



SITE ADDRESS:

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CONTACT NO.: 98 98 98 98 98

RERA NO:-----

Designed by  
**TBS.**

# HAPPY AURA



Signature Sky Level Residences  
3 BHK - South Bopal

A DOMINION  
OF EXCEPTIONALITY.  
AMIDST CLOUDS,  
STARS, & YOU.



In a sphere where the mundane fades away,  
discover the pinnacle of elevated living.

Witness an altitude of refinement that sets a new standard  
of the best of every kind.

A meticulously curated selection of the finest sky-high abodes,  
for those who have finer taste.

It's more than just a home, it's an estate in the skies.

Presenting  
Exclusive sky level residences, now yours to call home  
where luxury and distinction await your arrival.



YOUR QUEST  
FOR SKYWARD PERFECTION  
HAS BEEN ANSWERED.



Discover a new standard of luxury, a masterpiece that soars above the ordinary. This architectural marvel captures the essence of timeless elegance, providing an unmatched living experience at the heart of South Bopal. With every element designed to offer unparalleled comfort and style, it stands as a testament to refined living.



EMINENCE HAS AN ADDRESS.  
ARRIVE AT YOURS.



Distinction isn't just about reaching the top it's about finding a place that reflects your journey.  
The car drop-off at this landmark is your introduction to a life of elegance and status.  
Welcome to the destination that defines you. Here is the icon where you arrive, arise, and belong.



SPACE AROUND.  
SELFHOOD WITHIN.



Relax in a living room that is crafted to embrace the skies, when you're this high above, the city's limits fade away and you come home to privileged living. Adorned with stunning vistas, Happy Aura offers exclusivity on all counts. This is more than a home - it's a statement of your place among the stars.





AN AURA  
THAT BRINGS  
BALANCE, JOY, AND PEACE



A place where you can enjoy life's  
finest comforts while staying  
connected to your aspirations and  
personal growth.



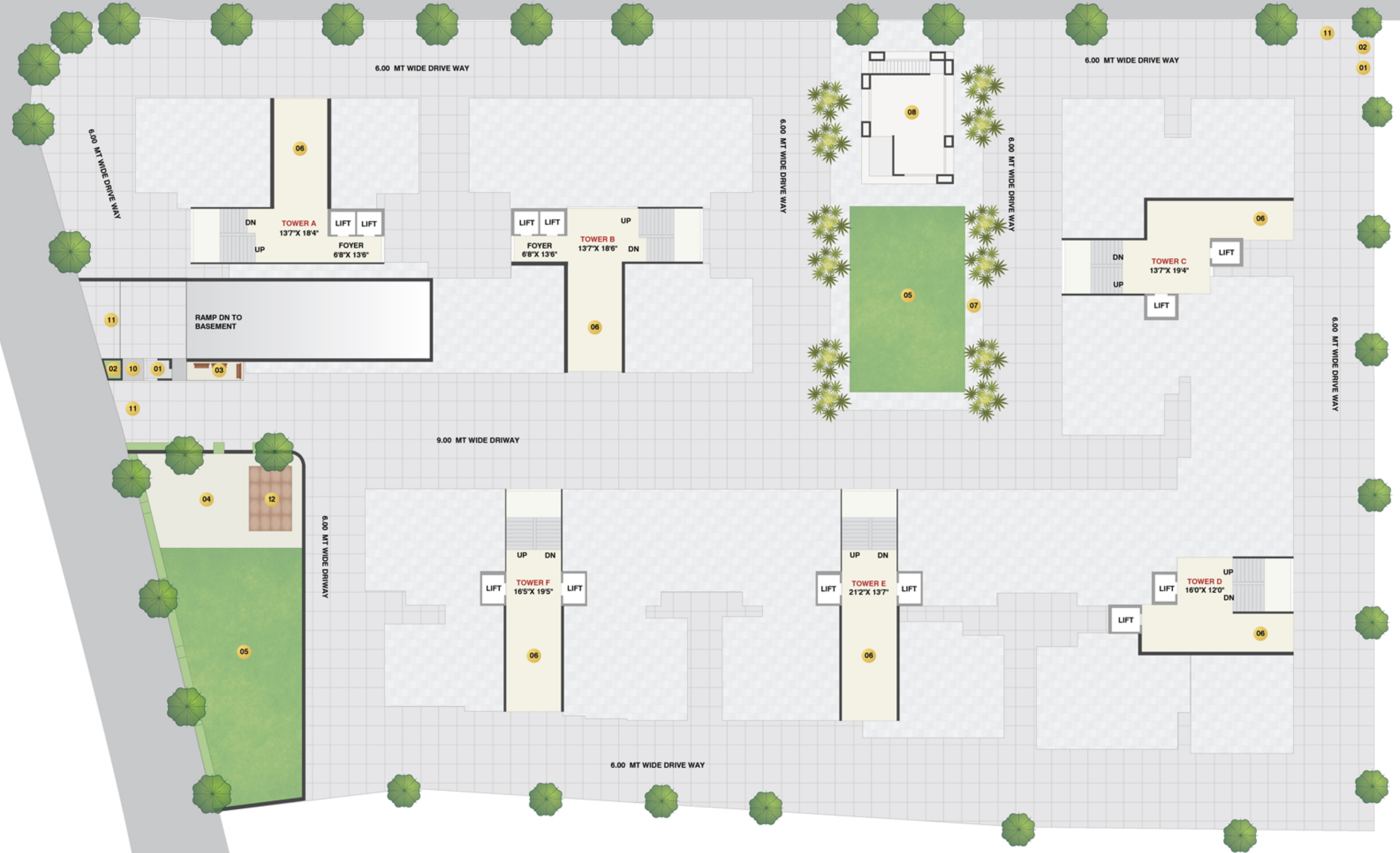
HALFWAY ON THE LAND.  
FULLY IN THE SKIES.  
ABSOLUTELY SOAKED  
IN DISTINCTION.



## GROUND FLOOR PLAN

### LEGENDS

- |   |                                   |
|---|-----------------------------------|
| 01 SECURITY CABIN                                   | 10 VERANDAH                       |
| 02 PLANTATION                                       | 11 ENTRANCE GATE                  |
| 03 DROP OF ZONE                                     | 12 SENIOR SITIZEN STTTING(GAZEBO) |
| 04 CHILDREN PLAY AREA                               | 13 CCTV CAMERA                    |
| 05 PARTY LAWN                                       | 14 POWER BACK UP                  |
| 06 ENTRANCE FOYER                                   | 15 SOLAR PANEL                    |
| 07 JOGGING TRACK                                    | 16 YOGA DECK                      |
| 08 G.F -CLUB HOUSE<br>INDOOR GAME/MULTIPURPOSE HALL | 17 24X7 WATER SUPPLY              |
| 09 F.F -CLUB HOUSE<br>GYMNASIUM                     | 18 FIRE SAFETY                    |
|   | 19 ADANI GAS LINE                 |



## TYPICAL FLOOR PLAN LEGENDS



- 01 TOWER C - 101 | 102  
Personal Foyer - 6'4"X 8'2"
- 02 TOWER D - 102  
Personal Foyer - 7'6"X 6'0"
- 03 TOWER D - 103 | 104  
Personal Foyer - 6'4"X 4'0"

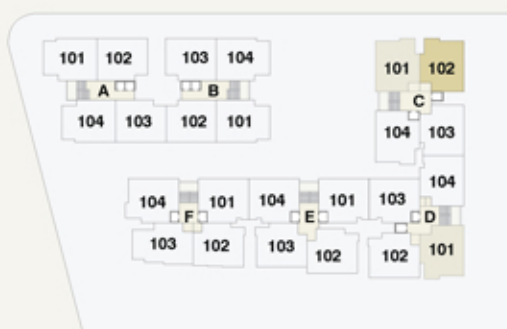
- 04 TOWER E - 102  
Personal Foyer - 8'4"X 6'3"
- 05 TOWER E - 103  
Personal Foyer - 8'0"X 6'3"
- 06 TOWER F - 102 | 103  
Personal Foyer - 6'4"X 6'3"





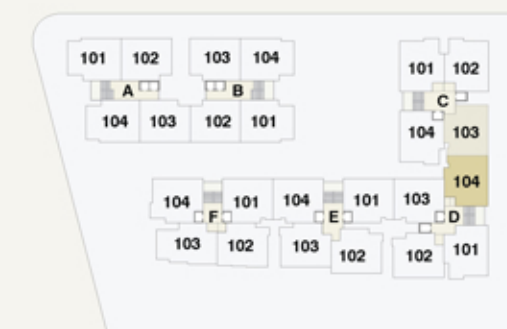
3 BHK | TYPE 1

BLOCK C 101 | 102  
BLOCK D 101



3 BHK | TYPE 2

BLOCK C 103  
BLOCK D 104





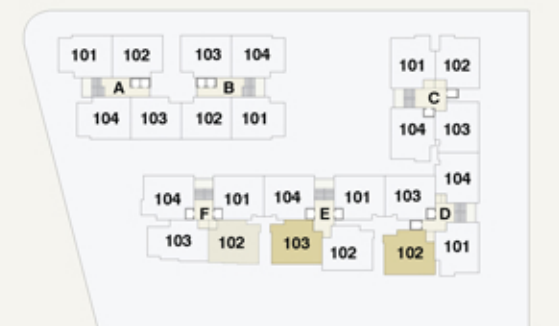
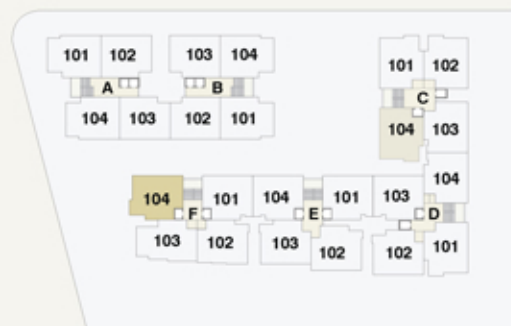
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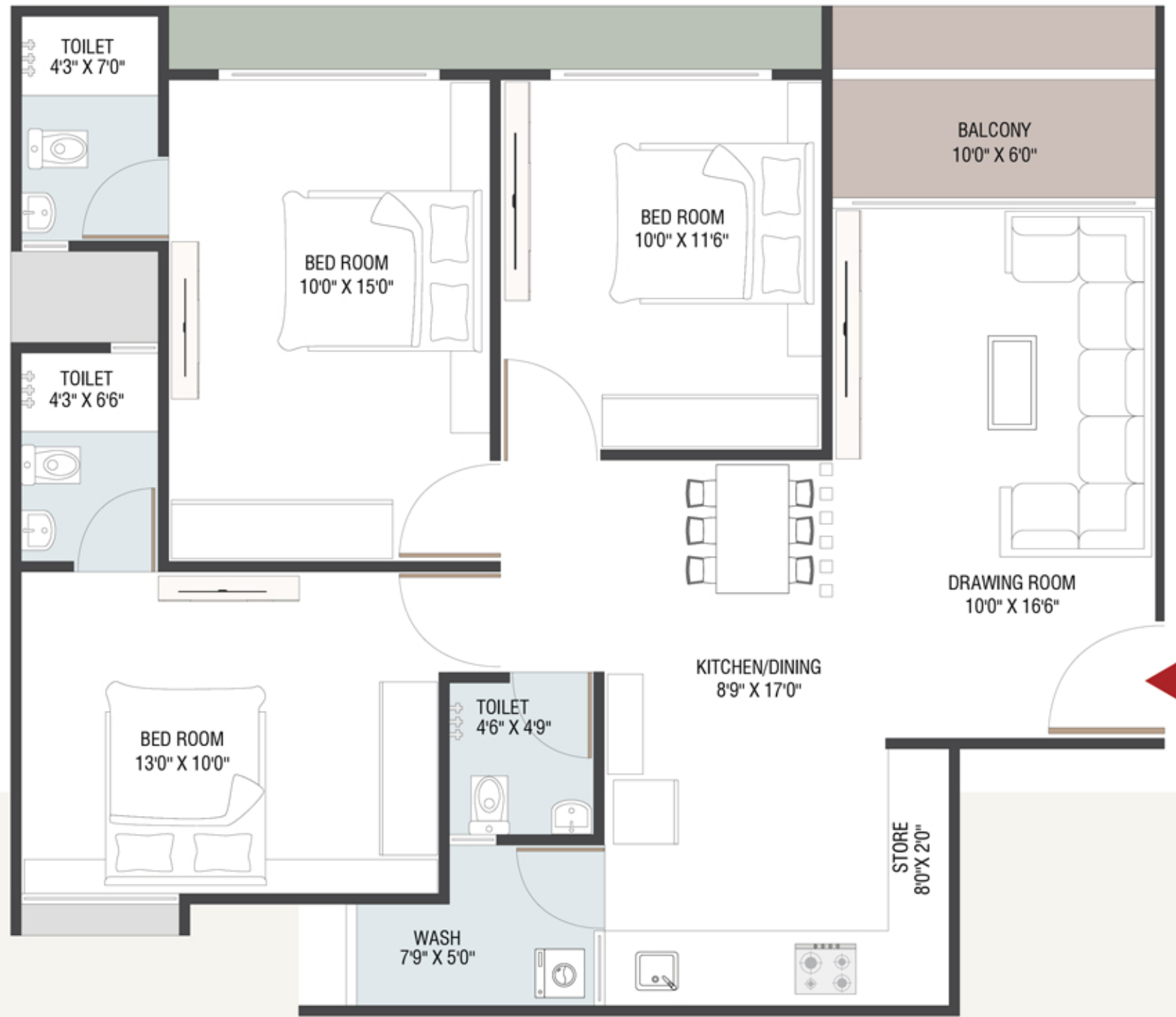
BLOCK C 104  
BLOCK F 104



3 BHK | TYPE 4

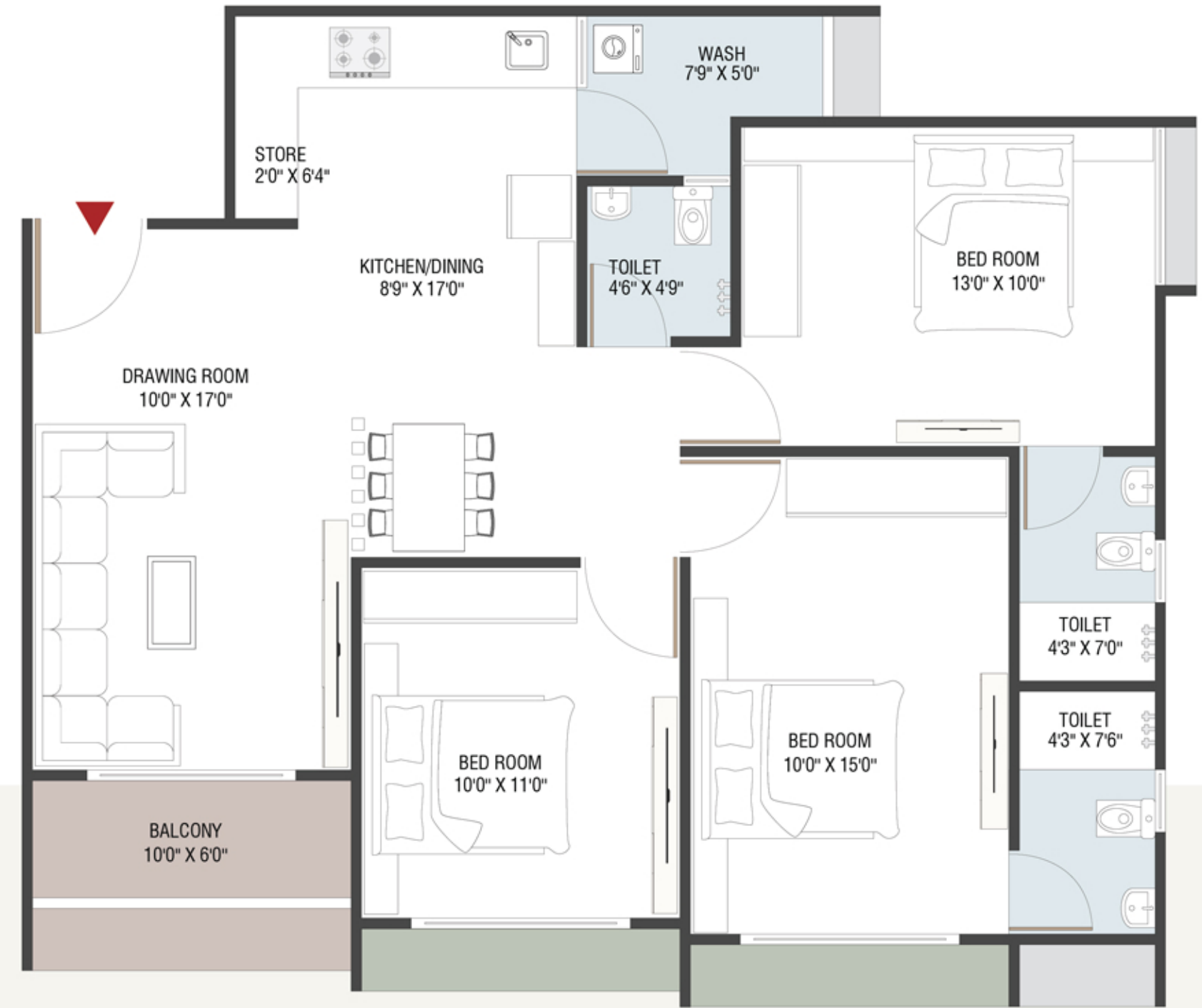
BLOCK D 102  
BLOCK E 102 | 103





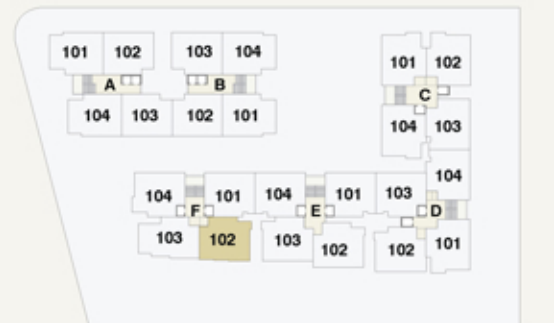
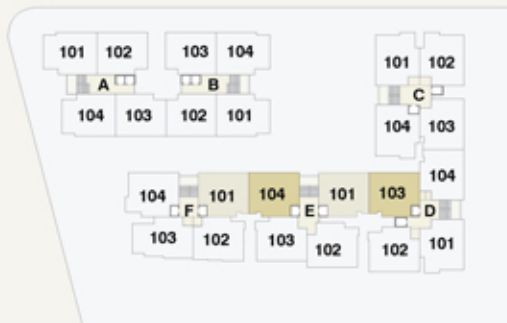
3 BHK | TYPE 5

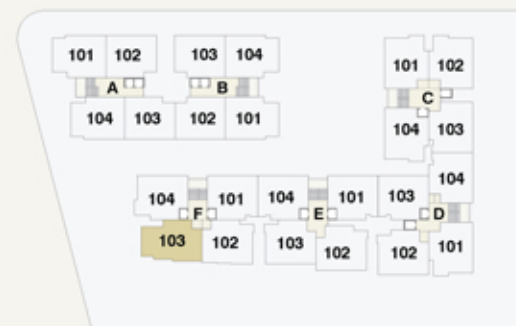
BLOCK D 103  
 BLOCK E 101 | 104  
 BLOCK F 101



3 BHK | TYPE 6

BLOCK F 102





3 BHK | TYPE 7

BLOCK F 103





A HAVEN  
OF QUIETUDE.



Here's a world of relaxation beyond compare. Wake up to the gentle light of the rising sun as it fills your space with warmth, and let the soft hues of the sky invite tranquility into your day. Experience a peace that allows you to disconnect from the outside world at your will, creating a serene sanctuary where every moment is filled with quietude and calm.

## THE UPPER ECHELONS OF REFINEMENTS.



Ascend to a new realm of sophistication that surpasses the ordinary. Welcome to a haven of leisure and wellness, featuring a gym.

Spend quality time at the Club House or entertain guests on the party lawn.

Step onto the jogging track, or find solace in the senior citizens' corner. Each space is a testament to elite living.



GYM



CLUB HOUSE



GARDEN



PARTY LAWN



PLANTATION



CHILDREN  
PLAY AREA



SENIOR CITIZEN  
SEATING AREA



CCTV CAMERA



JOGGING  
TRACK



YOGA  
DECK





AN AURA THAT BRINGS  
OPULENCE, TRANQUILITY AND PURITY



Welcome to a residential paradise that seamlessly blends grandeur, calmness, and pristine living—an address designed for those who seek nothing but the finest. Step into a world where luxury isn't just a lifestyle—it's an experience. A place where every detail is crafted to exude grandeur, every moment feels serene, and every breath resonates with purity



## WAY MAP

HAPPY  
AURA

CLUB O7 ●

45 MTR GHUMA TELAV RD

ELENZA GREENWOOD

KAVISHA PANORAMA

PARK VIEW

ELENZA GREENFIELD

SKY SOL

CLUB O7 RD

STANZA ●



AAROHI CLUB

SKY CITY ●

MARIGOLD

ORCHID ELEGANCE

SUN SOUTH-WEST

SHANTI JUNIOR SCHOOL

SOBO CENTER

SUN CITY

S. P. RING RD

COSMOS CASTEL INTERNATIONAL SCHOOL

KARNAVATI CLUB

KARNAVATI CLUB RD

< S. G. HIGHWAY >

YMCA CLUB

TO SANAND >

Only the finest go in your home when it comes to the specifications.



**STRUCTURE:**

Quality controlled RCC frame structure with best material components.

**FLOORS:**

Premium quality vitrified tiles in entire apartment.

**WALLS:**

Internal chant mala plaster with double coat putty & External walls with Mala/Sand faced plaster with Acrylic paint.

**PLUMBING:**

Corrosion free and leak proof CPVC/UPVC pipes and fittings. PVC pipes for drainage & rain water.

**BATHROOM:**

Premium glazed wall tiles up to lintel level. Good quality CP fittings. Sanitary ware & Accessories. Provision for Gyser.

**ELECTRIFICATION:**

3 Phase concealed copper wiring with modular fittings & ELCB/MCB. Adequate points in all rooms.

**DOORS & WINDIES:**

Laminate finish main door with Brass/S.S. fittings & all other doors are flush door. Powder coated/Anodized aluminum sliding windows.

**KITCHEN:**

Granite platform with S.S. sink. Designer tiles up to lintel level. Stone rack in store. Provision of Water purifier, Gas line. Microwave oven, Refrigerator points.

**WATER PROOFING:**

China mosaic/Ceramic tiles in terrace for water proofing & heat resistance.



**A Legacy of Growth & Transformation**

At our company, real estate is more than just structures—it's a catalyst for progress, a driver of economic growth, and a reflection of a nation's development. We take a visionary approach, shaping landscapes that don't just redefine skylines but uplift communities. With every project, we create lasting value, fostering a future where innovation, sustainability, and excellence come together to build not just spaces, but legacies.

Modern infrastructure to create thriving environments where families grow and businesses flourish, we are committed to shaping a future that stands the test of time.

**16+** COMPLETED PROJECTS

**15+** YEARS OF EXPERIENCE

**5** ONGOING PROJECTS

**1000+** HAPPY FAMILY

**Disclaimer**

Premium quality materials or equivalent branded products shall be used for all construction work. UGVCL power charges, gas charges, legal charges, and other govt. Charges shall be paid separately. The maintenance deposit shall be paid separately. Right of any changes in dimensions, design & specifications will be reserved with the developer, which shall be binding for all members. External changes are strictly not allowed. Stamp Duty, registration fees, and service tax charges on the allotment and possession of the property shall be borne by the purchaser, applicable as per prevailing law—any additional liabilities due to changes in the by-laws, stamp duty govt. Laws shall be borne by the members. A new rate will be applicable in case of a delay in payment terms. Terms & Conditions will be a separate agreement. This brochure is meant only for information, presentation & guidance purposes, it is not an authorized document or an agreement. This does not form the basis of any contract. Variations may occur per local regulations and the developer's policy of improvement.

ARCHITECT

STRUCTURAL ENGINEER

MEPF CONSULTANT

