

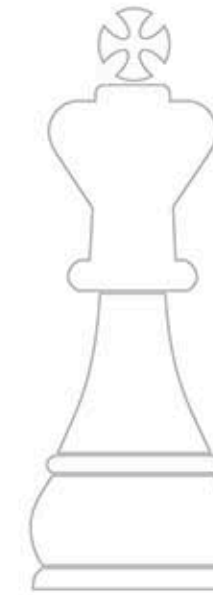


# City Centre

*Opportunity Classified*



...at the center of the action!



## Winning is a choice

Business calls for initiative, effort and smart thinking. What it also calls for is the ability to set targets, take responsibilities, make crucial decisions and make them count.

So how do achievers, whether individuals or organizations, go about the task?

Achievers know that functioning in busy localities shows progress, achievement and stability. The reason why they prefer to have setups in prime, sophisticated and central areas of bustling cities. This brings them in broad focus and projects a solid image in the minds of the people that matter.

Of course, the term 'people' here means not only customers and clients, but employees, prospective associates, foreign delegates, allied businesses and not to miss, competitors. In fact, the best measure of a successful organization is the respect it commands among its competitors.

Reaching that level of success requires a winning attitude, a winning decision and a winning location.

Presenting...



# Shops

*the growth channel*

Consistent and daily footfalls are of paramount importance for any retail establishment.



And City Centre provides enough opportunities to take care of that, with its unique design and strategic location. The booming businesses of Santram Road and the growing commercial projects in the nearby areas ensure a huge customer pool for almost every kind of product. The presence of Santram Mandir, College Campus in the vicinity, also adds a touch of youth to your customer base. In addition, City Centre's position at the intersection of four roads, making it easier to attract the attention of your prospective buyers.



SALES price SALES  
 PRICE DISCOUNT PRICE  
 FASHION discount  
 PRICE season Fashion discount season  
 STYLE season  
 DISCOUNT style  
 SEASON



Ground Floor Plan  
 Shops / Showrooms : 01 to 13

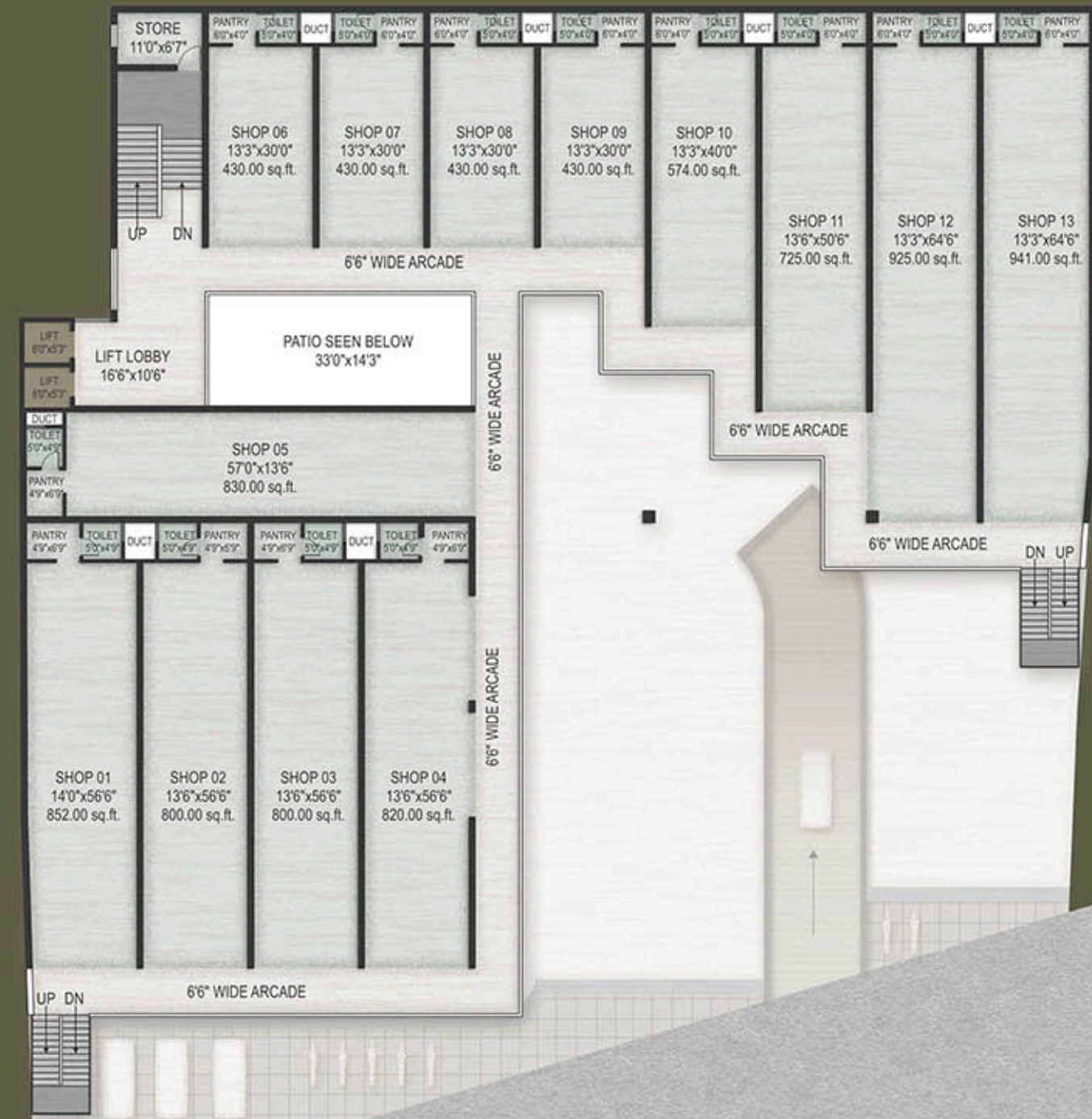
# Showrooms

*space - rooms with a view*

The more space you have, the more products you can display and the more customers you can serve, at any given time.



City Centre presents the perfect framework for the perfect showcase. The huge floor space invites you to design your showroom to gain maximum advantage in terms of space and layout, to create a customer friendly ambience. The frontal view of the showrooms guarantees the maximum awareness among the massive market, generated by the commercial and residential growth of the region. In addition, City Centre's five floors of shops, offices and other showrooms supply you with numerous opportunities to impress the spillover crowd as well.



## First & Second Floor Plan

2nd Floor :Shops / Showrooms :  
01 to 13  
3rd Floor :Shops / Showrooms :  
01 to 13



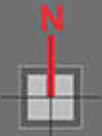
Witness the plush corporate offices customized sq ft brackets suited for a variety of business volumes, City Centre provides a perfect place for company outlet or branch and professional practice.

a perfect environment to make your mark



### Third & Fourth Floor Plan

3rd Floor :Offices - 01 to 18  
4th Floor :Offices - 01 to 18



## Offices *for professionals on the move*

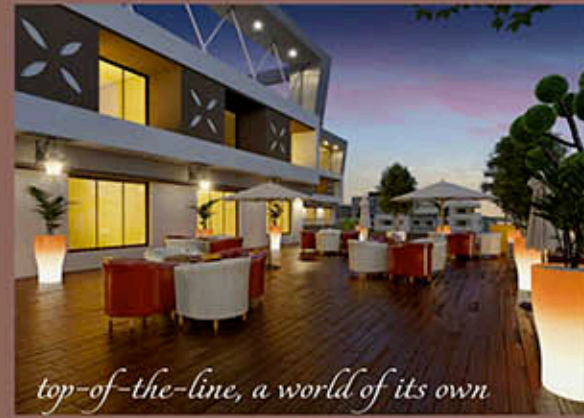
In any profession, business growth depends on the growth of other professions and businesses.



At Santram Road, there is no dearth of employees, employers and businesses looking for professional advice and consultation. Whatever be your profession, City Centre provides you with spacious offices, a host of amenities and ample parking space to attract your new clients and to impress your existing ones. Commercial establishments on Santram Road, as well as on the nearby Santram Temple & College Road, allow you to operate at the center of Nadiad's commercial hub. Whatever your profession, it doesn't get any more professional than City Centre .

# Grand Atrium

*Opportunity Beckons*



For the very first time in Santram Road, you will be able to use the unique opportunities of the simple yet highly conspicuous positioning of an Atrium equipped with a sophisticated high speed lifts.

The business which flourish the most around an atrium are the ones which take the least time to service the customers. And the Grand Atrium at the heart of the City Centre offers a huge chunk of the spending population, already attracted by the other amenities and products available in the complex.

*top-of-the-line, a world of its own*



## City Centre

*Hospitality Classified*

### SPECIFICATIONS

#### Structure :

RCC frame structure and brick walls designed as per Earthquake safety norms.

#### Flooring :

Shops, Offices & Other Utility :  
Vitrified tiles shall be laid.

#### Staircase :

Granite or Marble stone will be paved above staircase.

#### Toilets :

Glazed tile Dado upto lintel level.

#### Parking Area :

Ample paved parking on ground floor.

#### Shutters & Doors :

Rolling shutters for shops & Decorative Doors for offices.

#### Windows :

Powder coated Aluminum sliding with glass.

#### Electrification :

Concealed wiring with ISI quality electrical accessories will be provided.

#### Painting :

External walls will be decked with "Asian Paint/ICI" brand of acrylic paints.





Location delivers the audience. But the structure keeps them there...

City Centre is a manifestation of world class corporate structural engineering coupled with a layout that is sensitive to the needs of new age shopping, corporates and customers.



Key Plan



Latitude : 22°41'25.93" N Longitude : 72°52'5.49"E



**Site Address :**  
Paras Cinema,  
Near LIC Building, Santram Road,  
Nadiad - 387 001, Gujarat, India.

### Terms & Condition

1. All rights regarding addition / alteration of building plan and its specifications are reserved with the organizer and architect.
2. Extra work shall be allowed only with prior permission and with extra cost.
3. If payment is not completed within given time then interest at the rate of 24% will be charged.
4. Additional documentation charges such as Stamp Duty, Registration Fees, MGVCL Connection, Gas Connection, Legal Documents, Service Tax, Municipal Expenses, Maintenance Cost and other expenditure as per any new by laws is to be borne by the members.
5. Possession of the apartments, office or shops will be given only on receipt of full payment and no religious rituals will be allowed in case of incomplete payment.
6. The brochure shall not be treated as part of the legal document and is for the reference only.
7. In case of any dispute, it will be resolved by mutual discussion & understanding, failing which the matter will be at Nadiad Jurisdiction only.

**Organiser :**  
**Arihant Associates**

Shiv Point, College Road,  
Nadiad - 387 001, Gujarat, India.  
website : [www.kantrealstate.com](http://www.kantrealstate.com)

**Contact :**

+91 98253 76699  
+91 88665 11111  
+91 99092 12299

**Architect :** Tamir Art

Ahmedabad, Gujarat, India

**Structure :** Jaymin Desai

Nadiad - 387 001, Gujarat, India.