

A PROJECT BY:



Excellent  
Business Hub  
THE SPACE FOR SUCCESS

UNIQUE SCULPTURE FOR HIGH TASTE



At Lal Darwaja



**Excellent**  
Business Hub  
THE SPACE FOR SUCCESS

**1<sup>ST</sup> TIME IN** SURAT OFFICE BUILDING

**4** LAYER PARKING.

**0** UNIT ON GROUND FLOOR.

**11<sup>TO</sup>15** FLOOR HEIGHT 16 FEET.

- > 3 FLOORS BASEMENT + 100% GROUND FLOOR AREA PROVIDED FOR PARKING.
- > FULLY OFFICE BUILDING.
- > 15 FLOORS.
- > LOCATED IN CENTER OF SURAT.
- > BUILDING IS LOCATED IN FRONT OF 150 FT. WIDE ROAD.

PROMINENT LOCATION...  
**GLORIOUS ELEVATION**

Welcome to the commerce and serviceable **Excellent Business Hub** provided with abundant opportunities and comfortable amenities in its premises. You are with an origination of positive vibes in life and extreme professionalism in real estate. The glorifying **Excellent Business Hub** awaits you with a warm business welcome. You are going to exclusive facility oriented community. Features of Hi-tech. Security System, Spacious Parking etc. are the few in the long list. Business Zone will assure you, your clients, your customers and your principals pleasant atmosphere. They will be charmed with the convenience, wide spectrum of commerce and refreshments.

AN EXCLUSIVE BUSINESS HUB



## BUSINESS

A separate building  
having beautifully designed corporate houses  
and finest offices with ample parking space



## CASH, CARGO AND **CONFIDENCE**

Excellent Business Hub breaths air of prosperity. It brings dedicated services to commerce, Trade and Industry. Business leaders, Entrepreneur and Corporates get opportunity to attract overseas and domestic business.



Corporate Office Space  
Bank Space  
Travels Office Space  
Distributors Office Space



# CARE, CURRENCY AND **CONFIDENCE**

Excellent Business Hub touches healthy business. To have Hospitals, Laboratories, Clinics, Pharmacies etc is one side of the coin. The other side is cleanliness, recycling of resources, waste reduction and pollution free atmosphere.



Hospital Space  
Laboratory Space  
Pharmacy Space  
Hospital Stretcher Lifts





ENTRANCE GATE



ENTRANCE FOYER



EXIT GATE



ENTRANCE PLAZA



# Excellent Business Hub

THE SPACE FOR SUCCESS

## AMENITIES



3 Floor Basement +  
Ground Floor Parking.



Visitor's  
Parking Space In Front Side.



CCTV Security  
System for Campus.



Fire Safety According to  
NBC Norms.



Backup Power  
Generator.



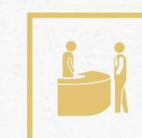
7 Auto Door  
Passenger Lift.



Internet Cable Point For  
Each Office.



Automatic On/Off  
Lighting System For Foyer.

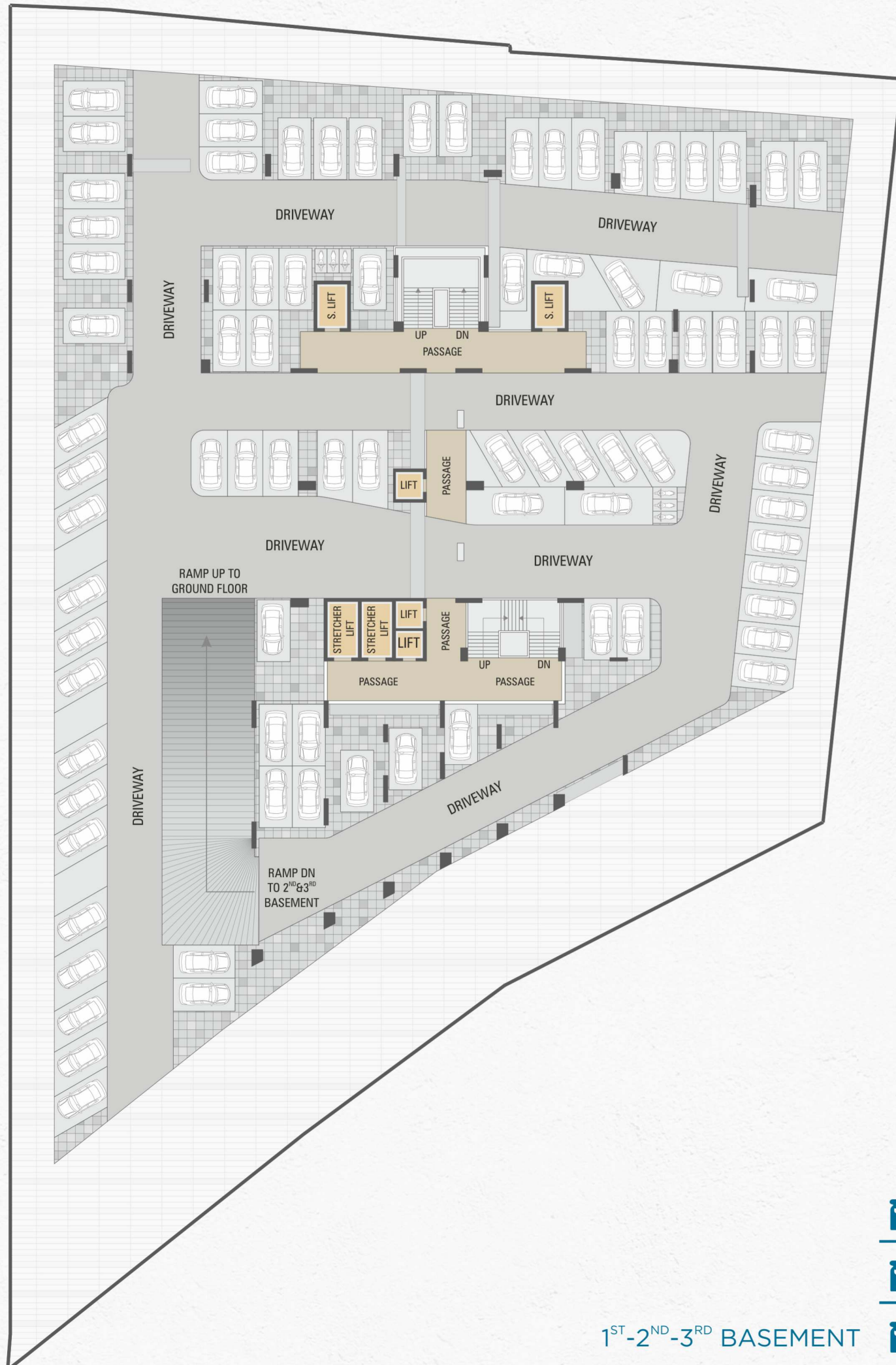


Exquisite & Modern  
Foyer - Reception Area.



Common  
Washroom Area.

**BASEMENT**  
FLOOR PLAN



1<sup>ST</sup>-2<sup>ND</sup>-3<sup>RD</sup> BASEMENT

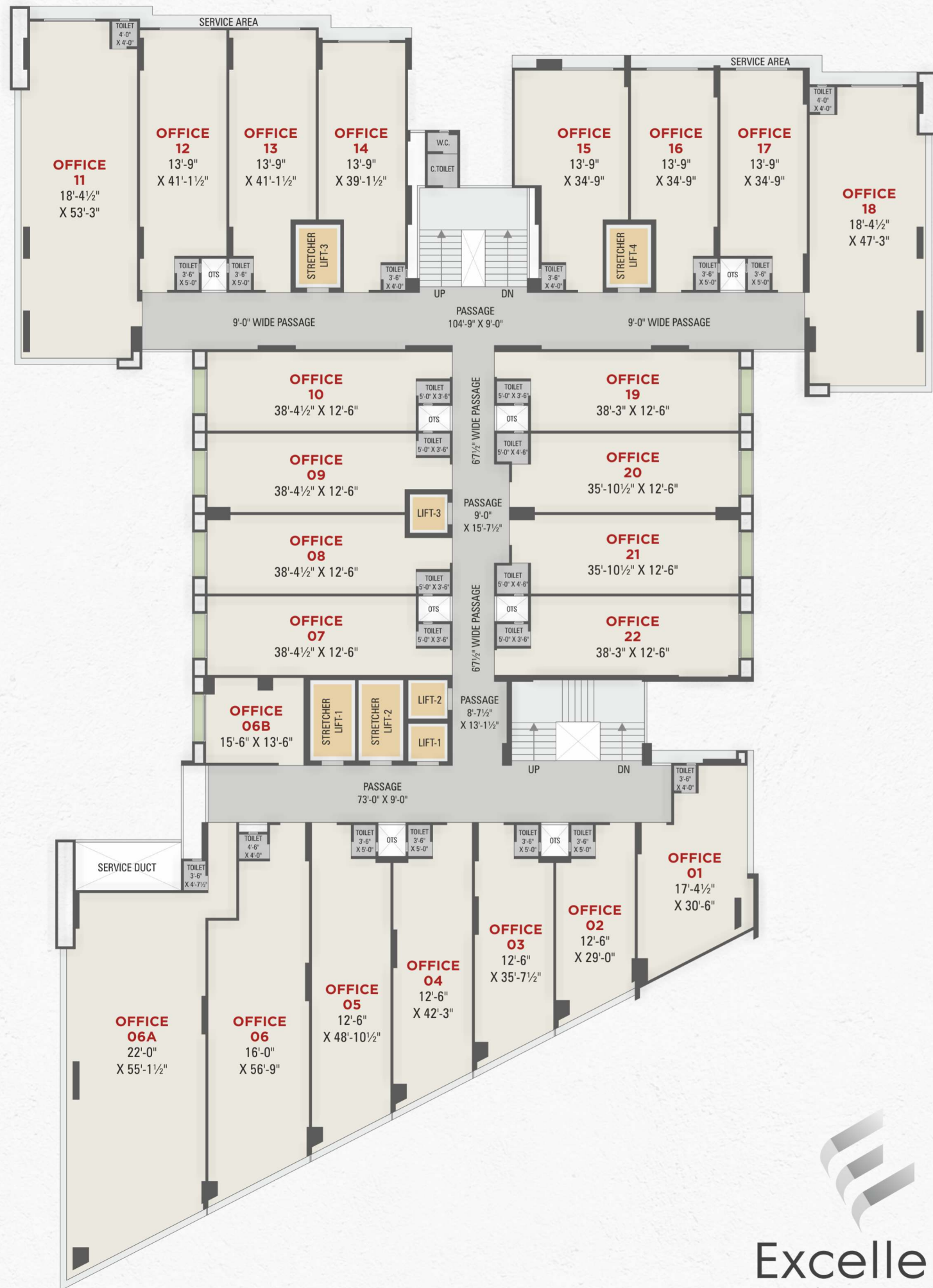


45 MT. WIDE T.P. ROAD

**GROUND**  
LAYOUT PLAN



# TYPICAL FLOOR PLAN



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SMC HAS SANCTIONED OLD PLAN ON DATE : 09/05/2022 AND  
NEW PLAN ON DATE : 26/04/2023 THIS BROCHURE CONTENT  
DETAILS OF BOTH PLAN





## BUSINESS ALWAYS LOOKS **GOOD HERE**

Walk in to **Excellent Business Hub** and take your future in the direction where endless business opportunities ultimately find its destination. Be it Finance, IT Space, CA, Insurance or Real estate advisor... **Excellent Business Hub** has place for every commercial venture.



IT Business Space  
Share Market Office Space  
CA & Advocate Office  
Architecture Office



## SPECIFICATION

### Structure

- Earth quake resistant R.C.C. design as per zone.

### Flooring

- Vitrified tile 32" X 32" flooring in all offices.

### Toilet

- Common toilet block in each floor and Separate toilet in each office block.

### Colour

- Internal birla putty on wall inside all units.

### Water Supply

- Uninterrupted supply of water from municipal corporation.
- Underground and overhead tank.

### Electrification

- Concealed circuit wiring of with modular switches.

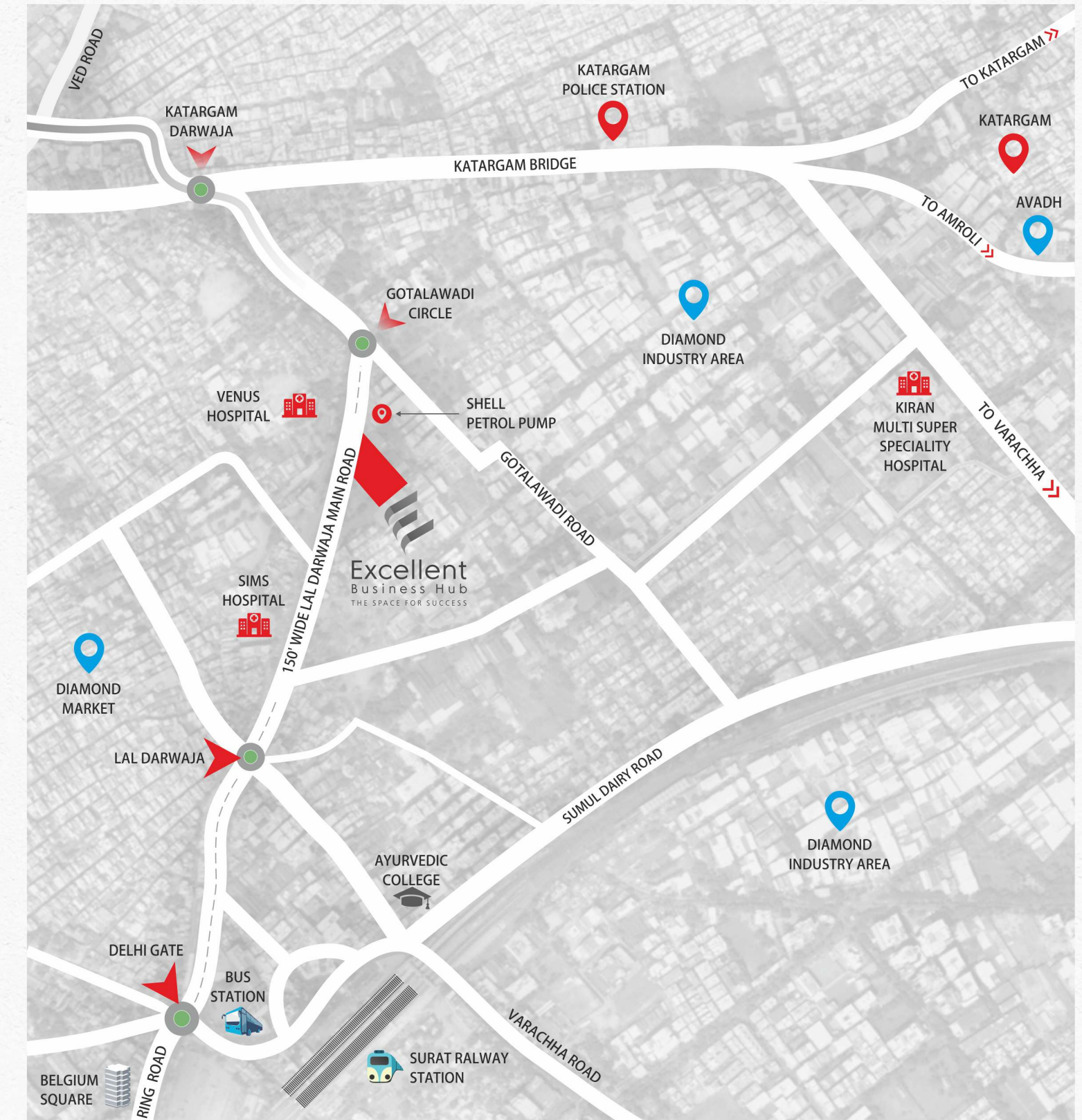
## DISCLAIMER

• Purchaser shall bear all charges of stamp duty, registration charges, Advocate fees of legal document, Service Tax, SMC Tax, GST, VAT and local authority taxes. • Any additional taxes levied in future by any government authority shall be borne by purchaser. • Only internal changes shall be allowed with prior permission. • No external changes shall be permitted. • Signage & Nameplates: Predefined signage & hoardings. • Signboard and Nameplates are at the place only decided by developers. • The right to alter the plans fully or partly or specifications or amenities mentioned are reserved with developers. • The developer reserves all rights to make any amendments in construction as may be necessary. • Plans of various floors indicated are graphic representations only, kindly do not scale. • Placing of A/C outdoor unit strictly as per builder's plan. • No change in structural design or layout possible. • Irregular payment may lead cancellation of booking. • The Brochure is intended only to convey the essential design and technical features of the scheme and does not form part of legal document. • Subject to Surat Jurisdiction.

## AMENITIES

- 8 Passenger high speed elevators & 16 Passenger Stretcher Lifts .
- 24 hours CCTV. security surveillance.
- Decorative entrances foyer for building.
- Sufficient parking in basement & ground floor.
- Decorative false ceiling for common passage.
- Office area with basic wiring including complete air conditioner loading.
- Provisional space for A/C outdoor unit, and drainage facility.
- Fire safety provision as per the authority norms.
- Well detailed space for front sign board.

## LOCATION MAP



Excellent Business Hub, Opp. Venus Hospital,  
Near Lal Darwaja, Surat - 395004.

Call. 81 2080 2080 | 900 46 900 33

RERA REGISTRATION NUMBER :

REVIEW BY



SVNIT COLLEGE

ARCHITECTURAL & STRUCTURAL



ADAJAN-SURAT.  
www.bnkassociates.com

BEST LOCATION BETTER CONNECTIVITY



Railway Station  
800 Meter



Bus Station  
800 Meter



Kiran Hospital  
1 Km.



Diamond Market  
1.5 Km.



Textile Market  
1.5 Km.