



IT'S YOUR IDENTITY



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As the future retail industry and business unfolds in Surat, a unique commercial complex with new world of possibilities is going to take shape as 99 SHOPPING in Amroli, 99 SHOPPING is all about business and shopping magnified by one tower offering a unique array of conveniences. Built as futuristic impose, this tower commercial complex will include general shops & showrooms, designer boutiques, shopping arcades, contemporary workplaces and corporate office.

more business
more pleasure



99 SHOPPING is a definite choice for people associated with trade, operational jobs, entertainment and fashion. Where top class amenities with proficient maintenance add to the splendour. Moreover due to its suitable location, it is a perfect place to set up any business!



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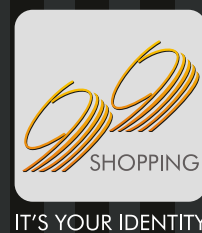
Welcome to a new world of **possibilities!**

amazing growth
towards **SUCCESS...**



To say it differently, VALNOR EVO SHOPPING CENTER holds a real deal of pleasant surprise!

you can't get any **better**
retail **opportunity** than this





AMROLI

THE SMARTEST SHOPPING LOCATION IN SURAT

In Surat, Amroli has now turned into a major commercial center with corporates and services within easy access of each other. It's a planned commercial zone developed by Vashnodevi Group with large premium and middle range making a self contained Shopping & business facility.





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big opportunity



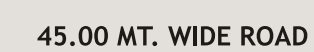
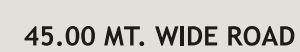
99 SHOPPING is a thoughtfully designed epicenter of high-volume commerce for apparels & accessories, goods & groceries, home decor & lifestyle and other relevant products under a comprehensive brand portfolio. 99 SHOPPING promises convenience for buyers and maximum numbers of footfall for the business owners here.





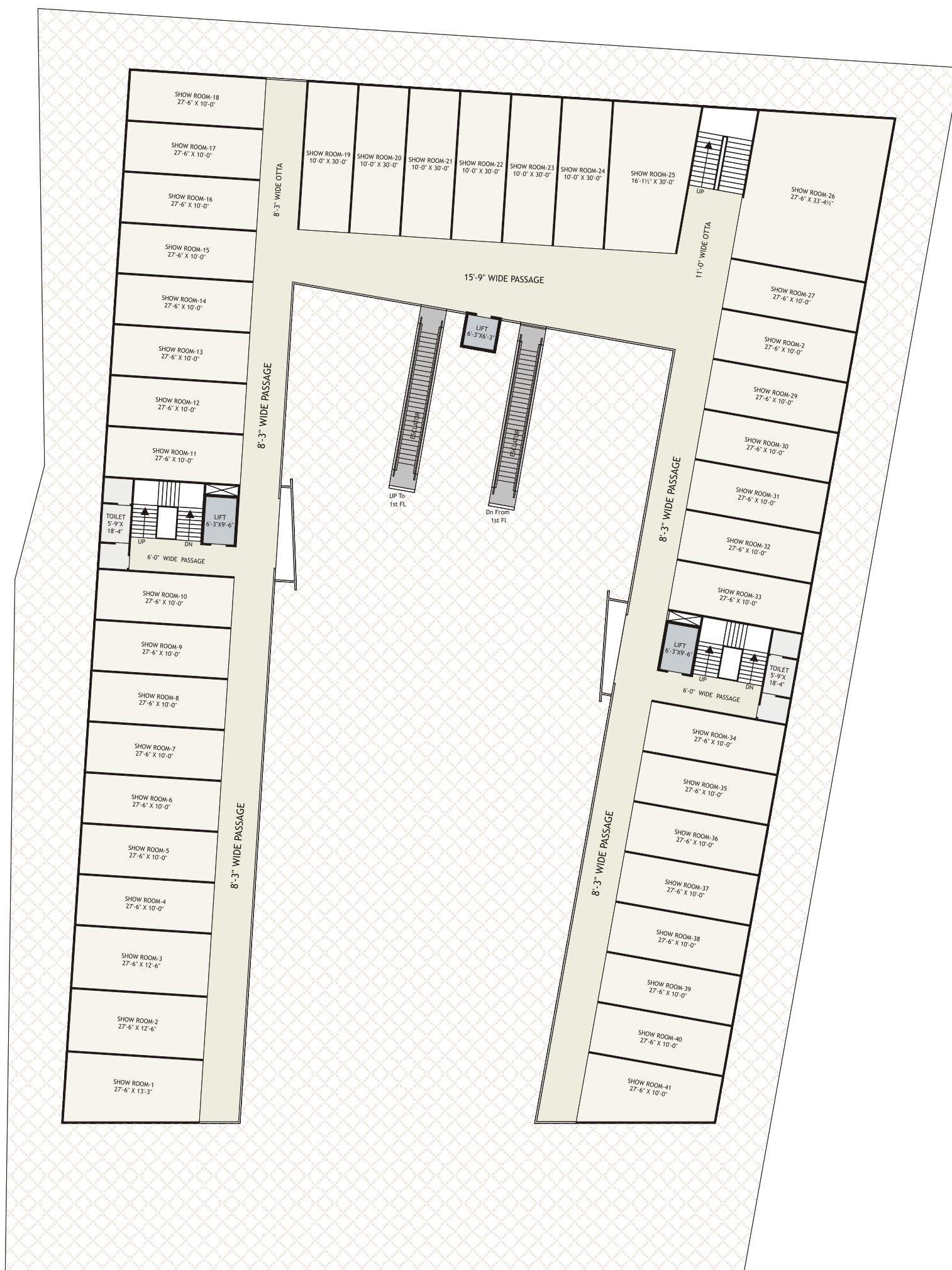
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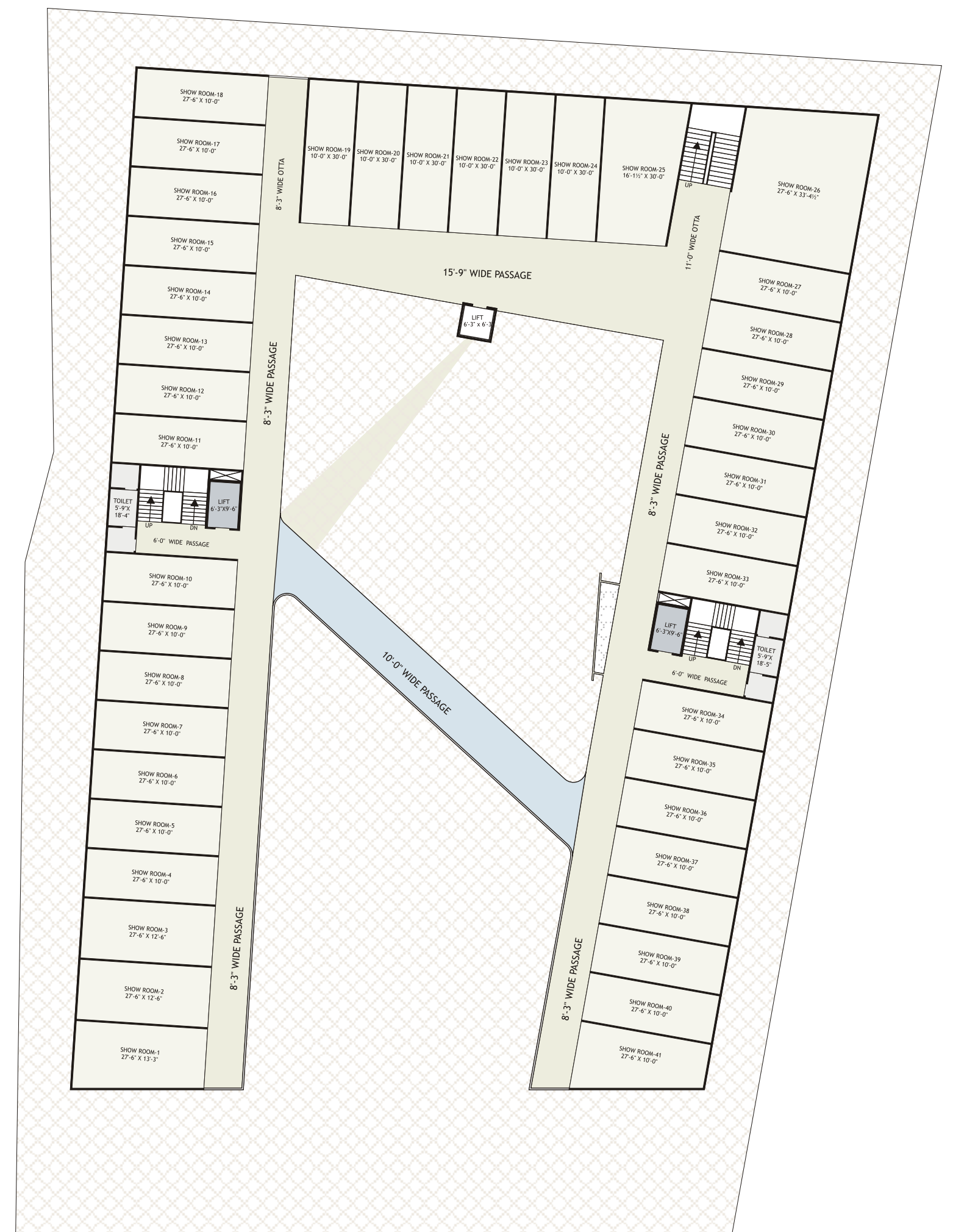




FIRST FLOOR PLAN



SECOND FLOOR PLAN





THIRD FLOOR PLAN



FOURTH FLOOR PLAN





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So, get ready to plug into a new word
of business &
possibilities!





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SPECIFICATION

Details & building Features

Project Name:	Vaisnodevi Shopping Center
Designated Use:	Commercial Complex
Location:	T.P.S No:- 70 (Chaprabhatha-Amroli-Utran-Kosad), F.P. No:- 35, Amroli, Surat.
No. Of Floors:	Basement Parking + ground +1st shopping+ 2nd to 4th offices + Hospital space
Car Park	Sufficient car parking at ground & Basement
Block:	Two Buildings in Campus
Space Specifications at ground:	Hollow plinth for parking (Lower Ground & Ground)
Building Structure:	Framed RCC building designed as per IS codes. Building has been designed as per IS Codes 456 (Concrete), IS 875 (Design) and IS 1893 (Seismic)
Type of foundation:	Isolated/strip Foundation
Slab to Slab:	10'-6” floor ht. (3.20 mt.) in all floor

Internal Unit Finishes

FLOORING :	Italian Marble in living / dinning & mt. x mt. vitrified tiles in kitchen.
BED ROOM- 1 :	Wooden flooring (Laminated wood) in master bed room.
BED ROOM- 2 & 3 :	mt. x mt. Vitrified (Granamite) tile flooring in other bed rooms.
KITCHEN :	Quartz kitchen platform with sink of composite quartz. Granamite tile in dedo up to lintel level. R. O. water purifier near drinking water tap.
STORE ROOM :	Kota stone rack in store with fully glazed tiles on wall.
PLUMBING :	Designer C.P. fittings of Jacuzzi / Kohlar or eq. make & sanitary ware of Cera / Hind ware or Eq. make in allbathrooms with designer tiles upto lintel lvl.
ELECTRIFICATION :	Concealed circuit wiring with 'ISI' mark wire & modular Switches of Havells/Anchor or Eq make.
AIR CONDITION :	Split A.C given in all bed rooms of standard Daikin/Mitsubishi/Hitachi or eq. make.
WATER SUPPLY :	Central Gas geyser point in wash for hot water supply in all toilets.
DOORS :	Main door, bedrooms frame of Teak wood & other form Granite stone. Decorative Main door shutter & other doors with water proof Gujcon flush doors.
WALL FINISH :	Mala finish with Birla White cement putty.
WINDOWS :	Anodized aluminum section window make of Heavy section of Zindal make & Reflective glass with four side Granite sill.
RAILING :	Railing in balcony with Glass Fittings & M.S Railing Staircase.

External Building Finishes

PLASTER :	Double coat sand face plaster finished with Texture above.
PAINT:	ICI Weather shield or eq. make.
TERRACE:	Water proofing in Terrace with Chemical & by special agencies and above that china mosaic flooring.

Internal Common Area Finished

FOYER:	Entrance Foyer finished with Italian Cladding & Granite Stone flooring. Granite flooring & Cladding at Ground floor Lift Cladding & staircase. Granamite & Granite stone wall Cladding in each floor near lift entrance.
LIFT CLADDING:	Granite stone flooring on staircase and Granamite tile flooring in common passage in all floor
STAIRCASE:	Granite & Granamite Tiles combination.
LOBBY OF EACH FLOOR:	

External Open Ground Area Finished

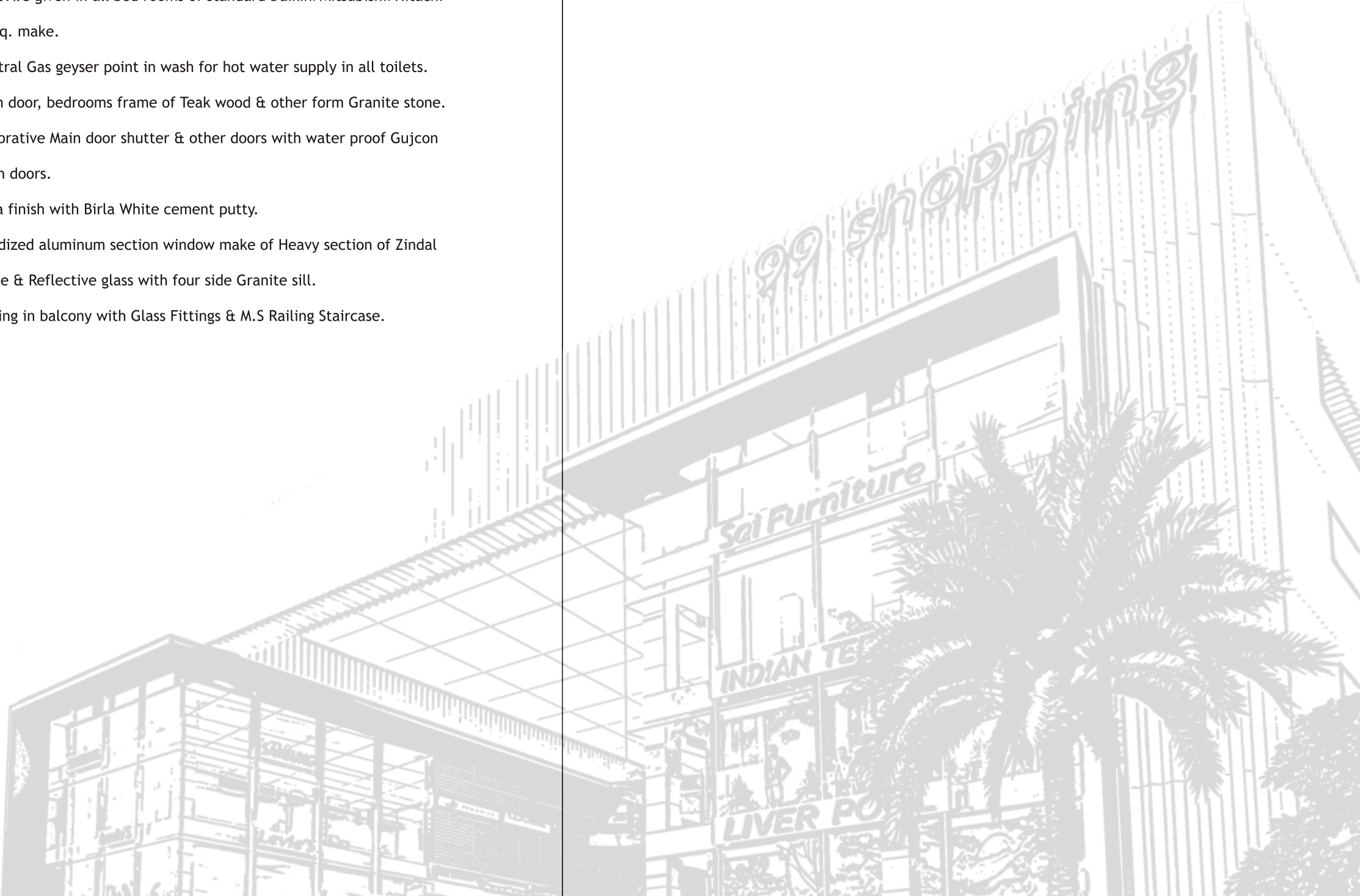
EXTERNAL GROUND:	Good quality Pavers in road & Margin.
CHILDREN PLAY AREA:	Green Space Built with sand pit for Children play equipments & Sitting area for parents.
PARKING:	Lower & Upper ground lvl. Parking with 2- 4W paring facility to each flat holder
GARDEN:	Landscape Garden with space for Senior citizen as well as with Jogging Track.
INDOOR GAME:	Pool table, Carom board, Chess board & Table Tanis table in indoor game Common Gym. for Gents & ladies with Modern equipments and
GYMNASIUM HALL:	with Steam Bath & other facility.

Electrical systems, Elevators and Water supply

POWER LOAD	As per requirement of Showrooms / offices
GENERATOR BACK-UP (POWER BACK-UP)	Available Diesel generator for building common utility.
POWER SUPPLY CALCULATED PER FLAT	5 to 8 KW/flat approx.
ELEVATOR CONFIGURATION	2 no. High speed fully Automatic lift of schendler/Kone or eq. make for each building.
SPEED OF LIFTS	1 - Meter/Second
CAPACITY OF THE LIFTS	Each lift - 6 Passenger schindler/kone
SUPPLY OF WATER SOURCE	Municipal supply & Boring per Building
U.G.W.T.	50,000 to 75,000
O.H.W.T.	25,000 per bldg
SEWAGE SYSTEM	External R.C.C. Hume pipe or Ductile Iron pipe Drainage connected with Municipal Drainage line.
ROAD NETWORK	Good Quality Paver block in all internal road.
SECURITY SYSTEM	Intercom + Video door Phone + C.C.T.V.
INTERNET	WIFI system for net connection
PEST CONTROL	Pest control from reputed company
GAS CONNECTION	Gas connection with two points, one in kitchen & another in wash.

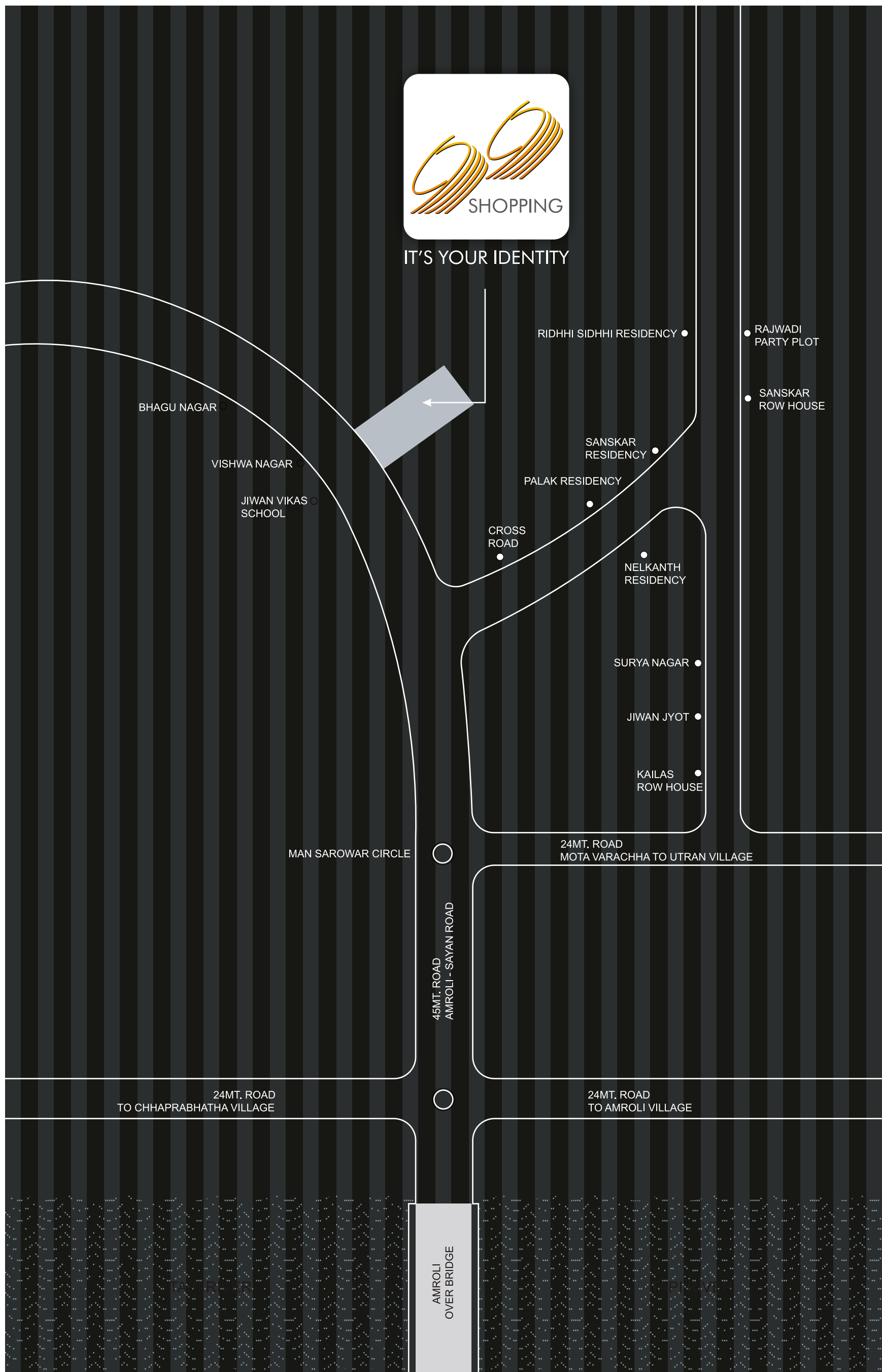


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Connectivity

Domestic Airport
Surat Railway Station
Utran Railway Station
Commercial Hub
Office blocks
Nearby Petrol pump

Distance

20.00 km
6.00 km
1.00 km
1.50 km
2.50 km
1.00 km



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Note :

Organized reserve the right to amend plans & specification as may be required.
Possible internal changes may be entertained only at well as advanced demand
Shall be charged extra & be paid advance.
Changes attaching external elevation shall be permitted.
Legal & documentary charges, service tax & extra stamp duties if any shall
Be born by the purchaser member.
Furniture & texture shown in this brochure are only indication & can not form part
Of any agreement.