



A home just 5 minutes from Kankaria
And at half the rate of Maninagar.



saujanya -II 

The address of happiness

by saumya

www.saujanya.in

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Today for any educated family living in a city like Ahmedabad, its income and savings are invariably accompanied by long term aspirations. Here, one of the biggest aspirations is to buy a decent home for the family. This aspiration becomes a major challenge of life for any urban resident. So what should this dream home be like?

Location:

To satisfy the various needs of all the family members, Saujanya-II is located right next to the Metro station and also in close proximity to schools, colleges, hospitals, temples, derasar, church, cinema halls, shopping hubs, Kankaria lake, ST bus stand and Railway station.

Design:

A design so flexible that it adapts to your family's requirements. Your apartment can be converted from a 2 BHK to a 3 BHK or vice-versa without any hassle. It is designed for all three generations to live comfortably together. An earthquake resistant flat slab structure planned by renowned architects, makes it safe, flexible, airy and well lit.

Amenities:

Ample parking space with basement. Every apartment accessible by at least 4 elevators. Over and above, a kids play area, senior citizen sit-outs, a badminton court, gym, a hall for indoor games, an air conditioned event lounge with a pantry in each block, 24 x 7 secured community and what not. These thoughtfully planned amenities ensure a comfortable lifestyle for all - be they children or grandparents.

Affordability:

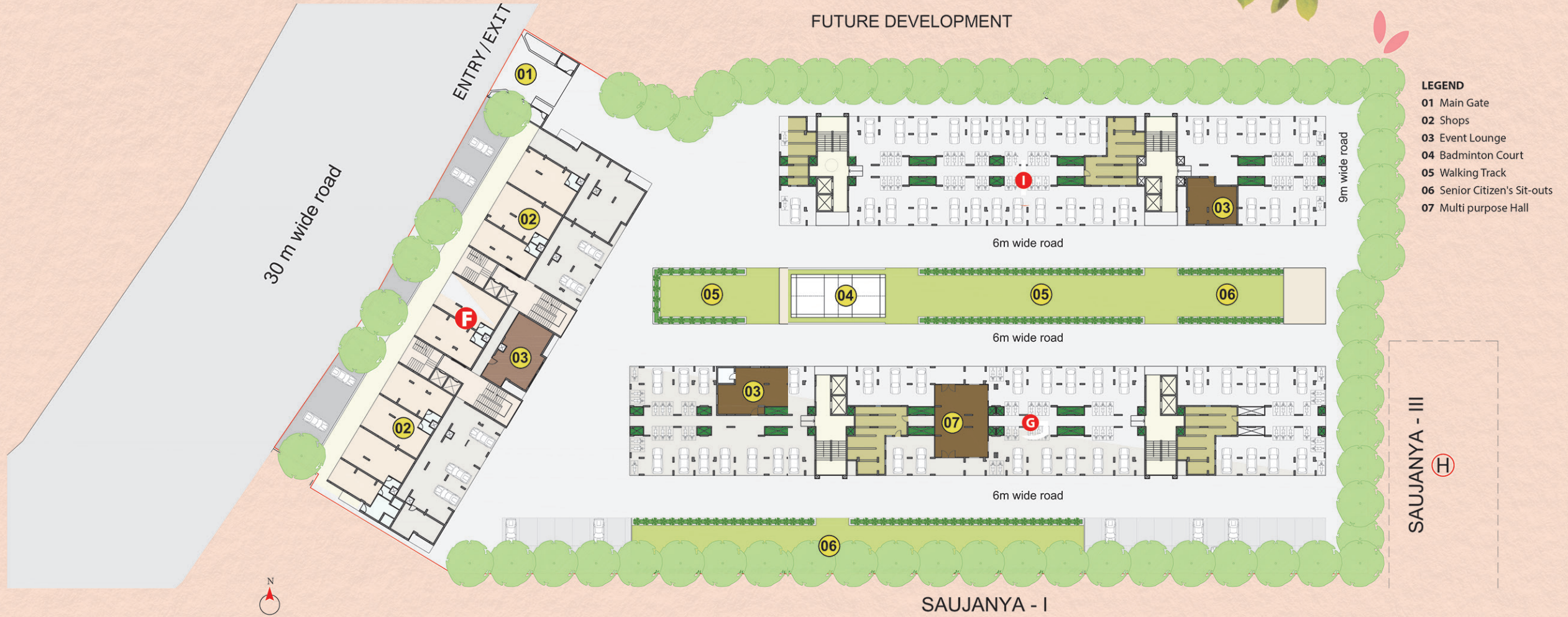
A perfect residential space that can be beyond your aspirations yet not beyond your budget. Home loan aspirants can avail of a loan facility up to 90% of the purchase value. An additional upfront subsidy up to 8% of the purchase price is also available as per the terms of Pradhan Mantri Awas Yojna.

Welcome Zindagi. Welcome Happiness

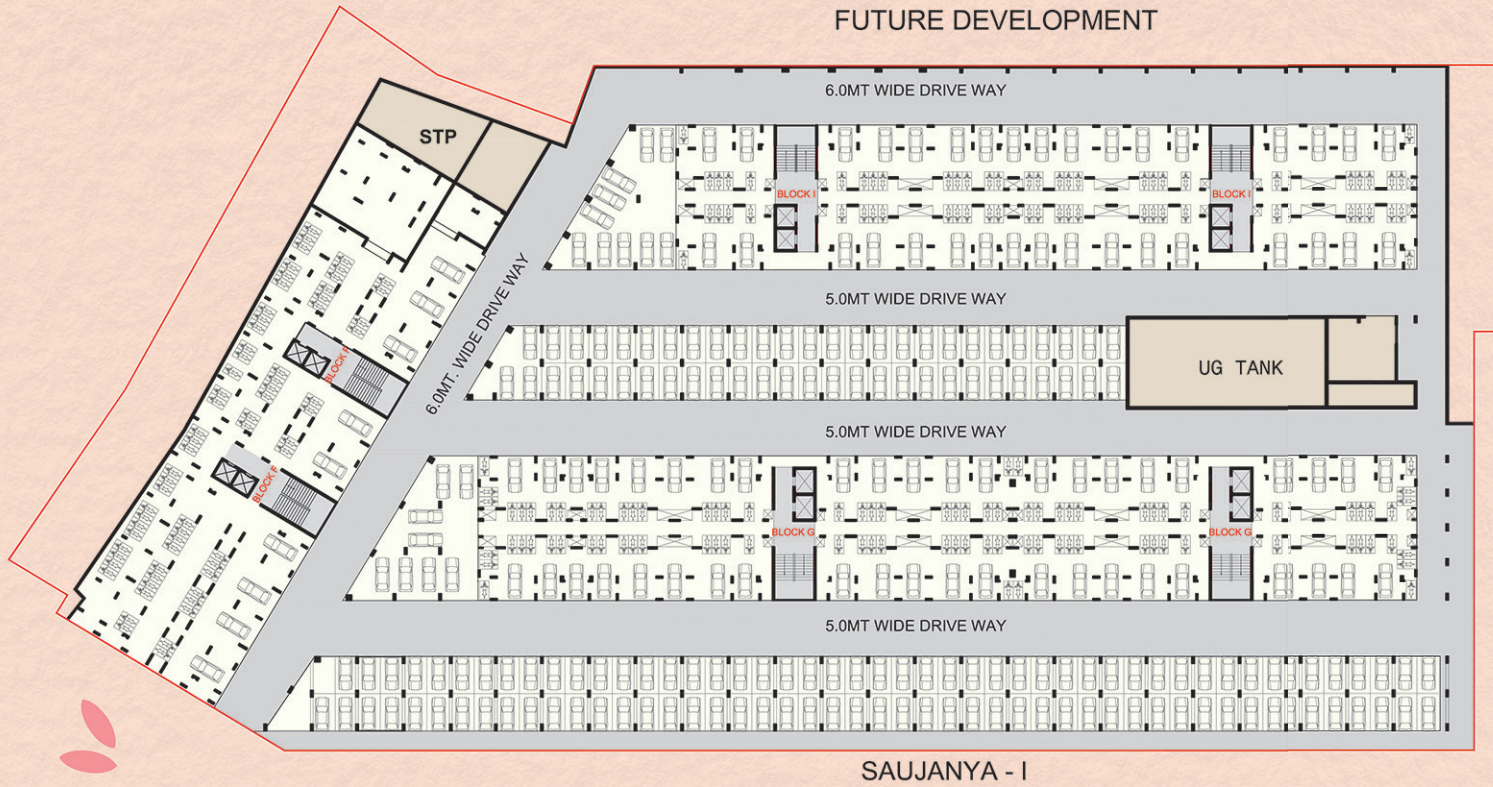
Saumya presents – "Saujanya-II: The address of happiness."



**Layout Plan
(Ground Floor)**



Layout Plan
(Basement)



SAUJANYA - III





Event Lounge



Indoor Games Activity Hall



Sprawling Lawn



Kids Play Area



Multi-Purpose Hall



Badminton Court

Amenities

- ✓ More parking space than mandated by law. Ample parking space provided in basement, ground floor hollow plinth and demarcated open to sky areas.
- ✓ 4 Automatic High Speed elevators with access from basement parking to all the apartments on all the floors.
- ✓ 24 x 7 Water supply. Private STP.
- ✓ Gated residential community with round the clock security system.
- ✓ 24 x 7 CCTV surveillance in each block.
- ✓ An air-conditioned family event hall in each block which can accommodate 20-30 people. A perfect venue for celebration whether a birthday or an anniversary.
- ✓ Well equipped indoor games activity hall.
- ✓ Well equipped modern gymnasium with Yoga space.
- ✓ Sprawling lawns for an energetic morning walk or a quiet evening walk.
- ✓ Badminton court for sports enthusiasts.
- ✓ Walking track and senior citizen's sit out area.
- ✓ Kids play area
- ✓ Well planned areas for trees and plantation.
- ✓ Medical facility available in case of emergency.

Prime Location

- ✓ Located in the heart of the city, Saujanya-II is truly a prime location of Ahmedabad.
- ✓ To satisfy the various needs of all the family members, Saujanya-II is located right next to the Metro station and in close proximity to schools, colleges, hospitals, temples, derasar, church, cinema halls, sports complex/stadium, shopping hubs, Kankaria lake, S T bus stand and Railway station.

From Saujanya: -II

Kankaria Lake	5 Minutes
New Cloth Market	7 Minutes
Railway station and S T bus stand	10 Minutes
Apparel Park Metro Station (Vastral to Thaltej – Gandhinagar to Sarkhej)	200 Steps

Confluence of Innovative Design and Modern Technology

- ✓ Earthquake and Fire resistant designs by renowned architects.
- ✓ 3 different designs of apartments having the same area, are available to suit your life style.
- ✓ Flat slab structure without hanging internal beams, makes it safe, flexible, airy and well lit.
- ✓ Changeable placement of internal walls to enable customisation. Your apartment can be converted from 2 BHK to 3 BHK or vice-versa without any hassle.
- ✓ Provision for chimney outlet and gas connection in every apartment kitchen.
- ✓ Provision for window ACs and split ACs in each apartment.
- ✓ Provision to install Wi-Fi and DTH television connections in each apartment.
- ✓ All the terraces are available for the common use of all the residents.
- ✓ More than 90% of the plot area has been allocated for common amenities, parking and greenery.
- ✓ For your routine requirements, limited number of shops (including medical services and grocery) are provided outside the residential community in the same complex with separate entry and parking.
- ✓ Eco friendly community with rain water harvesting and water recycling.
- ✓ Diesel generator sets for automatic electrical backup of essential services.

**Typical Floor Plan
(Residential)**



TYPE A - 3 BHK



Master Bedroom



Bedroom 2



Kitchen



Bathroom



Bedroom 3



Kitchen/Drawing Room



Drawing Room

TYPE B - 3 BHK



Master Bedroom



Bedroom 2



Bedroom 3



Bathroom



Kitchen



Drawing Room

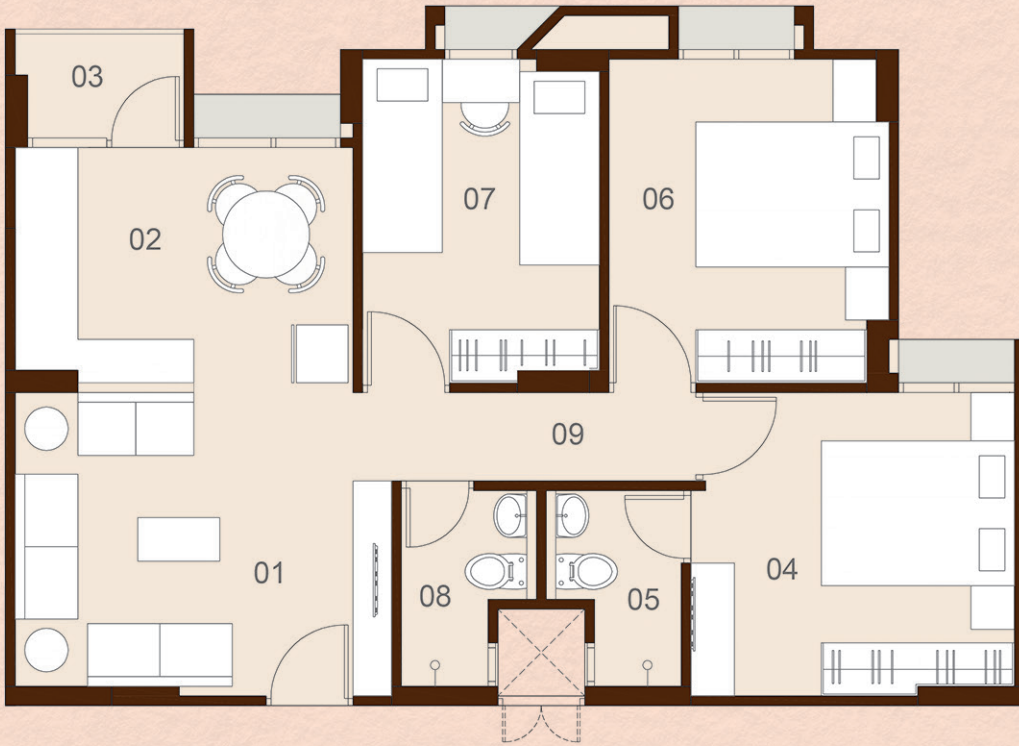


Drawing Room

3 BHK - Type A

Apartment Area in Sq. Ft.	
Apartment Carpet Area	640.02
Wash Area	19.38
Total Internal Exclusive Area	659.40
Chargeable SB Area	1140.00

- 01 Drawing Room 12'9" x 10'3"
- 02 Kitchen / Dining 11'6" x 8'0"
- 03 Wash Area 5'3" x 3'9"
- 04 Master Bedroom 11'0" x 10'3"
- 05 Attached Toilet 4'7" x 6'7"
- 06 Bedroom 02 9'6" x 11'0"
- 07 Bedroom 03 8'0" x 11'0"
- 08 Common Toilet 4'7" x 6'7"
- 09 Passage 3'0"



Sectional Breakup View



3 BHK - Type B

Apartment Area in Sq. Ft.	
Apartment Carpet Area	601.38
Verandah	27.66
Wash Area	26.16
Total Internal Exclusive Area	655.20
Chargeable SB Area	1140.00

- 01 Drawing / Dining 13'3" x 17'4"
- 02 Veranda 5'11" x 4'8"
- 03 Kitchen 6'0" x 8'0"
- 04 Wash Area 3'3" x 8'0"
- 05 Master Bedroom 10'4" x 10'0"
- 06 Attached Toilet 7'0" x 3'9"
- 07 Bedroom 02 10'0" x 10'0"
- 08 Bedroom 03 9'6" x 8'0"
- 09 Common Toilet 7'0" x 3'9"



Sectional Breakup View

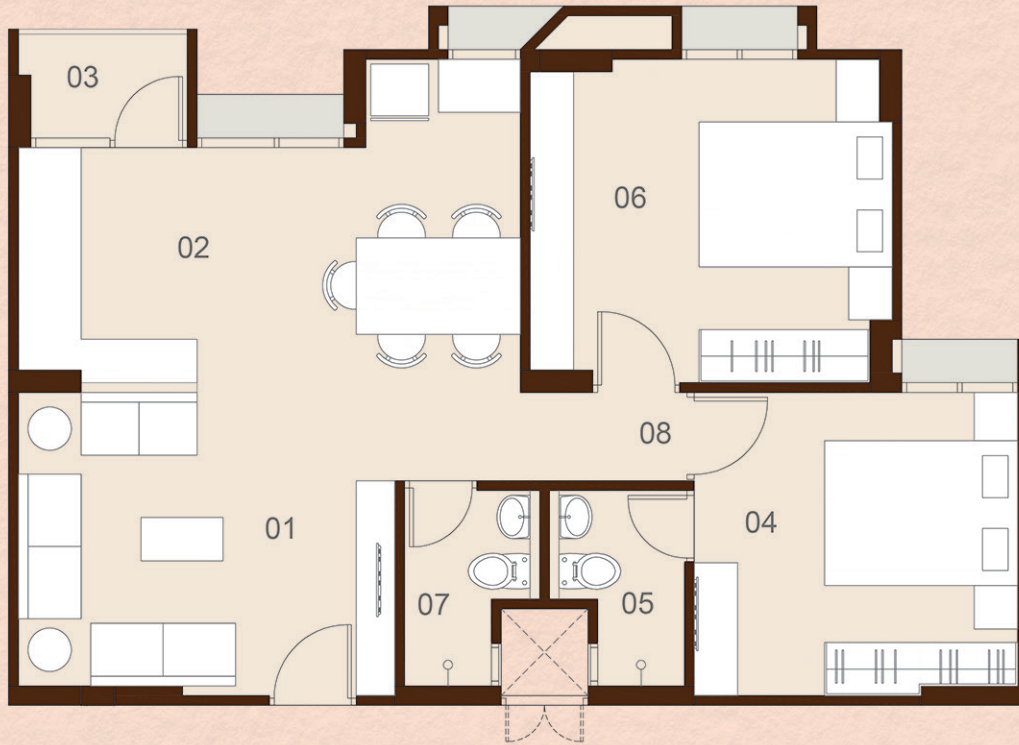


2 BHK - Type A1

Apartment Area in Sq. Ft.	
Apartment Carpet Area	640.02
Wash Area	19.38
Total Internal Exclusive Area	659.40
Chargeable SB Area	1140.00

- 01 Drawing 12'9" x 10'3"
- 02 Kitchen / Dining 17'0" x 8'0"
- 03 Wash Area 5'3" x 3'9"
- 04 Master Bedroom 11'0" x 10'3"
- 05 Attached Toilet 4'7" x 6'7"
- 06 Bedroom 02 12'3" x 11'0"
- 07 Common Toilet 4'7" x 6'7"
- 08 Wide passage 3'0"

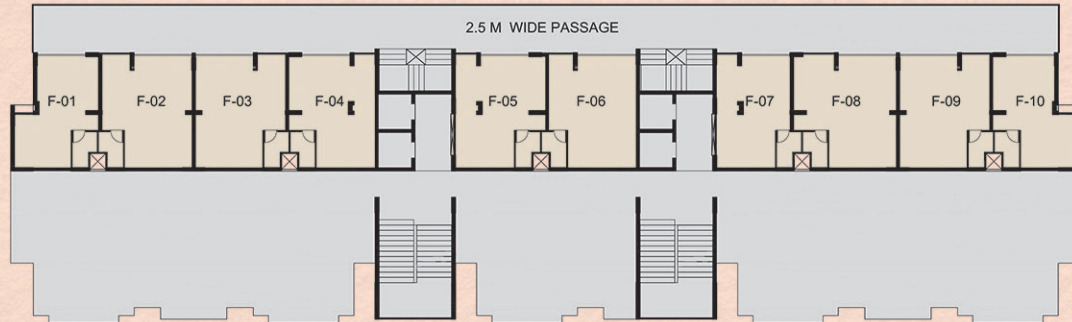
Sectional Breakup View



Shopping (Only in Block F):



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Ground Floor Shops (All the Areas in Sq. Ft.)

Shop	Carpet Area	Chargeable Area
G-01	288.04	496.62
G-02	500.84	863.52
G-03	500.84	863.52
G-04	475.55	819.91
G-05	558.32	962.62
G-06	419.04	722.48
G-07	419.04	722.48
G-08	556.92	960.21
G-09	500.84	863.52

First Floor Shops (All the Areas in Sq. Ft.)

Shop	Carpet Area	Chargeable Area
F-01	282.01	486.22
F-02	358.11	617.43
F-03	358.11	617.43
F-04	338.09	582.91
F-05	394.71	680.53
F-06	302.47	521.50
F-07	302.47	521.50
F-08	393.31	678.12
F-09	358.11	617.43
F-10	282.01	486.22



Project Specifications

- Structure:** Earthquake resistant Flat slab + Columns RCC frame structure without internal beams.
- Plaster / Paint:** Mala plaster with acrylic paint and texture finish (Exterior)
Mala plaster with putty finish (Interior).
- Flooring:** High quality 2 x 2 ft. vitrified tiles flooring.
- Kitchen:** Granite platform with stainless steel sink. Ceramic tiles dado up to Lintel level.
- Bathroom:** Ceramic tiles flooring. High quality sanitary ware and fittings. Ceramic tiles dado up to Lintel level.
- Terrace:** China Mosaic flooring with waterproofing.
- Staircase:** Granite staircase with Granite skirting on all the floors in all the blocks.
- Foyer:** Well-designed foyer in all the blocks.
- Doors:** Double side laminated flush doors with granite frames.
- Windows:** Anodised/Powder coated high quality aluminum frame with glass.
- Electrical:** More than adequate electric points. Concealed copper wiring. Modular switches.
- Lifts:** Automatic High speed lifts (Every apartment accessible by 4 lifts).
- Flooring (External):** RCC trimix internal roads with heavy quality pavers in parking.
- Power Backup:** Sufficient Diesel Generator sets backup for essential services.
- Other Features:** Rainwater Harvesting, Water Recycling, Fire Fighting Facility on each floor.



Saumya Construction Pvt. Ltd.

Saumya Construction is a highly renowned and trusted name in the real estate sector. In over more than 3 decades of its existence it has to its credit many landmark developments:

Independent Bungalows:

Amaltas, Akaashneem, Amrakadamb, Amrashagun, Asopaalav, Amrapalash and Aryaman.

Shopping Malls and Commercial Complexes:

Aniket, Animesh, ATMA House, Akik, Aditya, 10 Acres Mall, Acropolis Mall, Abhijeet (I to VI), Samanvay

Farm House and Plots:

Ankur Orchards, Arjun Orchards and AantarKshitij

Affordable Housing:

Saujanya

Saumya has to its credit more than 20 million sq. ft. of development across 25 projects. Strategic locations, beautiful architecture and excellent construction are the hallmarks of these projects. Clear titles and transparent dealings are an integral part of our philosophy.

However, the most important part of our memorable journey of 36 years is the satisfaction derived by our members and in turn their long lasting faith reposed in us.



Notes:

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- The dimensions shown in the brochure are approximate and may change slightly without causing any material adverse effect to the purchaser.
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- Furniture including wardrobes, other soft 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, wall papers, utensils etc, apparels and all other consumable and movable items shown in the simulated images do not form part of the sale of any property by the developer.

Developer:

Subahu Enterprises LLP

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Visit us at: www.saujanya.in

Project Development Advisor:

Saumya Construction Pvt. Ltd.

1st Floor, Aditya Building, Near Khadayaata Colony, Mithakhali, Ahmedabad-380006.

Architects:

- HCP Design Planning and Management Pvt. Ltd.
- 99 Studio

Strategic Partner

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RERA Project Registration No.: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA05177/300319

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