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Open the doors to success





**EXIITO**  
COMMERCIAL HUB



સમય આવી ગયો છે...  
**સફળતા સાથે હાથ મિલાવવાનો...**

Walk in to Exiito Commercial Hub where every amenity is designed to suit your business needs. It is an ideal place where you can greet and meet customers and partners to greet success eventually.

Corporate | Consultancy | Dealer | Travels Agency





# EXIITO

COMMERCIAL HUB



સમય આવી ગયો છે...  
પ્રગતિની દિશામાં આગળ વધવાનો...

Walk in to Exiito Commercial Hub and take your future in the direction where endless business opportunities ultimately find its destination. Be it corporate office or retail store...Exiito Commercial Hub has place for every commercial venture.

Finance | ATM | Insurance | Bank







# EXITO

COMMERCIAL HUB



## સમય આવી ગયો છે... સ્વાસ્થ્ય અને સમૃદ્ધિને આવકારવાનો...

Walk in to Exiito Commercial Hub and feel the positive aura meet you. Auspiciousness begets prosperity and thus Exiito Commercial Hub makes for an ideal place to kick start your venture and sees it touching great heights.

Hospital | Clinic | Pharmacy | Medical Store





# EXIITO

COMMERCIAL HUB



સમય આવી ગયો છે...  
વ્યવસાયમાં ઉંચી ઉડાન ભરવાનો...

Walk in to Exiito Commercial Hub – the new edge business destination for the need of today. An imposing structure and impressive architecture will fetch you applause amongst your peers and respect from your customers for making it your business destination. It's time to stand tall and soar high.

Showroom | Classes | Auto Mobile | Retail Store







**EXIITO**  
COMMERCIAL HUB



સમય આવી ગયો છે...  
**નવા જમાના સાથે ક્લમ મિલાવવાનો...**

Walk in to Exiito Commercial Hub and be mesmerized by its majestic look. Just the idea of setting your business here will give you an adrenaline rush to succeed. From showrooms to Spa or a gaming zone...its advantageous location has power to attract every kind of footfall.

Coffee Shop | Restaurant | Apparels | Game Zone







# EXIITO

COMMERCIAL HUB

સમય આવી ગયો છે...  
સફળતા માટે દ્વાર ખોલવાનો...

## IDEAL LOCATION FOR

Finally...at the most propitious time and at the most perfect venue you are invited to start your business venture and see it touching great height of success. An ideal location, equipped with the most advanced and comprehensive set of amenities any business will get the right ambiance to succeed here.

### PROJECT USP



CCTV CAMERA



HIGH SPEED LIFT



EARTHQUAKE  
RESISTANT



AMPLE PARKING



WI-FI ZONE







### 3rd FLOOR PLAN



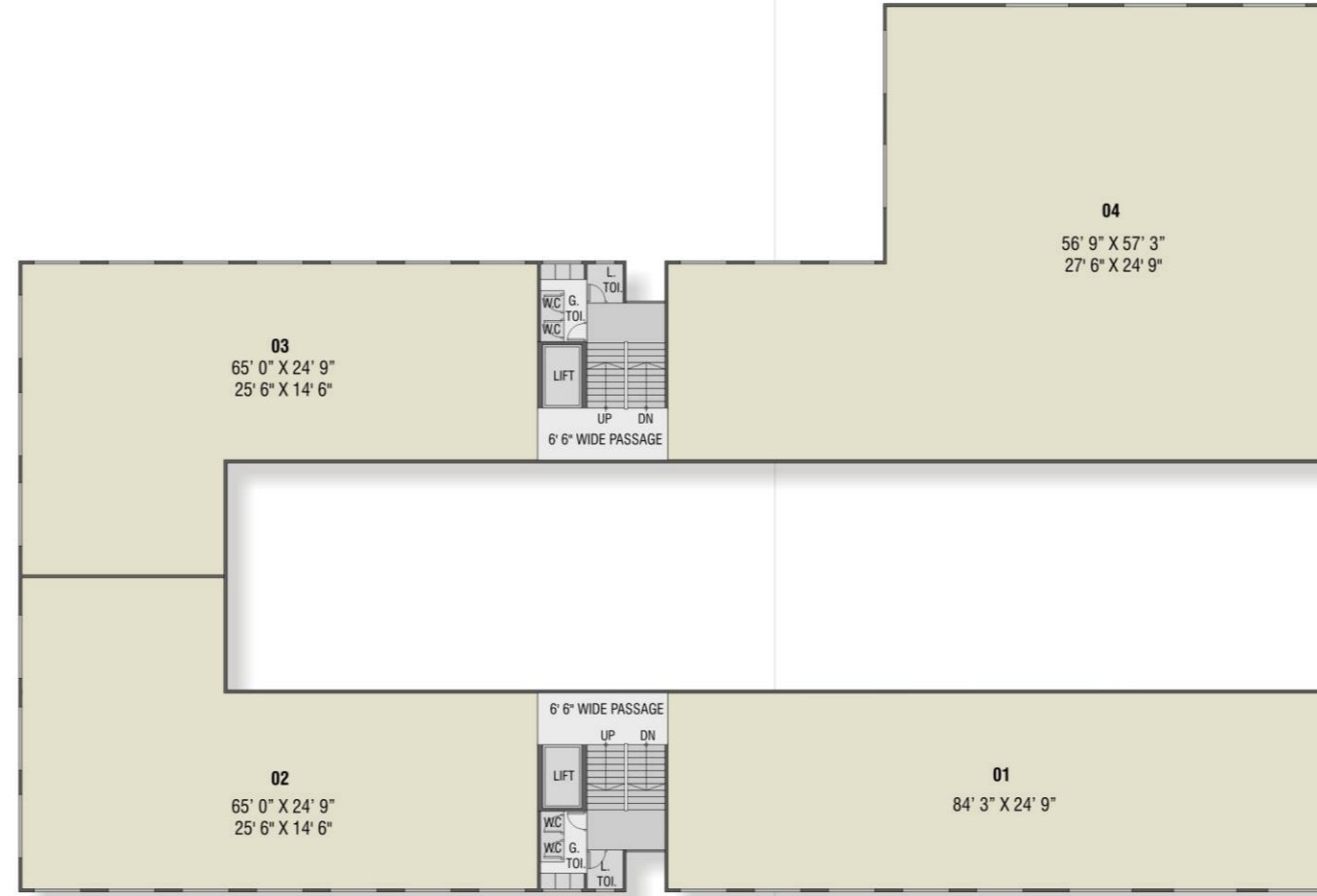
SHOP	DIMENSION	SQ. FT AREA	SHOP	DIMENSION	SQ. FT AREA
301	37' 6" X 24' 9"	1856	310	18' 6" X 18' 6"	685
302	27' 9" X 18' 6"	1027	311	18' 6" X 18' 6"	685
303	18' 6" X 18' 6"	685	312	18' 6" X 18' 6"	685
304	18' 6" X 18' 6"	685	313	23' 0" X 18' 6"	956
305	18' 6" X 18' 6"	685	314	14' 0" X 28' 4.5"	795
306	19' 4" X 25' 0"	1276	315	36' 0" X 14' 0"	1008
307	19' 6" X 13' 9"	537	316	36' 0" X 14' 0"	1008
308	19' 6" X 13' 9"	537	317	36' 0" X 14' 0"	1008
309	19' 4" X 25' 0"	1276	318	36' 0" X 14' 0"	1008



### 4th FLOOR PLAN



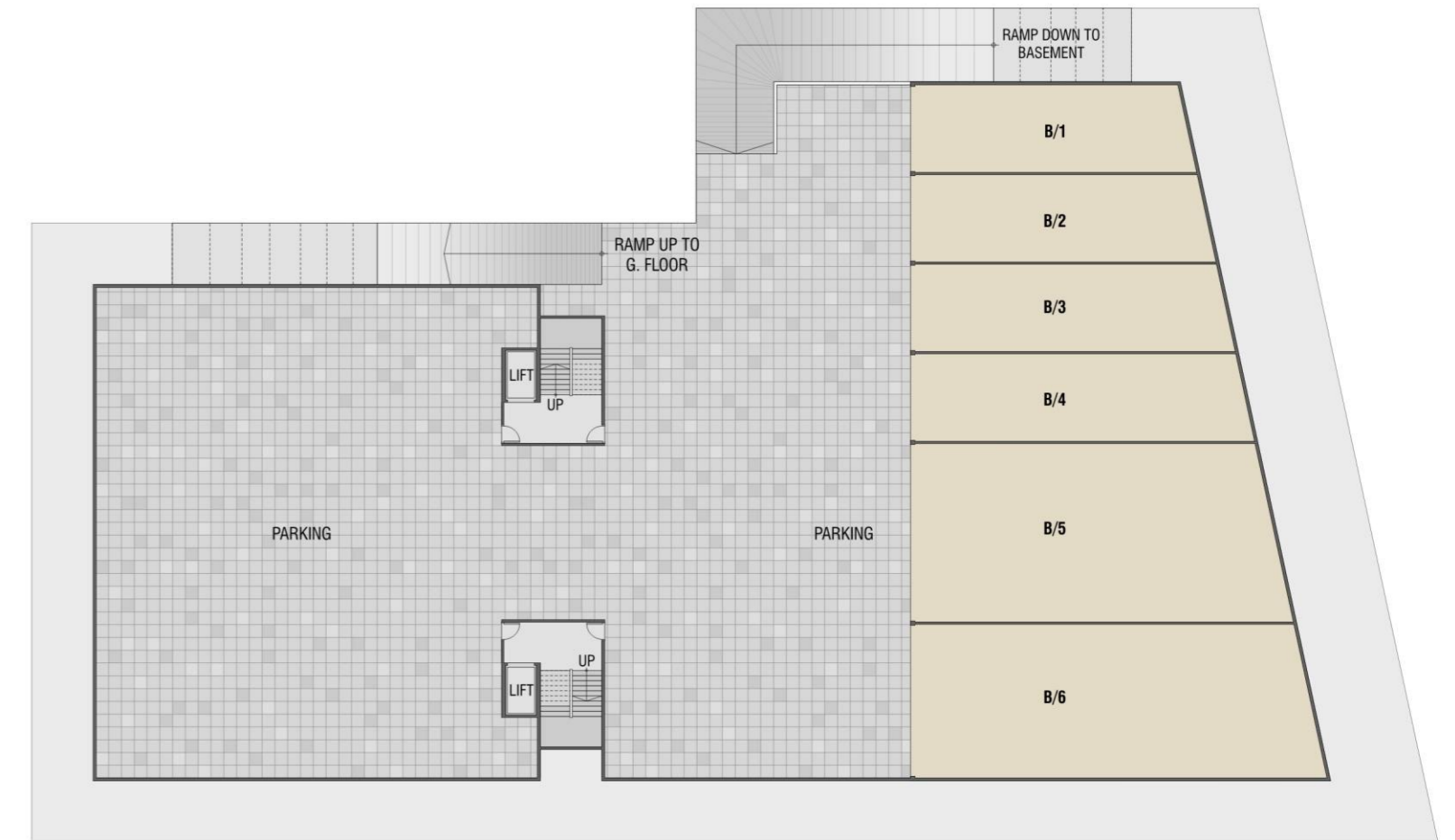
HALL	DIMENSION	SQ. FT AREA
01	84' 3" X 24' 9"	4171
02 TO 03	65' 0" X 24' 9"	3958
04	56' 9" X 57' 3"	7859



### BASEMENT FLOOR PLAN



SHOP	DIMENSION	SQ. FT AREA
B/1	64' 0" X 24' 7.5"	3152
B/2	58' 3" X 28' 7.5"	3335
B/3	53' 7.5" X 14' 0"	1502
B/4	50' 6" X 14' 0"	1414
B/5	47' 5" X 14' 0"	1328
B/6	44' 4" X 14' 0"	1241





## Specification & Amenities

### UNIT FINISH

Wall Finish: Birla white cement putty application  
Flooring: Fully Vitrified tiles flooring  
Shutter: MS shutter of standardized brand with Asian oil paint

### COMMON AREA

Lift Cladding: Gorgeous Italian finish with ultra modern architecture design  
Staircase: Granite tread and granamite riser  
Passage: 2'X2' scratch-proof tiles with matt finish  
Railing: Decorative SS Railing with toughen glass

### BUILDING FINISH

Plaster: Outside Double coat Mala finish plaster.  
Color: ICI- whether shield Max color  
Elevation: Aluminum composite panel along with good quality toughen reflective glass  
Terrace: Water proofing on terrace with china mosaic

### ELECTRIFICATION

Concealed electrification of Finolex / RR Cabel or equivalent brand and modular switches of Legrand/ Havells Special point for TV and telephone  
AC points in all units  
MCB in all units for safety  
Sufficient electric points in all showrooms, shops and offices  
2 generator power backup points in each unit  
Generator for power back up for passage area, lift, common area and water supply

### WATER SUPPLY

Supply through Municipal Corporation as well as 24X7 boring system available  
Overhead and underground water tanks of sufficient capacity  
Water Cooler in common area

### COMMON TOILET

Well ventilated and well designed common toilets  
Designer C.P fittings of Kohler/ Jaguar or equivalent brand and sanitary ware of Cera or Hindware  
Sewage System: External P.V.C. pipe of supreme or eq. make in underground & internal with C.P.V.C

### OTHERS

1 Stretcher lift and 1 passenger lift of Schindler/ Kone or equivalent brand  
Earthquake resistant structure design  
Ample basement parking for owners  
Visitors parking in the front side of the building  
Fire safety equipments as per govt. norms  
Wi-Fi zone  
CCTV cameras in common areas  
Designer compound wall around campus with decorative lights  
Seating arrangement along with coffee shops in passage area at ground level  
Well ventilated commercial complex  
Terminate treatment: Anti Terminate by Specialized Agency

# EXIITO

## COMMERCIAL HUB

Site: T. P. 46, O. P. 8, F. P.10, Sub Plot No - 1,  
Jahangirpura, Surat

A Project by



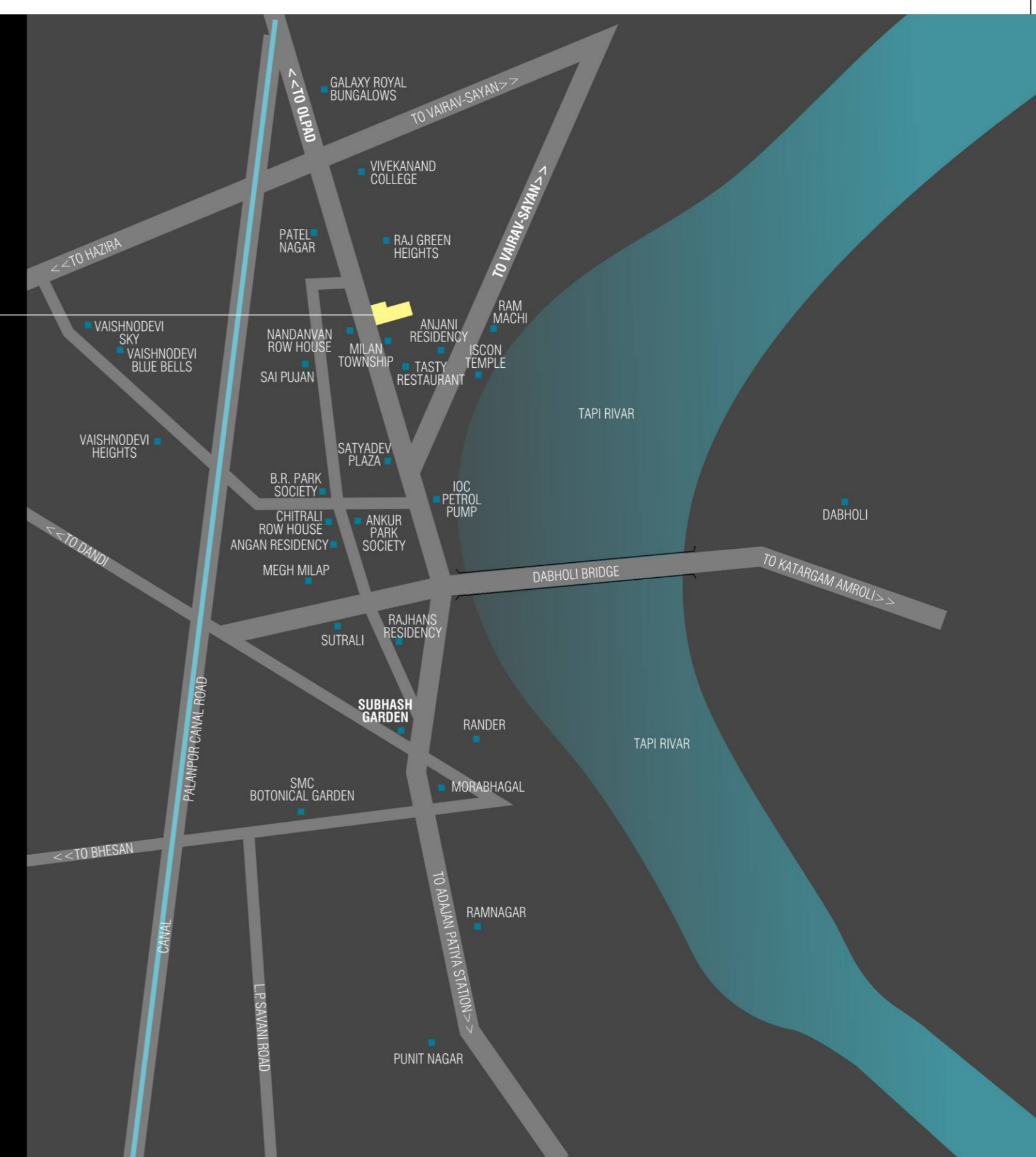
Developers  
**SAMPRATI INFRA, SURAT**

Structure Engineer  
JAGDISH JALAG

Architect  
MUKESH KHENI, ELEMENTS ASSOCIATES

+91 77780 37333, 77780 47333

sampratigroup@gmail.com



### Disclaimer

• Stamp duty registration charges, VAT, Service tax, Legal charges, GEB charges & society maintenance charges, etc. shall be borne by purchaser. • Any new taxes announced by the Government / S.M.C. / Authority will be borne by the purchaser during the project. • Purchasers are strictly NOT PERMITTED to make changes alteration on any including elevation, external color scheme or any other change affecting the overall design concept & outlook of the building. • Continuous default & irregular payments may lead to cancellation of booking. • This brochure is intended only for easy display & information of the scheme & does not form part of the legal document. • The developer reserves all rights to make any changes in the scheme including technical specification, design, layout plan & all the purchaser shall abide by such changes. • Subject to Surat jurisdiction.