




SILK

Draped in Royalty





SILK is a residential plotting project from the New Heaven Group, consisting of 191 magnificent plots. Meant for the elite few, this regal township boasts of personalized villas, a gigantic club house and sporting avenues too. With a banquet hall, party lawn, guest rooms, discotheque and gaming options, life at SILK is bound to be draped in class and sophistication.

What's more, you can invest in a plot or just reside in a personalized villa.

Experience SILK. Experience Royalty.



Luxury and Lifestyle is The New Heaven Group's attitude. Creating wealth for the people. The New Heaven Group has dawned the new age of infrastructure offering the quality conscious Surati's a unique and exclusive all encompassing lifestyle. This young group is dedicated to provide a sophisticated blend of ultra-modern amenities alongwith a gorgeous lifestyle.



SILK

...Meant for the Royals

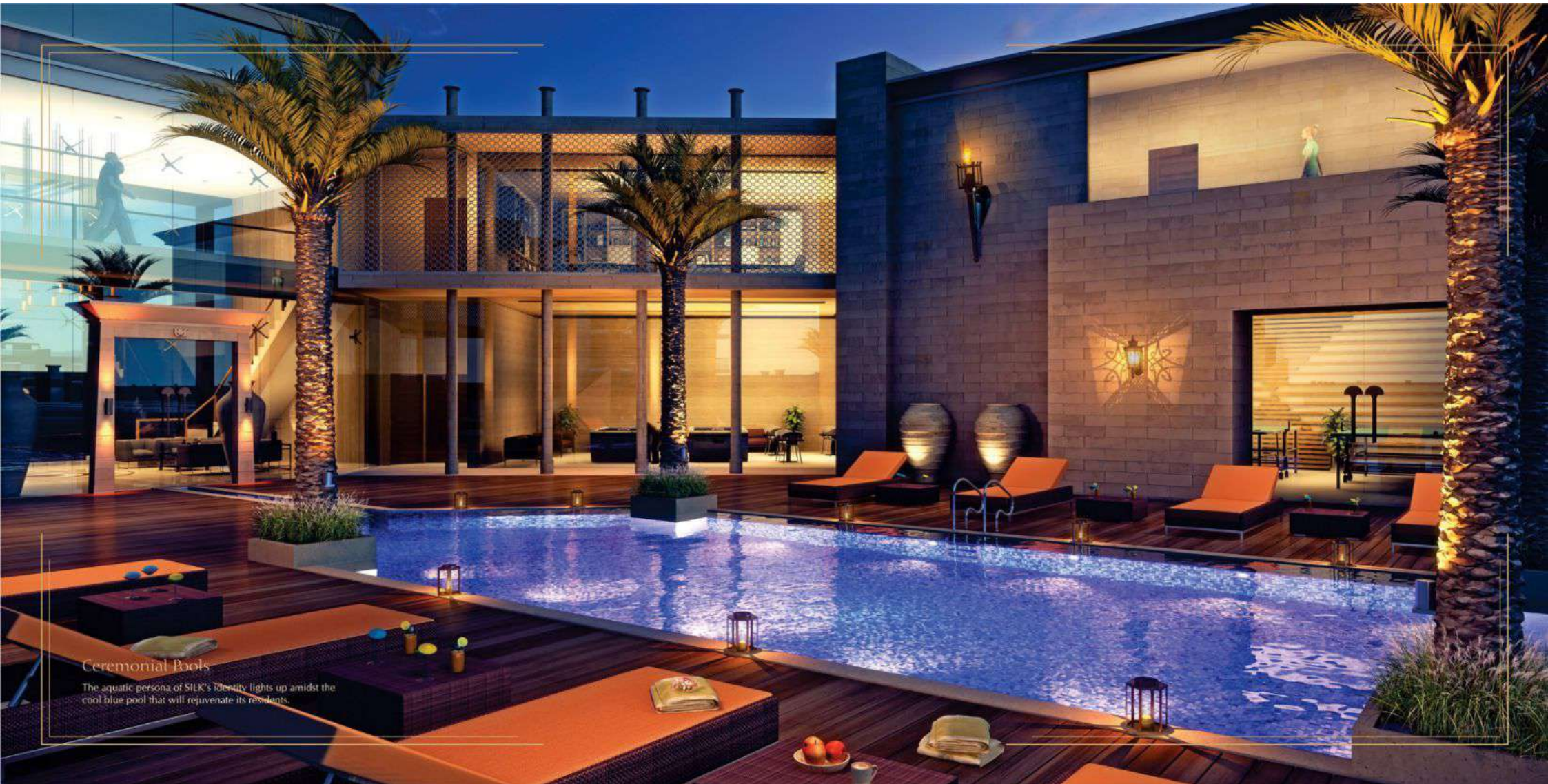


CLUB • NATURE • VILLA

The Imperial Club

With a spacious and natural ambience, along with a luxurious setting,
SILK offers an imperial instinct reserved for the best.



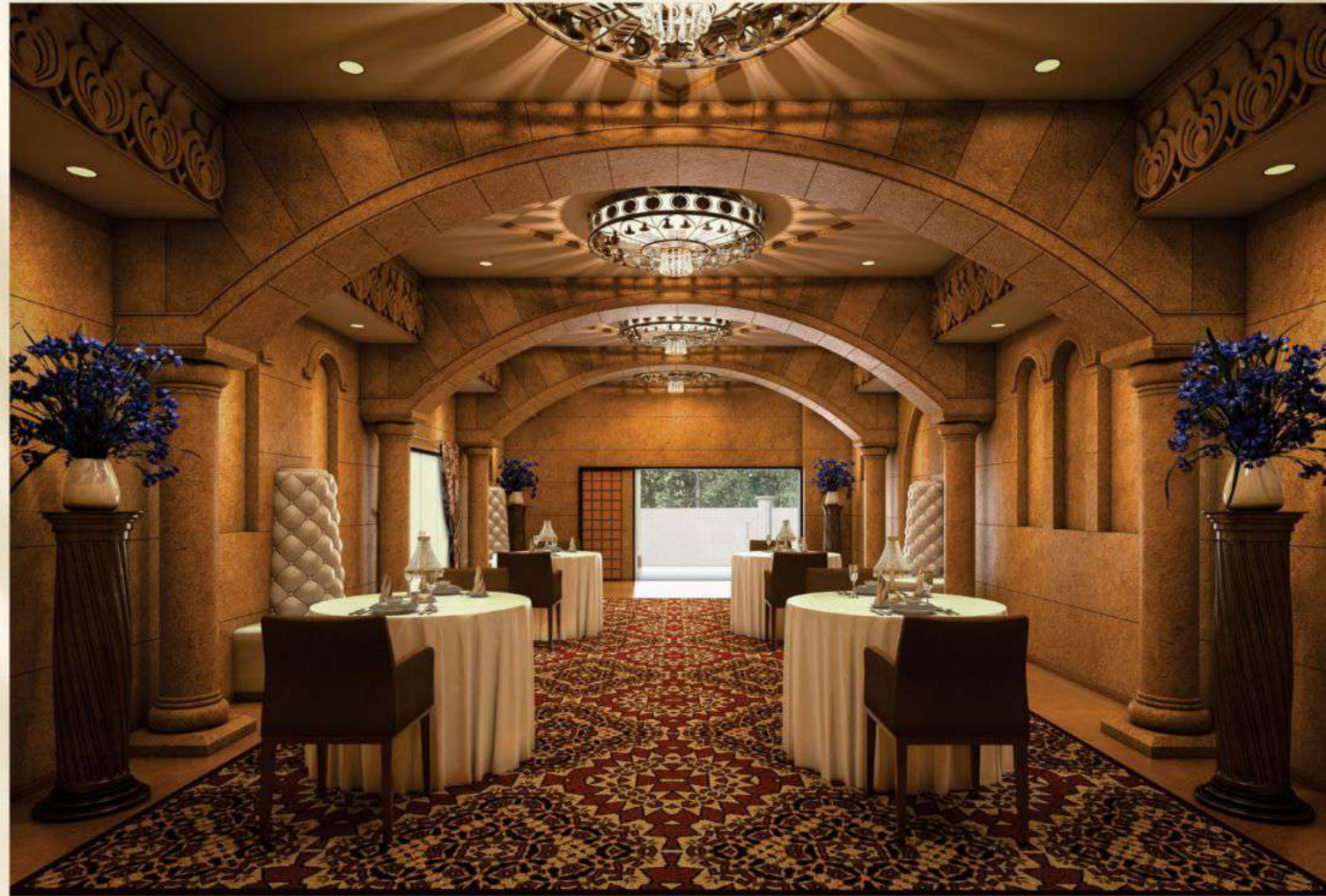


Ceremonial Pools

The aquatic persona of SILK'S Identity lights up amidst the cool blue pool that will rejuvenate its residents.

The
Majestic
Banquet

Featuring the noble amenities that strike a chord with luxury, celebrations and gatherings at SILK are bound to be king-style!





Stately Presence

With a magnificent elevation and an encapsulating air of the monarchy, SILK will always capture the imagination of the finest.

Entertainment and euphoria for one and all...



Habitat Sports

2000+ sqm of sports arenas and gaming zones at the 100% SOE Village Sports and Club, Doha, Qatar



Club House Plan



Ground Floor Plan

LEGEND

01 Volleyball	08 Reception	15 Kitchen	22 Sauna
02 Badminton	09 Gents Toilet	16 Kid's Indoor Play	23 Steam
03 Skating Rink	10 Ladies Toilet	17 Kid's Outdoor Play	24 Spa/ Massage
04 Tennis Court	11 Discotheque	18 Theatre	25 Gymnasium
05 Party Lawn	12 Games Room	19 Guest Rooms	26 Library & Cafe
06 Walk Way	13 Swimming Pool	20 Store	27 Terrace
07 Entrance	14 Banquet Hall	21 Jacuzzi	



First Floor Plan



Site Layout Plan

Crowning Class

Set within a natural yet mesmerizing location, SILK derives its sense of sophistication with the royalty emanated through its structure and design

Plot No.	Area (Sq. Yard)	Plot No.	Area (Sq. Yard)	Plot No.	Area (Sq. Yard)	Plot No.	Area (Sq. Yard)	Plot No.	Area (Sq. Yard)	Plot No.	Area (Sq. Yard)
1	213.09	35	162.76	66	123.49	111 to 114	142.56	139	179.53	174	186.06
2 to 5	137.30	36	157.64	67	117.63	115 & 116	160.38	140	148.64	175	188.75
6 & 7	163.04	37	138.07	68	152.08	117 to 120	142.56	141	141.24	176	211.63
8 to 11	137.30	38 & 39	218.47	69	169.53	121	151.47	142	145.06	177	113.14
12	253.77	40	144.46	70 to 77	143.52	122	216.91	143	144.44	178	116.33
13	162.69	41	164.74	78 & 79	169.53	123	136.82	144 to 147	135.87	179	201.32
14	131.94	42	219.00	80 to 87	143.52	124 & 125	145.37	148 to 149	220.78	180 & 181	133.63
15	135.23	43 to 45	143.52	88	169.53	126	136.82	150 to 153	135.87	182 & 183	124.38
16	138.53	46	152.49	89	341.45	127	222.48	154 & 155	144.36	184	171.10
17	153.44	47	169.53	90	245.18	128	279.72	156 to 159	135.87	185	134.59
18	144.93	48 to 53	143.52	91	413.89	129	206.73	160 & 161	220.78	186	130.59
19	134.42	56	160.56	92	230.62	130	185.52	162 & 165	135.87	187	121.85
20	133.62	57	152.49	93 to 97	133.95	131	230.86	166	144.36	188	130.93
21	166.47	58 to 60	143.52	98	171.63	132	170.86	167	234.73	189	130.73
22 to 25	137.30	61	192.46	99	245.78	133	156.07	168	129.17	190	139.81
26 & 27	163.04	62	260.48	100	222.44	134	156.50	169	136.34	191	2121.43
28 to 31	137.30	63	152.55	101 to 108	133.95	135	147.37	170	177.85		
32	166.47	64	135.08	109	266.15	136 & 137	154.33	171	148.70		
33 & 34	143.52	65	129.35	110	151.47	138	143.36	172 & 173	148.18		

Plot sizes can change and the final size will be considered according to the plan approved by the authorities.





Double Height Foyer



Guest Room



Discotheque

The Marvellous Villas

With a chance to design and construct your own villa, or move in directly in a royal abode, SILK is for those who emanate class.



Unit Plan

Legend

01	Verandah	
02	Parking	
03	Living	13'-0" x 11'-6"
04	Kitchen / Dining	9'-06" x 20'-0"
05	Bedroom	13'-3" x 12'-0"
06	Toilet	6'-4" x 5'-7"
07	Bedroom	13'-3" x 12'-0"
08	Toilet	
09	Bedroom	13'-0" x 11'-6"
10	Toilet	
11	Balcony	



Unit Specifications

- FLOORING**
 - 24 x 24 Granite tiles in all rooms
 - Wooden Flooring in master bedroom
- DOORS**
 - Chillwood flush door with granite sill
 - Brass hardware fittings of Godrej or equivalent brands
- WINDOWS**
 - JINDAL or equivalent brand aluminium section
 - Polished granite stone sill
 - Reflective glass in windows
- KITCHEN**
 - Telephonic black granite platform with SS Sink
- EXTERNAL FINISH**
 - Stone cladding as per design
 - Weather shield external premium quality paint
- BATHROOM / TOILET**
 - Deluxe bath fittings of CERA or equivalent brand
 - Digital ceramic tiles for wall & matt finish tiles for floor
- ELECTRIFICATION**
 - Modular switches
 - Concealed wiring with RR Cable or equivalent brand
 - Sufficient electric point in all rooms
 - Air - conditioning piping in bedrooms
- PLUMBING**
 - Under ceiling concealed modern plumbing system
 - (Supreme / Astral) brand UPVC plumbing pipe
- DRAINAGE**
 - Drainage outlet in septic tank
 - (Supreme / Astral) brand PVC drainage pipe
- WATER - TANK**
 - Over head water tank of 1500 liters
 - Underground water tank of 3000 liters

Features

- Clubhouse & Party Lawn
- Decorative Street Lights
- Pavers Blocks/ RCC Road
- Drainage
- Sweet Water Bore-well
- Underground Common Water Tank
- CCTV Cameras
- Children's Play Area
- Boundary Wall
- Wall around Plots (2.5' to 3.0')
- Generator Back-up
- Drinking Water Connection at Each Plot
- Light Connection for Each Plot
- Gardener for Maintenance of Landscape (Funds will be taken from Maintenance)



Terms and Conditions

• The Developers have complete authority to change the layout at any point of time without any prior notice. • Plot sizes can be changed and final plot size will be considered after Plan pass. • If the Plot holder resale his/her plot before Plan Pass, Developers will not be responsible for any margin or difference (if Plot size are changed). • Registration charges, Stamp Duty will be borne by Plot holders. • Amenities and any information are subject to change and cannot form part of any agreement. • For future development of project, the Developers hold the rights and ownership of all the roads and areas. • Overall form of elevations of the individual unit and internal changes to the unit layout cannot be carried out with prior permission of the Developer. • Cancellation of ownership can be carried out in the case of any late payment. • In case of cancellation, Developers have the authority to deduct charges @ 2% of total plot amount and refund money to current plot holder. • Developers will only refund money if the plot is further sold to any other client. • Electrical meter deposit and fees will be charged extra. • In case of resale of plot, it becomes the duty of the existing plot holder to inform the Developer. • The Plot holder has to clear his/her dues till due date in case he/she wants to resale the plot. • Developers have rights to cancel the plot in case plot holder resale his/her plot without clearing his/her dues till the due date. • N.A. of this property will be completed in coming quarter (April). • In case if there is any problem related to N.A., the Plot holder has right to take only to ask for the amount that he/she has paid to the Developer. • Plot holder has to give maintenance at time of registration and the Developer has right to use society fund (if required) after 20 months from 1-11-2017. • After 24 months the society will be handed over to the plot owners and thereafter the maintenance will be carried by them and then the Developer will not be responsible for the same.



www.newheavenrealty.com