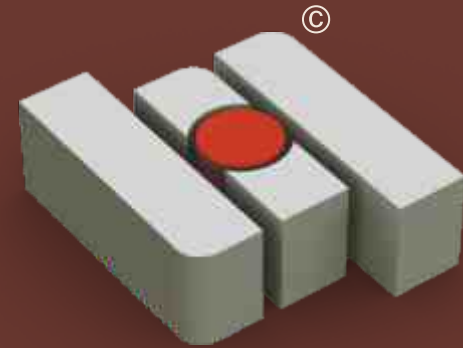




There are many who build houses.
Only a few build homes.



ISO 9001 : 2015
ISO 14001 : 2015
ISO 18001 : 2007

Corporate Office : HAPPY HOME GROUP "SHANTINIKETAN" 1st & 2nd Floor,
Near S.D. Jain School, University-Airport Road, Vesu Cross Road, Surat-395007.
Ph.: +91-261-2220550, 2220551 | www.happyhomegroup.co.in, info@happyhomegroup.in

(24x7) HAPPY 2 CHAT [7878 808080](https://api.whatsapp.com/send?phone=7878808080) | HAPPY 2 HELP (Toll Free): [1800 - 833 - 8877](tel:18008338877)

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For More Details : +91-90999 89210

Shopping extravaganza



ISO 9001 : 2015
ISO 14001 : 2015
ISO 18001 : 2007

Happy Home Group. The name that needs no introduction so far. It has made an unprecedented growth by giving some remarkable building projects in the city of Surat since a decade. It has earned name and fame for successfully completing some of the beautiful projects in the city. It has delivered more than 43 building projects that include some posh, luxurious and economical housing projects and state of the art commercial complexes.

Now presents it's ambitious project “Happy Goldmines Shoppers”. Besides being situated at prime location it has some inherent enticing features for the comfort of shoppers and shop owners.

Highlight

Ground Floor

- ▶ Anchor Shop (C.A.) : 190 sq.ft. to 372 sq.ft.
- ▶ Shop (C.A.) : 135 sq.ft. to 222 sq.ft.

Upper Ground & 1st Floor

- ▶ Anchor Shop (C.A.) : 119 sq.ft. to 736 sq.ft.
- ▶ Unit Shop (C.A.) : 82 sq.ft. to 274 sq.ft.

2nd & 3rd Floor

- ▶ Offices (C.A.) : 120 sq.ft. to 1474 sq.ft. (Office, Hospitals, Professionals, Consultants)
- ▶ Under Ground Floor : 185 sq.ft. to 1614 sq.ft. (Storage Floor)

FLOOR HEIGHTS (Slab to Slab Height)

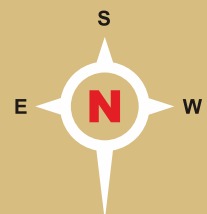
- ▶ Ground Floor : 12'-0"
- ▶ Upper Floor : 12'-0"
- ▶ 1st to 3rd Floor : 10'-0"
- ▶ Parking Floor (Storage Floor) : 11'-6"

LOCATION & CONNECTIVITY

- ▶ Address : T.P 29, F.P. 104/2 , B/S. Bella de Mora, Nr. Happy Residency, Opp. Union, Vesu, Surat.
- ▶ Project Located Near Heart of Vesu BRTS Road & Dumas Road
- ▶ 2 Side 60' Road Corner
- ▶ Airport : 4 km 6 Min Drive
- ▶ Theatre / Mall : 0.5 km 1 Min Drive
- ▶ Railway Station : 13 km 20 Min Drive
- ▶ Posh Residential Area : Walking Distance
- ▶ Bus Station : 13 km 20 Min Drive
- ▶ Surat Dumas Road : Walking Distance
- ▶ Petrol Pump / CNG : 1 km 2 Min Drive
- ▶ BRTS Road : Walking Distance
- ▶ Club / Stadium : 1 km 2 Min Drive
- ▶ Well Connected to : Vesu & All City Area Road Network

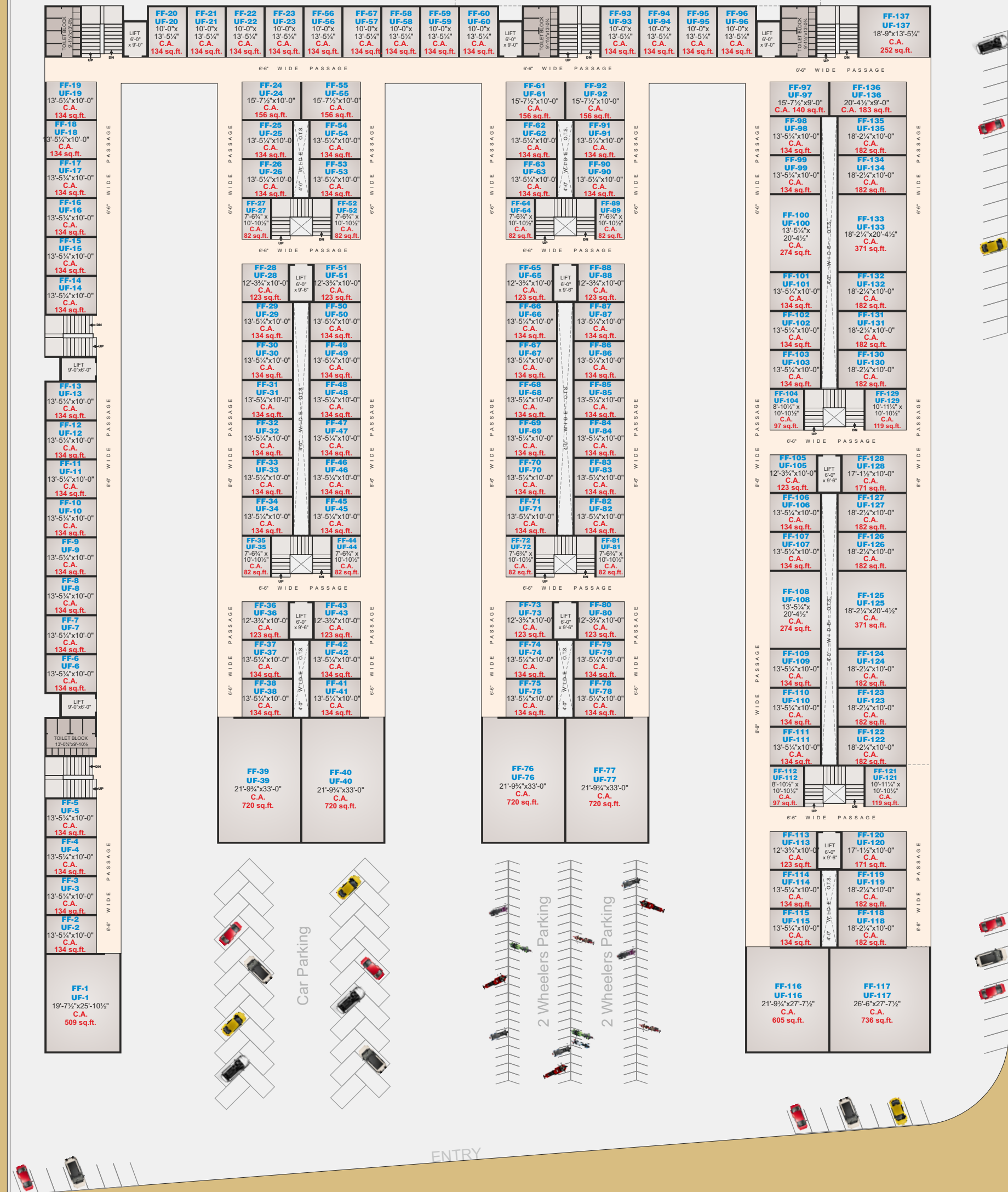
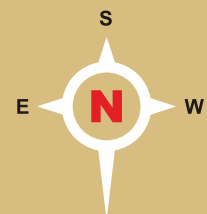


GROUND FLOOR PLAN

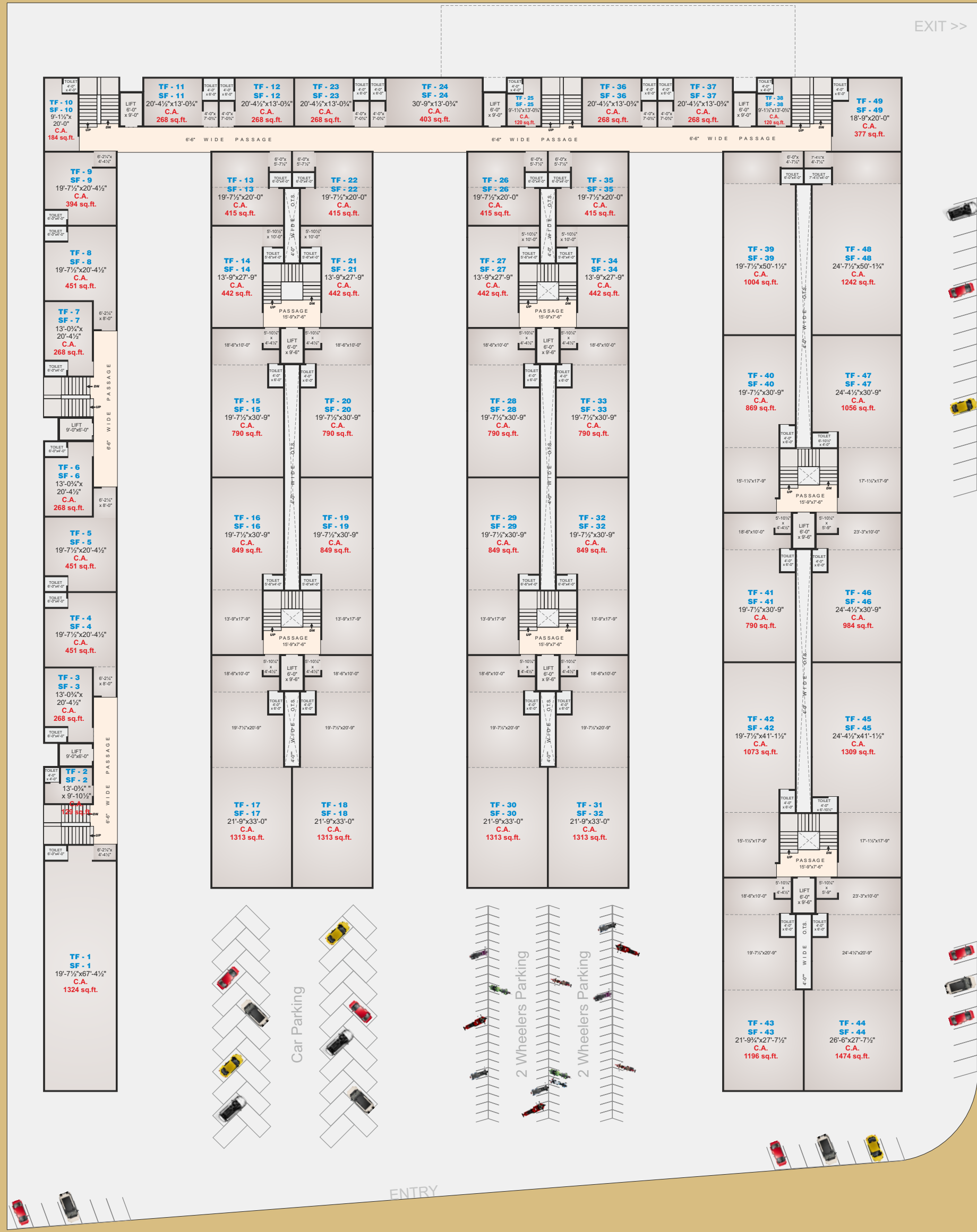


18 MT. WIDE T.P. ROAD

UPPER GROUND / FIRST FLOOR PLAN



SECOND / THIRD FLOOR PLAN



BASEMENT PLAN



General Amenities

INTERNAL AREA FINISHES

- ▶ Lift Dedo : Vitrified
- ▶ Staircase : Granite & Granamite Combo
- ▶ Passage : Vitrified
- ▶ Toilet : Granamite, Wall Hung Closet
- ▶ Generator For Common Utility
- ▶ Fire Safety
- ▶ Intercom
- ▶ CCTV
- ▶ 11 Nos. of Lift, 11 Nos. of Staircase (Stretcher Lift)
- ▶ Ladies and Gents Toilet in each Floor in Shop Area
- ▶ Galvanized Shutter for Shop
- ▶ All Office With Attached Toilet
- ▶ Water Connection in each Unit
- ▶ Floor Plan for Public Addressing on each Floor
- ▶ Wi-fi Zone in Common Ground Area
- ▶ Tata Sky / Airtel / Cable Connection in each Unit
- ▶ Handicapped Accessible Complex

FACILITY OF COMPLEX

- ▶ Security Cabin & Boom Barrier at Entry
- ▶ SMC Water Supply and Auxiliary Source of Boring
- ▶ Under Ground & Over Head Water Tank
- ▶ Application of China Mosaic Floor with Two Coat Plaster at Terrace Level
- ▶ Aluminium Section Window.
- ▶ Provision of A.C Piping in each Unit
- ▶ Double Coat Weather Proof Texture Colour
- ▶ Outer 2 Coat Sand face & Mala Plaster & Inner Side Single Coat Smooth Plaster

LEGAL INFORMATION

- ▶ SMC Development Permission
- ▶ N.A Land for Commercial Use
- ▶ Airport NOC
- ▶ Loanable Clear Title

LEGAL EXPENSES

- ▶ Sale Deed (Stamp Duty, Registration Fees, Advocate Fees) Society Formation, Legal File Charges, GST (if Applicable), I.C. (Incremental Contribution) of SMC

EXTRA CHARGES

- ▶ All GEB Expenses (Quotation, Cable, Transformer, Contractor & Other)
- ▶ SMC Taxes After BUC
- ▶ Grill & Platform for A.C
- ▶ Advance Society Maintenance for 3 Year

NOTE

- ▶ External & Internal Changes are not allowed. Changes in Exterior Elevation of the Building are not Permitted during & After Completion of Project.
- ▶ Out Station Cheques shall not be Accepted. Cheques / Pay Order / DD to be Issued in Favour of "HAPPY HOME CORPORATION" Payable at Surat.

INTERNAL UNIT SPECIFICATION

- ▶ 24" x 24" Vitrified Flooring
- ▶ Modular Switches
- ▶ Copper Wiring
- ▶ Electric Point for T.V, Phone, Xerox, PC & Printer
- ▶ 2 Coat White Lapi Finishes

EXTERNAL AREA FINISHES

- ▶ Plaza : Vitrified & granite
- ▶ Parking : Trimix Road Finishes
- ▶ Under Ground Parking : Trimix Road Plus Cota Flooring Tiles Dedo

Location

