

SHIV SAI

The  
OZONE  
Solitaire

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A UNIQUE TOWER ENCOMPASSING LIFESTYLE  
HRERA Regd No. 132 of 2019  
Situated in Sector -87, On Sector -86-87 Dividing Road  
Faridabad, Haryana



\*Perspective Day View of "THE OZONE SOLITAIRE"

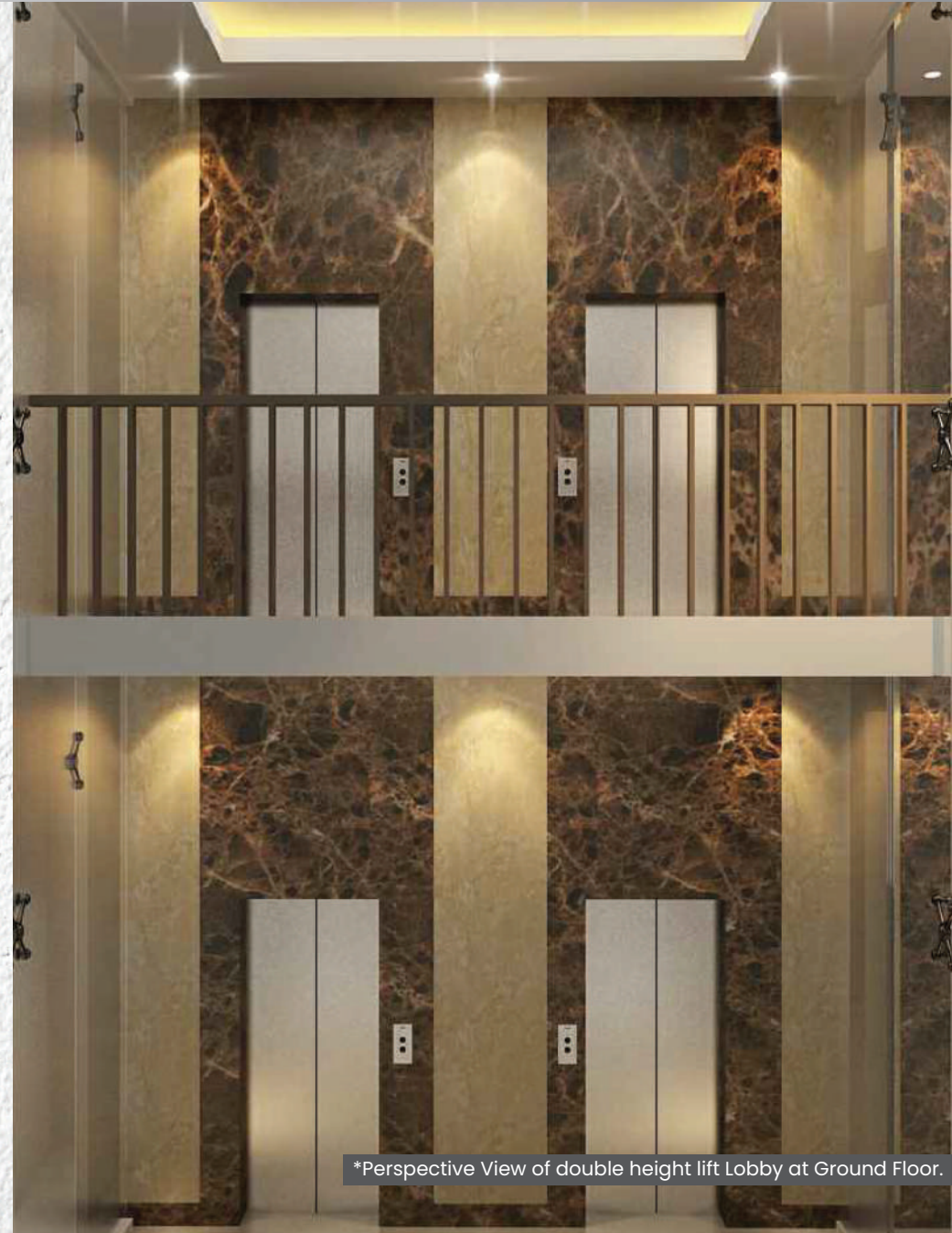
# SHIV SAI

PROJECTS DELIVERED STARTING - 2012

- **THE OZONE PARK APARTMENTS**  
A Residential Group Housing located in Sector-86, Faridabad having 500 dwelling Units.
- **OZONE CENTRE**  
Faridabad's most centrally located Shopping Cum Office Complex located in Sector-12, Faridabad.
- **SAI PARK APARTMENTS**  
Residential Group Housing located in Sector-87, Faridabad having 240 dwelling Units.
- **SAI VATIKA APARTMENTS**  
A Residential Group Housing located in Sector-63, Faridabad having 273 dwelling Units.

# ETHOS

Passion fills the air around our team as we believe in absolute excellence. In the course of delivering quality, we balance integrity because ethics form the foundation of our company. We inch our clients a little closer to their dream of sustainable living with our ingenious, and avant-garde solutions, as their satisfaction is our comfort.



# OVERVIEW

Shiv Sai Infrastructure Pvt. Ltd. started its journey and was promoted by eminent personalities in construction and other industries, possessing rich experience and insights into various aspects of commerce, with an interminable enthusiasm for constructing, developing, and promoting an extensive realty including Residential, Industrial, and Commercial estates for their clients. The properties cross the demarcation of just being a set of walls, as they are flourished with the client's desired amenities and conveniences.

Our patrons are always beyond contended with the services because our results exceed their expectations. The real estate solutions offered by Shiv Sai Infrastructure are known to have the right balance of luxury and comfort, never one less or never one more.



Modern Equipment  
& Technology  
Reputed architects,  
Consultants and  
contractors



Adherence to  
National Safety  
Standards



Timely Project  
Delivery  
Comprehensive  
Pricing

# DELIVERED PROJECTS

The  
**OZONE**<sup>TM</sup>  
PARK  
Apartments



**OZONE CENTRE**  
SECTOR-12, FARIDABAD



# DELIVERED PROJECTS



**SAI PARK**  
Apartments  
SECTOR - 87, FARIDABAD



PROPOSED SITE  
**The OZONE**  
Solitaire



**SAI VATIKA**  
Apartments



# THE OZONE SOLITAIRE

## LOCATION ADVANTAGE

Located on the sector road, The Ozone Solitaire exhibits its grandeur from a long distance. Its accessibility to the prime locations in Faridabad is the competitive advantage of the complex. Adjacent to already developed and inhabited group housing of 740 Apartments.

## USP

- A Unique society comprising of 48 Apartments.
- Every apartment in the complex bears the similar size.
- The Vastu compliant apartments flaunt a skilful construction with ample light & air.
- Designed to give a convenient entry to the apartment from either east or north.



## FROM THE ARCHITECTS

The Apartments are constructed with extreme vigilance to factors required for holistic living. The comfortable Drawing and Master bedrooms are floored to ensure a spacious area just like the other two bedrooms and kitchen. For the additional convenience entrance lobby and a dedicated parking area have been allotted for every apartment.

## THE RESIDENTS WILL GET

- Pool
- Library
- Open Gym
- A Multipurpose Hall
- Convenient Shop
- A Double Height Lift Lobby at Ground Floor
- Dedicated One Cover Parking



\*Perspective View of Multipurpose Hall.



\*Perspective View of Library.

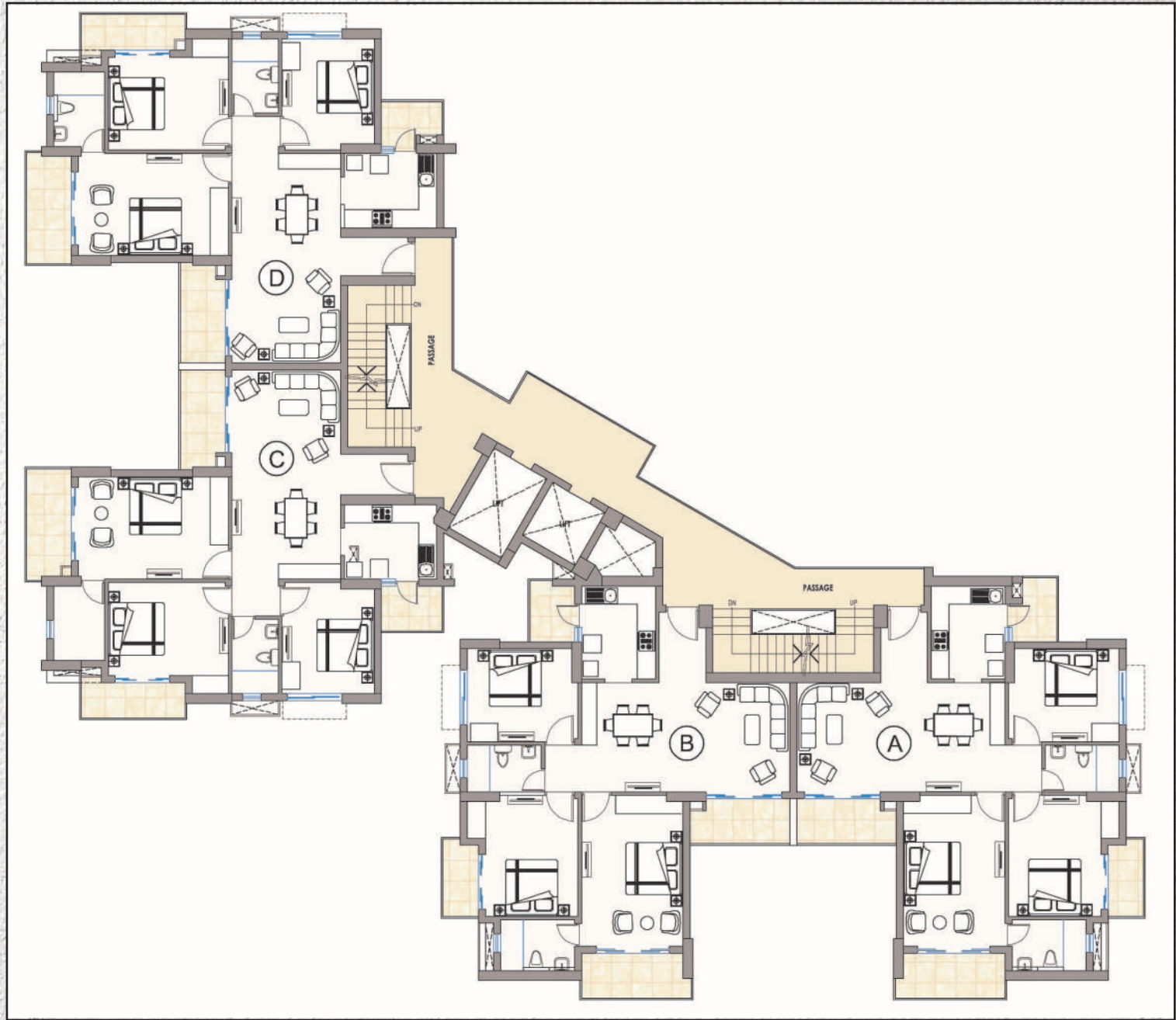


# SITE PLAN



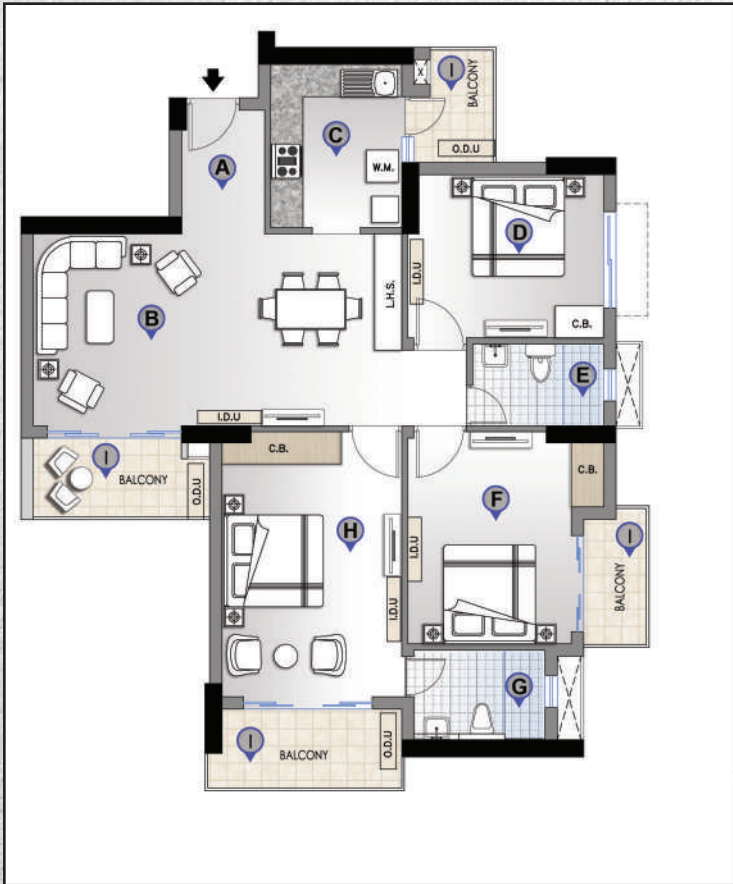
# TYPICAL FLOOR PLAN

## 2nd To 12th Floor



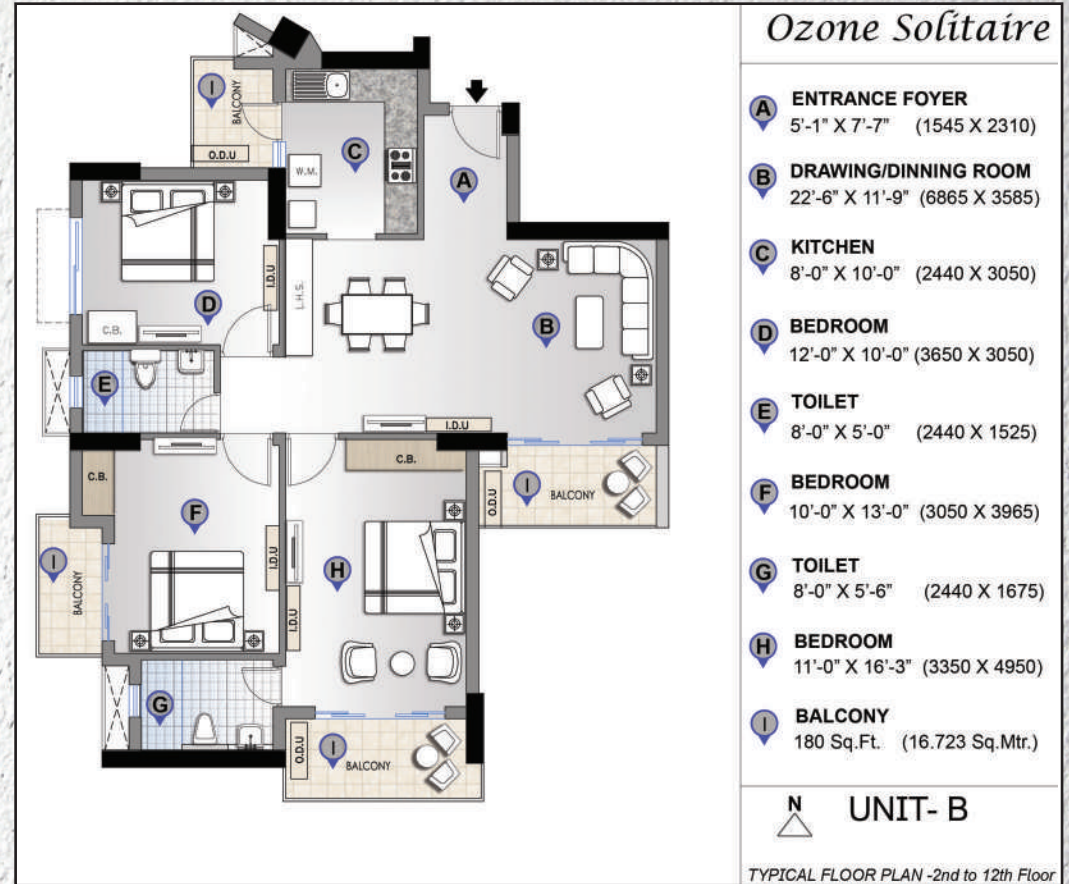
# TYPICAL FLOOR PLAN

## UNIT - A



Carpet Area - 960 Sq. Ft.  
Balcony Area - 181 Sq. Ft.  
Useable Super Area - 1735 Sq. Ft.\*

## UNIT - B



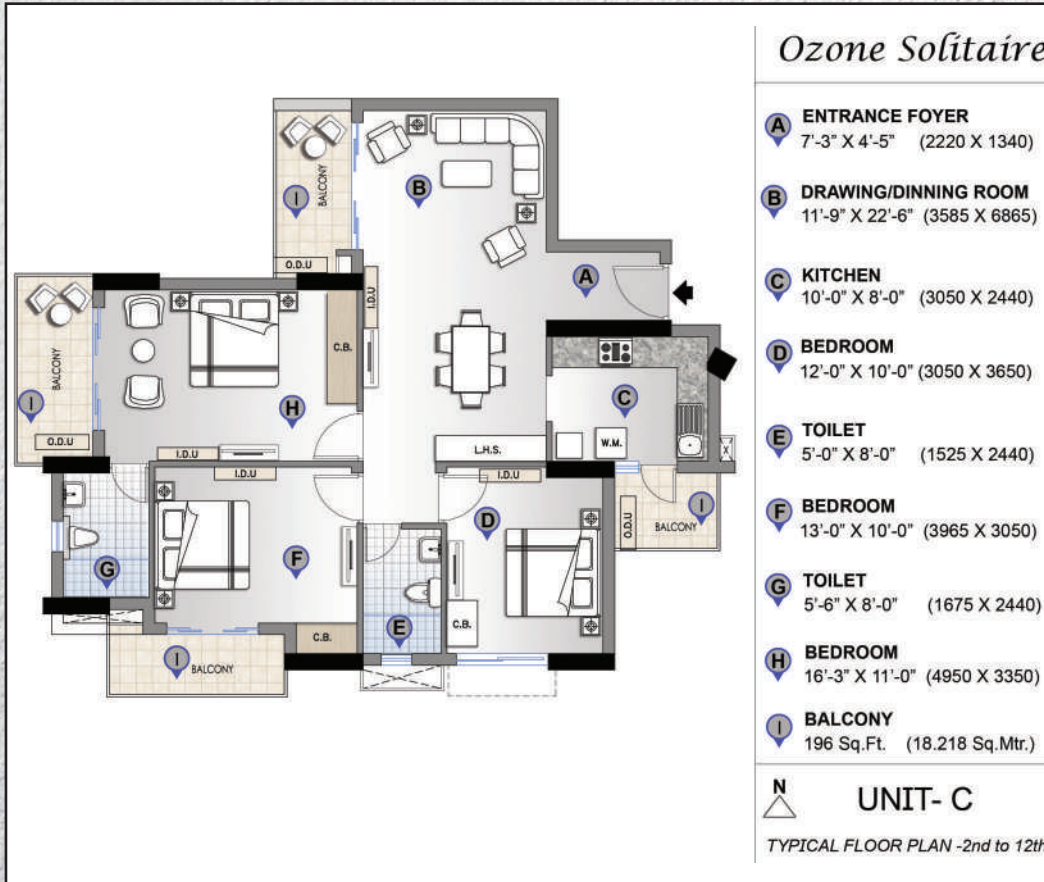
Carpet Area - 960 Sq. Ft.  
Balcony Area - 180 Sq. Ft.  
Useable Super Area - 1730 Sq. Ft.\*

\*\*PLEASE READ DISCLAIMER

\* Sales & Price Shall be based on Carpet Area.

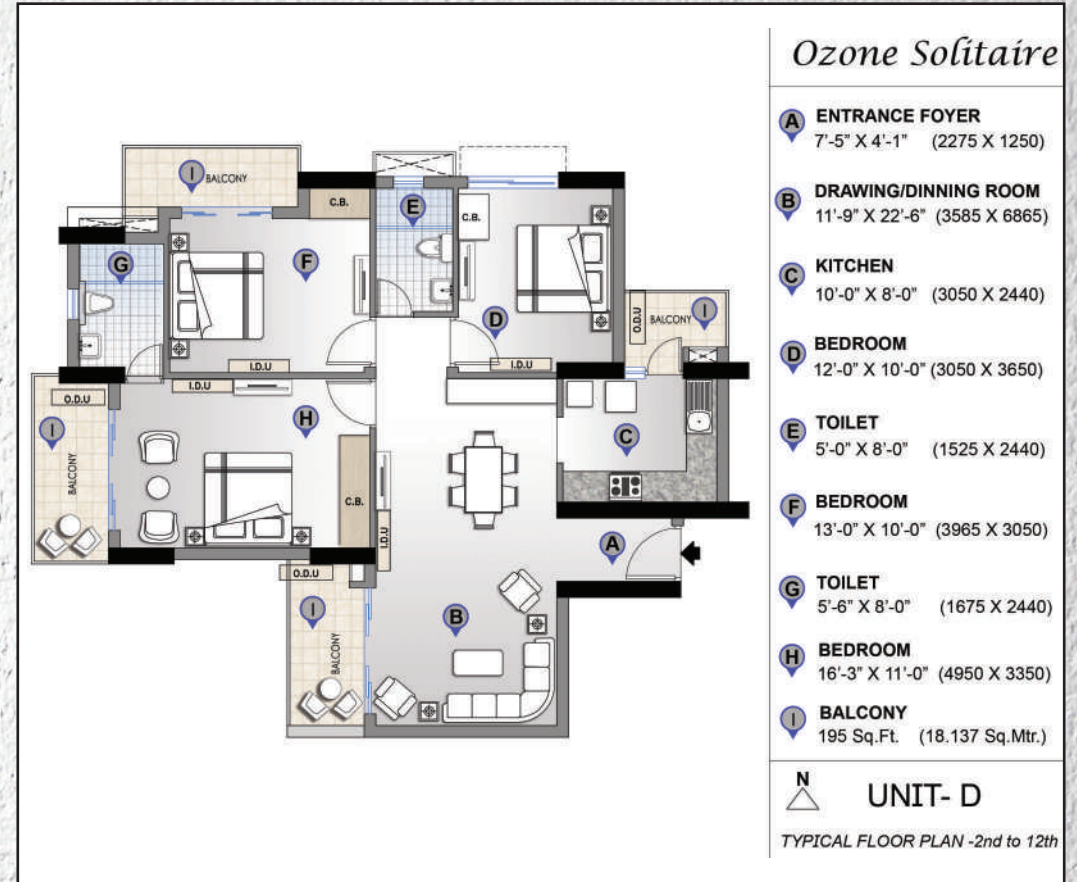
# TYPICAL FLOOR PLAN

## UNIT - C



Carpet Area - 957 Sq. Ft.  
Balcony Area - 196 Sq. Ft.  
Useable Super Area - 1739 Sq. Ft.\*

## UNIT - D



Carpet Area - 955 Sq. Ft.  
Balcony Area - 195 Sq. Ft.  
Useable Super Area - 1742 Sq. Ft.\*

\*\*PLEASE READ DISCLAIMER

\* Sales & Price Shall be based on Carpet Area.

# SPECIFICATIONS

## **FLOORING DETAILS**

INTERNAL FLOORING OF THE APARTMENT - LIVING/DINNING/  
BEDROOMS/PASSAGES VITRIFIED TILES  
KITCHEN/TOILET/BALCONY CERAMIC TILES

## **WALL FINISHING DETAILS**

INTERNAL WALLS/CEILINGS OF THE APARTMENT - OBD FINISH

## **KITCHEN DETAILS**

1. UDAIPUR GREEN /GRANITE MARBLE COUNTER MOUNTED ON FRAME OR SLAB
2. SS SINGLE BOWL SINK OF JAYNA OR EQUIVALENT MAKE
3. CP FITTINGS OF PARRY,CERA OR EQUIVALENT MAKE
4. CERAMIC TILES UPTO TWO FEET ABOVE COUNTER

## **BATHROOM FITTINGS**

1. TAPS AND SHOWER FITTINGS OF PARRY, CERA OR EQUIVALENT MAKE
2. EWC'S AND WASH BASINS OF PARRYWARE, HINDWARE, CERA OR EQUIVALENT MAKE

## **DOORS & WINDOW FRAMES**

1. EXTERNAL DOORS & WINDOWS OF THE FLATS - UPVC / ALUMINIUM
2. INTERNAL DOOR FRAMES OF THE FLATS - HARD WOOD

## **ELECTRICAL FITTINGS**

MODULAR SWITCHES AND PLATES

## **CONDUTING & WIRING DETAILS**

DISTRIBUTION BOX, CONDUTING, WIRING (AS PER I.S. CODE)

## **LIFT DETAILS**

PASSENGER & SERVICE LIFT

## **EXTERNAL FINISHING**

EXTERIOR GRADE TEXTURED PAINT



\*Perspective Night View of "THE OZONE SOLITAIRE"

 [www.shivsai.com](http://www.shivsai.com)

DGTC Haryana has granted **M/s Shiv Sai Infrastructure Private Limited** (CIN - U74899DL2005PTC143453) License no. 873 of 2006 dated 21/04/2006, 11 of 2008 dated 25/01/2008 and 24 of 2016 dated 22/11/2016 for development of a group housing colony over 13.4615 acres. The last revised Layout plan is approved vide letter memo no. ZP-165-Vol-II/SD(BS)/2018/17230 dated 11.06.2018. Occupation Certificate for license no. 873 of 2006 & 11 of 2008 have been already granted and respective developed complexes stands inhabited. The present sale plan is exclusively for "The Ozone Solitaire" comprising of 48 Apartments as a standalone project approved by HRERA vide registration no. 132 of 2019.

## DISCLAIMER

Specifications and amenities mentioned in this sales brochure are only representational and informative. Information, images and visuals, drawing plans or sketches shown in this sales brochure are only an architect's impression and are only indicative of the envisaged developments and the same are subject to approvals from local authorities.

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# SHIV SAI

## **SHIV SAI INFRASTRUCTURE PRIVATE LIMITED**

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[www.shivsai.com](http://www.shivsai.com)

Finance Facility Available

