

SHOWROOMS  
OFFICES  
WAREHOUSE





# SWASTIK GROUP

## A NAME YOU CAN TRUST



With the remarkable success of our past projects, we are slowly but firmly marching toward becoming the most respected and renowned real estate brand of Gujarat. Brilliant architectural design, quality craftsmanship, thoughtful amenities, transparent business practices and on-time project delivery are some of our key attributes.



### OUR VISION CUSTOMER DELIGHT

To fulfil your dream of buying an amazing property at affordable prices. Be it residential or commercial.



### OUR MISSION UNMATCHED QUALITY

To build landmarks that are so exceptional in every way that they become the source of joy and pride for their owners.

**10+** OUR  
LANDMARK

**5 M+** SQ..FT. OF  
CONSTRUCTION

**700+** HAPPY  
COSTUMERS

SUKRUT BUSINESS PARK - ONGING



SCARLET BUSINESS HUB - COMPLETED



JAIN APARTMENT - COMPLETED



VIMAL APARTMENT - COMPLETED

# THE UPCOMING LOCATION S.G HIGHWAY EXT.



The first three important aspects while making the decision of buying a commercial property are 1. Location 2. Location 3. Location. Located on S. G. Highway Extension Road, Sukrut Business Park 2 offers you accessibility and convenience like never before. It is bound to become one of the most prime and developed area of Ahmedabad in next 5 years.



## CONNECTIVITY UNLIKE ANY OTHER

Enjoy an amazing connectivity to Ring Road, DMIC and many other progressing cities of Saurashtra region.



## FIRST COMMERCIAL LANDMARK OF THIS AREA

A one-of-its-kind commercial landmark of the area with exclusive showrooms and offices adorned with finest features and amenities.

## REASONS FOR DEVELOPMENT IN NEXT 5 YEARS

- GOVERNMENT'S PLAN TO DEVELOP THIS AREA
- AN EMERGING LOCATION WITH GREAT POTENTIAL
- A LOT OF UPCOMING RESIDENTIAL PROJECTS IN NEAR FUTURE



# LATEST TRENDS IN REAL ESTATE



When it comes to buying real estate the right time is 'as soon as possible'. Real estate investment promises way more return than stocks, commodities or any other investment schemes and has almost zero risk because the value of any property is always appreciating rapidly. So make an intelligent choice and invest in the real estate today.

## THE BEST INVESTMENT ON EARTH IS REAL ESTATE.



### AFFORDABLE REAL ESTATE PROPERTY

Even if you don't have great amount of money to invest, affordable property gives you the golden opportunity to invest and generate wealth.



### GREAT RETURN ON INVESTMENT

The success of any real estate investment is calculated on risk, reward and return of the property. Invest in low risk property with the potential for high reward and return.



### EMERGING LOCATION

A developing area offers better return on investment than the developed one. It simply is a smart business decision.



### GOVERNMENT INITIATIVES

Government coming up with many lucrative initiatives to develop particular area will surely boost the real estate market of that location.

# WHY SUKRUT BUSINESS PARK II?



It is a commercial landmark that has everything a business owner or an investor can hope for. Significant location, fine architecture, modern facilities and top-notch business ambiance. If you want to take your business to new heights of success, this is the place for you.



## BRILLIANTLY PLANNED

Every aspect of it is planned to perfection. Be it the elevation, space utilization, building specifications or amenities.



## BEST-IN-CLASS AMENITIES

Ample parking, sufficient elevators, spacious foyers and many more to give you a space where you enjoy doing business.

**44** RETAIL  
SPACES

**220** BUSINESS  
SPACES

**3** BASEMENT  
PARKING SPACES

Retail: 487 Sq. Ft. onwards | Offices: 533 Sq. Ft. onwards





## THE RIGHT DESTINATION FOR YOUR BUSINESS VENTURE

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An address that symbolizes power and prestige... A structure that epitomizes style and architectural finesse... A Business hub that stimulates growth and profit... Begin your success story by moving your business to Sukrut Business Park 2.

**G+12 Storey | Affordable Spaces for Small Businesses | Retail Spaces On Ground Floor | Vertical Warehouse**





# DESTINED TO BE THE FUTURE PROFIT CENTER

A business hub that has all the elements to attract the next generation entrepreneurs.



**RETAIL SPACES**  
G+2 STOREYS



**BUSINESS SPACES**  
10 STOREYS



**PARKING SPACES**  
3 BASEMENTS



The upper portion of the building features a uniform grid of windows. Each window unit is composed of a dark, slatted exterior frame and a brightly lit interior, creating a rhythmic pattern of light and shadow across the brick facade. A central vertical element, possibly a stairwell or service core, is highlighted with a different material and color palette.

The ground floor is a vibrant retail hub with 24 distinct storefronts. Each store is illuminated from within, showcasing various merchandise such as clothing, home goods, and electronics. The storefronts are arranged in a grid, with some larger units and others smaller, creating a diverse commercial landscape. A central entrance is flanked by two small trees.





# GROUND

Floor Plan

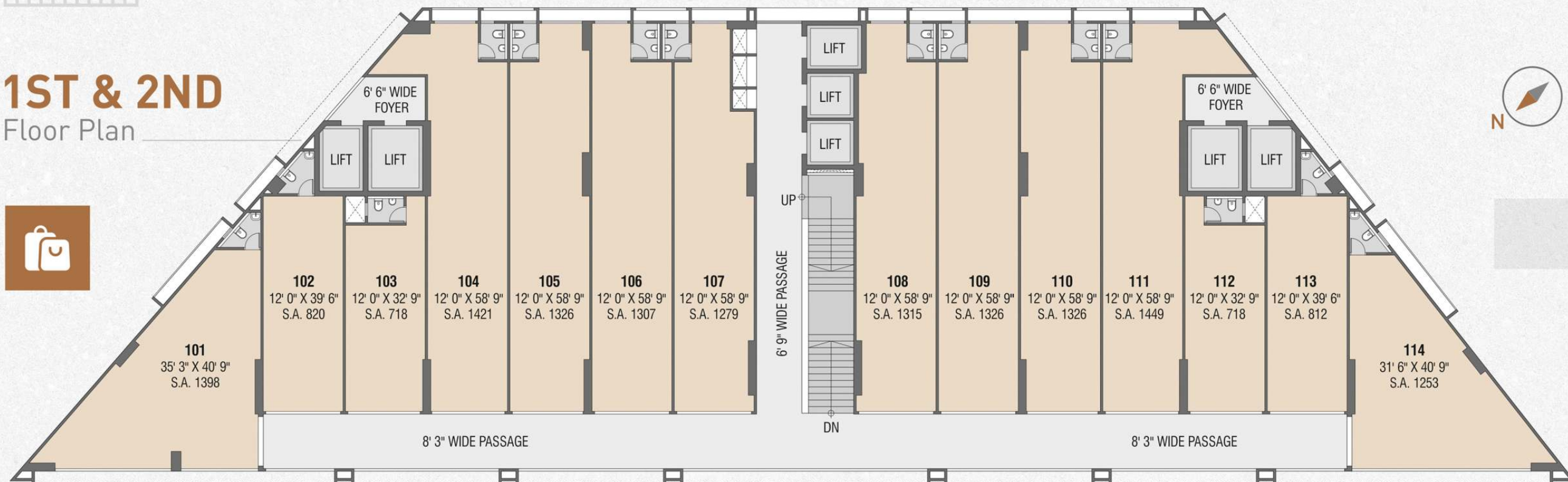


NO.	SIZE	S.A.	NO.	SIZE	S.A.
01	22' 6" X 27' 0"	612	09	12' 0" X 67' 3"	1511
02	12' 0" X 41' 3"	784	10	12' 0" X 67' 3"	1519
03	12' 0" X 48' 0"	1006	11	12' 0" X 67' 3"	1519
04	12' 0" X 41' 3"	911	12	12' 0" X 67' 3"	1528
05	12' 0" X 67' 3"	1528	13	12' 0" X 41' 3"	911
06	12' 0" X 67' 3"	1519	14	12' 0" X 48' 0"	1004
07	12' 0" X 67' 3"	1519	15	12' 0" X 41' 0"	764
08	12' 0" X 67' 3"	1456	16	18' 9" X 25' 3"	487



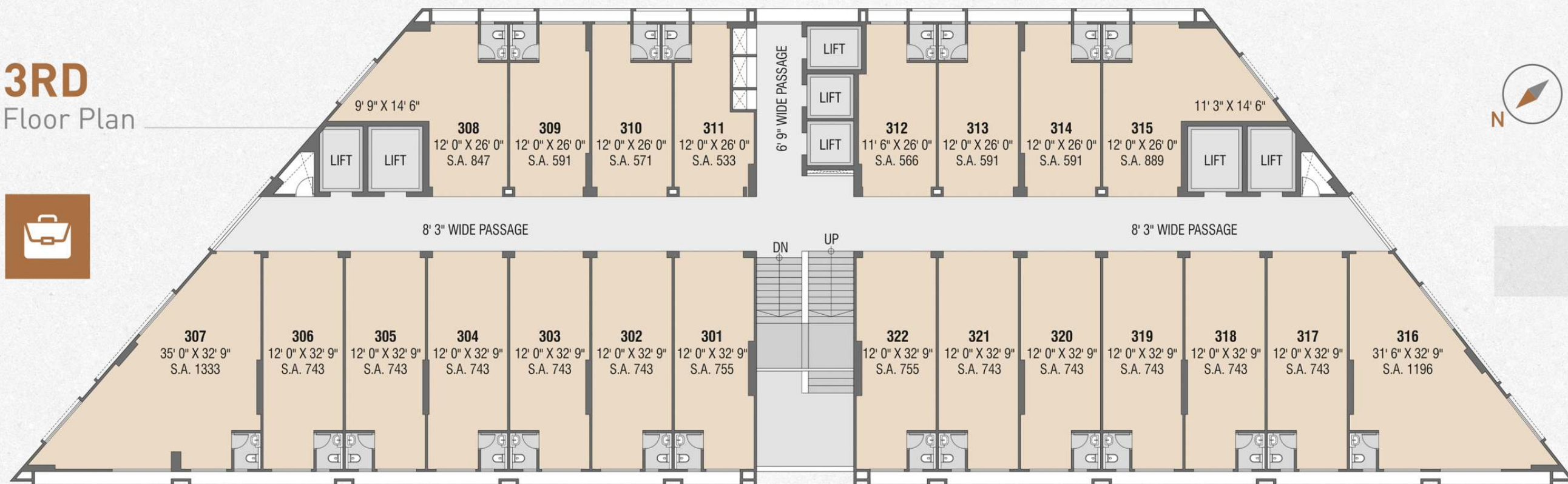
# 1ST & 2ND

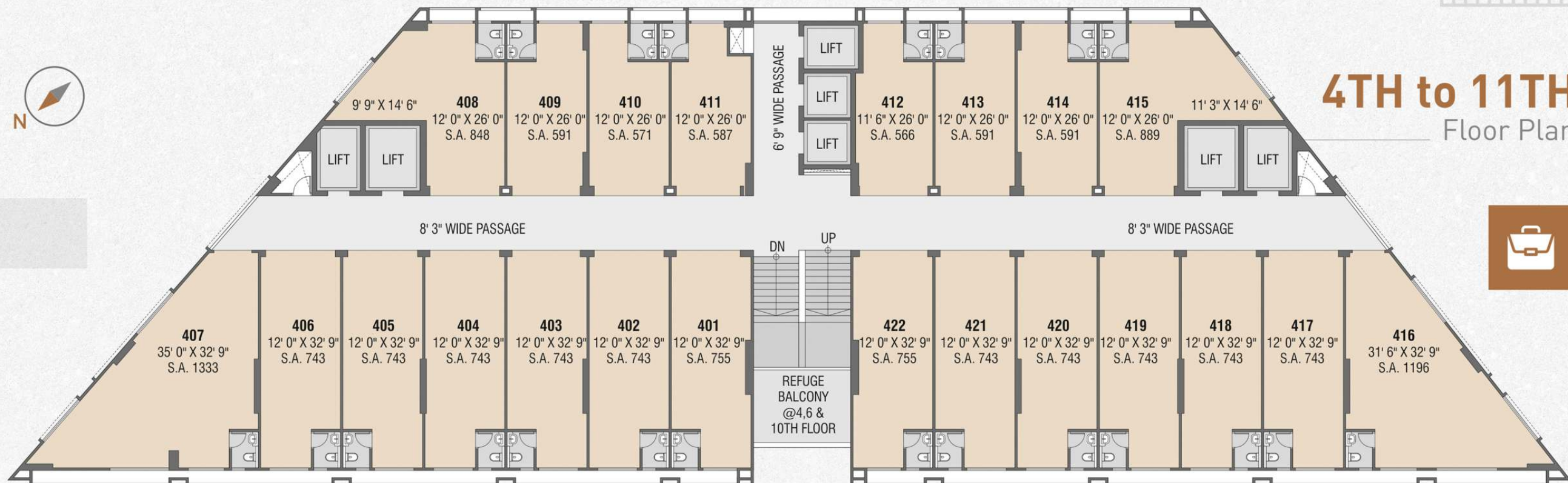
Floor Plan



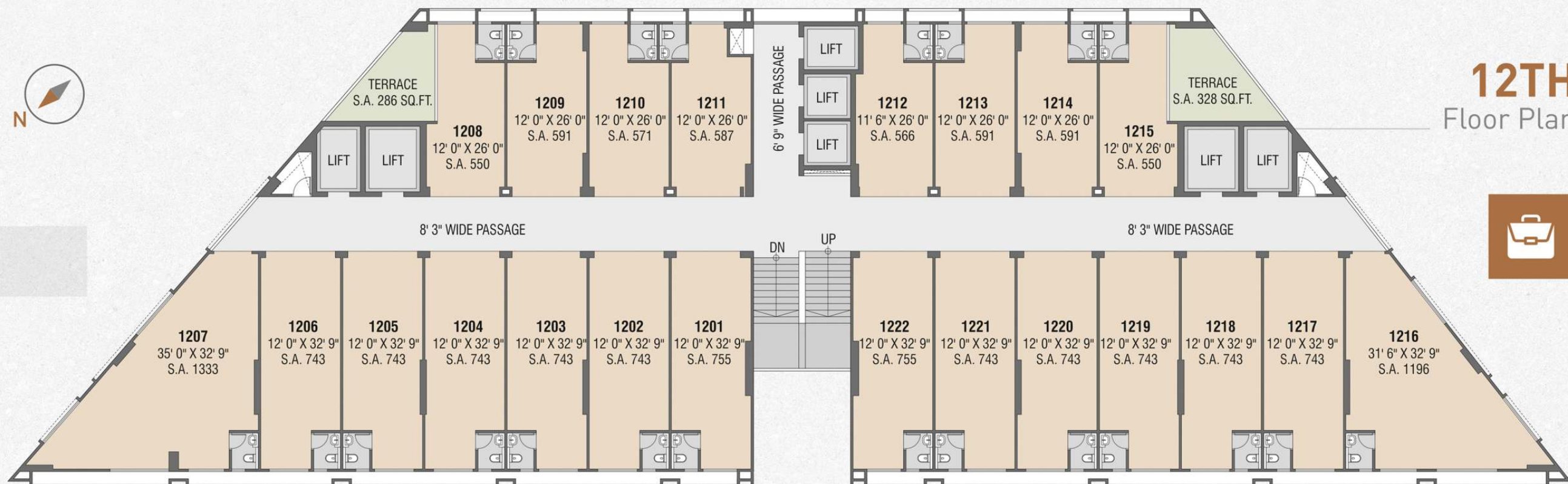
# 3RD

Floor Plan





**4TH to 11TH**  
Floor Plan



**12TH**  
Floor Plan



# PROJECT ADVANTAGES



## PERFECTLY LOCATED



A strategic location offers you a great advantage and keeps you at the top of your business.



## VERTICAL WAREHOUSE



State-of-the-art vertical warehouse with proper space planning and utilization for all your storage needs.



## LOADING & UNLOADING AREA



Dedicated loading and unloading area makes the transfer of goods extremely convenient and hassle free.





There are a lot of factors that put Sukrut Business Park 2 ahead of other commercial projects. No matter what is the type or size of your business, you will get a suitable space option here. Here is a futuristic commercial landmark that inspires excellence.



### SPACIOUS INTERIOR



Elegant reception area as well as expansive foyers are bound to impress your customers and business associates.



### TERRACE GARDEN / CAFETERIA



Discuss the business over a cup of coffee under an open sky with your prospective clients. What a fabulous way to close a deal



### LEGAL CERTIFIED



An absolutely legally certified project to ensure that you can easily avail a loan from the bank of your choice.

## BUSINESS AMENITIES

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- Concrete / paver road with tremix finish
- Fire fighting system with panic alarm on each floor with fire hydrant as per the law
- Ample quantity of water storage by providing underground and overhead tanks
- CCTV monitoring of common areas
- Provision for broadband internet connectivity
- Provision of drain pipes for split AC
- 3 High speed passenger lifts, 4 goods lifts
- Planning with separate traffic for passenger & goods lift

- Dedicated foyer & parking spot for loading and unloading
  - Goods trolley each floor
  - Branding / signage space for each unit, Electric Points for signage space
  - Energy efficient LED based common lighting
  - Standard AC outdoor unit space provision for each unit
  - Telephone and AC points in all the shops and offices
  - Ample parking space for holders and the visitors
  - DG set - common area
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## SPECIFICATIONS

### RCC

- Structure designed with earthquake resistant frame
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### WINDOWS

- Aluminum powder coated / anodize windows with sliding doors
  - Granite / Stone on window sills
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### ELECTRIFICATION

- Concealed electrical copper wiring
  - Modular switches
  - ISI wires, MCB and ELCB
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### COLOUR

- Internal walls finished with wall putty
  - Weather shield acrylic emulsion paint for exteriors with cladding stone
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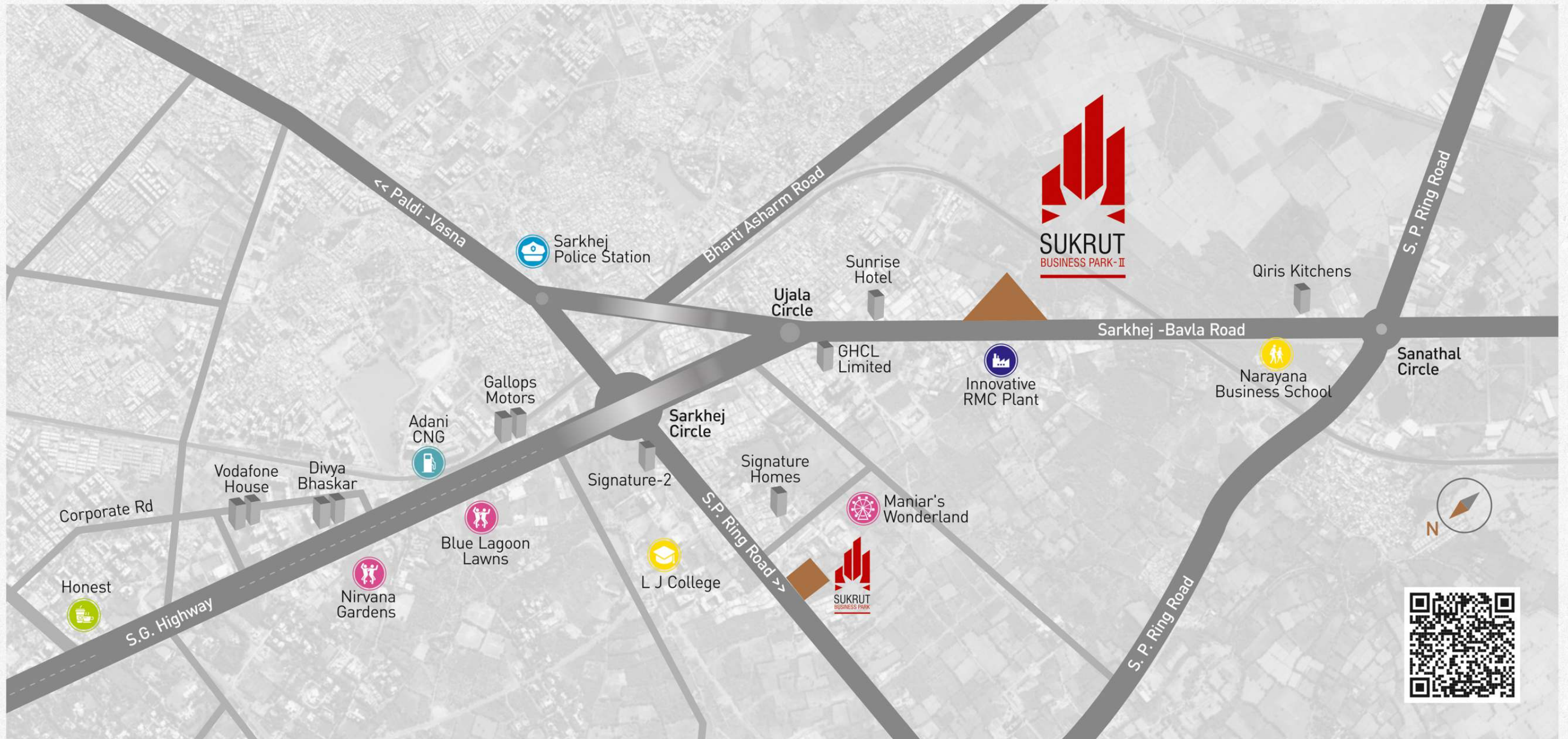
### FLOORING

- Vitrified tiles in all shops
  - Entrance foyer on ground floor with vitrified flooring
  - Lift Lobbies with vitrified flooring for all the floors
  - Lift wall cladding in granite/texture
  - Staircase with stone flooring for all the floors
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### TOILETS / BATHROOMS

- Concealed plumbing
  - Health faucet
  - Bathroom dado up to lintel of designer series
  - Flooring with ceramic tiles
  - Stone / wooden frames for bathrooms
  - Branded sanitary wares and CP fittings
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DISCLAIMER : • Rights reserved by the developers to make any changes in plan, elevation and other details which will be binding to all members. • Encroachment in any form, outside the defined units shall not be allowed. • Merchandise, articles etc. cannot be stored / kept in common areas as defined by the project managers. • Only internal changes shall be made with prior permission and shall be charged extra in advance. • All dimensions shown in the plans are approximate, average, unfinished and subject to variations. • Change in services of individual units will not be permissible. • Stamp duty, registration charges and GST charges applicable on allotment and possession of unit shall be borne by purchaser as per prevailing laws. • Any additional liabilities due to change in / by Govt. laws shall be borne by member. • Membership of member will be canceled automatically who will be unable to make payment in-time and deposited amount will be refunded only after new booking with 20% deduction cost as an administration charges. • This brochure is meant for information presentation and guidance purpose only it is not authorized agreement. This does not form the basis of any contract. • Any external signages for offices shall not be permitted for all times to come. • Subject to Ahmedabad jurisdiction only.



Site Address : SUKRUT BUSINESS PARK -II, Between Ujala Circle to Sanathal Circle, S.G. Highway Extension, Sarkhej, Ahmedabad - 382210

BOOKING CONTACT : 7574 82 0909, 7575 82 0909

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[www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)

DEVELOPER

**SWASTIK**  
 INFRACON

ARCHITECT



STRUCTURAL



PROJECT BY



**SWASTIK**  
**GROUP**

*From Concept To Creation*

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