

*Make a smart decision*

DEVELOPER  
**DIVINE**  
WHERE DREAMS COME TRUE



2 & 3 BHK Luxurious Living



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Your smart society

**DIVINE  
DESIRE**



2 & 3 BHK  
LUXURIOUS  
LIVING

# DIVINE

WHERE DREAMS COME TRUE

## ABOUT DIVINE GROUP

Divine group is a well established real estate company in surat. With years of experience, the company has developed many lavish residencies and projects. The founders are known for their impeccable structures, inclination to preservation of natural resources and providing the best of amenities along with reasonable pricing. Divine group is all set to make significant contribution in building a smart surat and to become one of the cities most valuable real estate company. Now that Surat is a part of smart city project, it is time to make a shift towards a smarter living.



## SUCCESSFULLY COMPLETED PROJECTS



DIVINE RESIDENCY (Palanpor)



RUSHIVIHAR HEIGHTS (Vesu)



CRYSTAL AVENUE (Palanpor)



CRISIL'S REAL ESTATE  
6 STAR RATING  
FOR "CELESTIA VILLAS"



CELESTIA VILLAS (Palanpor)



NEELKANTH RESIDENCY (Palanpor)



RIVULET (Rundh)

## You may wonder is a SMART SOCIETY?

A smart society promotes energy efficiency, conserves natural resources, generates less waste and provides healthier spaces for residents, thus minimizes on the maintenance cost as compared to a conventional building.

A step towards a Smarter, Greener, Healthier Lifestyle for all.

LIVE SMARTER, LIVE BETTER



FOR YOUR  
**SECURITY**

- Grand Entrance Gate with Security Compartment
- Intercom Connectivity for Flat to Flat & Other Common Areas
- CCTV Monitoring in Common Areas
- LCD Television in each Building Foyer
- Standard Fire Fighting System



## FOR YOUR GREEN HOME

We Abide by the Guidelines of  
IGBC (Indian Green Building Council)  
to Give You & Your Family a  
Green Sustainable Society

- Percolating Bore Well for Rain  
Water Harvesting
- Tree Plantation in Campus
- Ventilated Building Plan
- Solar Power Panel For Common Electricity  
Consumption of Building
- Electric Car Charging Point





FOR YOUR   
**HEALTH**

- Gymnasium with latest Equipments
- Jogging Track
- Yoga Space
- Senior Citizen Park
- Meditation Area





2 & 3 BHK Luxurious Living

FOR YOUR   
**INDOOR & OUTDOOR  
ACTIVITIES**

- Skating Rink
- Children Play Area
- Multipurpose Court (Badminton, Volleyball etc.)
- Net Cricket
- Indoor Games

Divine Desire cares the fun and frolics for the 'childrens' of all age.  
High quality play-tools for children and misty air





  
FOR YOUR  
**CONVENIENCE**

- One Car Parking allotted at Ground Level or Basement for Sufficient Parking
- Wi-fi Zone in Multipurpose Hall
- 2 Standard Passenger Auto Door Lift & 1 Service / Fire Lift
- Generator Power Back-up
- Water Supply to Common  
U.G. Water Tank, Single Bore well & O.H. Water Tank on Each Building



## FOR YOUR RELAXATION

- Garden with Beautiful Landscaping
- Flower Garden
- Banquet / Multipurpose Hall
- Party Lawn
- School Pick up & Drop Zone at Main Entry Gate
- Water Cascade at Landscape area
- Sound System in Landscape area
- Beautiful Designed Water Bodies with Fountain







2 & 3 BHK Luxurious Living

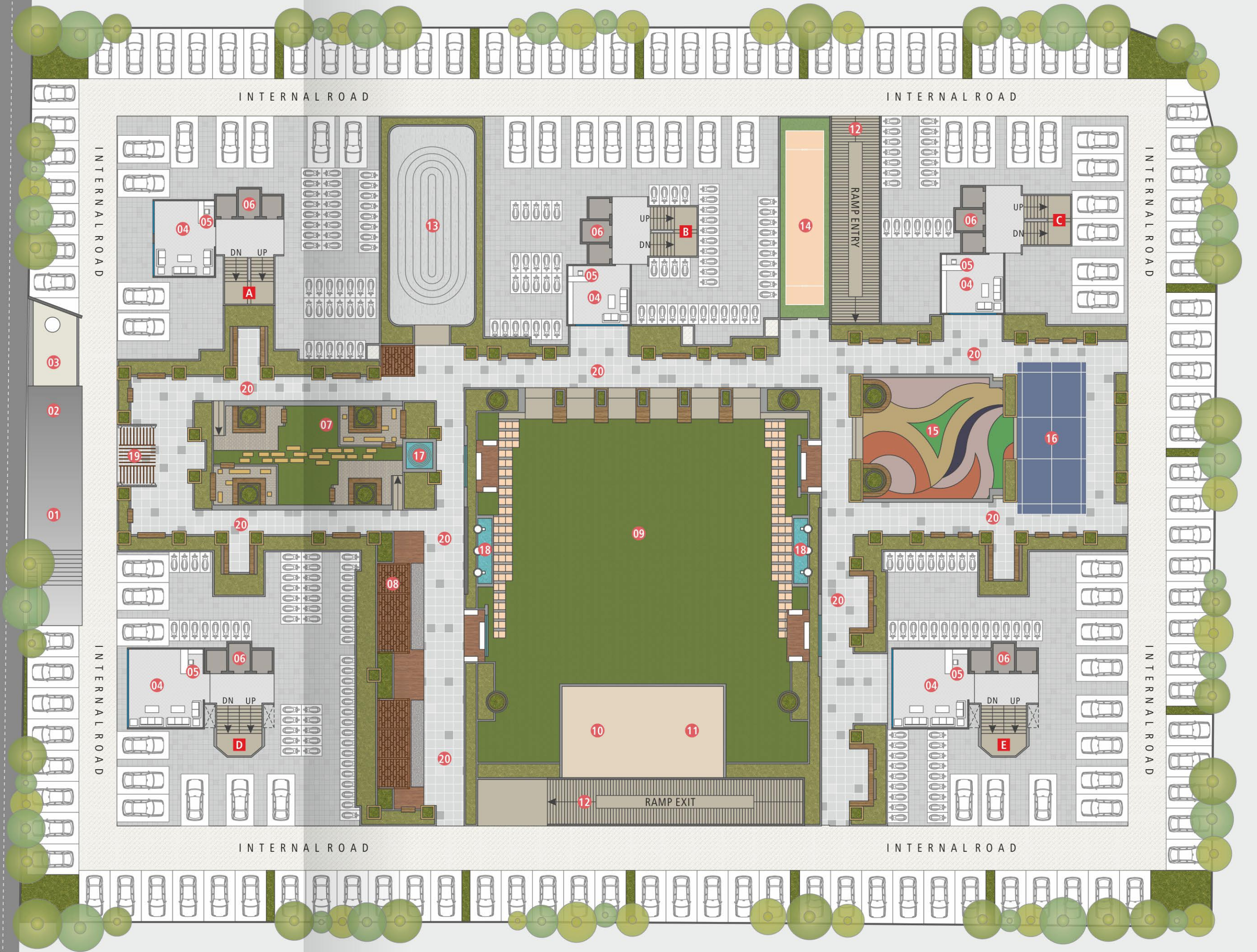
# LEGENDS

- 01 Entrance Gate
- 02 Security Cabin
- 03 School Pick up Stand
- 04 Entrance Foyer
- 05 Letter Box
- 06 Service / Stretcher Lift
- 07 Senior Citizen Garden
- 08 Swing Plaza
- 09 Party Lawn
- 10 Multipurpose Hall
- 11 A.C. gym Having Modern Equipments
- 12 Ramp
- 13 Skating Rink
- 14 Net Cricket
- 15 Kids Play Area
- 16 Multipurpose Court
- 17 Water Fountain
- 18 Water Cascade
- 19 Gazebo
- 20 Jogging Track

## COMMON AREA DETAILS

- Well Furnished Building Foyer
- Designed Name Plate & Notice Board

LAYOUT PLAN

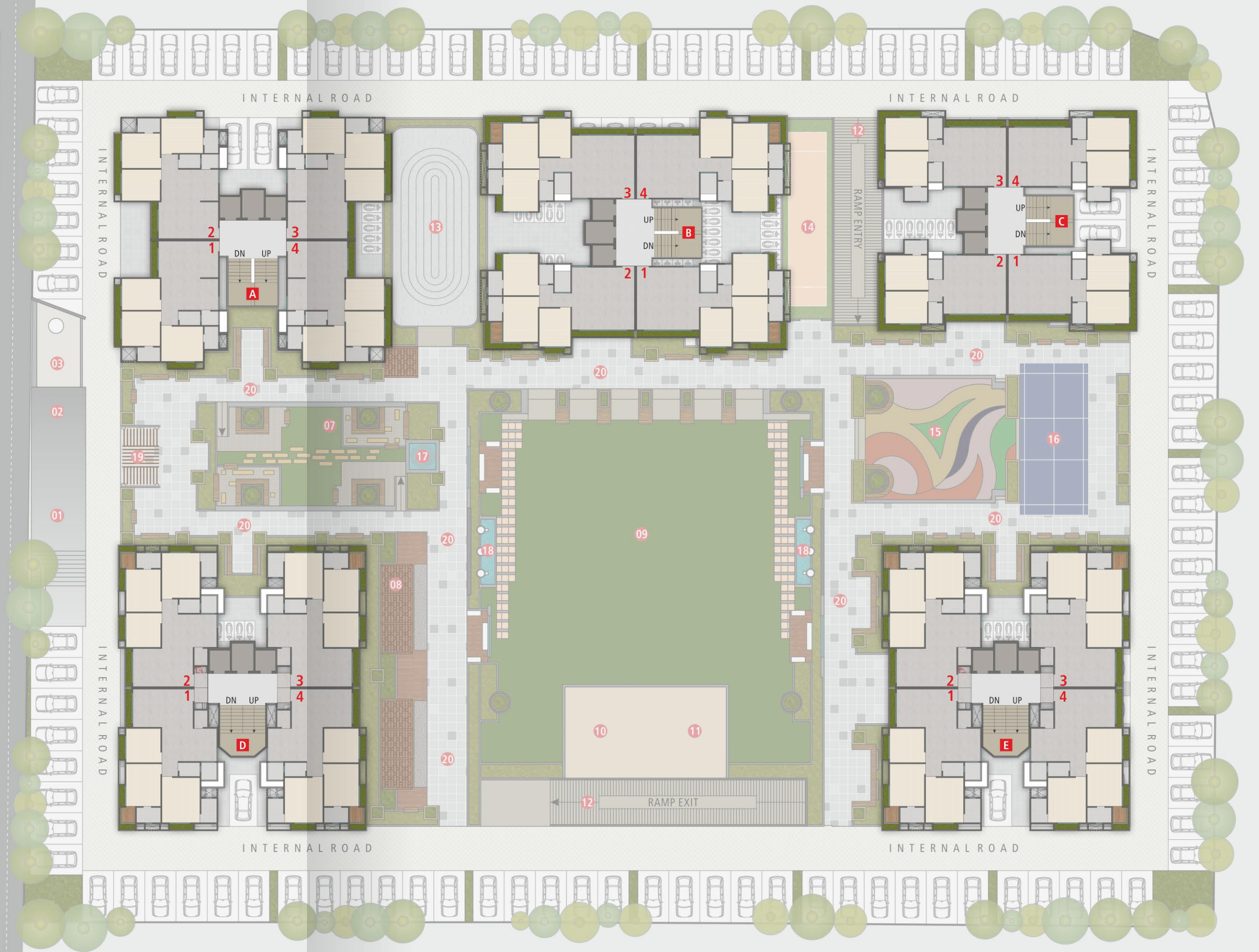




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LIVE SMARTER,  
LIVE BETTER

TYPICAL FLOOR PLAN 





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**TYPE A**  
3BHK



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**TYPE B**  
3BHK



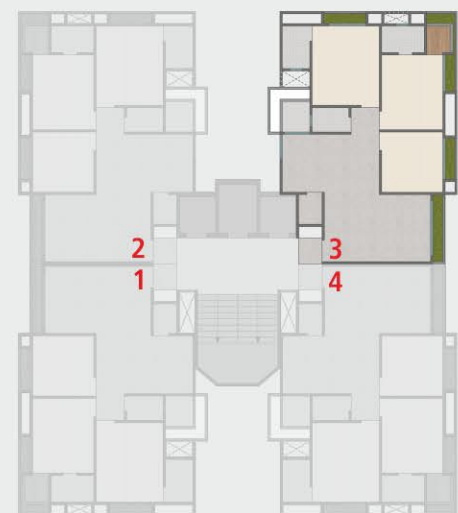
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**TYPE C**  
2BHK



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**TYPE D & E**  
3BHK



# SPECIFICATION

MULTIPURPOSE COURT



NET CRICKET



SKATING RINK



## QUALITY STANDARDS

- Structure Design as per IS code
- Wall Masonary - Ordinary Clay Bricks / Fly Ash Bricks / Autoclaved Aerated Block



## FLOORING

- Good Quality Standard Vitrified Flooring.



## KITCHEN

- Granite Cooking Platform with S.S. Sink.
- Porcelain Tiles dado up to Lintel Level.
- Common Wash Basin.



## STORE

- Vertical Storage with Kota / Marble Shelf Racks.



## WASH

- Kota Flooring
- Glazed Tiles Dado with Granite Sill Top.



## DOOR & FRAMES

- Attractive Main Door with Wooden Frame.
- Digital Main Door Lock.
- Internal Flush Door with Granite Frame.
- Stainless Steel Standard Hardware Fitting.



## WINDOWS

- Anodized Coated Sliding Aluminium Section.
- Granite Frame with Kota / Marble Sill.
- Standard Single Vision Reflective Glass.



## TOILET

- Granamite Flooring & Porcelain Tiles in Dado.
- Single Lever Concealed Diverter with Shower.
- Standard Branded C.P. Fitting & Sanitary Fittings.
- European W.C. in All Toilets.



## PLUMBING

- CPVC / UPVC Piping for Water Supply System.
- Centrally Hot Water Supply from Wash Area to Each Bathroom.



## ELECTRIFICATION

- Concealed Fitting.
- Indian Standard Copper Wiring.
- Modular Switches.
- Video Door Phone.
- T.V. Point in Living & Master Bed Room.
- A.C. Point in Living & Master Bed Room.



## GAS LINE

- One Point for Kitchen & One for Geyser.



## PEST CONTROL

- Entire Campus with Anti Termite Treatment.



## BALCONY

- S.S. / Aluminium Glass Railing.



## SOLAR PANEL

- Solar Power Panel For Common Electricity Consumption of Building.



## INTERIOR FINISH

- Single Coat Plaster with Lapi/Putti Finish.



## EXTERIOR FINISH

- Double Coat Plaster.
- Acrylic Texture Finish
- Standard Exterior Colour.



## TERRACE

- Double Coat Water Proofing with China-Mosaic Flooring.

# TERMS & CONDITIONS

## LEGAL CRITERIA

- Non agriculture land.
- Development permission.
- Environment clearance certificate.
- Airport authority NOC.
- Loanable titles.
- Lift license.
- Fire NOC.
- Building use certificate (BUC).
- Registered sale deed.

## EXTRA CHARGES

- All GEB expenses (quotations, contractor, internal cables, common accessories, transformers, other charges, etc.)
- Advance society maintenance for 5 years.
- SMC taxes
- Society infrastructure funds / charges.

## LEGAL CHARGES

- Documentation charges ( stamp duty, registration fee, advocate fee)
- GST (service tax & vat) & other taxes levied in future will be borne by the purchaser.
- Any additional charges or duties by the government / local authorities during or after the completion of the scheme like SMC tax will be borne by the purchaser.
- Legal file charges, society formation charges.

## LEGAL DISCLAIMER

- All furniture / objects shown in the plan or pictorial image are for presentation & understanding purpose only. By no means, it will form a part of final deliverable product.
- All the elements, objects, treatments, materials, equipments & colour scheme shown are artisan's impression and purely for presentation purpose.
- Dimensions mention in building / unit plan, are wall-to-wall dimensions & it does not include finishing detail like plaster, putty & dado tiles.
- The dimensions shown in brochure are approximate and may change slightly without causing any adverse effect to the purchaser.
- All the architectural and interior images shown in the brochure are merely simulated interpretation using computer graphics to enhance the customer understanding and are not actual images.
- The colour and general appearance of the flooring and wall tiles, sanitary ware and fittings, walls, ceilings, windows, doors, internal roads, trees, shrubbery etc. shown in the simulated computer graphics images are taken from the available object libraries for the purpose of presentation. The prospective purchasers of the property are advised to refer to the construction specifications mentioned in the brochure. Additional amenities and / or utilities may be required as for the law, though its not mentioned or shown in the brochure.
- 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, tv, 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 in the shown in the simulated images do not form part of the sale of any property by the developer.

## NOTE

- In the interest of continual developments in design & quality of constructions, the developer reserves all rights to make any changes in the scheme including technical specification, designs, planning, layout & all purchasers shall abide by such changes.
- Changes / alteration of any nature including elevation, exterior colour scheme, balcony grill or any other changes affecting the overall design concept and outlook of the scheme are strictly not permitted during and after the completion of the scheme.
- Any RCC members ( beam, columns & slab) must not be damaged during your interior works.
- All external laying and drawing of low-voltage cables such as telephone, tv, internet cables shall be strictly laid as per consultants service drawings with prior consent of developer / builder office. No wire / cables / conduits shall be laid or installed such that they from hanging formation on the building exterior faces.
- Irregular payments may cause cancellation of booking.
- In case of cancellation of unit 10% pf payment received will be deducted as management service charges and the balance will be returned only after release of the unit,
- Full & final payment with all legal and extra charges is must paid before registered sale deed and possession.
- Only 100% pure vegetarian people allowed in campus.
- Any changes in rules and regulation & by laws (during or after completion of construction work) of local or government authorities, implementation or rera, its bound to all purchaser / member / allottee)
- This brochure is intended only for easy display & information of the scheme and does not form part of the legal documents.
- Subject to surat jurisdiction.

## LOCATION MAP



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