

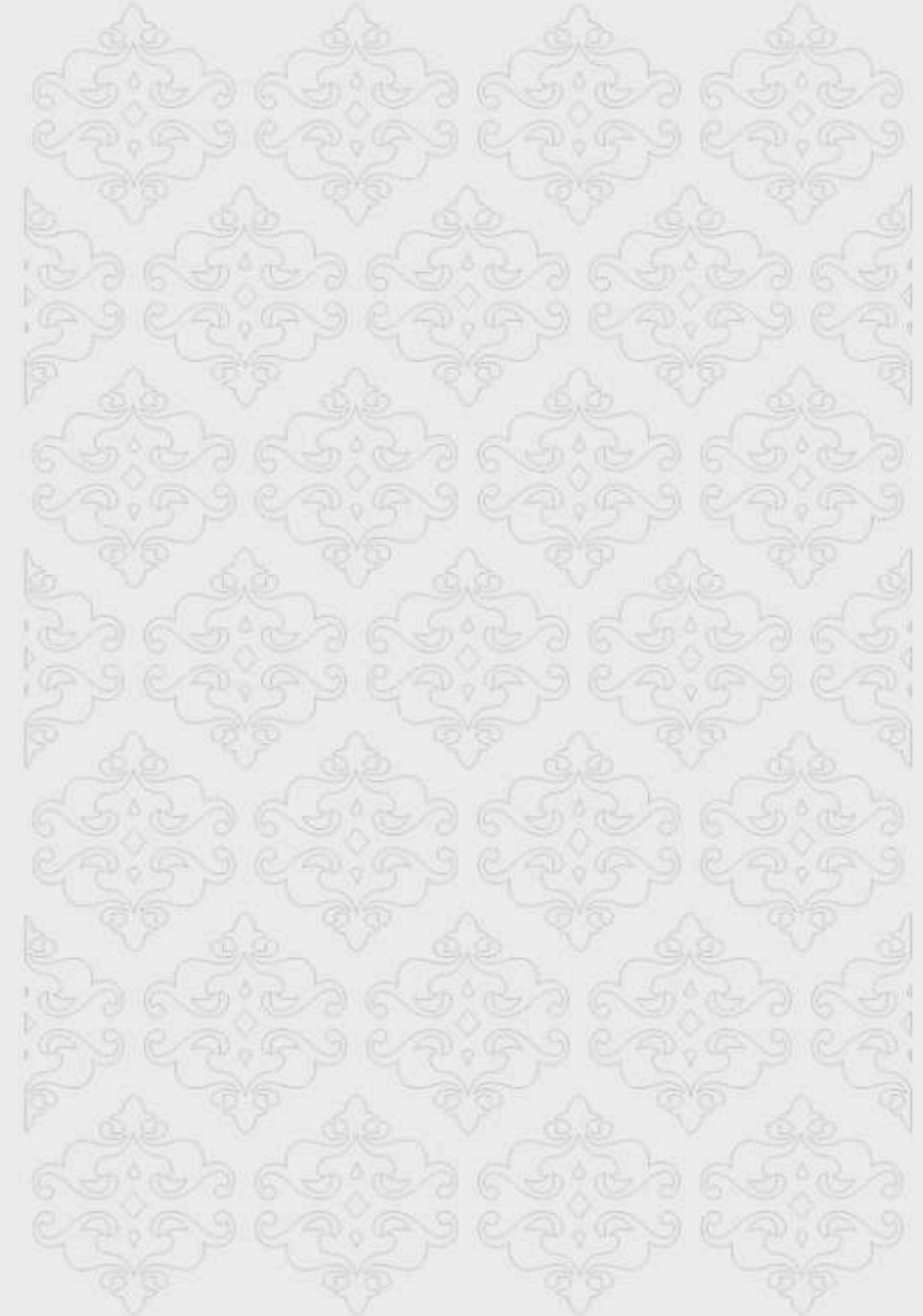


Taking Life higher

ROYAL PARADISE



ROYAL PARADISE



THE INSPIRATION

Nothing great was ever achieved without inspiration.

HMV SAWLANI GROUP'S extraordinary life concept, Royal Paradise, draws inspiration from five distinct corporate and aesthetic values - Beauty, Endurance, a Free Spirit, Grace and Power. All of which find expression in its landscape, architecture and living spaces.

Awe-inspiring beauty, relentless endurance and charismatic style are at the heart of Royal Paradise, not to mention unmatched perfection.

Yes. Perfection is something it exudes in its every nuance.

Welcome to a world built for the truly uncompromising.

Welcome to the world of Royal Paradise.



ROYAL
PARADISE

ROYAL
PARADISE

The Architecture

The vision of crafting one of Surat's most spectacular developments required that luxury & privacy take precedence over density.

Royal Paradise meticulously-planned, symmetrical architecture optimizes space and provides for splendid views. Its careful modulation of scale and detailing with state-of-the-art technology exude an understated style. Both in its exteriors as well as interiors.

The Towers

The Royal Paradise reach the skies at a majestic height and brilliantly exemplify space and service to security systems. Like digital building management, hi-tech fire fighting and round-the-clock building security.

You will notice many such amenities designed to suit your lifestyle to the fullest.





Private Garden Entry Fountain



The Ambience

Tranquil. Green. And simply perfect.

An unprecedented level of exclusivity awaits you with Royal Paradise sprawling Royal Paradise revamped frontage.

Royal Paradise manicured gardens, soothing water cascades and lush open spaces.

And that's not all. Be it the children's play areas, the soothing spa, the pool side or even the foyer,

Royal Paradise creates just the right setting for its every nook.



Sitting Area Club Swimming





Royal Additional

Party Lawn With Multi Functional Stage

The campus will have a party lawn / stage for birthday/ festival celebrations.

Club House

Facilities like Gymnasium hall, Jacuzzi, Steam bath, Sauna.

Indoor Games

Facilities like Pool table/s, T.T. table/s, Chess, Carom and such other board games would be given.

Children Park

Facilities like swing, sea-saw, slides, etc. for children.

Mini Theater

A well made theater for the society where you can enjoy movies with family and neighbors.

Yoga / Aerobics Center

An aerobic / Yoga center where you can maintain fitness.

R.O. Filter

Individual / Centralized R.O. Water filters for pure water.

Covered Swimming Pool

A well designed indoor / Covered Swimming pool.



Benchmark Address

Perfection is achieved, not when there is nothing more to add, but when there is nothing left to take away.

Royal Paradise has been conceptualized, planned and designed with a commitment to deliver a superlative living experience. Comparable to no other in its genre, Royal Paradise is envisaged to become a benchmark address in Surat City.

Unending living space, avant-garde architecture, best-in-the-world home concepts and immaculate landscaping. Welcome to a world built for an absolutely uncompromising, rare class of individuals. Where every detail speaks volumes about the passion in its very creations.



N

Basement Plan

- 1 MULTI ENTRY EXIT FOR UNDERGROUND PARKING
- 2 MINI THEATER
- 3 SCREEN
- 4 WIDE PASSAGE
- 5 WAITING AREA
- 6 RECEPTION
- 7 INDOOR GAME AREA
- 8 CARROM AREA
- 9 CHESS AREA
- 10 SNOOKER AREA

- 11 TABLE TENNIS AREA
- 12 SITTINGS
- 13 E.LOBBY
- 14 LIFT
- 15 FILLING
- 16 YOGA ROOM/MEDITATION HALL
- 17 STORE ROOM
- 18 CHANGE ROOM
- 19 GYM AREA
- 20 TRAINER CONSULTANCY AREA

- 21 PASSAGE
- 22 MAIN ENTRY
- 23 RECEPTION AREA
- 24 FOYER
- 25 RARE ENTRY
- 26 WASH AREA
- 27 LOCKERS
- 28 GENT'S TOILET
- 29 LADIES TOILET
- 30 COMMON TOILET





Layout Plan

- 1 ENTRY
- 2 INTERNAL ROAD LVL.
- 3 VER. WALL FOUNTAIN
- 4 FLOWER BED AREA
- 5 WATCHMAN CABIN
- 6 MAIN ENTRY
- 7 CAR PARKING
- 8 LIFT
- 9 SERVANT ROOM

- 10 LANDSCAPE GARDEN
- 11 STONE FINISH
- 12 SITTING SPACE
- 13 WATER BODY
- 14 JOGGING TRACK BRIDGE
- 15 JOGGING TRACK FLAGSTONE
- 16 PRIVATE GARDEN
- 17 OPEN PLAZA FOR SENIOR CITIZEN
- 18 SWIMMING POOL

- 19 JACUZZI AREA / STEAM / SAUNA
- 20 MULTI PURPOSE HALL
- 21 CHILDREN PLAY AREA SAND PIT
- 22 OTTA
- 23 MULTI ENTRY EXIT FOR UNDERGROUND PARKING
- 24 CANOPY
- 25 14'0" WIDE APPROACH
- 26 13'6" WIDE APPROACH



18.00 MT. WIDE ROAD

Luxurious living room



Royal Luxuries

Flooring

Wooden flooring for two bedrooms, Vitrified slab of 40" X 40" with Italian finish, or White granamite tiles in living room and 32" X 32" fully granamite tiles of a standard company in all other rooms including kitchen & Dining.

Air Conditioner

3 Split A.C./s of a standard company in bedrooms.

Kitchen

Chimney in the kitchen. Blue Pearl granite platform and S.S. Sink having a drain board of good quality, and designer tiles upto lintel level.

Gas Connection

Pre-installed gas connection in the kitchen.

Hot Water System

Hot water will be available in all bathrooms as well as in the Kitchen and wash area, through Gas geyser provided in each flat.

Store

Silver Pearl granite racks with fully glazed tiles.

Bath Rooms

Luxurious bath fittings of European Standard in master Bath room & designer tiles upto lintel level.
Wall mount commode & wash basin of a standard reputed brand and a decorative wash basin in common area & false ceiling in bath rooms.

Windows

French windows with Anodized aluminium section windows with granite seal.

Doors

Decorative main door & other water proof flush doors of Standard company with wooden Sal frame.

Enamel

Well finished gypsum on internal walls. Texture / weather shield paint on exterior walls with acrylic paint & acrylic color in common areas.

Electric Fittings

Concealed circuit wiring with Modular Switches & M.C.B. of Anchor / Equivalent standard brand.

Plumbing

Plumbing & Drainage by popular Astral pipes / Equivalent Standard Brand.

Luxurious Bed Room



kitchen



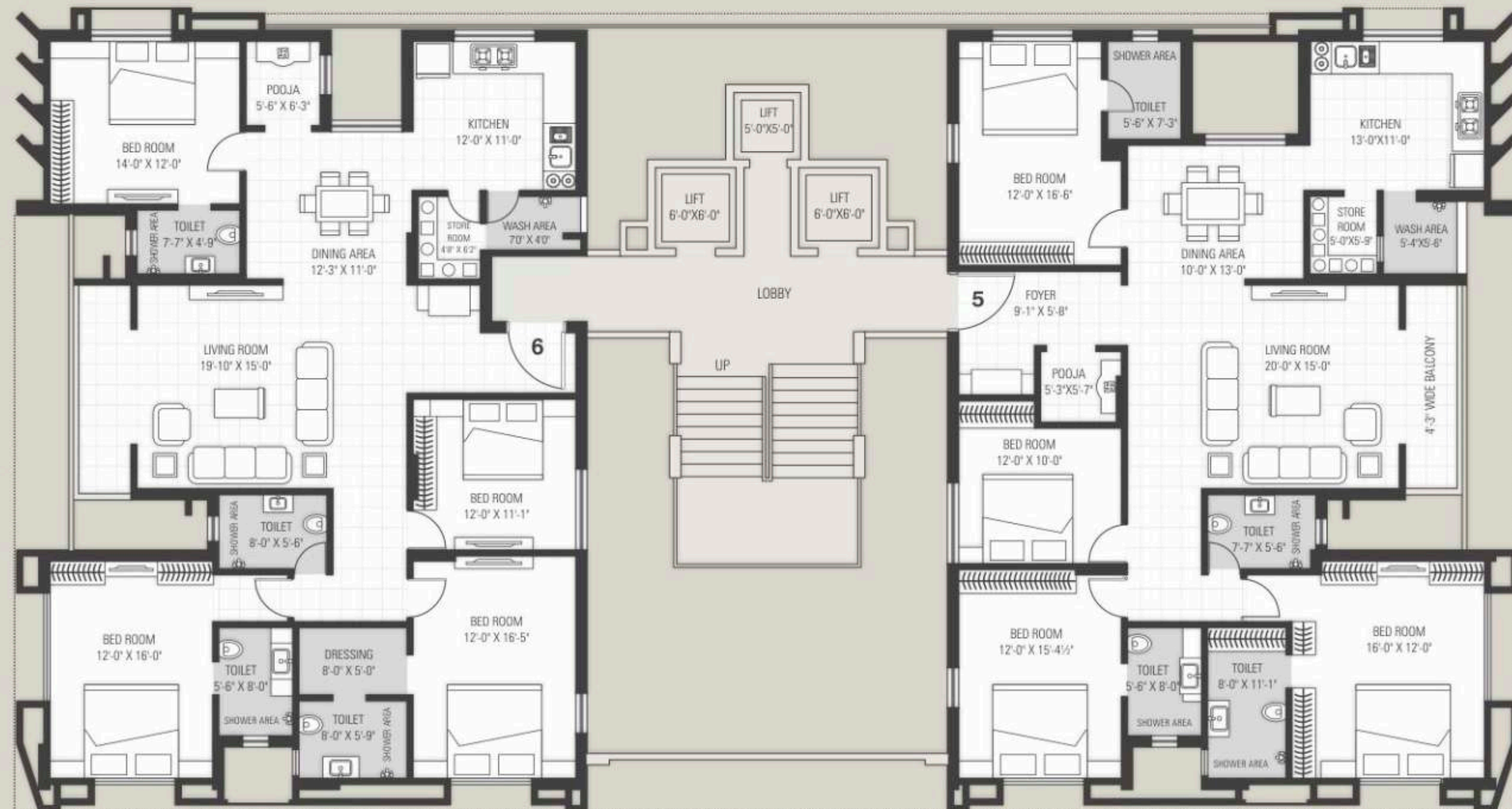
A

Typical Floor
4-BHK Floor Plan
3780 sqft



C

Typical Floor
4-BHK Floor Plan
3225 sqft



B Typical Floor

4-BHK Floor Plan - 3780 sqft



D Typical Floor

4-BHK Floor Plan - 3400 sqft



C-5 Bungalow



Ground Floor



First Floor



Second Floor



A-2 Bungalow



Ground Floor



First Floor



Second Floor



**Structure**

R.C.C. Frame structure considering the last earth quake.

Reception & Foyer high

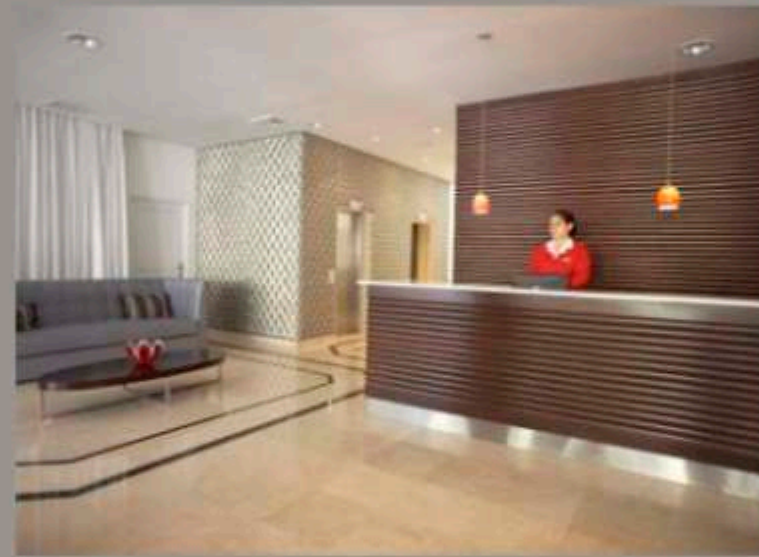
interior air conditioned entrance foyer with wide reception & waiting lounge with LCD TV.

Fire Safety

Fire safety provisions will be made as per authority norms.

Security

Entire campus will be covered by C.C.T.V. Cameras.

**Video Phone Security**

Video door phone security system with intercom facility from Reception to Flat and from Flat to Flat.

Anti Termite Treated Campus

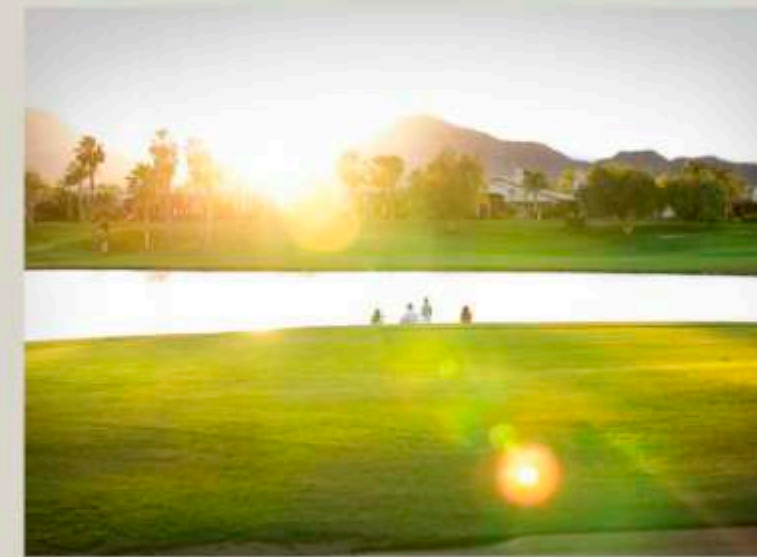
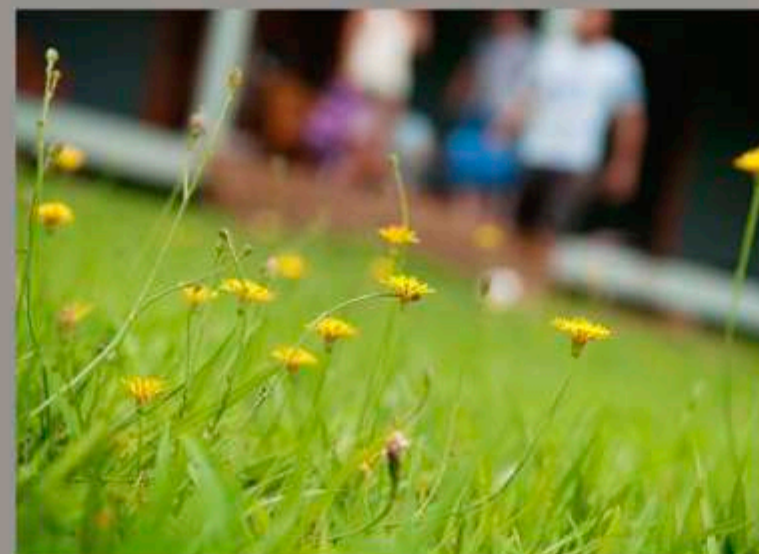
Entire campus will be treated by Pest Control Treatment.

Parking Allotment

Each Flat will be allotted assured two car parkings.

Elevators

Two high interior automatic elevators of a Standard Company & One service lift in each building.



Royal Amenities

Power Generator

Silent generators with power points in Hall, All rooms & Kitchen in each flat, Lifts, Water pumps, Common passage and Parking.

Title / Ownership

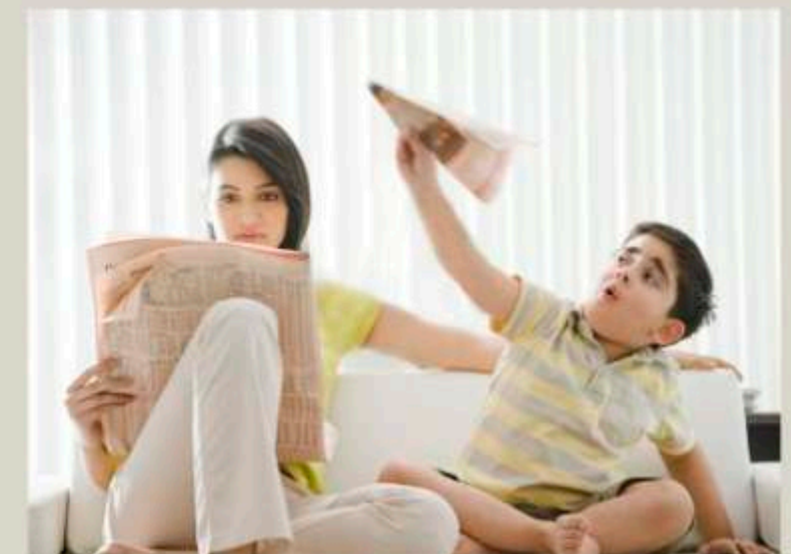
Clear Loanable Title with B.U.C.

Wi-fi Facility

Internet surfing facility via wi-fi would be given in Club House & Foyer area.

Dish Tv

Dish T.V. connection will be available in Club House & Foyer area.





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NEW CITY LIGHT ROAD

Canal Road

Royal Regency



Sun Terrace

12.00 MT. WIDE ROAD

Ratna Villa

Poddar Residency

Rajdeep

Rajmandir

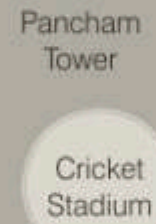
May Flower

Surya Residency

Shreeje

18.00 MT. WIDE ROAD

Swastik Residency



Cricket Stadium

Pancham Tower

Millan Residency

V.N.S.G.U

Moon Light

Ratna Ansh

Rushi Vihar Place

Vatsalya

Gayatri Mandir

G.D Goenka International School

TO UDHANA

Anuvrat Dwar

UDHANA TO MAGDALLA

TO MAGDALLA

Indian Oil Petrol Pump

Ashirwad

Surya Darsen

Surya Palace Residency

Sweet Home

Surya

Surya Palace

Agrasen Garden

Agrasen Bhavan



Agrasen Point

Surya Enclave

TO CITY LIGHT ROAD



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ROYAL PARADISE



DEVELOPER
H MV SAWLANI.

ARCHITECT
HARESH MAHADEVWALA.

STRUCTURAL DESIGNER
JALIL A. SHEIKH.

LEGAL ADVISER
NILKANTH BAROT

FOR INQUIRY
Off : 8 To 13 Aggrasen Point,
Citylight, Surat.
(0261) 2211211, 2211212.
99045 69000 - 99046 69000
Email: srlindia@yahoo.com.

DISCLAIMER

- Stamp duty, Registration charges, Legal charges, Society maintenance charges shall be borne by the purchaser.
- VAT, Service tax, as & if applicable, will be borne by the purchaser.
- Any additional charges or duties levied by the Government / Local authorities during or after the completion of the scheme like S.M.C. tax, will be borne by the purchaser.
- In the interest of continual developments in design & quality of construction, the developer reserve all rights to make any changes in the scheme including technical specifications, designs, planning, layout & all purchasers shall abide by such changes.
- Changes / alteration of any nature including elevation, exterior color scheme, balcony grill or any other changes affecting the overall design concept & outlook of the scheme are strictly NOT PERMITTED for flat owners during or after the completion of the scheme.
- This brochure is intended only for easy display & information of the scheme & dose not form part of the legal documents.
- All rights to any additional FSI (if available in future) or any un allotted area marketable space (if any) for sale in future shall be reserved with developers and no purchaser shall claim of any kind of the same.
- Any dispute shall be subject to jurisdiction of honorable Surat court.

Our Successful Completed Projects



Royal Regency



Royal Palace



Royal Nest



Royal Castle



Golden Point



Agrasen Point

Organisers - Only Name is Sufficient!!

HMV Sawlani Group -

A known name in the field of real estate and construction - has a very fragrant track record of many successful projects in the Surat City.

The two decades of the Group's activity in the field have made them seasoned to know the needs and equipments of the people.

They know the exact feelings of the buyer and strike at the right moment.

ROYAL PARADISE with its latest design technology and pre-engineered components would make your dream come true.

Aise hi nahin kehte -

ROYAL PARADISE means Luxury.... Redefined!

Your stay at ROYAL PARADISE would add another Dimension in your life.



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