

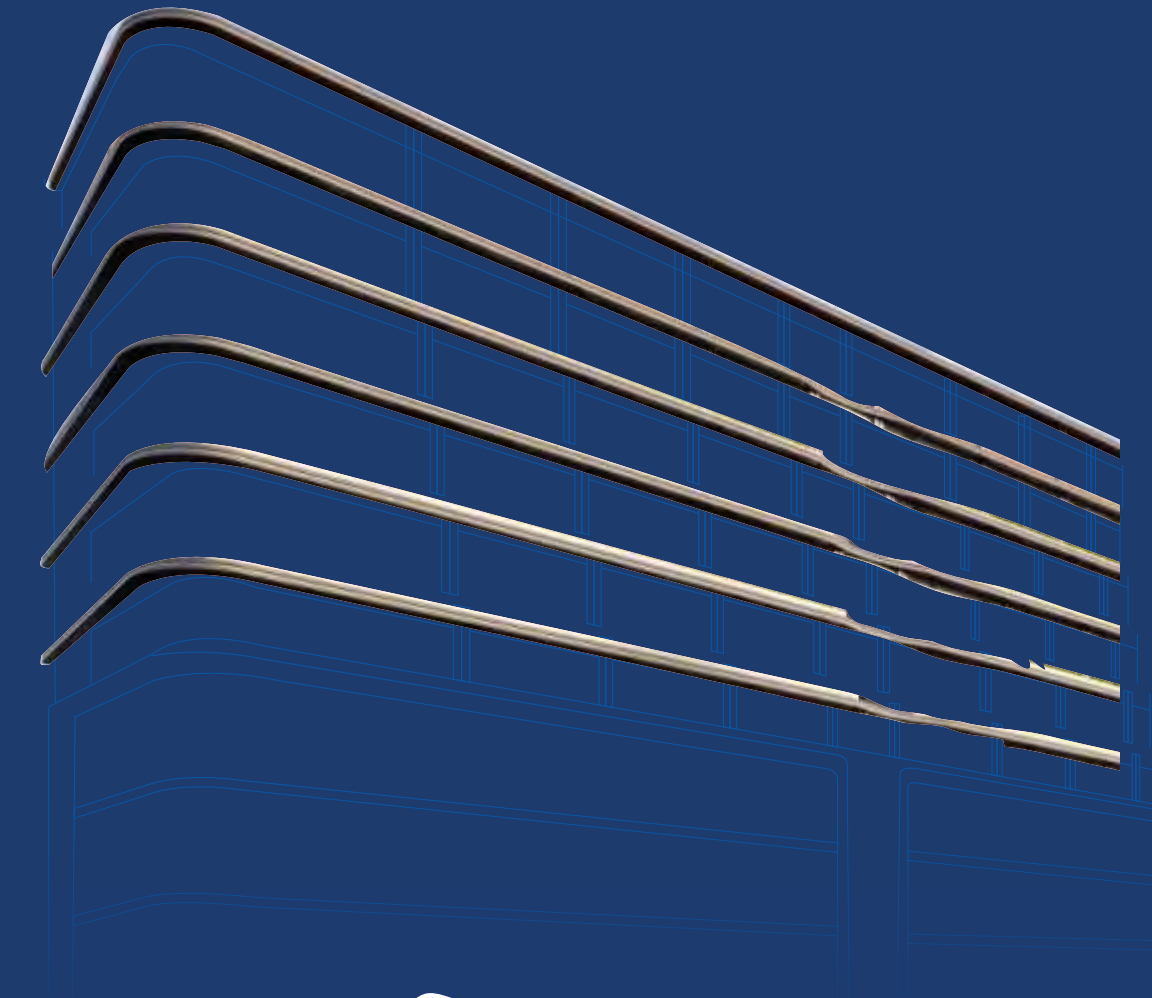
Developers:
**Satsang
Developers**

ADDRESS:
Shreeji Skyline,
Shreeji Bungalows,
Sun Pharma Road,
Atladra, Vadodara

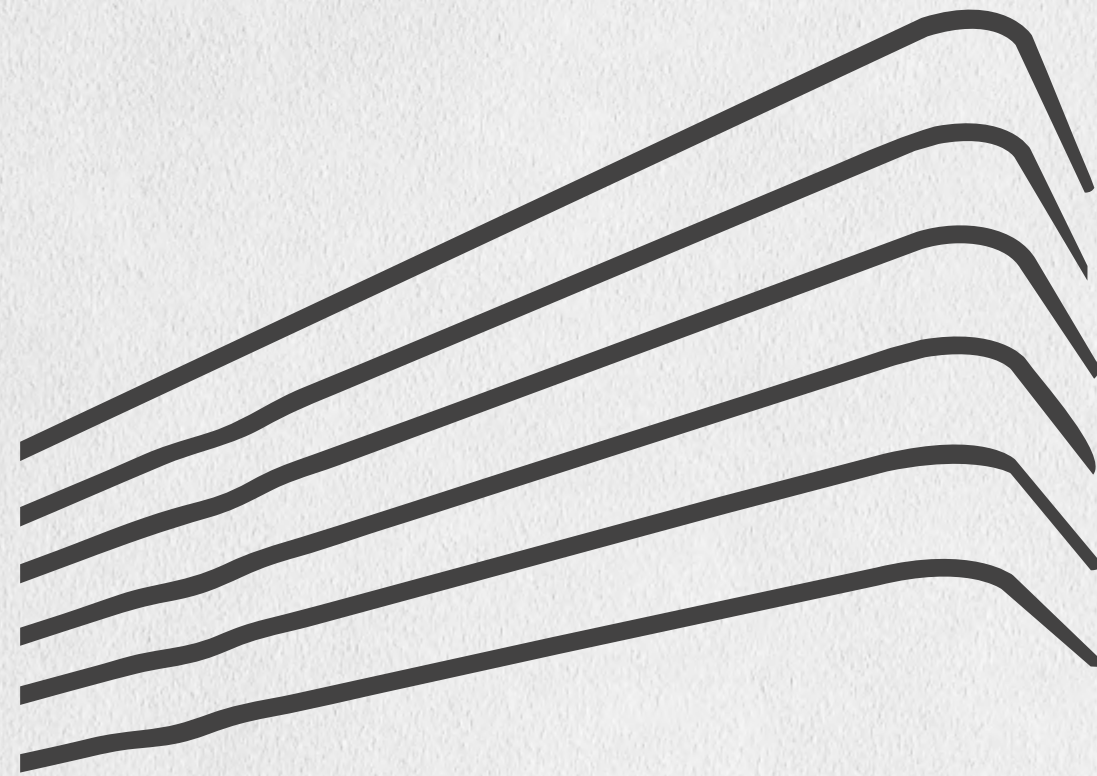
MOB:
+91 84697 77870

ARCHITECT
 DESIGN STUDIO
architecture & interiors
At: Bhubli Sheth

STRUCTURE
 ZARNA
ASSOCIATES



 SHREEJI
SKYLINE



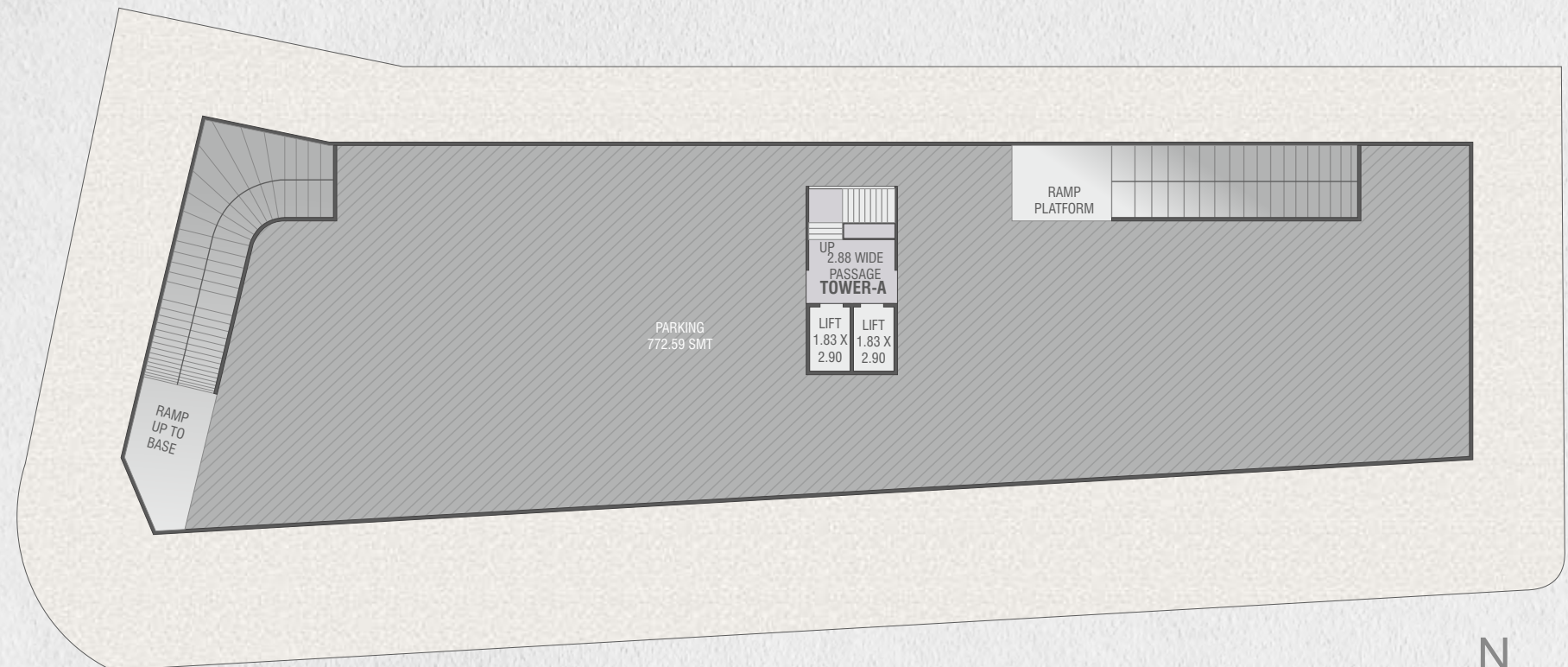
ACHIEVE NEW HEIGHTS OF GLORY

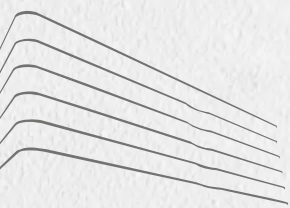
Shreeji Skyline at Sun Pharma Road, a thriving economic hub, is thoughtfully crafted with an eclectic vision, making it a perfect commercial eco-system for business. Every square foot of our state-of-the-art offices and commercial spaces encourages positivity that leads towards new pinnacles of glory.

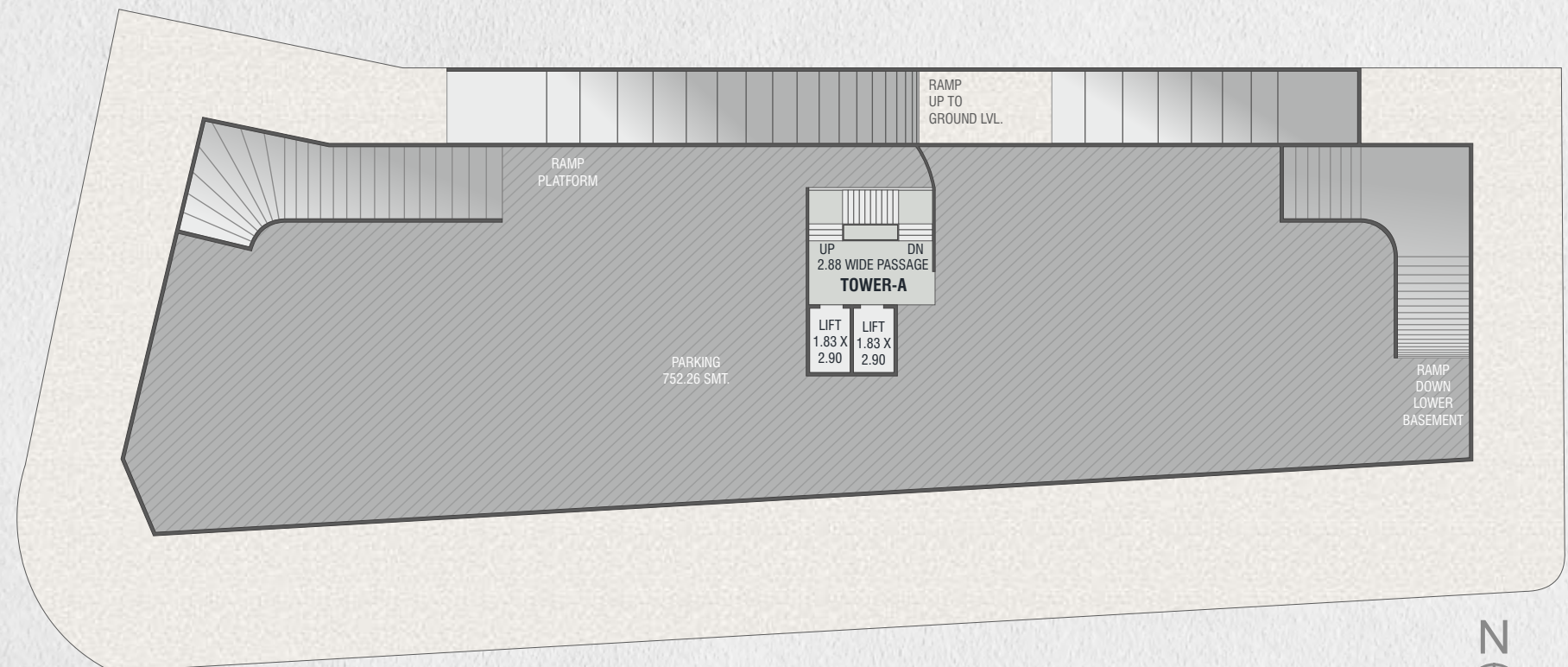


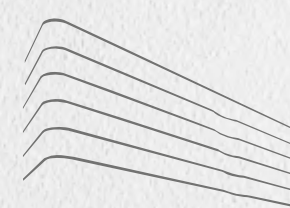


**THE
MARKETPLACE
FOR WORLD-CLASS
RETAIL BRANDS.**



SHOPS   **LOWER BASEMENT FLOOR PLAN**



SHOPS   **UPPER BASEMENT FLOOR PLAN**

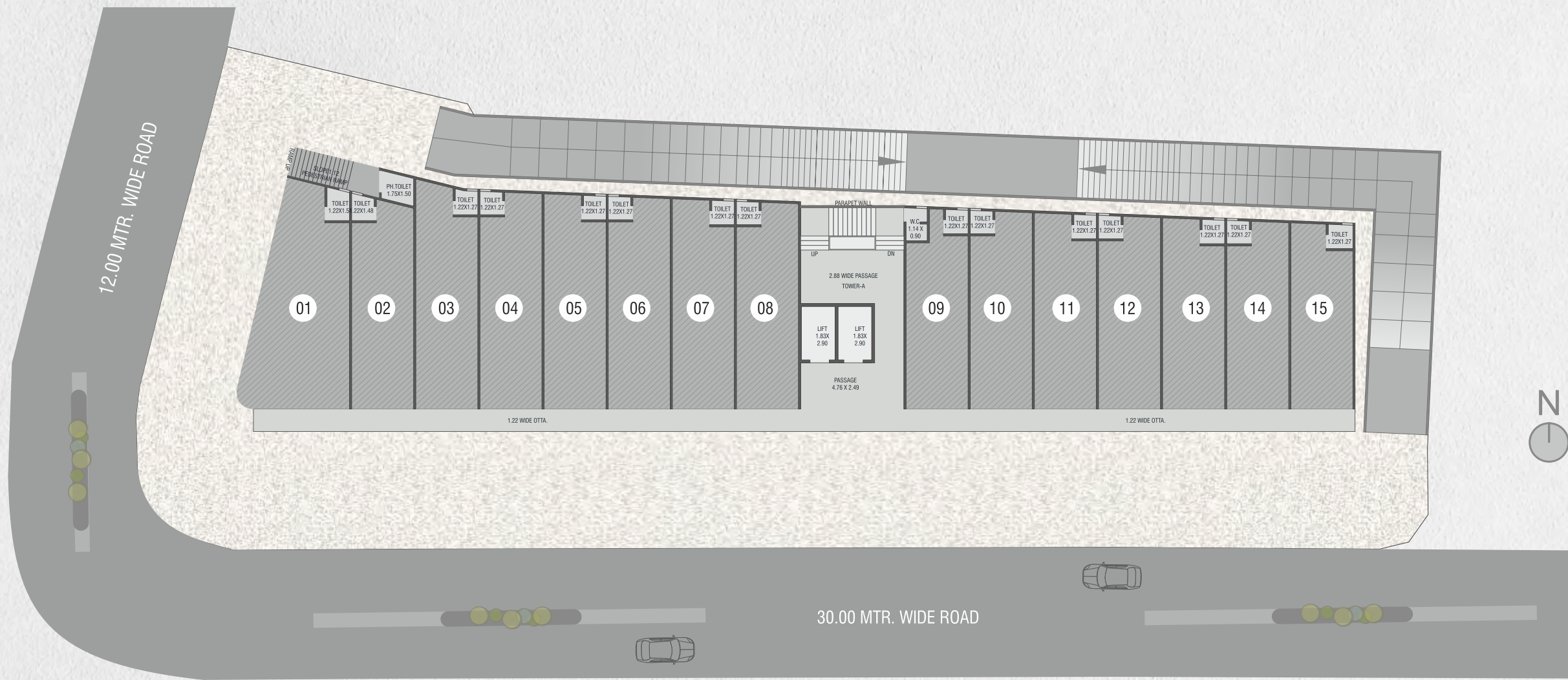


SHOP	SIZE	C.A.	SHOP	SIZE	C.A.	SHOP	SIZE	C.A.
01	20'-1" X 43'-7"	691.26	06	11'-0" X 37'-3"	411.93	11	11'-0" X 34'-4"	379.75
02	11'-4" X 43'-7"	463.92	07	11'-0" X 36'-10"	407.09	12	11'-0" X 33'-10"	374.91
03	11'-0" X 40'-9"	433.89	08	11'-0" X 36'-4"	402.25	13	11'-0" X 33'-5"	370.06
04	11'-0" X 38'-7"	421.62	09	11'-0" X 35'-7"	389.44	14	11'-0" X 33'-0"	365.22
05	11'-0" X 38'-1"	416.78	10	11'-0" X 34'-9"	384.59	15	11'-0" X 32'-7"	360.59

Area in Sq. Ft.

SHOPS

GROUND FLOOR PLAN

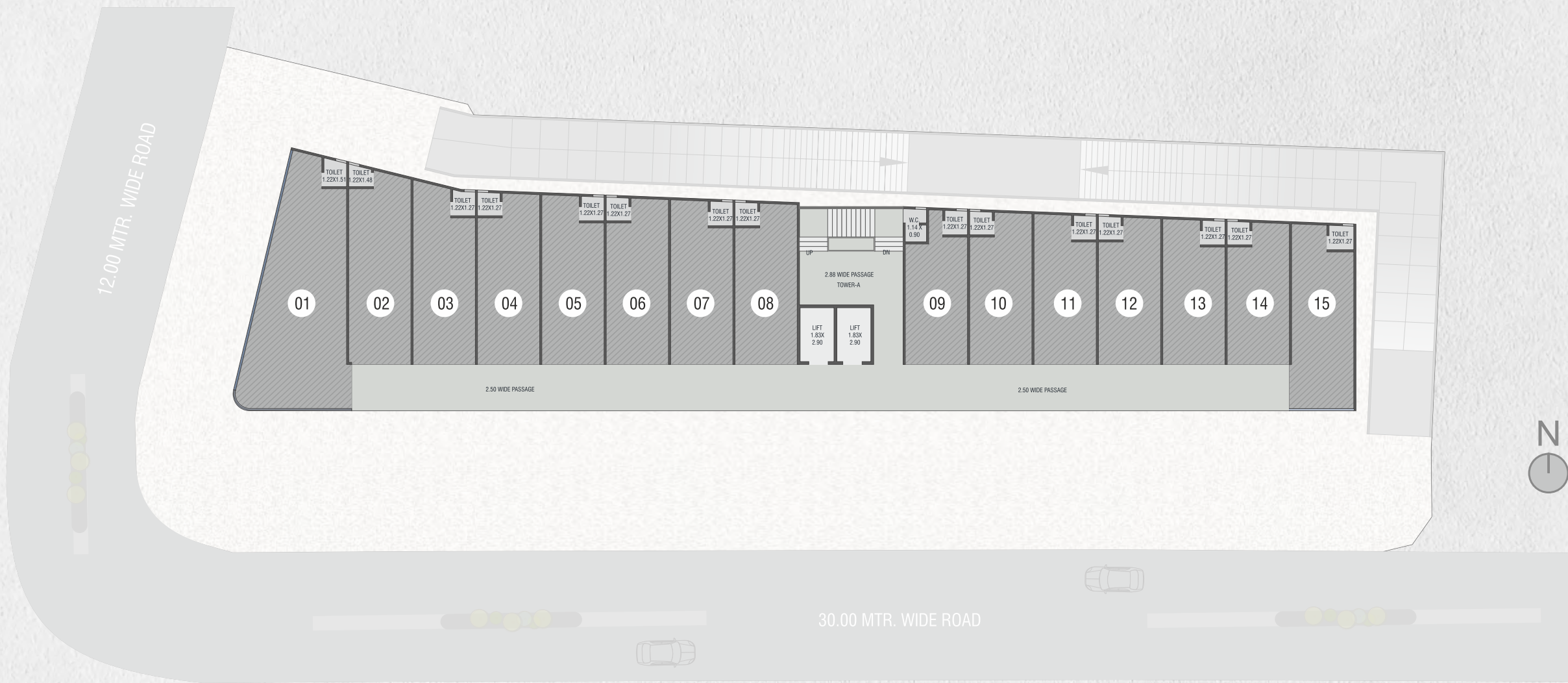


SHOP	SIZE	C.A.	SHOP	SIZE	C.A.	SHOP	SIZE	C.A.
101-201	20'-1" X 45'-6"	673.71	106-206	11'-0" X 29'-6"	322.05	111-211	11'-0" X 26'-7"	289.87
102-202	11'-4" X 35'-4"	373.94	107-207	11'-0" X 29'-1"	317.21	112-212	11'-0" X 26'-2"	285.03
103-203	11'-3" X 32'-7"	344.01	108-208	11'-0" X 28'-7"	312.37	113-213	11'-0" X 25'-8"	280.18
104-204	11'-0" X 30'-5"	331.85	109-209	11'-0" X 27'-5"	299.56	114-214	11'-0" X 25'-3"	275.34
105-205	11'-0" X 30'-0"	327.01	110-210	11'-0" X 27'-0"	294.71	115-215	11'-0" X 32'-2"	363.59

Area in Sq. Ft.

SHOPS

FIRST & SECOND PLAN

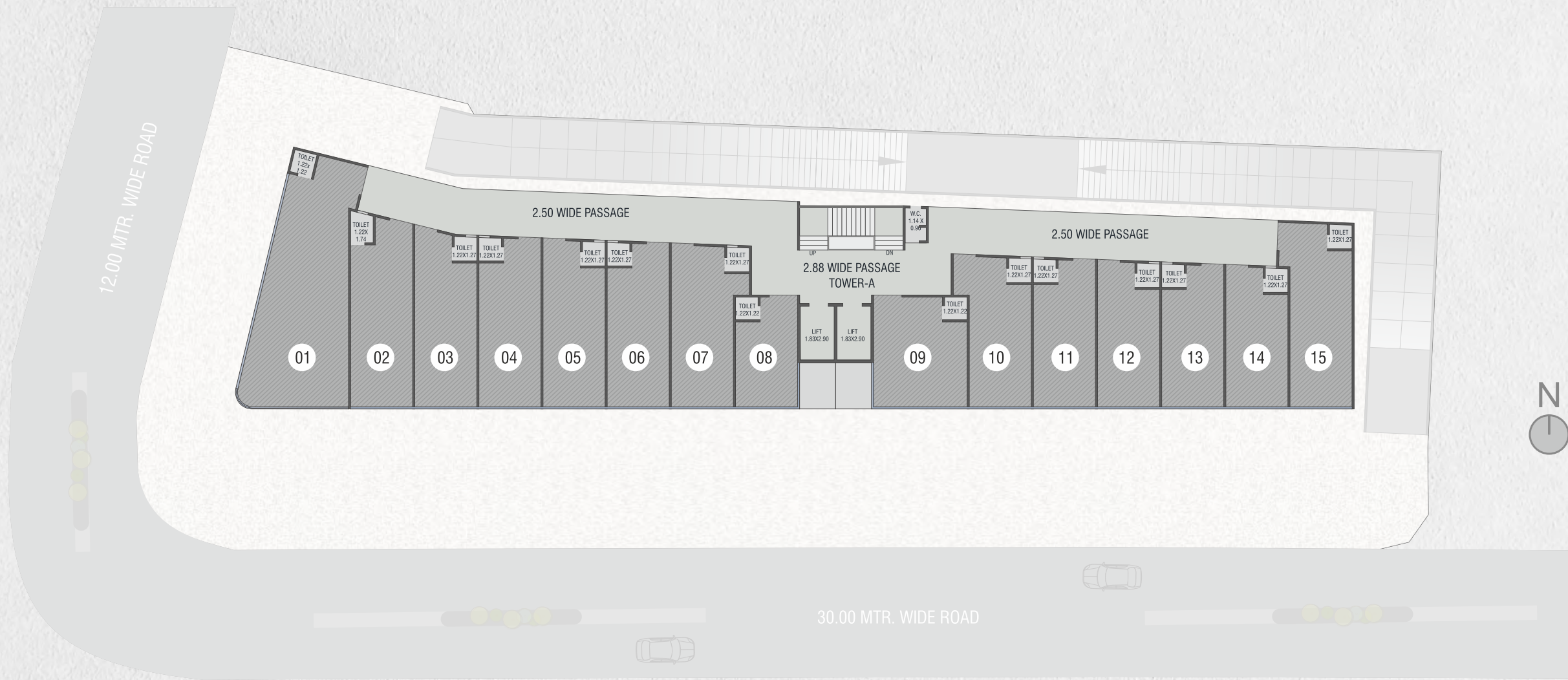




**THE
FINEST
CORPORATE
LOCATION.**

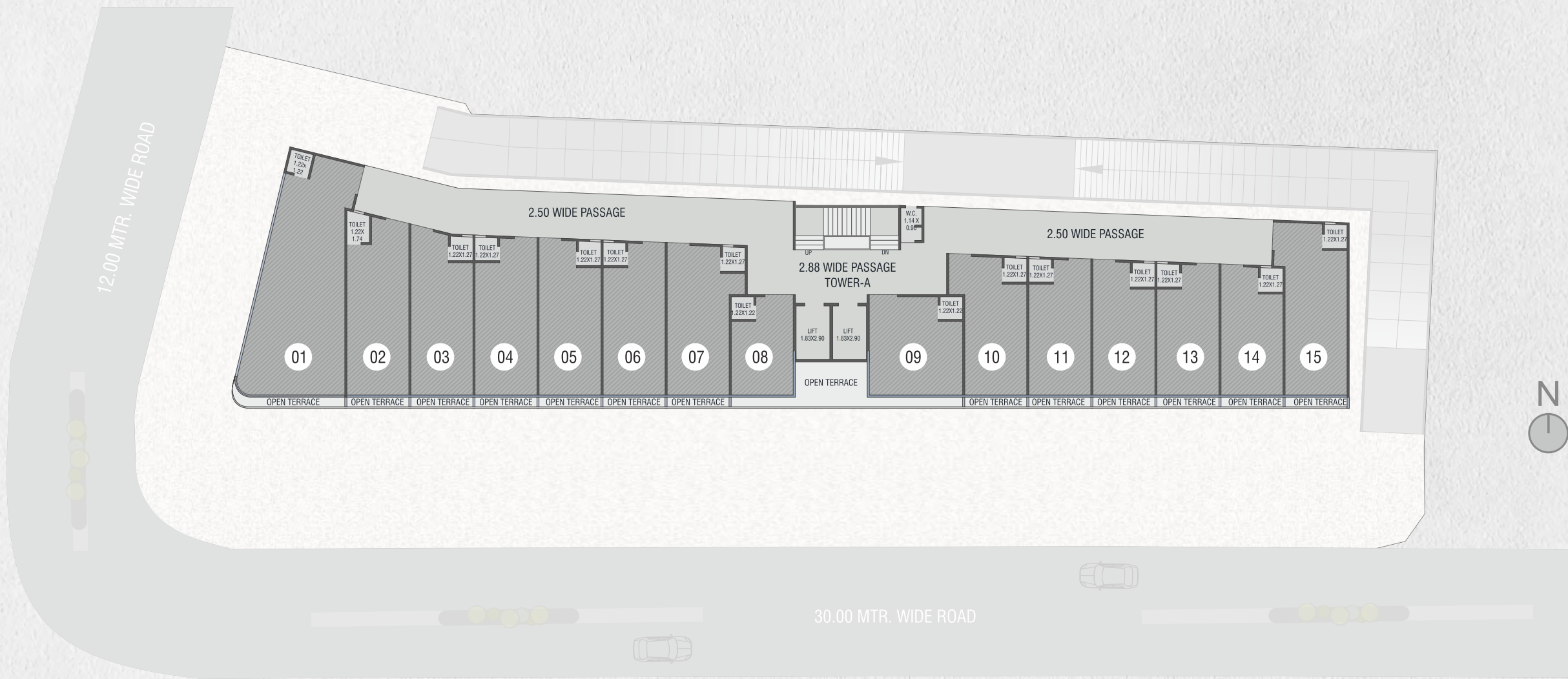
SHOP	SIZE	C.A.	SHOP	SIZE	C.A.	SHOP	SIZE	C.A.
301	19'-8" X 46'-2"	685.88	306	11'-0" X 28'-8"	319.36	311	11'-0" X 26'-2"	287.18
302	11'-0" X 34'-9"	368.88	307	11'-0" X 28'-8"	338.31	312	11'-0" X 25'-4"	282.33
303	11'-0" X 32'-0"	339.28	308	11'-0" X 19'-5"	215.49	313	11'-0" X 25'-4"	277.49
304	11'-0" X 29'-7"	329.16	309	16'-7" X 19'-5"	323.88	314	11'-0" X 24'-5"	272.65
305	11'-0" X 29'-7"	324.10	310	11'-0" X 26'-2"	311.61	315	11'-0" X 32'-2"	372.75

Area in Sq. Ft.



SHOP	SIZE	C.A.	SHOP	SIZE	C.A.	SHOP	SIZE	C.A.
401	19'-2" X 44'-2"	645.51	406	11'-0" X 26'-8"	297.40	411	11'-0" X 24'-2"	264.68
402	11'-0" X 32'-9"	346.92	407	11'-0" X 26'-8"	316.35	412	11'-0" X 23'-4"	260.48
403	11'-0" X 30'-0"	317.53	408	11'-0" X 17'-5"	193.53	413	11'-0" X 23'-4"	255.21
404	11'-0" X 27'-7"	307.09	409	16'-7" X 17'-5"	290.73	414	11'-0" X 22'-5"	250.69
405	11'-0" X 27'-7"	302.25	410	11'-0" X 24'-2"	289.76	415	11'-0" X 30'-2"	351.87

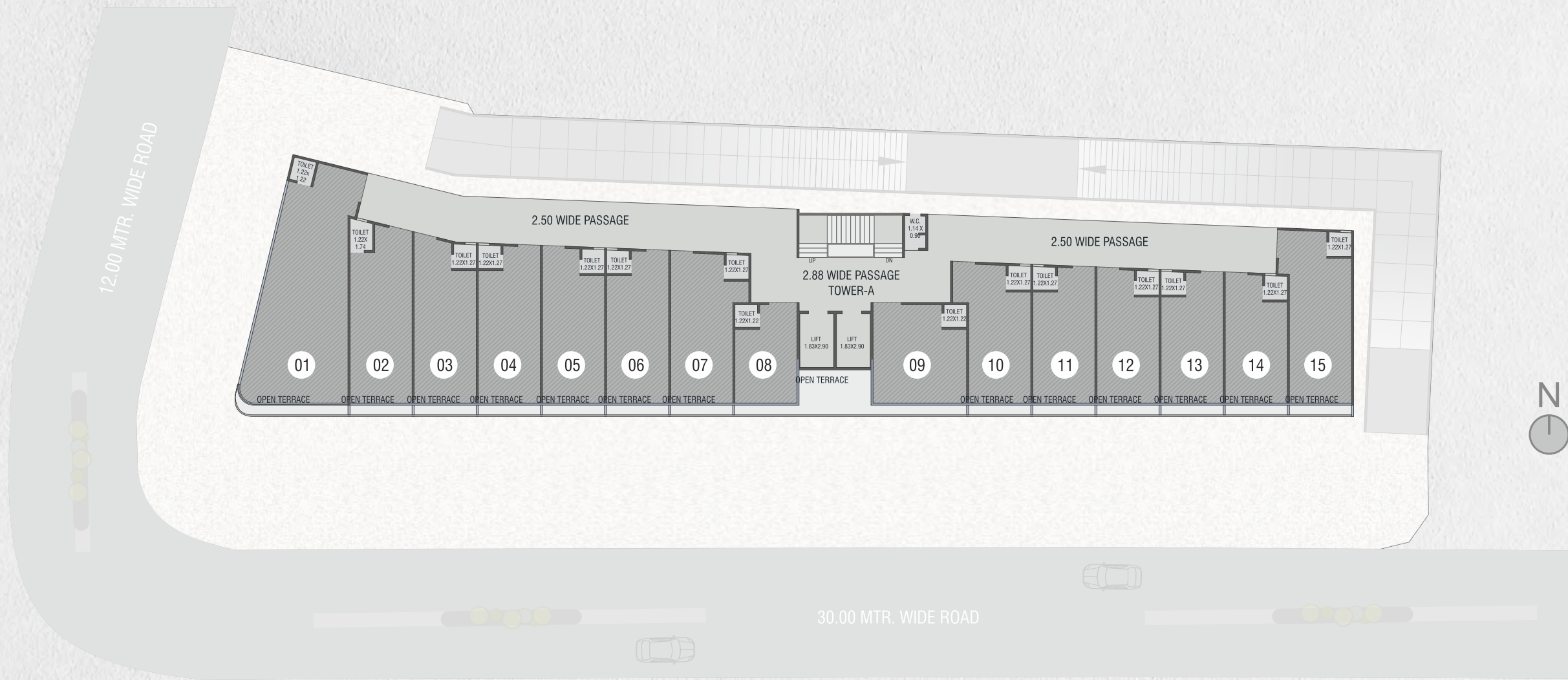
Area in Sq. Ft.



SIZE: 13.75 x 9.25

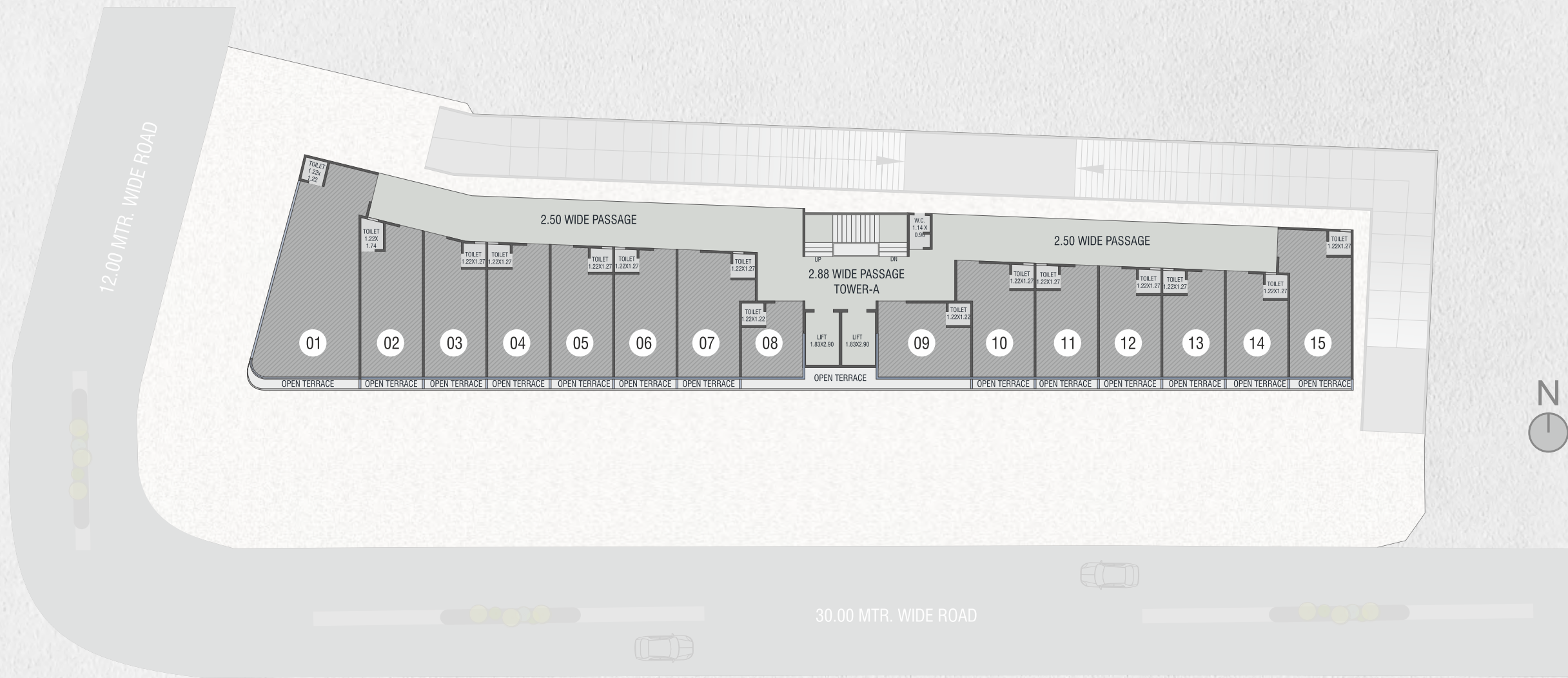
SHOP	SIZE	C.A.	SHOP	SIZE	C.A.	SHOP	SIZE	C.A.
501	18'-9" X 42'-0"	606.22	506	11'-0" X 24'-8"	275.45	511	11'-0" X 22'-2"	243.15
502	11'-0" X 30'-9"	324.85	507	11'-0" X 24'-8"	294.39	512	11'-0" X 21'-4"	238.31
503	11'-0" X 28'-0"	295.57	508	11'-0" X 15'-5"	171.47	513	11'-0" X 21'-4"	233.36
504	11'-0" X 25'-7"	285.13	509	16'-7" X 15'-5"	257.58	514	11'-0" X 20'-5"	228.62
505	11'-0" X 25'-7"	280.29	510	11'-0" X 22'-2"	267.59	515	11'-0" X 28'-2"	328.62

Area in Sq. Ft.



SHOP	SIZE	C.A.	SHOP	SIZE	C.A.	SHOP	SIZE	C.A.
601	18'-0" X 40'-0"	567.90	606	11'-0" X 22'-8"	253.38	611	11'-0" X 20'-2"	221.20
602	11'-0" X 28'-9"	302.89	607	11'-0" X 22'-8"	272.32	612	11'-0" X 19'-4"	216.35
603	11'-0" X 26'-0"	273.51	608	11'-0" X 13'-5"	149.51	613	11'-0" X 19'-4"	211.40
604	11'-0" X 23'-7"	263.07	609	16'-7" X 13'-5"	224.42	614	11'-0" X 18'-5"	206.99
605	11'-0" X 23'-7"	258.22	610	11'-0" X 20'-2"	245.52	615	11'-0" X 26'-2"	306.66

Area in Sq. Ft.

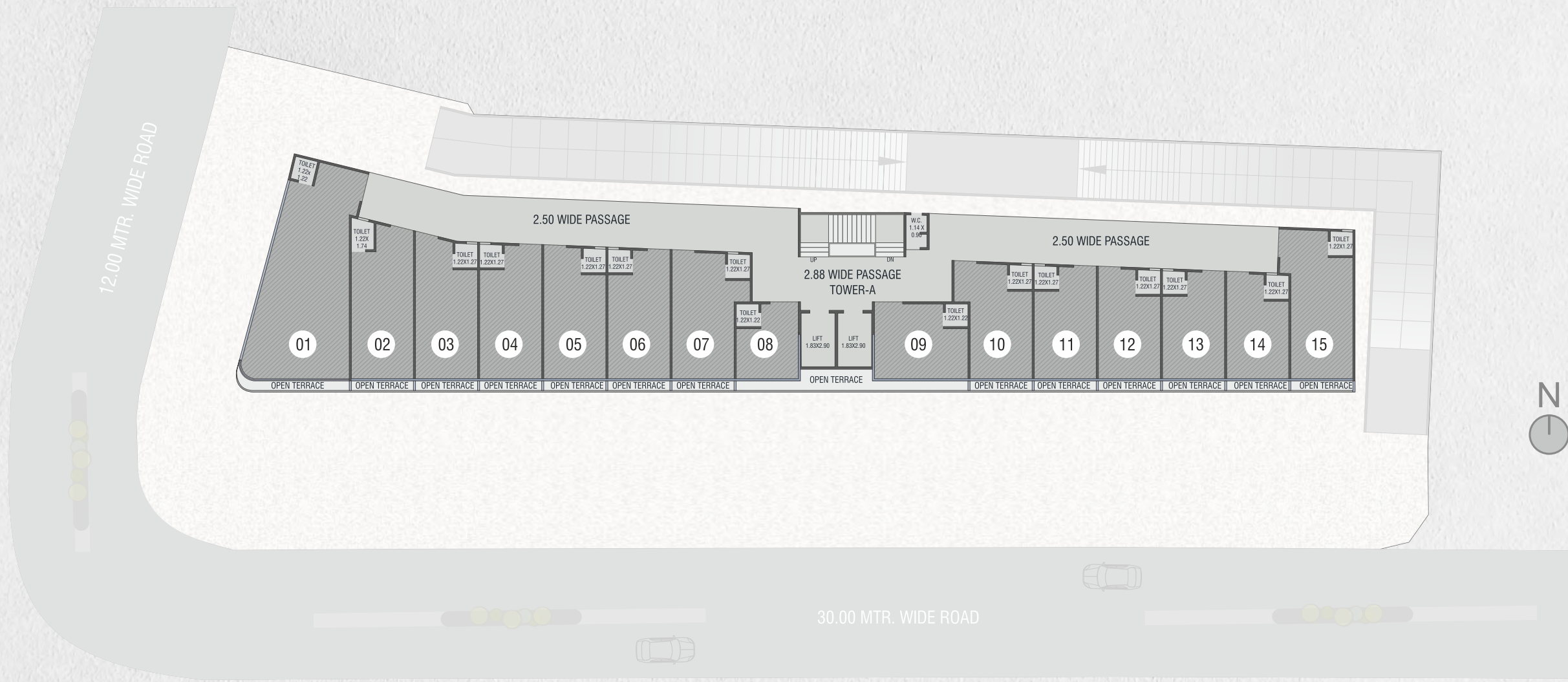


SHOP	SIZE	C.A.	SHOP	SIZE	C.A.	SHOP	SIZE	C.A.
701	17'-6" X 38'-0"	530.44	706	11'-0" X 20'-8"	231.42	711	11'-0" X 18'-2"	199.02
702	11'-0" X 26'-9"	280.94	707	11'-0" X 20'-8"	250.37	712	11'-0" X 17'-4"	194.39
703	11'-0" X 24'-0"	251.55	708	11'-0" X 11'-5"	127.55	713	11'-0" X 17'-4"	189.33
704	11'-0" X 21'-7"	241.11	709	16'-7" X 11'-5"	191.27	714	11'-0" X 16'-5"	184.71
705	11'-0" X 21'-7"	236.26	710	11'-0" X 18'-2"	223.67	715	11'-0" X 24'-2"	284.60

Area in Sq. Ft.

OFFICES

SEVEN
FLOOR PLAN



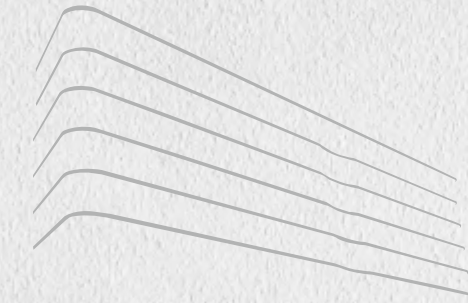
SIZE: 13.75 x 9.25





**EMBRACE
THE FUTURE
AT A STELLAR
LOCATION**





MODERN AMENITIES FOR MODERN BUSINESSES

- Strategically located with 2 road corner with 30 mtr. main road and 12 mtr. road
- Prime location with large residential population as a captive market
- Well designed shops/offices with full frontage for maximum visibility from road
- 3-level ample parking with 2-level basement
- 2 high speed automated elevators with access from basement
- Competitively priced for best returns on your investment
- Wide passages on each floor
- Dedicated space for signages for all units
- Modern ambiance for best customer experience
- Luxurious space for shops with floor height of 11' at ground floor
- Vibrant premises soon to be buzzing with best crowd and continuous footfalls



SPECIFICATIONS

STRUCTURE AND WALL CONSTRUCTION

- RCC framed structure design as per certified structural consultant's plan.
- Internal and external wall with block masonry
- Internal smooth plaster and external sandface plaster

FLOORING AND WALL CLADDING

- Vitrified Tile Flooring With Skirting In All Units
- Vitrified Tile/natural Stone Flooring In Corridor And Stairs
- Unit Attatched Toilet On Demand At Extra Cost

ELECTRICAL

- Optimum Electrical Points With Modular Switches For Communication Equipment And Air-conditioning In Offices
- Provison For 3 Phase Electricl Meter On Demand
- Fire Safety Equipments In Common Area For Safety As Per Norms

DOORS AND WINDOWS

- Decorative Main Door With Lock For Offices
- M.s/g.i Rolling Shutter For Showrooms
- Anodized/powder Coated Aluminum Section Windows For Offices



LOCATION

NEAR PLACES

Railway Station	Hospital
1.5 kms	1.5 kms
Airport	Mall
17 kms	0.3 kms



PAYMENT TERMS

15% At the time of booking | 10% Execution level | 10% At plinth level | 10% Ground floor level | 6% On first floor | 6% On second floor | 6% on third floor | 6% on fourth floor | 6% on fifth floor | 6% on sixth floor | 6% on seventh floor | 4% At masonry | 4% At plaster | 5% On completion before sale deed

TERMS & CONDITIONS:-

The information contained in this brochure is subject to change as may be approved by the competent authorities and cannot form part of any form or contract. All plans are subject to any amendments approved by the competent authorities. This brochure shall not be treated as a legal document. It is only for the purpose of information. The developers reserve all the rights to make any changes as may be necessitated from time to time in the layout. Building plan and specifications without any prior notice. Such changes would be binding to all members. The areas are indicative only. The measurements indicated in the plan may vary at the time of construction. Illustrations in this brochure are artist impressions and serve only to give an approximate idea of the project, while every reasonable care has been taken in providing this information. The developers cannot be held responsible for any inaccuracy. Future if any additional government taxes, maintenance charges, development charges will be bound by the buyer. In order to maintain the aesthetics of the building no signboards is allowed, in case of showrooms will be allowed on marked location & outdoor ac unit will not be allowed on outer front & side elevation. Changes in structural design & external facade will not be permitted. Project completion time may vary as it is highly dependent on labor & material availability. Continous defaults in payments will lead to cancellation of booking and refund will be made after new booking of the same unit after deduction of 10% of amount against administrative charge. Possession will be given only after one month of settlement of all accounts. In case of delay in water supply, light connection, drainage work by authority, developer will not be responsible. Rights of Margins land, Hoarding & balance or additional FSI and future construction & re-development rights are always remain & reserve by the developers only.

SIZE: 13.75 x 9.25