



BETTERING LIVES





Building Better Lives
One Home at a Time.
Universal Residency.

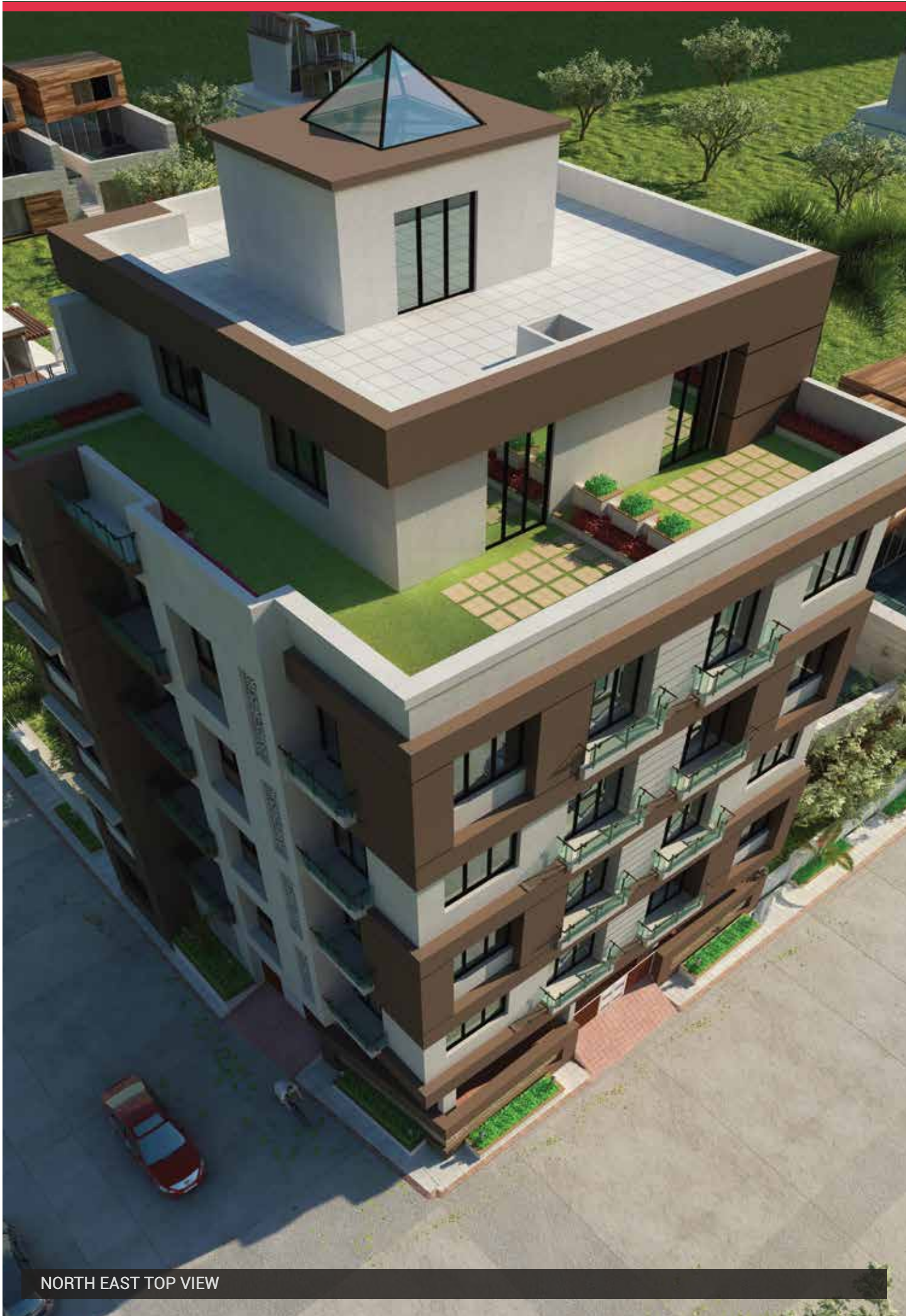


NORTH EAST VIEW



Centrally located in the city of Surat, surrounded by open spaces, which allow for excellent natural lighting and ventilation, Universal Residency has everything you need. With a school, market and masjid nearby and easy access from the main road, you don't have to worry about travelling far for your basic needs. Constructed with quality and created with careful thought, Universal Residency will be your better home for a better life.





NORTH EAST TOP VIEW



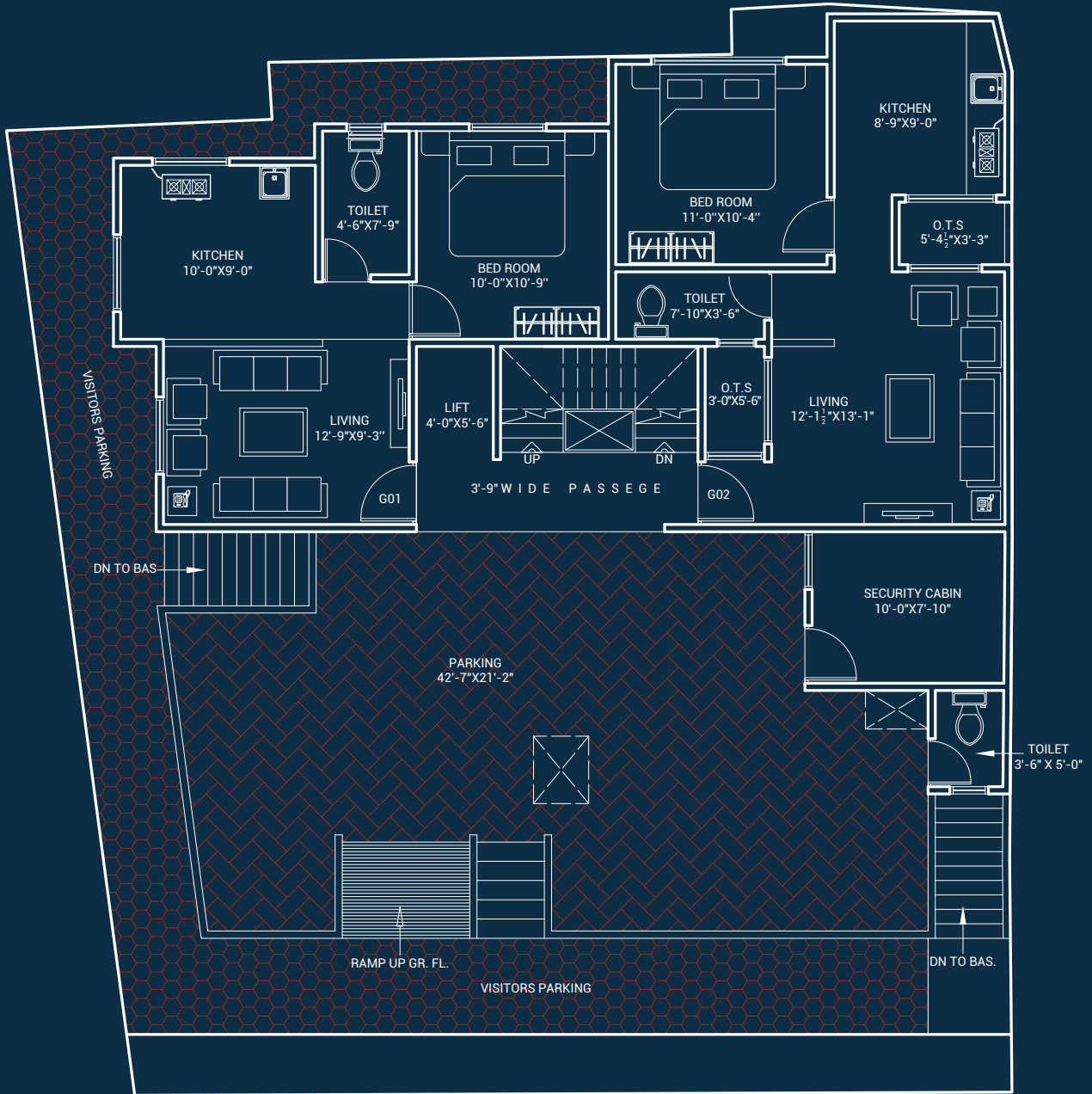
NORTH EAST VIEW

PROJECT FEATURES

- Beautiful Elevation.
- Intelligent Lighting.
- Eco friendly design.
- Security cabin.
- Purely Residential.
- Well planned layout.
- Corner building.
- Central Location.
- Piped Gas.
- Anti termite treatment.
- Designer lift lobbies.
- Ease of Accessibility.
- All rooms with Balconies/windows.
- Separate Water Connection from SMC.
- Designer mid landings & Staircases.
- Earthquake resistant structure.
- Borewell for continuous water supply.
- 24x7 power supply by Torrent.
- Access road on two sides.
- China mosaic tiles on terrace.
- Proper drainage system.
- Semi Automatic Elevator.
- 2 wheeler parking bays.
- 24x7 Security
- Hygienic Over head water tank with Automatic pump and sensor control panels.
- Hygienic Underground water tank with Automatic pump and sensor control panels.
- Plinth level adequately high above road level to avoid water logging.
- Chemical water proofing treatment on terrace and external walls.

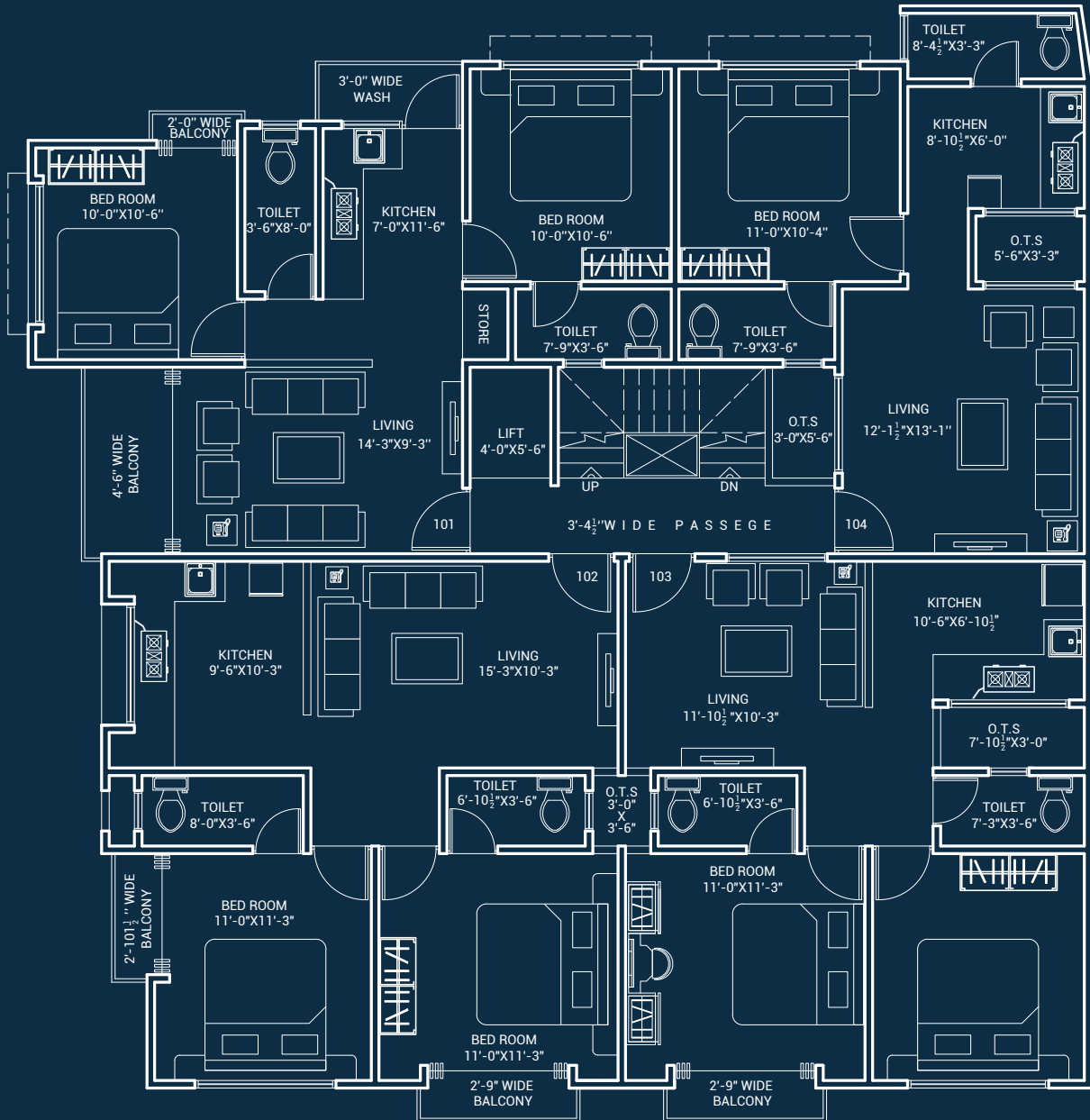


GROUND FLOOR PLAN





TYPICAL FLOOR PLAN





SOUTH EAST VIEW



PROPOSED AMENITIES AT UNIVERSAL RESIDENCY - SURAT

ENTRANCE

Designer Entrance lobby.
Entrance lobby designed with granite / Vitrified tiles.
Adequate Light fittings.
Lift door frame in Granite / Imported Composite marble.

LIFT LOBBIES

Exclusively designed Lift landing in Vitrified tiles
Lift door frame in Imported Composite marble.
Full height textured paint finish on walls.
Adequate Light Fittings.

COMPOUND

Well designed gate and compound walls.
PCC in Parking area.
Coloured chequered tiles / Paver tiles in parking area.
Adequate lighting in parking area.
Watchman cabin.
Adequate greenery and plants in parking area.

BATHROOMS

Toilet frames in Granite.
Laminated door shutters.
Anti skid floor tiles.
Chemical water proofing.
24"x 12" or 18"x 12" Designer ceramic tiles on the wall.
Anti skid floor tiles.
GI/PPR/CPVC concealed plumbing.
Designer branded sanitary wares.
Hot & cold water mixer arrangement in bathroom/s.
Branded Heavy Duty Chrome plated fittings.
Exhaust fan point.
Adequate light fittings and points.
Concealed flush valve.
Shower area.

BEDROOM

Decorative doors with laminated shutters.
Teakwood / Granite door frame.
Heavy quality locks.
Branded Hardware fittings.
Vitrified Floor tiles 24"x24".
Gypsum finished wall.
Weather proof wall paint.
Stainless steel railing in windows / Balconies.
Full Length windows.
Anodised Aluminium Section in sliding windows.
Branded glass in sliding windows.
Anti skid designer tiles in balcony

STAIRCASE

Exclusively designed Staircase in Granite/Marble/stone.
Staircase railing in combination of RCC / Stainless steel.
Full height textured paint finish on Staircase wall.
Adequate Light Fittings.

MID LANDINGS

Exclusively designed mid landings in Vitrified tiles.
Full height textured paint finish on walls.
Adequate Light Fittings.
Branded wall paint

KITCHEN

24" x 24" branded vitrified tiles.
Granite kitchen platform.
Stainless Steel Kitchen Sink.
24"x 12" or 18"x 12" designer ceramic tiles.
Loft in kitchen.
Branded Paint.

LIVING ROOM

Decorative main door with laminated shutters.
Branded locking system.
Branded Hardware fittings.
Granite door frames with branded locking system.
Branded Vitrified Floor tiles 24"x24".
Gypsum Finished walls.
Weather proof wall paint.
Musical Door bell.
Stainless steel railing in windows / Balconies.
Full Length windows.
Anodised Aluminium Section in sliding windows.
Branded glass in sliding windows.
Anti skid designer tiles in balcony.

ELECTRICAL

Adequate light points in all rooms and bathroom/s.
MCB in individual flat for safety.
Telephone socket in living rooms.
Air Conditioner point.
Concealed copper wiring.
Adequate electrical points in entire flat.
Designer switches & plates.



NORTH FRONT VIEW

OUR TEAM

ARCHITECTURAL CONSULTANTS
ALTAF KURESHI & ASSOCIATES

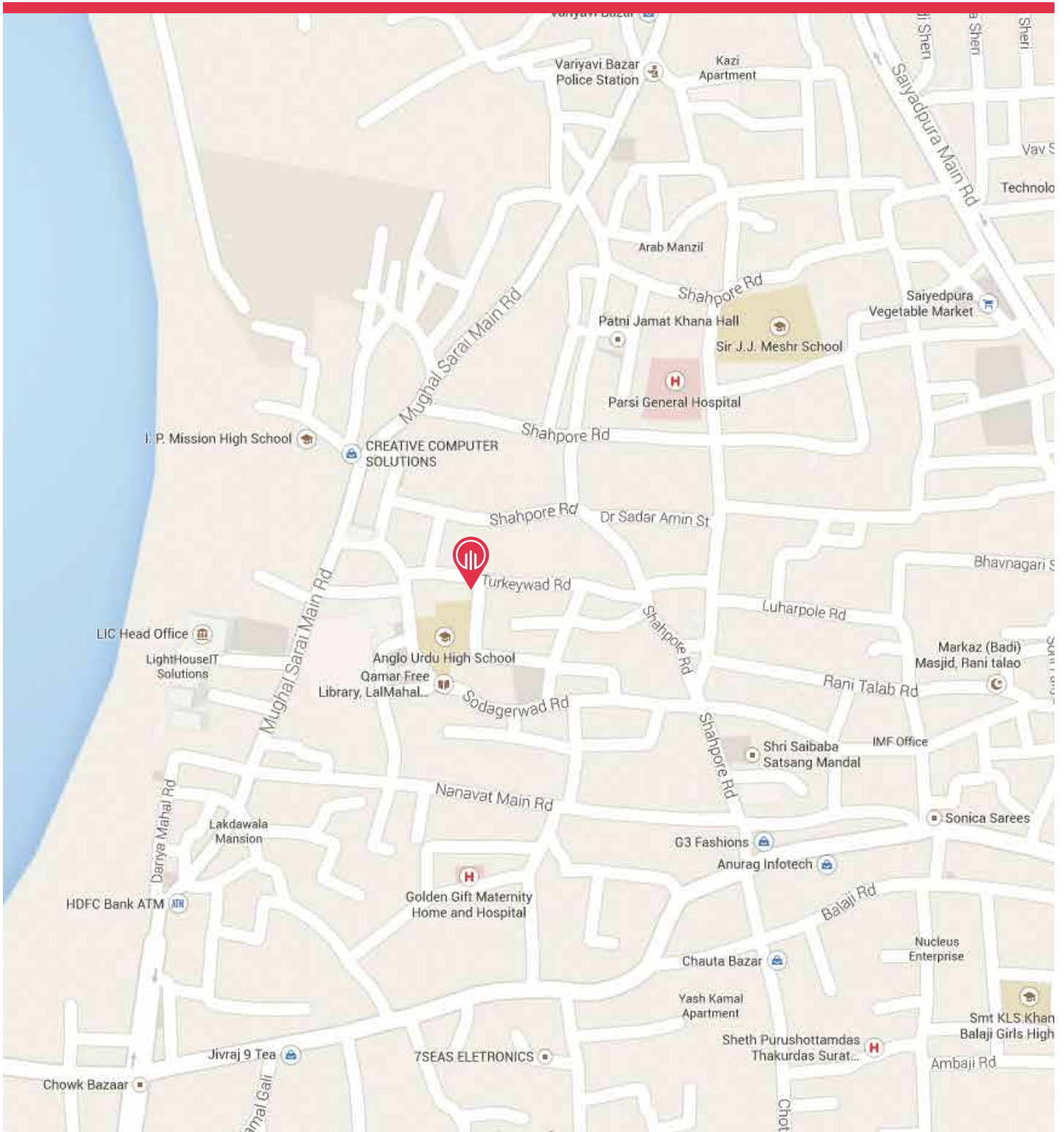
SOLICITORS
LEGAL FORUM - MUMBAI

STRUCTURAL DESIGN CONSULTANTS
ENGG. JAGDISH JALAG

MARKETING DESIGN CONSULTANTS
UC DESIGN - MUMBAI

LEGAL ADVISOR
ADVOCATE ALTAF MULTANI

TAX CONSULTANT
HINGORA ASSOCIATES - MUMBAI



21° 12'02.95"N | 72° 49'20.40"E

Universal Residency, Turkeywad Road, Surat-395003, Gujarat

T & C's

- Stamp duty registration charges, VAT, service tax, Legal charges, G.E.B charges & society maintenance charges, etc. shall be borne by purchaser.
- Any new taxes announced by Government / S.M.C / Authority will be born by the member / buyer during the project.
- Irregular payment may lead to cancellation of booking.
- Purchasers are strictly NOT PERMITTED to make changes alteration on any including elevation, external colour scheme or any other change affecting the overall design concept & outlook of the building.
- This brochure is intended only for easy display & information of the scheme & does not form part of the legal document.
- The developer reserves all rights to make any changes in the scheme including technical specification, design, layout plan & all the purchases shall abide by such changes.



UNIVERSAL REALTY

BETTERING LIVES

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