

Developers

SHIV ENTERPRISE

Site Address

ELITE ELEGANCE - Beside Lotus Elite,
Nr. Collabera, Gotri - Sevasi Main Road,
Vadodara.

Contact Details

M : **+91 95121 12194**

E : eliteelegance2021@gmail.com

Architect

ASQUARE
ARCHITECT & INTERIOR DESIGNER

RERA NO. : **PR/GJ/VADODARA/VADODARA/Others/CAA09798/110222**

RERA WEBSITE : www.gujrera.gujarat.gov.in

Structure

GEO DESIGN & RESEARCH CENTER PVT. LTD.

Ph : +91 265 2290 222

Electrical Consultant

DAXESH DAVE

Plumbing Consultant

VRAJ SANITATION



Payment Modes : • 20% At the time of booking • 7% Lower Basement Slab • 7% Upper Basement Slab • 7% Ground Floor Slab • 7% First Floor Slab
• 7% Second Floor Slab • 7% Third Floor Slab • 7% Forth Floor Slab • 7% Fifth Floor Slab • 7% Sixth Floor Slab • 10% Completion of Masonary
• 7% 1 month before Possession / Saledeed

Notes : 1) Possession will be given after one month of settlement of all accounts. 2) Extra work will be executed after receipt of full advance payment. 3) **Documentation charges, stamp duty, GST & common maintenance charges, MGVCL charges will be extra.** 4) Any new Central or State Government Taxes, if applicable shall have to be borne by the clients. 5) Extra work shall be executed after making full payment. 6) Continuous default payments leads to cancellation. 7) Architect/Developers shall have the right to change or raise the scheme or any details herein and any change or revision will be binding to all. 8) In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible. 9) Refund in case of cancellation will be made within 30 days from the date of booking of new client only & administrative expense of 50,000/- & the amount of extra work (if any) will be deducted from that paid amount. 10) The delivery schedule etc. will be maintained only if the work is to be done as per the sample. 11) Any plans, specifications or information in this brochure can not form part of an offer, contract or agreement.

Office owners will be not permitted for sign board in elevation part, we will be provide podium on front side as well as designer name plates beside elevator or ground floor foyer area.



WORK. GROW. BUILD YOUR EMPIRE




A good work environment invigorates thereby enhancing efficiency.

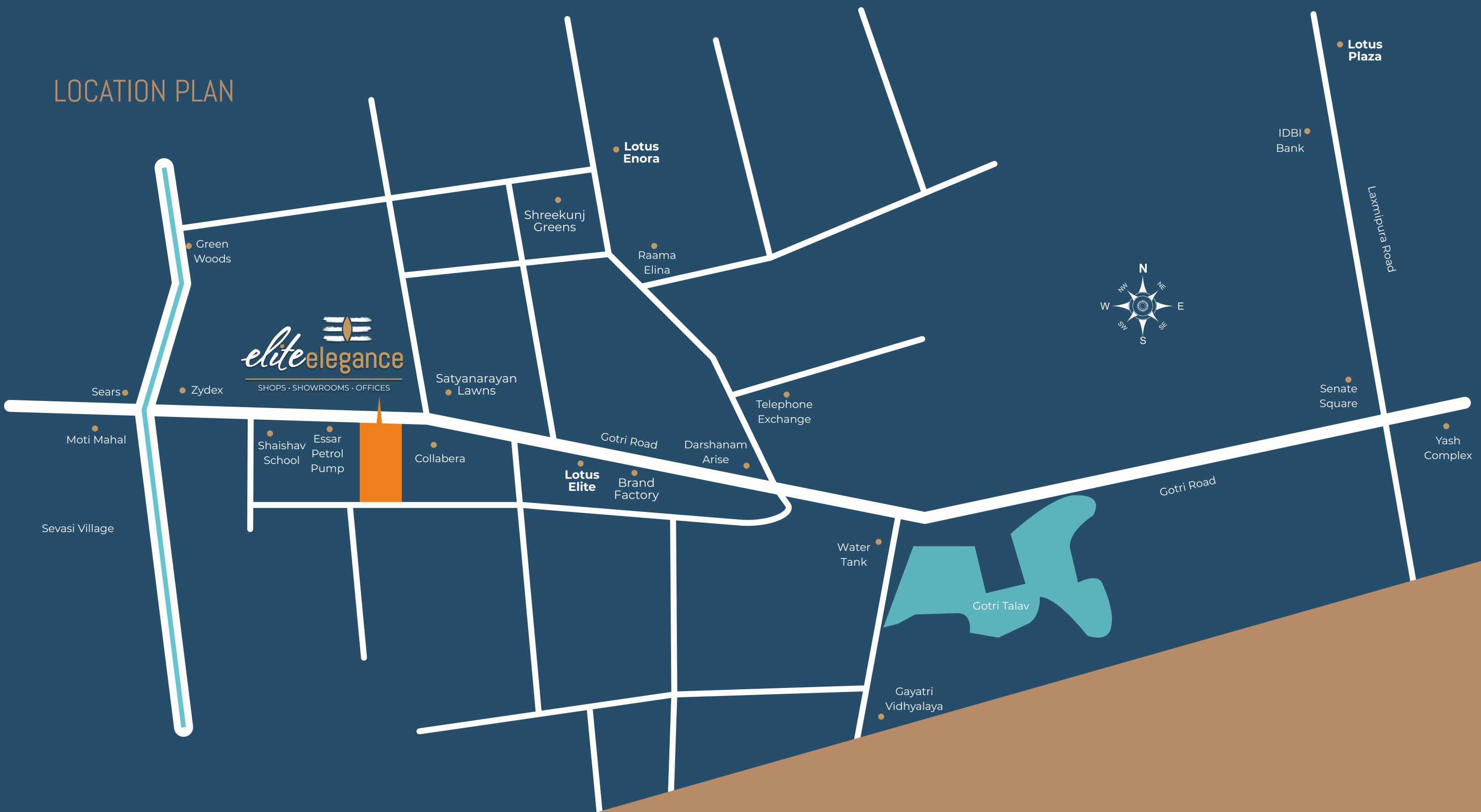
And comfortable work spaces yield growth with great results. Elite Elegance is well planned as well as brilliantly located.

A judicious mix of retail and work segments, Elite Elegance is designed to INSPIRE GROWTH.

3 storeys of engaging retail and 4 levels above multiple configurations of office segments. These are designed to offer you flexibility while allowing room for an appropriate and optimum space to suit your needs.



LOCATION PLAN




A GREAT PLACE TO BE.


Located in one of the most premium and buzzing parts of Vadodara, Elite Elegance offers your business ready social infrastructure and great connectivity to important parts of the city.

The proximity of malls, multiplexes, restaurants, hospitals, and schools assures you maximum footfalls all year round. Just the environment for your empire to thrive and expand.


- 0.5 Km.




PETROL PUMP
- 0.5 Km.




BANK
- 3.4 Km.




INOX THEATER
- 3.4 Km.



PROPOSED MUMBAI EX. HIGHWAY
- 6.2 Km.



RAILWAY STATION
- 11.6 Km.



INTERNATIONAL AIRPORT





A HEART THAT BEATS FULL OF LIFE.

The amazing centre court at Elite Elegance is designed to create a much-needed hangout space for people. It will feature sit-outs, installations, also spaces to have various kiosks and promotions. It will facilitate interactions and will work as a landing point for shoppers.

12.00 MTS. WIDE T.P. ROAD

GROUND FLOOR LAYOUT

SHOPS

NO.	C.A.	S.B.A.
01	1031	1810
02	992	1742
03	349	616
04	349	616
05	349	616
06	349	616
07	349	616
08	349	616
09	349	616
10	349	616
11	349	616
12	297	525
14	327	578
15	327	578
16	327	578
17	327	578
18	327	578
19	327	578
20	327	578
21	327	578
22	349	616
23	349	616
24	349	616
25	349	616
26	349	616
27	349	616
28	349	616
29	349	616
30	349	616
31	349	616
32	349	616
33	1031	1810
34	993	1742



30.00 MTS. WIDE T.P. ROAD

12.00 MTS. WIDE T.P. ROAD

FIRST FLOOR LAYOUT

SHOPS

NO.	C.A.	S.B.A.
101 & 102	2046	3590
103	328	578
104	327	578
105	327	578
106	327	578
107	327	578
108	327	578
109	327	578
110	327	578
111	327	578
112	297	525
114	327	578
115	327	578
116	327	578
117	327	578
118	327	578
119	327	578
120	327	578
121	297	525
122	327	578
123	327	578
124	327	578
125	327	578
126	327	578
127	327	578
128	327	578
129	327	578
130	327	578
131	327	578
132	327	578
133 & 134	2049	3590



30.00 MTS. WIDE T.P. ROAD

12.00 MTS. WIDE T.P. ROAD

SECOND FLOOR LAYOUT

SHOPS

NO.	C.A.	S.B.A.
201 & 202	2033	3590
203	328	578
204	327	578
205	327	578
206	327	578
207	327	578
208	327	578
209	327	578
210	327	578
211	327	578
212	297	525
214	327	578
215	327	578
216	327	578
217	327	578
218	327	578
219	327	578
220	327	578
221	297	525
222	327	578
223	327	578
224	327	578
225	327	578
226	327	578
227	327	578
228	327	578
229	327	578
230	327	578
231	327	578
232	327	578
233 & 234	2033	3590



30.00 MTS. WIDE T.P. ROAD

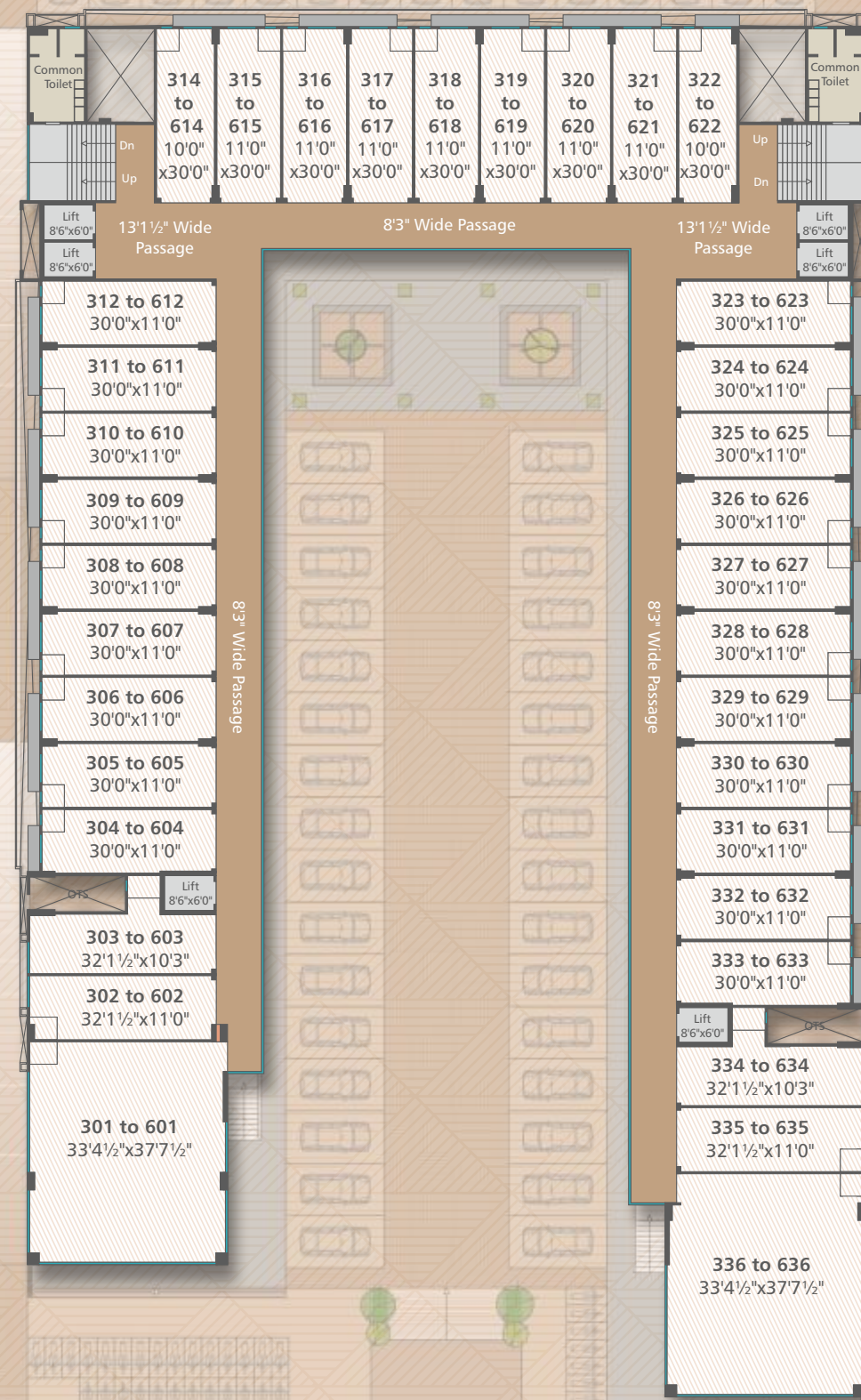


12.00 MTS. WIDE T.P. ROAD

3rd to 6th FLOOR LAYOUT

OFFICES

NO.	C.A.	S.B.A.
301 to 601	1264	2190
302 to 602	352	616
303 to 603	365	640
304 to 604	328	578
305 to 605	327	578
306 to 606	327	578
307 to 607	327	578
308 to 608	327	578
309 to 609	327	578
310 to 610	327	578
311 to 611	327	578
312 to 612	327	578
314 to 614	297	525
315 to 615	327	578
316 to 616	327	578
317 to 617	327	578
318 to 618	327	578
319 to 619	327	578
320 to 620	327	578
321 to 621	327	578
322 to 622	297	525
323 to 623	327	578
324 to 624	327	578
325 to 625	327	578
326 to 626	327	578
327 to 627	327	578
328 to 628	327	578
329 to 629	327	578
330 to 630	327	578
331 to 631	327	578
332 to 632	327	578
333 to 633	327	578
334 to 634	365	640
335 to 635	352	616
336 to 636	1266	2190



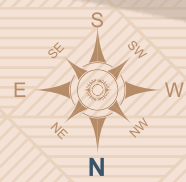
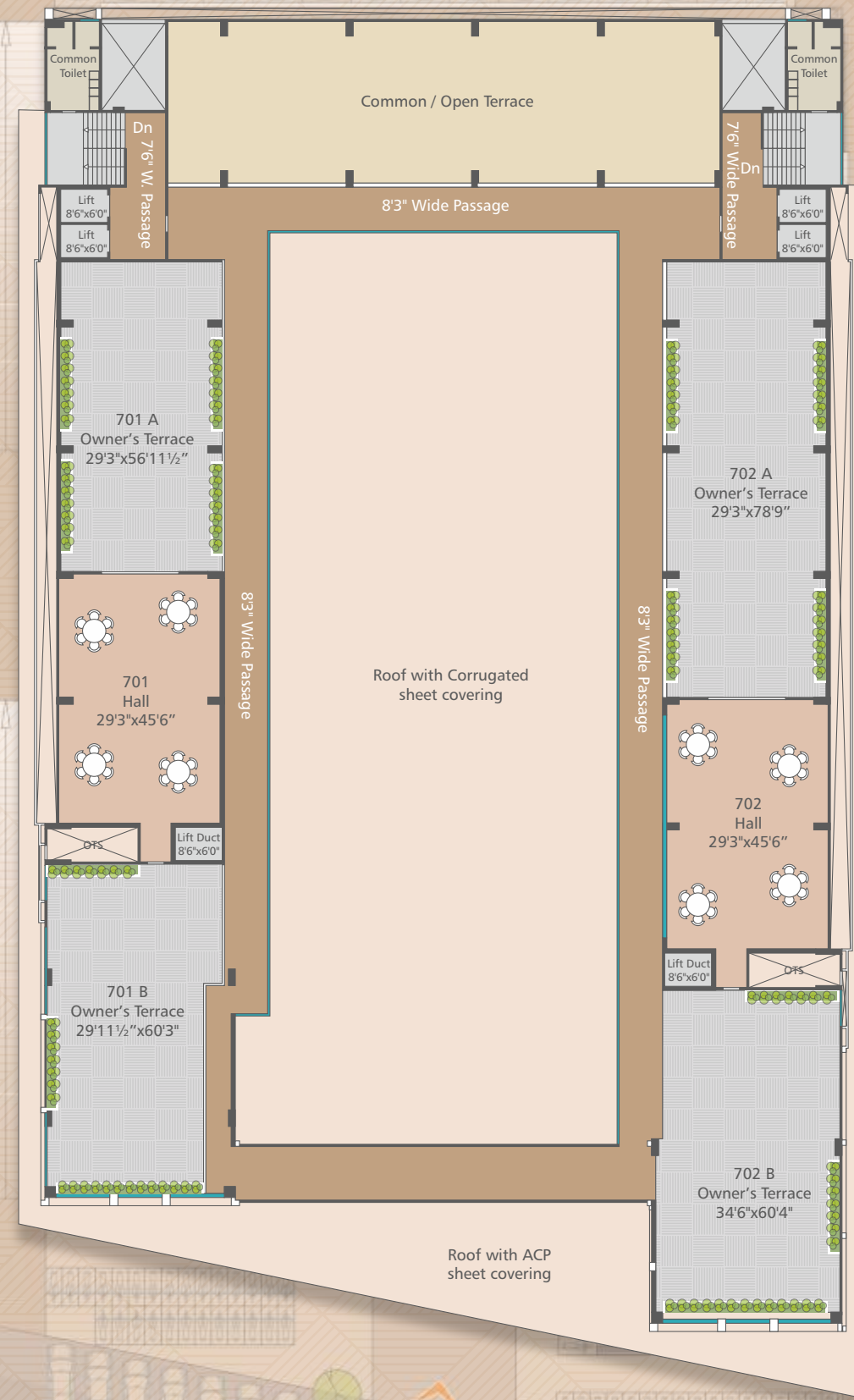
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SEVENTH FLOOR LAYOUT

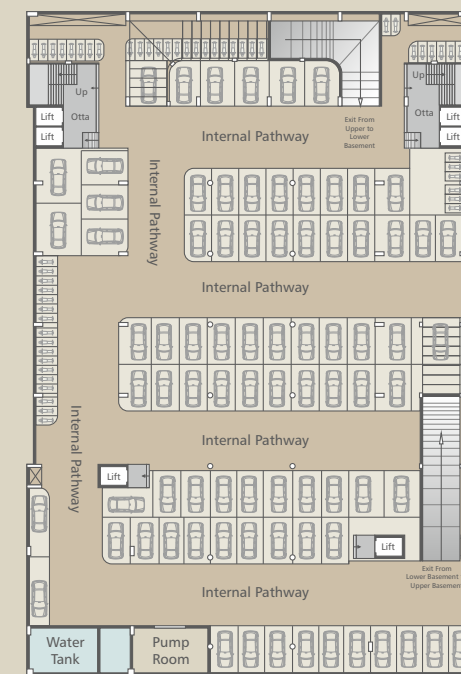
NO.	C.A.	S.B.A.
701	1358	2377
O.T.	1758	-----
O.T.	1630	-----
702	1358	2377
O.T.	1967	-----
O.T.	2261	-----

O.T. - Open Terrace



LOWER BASEMENT PLAN

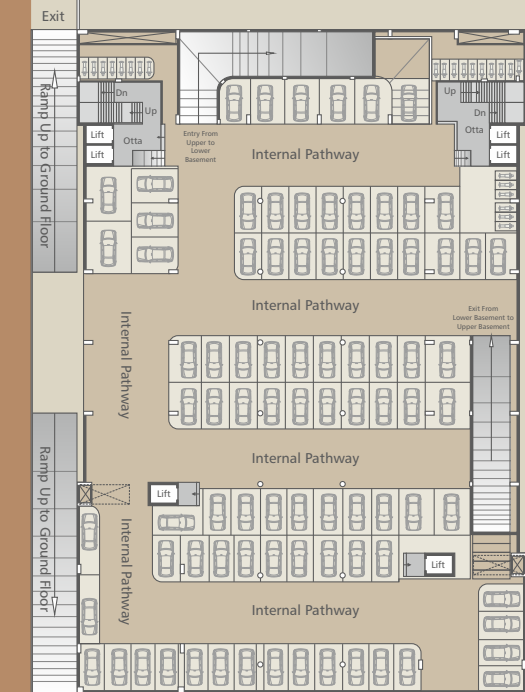
12.00 MTS. WIDE T.P. ROAD



30.00 MTS. WIDE T.P. ROAD

UPPPER BASEMENT PLAN

12.00 MTS. WIDE T.P. ROAD



30.00 MTS. WIDE T.P. ROAD

SPECIAL FEATURES & FACILITIES

- Aesthetically designed building.
- Located @ 30mt wide Gotri – Sevasi Main road.
- Well-designed common washrooms on each floor.
- Excellent frontage with magnificent visibility.
- Ample (Upper & Lower) basement & ground level parking.
- Earthquake resistant structure design.
- D.G. back up for common utilities.
- Standard make auto door 4 stretcher lifts & 2 goods lift.
- Underground & Overhead water tank.
- Easy accessible and visible higher ground shopping floor from main road.
- Well-designed ground floor foyer.

KEY HIGHLIGHTS

Elite Elegance presents an amazing mix of commercial and office spaces, suitable for businesses and professionals.



Iconic G + 7 storeys



Full height, road facing displays



Convenient provision for AC units



Instant Parking for Visitors



Well designed atrium with lush green environment





SPECIFICATIONS

- Adequate and standard concealed electrification with adequate points.
- Provision for water supply, waste water discharge and AC drain pipe in each unit.
- Good design Vitrified tiles flooring.
- CCTV security in common area.
- Solar Power panel on common terrace.
- Fire hydride system.
- Aluminum Dumad section window.
- Specified outdoor AC unit location.

