

THE 
SOVEREIGN

Whisper with the Clouds



The Sovereign Whisper with the Clouds

Exclusively residential towers, 1.4 times taller than the Statue of Liberty, New York.
102 thoughtfully designed 4 & 5 BFHK apartments sprawled across 37 storeys.
An elevated lifestyle brought into harmony through awe-inspiring vistas.
Meticulously planned amenities to envelope you in a warm cocoon,
making your apartment a home....



430 ft

1.4 Times Taller than
the Statue of Liberty

360° View

From Each Apartment

37

Cloud Whispering Floors

102

Exclusive Residences

26 ft

Grand Foyer Height

4-5 BFHK

Apartments

5

3 Passenger + 2 Service
Elevators

3

Car Parks per Unit

3

Towers
(1 Apartment per Floor)

- Outer shear walls with exposed concrete look
- Fully compliant with tall building code IS 16700-2017
- Rigorous wind tunnel tests conducted in Australia
- Lush green landscaping with garden and water elements









Live Extra-ordinary

Extra-ordinary achievers demand more out of life.
While they believe in going the extra distance, they expect the same in others as well.
We recognise this and offer you a set of amenities that have no equal.
After all, neither do you.



Grand Central Foyer



24x7 Front Desk



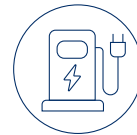
24x7 Valet Parking



Zen Space



Tech Ready



EV Car Charging Station
for Each Apartment



Grand Central Foyer







Live Healthy. Live Well.

The ancients appreciated a sound mind in a sound body.
The Sovereign offers you a diverse range of amenities that invigorate your health and nurture your mind. Whatever your age.



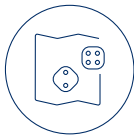
Swimming Pool



Jacuzzi



Kids Pool/Splash Pool



Indoor Game Zone



Gymnasium



Toddlers' Playing Area



Activity Studio



Senior Citizen Corner



Walking Track





Indoor Game Zone



Gymnasium



Activity Studio



Toddlers' Playing Area



Live Effortlessly

Success is meant to be enjoyed.

Life should be free of existential problems that dog everyday life.

We have gone the extra step to ensure comfort and convenience for our residents.



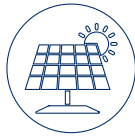
Banquet Hall



Central AC in Foyer



3 Basements
Car Parking



Solar Panel on Roof



24x7 Power Backup



24x7 Security System



Drivers' Lounge

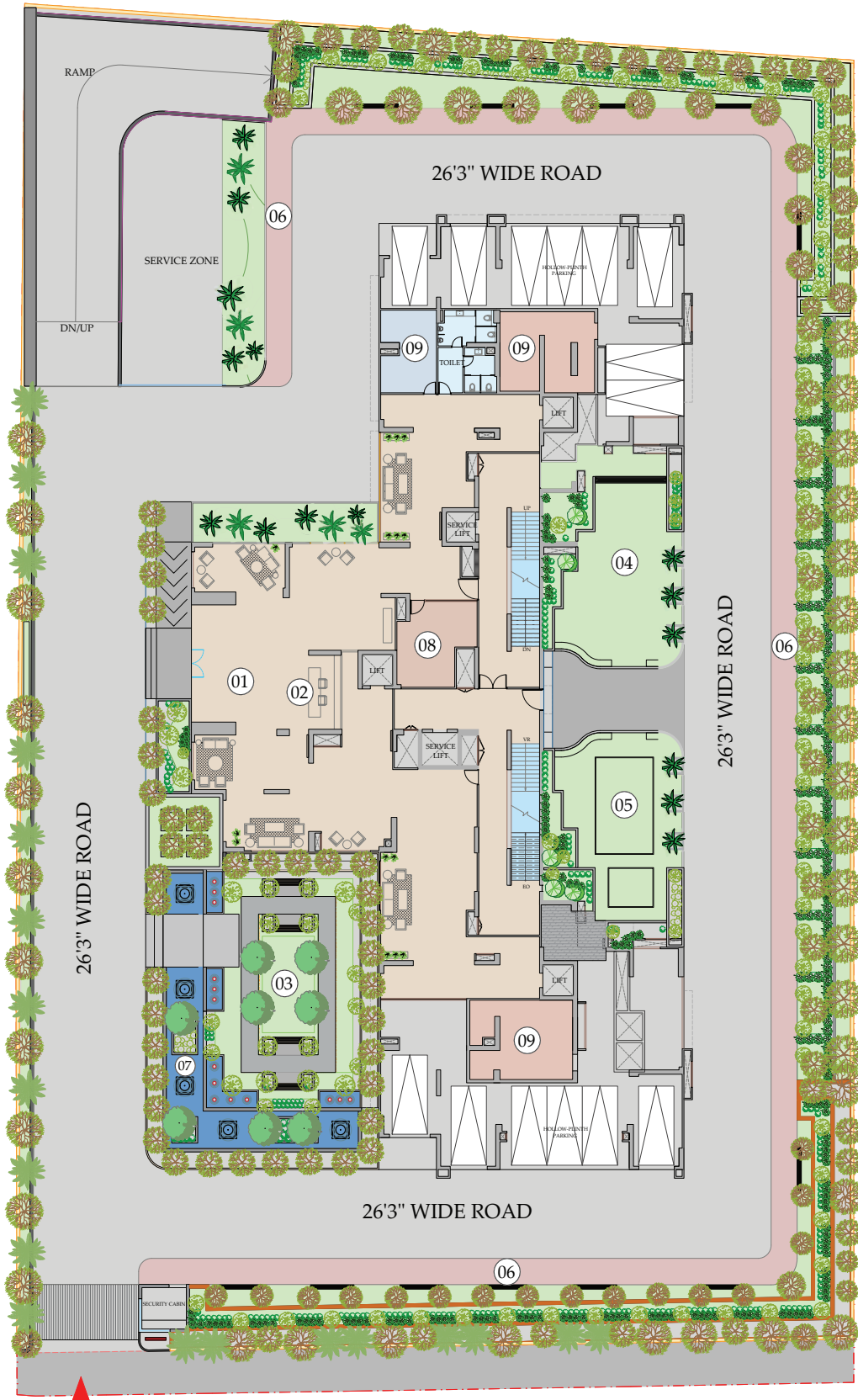


24x7 CCTV





Ground Floor plan

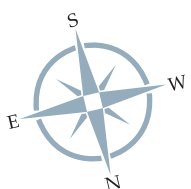


Ground Floor Plan

- 1 Grand Central Foyer
- 2 24x7 Front Desk
- 3 Zen Space

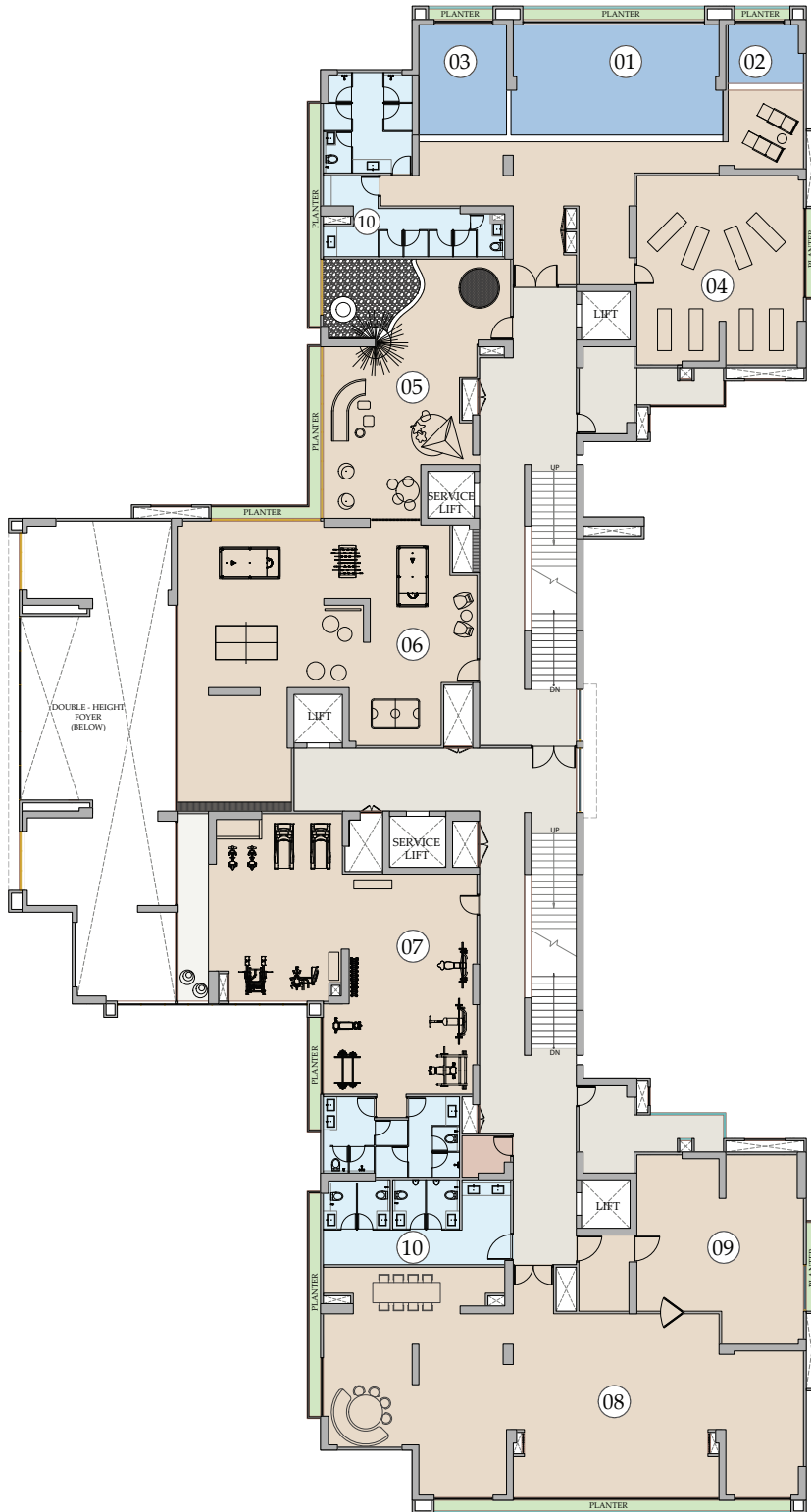
- 4 Senior Citizen Corner
- 5 Outdoor Play Area
- 6 Walking Track

- 7 Water Elements
- 8 Society Office
- 9 Services/Utilities



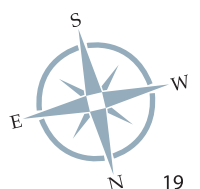


First Floor plan



First Floor Plan

- 1 Swimming Pool
- 2 Jacuzzi
- 3 Kids Pool/Splash Pool
- 4 Activity Studio
- 5 Toddlers' Play Area
- 6 Indoor Game Zone
- 7 Gymnasium
- 8 Banquet Hall
- 9 Banquet Kitchen
- 10 Changing Room/Toilet





Cloud Villa Living Room



The Sovereign Whisper with the Clouds

Take in the grandeur of our apartments soaring 430 feet into the sky. Designed to perfection, each residence is open on all four sides with breathtaking views. No common walls with any other apartments, giving you all the privacy that you require. Thoughtful architectural planning that provides for individual private spaces within, as well as places for the whole family to interact. Spacious balconies that have you embracing the spirit of freedom while whispering with the clouds.

102

Exclusive Residences

11 ft

Apartment Floor Height

4-5 BFHK

Apartments

15' x 8'

Cloud Whispering Balcony

45' x 19'

Seamless Space for
Living, Dining and Family Area

360° View

From Each Apartment

- Each apartment with its own entry foyer
- No common wall with any other apartment
- Servants' room with outside entry securing the apartment
- Dedicated VRV air-conditioning platform outside the apartment
- Green plantation space with drip irrigation surrounding every apartment periphery
- Dedicated pooja room in each apartment



Living Room



Bedroom

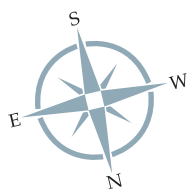


Typical Floor Plan



Typical Floor Plan

- 1 Vestibule
- 2 Living & Dining
- 3 Family Room
- 4 Balcony
- 5 Puja Room
- 6 Bedroom - 1
- 7 Toilet - 1
- 8 Bedroom - 2
- 9 Toilet - 2
- 10 Bedroom - 3
- 11 Toilet-3
- 12 Powder Room
- 13 Bedroom - 4
- 14 Toilet - 4
- 15 Kitchen
- 16 Store
- 17 Wash
- 18 Servant's Room
- 19 Servant's Toilet





Typical Unit Plan

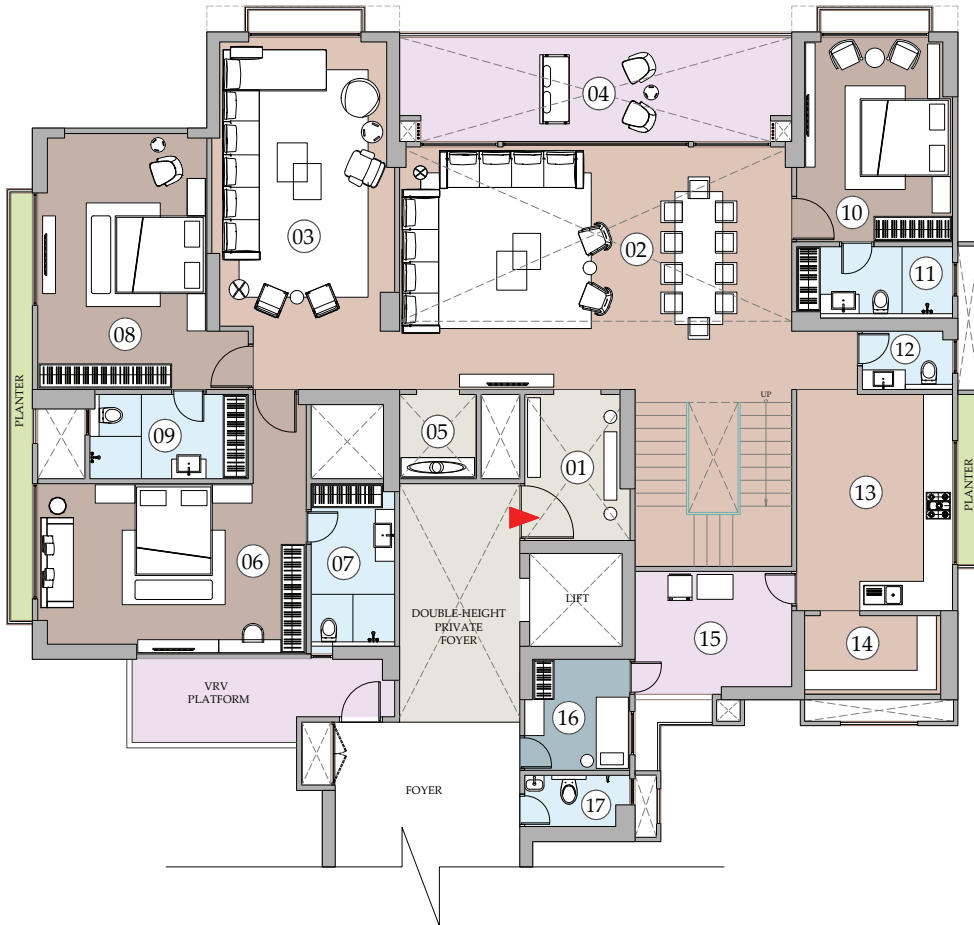


Typical Unit Plan

1	Vestibule	8'0" x 11'0"
2	Living & Dining	30'0" x 18'6"
3	Family Room	14'0" x 22'0"
4	Balcony	14'3" x 8'0"
5	Pooja Room	5'9" x 6'6"
6	Bedroom - 1	20'6" x 13'0"
7	Toilet - 1	6'6" x 12'3"
8	Bedroom - 2	13'0" x 19'6"
9	Toilet - 2	12'0" x 6'6"
10	Bedroom - 3	12'0" x 15'6"
11	Toilet - 3	12'0" x 5'6"
12	Powder Room	7'0" x 4'6"
13	Bedroom - 4	12'0" x 16'6"
14	Toilet - 4	10'6" x 6'0"
15	Kitchen	12'0" x 15'6"
16	Store	5'0" x 6'9"
17	Wash	6'6" x 7'3"
18	Servant's Room	8'0" x 8'6"
19	Servant's Toilet	8'0" x 4'0"

Typical Unit	Area in Sq. Ft.
RERA Carpet Area	2787
Balcony Area	112
Wash Area	48
Ancillary Areas Available for the Apartment	240
Chargeable S.B. Area	6014

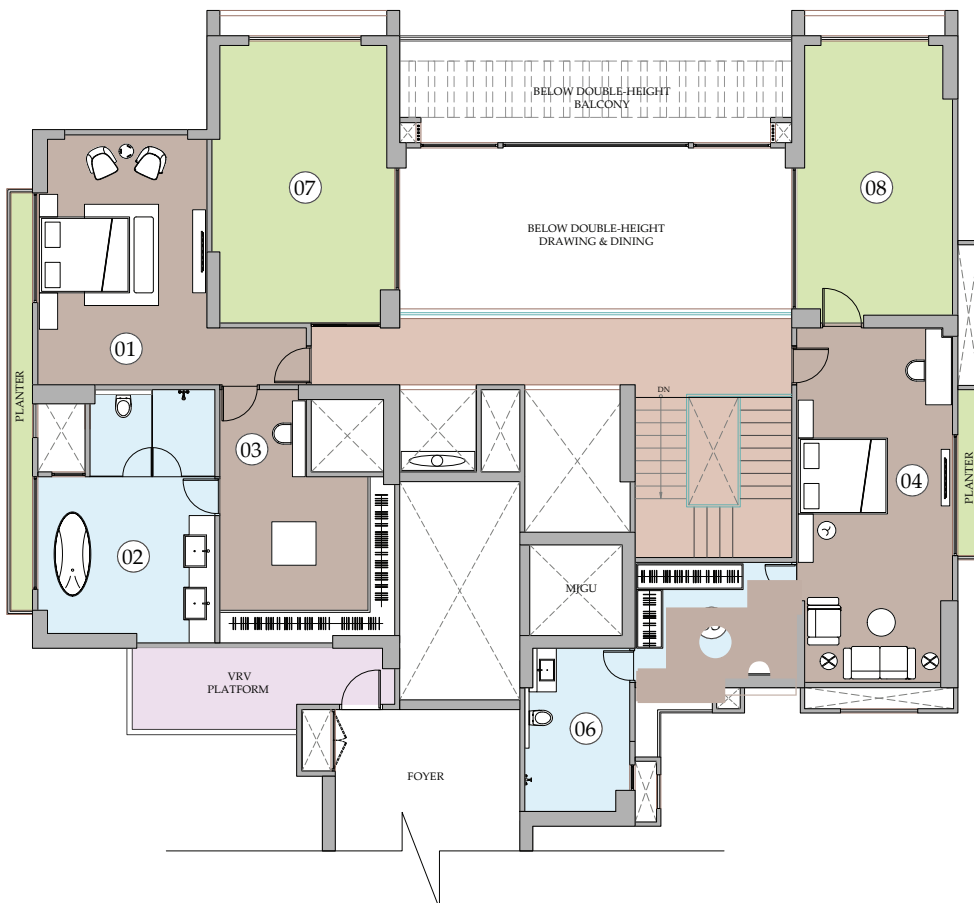
Cloud Villa Ground Floor



Cloud Villa Ground Floor

1	Double Height Vestibule	8'0" x 11'0"
2	Double Height Living & Dining	30'0" x 18'6"
3	Family Room	14'0" x 22'0"
4	Double Height Balcony	30'0" x 8'0"
5	Double Height Pooja Room	5'9" x 6'6"
6	Bedroom - 1	20'6" x 13'0"
7	Toilet - 1	6'6" x 12'3"
8	Bedroom - 2	13'0" x 19'6"
9	Toilet - 2	12'0" x 6'6"
10	Bedroom - 3	12'0" x 15'6"
11	Toilet - 3	12'0" x 5'6"
12	Powder Room	7'0" x 4'6"
13	Kitchen	12'0" x 16'6"
14	Store	10'6" x 6'0"
15	Wash	12'0" x 9'3"
16	Servant's Room	8'0" x 8'6"
17	Servant's Toilet	8'0" x 4'0"

Cloud Villa First Floor



Cloud Villa First Floor

1	Bedroom - 4	13'0" x 19'6"
2	Toilet - 4 With Jacuzzi	13'6" x 19'9"
3	Walk-in-closet - 1	13'3" x 19'9"
4	Bedroom - 5	12'0" x 27'6"
5	Walk-in-closet - 2	12'0" x 9'3"
6	Toilet - 5	8'0" x 12'9"
7	Terrace Garden -1	14'0" x 22'0"
8	Terrace Garden -2	12'0" x 21'3"

Cloud Villa Unit Area in Sq. Ft.

RERA Carpet Area	4284
Balcony Area	237
Wash Area	112
Terrace Area	534
Ancillary Areas Available For The Apartment	240
Chargeable S.B. Area	10201



Cloud Villa Family Room

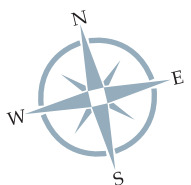


Cloud Villa Bathroom



The Location

The Sovereign is located in a premium residential area on the Thaltej-Shilaj road. It is in the vicinity of prestigious residential communities like Aryaman bungalows. This ensures a degree of peace, security, tranquility and social comfort.





Advantage - The Sovereign

Connectivity

S.P. Ring Road - 1.7 km (2 minutes)

S.G. Highway - 3.1 km (9 minutes)

Schools

Udgam - 3.7 km (9 minutes)

Anand Niketan - 1.6 km (4 minutes)

THE SOVEREIGN

Healthcare

Zydus Hospital - 3.1 km (8 minutes)

Morengo CIMS - 4.5 km (10 minutes)

Clubs

Rajpath Club - 4.5 km (10 minutes)

Karnavati Club - 6 km (14 minutes)

Malls and Entertainment

PVR Acropolis - 3.3 km (10 minutes)

Palladium Mall - 3.8 km (11 minutes)



Specifications

Structure	:	Earthquake and wind resistant RCC frame structure.
Outer Wall	:	Concrete shear walls on the periphery of the entire building.
Plaster	:	Internal gypsum plaster.
Flooring	:	Premium luxury tiles of Italian design in the drawing, dining and family rooms area. Synthetic wood flooring in master bedroom. Vitrified flooring for all other rooms and Kitchen. Antiskid tiles in the balcony area.
Doors	:	Wooden frame and flushed doors.
Windows	:	Sill & Jams in polished stone. Anodized or powder coated aluminium sections with DGU glass. Provision for mosquito net installation.
Kitchen	:	Polished granite platform with S.S. sink. Vitrified or ceramic dado up to lintel level above platform.
Bathrooms	:	Vitrified tiles and dado up to lintel level.
STP	:	STP with MBBR technology.
Sanitaryware	:	Kohler or equivalent make high quality CP fitting and sanitaryware.
Electrical	:	Three phase concealed ISI copper wiring with adequate power points and modular switches in each room.
Security Systems	:	High-definition IP based surveillance system for each floor and common area. Integrated fire alarm, voice evacuation and telephone talk back system. Smart access control systems for elevators.
Elevators	:	3 high speed passenger elevators and 2 full stretcher service elevators.
Fire Safety	:	Active and passive fire fighting system. Fire sprinklers in each apartment and fire hydrant on each floor.



About Us

Since 1981, we have consistently developed distinctive, iconic real estate projects extending over more than 25 million square feet of developed space. Our residential villas, apartments, commercial offices, malls and country homes have turned into popular landmarks in the city.

For over 42 years, we have built a robust track record for timely execution and quality.

This reflects in the continuous patronage of our clients across various projects.

Our legacy is our brand name which continues to invoke deep trust amongst our clients.

Independent Bungalows:

Amaltas, Akaashneem, Amrakadamb, Amrashagun,
Asopaalav, Amrapalash and Aryaman

Shopping Malls and Commercial Complexes:

Aniket, Animesh, ATMA House, Akik, Aditya, 10 Acres Mall,
Acropolis Mall, Abhijeet (I to VI), Samanvay

Country Homes:

Ankur Orchards, Arjun Orchards, AantarKshitij and Swan Lake

Aspirational Housing:

Saujanya (1700 Apartments)

Developers

Ashima Limited
Texcellence Complex,
Khandubhai Desai Marg, Khokhra,
Ahmedabad – 380021.



Development Advisors (Marketing Office)

Saumya Construction Pvt Ltd.
1st Floor, Aditya Building, Nr. Khadayata Colony,
Mithakhali, Ahmedabad – 380006
www.saumyaconstruction.com



www.thesovereign.in



Consultants

<p>Architects</p>  <p>99 Studio</p>	<p>Structural Consultants</p>  <p>DUCON Consultants Pvt. Ltd</p>	<p>Wind Consultants</p>  <p>CPP Wind Engineering Consultants</p>
<p>MEPF Consultants</p>  <p>Transenergy</p>	<p>Geo Technical Consultants</p>  <p>KBM Engineering Research Laboratory</p>	<p>Concrete Consultants</p>  <p>e-cube Concrete Consultants LLP</p>
<p>Project Execution</p>  <p>Riviera Infraproject Pvt. Ltd.</p>	<p>Diaphragm Wall Execution</p>  <p>Heritage Infraspace (India) Pvt. Ltd.</p>	<p>Landscape Planning</p>  <p>Ashish Teli Associates</p>
	<p>Amenities Design and Internal Conceptualization</p>  <p>aakirma Architects and Associates</p>	

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- Furniture including wardrobes, other soft furnishings inter alia curtains, mattresses, bed linen, upholster etc., lights and other electrical fixtures and appliances like air conditioners, refrigerators, TVs, 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 shown in the simulated images do not form part of the sale of any property by the developer.
- The Developer shall have the exclusive right to (a) change, expand or revise or abandon altogether, the Scheme or part of the Scheme, (b) modify, alter any details, amenities, facilities, etc. of the Scheme, including layout, locations and size of common plots, building plans, internal roads and entrance/s, etc.

