

SYNTHESIS REALTORS

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SYNTHESIS
SPACE LINKS

3 & 4 BHK
altius-I

SYNTHESIS
SPACE LINKS
spaces • people • linked

A Synthesis Realtors Project

aim high

3 & 4 BHK

altius-I



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

AIM HIGH. A simple thought, simply put.

But you may wonder what it means here, especially when we are featuring a 'low-rise' housing development.

altius means 'higher' with a combination of an attitude that is simple and luxury that is basic, altius-I is for those whose thinking is simple with not just forward but an upward vision. From us these specifications are basic and high-end just as cliched as it may sound. But luxury with innate simplicity is high-end. It is simple and classy with the right attitude.

Yes AIM HIGH - make it happen.

Explore and flourish at altius-I.

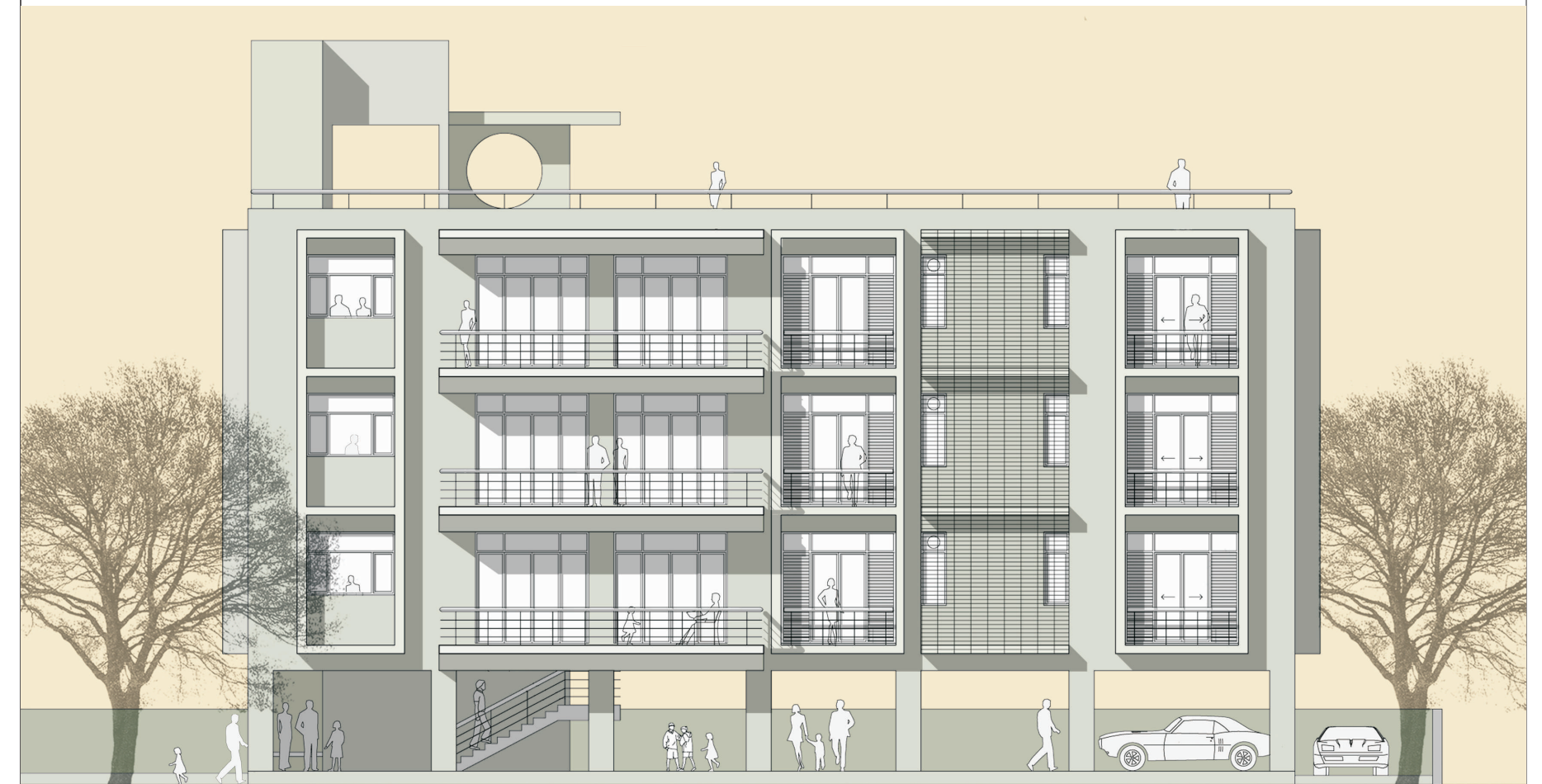
altius-I is a low rise housing development with just 24 units, offering a mix of 3 & 4 BHK apartments in various combinations within an open and a spacious plan setting. With high-end specifications like marble flooring, premium quality fittings and finishes, altius-I is only going to be for the discerning few who appreciate affordable quality. With today's necessary indulgences of a gymnasium, modular kitchen, hi-tech security system, energy saving solutions, adequate parking and much more, altius-I is where your search for an exclusive luxury home ends.

At Synthesis our connection with nature is well established, hence one can be rest assured that landscaping is an important part of the scheme. Well manicured green spaces using native plants and sprinkler system to ensure maximum greenery with minimal use of water and maintenance.

Simply through, luxury is a by-product when you choose to live at altius-I located at Thaltej, one of the most prestigious and sought after address in Ahmedabad, and just a 2 minutes drive from S G Highway, it is ideally located within close proximity to public utilities and facilities such as schools, medical institutions, hotels, clubs, multiplexes, malls and other infrastructure.

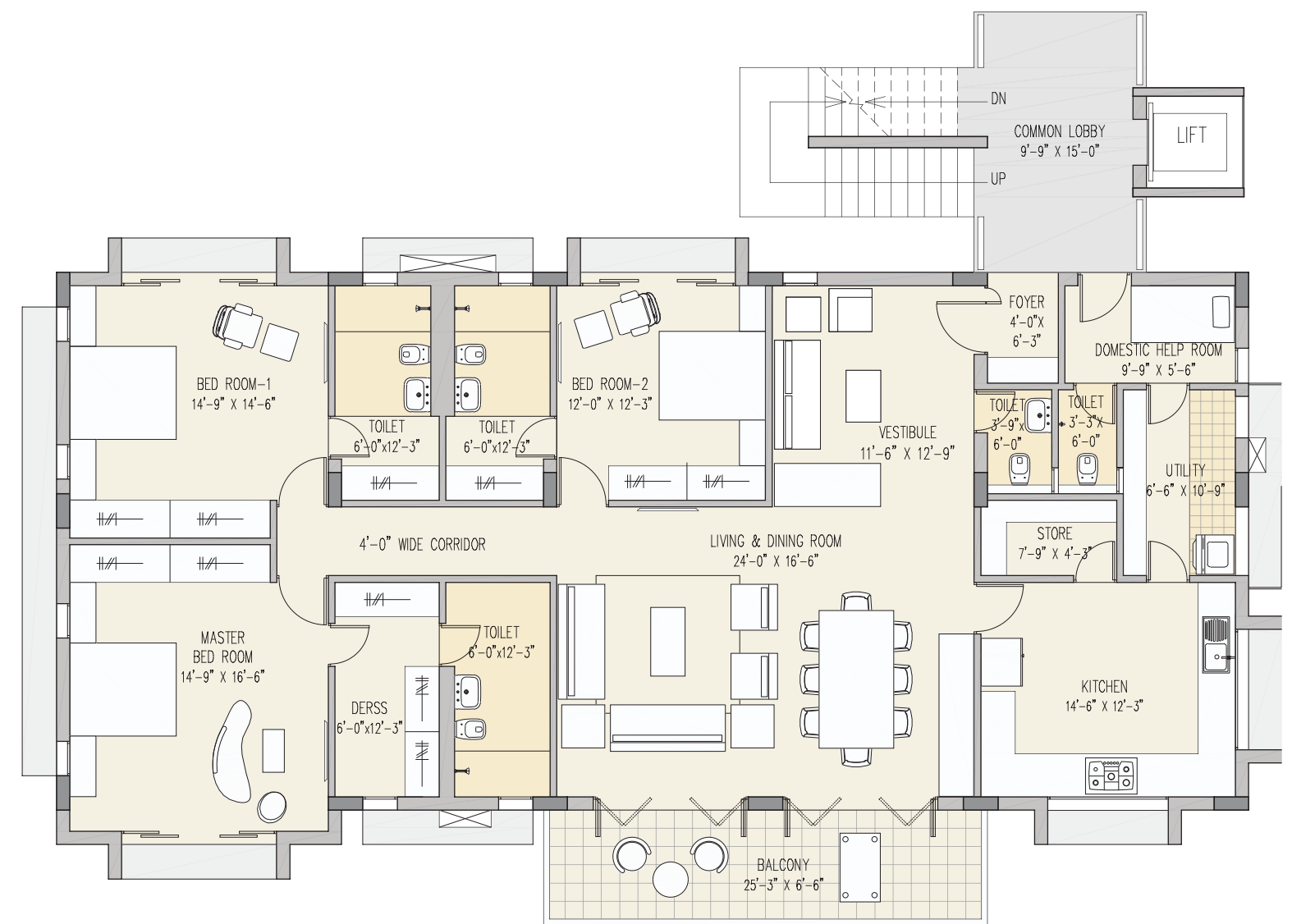
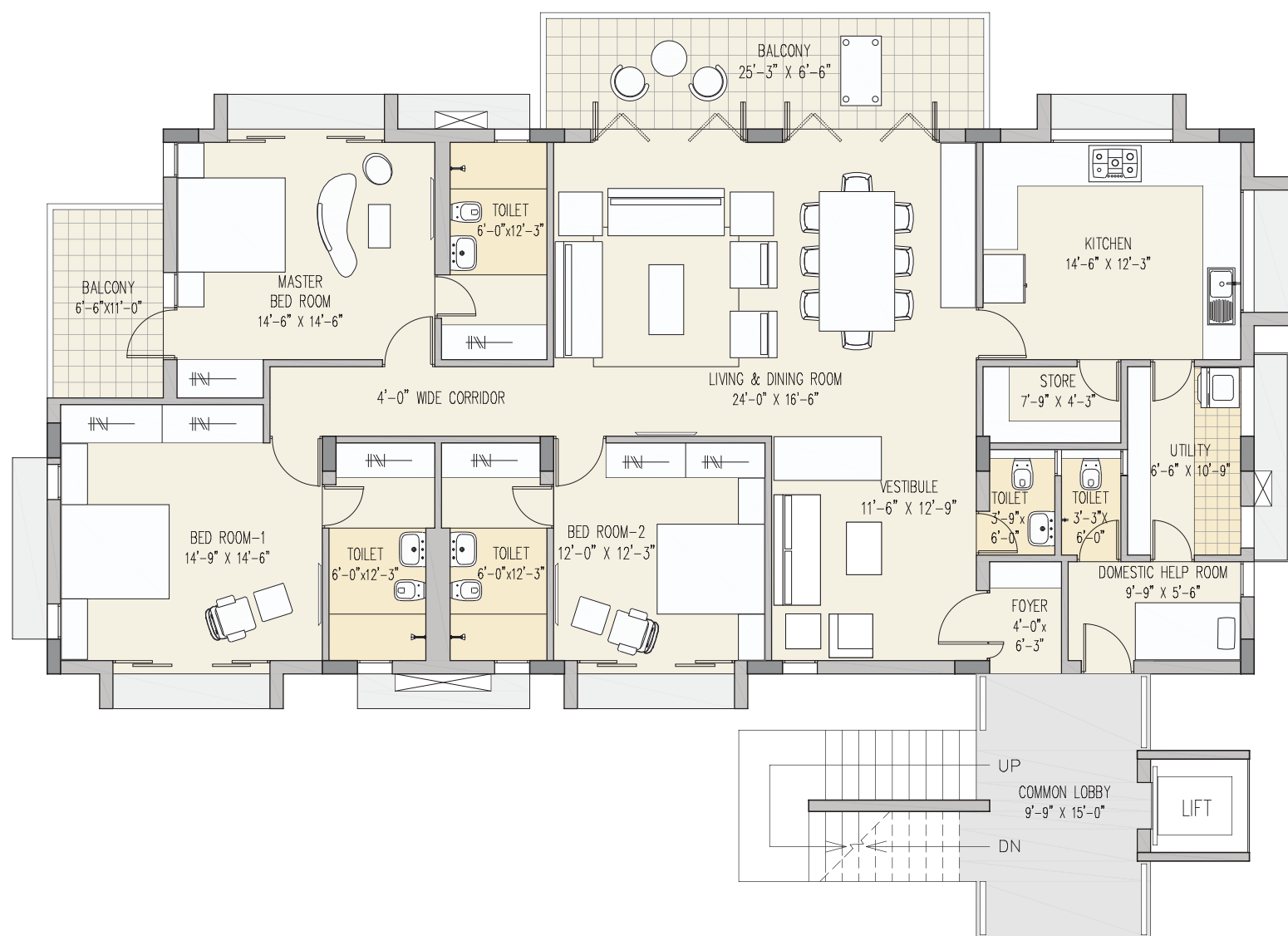
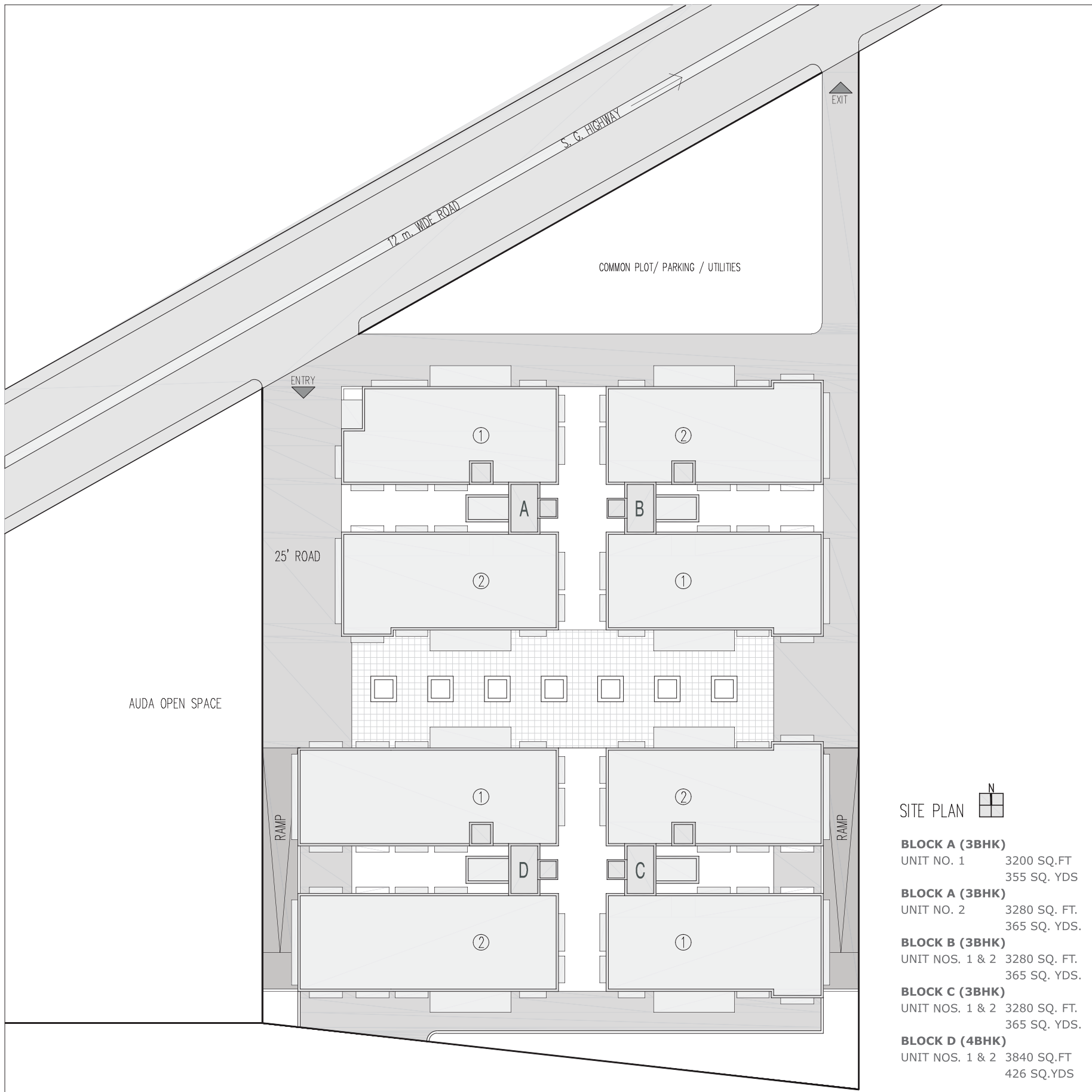
altius-I is the ideal choice for a home that will give you immeasurable happiness, comfort and seamless joy in a luxury setting.

spaces • people • linked



FRONT ELEVATION
4 BHK

artist's impression



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/aluminium frame and veneered panel
- windows : anodised aluminum windows with fully glazed glass shutters, safety grill and stone sill
- toilets : ceramic tiles, premium quality bath fittings and sanitary wares, glass cubicle in master bed room for shower area
- air-conditioning : piped provision in all bed rooms for split ac
- 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

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

special features

- well designed entrance foyer
- only three storeys
- two apartments per floor
- elevators from basement upto terrace
- barrier free building for differently able persons
- huge, underground parking space
- 3 car parks for 3bhk and 4 car parks for 4bhk
- landscaped common garden
- gymnasium / club house
- demarcated play area for toddlers
- common terraces to be developed as party area
- domestic helper's room with attached bath room
- DTH cable provision

specific notes

- the brochure is only for illustration purpose and is not a legal document or a binding one
- subject to ahmedabad jurisdiction
- the dimensions shown in the brochure are approximate

aim high

3 & 4 BHK

altius-I

1) payment terms and other details:

block	unit nos.	super built up area in sft.
A (3bhk)	101, 201, 301	3200
A (3bhk)	102, 202, 302	3280
D (4bhk)	101 to 302	3840

note:- area calculation of each unit is as per sheet attached herewith.

(a) schedule and terms of payment:-

(i) 20% of total amount at the time of booking

(ii) 10% every month upto 7 months

(iii) last instalment at the time of possession

(b) payments in favour of "Synthesis Realtors"

© rates are subject to change without prior notice. entire amount, including all additional amounts, is payable before possession

2) additional contribution towards allotment of apartment

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

(b) all levies and taxes like service tax, vat etc. (if applicable) at the time of possession.

(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) rs.2/- per sq. ft. / month is payable towards common maintenance expenses for 24 months. additional amount shall be payable as and when demand is raised

(f) terrace above apartment nos. A-302 and D-301 are allotted to apartment nos. A-302 and D-301 respectively at an additional cost

3) possession (subject to building use permission from authorities)

block A possibly by May 2011 latest by July 2011

block D possibly by July 2011 latest by September 2011

4) all possible loan papers will be made available for procuring loans

5) 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

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

7) if any additional fsi is granted by the government / semi government authority or amc in future, the developers shall have the sole and exclusive right to build the additional floors.

8) 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 wherever 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.

above mentioned details are valid till 30 June 2010 or next revision, whichever is earlier

15 / 04 / 2010