

your reason to make, your land your home.



There is another sky,
Ever serene and fair,
And there is another sunshine,
Though it be darkness there;
Never mind faded forests, austin,
Never mind silent fields -
Here is a little forest,
Whose leaf is ever green;
Here is a brighter garden,
Where not a frost has been;
In its unfading flowers
I hear the bright bee hum:
Prithree, my brother,
Into my garden come!

- Emily Dickinson





"If only I could be a bird," he thought to himself, "and mingle with them and speak their language. Then I could tell them not to be afraid. Then I could show them the way to safe, warm...to the safe warm barn. But I would have to be one of them so they could see, and hear and understand."

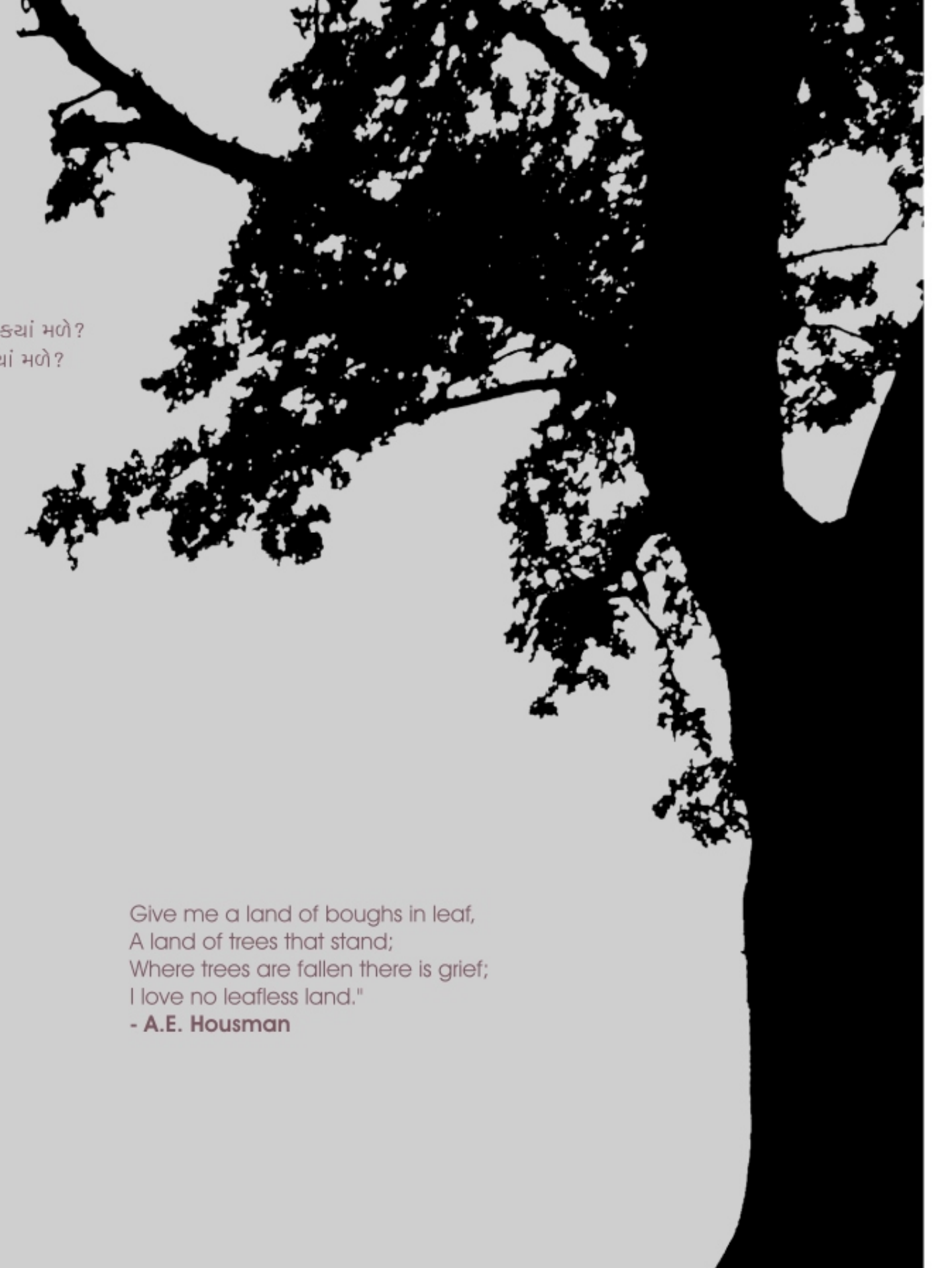
- Adeste Fidelis





આવા લાગણીથી જન્મેલાં સંબંધો કયાં મળે?
ફૂલ પર ઝાકળથી લખેલા પત્રો કયાં મળે?
- Yamini Gaurang Vyas

Give me a land of boughs in leaf,
A land of trees that stand;
Where trees are fallen there is grief;
I love no leafless land."
- A.E. Housman





You are the land. The land is you.
- Merlin Olsen



ઉંબરા પર પગ નથી મૂક્યોને જસ આવો કહે,
આ નગરમાં માણસો એવાં વસેલા ક્યાં મળે?
આ અતિથિનાં ભલાં સન્માન-આદર તો જુઓ,
ભર વસંતે અવનવા પરોં ઝૂકેલા ક્યાં મળે?
- Yamini Gaurang Vyas

Home is...
Surrounded with love,
It will never run out,
There is always enough.
- Josephine Adrian



your reason to make, your land your home.

Its all about the home.

Its all about the ultimate abode and sometimes its about the tender moments when one feels 'at-home' with trees 'at-home' with birds and the sky 'at-home' with the sun, the birds and stars.

Where the family feels at home with itself as much as they feel one 'with nature, surroundings, chirping of birds or humming of bees..

SURAMYA ABODE, in line and in keeping up with the legacy of "Suramya" is yet another fresh offering from Synthesis Group.

With well thought out planning, infrastructure, landscaping and architecture Suramya Abode is a project offering residential plots designed by the prestigious architectural firm HCP DESIGN AND PROJECT MANAGEMENT PVT LTD.

SURAMYA A B O D E

your reason to make, your land your home.

A Synthesis Realty Project

Urban Planner & Architect

HCP DESIGN AND PROJECT MANAGEMENT PVT. LTD.

SALIENT FEATURES

- 60ft wide main road
 - 16 guest rooms
 - miniature golf
 - swimming pool
 - party cottage
 - event lawns
 - gymnasium
 - restaurant & cafeteria
 - indoor and outdoor sports activities
 - indoor and outdoor childrens play areas
 - audio visual room
 - well manicured green spaces / common plot
 - solar powered / electric street lights
 - dense plantation
 - jogging track
 - paved roads
 - conference room
 - picnic area
 - water connection
 - ample parking space
- compound wall on entire periphery of the project land

Suramya Abode is your ready canvas where you can create your, yes, 'abode'.

Away from the city humdrum and amidst space which breathes, suramya abode is to begin with a gated community experience with amenities that are standard yet experiential-especially a huge common plot and club house. The designed club house is constructed in a plot area of 47,500 sq. yrds with a fully equipped gymnasium, swimming pool, residential rooms and cafeteria.

Besides residents, visitors are welcome to enjoy a cup of tea or a meal, sitting amidst a beautifully laid out green landscape. Select use of plants and trees from the region helps us in our endeavour to provide an environmentally sustainable development.

Suramaya Abode is a result of a vision of future development coupled with years of experience in providing that very canvas which is just right to make your dream house there-today or when you tire of the city life.



PAVED ROADS



SWIMMING POOL AND CAFÉTERIA



WELL MANICURED GREEN SPACES



CLUB HOUSE AT SURAMYA ABODE

artist's impression

1 PAYMENT TERMS & OTHER DETAILS

(a) SCHEDULE AND TERMS OF PAYMENT:

Plan-A

- (i) 20% of total amount at the time of booking
- (ii) Balance 80% within 45 days of booking

Plan-B

- (i) 20% of total amount at the time of booking
- (ii) Balance 80% in eight equal monthly installments
- (iii) Rate of Plan-B is 12.5% higher than rate of Plan-A

Plan-C

- (i) 100% amount at the time of booking
- (ii) Rate of Plan-C is 5% lower than rate of Plan-A

(b) Payments in favour of "**SYNTHESIS REALTY**"

(c) Rates are subject to change without prior notice. Entire amount including all additional amounts are payable before possession

2 Additional contribution towards allotment of plot:

- (a) ₹. 7,500/- preliminary expenses at the time of booking (non-refundable)
- (b) ₹. 20,000/- as a token fee (non-refundable) towards usage of facilities of club subject to rules and regulations for the usage of club to be formulated, and payable at time of booking
- (c) ₹. 40,000/- (approx) towards electrical connection up to 5 K.W. capacity for plot from utility company
- (d) Stamp duty, registration fees, legal charges, vat and service tax, etc. as applicable at the time of possession
- (e) ₹. 50/- per sq. yd. is payable towards common maintenance expenses of 48 months. If this amount is found insufficient during the period of 48 months, additional amount shall be payable as and when demand is raised
- (f) Additional amount payable on delayed payment @ 2% per month upto a delay of 3 months. If delay is more than 3 months the booking will be automatically cancelled

3 All possible loan papers will be made available for procuring loan

4 Please refer layout plan for situation, size and nomenclature of the plots

5 Plot area includes pro-rata share of common plots and roads. Net area of plot will be approx 25% less than allotted area

6 Project consultants / developers shall have right to:

- (a) Enhance/reduce the expanse of scheme and add/remove contiguous/non-contiguous parcels of land in the scheme
- (b) Change/revise details of the scheme
- (c) Change/revise/relocate roads, common plots, infrastructure services, club house complex and plots allotted to members
- (d) Amalgamation/division of plots

7 Major/minor variations are likely in the location and area of plots allotted to members. Final payable amount will be on actual measured area at the time of possession

8 Construction works in the allotted plot shall be strictly as per plans approved by the Local Authority

LOCATION

Suramya Abode is located at Rethal on Sanand-Nalsarovar road - one of the most happening locations today
It enjoys good connectivity with SP ring road and is only a 30 mins drive from SG highway.



SOME OF OUR ONGOING PROJECTS



SURAMYA - THREE

RAJPATH CLUB → SHILAJ → PALODIYA ← SANAND



SURAMYA - SEVEN

RAJPATH CLUB → SHILAJ → NANDOLI



SURAMYA - LIFESPACE

ISCON TEMPLE → S.PRING ROAD → SANAND



SURAMYA - GROVE

RASKA WEIR, HATHIJAN - MAHEMDABAD RAOD



altius-I

thaltej

3 & 4 BHK



altius-II

ambli

4 BHK



altius-III

thaltej

4 BHK



altius-LIVING

thaltej

3 BHK

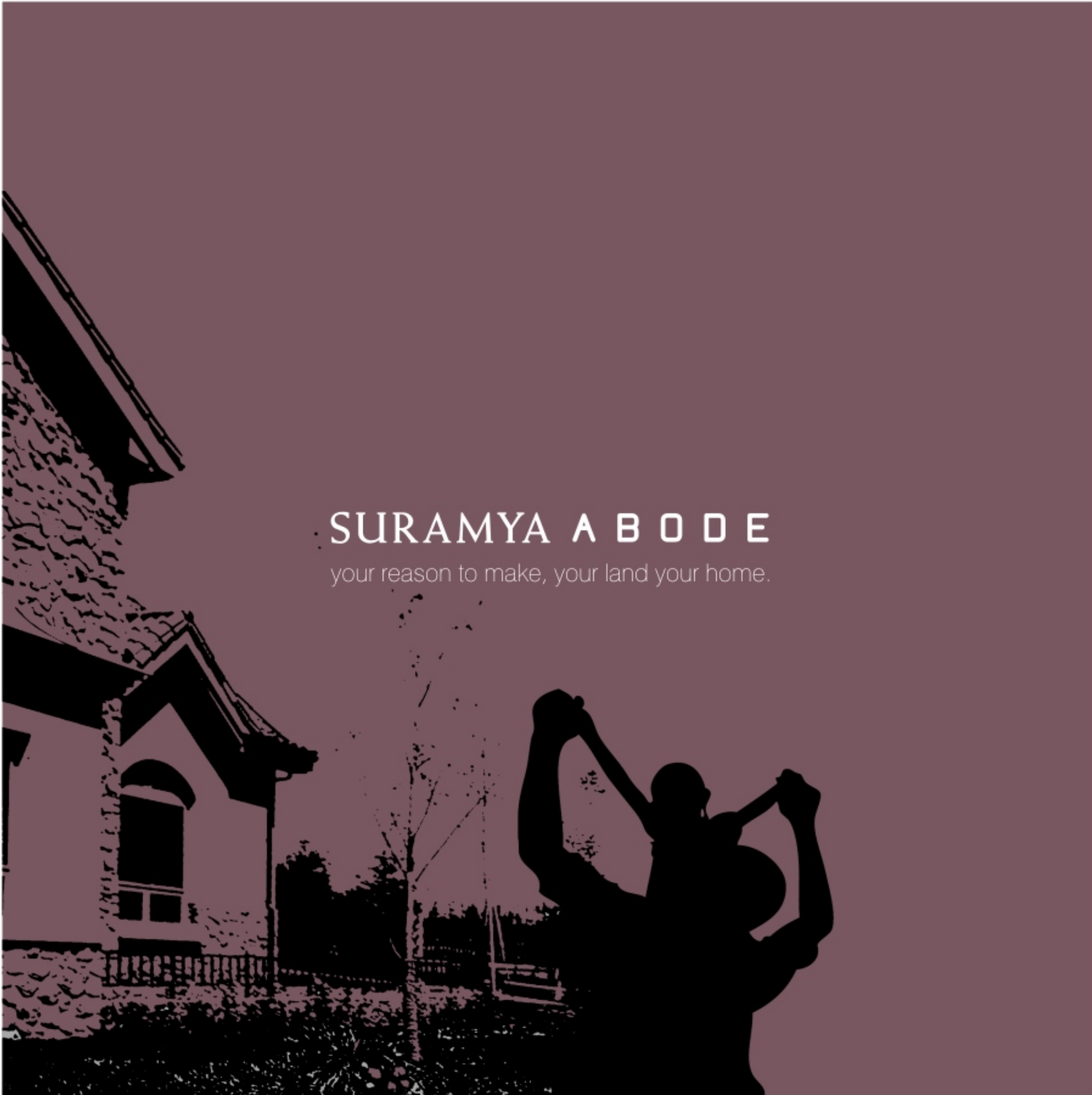
At Synthesis, setting high standards has always been a tradition

REAL EXPERIENCE AND FIVE-DECADES OF REAL SUCCESS, HUNDRED-PLUS PIVOTAL PROJECTS. **AND A NEW SYNTHESIS**

new-age real estate simply means more ambitious projects, focused management, next-generation construction quality, futuristic features and more- that shall exceed your expectations.

presenting serenity. presenting vistas and 'close-to-nature-home' opportunities. away from the buzz of the city, these are not just retreats, they are treats you deserve.

welcome to new-age in real estate. **welcome to SYNTHESIS.**



SURAMYA A B O D E

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spaces • people • linked

SYNTHESIS
SPACE LINKS

spaces • people • linked

SURAMYA A B O D E

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Urban Planner & Architect :  HCP DESIGN AND PROJECT MANAGEMENT PVT. LTD.