dwellers.

Come and explore its unique features.

 **SHALIGRAM**
Felicity
3-3.5-4 BHK & SKY VILLAS

WORK FROM
HOME SPACE
IN 3.5 BHK FLAT



27000+SQ.FT. OF
LANDSCAPING AND
AMENITIES AREA

EV CAR CHARGING
POINT PER FLAT



6 LAVISH
SKY VILLAS

3 SIDE OPEN
DECK BALCONY



2 INDEPENDENT
CAR PARKING SPACE





Enthusiasm

Fill your life with endless energy and excitement,
with a truthfully contented life.

SHALIGRAM
Felicity



Zeal

Experience the height of
elegance, grace and openness.



Passion

Indulge in passionate, joyful experiences of life with a classy clubhouse, fully-equipped gym and a stylish central vista.

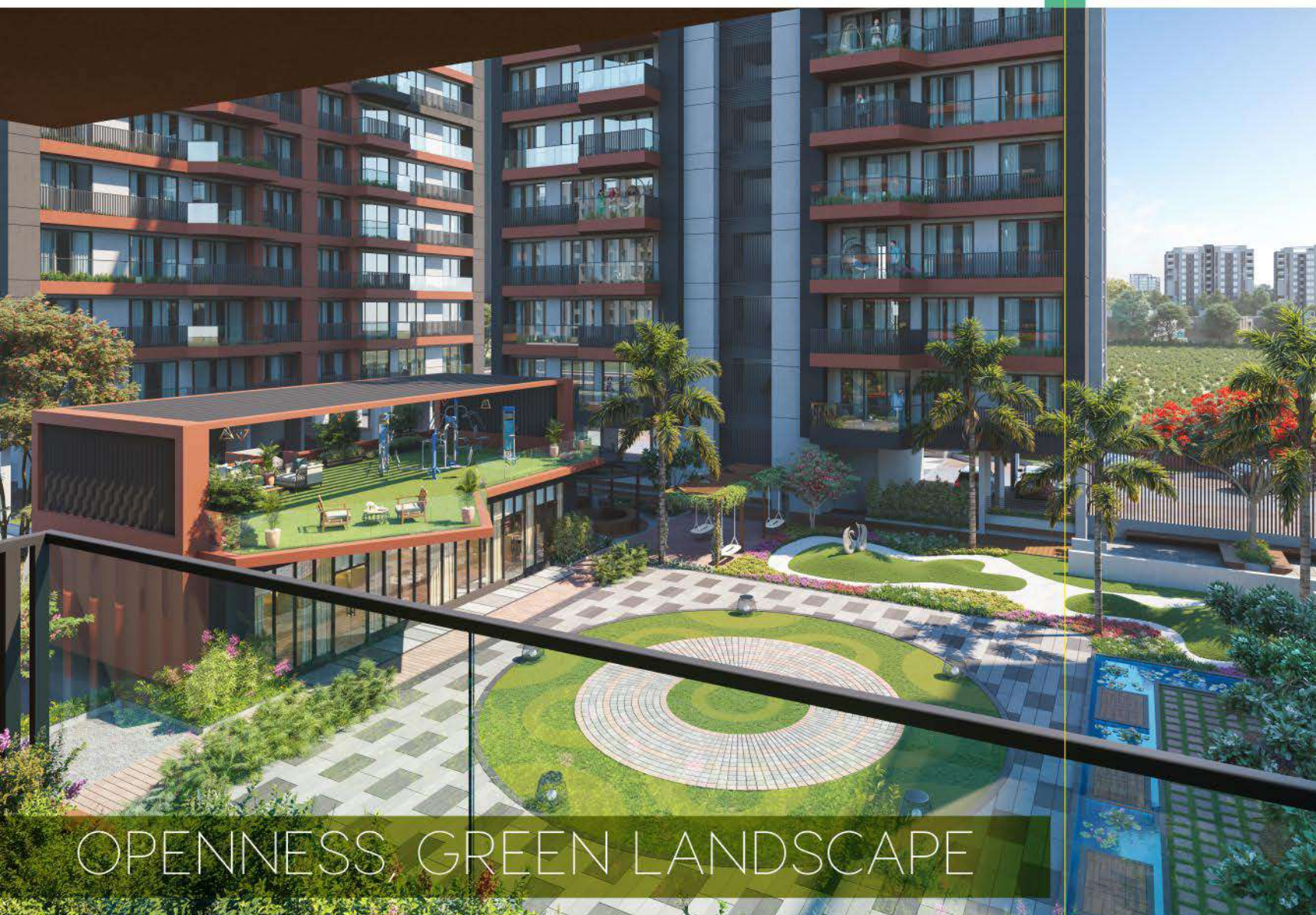
BANQUET, OPEN GYM, CENTRAL VISTA

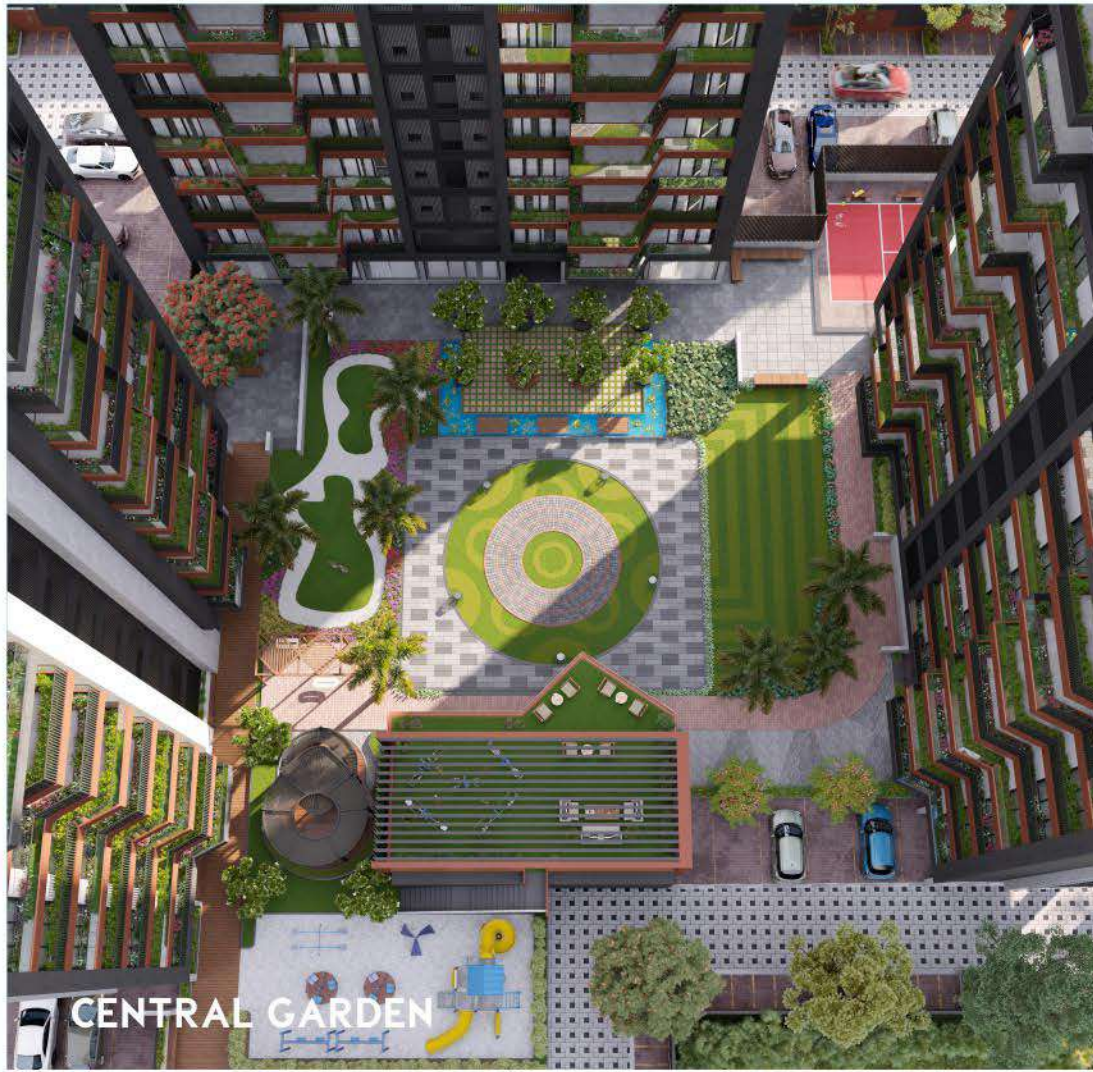
Zest

Shaligram Felicity is all about creating a thriving community of like-minded families, with ample avenues of mindful experiences for all.

FEEL ONE WITH
THE ENTIRE COMMUNE
YES, ENJOY SECLUSION
WHENEVER YOU WANT

 **SHALIGRAM**
Felicity
3-3.5-4 BHK & SKY VILLAS





CENTRAL GARDEN

AMENITIES

SHALIGRAM
Felicity
3-3.5-4 BHK & SKY VILLAS



MULTIPURPOSE COURT

■ AMENITIES FOR ELDERLY PEOPLE

- Wheel Chair Accessible Ramps on The Campus and for Buildings
- Senior Citizen Seating Area
- Swing Park

■ AMENITIES FOR HEALTHY LIVING

- Jogging Track
- Open Gym
- Indoor Gym
- Acupressure Garden
- Zen Garden

■ AMENITIES FOR CHILDREN

- Pickup & Drop Stand
- Kids Play Area with Sandpit/ Rubber Flooring
- Indoor Games
- Multipurpose Court

■ AMENITIES FOR GATHERING PURPOSE

- Multipurpose Lawn
- Multipurpose Hall
- Garba Ground
- Terrace Garden
- Informal Seating

■ AMENITIES FOR AESTHETIC PURPOSE

- Gravel Court with Waterbody
- Sculpture
- Contoured Seating
- Funpod Seating

■ ECO-FRIENDLY AMENITIES

- Solar Panel (10kw for A Building and 6kw for B, C & D Building)
- Rainwater Harvesting
- Reflective Glass in Window
- Green Building Registered Project

■ ADD ONS AMENITIES

- Video Door Phone with Intercom Facility
- Generator Backup Facility for Common Area and 1.5 Amp in 3 BHK & 2.5 Amp in 3.5 & 4 BHK Flats & Sky Villas
- CCTV Camera Facility in Common Areas and Each Floor in The Building
- 2 Independent Car Parking Per Flat
- One 10 AMP Plug Point for EV Charging Facility Per Flat
- Gujarat Gas Connection*



WELL
DESIGNED COP



MULTIPURPOSE
COURT



WHEEL CHAIR
ACCESSIBLE



GYM/ INDOOR
GAME ZONE



SOLAR PANEL



GENERATOR
BACK UP



CAR
PARKING



SECURITY
CABIN



CCTV



SKYVILLA OPEN DECK BALCONY



Flamboyance

Ostentatious sky villa with terrace gardens speaks of poshness and elegance.

SKYVILLA



ENTRANCE FOYER

A grand foyer that reflects the opulence of our grandiose homes.

Grandeur

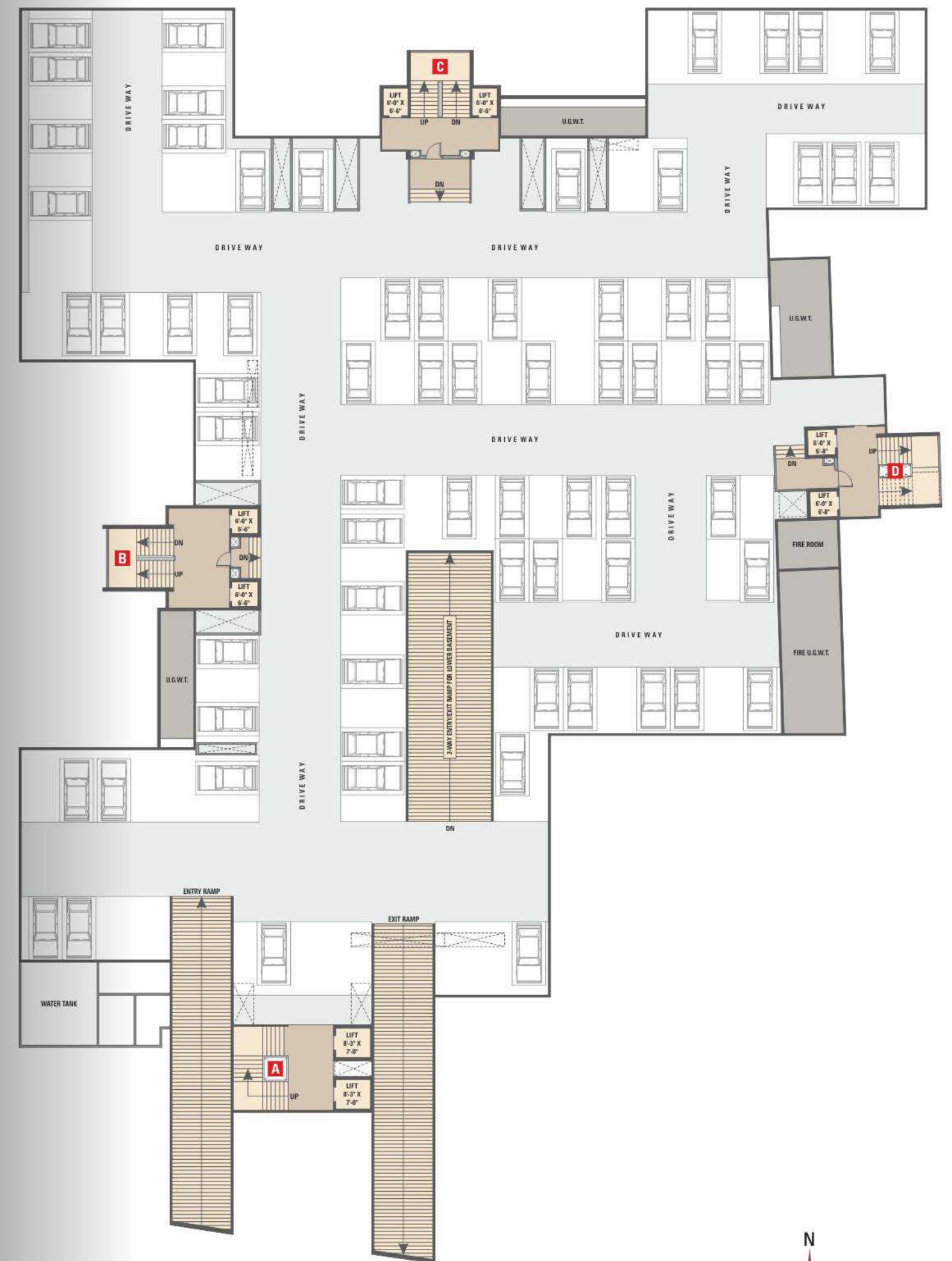


RECEPTION





Lower Basement Plan



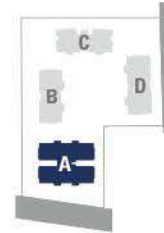
Upper Basement Plan



TOWER A

RERA CARPET: 1138 SQ.FT.
WASH : 37 SQ.FT.
DECK: 38 SQ.FT.

1st to 8th & 12th floor



TOWER A

RERA CARPET: 1138 SQ.FT.
WASH: 37 SQ.FT.
DECK

FLOORS	FLAT NO.	AREA
9 TO 11 13	1, 2	68 SQ.FT.
	3, 4	38 SQ.FT.

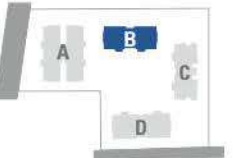
9th to 11th & 13th floor



TOWER B

RERA CARPET: 1302 SQ.FT.
WASH: 44 SQ.FT.
DECK: 45 SQ.FT.

1st to 8th floor



TOWER B

RERA CARPET: 1302 SQ.FT.
WASH: 44 SQ.FT.
DECK: 77 SQ.FT.

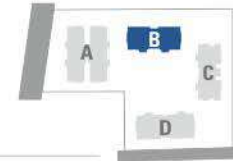
9th to 11th floor



TOWER B

RERA CARPET: 1790 SQ.FT.
WASH: 44 SQ.FT.
TERRACE
FLOORS 12 | 13
FLAT NO. 1,2
AREA 361 SQ.FT.
366 SQ.FT.

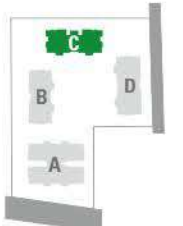
12th floor



TOWER C

RERA CARPET: 1299 SQ.FT.
WASH: 44 SQ.FT.
DECK: 45 SQ.FT.

1st to 8th floor



TOWER B

13th floor



TOWER C

RERA CARPET: 1299 SQ.FT.
WASH: 44 SQ.FT.
DECK: 77 SQ.FT.

9th & 10th floor

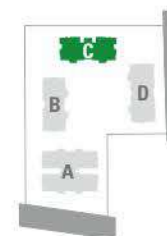


TOWER C

RERA CARPET: 1322 SQ.FT.
WASH: 44 SQ.FT.
DECK: 77 SQ.FT.



11th floor



TOWER C

13th floor



TOWER C

RERA CARPET: 1679 SQ.FT.
WASH: 44 SQ.FT.
TERRACE
FLOORS | FLAT NO. | AREA
12 | 1,2 | 501 SQ.FT.
13 | | 291 SQ.FT.



12th floor



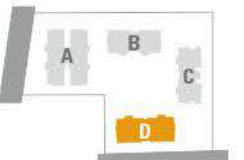
TOWER D

RERA CARPET
FLOORS | FLAT NO. | AREA
1 TO 8 | 1 | 1486 SQ.FT.
| 2 | 1503 SQ.FT.



WASH
FLOORS | FLAT NO. | AREA
1 TO 8 | 1,2 | 44 SQ.FT.
DECK
FLOORS | FLAT NO. | AREA
1 TO 8 | 1,2 | 49 SQ.FT.

1ST to 8th floor





TOWER D

RERA CARPET

FLOORS	FLAT NO.	AREA
9 & 10	1	1486 SQ.FT.
	2	1503 SQ.FT.

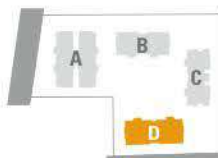
WASH

FLOORS	FLAT NO.	AREA
9 & 10	1,2	44 SQ.FT.

DECK

FLOORS	FLAT NO.	AREA
9 & 10	1,2	67 SQ.FT.

9th & 10th floor



TOWER D

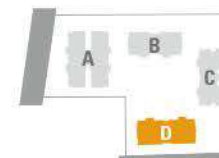
WASH

FLOORS	FLAT NO.	AREA
12	1,2	44 SQ.FT.

DECK

FLOORS	FLAT NO.	AREA
12	1,2	575 SQ.FT.
13		321 SQ.FT.

12th floor



TOWER D

RERA CARPET

FLOORS	FLAT NO.	AREA
11	1	1504 SQ.FT.
	2	1520 SQ.FT.

WASH

FLOORS	FLAT NO.	AREA
11	1,2	44 SQ.FT.

DECK

FLOORS	FLAT NO.	AREA
11	1,2	67 SQ.FT.

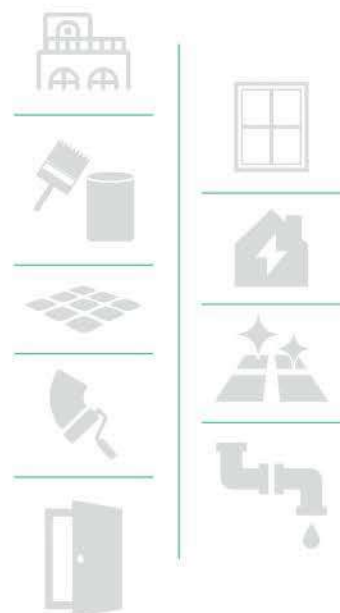
11th floor



TOWER D

13th floor





STRUCTURE

CORE AND SHELL

- Earthquake resistant RCC framed structure with floor height of (10'-2") from slab top to slab top.

MASONRY

- High quality autoclaved aerated concrete blocks.

INTERNAL WALLS

- Single coat mala plaster with putti finishes.

EXTERNAL WALL

- Double coat mala plaster with asian paint or equivalent acrylic exterior texture with acrylic paint.

FLOORS

- Double basement parking + ground level + 13 floors.

TERRACE

- Waterproofing with china mosaic.

FLOORING & DADO

- Vitrified flooring in living, dining, kitchen area & in all bedrooms.
- Granite finished platform with quartz sink in kitchen.
- Decorative glazed / porcelain dado tiles upto lintel level in kitchen.
- Lintel level dado tiles and anti-skid flooring tiles with modern concept in all bathrooms.
- Common wash basin with dado tiles upto lintel level.
- Kota/ granite stone racks with fully glazed tiles upto lintel level in store room.
- Granamite flooring and glazed dado tiles with granite sill top upto lintel level in wash area.

SANITARY AND PLUMBING

SANITARY WARES & FITTINGS

- Wall hung WC in all bathrooms and washbasins of JAQUAR / SIMPOLO / CERA or equivalent.

CP FITTINGS

- JAQUAR / CERA / ROCA or equivalent brand with concealed plumbing systems.

WASH AREA

- Provision for centrally geyser point.

PLUMBING

- CPVC & UPVC pipes & fittings.



SPECIFICATION

ELECTRICAL

WIRING

- R.R. / FINOLEX / LAPP cables or equivalent concealed cables in PVC conduit pipes with relevant I.S. standards.

SWITCHES AND SOCKETS

- Schneider / Panasonic or equivalent.
- All necessary domestic points for household appliances.
- TV points in living room and master bedrooms and AC points in living room and all bedrooms.

ELECTRIC METER

- Single phase power connection in 3BHK flats and three phase power connection in 3.5 BHK, 4 BHK flat and skyvilla.

DOORS AND WINDOWS

MAIN DOOR

- Well designed teak wood framed main door with standard make hardware fittings.

INTERNAL DOOR OPENING

- Provisions of opening for internal door - edges covered with cement sheet.

SLIDING ALU. WINDOWS

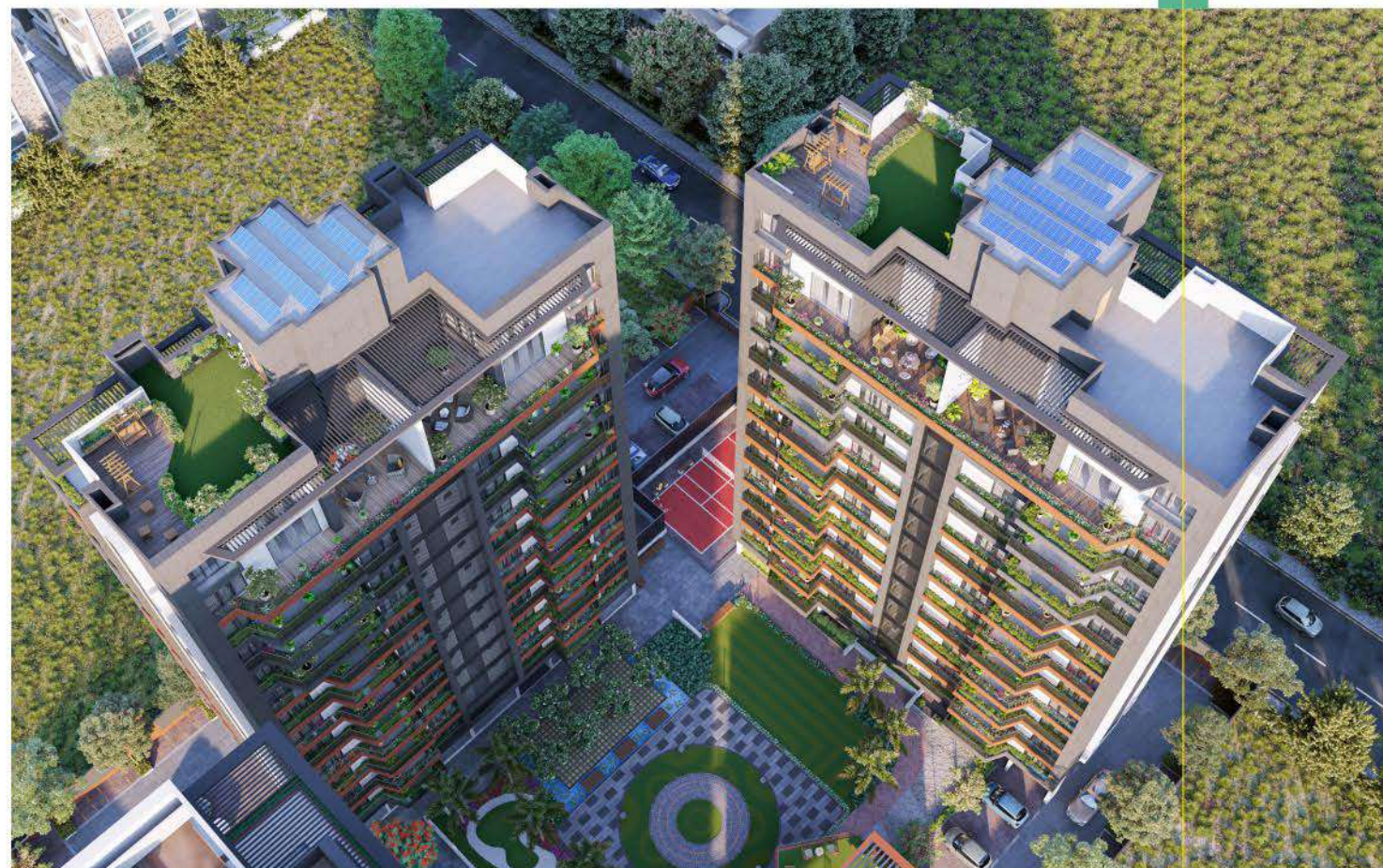
- Anodized coated windows with reflective glass fixed in granite frames.

FABRICATION

- Aluminum / M.S and glass combination railings for deck and windows with standing balcony.
- M.S. safety grills for all slit windows.

NOTE:

- All specifications above are subject to change.
- Decisions taken from time to time by the developers shall be final and binding and will be for the good sake of project implementation.
- In the brands mentioned above, the developers may use equivalent brands at their discretion.



PASSAGE AND STAIRCASE

- Treads and landings with granite / granamite finish and riser with granamite finish with S.S. / M.S. railing.

LIFTS

- 2 nos auto door lifts of SCHINDLER / KONE / OTIS or equivalent for each building.

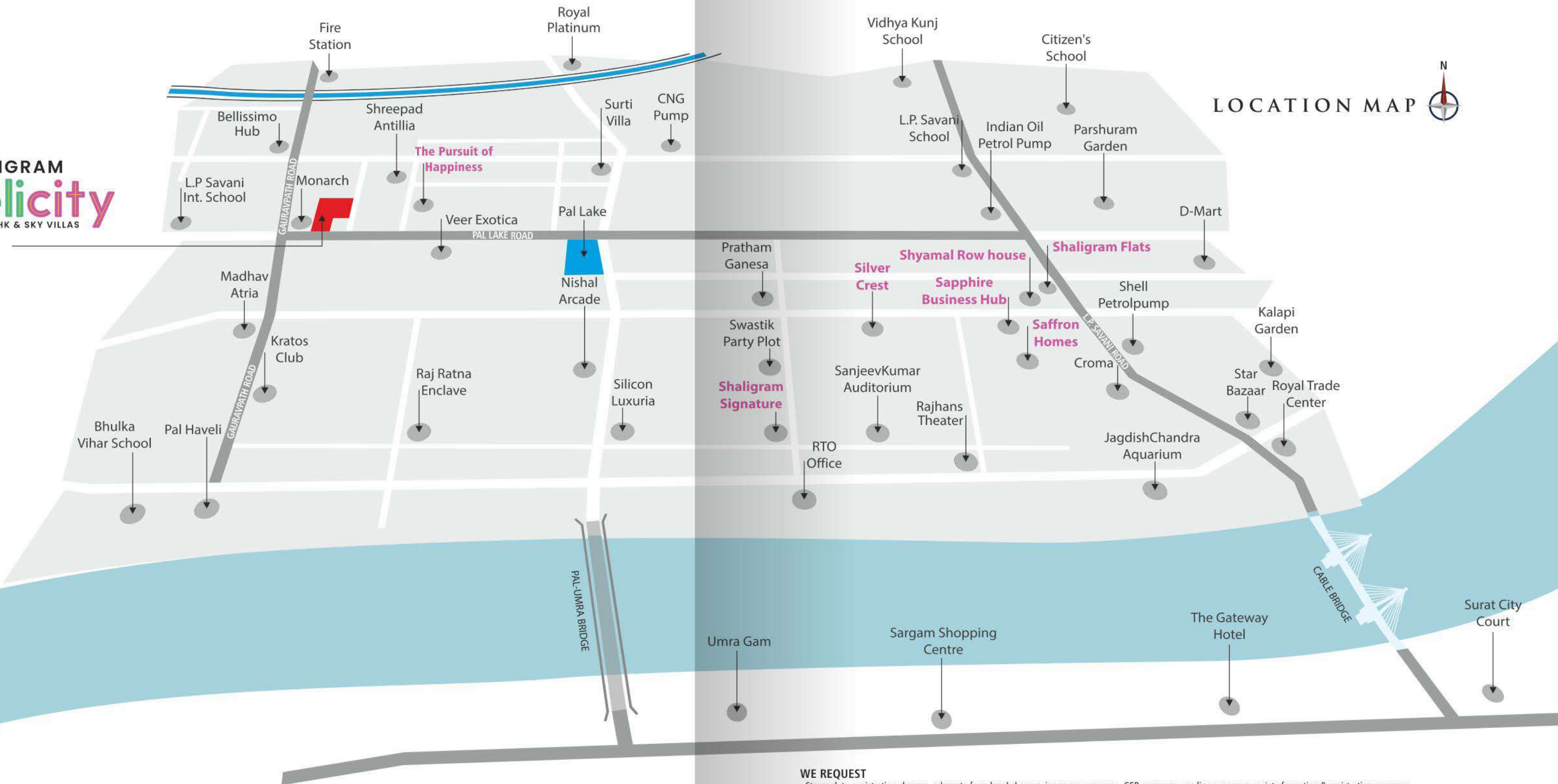
WATER SUPPLY

- Under ground and overhead tanks for SMC supplied water of sufficient storage capacity.



SHALIGRAM Felicity

3-3.5-4 BHK & SKY VILLAS



LOCATION MAP

ARCHITECT
TACT
STUDIO
architecture | interior | landscape

STRUCTURE
TECHNOCRAT CONSULTANT
CIVIL & STRUCTURAL ENGINEERS
HEMANT SHUKLA



In other words,
SHALIGRAM FELICITY will be Healthy Green!

SHALIGRAM FELICITY is registered with IGBC to be at best level of certification under "Green Home Certification".

Therefore,

- **SHALIGRAM FELICITY** will be energy and water efficient.
- **SHALIGRAM FELICITY** will be constructed with eco-friendly materials with minimal impact on the environment.
- **SHALIGRAM FELICITY** will greatly enhance your well-being and quality of life.



WE REQUEST

- Stamp duty, registration charges, advocate fees, legal charges, insurance expenses, GEB expenses, gas line expenses, society formation & registration expenses, Society maintenance charges (from the date of BUC) etc. shall be borne by the purchaser.
- GST, TDS & all other taxes prevailing or that may be levied in future will be borne by purchaser.
- Any Additional charges or Duties levied by the government / local authorities during or after the completion of the scheme like SMC Tax, will be borne by the purchaser.
- Changes / Alteration of any Nature including elevation, exterior color scheme, balcony Grill or any other changes affecting the overall design concept & lookout of the scheme shall strictly not be permitted during or after the completion of the scheme.
- Any RCC member (beam, column & slab etc.) must not be damaged during the interior work or utilizing the unit.
- Low-voltage cables such as telephone, TV and Internet cables shall be strictly laid as per consultant's service drawings with prior consent of developer / builder office.
- No wire / cables / conduits shall be laid or installed in a way such that they from hanging formation on the building exterior face.
- Common passage / landscaped area not allowed to be used for personal purpose.
- All landscaping is conceptual and shall be as per architect's design. Illustrations in this brochure are artist impressions and serve only to give an approximate idea of the project. While every reasonable care has been taken in providing this information, the developer can not held responsible for any inaccuracy.

TERMS & CONDITION

- Amenities provided are for the added benefits of the society. Any change / alteration in the amenities during or after the completion of the project due to change in government / local authorities (corporation, fire department, environment department, other statutory authorities) policies / rules & regulations will be accepted by all members of the society.
- Society maintenance charges & society security deposit is to be paid by the purchaser in advance before sale deed documentation / possession.
- SMC tax, gas bill, electricity bill, society maintenance charges & society security deposit is to be borne by the purchaser after BUC / possession / document registry whichever is earlier.
- Document registry is compulsory before possession.
- If any change in rules & regulations of government policies / RERA / GST / stamp duty / registration fees etc. will be charged to the purchaser.

NOTES

- All rights for alteration / Modification in design or specifications suggested by architects and / or developer shall be binding to all the members.
- BUC (Building Use Certificate) as per SMC rules, clear title for loan purpose.
- *Gujarat gas connection is dependent upon Gujarat Gas Company's working methodology. If the property is ready for possession and Gujarat gas connection is not available at that time due to Gujarat Gas Company, then in that case the customer will have to take the compulsory possession by paying the total sale consideration.
- All dimensions are approximate, average and unfinished.
- This brochure is for private circulation only. By no means, it will form part of any legal contract.

LEGAL DISCLAIMER

All furniture / objects shown in the plan are for presentation & understanding purpose only. By no means, it will form a part of final deliverable product.