

STAY A STEP AHEAD, ALWAYS.



Developed By:





CITIUS : FASTER.
FOR AN ERA
WHERE SPEED
DEFINES YOUR
SUCCESS.

Citius
— COMMERCIAL SPACES —



FOR THE FASTER MOVING WORLD.
EVERYTHING COMES CLOSER.

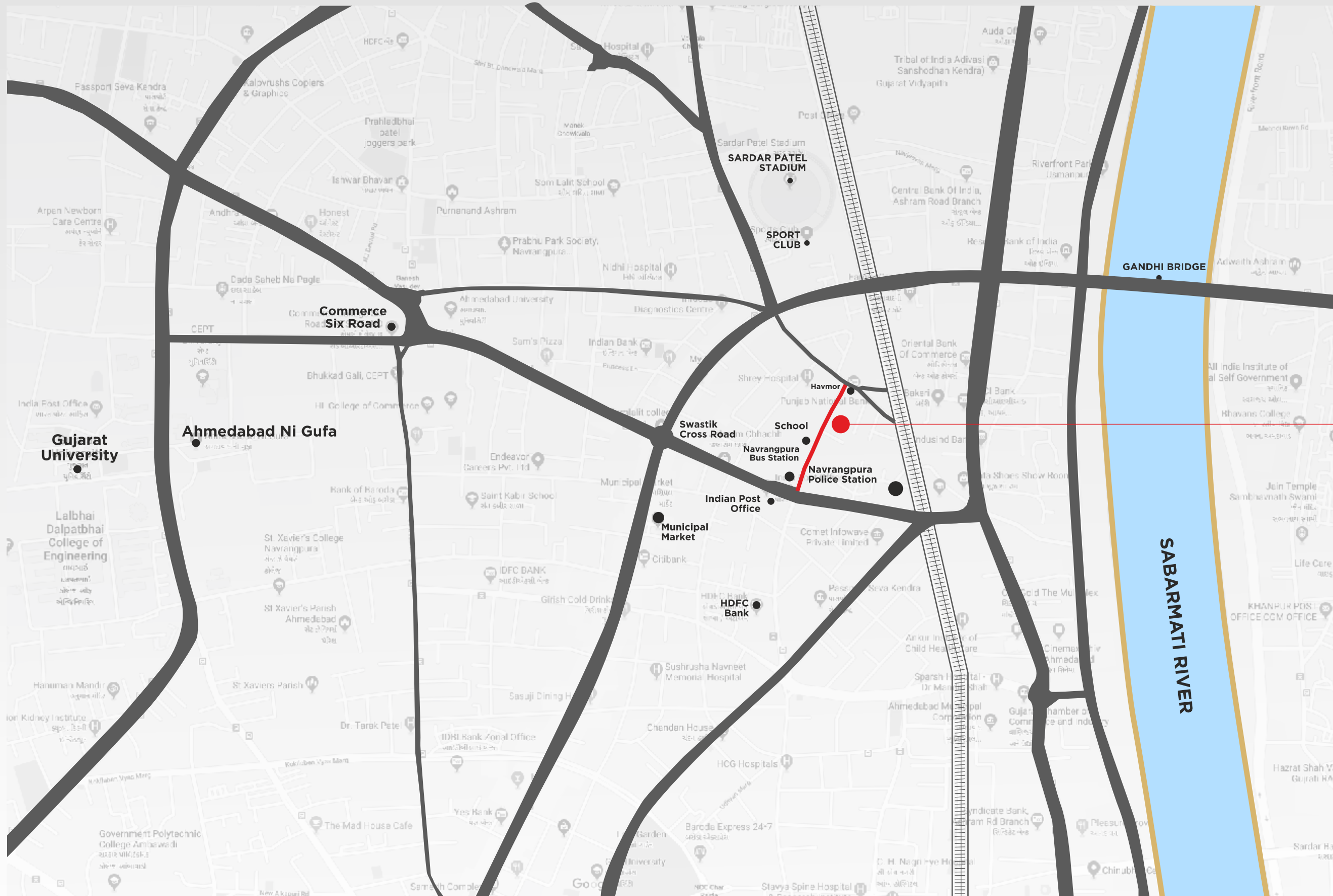
Citius
— COMMERCIAL SPACES —



THE PERFECT PLACE FOR ANY KIND OF ORGANISATION, BUSINESS, SHOP OR RETAIL SPACE.

NAVRANGPURA, (NR. NAVRANGPURA BUS STAND)

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LOCATION MAP

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24.39 MT. R.D.P. ROAD

ENTRY

SEC.

50" WIDE WALK WAY

RAMP DN

6.00 MT WIDE APPROACH ROAD

02 SHOWROOM
73'7" X 16'8"

01 SHOWROOM
74'8" X 16'8"

3.77 MT. WIDE RAMP

TOILET

TOILET

FOYER
18'3" X 14'0"

DN

UP

LIFT
8'0" X 7'4"

LIFT
6'0" X 6'0"

LIFT
6'0" X 6'0"

G.TOI

HOLLOW PLINTH MECH.PARKING

PARGOLA ABOVE



NORTH

GROUND FLOOR



24.39 MT. R.D.P. ROAD

ENTRY

SEC.

RAMP DN

6.00 MT WIDE APPROACH ROAD

3.77 MT. WIDE RAMP

102
SHOWROOM
85'0" X 16'8"

101
SHOWROOM
91'6" X 16'8"

TOILET

TOILET

FOYER
18'3" X 15'1"

103
OFFICE
25'0" X 26'5"

DN

UP

LIFT
6'0" X 6'0"

LIFT
6'0" X 6'0"

LIFT
8'0" X 7'4"

PARGOLA
ABOVE



NORTH

1 FLOOR

24.39 MT. R.D.P. ROAD

ENTRY

SEC.

RAMP DN

6.00 MT WIDE APPROACH ROAD

3.77 MT. WIDE RAMP

202 SHOWROOM
85'0" X 16'8"

201 SHOWROOM
91'6" X 16'8"

PARGOLA ABOVE

FOYER
18'3" X 15'1"

TOILET

203 OFFICE
25'0" X 26'5"

TOILET

TOILET

DN

UP

LIFT
8'0" X 7'4"

LIFT
6'0" X 6'0"

LIFT
6'0" X 6'0"

8'11" X 13'10"



2 FLOOR



24.39 MT. R.D.P. ROAD

ENTRY

6.00 MT WIDE APPROACH ROAD

PARGOLA ABOVE

8'2" WIDE PASSAGE

FOYER
18'3" X 15'1"

TOILET

LIFT
6'0" X 6'0"

LIFT
6'0" X 6'0"

8'11" X 13'10"

DN

UP

301 - 701
OFFICE
34'1" X 33'9"

302 - 702
OFFICE
11'0" X 24'9"

303 - 703
OFFICE
22'4" X 24'9"

304 - 704
OFFICE
22'4" X 24'9"

305 - 705
OFFICE
25'0" X 26'5"

TOILET TOILET

TOILET TOILET

LIFT
8'0" X 7'4"

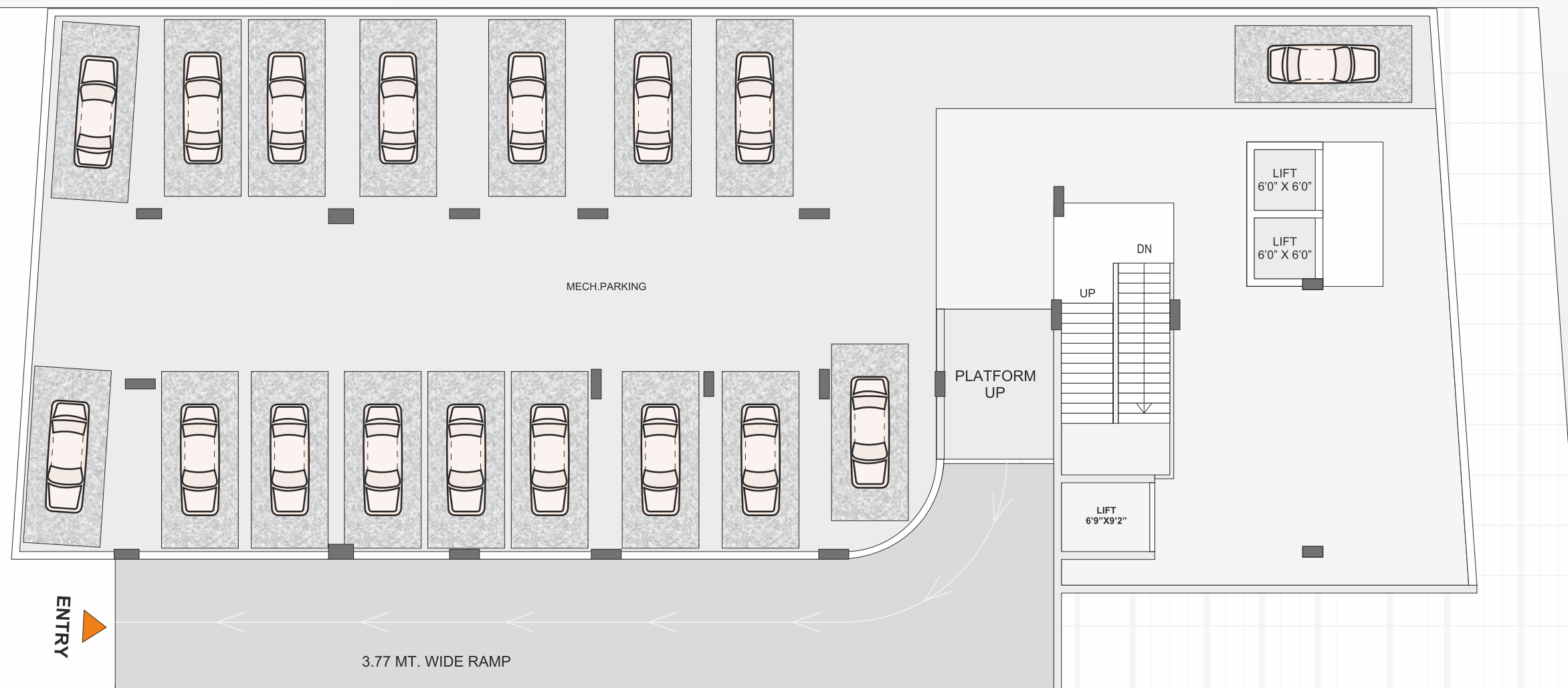
3.77 MT. WIDE RAMP

RAMP DN



3-7 FLOOR

24.39 MT. R.D.P. ROAD



BASEMENT • MECHANISED PARKING



PROJECT FEATURES

- Round the clock Security surveillance system
- Professionally property management Team
- Optical Fiber Network Building
- In close proximity to major hotels, clubs, convention centers, posh locality and other commercial spaces
- 2 High Speed Elevator system of MNC Brand.
- DG back up for common utility & area
- Basement Parking with mechanized car parking system
- Convenient Provision for Outdoor AC units
- Vitrified tiles in flooring. Glazed tiles in toilets
- RCC frame structure with Seismic Zone III compliance

PROJECT DETAILS

- NATURE OF PROJECT :** High Street Commercial Complex
- LOCATION :** Navrangpura - Nr. Navrangpura Bus Stand
- TOTAL UNITS :** 33 Units
- 06 Showrooms
- 27 Offices

DISCLAIMER :

- Rs. 400/- per sq.ft. (Super Built-up) for AMC, Torrent and Legal
- Rs. 3.00/- per sq.ft. (Super Built-up) per month for up to 60 months (3.00 X 60 = 180 per sq.ft.) Maintenance Charges to be borne by member for maintenance of building; to be maintained by the Developer.
- Rs. 100/- per sq.ft. (Super Built-up) for maintenance deposit
- Allotted Parking charges of Rs. 2,50,000/- Extra.
- Stamp Duty, Registration, Legal Documentation, GST Charges shall be borne by the purchaser.
- Any additional charges or duties levied by the Government / Local authorities during or after the completion of the scheme will be borne by the purchaser.
- Commencement and timely execution of the project is subject to all necessary approvals from relevant Government authorities, occurrence of natural calamities or any other external factors beyond the developer's control.
- Possession Period is 20 to 24 months approximately from the date of start of construction.
- The dimension shown are approximates.
- The Developer/Architects reserves the rights to change, revise or make any modification, additions, omission or alteration in the scheme as a whole part thereof at their sole discretion.
- The Brochure is only for illustration purpose and is not a legal document or a binding one.
- Subject to Ahmedabad Jurisdiction.

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