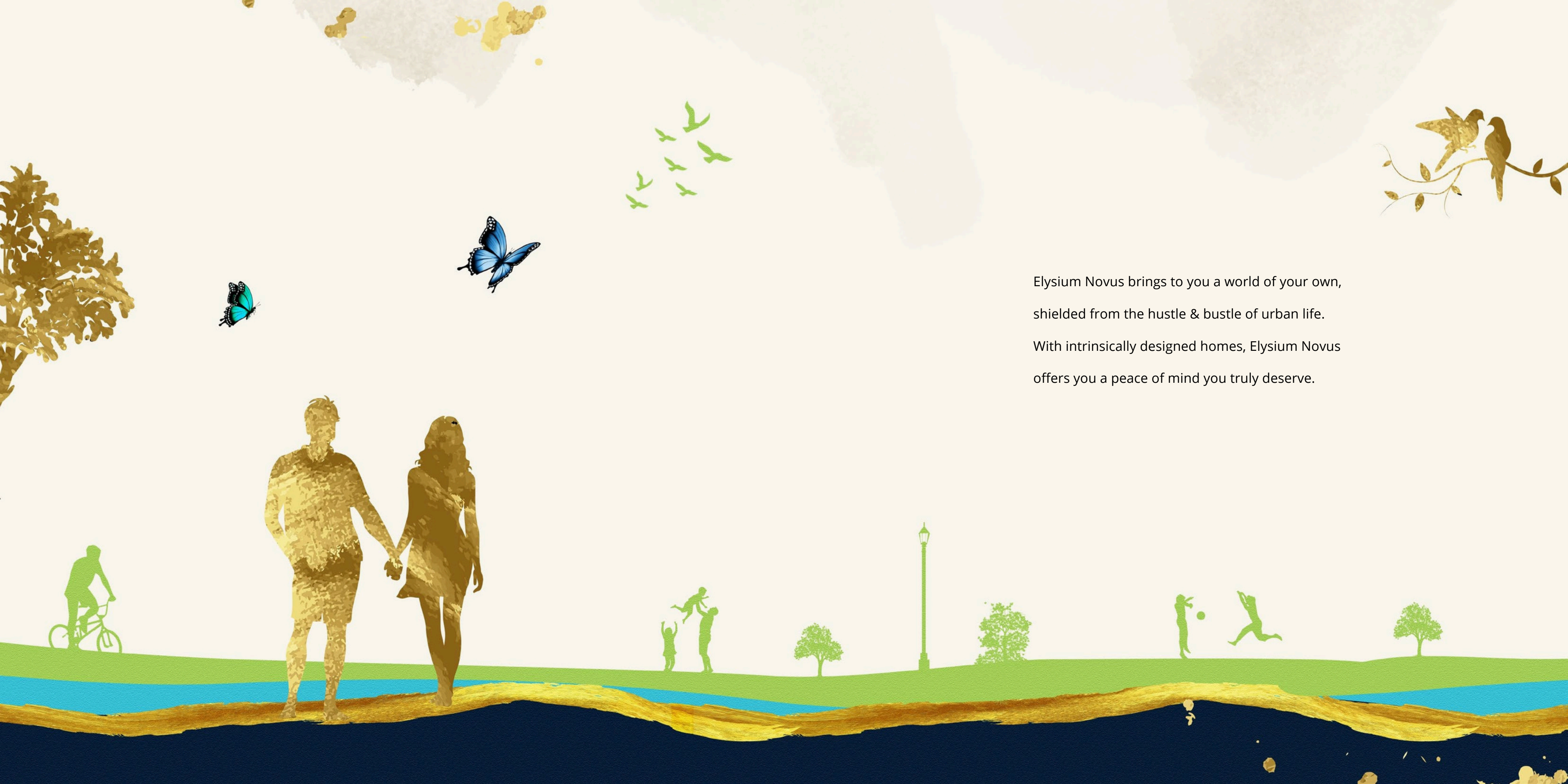




ADDOWN REALTY
— Connecting You To Your Perfect Property —





Elysium Novus brings to you a world of your own,
shielded from the hustle & bustle of urban life.
With intrinsically designed homes, Elysium Novus
offers you a peace of mind you truly deserve.

A Novus Take on Modern Living

Elysium Novus by Adani Realty sets a new

standard in premium living. Situated in the thriving township of Shantigram, Elysium Novus offers a blend of style & comfort.





Designed for Contemporary Living

Welcome home to sophistication. Each space is designed to set a calming tone, offering an environment of refinement and warmth where family moments thrive.



Where
Every View is
Serene





Where
Memories
Unfold &
Stories
Come Alive

Where
Elegance
Meets Warmth
& Every
Occasion is
Celebrated

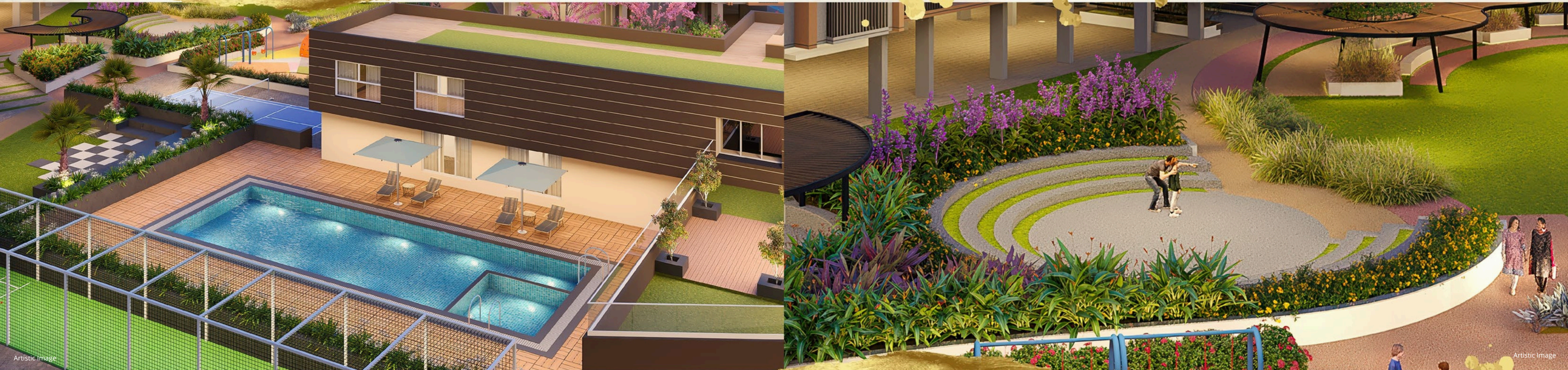




Redefining
The Art of
Comfort

Amphitheatre

Bringing people closer with shared stories & experiences.



Swimming Pool

Dive into relaxation for a perfect retreat to unwind after a long day.



HALF BASKET BALL COURT



SKATING RINK



PET PARK



CENTRAL COURT LAWN



AMPHITHEATRE



OUTDOOR FITNESS AREA



KIDS PLAY AREA



CLUB HOUSE



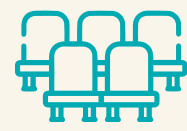
SWIMMING POOL



BADMINTON COURT



BOX CRICKET



SEATING PLAZA

Unmatched Amenities for unparalleled Living

Experience a range of premium amenities that cater to every need. From relaxation to recreation, each feature is designed to enhance your lifestyle.



MASTER PLAN



LEGEND

1. ENTRANCE GATE
2. SEATING PLAZA
3. DROP OFF ZONE
4. PARKING
5. HALF BASKET BALL COURT
6. SKATING RINK

SERVICES

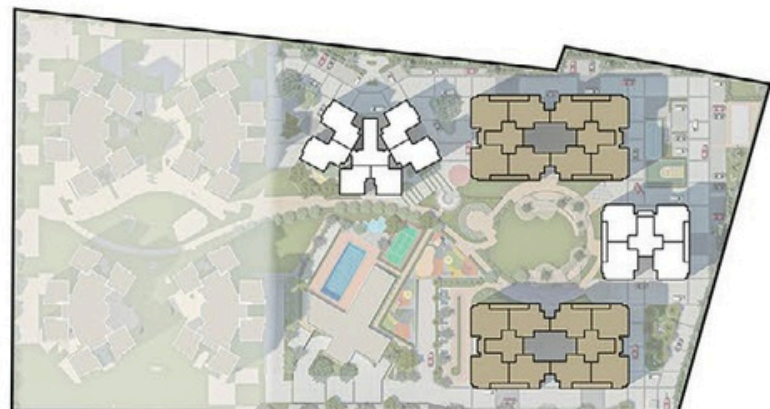
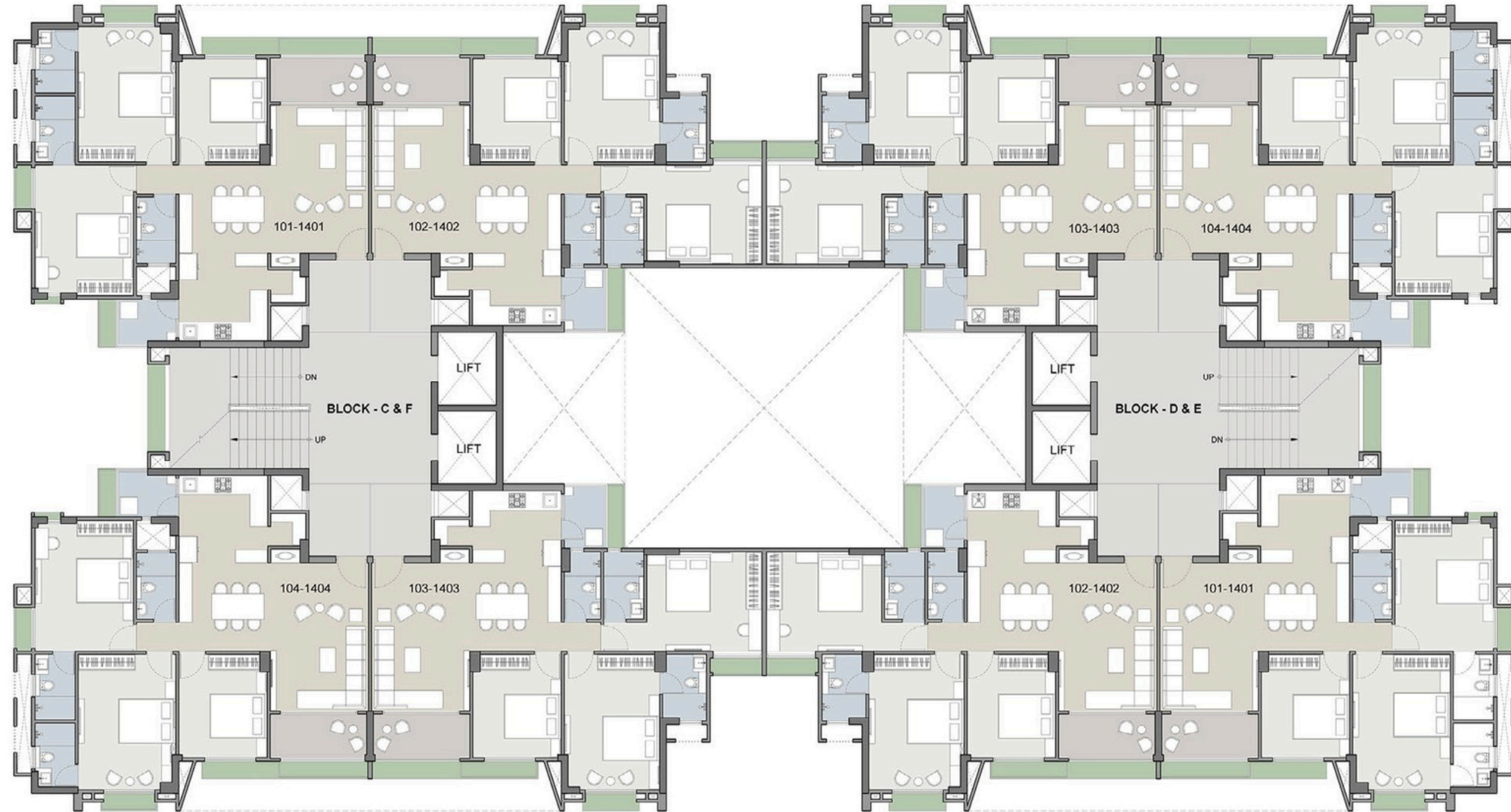
8. PET PARK
9. CENTRAL COURT LAWN
10. SEATING AREA WITH PERGOLA
11. ENTRANCE COURT
12. AMPHITHEATRE
13. KIDS PLAY AREA
14. OUTDOOR FITNESS
15. REFLEXOLOGY PARK
16. RAMP OUT
17. CLUB HOUSE
18. SWIMMING POOL
19. BADMINTON COURT
20. BOX CRICKET
21. LAWN
22. RAMP IN
23. SENIOR CITIZEN SIT-OUT
24. MEDITATION AREA

A BIRD'S EYE VIEW OF SHANTIGRAM

- 1 Adani Corporate House
- 2 Adani Real Estate Office
- 3 Inspire Business Park
- 4 Inspire Corporate Capital
- 5 Medico House
- 6 Aravalli
- 7 Adani Institute Of Infrastructure & Management
- 8 Greenview
- 9 The Meadows
- 10 Elysium
- 11 Aangan
- 12 Embrace
- 13 Aster
- 14 Amogha
- 15 Center Point
- 16 Shoppers' Plaza
- 17 Temple (upcoming)
- 18 Ikaria
- 19 Paarijat
- 20 Ambrosia
- 21 La Marina
- 22 Water Lily
- 23 Musical Aqua Show
- 24 The Belvedere Golf & Country Club
- 25 Adani International School
- 26 Swaminarayan Temple (upcoming)
- 27 The North Park
- 28 The West Park
- 29 Jain Temple
- 30 The Storeys
- 31 Skyline
- 32 Elysium Novus

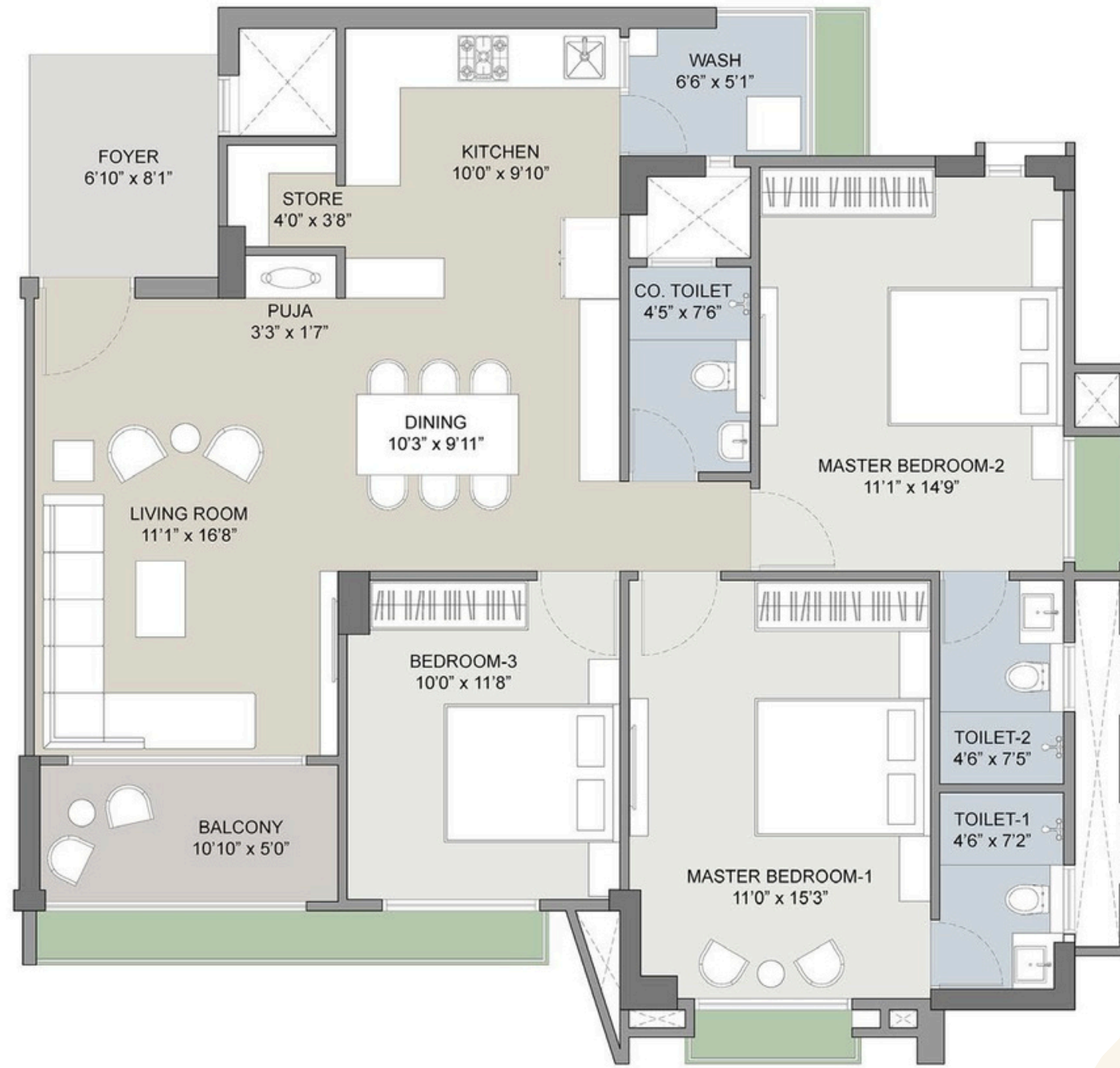


Disclaimer: All data and information provided herein (including but not limited to the layout, design etc.) is provided on indicative basis and the same may be subject to change or withdrawal without notice. All data and information provided herein are solely intended to provided general information and any information of special interest should be obtained through independent verification.



3 BHK FLOOR PLAN

BLOCK - C, D, E, F



UNIT PLAN

3 BHK TYPE-1

BLOCK - C, D, E, F

Area Details	Sq. Ft.	Sq. M.
RERA Carpet Area	1006.32	93.49
Balcony Area	54.79	5.09
Utility Area	32.83	3.05
Total	1093.95	101.63



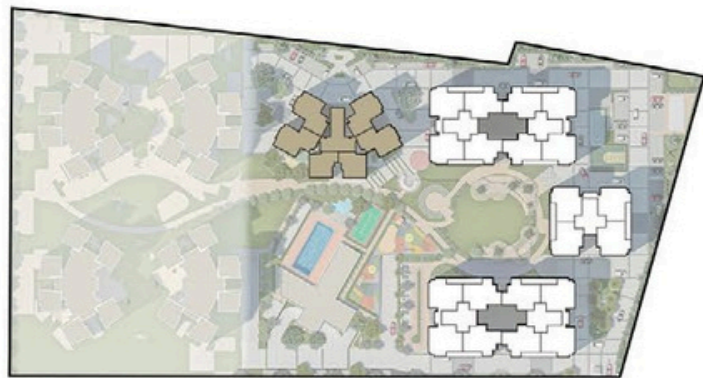
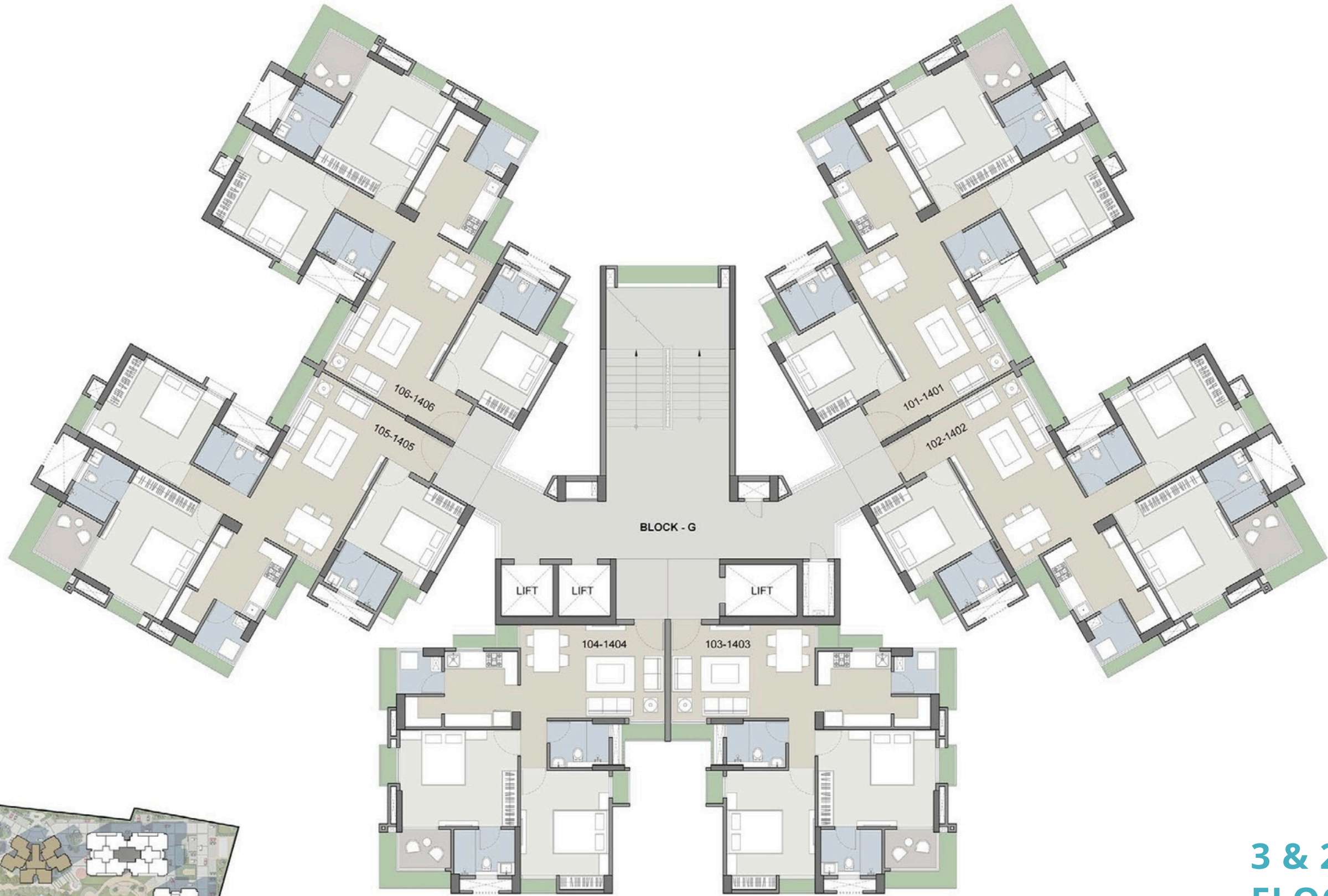
UNIT PLAN

3 BHK TYPE-2

BLOCK - C, D, E, F



Area Details	Sq. Ft.	Sq. M.
RERA Carpet Area	982.96	91.32
Balcony Area	54.79	5.09
Utility Area	31.32	2.91
Total	1069.08	99.32



3 & 2 BHK FLOOR PLAN

BLOCK - G



UNIT PLAN

2 BHK BLOCK - G

Area Details	Sq. Ft.	Sq. M.
RERA Carpet Area	668.44	62.1
Balcony Area	25.19	2.34
Utility Area	23.79	2.21
Total	717.42	66.65



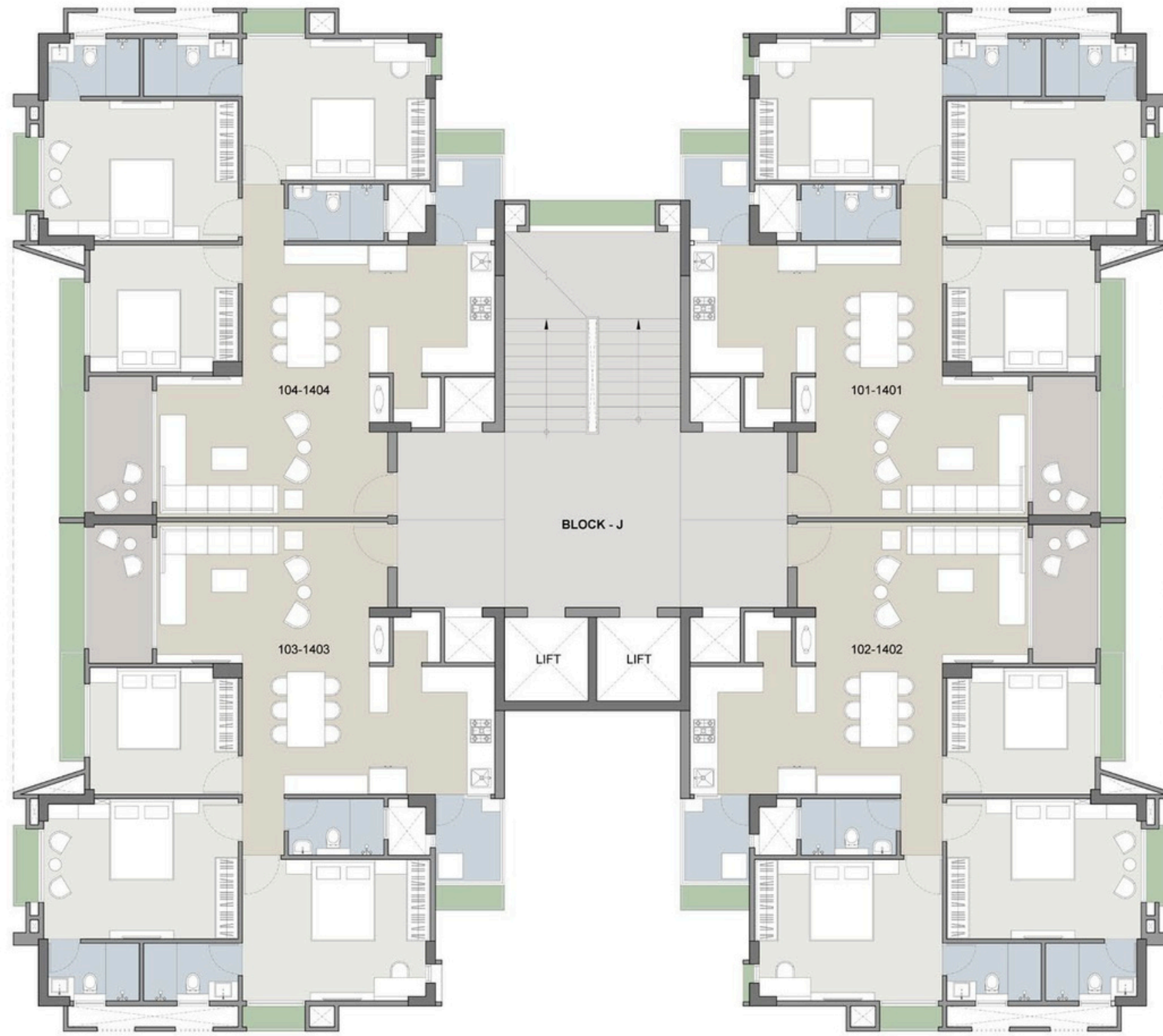
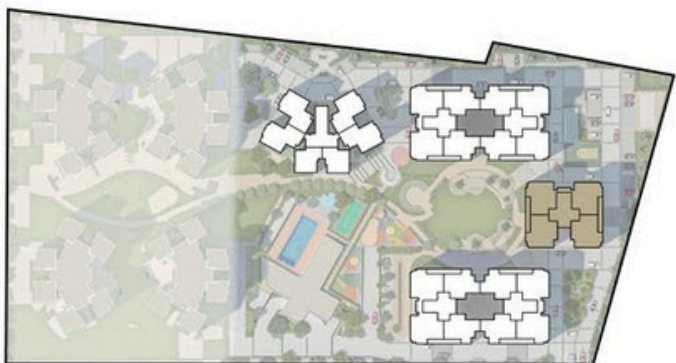
UNIT PLAN

3 BHK TYPE-3

BLOCK - G



Area Details	Sq. Ft.	Sq. M.
RERA Carpet Area	916.01	85.1
Balcony Area	32.08	2.98
Utility Area	25.83	2.4
Total	973.93	90.48



**3 BHK
FLOOR PLAN**
BLOCK - J



UNIT PLAN

3 BHK TYPE-4

BLOCK - J

Area Details	Sq. Ft.	Sq. M.
RERA Carpet Area	1016.00	94.39
Balcony Area	54.79	5.09
Utility Area	32.83	3.05
Total	1103.63	102.53

SPECIFICATIONS

AREAS	FLOOR	WALLS	CEILING	DOORS	WINDOWS/ GLAZING	OTHERS
LIVING/DINING ROOM	POLISHED VITRIFIED TILES	INTERNAL WALLS PUTTY FINISHED/GYPSUM PLASTER	PUTTY FINISHED/ GYPSUM PLASTER	MAIN ENTRANCE DOOR: WOODEN/WPC FLUSH DOOR WITH LAMINATES ON BOTH SIDE	ALUMINIUM WINDOWS	
MASTER BEDROOM (S)	POLISHED VITRIFIED TILES	INTERNAL WALLS PUTTY FINISHED/GYPSUM PLASTER	PUTTY FINISHED/ GYPSUM PLASTER	WOODEN/WPC FLUSH DOOR WITH LAMINATES ON BOTH SIDES	ALUMINIUM WINDOWS	
OTHER BED ROOM	POLISHED VITRIFIED TILES	INTERNAL WALLS PUTTY FINISHED/GYPSUM PLASTER	PUTTY FINISHED/ GYPSUM PLASTER	WOODEN/WPC FLUSH DOOR WITH LAMINATES ON BOTH SIDES	ALUMINIUM WINDOWS	
KITCHEN	POLISHED VITRIFIED TILES	INTERNAL WALLS PUTTY FINISHED/GYPSUM PLASTER	PUTTY FINISHED/ GYPSUM PLASTER	EXTERNAL DOOR: ALUMINIUM DOOR	ALUMINIUM WINDOWS	CERAMIC TILES DADO UPTO 600MM ABOVE GRANITE COUNTER TOP WITH STAINLESS STEEL SINK SINGLE BOWL
STORE	POLISHED VITRIFIED TILES	INTERNAL WALLS PUTTY FINISHED/GYPSUM PLASTER	PUTTY FINISHED/ GYPSUM PLASTER			KOTA STONE SHELVES
BALCONY	MATT FINISH VITRIFIED TILES	WEATHER PROOF PAINT	PUTTY/GYPSUM PLASTER AND PAINT FINISHED	EXTERNAL DOOR: ALUMINIUM DOOR		GLASS RAILING
MASTER BATH ROOM (S)	MATT FINISH VITRIFIED TILES	CERAMIC TILES AND PUTTY FINISHED/GYPSUM PLASTER	GRID CEILING WITH GYPSUM TILES	WOODEN/WPC FLUSH DOOR WITH PAINT ON BOTH SIDES	ALUMINIUM WINDOWS	STANDARD MAKE PLUMBING AND SANITARY FITTINGS DADO UPTO LINTEL HEIGHT ADEQUATE WATER PROOFING
OTHER BATH ROOM (S)	MATT FINISH VITRIFIED TILES	CERAMIC TILES AND PUTTY FINISHED/GYPSUM PLASTER	GRID CEILING WITH GYPSUM TILES	WOODEN/WPC FLUSH DOOR WITH PAINT ON BOTH SIDES	ALUMINIUM WINDOWS	STANDARD MAKE PLUMBING AND SANITARY FITTINGS DADO UPTO LINTEL HEIGHT ADEQUATE WATER PROOFING
UTILITY AREA	MATT FINISH VITRIFIED TILES	CERAMIC TILES AND PUTTY/GYPSUM PLASTER WITH PAINT FINISH	PUTTY/GYPSUM PLASTER AND PAINT FINISHED			PARAPET WITH MS HANDRAIL ADEQUATE WATER PROOFING
ELECTRICAL	MODULAR TYPE SWITCHES, 3 PHASE CONCEALED WIRING, DG BACKUP FOR COMMON AREAS,		ADEQUATE LIGHT POINTS WITH AC POINTS IN ALL BEDROOMS AND GEYSER POINTS IN ALL BATHROOMS			
AMENITIES	OUTDOOR FACILITY WITH CENTRAL COURT LAWN, OPEN GYM, PET PARK, KIDS PLAY AREA,		AMPHITHEATRE, HALF BASKETBALL COURT, SKATING RINK, SENIOR CITIZEN SIT-OUTS, MEDITATION AREA, BUS STOP SEATING AREA.			
SECURITY	PERIMETER SECURITY, SMART CARD ACCESS FOR RESIDENTS, CCTV IN BASEMENT LOBBY AND MAIN ENTRANCE LOBBY FOR SURVEILLANCE.					
OTHERS	SOLAR POWER BACKUP FOR COMMON AREAS OF TOWER AS PER APPROVED LAYOUT.					

