

A PROJECT BY



ARCHITECT



LEGAL ADVISOR

Vipul S. Kapadia
02632-244379

SITE ADDRESS

KALAJI CAPITOL
Nr. Saurashtra Kadva Patidar Samaj Vadi,
Dharpur Chokdi, Abrama, Valsad (Guj.)-396002.

CONTACT

+91 93770 84000 | +91 93779 98000 | +91 93770 05252
info@kalajicapitol.com | kbc@kalajicapitol.com
www.kalajicapitol.com

3D Viz & Brochure by - NED, +91 7878754017



MORE THAN JUST A BUSINESS SPACE

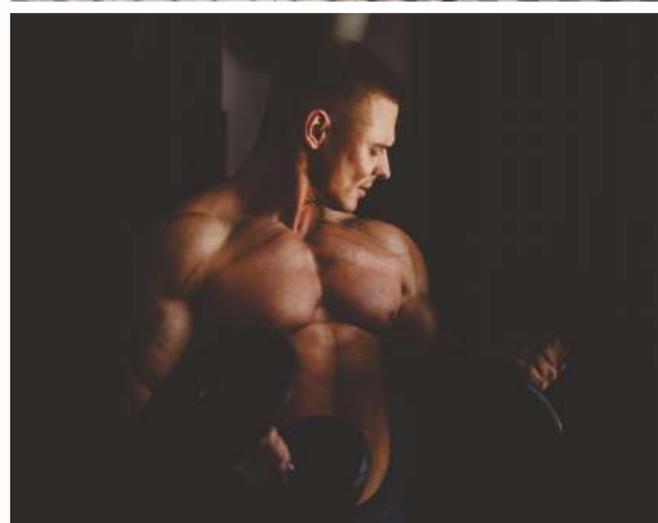




WELCOME TO THE WORLD OF COMMERCE, AN ALL BUSINESS DESTINATION.



What if you have an opportunity to be a business icon?
What if the trade center offers you to celebrate your profession?
What if you are enriched with profits leading to success every day?
Start your dream business. Achieve Fruitful Outcomes.
In the premises of prospects; in the world that allows you to work smartly.



Welcome To



KALAJI BUSINESS CENTER WELCOMES YOU TO
THE ULTIMATE ADDRESS FOR YOUR DREAM BUSINESS.



KBC

KALAJI BUSINESS CENTER



A REWARDING INVESTMENT FOR SELECTED FEW



GROUND FLOOR PLAN



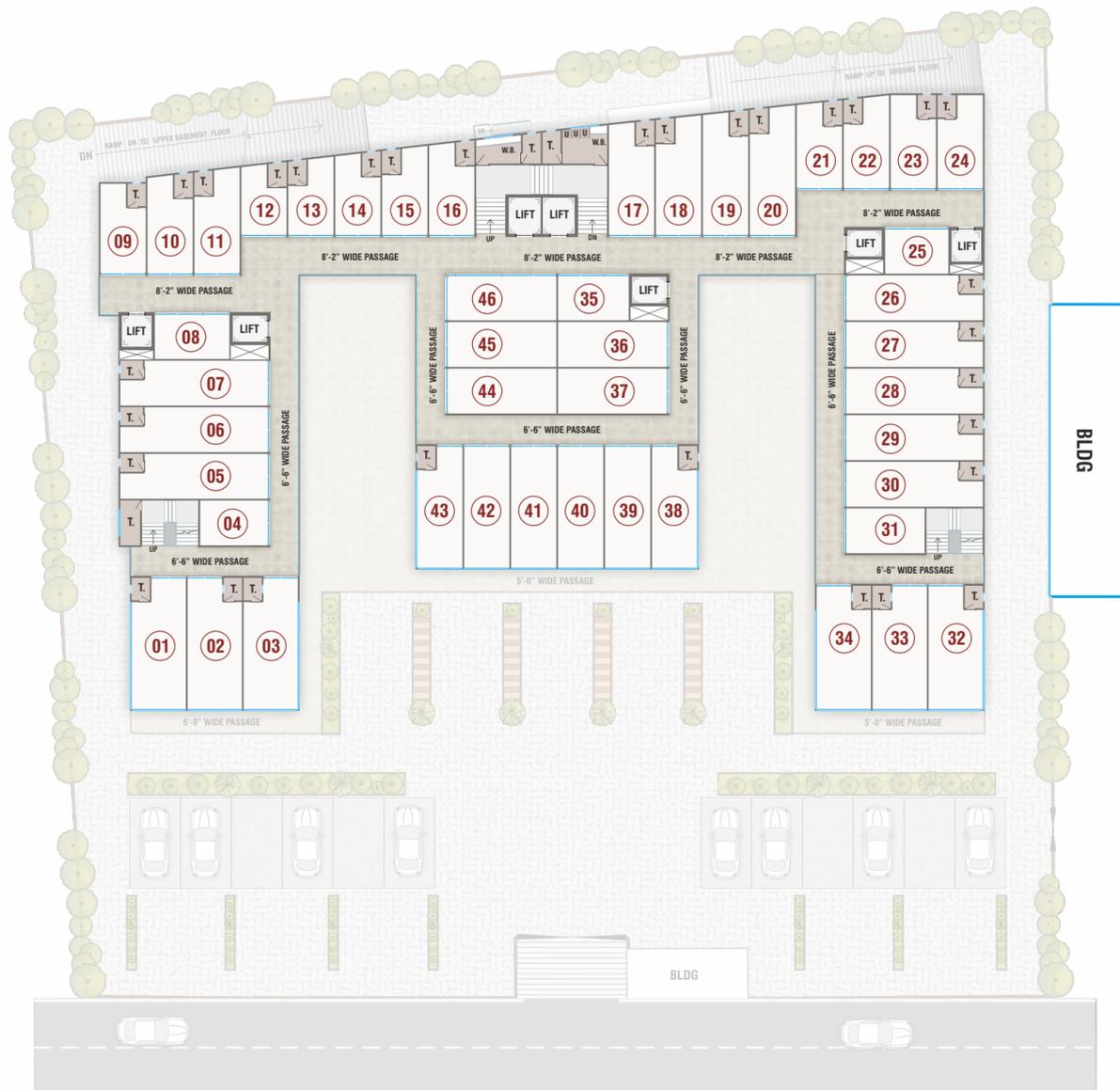
SHOP SIZE

- (01) 12'-0" X 36'-6"
- (02) 12'-0" X 36'-6"
- (03) 12'-4½" X 36'-6"
- (04) 39'-7½" X 10'-0"
- (05) 39'-7½" X 10'-0"
- (06) 39'-7½" X 10'-0"
- (07) 39'-7½" X 10'-0"
- (08) 16'-6" X 10'-4½"
- (09) 10'-0" X 20'-6"
- (10) 10'-0" X 22'-5¼"
- (11) 10'-0" X 23'-6"
- (12) 10'-0" X 16'-2¾"
- (13) 10'-0" X 17'-3¼"
- (14) 10'-0" X 18'-7½"
- (15) 10'-0" X 19'-8¼"
- (16) 10'-0" X 21'-0¼"
- (17) 10'-0" X 25'-6½"
- (18) 10'-0" X 26'-6¼"
- (19) 10'-0" X 27'-9¼"
- (20) 10'-0" X 18'-4½"
- (21) 10'-0" X 19'-7½"
- (22) 10'-0" X 20'-7¼"
- (23) 10'-0" X 21'-3"
- (24) 10'-0" X 21'-3"
- (25) 14'-0" X 10'-4½"
- (26) 37'-1½" X 10'-0"
- (27) 37'-1½" X 10'-0"
- (28) 37'-1½" X 10'-0"
- (29) 37'-1½" X 10'-0"
- (30) 37'-1½" X 10'-0"
- (31) 37'-1½" X 10'-0"
- (32) 12'-0" X 34'-9"
- (33) 12'-0" X 34'-9"
- (34) 12'-4½" X 34'-9"
- (35) 15'-7½" X 10'-4½"
- (36) 31'-1½" X 10'-0"
- (37) 31'-1½" X 10'-0"
- (38) 10'-4½" X 34'-4½"
- (39) 10'-0" X 34'-4½"
- (40) 10'-0" X 34'-4½"
- (41) 10'-0" X 34'-4½"
- (42) 10'-0" X 34'-4½"
- (43) 10'-4½" X 34'-4½"
- (44) 31'-1½" X 10'-0"
- (45) 31'-1½" X 10'-0"
- (46) 31'-1½" X 10'-4½"

N 1ST & 2ND FLOOR PLAN

SHOP SIZE

- (01) 12'-0" X 29'-7½"
- (02) 12'-0" X 29'-7½"
- (03) 12'-0" X 29'-7½"
- (04) 15'-6" X 10'-0"
- (05) 33'-1½" X 10'-0"
- (06) 33'-1½" X 10'-0"
- (07) 33'-1½" X 10'-0"
- (08) 16'-6" X 10'-4½"
- (09) 10'-0" X 20'-6"
- (10) 10'-0" X 22'-5½"
- (11) 10'-0" X 23'-6"
- (12) 10'-0" X 16'-2¼"
- (13) 10'-0" X 17'-3¼"
- (14) 10'-0" X 18'-7½"
- (15) 10'-0" X 19'-8¼"
- (16) 10'-0" X 21'-0¼"
- (17) 10'-0" X 25'-6½"
- (18) 10'-0" X 26'-6¼"
- (19) 10'-0" X 27'-9¼"
- (20) 10'-0" X 28'-9"
- (21) 10'-0" X 19'-7½"
- (22) 10'-0" X 20'-7¼"
- (23) 10'-0" X 21'-3"
- (24) 10'-0" X 21'-3"
- (25) 14'-0" X 10'-4½"
- (26) 30'-7½" X 10'-0"
- (27) 30'-7½" X 10'-0"
- (28) 30'-7½" X 10'-0"
- (29) 30'-7½" X 10'-0"
- (30) 30'-7½" X 10'-0"
- (31) 17'-9" X 10'-0"
- (32) 12'-0" X 27'-10½"
- (33) 12'-0" X 27'-10½"
- (34) 12'-0" X 27'-10½"
- (35) 15'-7½" X 10'-4½"
- (36) 24'-7½" X 10'-0"
- (37) 24'-7½" X 10'-0"
- (38) 10'-0" X 27'-6"
- (39) 10'-0" X 27'-6"
- (40) 10'-0" X 27'-6"
- (41) 10'-0" X 27'-6"
- (42) 10'-0" X 27'-6"
- (43) 10'-0" X 27'-6"
- (44) 24'-7½" X 10'-0"
- (45) 24'-7½" X 10'-0"
- (46) 24'-7½" X 10'-4½"

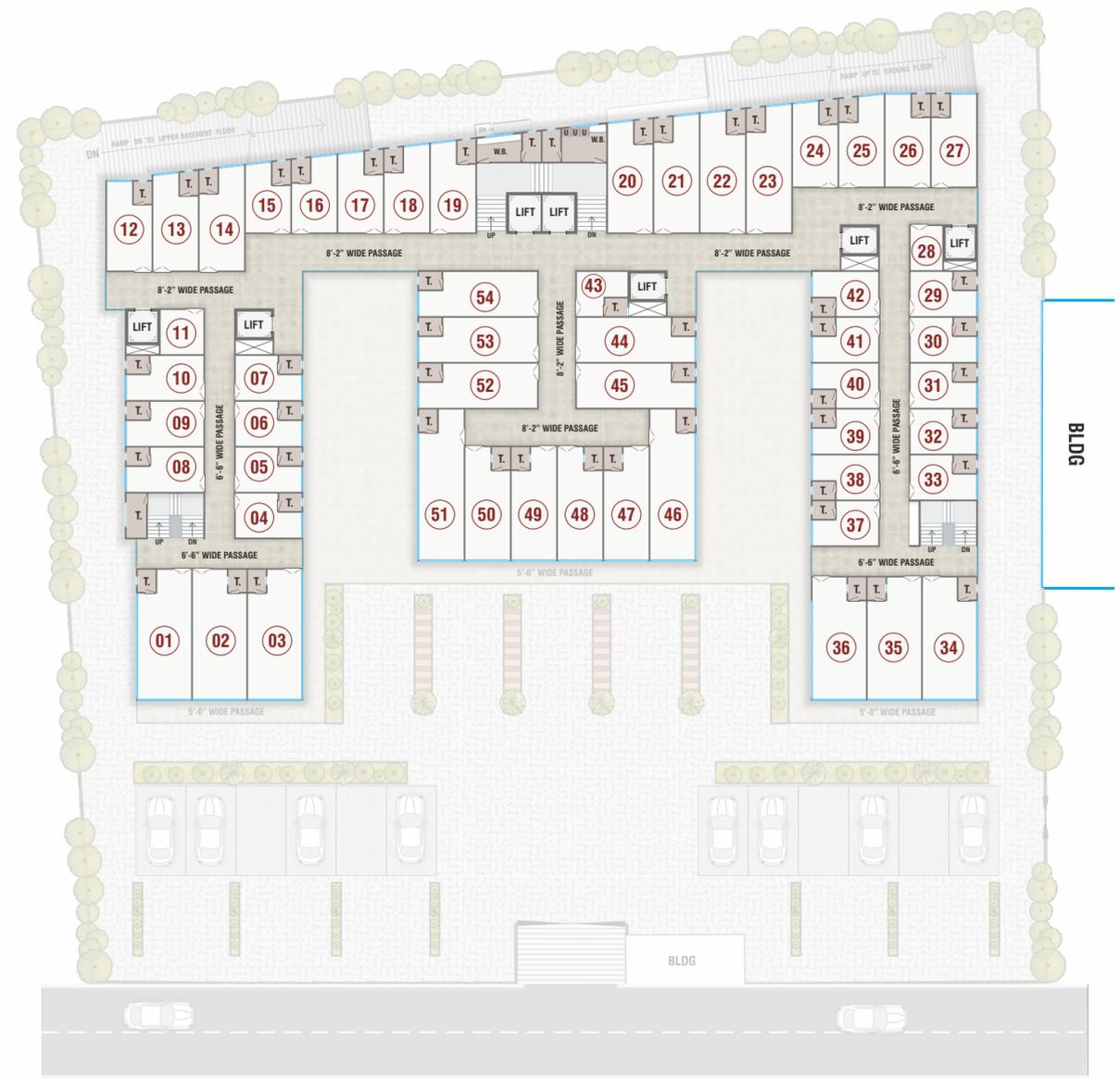


FULFILL ALL YOUR BUSINESS REQUIREMENTS



CERTAIN BUSINESS SPACES ARE BEYOND COMPARISON

TYPICAL (3RD TO 5TH) FLOOR PLAN



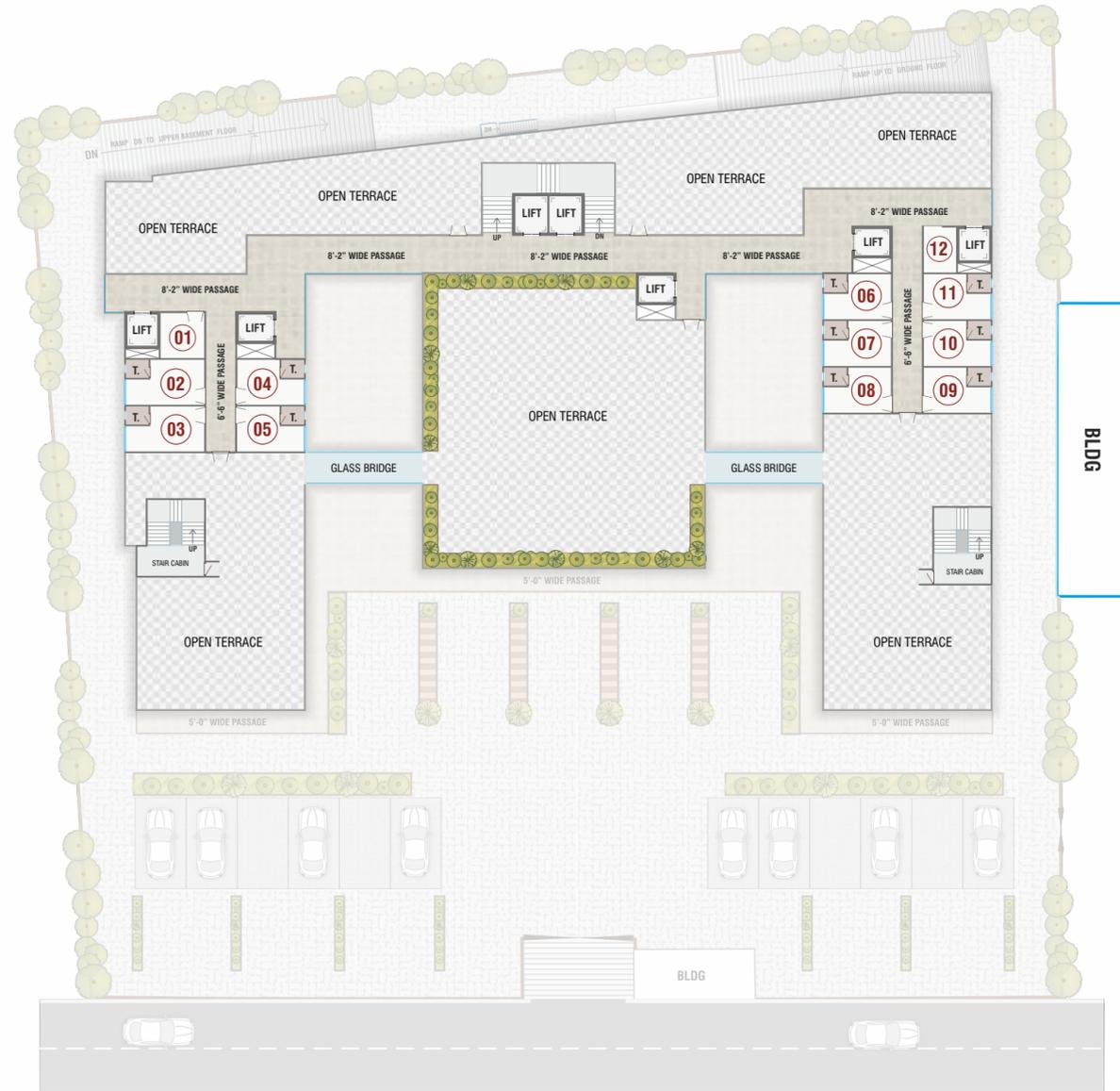
OFFICE SIZE

- (01) 12'-0" X 29'-3"
- (02) 12'-0" X 29'-3"
- (03) 12'-0" X 29'-3"
- (04) 14'-9" X 10'-0"
- (05) 14'-9" X 10'-0"
- (06) 14'-9" X 10'-0"
- (07) 14'-9" X 10'-0"
- (08) 17'-3" X 10'-0"
- (09) 17'-3" X 10'-0"
- (10) 17'-3" X 10'-0"
- (11) 9'-7½" X 10'-0"
- (12) 10'-0" X 20'-1½"
- (13) 10'-0" X 22'-0¾"
- (14) 10'-0" X 23'-1½"
- (15) 10'-0" X 15'-10¼"
- (16) 10'-0" X 16'-10¾"
- (17) 10'-0" X 18'-3"
- (18) 10'-0" X 19'-3¾"
- (19) 10'-0" X 20'-7¾"
- (20) 10'-0" X 25'-2"
- (21) 10'-0" X 26'-1¾"
- (22) 10'-0" X 27'-4¾"
- (23) 10'-0" X 27'-4½"
- (24) 10'-0" X 19'-7½"
- (25) 10'-0" X 20'-2¾"
- (26) 10'-0" X 20'-10½"
- (27) 10'-0" X 20'-10½"
- (28) 7'-1½" X 10'-0"
- (29) 14'-9" X 10'-0"
- (30) 14'-9" X 10'-0"
- (31) 14'-9" X 10'-0"
- (32) 14'-9" X 10'-0"
- (33) 14'-9" X 10'-0"
- (34) 12'-0" X 27'-6"
- (35) 12'-0" X 27'-6"
- (36) 12'-0" X 27'-6"
- (37) 14'-9" X 10'-0"
- (38) 14'-9" X 10'-0"
- (39) 14'-9" X 10'-0"
- (40) 14'-9" X 10'-0"
- (41) 14'-9" X 10'-0"
- (42) 14'-9" X 10'-0"
- (43) 11'-4¼" X 10'-0"
- (44) 26'-5¾" X 10'-0"
- (45) 26'-5¾" X 10'-0"
- (46) 10'-0" X 34'-0"
- (47) 10'-0" X 25'-5½"
- (48) 10'-0" X 25'-5½"
- (49) 10'-0" X 25'-5½"
- (50) 10'-0" X 25'-5½"
- (51) 10'-0" X 34'-0"
- (52) 26'-5¾" X 10'-0"
- (53) 26'-5¾" X 10'-0"
- (54) 26'-5¾" X 10'-0"

N 6TH FLOOR PLAN

OFFICE SIZE

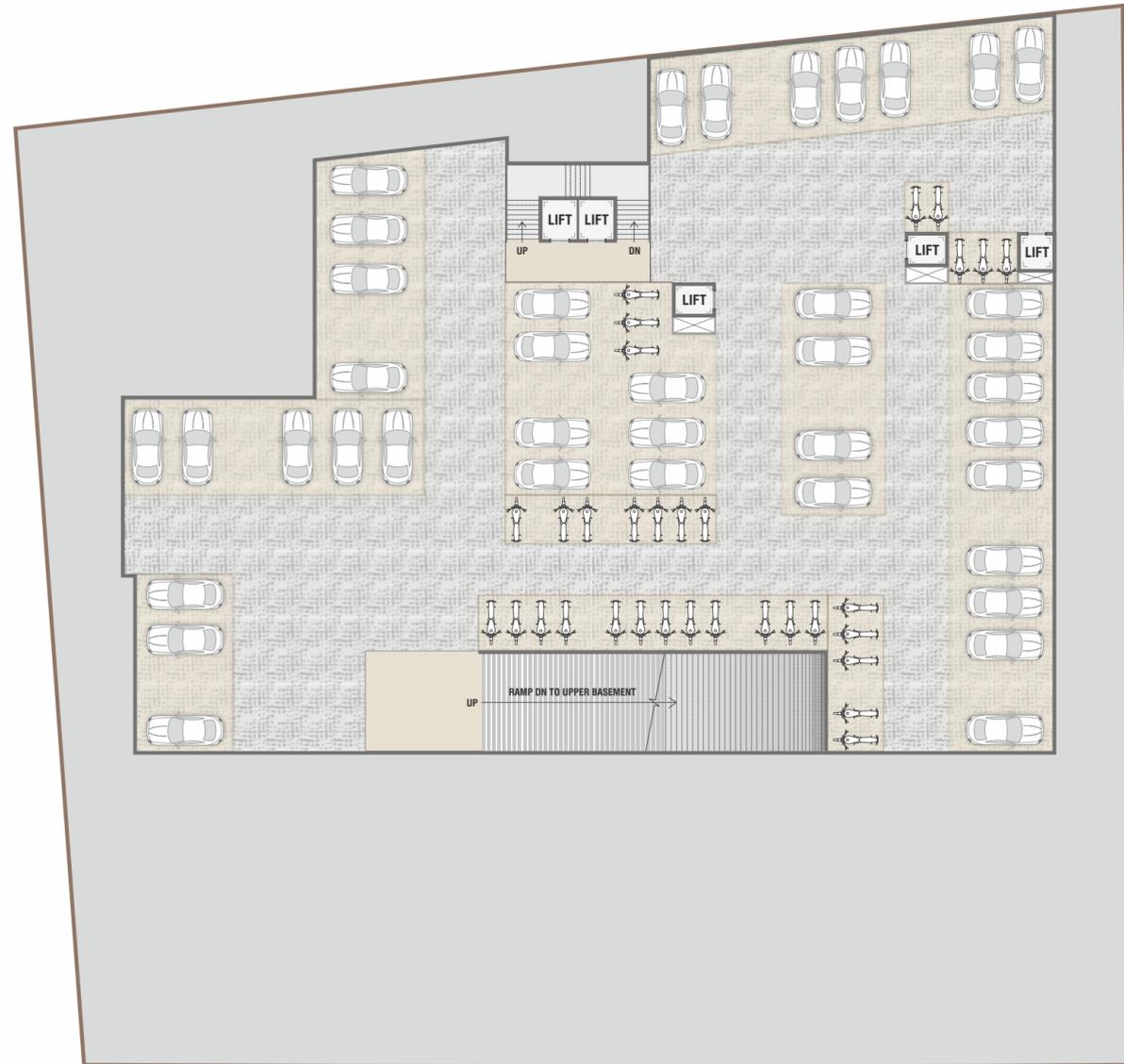
- (01) 9'-7½" X 10'-0"
- (02) 17'-3" X 10'-0"
- (03) 17'-3" X 10'-0"
- (04) 14'-9" X 10'-0"
- (05) 14'-9" X 10'-0"
- (06) 14'-9" X 10'-0"
- (07) 14'-9" X 10'-0"
- (08) 14'-9" X 10'-0"
- (09) 14'-9" X 10'-0"
- (10) 14'-9" X 10'-0"
- (11) 14'-9" X 10'-0"
- (12) 7'-1½" X 10'-0"



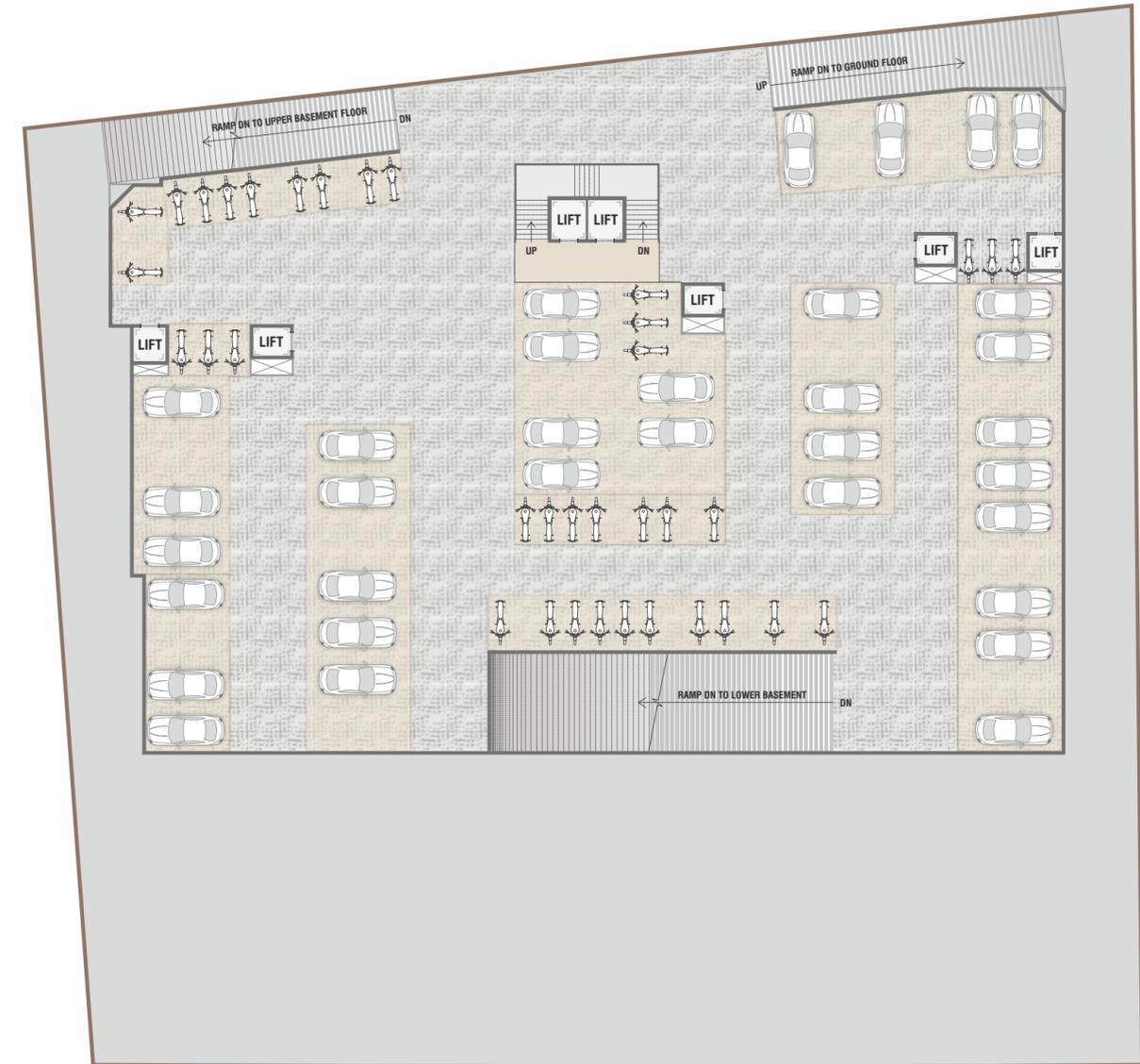
A GATEWAY TO PROGRESS AND PROSPERITY



LOWER BASEMENT FLOOR PLAN



UPPER BASEMENT FLOOR PLAN



AN INNOVATIVELY DESIGNED COMMERCIAL HUB
FOR VARIOUS TYPES OF BUSINESSES.



GIVE YOUR BUSINESS A DIFFERENT PERSPECTIVE AT KALAJI BUSINESS CENTER.

THIS BUSINESS CENTER OFFERS COMMODIOUS SPACES FOR
SHOPS/ SHOWROOMS, RESTAURANTS, OFFICES AND HOSPITALS.

WE GIVE YOU AN OPPORTUNITY TO START YOUR DESIRED BUSINESS OF ANY FIELD OR BRANCH HERE AS WELL AS THIS IS THE
PATH THAT WILL ALLOW YOU TO SUCCEED IN WHATEVER OCCUPATION YOU START.



SPECIFICATIONS



STRUCTURE

- Earthquake Resistant R.C.C Frame structure building with block wall as per Structural Engineer's Design



ELECTRIFICATION

- Sufficient electric point with concealed wiring along with modular switches of Exclusive brand with one AC point in each unit.
- Provision for three Phase meter on demand



TOILET

- C P Fittings and Sanitary Fittings of Exclusive brand
- Glazed Tiles up to lintel level
- Concealed PVC Plumbing pipes Exclusive brand



FLOORING

- Vitrified Tiles Flooring
- Paver blocks in Parking



DOORS AND WINDOWS

- Flush door with both side laminate and safety locks / MS rolling shutter with colour.
- Powder coated aluminum sliding / glazing openable windows.



WALL FINISHING AND PAINT

- Smooth Plaster putty with Primer in Interior Finish
- Double Coat plaster with weather proof exterior paint in Exterior Finish Terrace Finish
- China mozec finish with water proofing

AMENITIES



CCTV Facility in common areas for added Securities



Excellent frontage with magnificent visibility



Double basement Car parking



D.G. back up for common utilities



Standard for elevators starting from basement

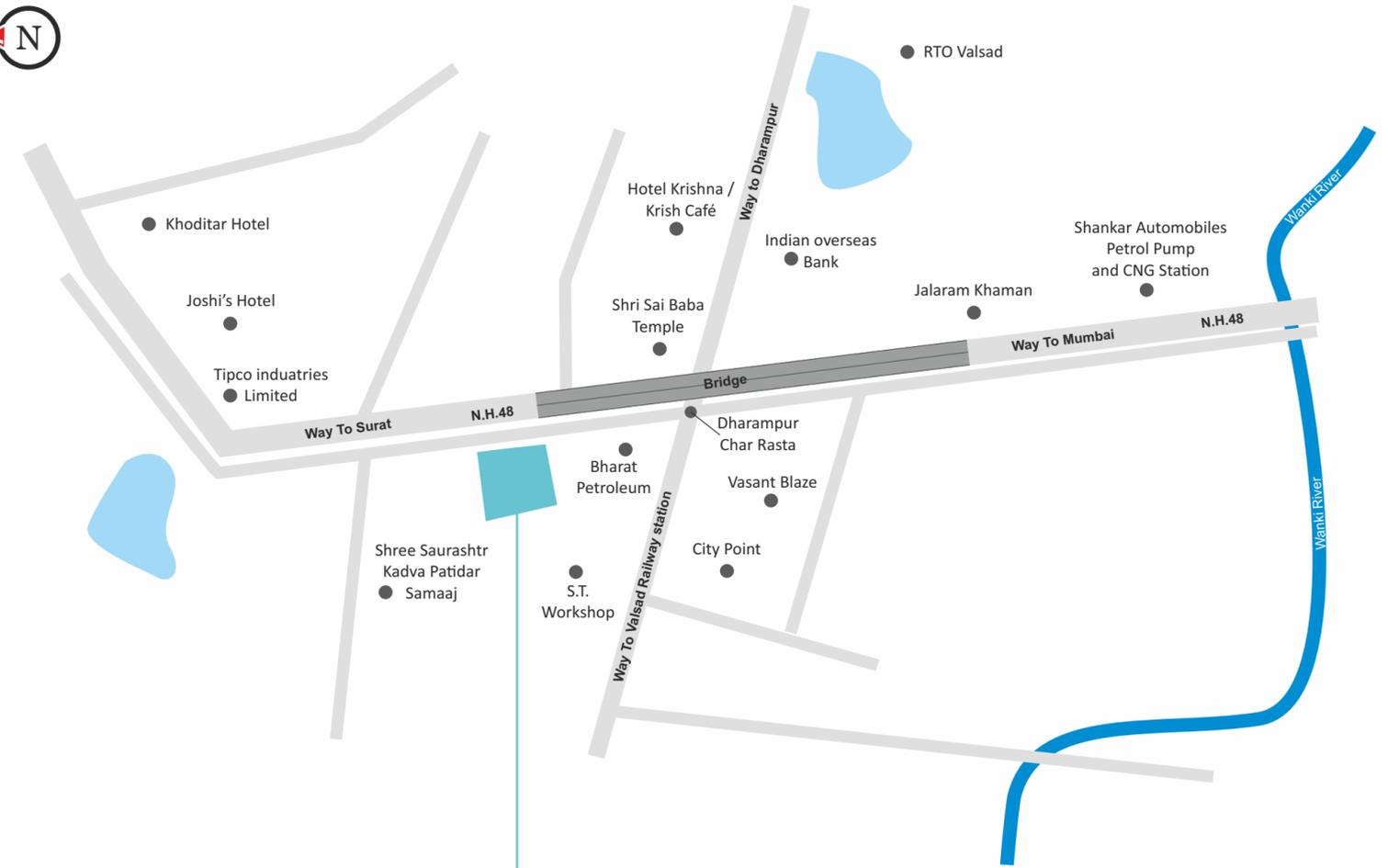


Designed Building



Earthquake resistance structure design

KEY PLAN



- 4kms from - Railway Station
- 1kms from - Valsad RTO
- Location on - NH-48
- 3kms from - Gunlav GIDC

DISCLAIMER :

(1) Possession will be given after one month of settlements of all accounts. (2) Extra work will be executed after receipt of full advance payment. (3) Documentation charges, stamp duty, GST, common maintenance charge, development charge will be extra. (4) Any new central or state government taxes, if applicable shall have to be borne by the client. (5) Continuous default payments leads to cancellation. (6) No refund of booking amount will be made in case of cancellation. (7) In case of delay of water supply, light connection, drainage work by VMSS / MGVCCL, developers will not be responsible. (8) Architect/ developers shall have the right to change of rise the scheme or any details herein and any change of revision will be binding to all. (9) Terrace right will be reserved for developers only. (10) Any plans, specifications or information in this brochure can not from part of an offer, contract or agreement.