

ॐ नमः श्री स्वामिनारायण ॐ
श्री गणेशाय नमः



Developers : **NYALKARAN BUILDCON**
Site Address :
Shree Siddheshwar Hallmark
Nr. Sayaji Park Society, Ajwa Road,
Vadoara.

Contact Details :
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Architect :
 **HITESH ENGINEERS**
ARCHITECT & INTERIOR DESIGNER
Structure :
Zarna Associates

0 ZARNA 98259/7513



PAYMENT TERMS : • 30% at Booking • 15% Plinth Level • 10% First Slab Level • 15% Second Slab Level • 10% Third Slab Level
• 10% Fourth Slab Level • 5% Flooring • 5% Finishing

Notes: (1) Possession will be given after one month of settlements of all accounts. (2) Extra work will be executed after receipt of full advance payment. (3) Documentation charges, Stamp duty, service tax, common maintenance charge, development charge will be extra. (4) Any new central or state government taxes, if applicable shall have to be borne by the clients. (5) Continuous default payments leads to cancellation. (6) Administrative expense of 20,000/- & the amount of extra work (if any) will be deducted from refund amount. (7) refund in case of cancellation will be made within 30 days from the date of booking of new client only. (8) in case of delay of water supply, light connection, drainage work by VMSS/MGVCL, developers will not be responsible. (9) Architect/ Developers shall have the right to change of rise the scheme or any details herein and any change of revision will be binding to all. (10) Terrace right will be reserved for developers only. (11) Any plans, specification or information in this brochure can not from part of an offer, contract or agreement. (12) The delivery schedule etc. will be maintained only if the work is to be done as per the sample.



BANQUET HALL



CORPORATE OFFICE



JEWELERS SHOP



SHOPPING PLACE



REPUTED BANKS



RESTAURANT



EOS CINEMAS MULTIPLEX



SHOWROOMS



"commitment to excellence"

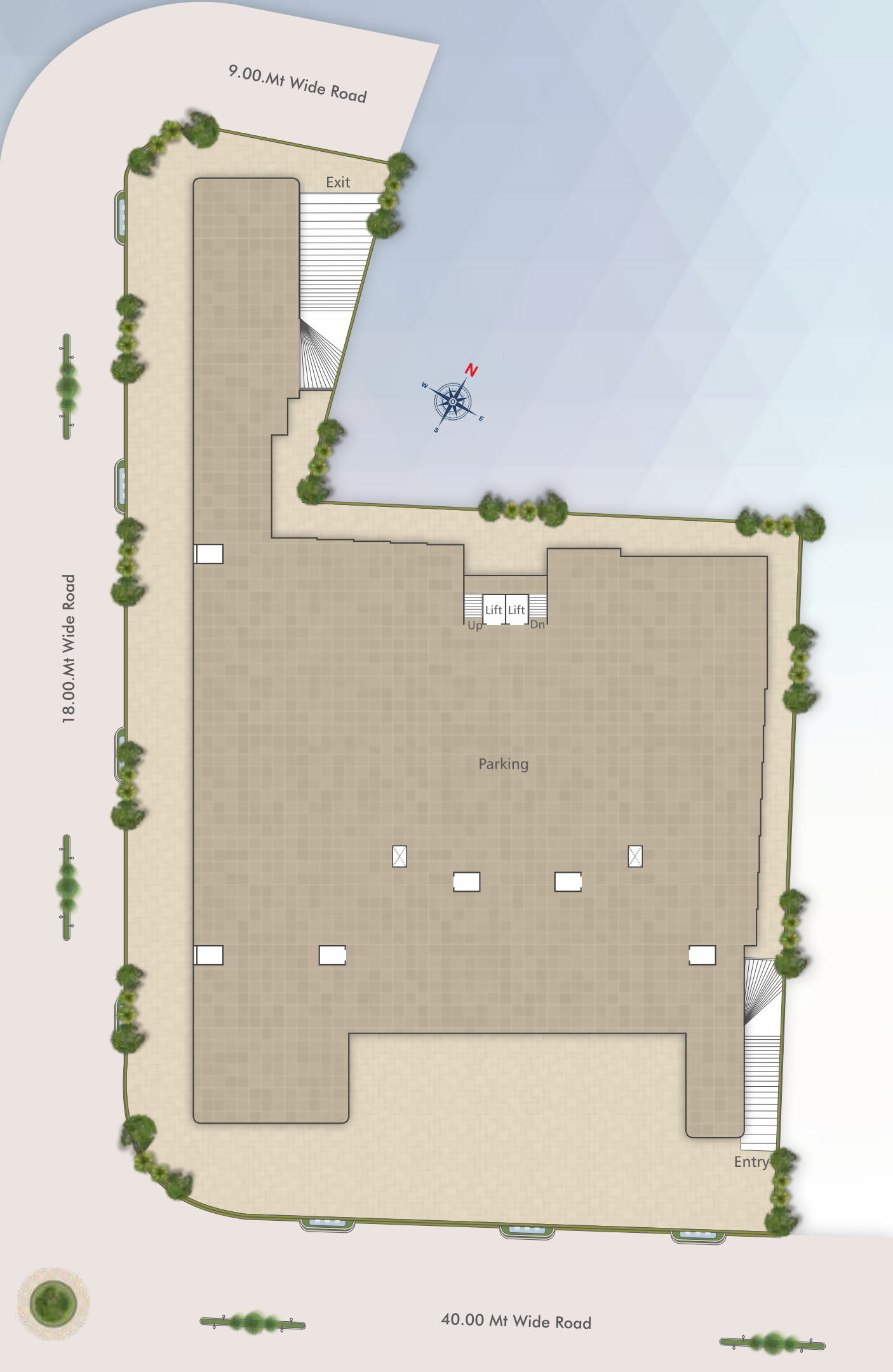
The Business World An Integrated Business Hub Taking The Concept Of A Corporate Showroom - Office - Shops Beyond Four Walls. Comprising Of Layout Independent Of 4th Floors, Wherein The 1st To 3rd Floors Are Meant For Offices While The Ground Floor Has Been Designed For Showroom, Shops, Bank, Hospital, Hotel, Retail, Restaurants And More. And 4th Floor (lower & Upper) Has Been Designed For Multiplex.



Success
through people

Live the way you deserve, Shop
the way you love, Work the way you want

BASEMENT
FLOOR PARKING
PLAN



Specification

- Structure :**
Framed RCC Building As Per Design
- Finishing :**
Internal Smooth Plaster With Putty and External Walls as per elevation design requirements.
- Electrification :**
Sufficient Concealed Wiring With Standard Accessories, T.V. Telephone & Internet point will be provided to each.
- Flooring :**
Vitrified Tile Flooring in All Units & designer flooring in all common passages.

- Shutter :**
Good Quality Rolling Shutter For Shop
- Window :**
Anodized Aluminum Section Window With Reflective Glass
- Terrace :**
Water Proofing In Terrace With Chemical By Special Agencies
- Air Condition :**
Dedicated Space For AC Unit
- Water Supply :**
One Water Point & One sewage point in All Unit

Work to your full potential

Get the customer way your desire, Deliver the way your best quality,
Work the way as your potential & pleasure.



GROUND
FLOOR LAYOUT
PLAN

SHOWROOM DETAILS

No.	Size	*C.A.
01	21'7½"x50'2½"	1058
02	21'7½"x50'2½"	1058
03	18'7½"x45'6"	818
04	18'7½"x45'6"	818
05	16'1½"x54'3"	848

SHOPS DETAILS

No.	Size	*C.A.	No.	Size	*C.A.
01	30'0"x10'0"	300	31	10'0"x25'0"	250
02	30'0"x10'0"	300	32	10'0"x24'6½"	246
03	30'0"x10'0"	300	33	10'0"x24'1"	241
04	30'0"x10'0"	300	34	19'0"x10'0"	190
05	30'0"x10'0"	300	35	19'0"x10'0"	190
06	30'0"x10'0"	300	36	19'0"x10'0"	190
07	26'8½"x10'0"	268	37	19'0"x10'0"	190
08	22'1½"x10'0"	222	38	19'0"x10'0"	190
09	22'1½"x10'0"	222	39	19'0"x10'0"	190
10	22'1½"x13'2½"	307	40	19'0"x10'0"	190
11	24'8"x9'0"	223	41	19'0"x10'0"	190
12	24'8"x9'0"	223	42	19'0"x10'0"	190
13	25'0"x10'0"	250	43	19'0"x10'0"	190
14	25'0"x10'0"	250	44	19'0"x10'0"	190
15	25'0"x10'0"	250	45	19'0"x10'0"	190
16	25'0"x10'0"	250	46	10'0"x23'0"	230
17	25'0"x10'0"	250	47	10'0"x23'0"	230
18	25'0"x10'0"	250	48	10'0"x20'9"	208
19	25'0"x10'0"	250	49	10'0"x20'9"	208
20	25'0"x10'0"	250	50	10'0"x20'9"	208
21	19'0"x10'0"	190	51	10'0"x20'9"	208
22	19'0"x10'0"	190	52	23'0"x10'0"	230
23	19'0"x10'0"	190	53	22'4"x10'0"	225
24	19'0"x10'0"	190	54	22'0"x10'0"	220
25	19'0"x10'0"	190	55	21'6½"x10'0"	216
26	19'0"x10'0"	190	56	21'2"x10'0"	222
27	19'0"x10'0"	190	57	20'9"x10'0"	208
28	19'0"x10'0"	190	58	20'4½"x10'0"	205
29	10'0"x26'0"	260	59	20'0"x10'0"	200
30	10'0"x25'6"	255			

* C.A. = Carpet Area in sq.ft.



FIRST
FLOOR LAYOUT
PLAN

SHOWROOM DETAILS

No.	Size	*C.A.
01	21'7½"x54'2½"	1193
02	21'7½"x54'2½"	1193
03	18'7½"x49'6"	940
04	18'7½"x49'6"	940
05	20'1½"x58'3"	1194

SHOPS DETAILS

No.	Size	*C.A.	No.	Size	*C.A.
01	34'0"x14'0"	476	31	10'0"x29'0"	290
02	34'0"x10'0"	340	32	10'0"x28'6½"	286
03	34'0"x10'0"	340	33	10'0"x28'1"	281
04	34'0"x10'0"	340	34	19'0"x10'0"	190
05	34'0"x10'0"	340	35	19'0"x10'0"	190
06	34'0"x10'0"	340	36	19'0"x10'0"	190
07	30'8½"x10'0"	308	37	19'0"x10'0"	190
08	26'1½"x10'0"	262	38	19'0"x10'0"	190
09	26'1½"x10'0"	262	39	19'0"x10'0"	190
10	26'1½"x15'2½"	334	40	19'0"x10'0"	190
11	24'8"x9'0"	223	41	19'0"x10'0"	190
12	24'8"x9'0"	223	42	19'0"x10'0"	190
13	25'0"x10'0"	250	43	19'0"x10'0"	190
14	25'0"x10'0"	250	44	19'0"x10'0"	190
15	25'0"x10'0"	250	45	19'0"x10'0"	190
16	25'0"x10'0"	250	46	10'0"x27'0"	270
17	25'0"x10'0"	250	47	10'0"x27'0"	270
18	25'0"x10'0"	250	48	10'0"x24'9"	248
19	25'0"x10'0"	250	49	10'0"x24'9"	248
20	25'0"x10'0"	250	50	10'0"x24'9"	248
21	19'0"x10'0"	190	51	14'0"x24'9"	347
22	19'0"x10'0"	190	52	27'0"x10'0"	270
23	19'0"x10'0"	190	53	26'4"x10'0"	265
24	19'0"x10'0"	190	54	26'0"x10'0"	260
25	19'0"x10'0"	190	55	25'6½"x10'0"	256
26	19'0"x10'0"	190	56	25'2"x10'0"	252
27	19'0"x10'0"	190	57	24'9"x10'0"	248
28	19'0"x10'0"	190	58	24'4½"x10'0"	245
29	10'0"x30'0"	300	59	24'0"x10'0"	240
30	10'0"x29'6"	295			

* C.A. = Carpet Area in sq.ft.





SECOND
FLOOR LAYOUT
PLAN

SHOWROOM DETAILS

No.	Size	*C.A.
01	26'7½"x54'2½"	1281
02	26'7½"x54'2½"	1281
03	23'7½"x49'6"	1023
04	23'7½"x49'6"	1023
05	25'1½"x58'3"	1356

SHOPS DETAILS

No.	Size	*C.A.	No.	Size	*C.A.
01	34'0"x14'0"	476	31	10'0"x29'0"	290
02	34'0"x10'0"	340	32	10'0"x28'6½"	286
03	34'0"x10'0"	340	33	10'0"x28'1"	281
04	34'0"x10'0"	340	34	19'0"x10'0"	190
05	34'0"x10'0"	340	35	19'0"x10'0"	190
06	34'0"x10'0"	340	36	19'0"x10'0"	190
07	30'8½"x10'0"	308	37	19'0"x10'0"	190
08	26'1½"x10'0"	262	38	19'0"x10'0"	190
09	26'1½"x10'0"	262	39	19'0"x10'0"	190
10	26'1½"x15'2½"	334	40	19'0"x10'0"	190
11	24'8"x9'0"	223	41	19'0"x10'0"	190
12	24'8"x9'0"	223	42	19'0"x10'0"	190
13	25'0"x10'0"	250	43	19'0"x10'0"	190
14	25'0"x10'0"	250	44	19'0"x10'0"	190
15	25'0"x10'0"	250	45	19'0"x10'0"	190
16	25'0"x10'0"	250	46	10'0"x27'0"	270
17	25'0"x10'0"	250	47	10'0"x27'0"	270
18	25'0"x10'0"	250	48	10'0"x24'9"	248
19	25'0"x10'0"	250	49	10'0"x24'9"	248
20	25'0"x10'0"	250	50	10'0"x24'9"	248
21	19'0"x10'0"	190	51	14'0"x24'9"	347
22	19'0"x10'0"	190	52	27'0"x10'0"	270
23	19'0"x10'0"	190	53	26'4"x10'0"	265
24	19'0"x10'0"	190	54	26'0"x10'0"	260
25	19'0"x10'0"	190	55	25'6½"x10'0"	256
26	19'0"x10'0"	190	56	25'2"x10'0"	252
27	19'0"x10'0"	190	57	24'9"x10'0"	248
28	19'0"x10'0"	190	58	24'4½"x10'0"	245
29	10'0"x30'0"	300	59	24'0"x10'0"	240
30	10'0"x29'6"	295			

* C.A. = Carpet Area in sq.ft.



THIRD
FLOOR LAYOUT
PLAN

SHOWROOM DETAILS

No.	Size	*C.A.
01	26'7½"x48'10"	1281
02	26'7½"x48'10"	1281
03	23'7½"x44'1½"	1023
04	23'7½"x44'1½"	1023
05	25'1½"x52'10½"	1356

OFFICE DETAILS

No.	Size	*C.A.	No.	Size	*C.A.
01	16'2½"x24'4½"	370	37	10'0"x29'7½"	298
02	13'0"x10'0"	120	38	10'0"x29'1½"	293
03	13'0"x10'0"	120	39	10'0"x28'7½"	288
04	13'0"x10'0"	120	40	10'0"x28'2"	283
05	13'0"x10'0"	120	41	10'0"x27'8½"	279
06	13'0"x10'0"	120	42	20'6"x10'0"	195
07	13'0"x10'0"	120	43	20'6"x10'0"	195
08	13'0"x10'0"	120	44	20'6"x10'0"	195
09	13'0"x9'10"	130	45	20'6"x10'0"	195
10	13'0"x9'0"	107	46	20'6"x10'0"	195
11	13'0"x9'0"	107	47	20'6"x10'0"	195
12	22'0"x24'4½"	513	48	20'6"x10'0"	195
13	18'10½"x10'0"	178	49	20'6"x10'0"	195
14	18'10½"x10'0"	178	50	20'6"x10'0"	195
15	18'10½"x10'0"	178	51	20'6"x10'0"	195
16	18'10½"x10'0"	190	52	20'6"x10'0"	195
17	15'7"x10'0"	157	53	20'6"x10'0"	195
18	11'0"x20'4½"	226	54	10'0"x26'7½"	268
19	11'0"x15'2½"	152	55	10'0"x26'7½"	268
20	9'6½"x18'4½"	177	56	10'0"x24'4½"	245
21	23'6"x10'0"	225	57	10'0"x24'4½"	245
22	23'6"x10'0"	225	58	10'0"x24'4½"	245
23	23'6"x10'0"	225	59	14'0"x24'4½"	343
24	23'6"x10'0"	225	60	13'0"x10'0"	120
25	23'6"x10'0"	225	61	13'0"x10'0"	120
26	23'6"x10'0"	225	62	13'0"x10'0"	120
27	23'6"x10'0"	225	63	13'0"x10'0"	120
28	23'6"x10'0"	225	64	13'0"x10'0"	120
29	23'6"x10'0"	225	65	13'0"x10'0"	120
30	23'6"x10'0"	225	66	13'0"x10'0"	120
31	23'6"x10'0"	225	67	13'0"x10'0"	120
32	23'6"x10'0"	225	68	12'0"x20'4½"	228
33	23'6"x10'0"	225	69	11'0"x20'4½"	198
34	23'6"x10'0"	225	70	10'2½"x20'4½"	194
35	23'6"x10'0"	225	71	9'5"x20'4½"	189
36	23'6"x10'0"	225			

* C.A. = Carpet Area in sq.ft.





FOURTH
FLOOR LAYOUT
PLAN

SHOWROOM DETAILS

No.	Size	*C.A.
01	23'7½"x44'1½"	1023
02	23'7½"x44'1½"	1023
03	25'1½"x52'10½"	1356

OFFICE DETAILS

No.	Size	*C.A.	No.	Size	*C.A.
01	20'6"x10'0"	195	16	10'0"x24'4½"	245
02	20'6"x10'0"	195	17	10'0"x24'4½"	245
03	20'6"x10'0"	195	18	14'0"x24'4½"	343
04	20'6"x10'0"	195	19	13'0"x10'0"	120
05	20'6"x10'0"	195	20	13'0"x10'0"	120
06	20'6"x10'0"	195	21	13'0"x10'0"	120
07	20'6"x10'0"	195	22	13'0"x10'0"	120
08	20'6"x10'0"	195	23	13'0"x10'0"	120
09	20'6"x10'0"	195	24	13'0"x10'0"	120
10	20'6"x10'0"	195	25	13'0"x10'0"	120
11	20'6"x10'0"	195	26	13'0"x10'0"	120
12	20'6"x10'0"	195	27	12'0"x20'4½"	228
13	10'0"x26'7½"	268	28	11'0"x20'4½"	198
14	10'0"x26'7½"	268	29	10'2½"x20'4½"	194
15	10'0"x24'4½"	245	30	9'5"x20'4½"	189

* C.A. = Carpet Area in sq.ft.



Building Features

- Elegant wide entrance lobby
- water body flowers bed and sitting area
- Stretcher size 8 nos. passengers lifts
- Wi-Fi zone for internet connection
- CCTV security system connected foyer & parking
- Sufficient parking at basement floor & ground floor
- Power backup for building common utility + all lifts

Suitable locations for

- Gymnasium
- Banquet
- Corporate Offices
- Tuition Classes
- Banks
- Restaurants
- Jewelers Showroom
- International standard commercial hub
- Cafeteria
- Doctors & Laboratories
- Spa & Salons
- Game Zone
- Well planned columns for better internal planning and maximum utilization of space





Location

