

THE IMPERATIVE

SHOWROOMS & OFFICES





At 100,000 sq ft, this is a prime location for a variety of uses. The building is located in a prime location, and the building is designed to be a prime location for a variety of uses. The building is designed to be a prime location for a variety of uses. The building is designed to be a prime location for a variety of uses.

For more information, please contact the building's agent. The building is located in a prime location, and the building is designed to be a prime location for a variety of uses. The building is designed to be a prime location for a variety of uses.

IDEAL FOR:

- Retail, shops and boutiques
- Corporate offices
- Restaurants
- Hotels and guest houses
- Banks and ATMs
- Clinics
- And more

IMPERATIVE LOCATION
IMPERATIVE DESIGN



WELCOME TO A PREMIUM
BUSINESS PREMISES

A modern commercial premises with a visually striking and inspirational elevation, flawless finish and a strategic & 'rare to find' commercial location in Akota...truly offering the best value for your investment!



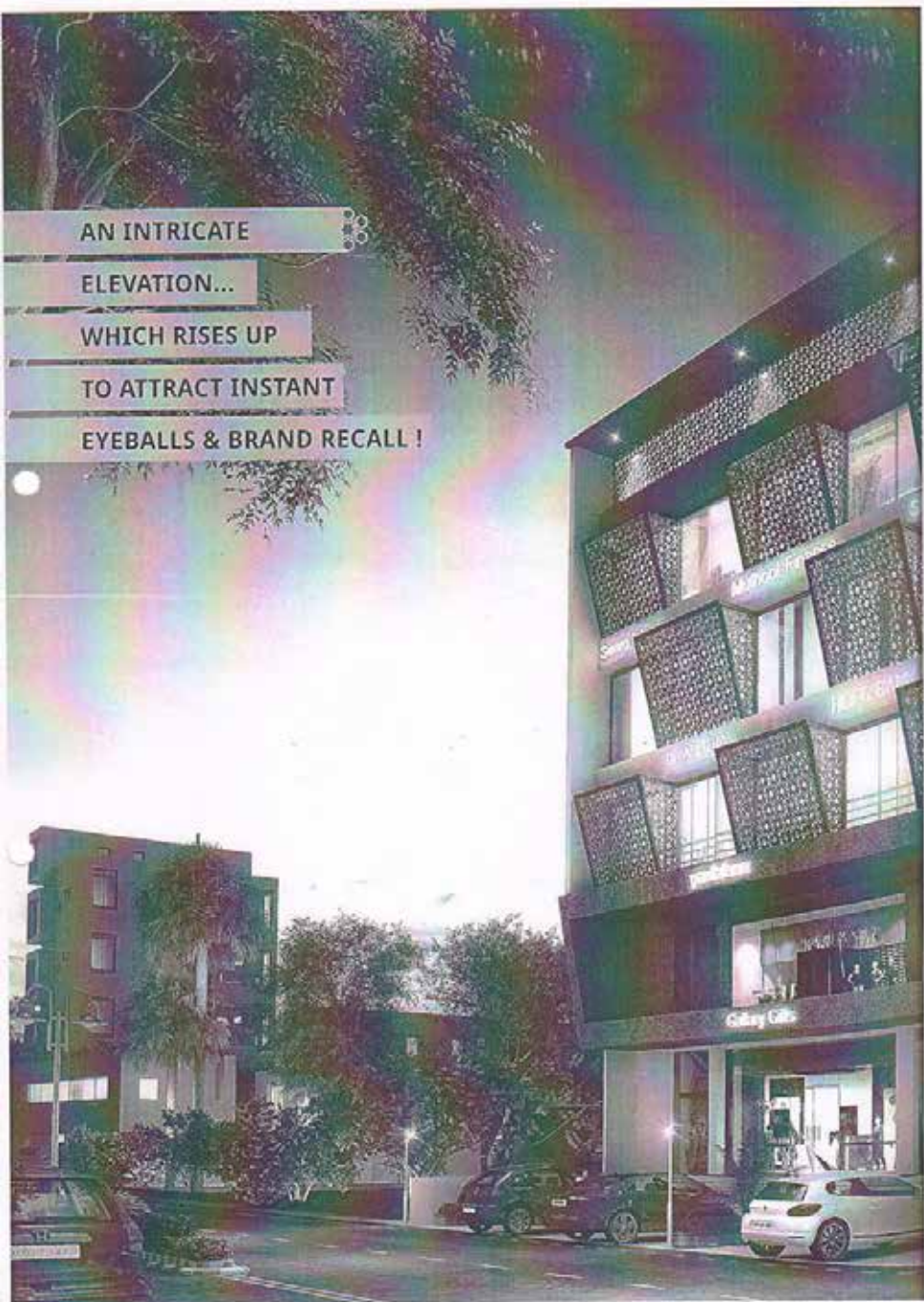
AN INTRICATE

ELEVATION...

WHICH RISES UP

TO ATTRACT INSTANT

EYEBALLS & BRAND RECALL !





SPECIFICATIONS

Structure and Wall Construction

- Earthquake resistant RCC frame structure design
- Internal and external masonry works with bricks
- Internal walls with putty and primer
- External walls with weather proof texture paint over double coat cured plaster
- Arrangement of Columns & Beams for maximum flexibility in Interior Planning

Facade

- Exterior cladding & glazing work as per architect's design

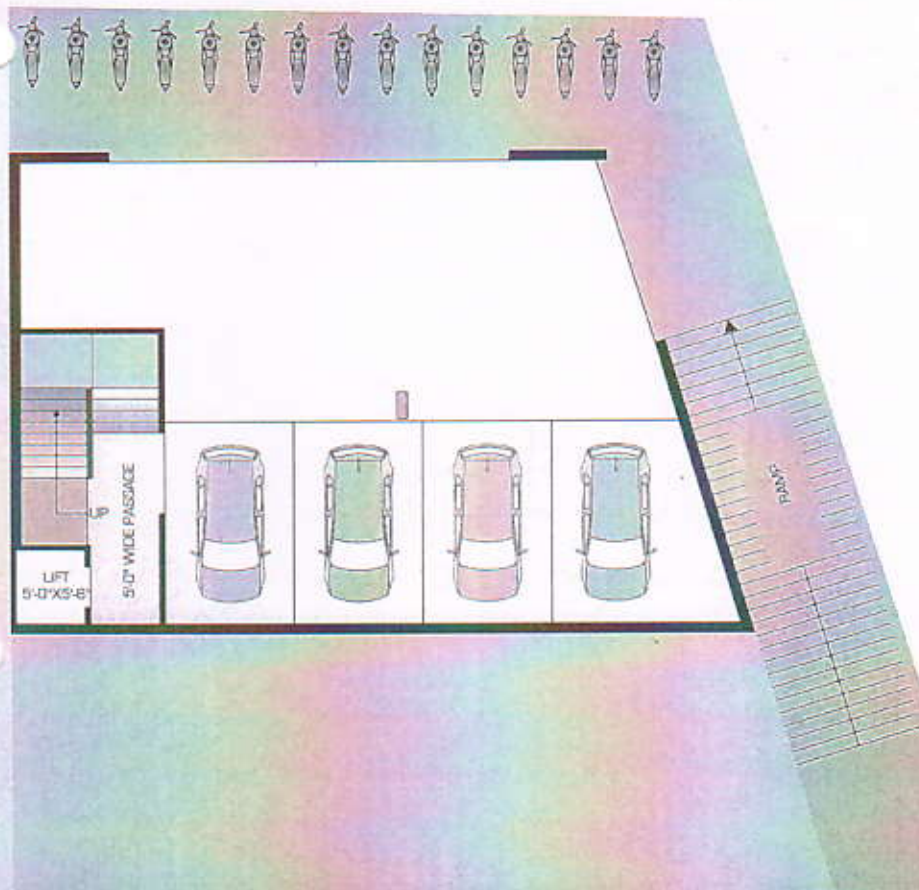
Doors and Windows

- Flush door with both side laminate & safety locks for offices / M.S Rolling shutter with color for showrooms
- Powder coated aluminum sliding / glazing open able window

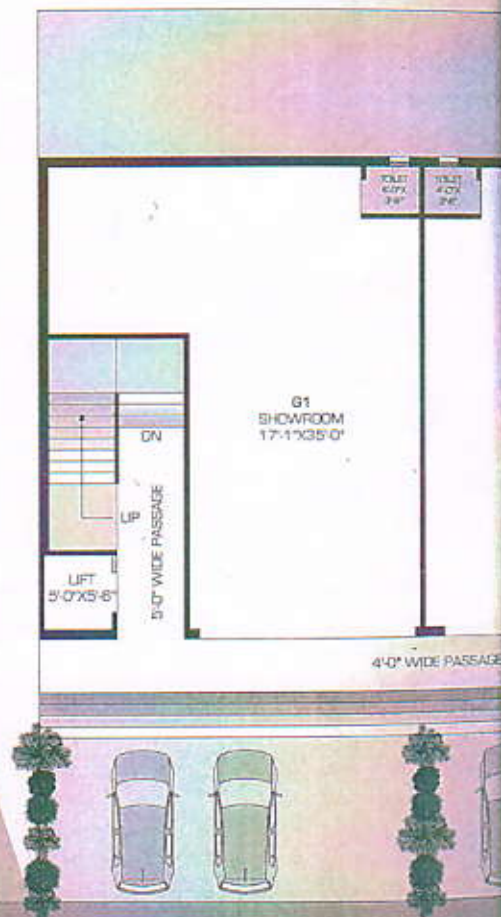
Flooring and Wall Cladding

- Granamite or mirror finished Vitrified tiling with skirting in all units
- Passage area & staircase with Premium quality Vitrified tile/Granite
- Granite or decorative wall cladding on Lift wall

BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



18.00 MT. W



Unit	Carpet Area
G1	727 sq.ft.
G2	696 sq.ft.

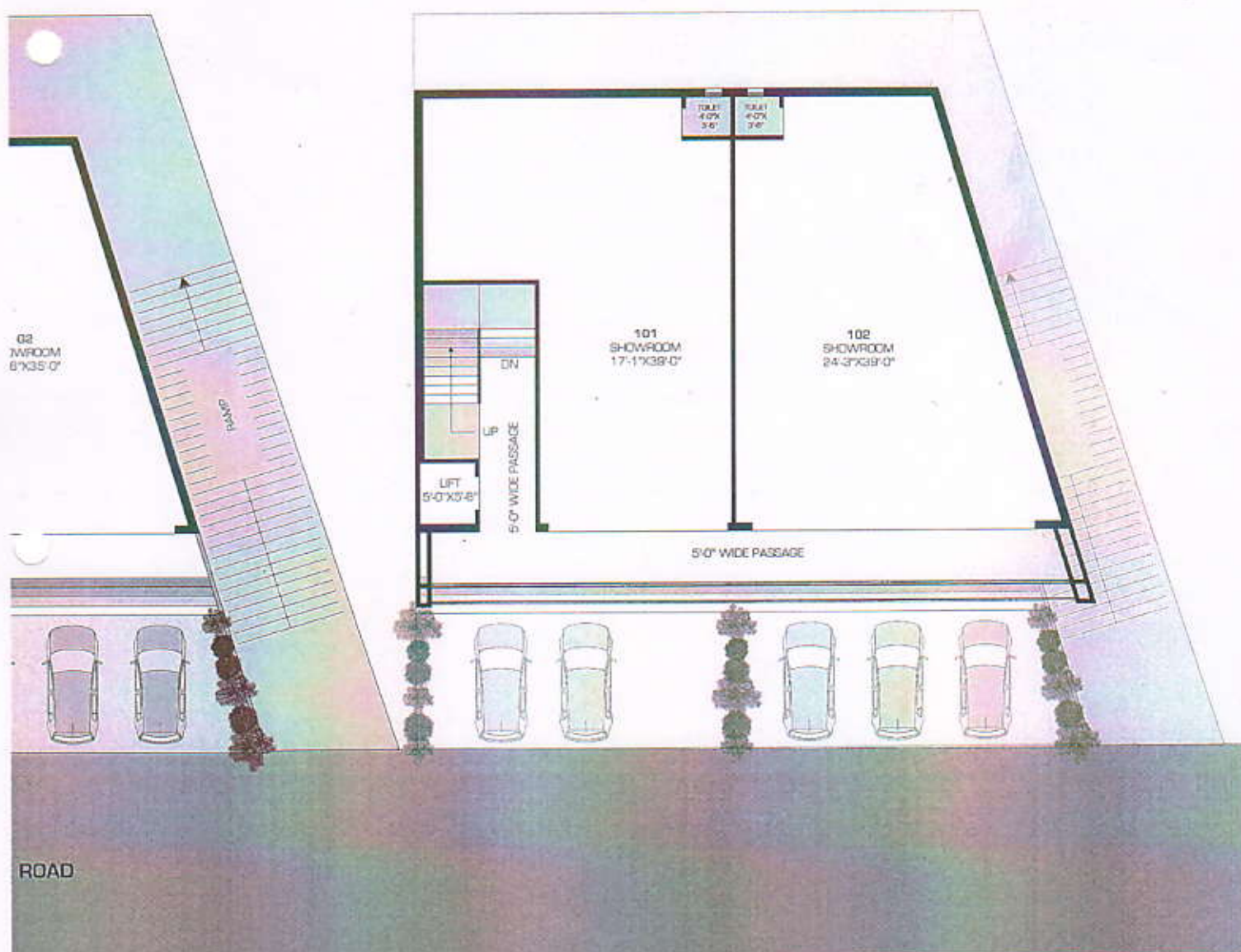
Water Supply

- 24 hour ground water supply through overhead and underground storage tanks
- VMC water line connection
- CPVC plumbing lines

Electrification

- Sufficient electric points with concealed premium quality wiring and branded modular switches
- Low voltage & high voltage separate console for each unit
- Single Point solution for simple efficient electrification

FIRST FLOOR PLAN



S. B. A.

1185 sq.ft.

1135 sq.ft.

Unit

Carpet Area

S. B. A.

101

837 sq.ft.

1365 sq.ft.

102

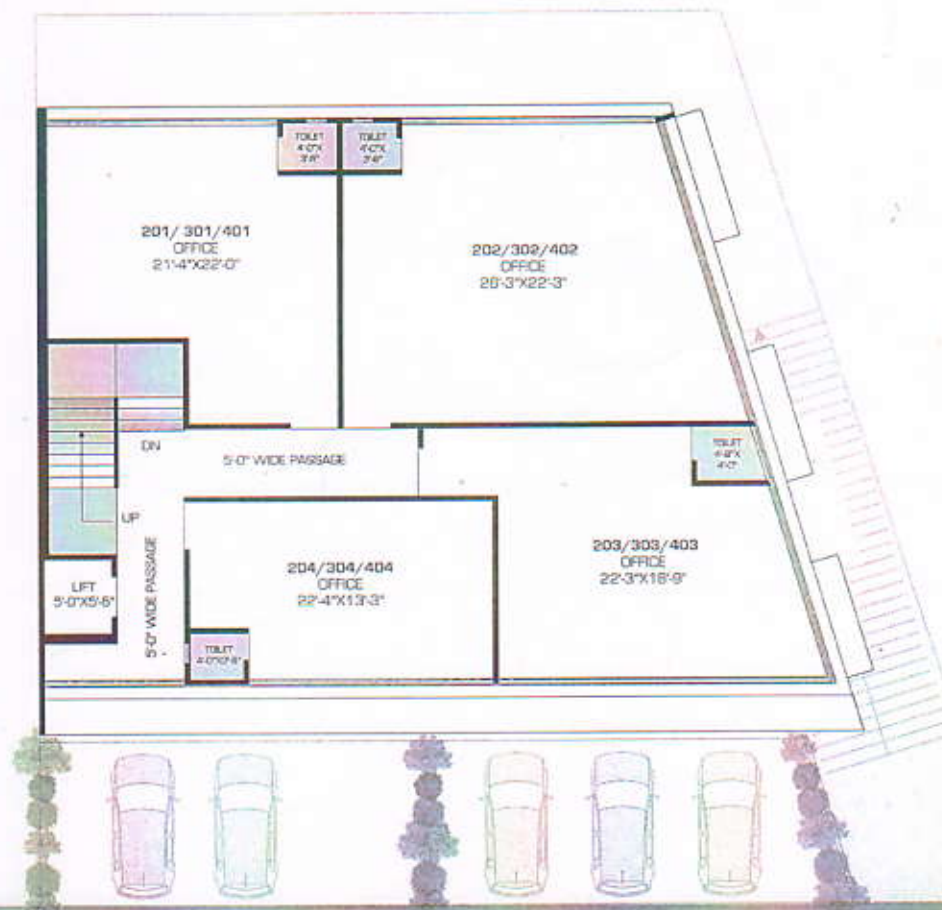
914 sq.ft.

1490 sq.ft.

SALIENT FEATURES & FACILITIES

- Paved instant parking on Ground Floor area with sufficient basement parking
- Excellent frontage with magnificent visibility
- Showrooms at Ground Floor & First Floor, directly accessible from main street
- Planning based on Vastu-shastra
- Individual Toilets for all units
- Conduit AC Piping to be facilitated to all units
- Building is served by branded automatic elevator with contemporary interiors
- Power Back up system for all common facilities
- Provision for Telephone Lines, Internet Cables and Television Cables for all units
- CCTV surveillance system for maximum security
- Provision for water supply & waste water discharge in each unit
- Heat proofing & water proofing treatment to the terrace
- Anti termite treatment to the building

TYPICAL FLOOR PLAN (2nd, 3rd & 4th Floor)



18.00 MT. WIDE ROAD



Unit	Carpet Area	S.B.A.
201, 301, 401	404 sq.ft.	655 sq.ft.
202, 302, 402	583 sq.ft.	950 sq.ft.
203, 303, 403	426 sq.ft.	695 sq.ft.
204, 304, 404	296 sq.ft.	485 sq.ft.



The Showrooms & Offices are designed and planned thoughtfully so as to make the best possible use of the space, thus satisfying the growing needs of the premium businesses parked here.





Developer:



Site: 80-A, Dhananjay Society,
Nr. Akota Stadium, Akota,
Vadodara- 390020, Gujarat.

Ph.: +91 95124 78222

Email: inquiry@saurabhdevelopers.com

www.saurabhdevelopers.com



Architect:
Rishi Architect

Structural Consultant:
Chetan M Kambad

Terms and Conditions:

1. Stamp duty, Registration charges, service tax, VAT etc will be charged extra as per actual rate applicable from time to time and shall be borne by purchaser. 2. If new taxes applicable by Central or state Government in future it will be borne by purchaser. 3. Legal documentation charges, GEB, VMC & life time Society maintenance, Security Deposit etc will be charge separately and borne by purchaser at actual basis. 4. Extra work, if any shall be carried out after making full payment in advance (Conditional). 5. Continuous default in payments leads to cancellation of booking (Conditional). 6. The developers reserve the right to make any addition, alteration, amendments as may be necessitated as a whole or any part thereof or any detail there in, in layout, building plan, Specification & amenities at sole discretion of developers without any prior notice. Such changes would be binding to all members. 7. All dimensions given are approximately and from unfurnished surfaces. 8. Possession will be given only after receiving statutory permission, certifications and water/electricity/drainage connection from respective authority & settlement of all accounts. 9. Possession schedule is highly dependent on external factors like availability of labour, raw material and permissions from various authorities. As a developer we shall try to complete the project on schedule time however above factors may affect the construction progress which may delay the actual possession. 10. All members shall have to be part of the society formed by the association of members and shall abide by society by-laws. 11. Changes in any structural design & External façade/Internal common area/passage will not be permitted under any circumstances. 12. This brochure is only made for easy presentation of the scheme and should not be treated as a legal document. It is only for the purpose of information, which does not create any legal liabilities to Saurabh developers and its partners.

