

# DEPARTURE FROM THE RULES

The rule of business is that Business Rules.

Why burden with unnecessary details? Let your Business Speak.









The direction of opportunity blows towards Shreeji Signature. With amplified business angle and approach, we have your best interests in place. 3 way approach is a sure way for better connectivity and ease of outreach. Simply ensuring connected business sense.




## 3 ROAD CORNER PROJECT ON PRIME LOCATION

- 3 way connectivity







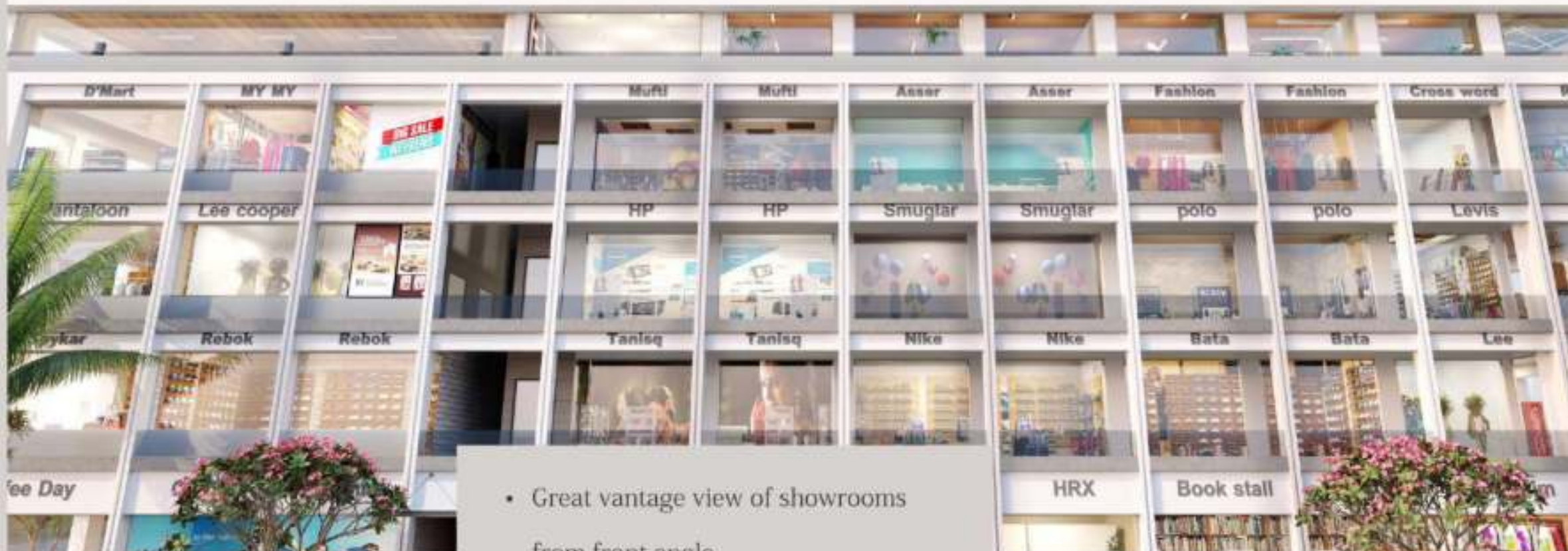
	12	
	11	
	10	
	9	
	8	Corporate Offices
	7	
	6	
	5	
	4	
	3	Retail & Showrooms
12 ft. height	2	
	1	
14 ft. height	G	
	B1	3 Level basement parking
		
	B2	
		
	B3	
		





Stimulating designs that create an impressive business outlook. Soak into our ground and first floor showroom spaces with 14 ft height, frontal views and great parking spaces for customers - Shreeji Signature is built keeping you in mind (and your customers too!)

## 14 FEET HEIGHT RETAIL SPACES AT GROUND & 1<sup>ST</sup> FLOOR



- Great vantage view of showrooms from front angle
- Attractive brand view
- Heightened showroom spaces
- Both side entry for retail spaces on 2nd & 3rd floor.









We speak business with the grandeur of past and opulence of future. Shreeji Signature is built with the futuristic design that embraces the greatness of innovation and boldness of architectural design.

## FUTURISTIC THINKING DESIGN



- Regulated entry and exit in the parking for ease in movement.
- 3 layer structured parking system



Get moving hassle-free and yet in a very articulated manner as designed by a special and separate entry for corporate and retail businesses housed inside.

## SEPARATE ENTRY FOR RETAIL AND CORPORATE



- Well defined entry way and reception for corporate spaces.
- Double heightened foyer with 3 lifts and classy interior designs that speak business opulence







3 road corner

3 level parking

Separate entry for commercial & retail

Bringing in Futuristic designs and urban architecture! We thrive to amplify bussiness angle and approach keeping your needs in mind.





Maxed out? Unwind at the classy refreshment area and get your bite of energy and a drink of refreshing coolness while you rev up for more.

## REFRESHMENT AREA AT GROUND



- Urban surroundings and great ambiance.
- A quiet open air and green meeting place.





- Hanging garden balcony design
- Green space for relaxing or brainstorming

Release your stress here while the great breeze and the greens soothe your nerves. Business hours and breaks make a stunning get together here in these futuristic and sustainable balconies.

## OFFICES WITH GARDEN

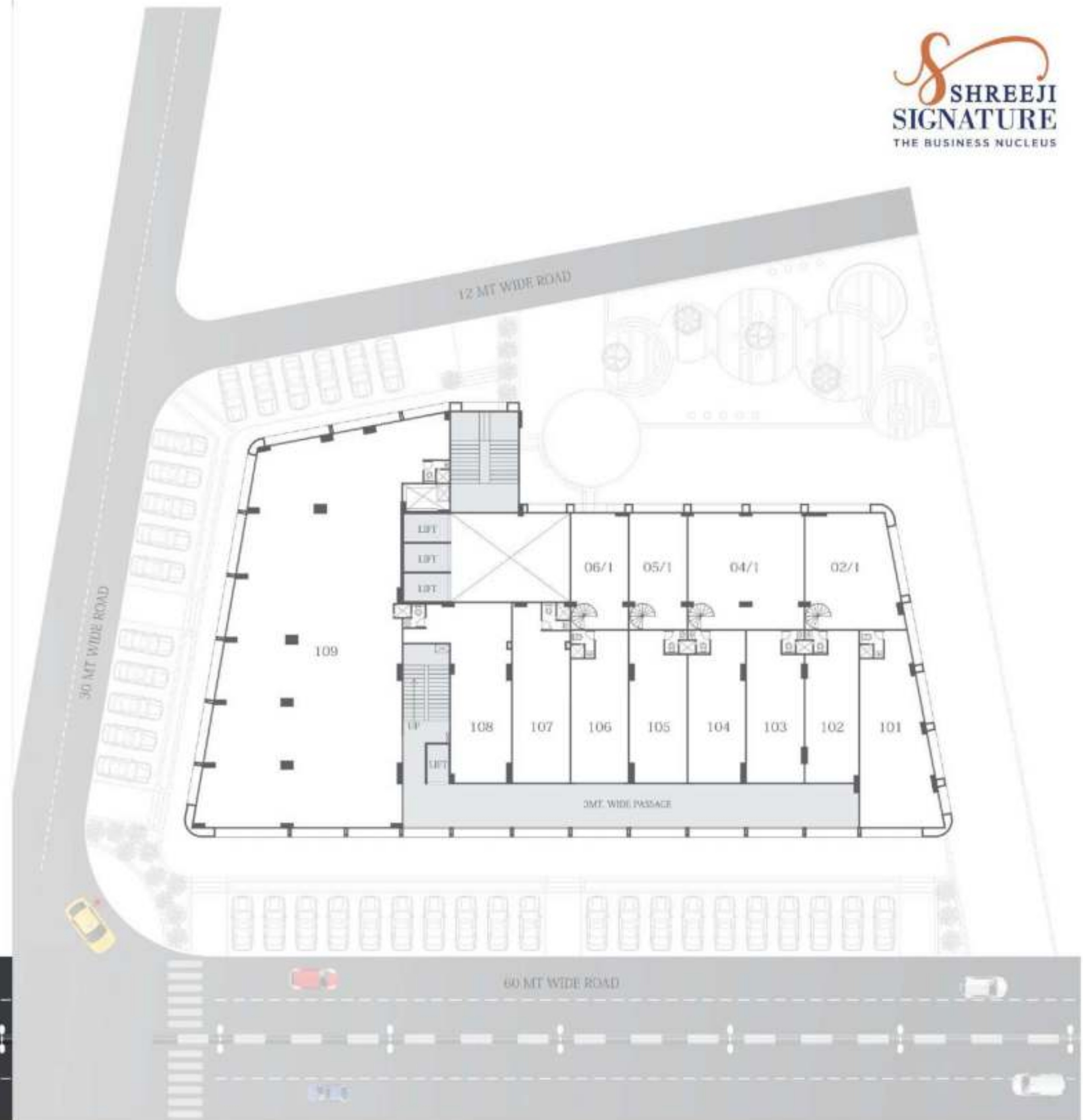






**GROUND FLOOR  
(SHOWROOMS)**

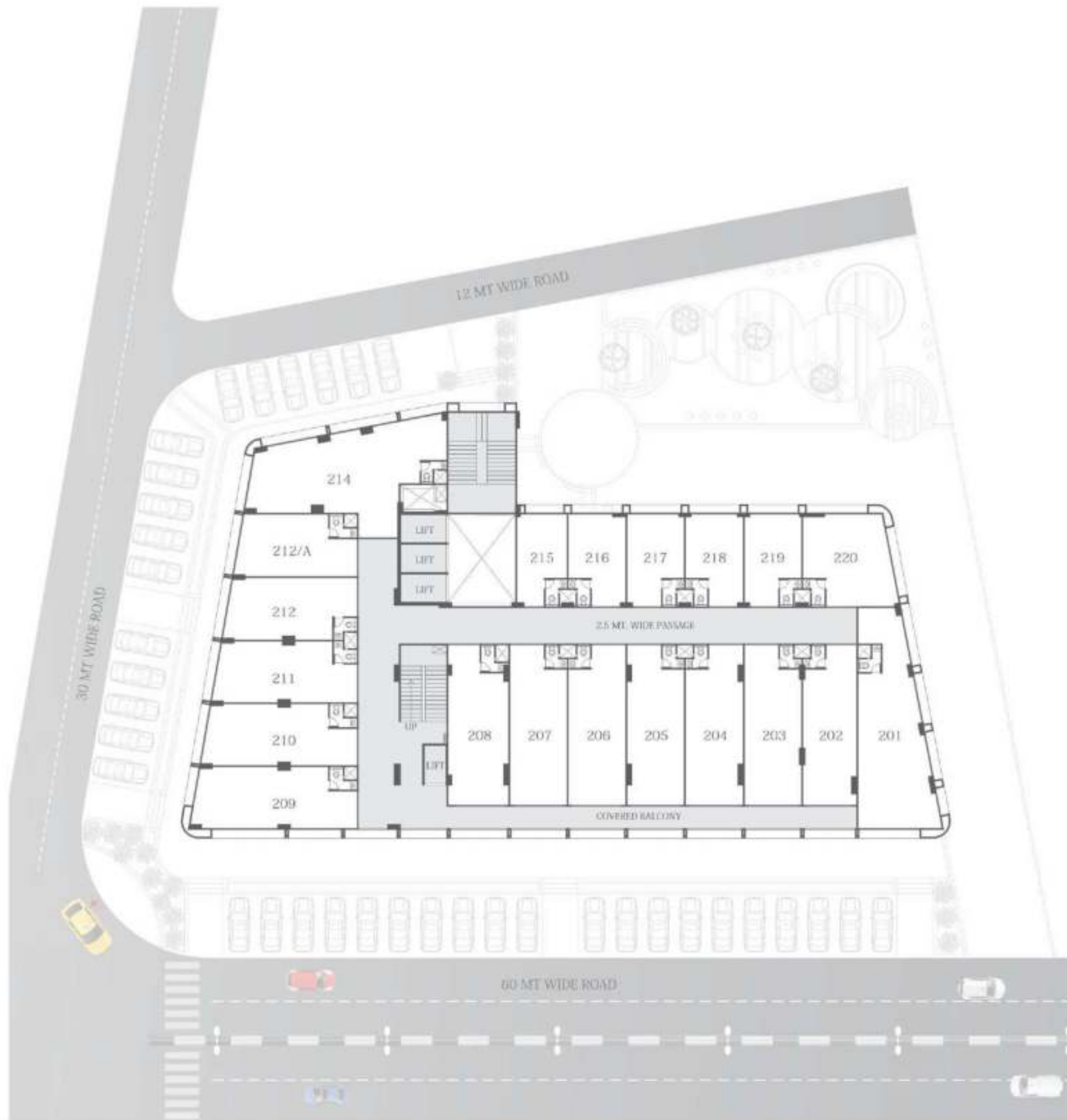
01	14'6"X51'9"	08	14'0"X51'9"
02	12'3"X51'9"	09	12'9"X54'0"
03	13'3"X51'9"	10	12'9"X54'0"
04	13'3"X51'9"	11	17'6"X54'0"
05	13'3"X51'9"	12	37'3"X18'0"
06	13'3"X51'9"	12/A	39'3"X17'9"
07	13'3"X51'9"		



**1<sup>ST</sup> FLOOR  
(SHOWROOMS)**

101	14'9"X45'3"	106	13'3"X35'3"	02/1	20'0"X26'9"
102	12'3"X35'3"	107	13'3"X41'6"	04/1	26'9"X26'9"
103	13'3"X35'3"	108	14'0"X41'6"	05/1	13'3"X26'9"
104	13'3"X35'3"	109	40'6"X90'9"	06/1	13'3"X26'9"
105	13'3"X35'3"				





**2<sup>ND</sup> & 3<sup>RD</sup> FLOOR  
(SHOWROOMS)**

201	14'9"X50'9"	208	14'0"X37'0"	215	11'6"X21'3"
202	12'3"X37'0"	209	37'0"X14'3"	216	13'3"X21'3"
203	13'3"X37'0"	210	34'9"X14'3"	217	13'3"X21'3"
204	13'3"X37'0"	211	32'3"X14'3"	218	13'3"X21'3"
205	13'3"X37'0"	212	29'9"X14'3"	219	13'3"X21'3"
206	13'3"X37'0"	212/A	27'3"X14'3"	220	20'0"X21'3"
207	13'3"X37'0"	214	39'3"X18'9"		



**4<sup>TH</sup> FLOOR  
(OFFICES)**

401	14'9"X50'9"	408	20'0"X42'3"	415	13'3"X21'3"
402	12'3"X42'3"	409	50'6"X28'9"	416	13'3"X21'3"
403	13'3"X42'3"	410	32'3"X14'3"	417	13'3"X21'3"
404	13'3"X42'3"	411	29'9"X14'3"	418	13'3"X21'3"
405	13'3"X42'3"	412	27'3"X14'3"	419	20'0"X21'3"
406	13'3"X42'3"	412/A	39'3"X18'9"		
407	13'3"X42'3"	414	11'6"X21'3"		





**5<sup>TH</sup> FLOOR  
(OFFICES)**

501	27'0"X46'9"	507	24'9"X38'3"	512/A	11'6"X21'3"
502	13'3"X38'3"	508	41'3"X24'9"	514	13'3"X21'3"
503	13'3"X38'3"	509	29'3"X14'3"	515	13'3"X21'3"
504	13'3"X38'3"	510	25'9"X14'3"	516	13'3"X21'3"
505	13'3"X38'3"	511	23'3"X14'3"	517	33'9"X21'3"
506	13'3"X38'3"	512	35'3"X19'3"		



**6<sup>TH</sup> FLOOR  
(OFFICES)**

601	27'0"X44'0"	607	24'9"X38'3"	612/A	11'6"X21'3"
602	13'3"X35'6"	608	39'0"X21'9"	614	13'3"X21'3"
603	13'3"X38'3"	609	26'3"X14'3"	615	13'3"X21'3"
604	13'3"X38'3"	610	23'9"X14'3"	616	13'3"X21'3"
605	13'3"X35'6"	611	21'3"X14'3"	617	33'9"X21'3"
606	13'3"X35'6"	612	33'0"X15'9"		





**7<sup>TH</sup> FLOOR  
(OFFICES)**

701	27'0"X41'9"	707	24'9"X38'3"	712/A	13'3"X21'3"
702	13'3"X32'6"	708	36'9"X18'9"	714	13'3"X21'3"
703	13'3"X38'3"	709	24'3"X14'3"	715	13'3"X21'3"
704	13'3"X38'3"	710	21'9"X14'3"	716	33'9"X21'3"
705	13'3"X32'6"	711	28'3"X21'6"		
706	13'3"X32'6"	712	11'6"X21'3"		



**8<sup>TH</sup> FLOOR  
(OFFICES)**

801	27'0"X38'0"	807	24'9"X38'3"	812/A	13'3"X21'3"
802	13'3"X29'6"	808	34'6"X15'9"	814	13'3"X21'3"
803	13'3"X38'3"	809	22'3"X14'3"	815	13'3"X21'3"
804	13'3"X38'3"	810	19'9"X14'3"	816	33'9"X21'3"
805	13'3"X29'6"	811	26'3"X21'6"		
806	13'3"X29'6"	812	11'6"X21'3"		





**9<sup>TH</sup> FLOOR  
(OFFICES)**

901	27'0\"X35'0"	906	13'3\"X26'6"	911	11'6\"X21'3"
902	13'3\"X26'6"	907	24'9\"X38'3"	912	13'3\"X21'3"
903	13'3\"X38'3"	908	31'0\"X27'3"	912/A	13'3\"X21'3"
904	13'3\"X38'3"	909	17'9\"X14'3"	914	13'3\"X21'3"
905	13'3\"X26'6"	910	24'3\"X21'6"	915	33'9\"X21'3"



**10<sup>TH</sup> FLOOR  
(OFFICES)**

1001	27'0\"X32'0"	1006	13'3\"X23'6"	1011	11'6\"X21'3"
1002	13'3\"X23'6"	1007	24'9\"X38'3"	1012	13'3\"X21'3"
1003	13'3\"X38'3"	1008	28'9\"X24'3"	1012/A	13'3\"X21'3"
1004	13'3\"X38'3"	1009	15'9\"X14'3"	1014	13'3\"X21'3"
1005	13'3\"X23'6"	1010	22'3\"X21'6"	1015	33'9\"X21'3"





**11<sup>TH</sup> FLOOR  
(OFFICES)**

1101 27'0"X30'0"	1106 13'3"X20'6"	1111 11'6"X21'3"
1102 13'3"X20'6"	1107 24'9"X38'3"	1112 13'3"X21'3"
1103 13'3"X38'3"	1108 26'6"X21'6"	
1104 13'3"X38'3"	1109 13'9"X14'3"	
1105 13'3"X20'6"	1110 20'3"X21'6"	



**12<sup>TH</sup> FLOOR  
(OFFICES)**

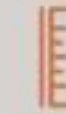
1201 14'0"X14'3"
1202 11'6"X21'3"



## SPECIFICATIONS



Prime location on  
3 road corner



Showroom with 14 ft. height  
on ground & first floor.  
12 ft. ht. on 2<sup>nd</sup> & 3<sup>rd</sup> floor



Height of offices  
from 4<sup>th</sup> to  
12<sup>th</sup> floor 10.5 ft.



All offices with open  
terraces / garden area



10 years maintenance  
support



Reception and  
common lounge  
with 28 ft. height



3 level basement



4 high-speed lifts



Refreshment area  
on ground floor



Fire safety system



24X7 water  
& power supply



24X7 security &  
CCTV surveillance

### STRUCTURE

Earthquake proof RCC frame structure.

### FLOORING

Good quality vitrified premium tiles sized  
600X1200.

### TOILET / PLUMBING

Glaazed tiles dado in all toilets with exclusive design  
up to lintel level. Concealed plumbing with good  
quality CP fitting.

### ELECTRIFICATION

AC and other required unit points in all shop and  
office. Modular / standard quality switches, ELCB /  
MCB in each shop and office.

### MAIN DOOR

One side veneers and one side laminates.

### WINDOW

Aluminum powder coated / anodised window with  
stone gems around.

### PLASTER & PAINT

External double coat plaster with acrylic paint and  
internal mala plaster with wall care putty. Interior  
paint in all common areas.

### ELEVATORS

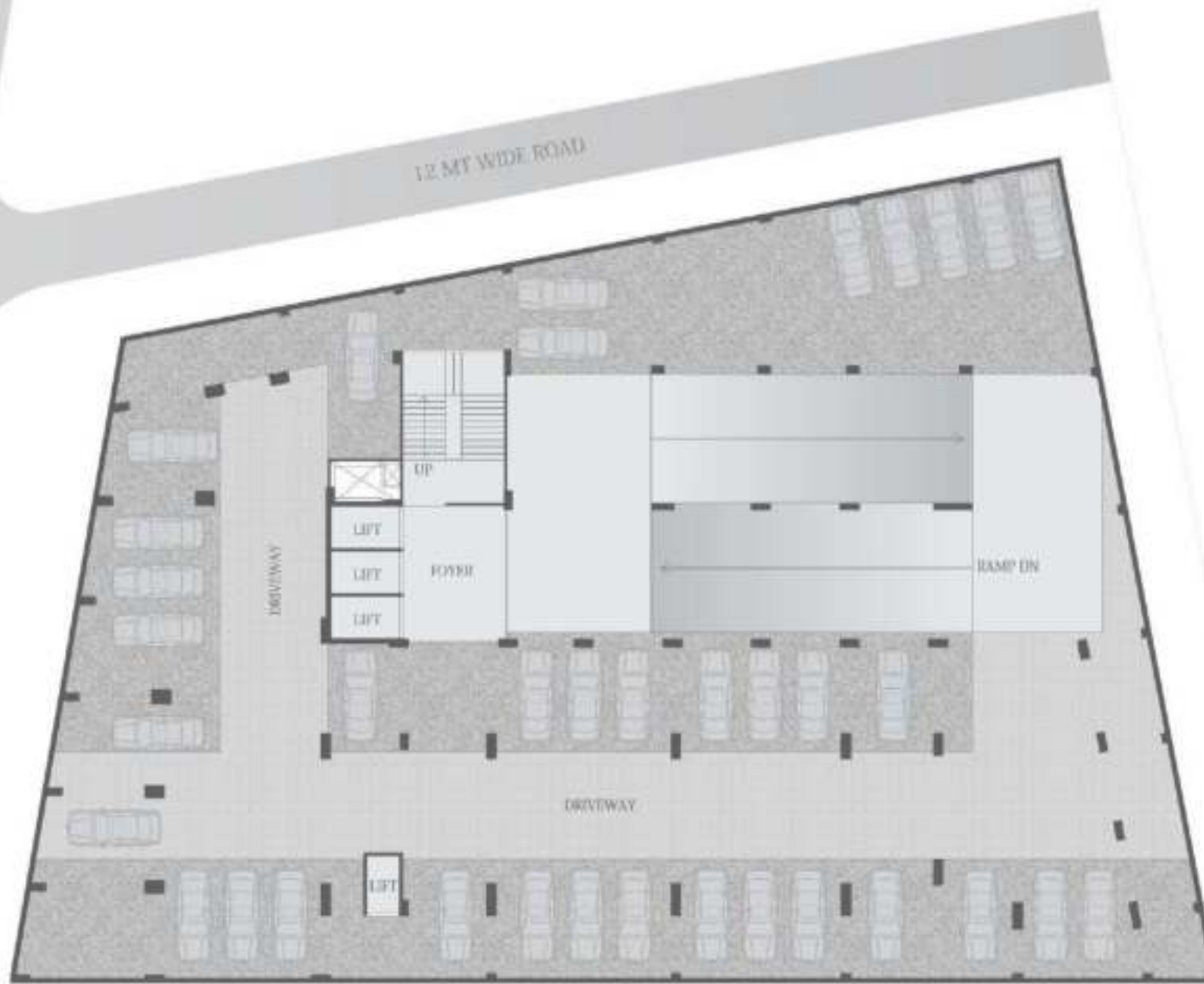
Standard quality lift with elegant interior,  
electronic digital system, sufficient capacity & high  
speed.

### SALIENT FEATURES

- Entrance gate - security cabin and compound wall fitted with attractive luminaries.
- Elegant and spacious entrance foyer.
- Special water proofing & heat resistance on terrace with china mosaic tiles.
- Over head & underground water tank of 24 hours water supply by hydraulic pump & bore well.

### LEGAL NOTES

Stamp duty, Registration charges, Legal documentation charges, GST, Indirect Tax, Maintenance deposit and GEB charges shall be borne by members separately. • Any additional charges of Duties levied by government/local authority during or after the completion of the scheme will be borne by the member. • Internal changes shall be done with prior permission and shall be charged extra in advance. • Changes in external elevation shall not be permitted. • All rights reserved by the developer for alteration/modification/improvements in specifications and changes in dimensions and planning shall binding to all. • All rights reserved by the developer of the building's basement and terrace. • Polluted business is not allowed on premises. • Irregular payment may lead to cause cancellation of the booking. • Any change directed by the organizer will be binding to all members. • This brochure and model are not part of any legal documents. • All the dimensions/measurements given are unfinished and approximate. • The photographs & artist impressions are for reference only. Actual property may vary from it.



1<sup>ST</sup>, 2<sup>ND</sup> & 3<sup>RD</sup>  
BASEMENT



## Potential Business Opportunities

Departmental stores  
Grocery store  
Restaurants & Cafe  
Clothing stores  
Accessory stores  
Pharmacies  
Technology stores  
Toy stores  
Specialty stores  
Banks and ATM  
Furniture Outlets  
Jewellers  
Gymnasium  
Banquet  
Gaming Zone  
IT & MNCs  
BPO & KPO

# OFFICE & RETAIL SPACES

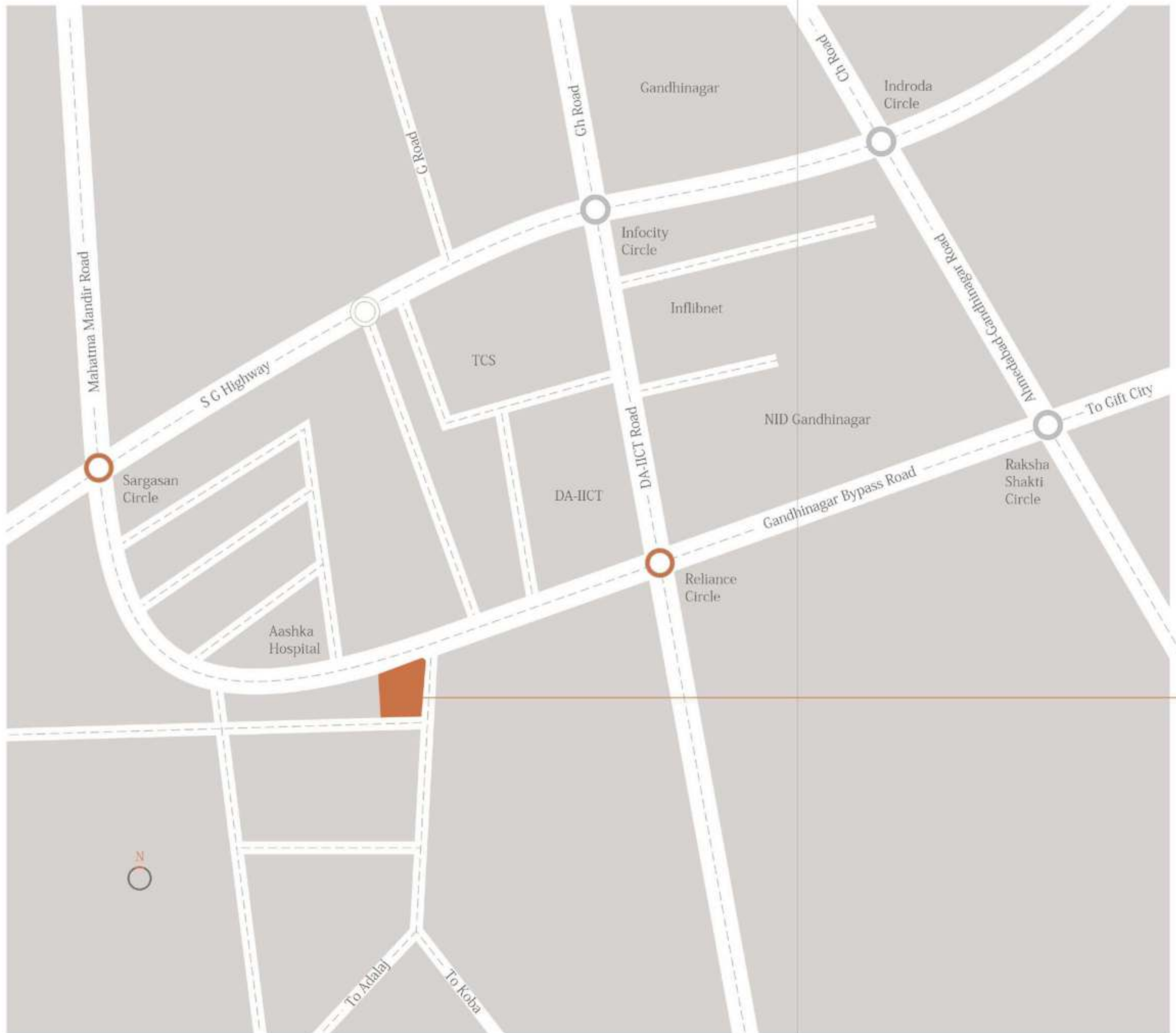




MAINTENANCE SUPPORT FOR  
**10 YEARS**  
FROM DEVELOPER







## NEAR BY

Metro station	01.0 km
Infocity	01.0 km
Sachivalay	06.0 km
Mahatma mandir	08.0 km
Bus station	08.0 km
Gift city	08.0 km
Vaishnodevi circle	12.0 km
Airport	13.0 km



Opp. Aashka Hospital, Near Reliance Cross Road,  
Sargasan, Gandhinagar - 382421



Scan for Location

Architect :



Structure Engineer :



MEP Consultant :



PMC Consultant :





Project by:



**SHREEJI**  
GROUP

*S* **SHREEJI**  
**SIGNATURE**  
THE BUSINESS NUCLEUS

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