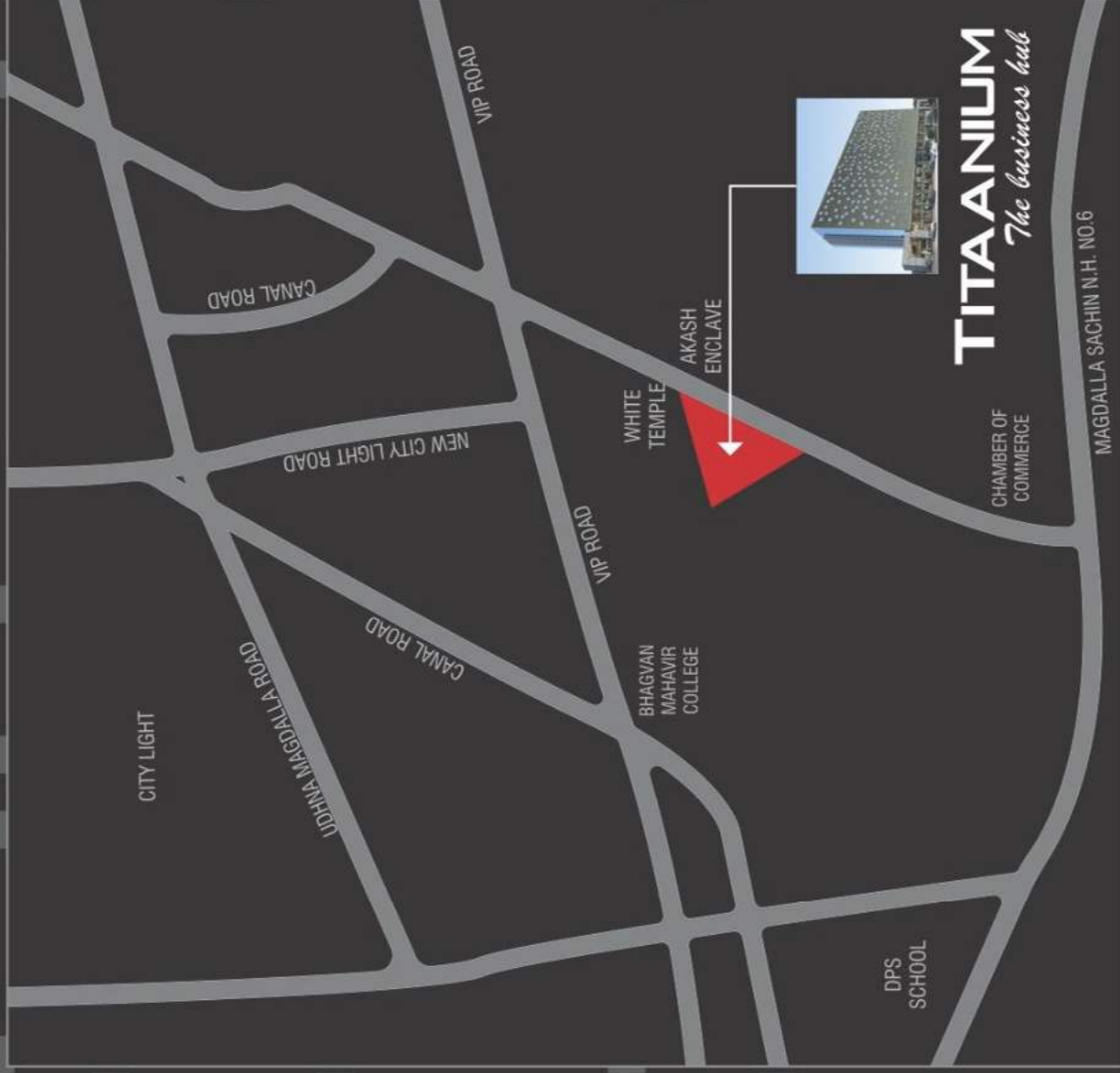




SURAT-KHAJOD ROAD, BHIMRAD, SURAT.

Organiser

Visa Developers

Architect & Structural Engineer

Munnesh Choksi

Mobile : 99798 75982

Legal Advisor

Ajay Mehta

Mobile : 98251 18690

WE REQUEST

Stamp duty, registration charges, legal charges, GEB/Torrent charges, society maintenance charges VAT, service tax, betterment/IC charges & deposits, will be borne by the purchaser. Any additional charges or duties levied by the government/ local authority during or after the completion of the project shall be borne by the member - purchaser.

Irregular payment may cause cancellation of bookings.

In the interest of continual development in design & quality of construction, the developer has the rights to make any changes in the scheme including technical specification, design, planning, layout & all purchasers shall abide by such changes.

Changes/alteration of any nature including elevation, exterior color scheme or any other changes affecting the overall design concept & outlook of the scheme is strictly not permitted during or after the completion of the scheme.

The brochure is intended only for easy display & information of the scheme & does not form part of the legal documents.



TITANIUM
The business hub

www.vissadevelopers.com
e-mail : info@vissadevelopers.com
Surat-Khajod road, Bhimrad, Surat.



TITANIUM
The business hub

Office Lobby & Atrium



CORPORATE COMPANY
SOLUTION PRODUCT BUSINESS
TEAM PROMOTION RISE
LEADER TIME PRODUCTIVITY
FINANCE IDEA COMPANY
STRATEGY MARKET PRODUCT

Rising high at an exclusive location in Surat which considered to be the commercial and business nerve center of city, Titaanium is what many would consider a dream investment in the city of lights. Uniquely designed to constitute an architectural whole. Titaanium also has sheds which makes your business easy.





Offices, Conference Room & Gym

Titanium offers investors the facilities that drive modern business ahead. Most importantly these offices, showroom and shopping complex have been crafted to reduce the employees' stress levels and subsequently make their work less cumbersome.



TITANIUM
The business hub



Shops & Show rooms

Titaanium has a perfect commercial eco- system with
state of art offices & commercial amenities.

Working here is bound to be a pleasurable experience
as its location is synonymous to inimitable finishes and facilities.





Cafeteria, ATM & Stationary Shop

Titaanium is for those entrepreneurs who thrive for fresh challenges every day. An exclusive world of retail space on the ground level adds an advantage to the project.



TITAANIUM
The business hub





SECOND BASEMENT FLOOR



FIRST BASEMENT FLOOR



TITANIUM
The business hub



GROUND FLOOR PLAN



A BUSINESS ENVIRONMENT WITH TOUCH OF PLEASURE



SECOND FLOOR PLAN



TYPICAL FLOOR PLAN



TITANIUM





FEATURES



Building Structure:
Framed RCC building designed as per IS 456 (concrete) & IS 1893 (seismic)

Designated Use:
Ground & first floor : shop / showroom / banks
Upper floors: office for consultants, MNC's financial institutes
(No warehouse facility, Health clinic with bed facility & Tuition classes will be permissible.)

Floor Height:
Showrooms & shops at Ground floor : 11'-0" height
Upper offices : 10'-0" height

Entrance Foyer:
Elegant central atrium foyer

Energy Efficiency:
Energy efficient elevation which saves electricity without compromising natural light

Parking:
For shops: 1 car / 2 two wheeler
For offices: 1 car / 2 two wheeler parking controlled by electronic devices

Exclusive Parking:
Exclusive limited number of car parking at extra cost

Visitors Parking:
Exclusive car parking for visitors (24 cars) and ample parking for two wheelers at ground level

ATM Facility:
At ground floor common area

Cafeteria:
At ground level rear space

Stationary Shop:
At ground floor common area.

Elevators:
Two auto / high speed lifts
One service lift

CCTV Camera
Connection for offices & shops with security, CCTV

Power Back-Up:
Ample power back up for common areas.

Floorings:
Vitrified 800 x 800 size flooring in shops & offices
Granite / vitrified flooring in common areas.

Toilets:
Attached toilets for offices & shops
Common toilet at ground level only.

Developer has the right to change / revise any part of the scheme & specifications
This presentation is purely conceptual & has no legal bindings to the developer.