



Shahibaug Business Centre

Palanpur is fast connecting with the global market. Better looking and better planned commercial complexes are no different. Even customers are more inclined to shop from modern and comfortable shopping environments.

Shahibaug Business Centre is one such jewel amongst the shopping/corporate complexes. A commercial hub of Shops, Showrooms, Corporate offices, Banking, Automobile, Jeweler shops, ATM, Telecom, Restaurants, Pharmacy, Hospital, Clinic, Apparels and many more. Shahibaug Business Centre invites the modern entrepreneurs to chart their success stories from one of the busiest College road and near collector office. It's a great location as its near to Ahmedabad -Abu nation highway.



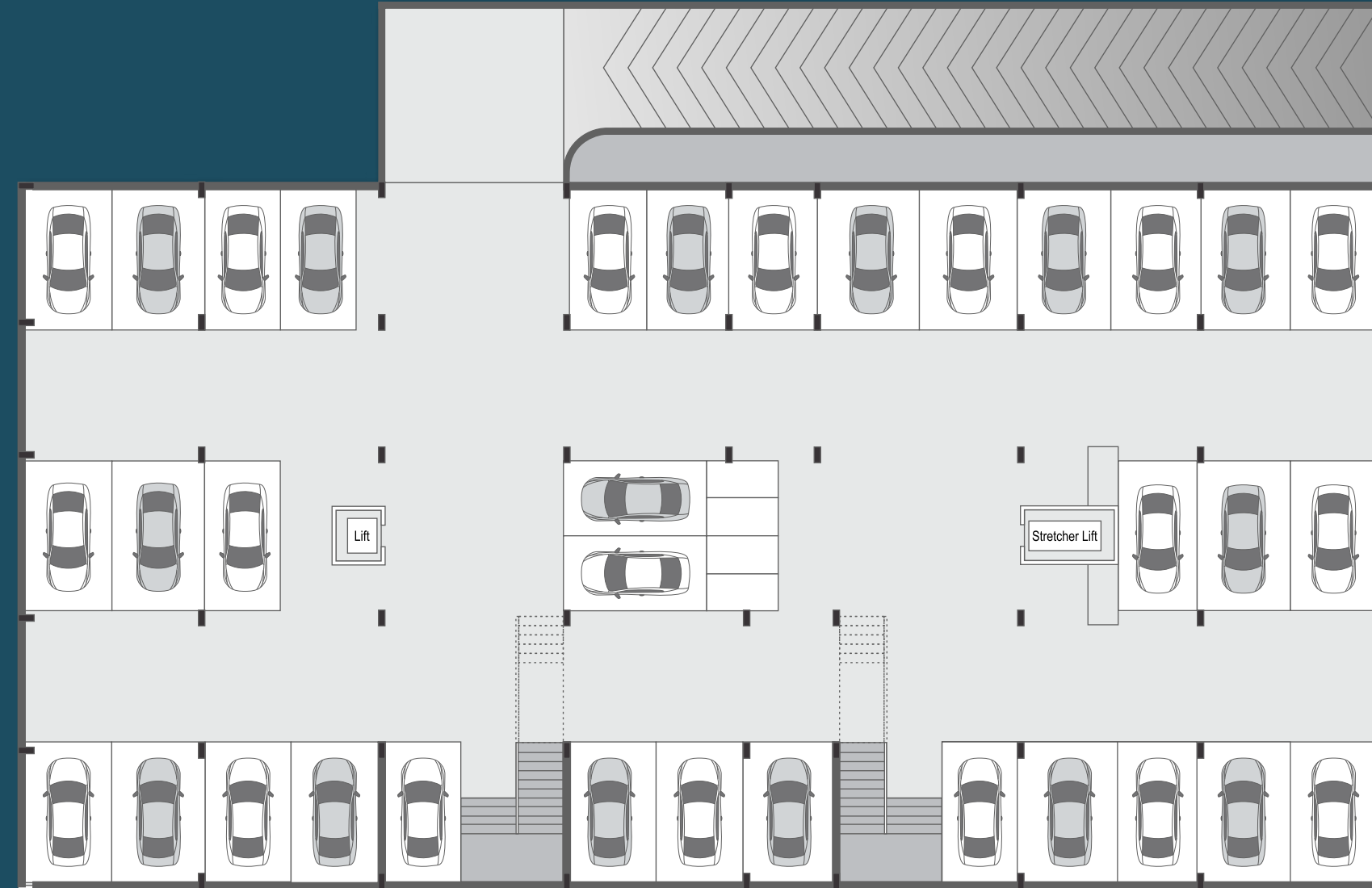
Commercial Plots measurements

1	3078.00	11	2091.00	21	2584.00	31	2894.00	41	3914.00
2	1945.00	12	2107.00	22	2553.00	32	2073.00	42	4567.00
3	1961.00	13	2124.00	23	2516.00	33	2039.00		
4	1977.00	14	3822.00	24	2005.00	34	2347.00		
5	1993.00	15	4183.00	25	3332.00	35	1988.00		
6	2010.00	16	4257.00	26	1776.00	36	3684.00		
7	2026.00	17	3449.00	27	1776.00	37	4542.00		
8	2042.00	18	2779.00	28	2079.00	38	7008.00		
9	2059.00	19	2693.00	29	2528.00	39	4166.00		
10	2075.00	20	2584.00	30	5307.00	40	4005.00		

Commercial Plots Layout plan



Basement



Amenities

Earthquake resistant structural design.

Commercial space from 150sq.ft. to 800sq.ft. and above

Futuristic elevation with all modern amenities

A spacious and elegantly landscaped covered plaza

Toilet block on each floor.

Wide passages at each floor.

Permission of sign board as per developer rights and rules.

Provision of generator for common lighting and lift.

Separate bore well.



Specification

Walls

- Internal smooth finish Cement Plaster with putty finish and external double coat rough plaster with acrylic paint and elevation treatment in glass mosaic and ACP.

Flooring

- 600 X 600mm Vitrified Tiles in all shops and offices.

Doors and windows

- Flush door shutters ,full height structural glazing in offices and rolling shutters for shops.

Structure

- RCC frame structure with brick wall.

Plumbing

- Premium quality corrosion free & leak proof cpvc / upvc pipe fitting with branded sanitaryware and fixtures.

Electrification

- Concealed ISI copper wiring with modular switches.
- Good quality earthing.
- MCB distribution panel.
- TV cable points and telephone point.
- 3phase electric connection in all major offices and single phase electric connection in all shops.

Elevator

- 1 Premium Quality Passenger Elevator with capacity of 8 persons.
- 1 Premium Quality Hospital Elevator with capacity of 15 persons. (Strechure lift)

Salient Features

- Provision for water Supply and Drainage in each shop
- Toilet to all major office
- Provision for split AC outdoor unit
- Parking in Basement and Ground floor
- Wide Road network with Street lights

Rules and regulation

- Stamp duty ,Registration charges ,legal charges ,service tax ,VAT ,UGVCL charges including cable and substation cost and other government charges shall be borne by the purchaser as per actual.
- Any additional charges or duties levied by the government /local authorities during or after the completion of the project will be borne by the purchaser as per actual.
- Extra work shall be executed after receiving full payment. No changes shall be allowed on the external elevation.
- The developer reserves the right to make any changes in the plans, information and specification as may be required without any prior notice. Such changes shall be binding to all the members.
- Maintenance deposit shall be paid separately by all members in advance.
- Polluting business is not allowed in premises.
- Irregular payment may lead to cancellation of booking.
- This brochure is just for an easy presentation of the project and should not be treated as a legal document.
- Memberships can only change with the prior permission of the organizer.
- All rights are reserved by the developer of building's terrace.

Cancellation: In case of cancellation after booking the refund will be given deducting 10% of the amount on resale of the same property and payment from new member.

Doing business in style

The majestic building flow into the space around 2.1 lac sq feet land area. A judicious mix of shops on Ground, 1st & 2nd floor while the medium to large size offices for the corporate world and businesses on the 3rd floor.

