

aim higher

altius-II

4 B H K



'Aim HighER'. That's all we are saying.

And we are not saying 'luxury' but we are saying a lot of other things that spell luxury because for us, all these have still come from simple and basic thinking

For us, **one flat per floor**  
simply meant 'privacy and exclusivity'  
but if privacy is luxury, yes altius II *is* luxurious

For us, **providing that ½ other bedroom**  
simply came from an understanding that many homes are incomplete  
without a personal study-space  
but if an attached work-space is luxury, yes altius II *is* luxurious

For us, **4 car parks per flat**  
simply meant that we know that most members of a family have a car to themselves  
but if adequate parking space per apartment is luxury, yes altius II *is* luxurious

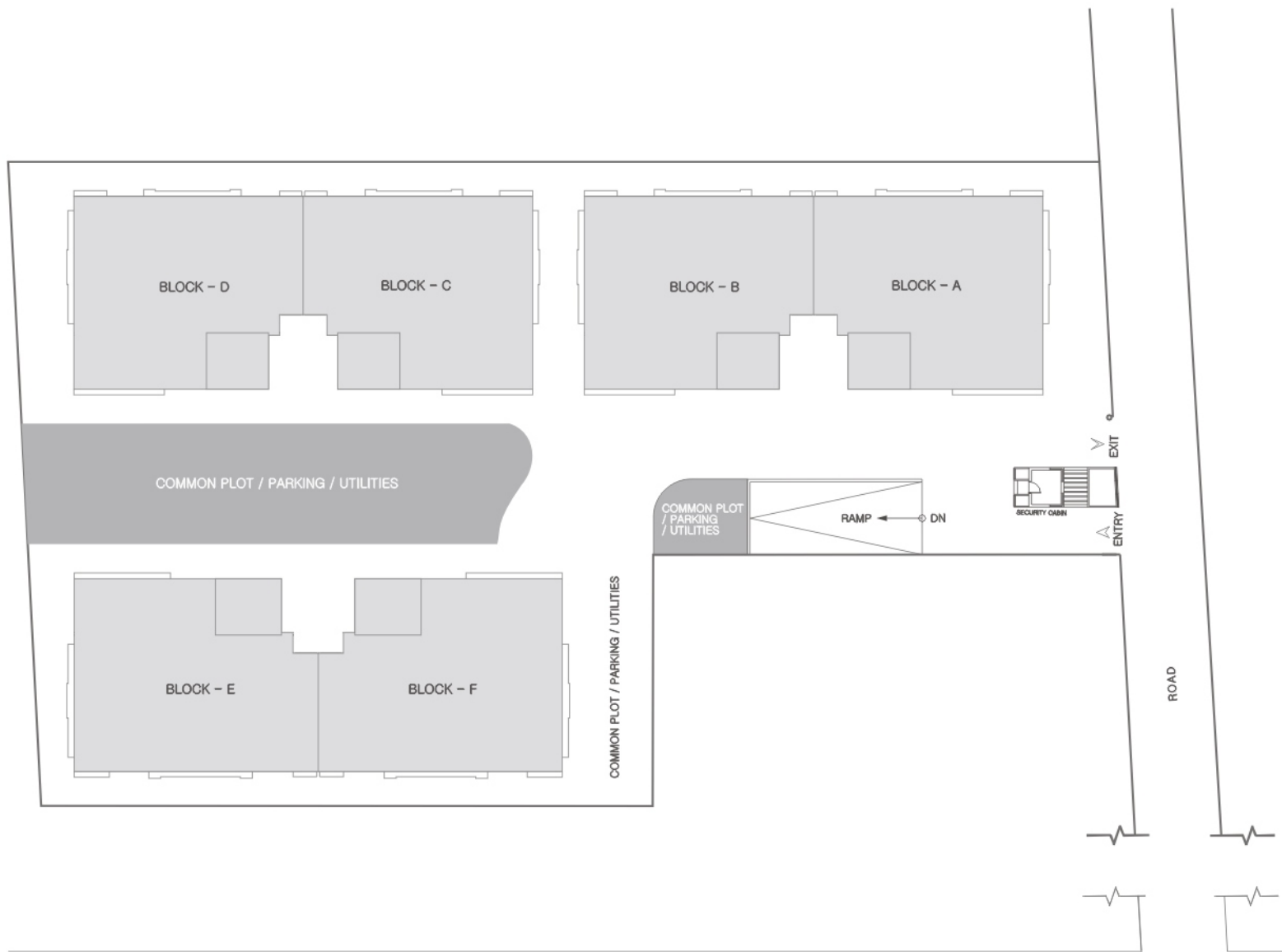
Above all, altius II, lives up to 'aiming higher' and delivers a product that is a result of simple thinking and high exacting standards

**altius II *is* an offering that spells class and luxury with an understated elegance**

spaces • people • linked



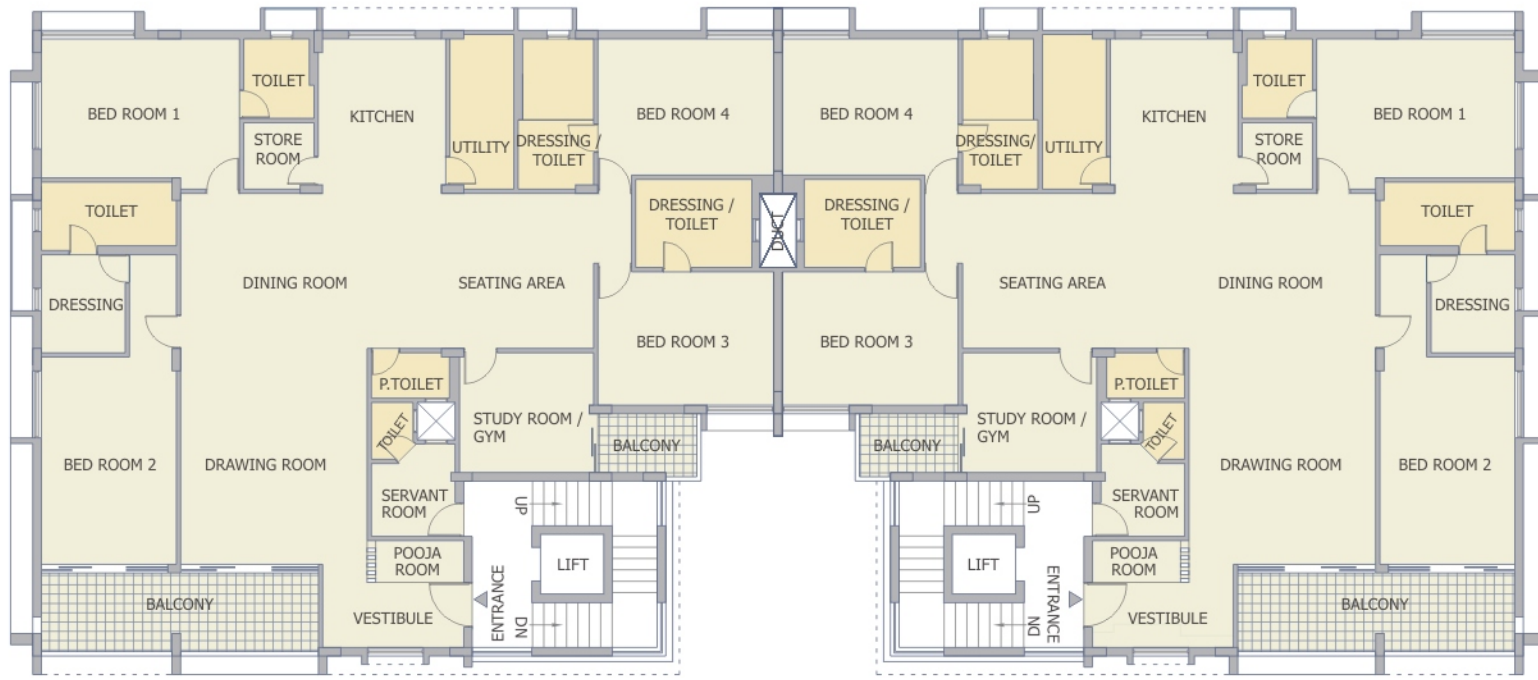
**FRONT ELEVATION**  
artist's impression



**SITE PLAN**

BLOCK - A, B, C AND D - 4535 SQ.FT. (504 SQ.YDS.)

BLOCK - E AND F - 4910 SQ.FT. (546 SQ.YDS.)



BLOCK - B & D

BLOCK - A & C

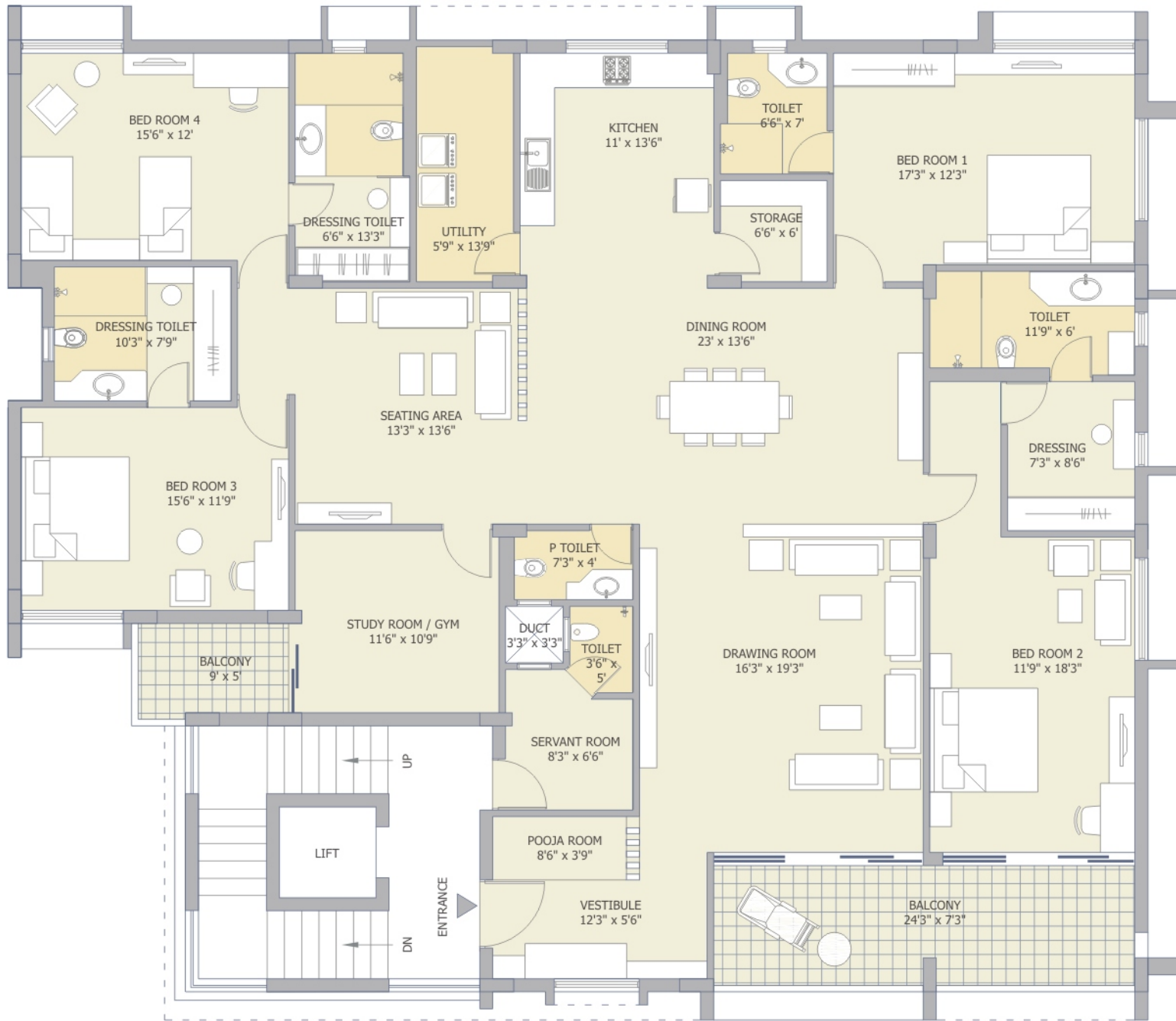
**TYPICAL FLOOR PLAN**  
A, B, C AND D BLOCKS - 4535 SQ.FT.(504 SQ.YDS.)



BLOCK - E

BLOCK - F

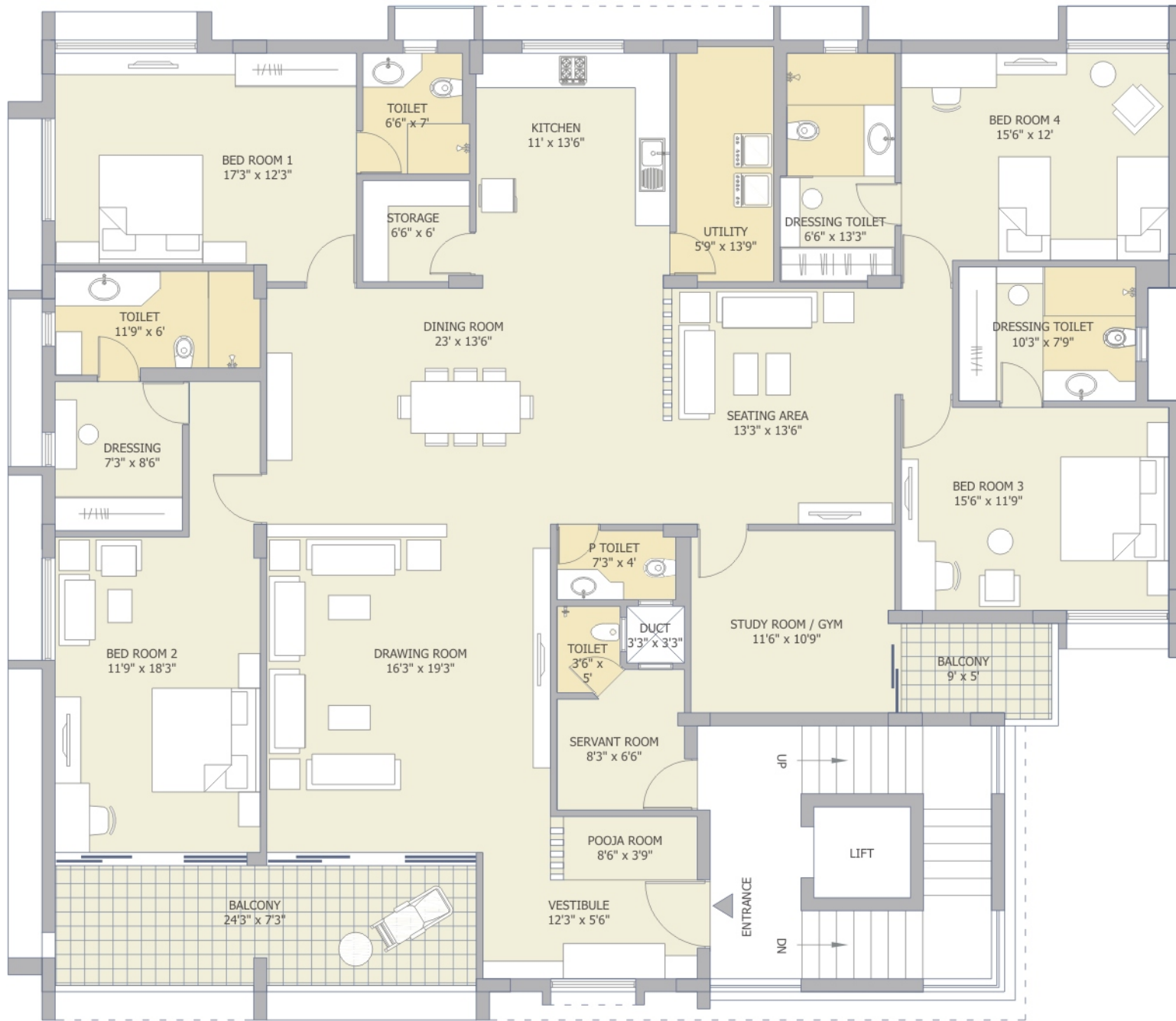
**TYPICAL FLOOR PLAN**  
E & F BLOCKS - 4910 SQ.FT.(546 SQ.YDS.)



**TYPICAL 4-BHK UNIT PLAN**

BLOCK A AND C - 4535 SQ.FT.(504 SQ.YDS.)

ALL DIMENSIONS / AREA ARE APPROXIMATE, AVERAGE & UNFINISHED



**TYPICAL 4-BHK UNIT PLAN**  
BLOCK B AND D - 4535 SQ.FT. (504 SQ.YDS.)

ALL DIMENSIONS / AREA ARE APPROXIMATE, AVERAGE & UNFINISHED



**TYPICAL 4-BHK UNIT PLAN**  
BLOCK E - 4910 SQ.FT.(546 SQ.YDS.)

ALL DIMENSIONS / AREA ARE APPROXIMATE, AVERAGE & UNFINISHED





**TYPICAL 4-BHK UNIT PLAN**  
BLOCK F - 4910 SQ.FT.(546 SQ.YDS.)

ALL DIMENSIONS / AREA ARE APPROXIMATE, AVERAGE & UNFINISHED

### **specifications**

- wall finishes : internal plaster with putty finish. external double coat sand face plaster with acrylic paint
- flooring : marble flooring in living and dining, vitrified tiles flooring in all bed rooms and kitchen. anti skid flooring in balcony
- kitchen : modular kitchen with granite working top
- doors : flush doors with wooden frame and veneered panel
- windows : anodised aluminum / upvc windows with fully glazed glass shutter, safety grill and stone sill
- toilets : ceramic tiles for flooring and dado. premium quality bath fittings and sanitary wares. glass partition in all bed room toilets for shower area
- air-conditioning : split air conditioners in four bed rooms
- electrification : three phase – 15 kw power and concealed copper wiring with adequate number of points in all rooms
- utility area : washing machine inlet/outlet

### **energy saving solutions**

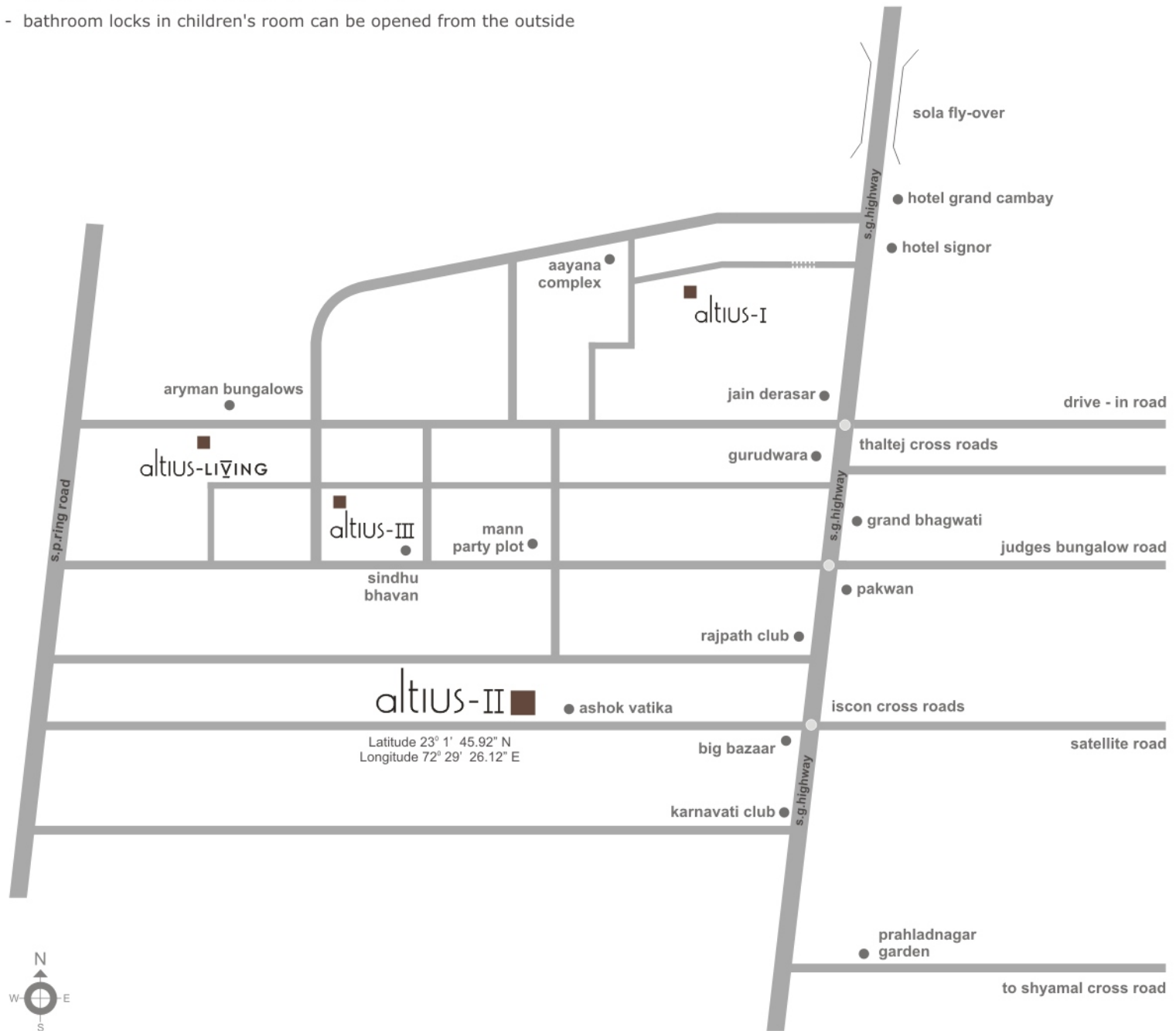
- insulated external walls (facing west direction) and terrace
- lobby to have sensor lights
- energy efficient electrical and mechanical equipments
- waste segregation system
- native and low water consuming plants in common area
- water conserving fixtures and fittings
- naturally lit cross ventilated living spaces
- rain water harvesting
- sprinkler system for common garden
- level controllers in water tanks to prevent overflow of water

### **special features**

- well designed entrance foyer with concierge facility
- only three storeys
- single apartment per floor
- attached dress and bath for three bedrooms
- hydro pneumatic (pressure) water supply system for each apartment
- ultra modern security system for each apartment
- elevator opening in private foyer
- barrier free building for differently able persons
- huge, underground parking space
- 4 allotted car parks per unit
- landscaped common garden
- gymnasium / club house
- demarcated play area for toddlers
- domestic helper's room with attached bath room
- DTH cable provision
- easy maintenance of drainage line

### safety features within the block and apartment

- audio communication from guard unit to each apartment
- secured and gated community
- elevator doors have sensors for extra safety
- compound and basement security through CCTV
- bathroom locks in children's room can be opened from the outside



Calculations of super built up area										Approximate areas in sq.ft.	
Block no	Unit Nos.	Unfinished Carpet Area of unit	Built-up Area of Unit	Landing/ Lift well	Covered Parking at GF	Cabin & Stair at terrace	Lift & m/c room at terrace	Club house (Proportionate share)	Basement (Proportionate share)	Actual super built up area	super built up area as per prevailing practice
					(1/6 share)	(1/3 share)					
		a	b	c	d	e	f	g	h	b+c+d+e+f+g+h	
A,B,C,D	101 to 301	2855	3180	120	1136	80	0	41	1802	6358	4535
E, F	101 to 301	3095	3340	120	1136	80	0	41	1802	6518	4910
<p><b>Note: as per prevailing practice, ratio of carpet area to super built up area is 63%.</b></p>											

# 4 BHK altius-II

## 1) schedule and terms of payments:-

(i) Construction linked instalments		
1.	At the time of booking	10%
2.	On casting of basement roof	10%
3.	On casting of stilt roof	10%
4.	On casting of first floor roof	10%
5.	On casting of second floor roof	10%
6.	On casting of third floor roof	10%
7.	On completion of internal plaster	10%
8.	On completion of external plaster	10%
9.	On completion of flooring	10%
10.	On offer of possession	10%

(ii) Flexi plan of payment		
1.	At the time of booking	10%
2.	Within 60 days from the date of booking	50%
3.	On casting of stilt roof	5%
4.	On casting of first floor roof	5%
5.	On casting of second floor roof	5%
6.	On casting of third floor roof	5%
7.	On completion of internal plaster	5%
8.	On completion of external plaster	5%
9.	On completion of flooring	5%
10.	On offer of possession	5%

(ii) Down payment plan		
1.	At the time of booking	10%
2.	Within 60 days from the date of booking	90%

(b) payments in favour of "Synthesis Engineers".

(c) all top floor apartments are allotted open terrace on a nominal payment at the discretion of developers.

(d) rates are subject to change without prior notice. Entire amounts, including all additional amounts, are payable before possession.

## 2) additional contribution towards allotment of apartment

(a) all charges / deposits of UGVCL (for 15 kw/ unit - three phase) and local authority at the time of possession.

(b) service tax at 2.57% is payable on all due instalments (non-refundable)

(c) additional amount payable on delayed payment of instalments @ 1.5% per month up to a delay of 3 months. if delay is more than 3 months, the booking will be automatically cancelled.

(d) stamp duty, registration fees and legal charges etc as applicable at the time of possession.

(e) ₹ 3/- per sq. ft./month is payable towards common maintenance expenses for 24 months. additional amount shall be payable as and when demand is raised. service tax at 10.30% on maintenance expenses is payable.

## 3) all possible loan papers will be made available for procuring loans.

4) additions and alterations which affect the elevation and endanger the structural system, i.e. rcc columns, beams, slabs and load bearing walls, etc, shall never be made even after possession is handed over, i.e. for all times to come.

5) variations in shape, size and levels likely in glazed tiles, ceramic tiles, marble and granite due to constraints of availability and manufacturing process.

## 6) project consultants shall have exclusive rights to:

(a) revise specifications, plans, details of scheme

(b) combine two or more units

(c) change the location of common plot

(d) add upper floors

(e) change floor heights etc. whenever and admissible under the rules or the laws and all such changes, revisions expansions, sub-divisions and /or combinations, additions, removals, deletions etc. shall be binding to all.

spaces • people • linked

**SYNTHESIS ENGINEERS**

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