

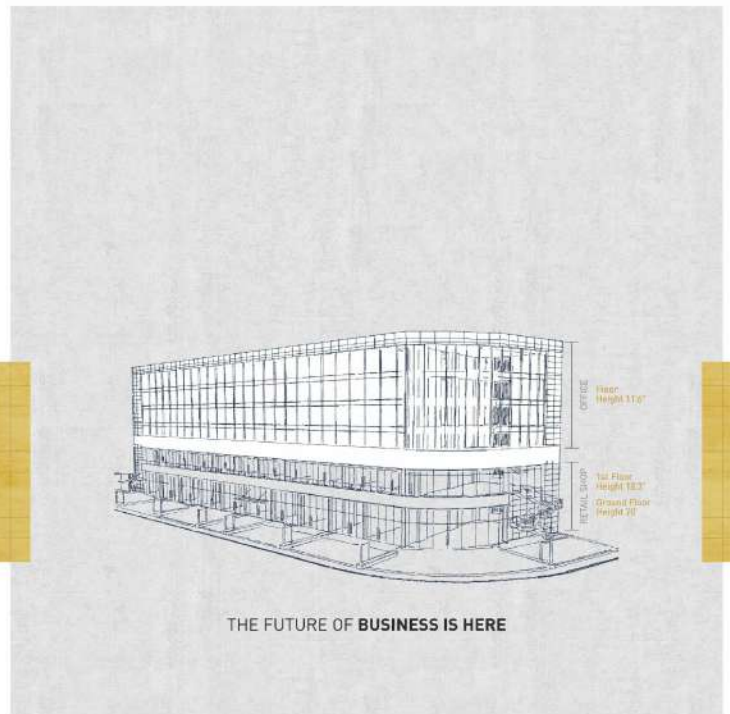


Investor & Real Estate Advisor

ACQUIRE
BE.DO.HAVE
Investor & Real Estate Advisor

The world of business in Surat is about to witness a revolution as the most brilliantly conceived and crafted commercial structure takes shape. Make a smart decision and move your business at Universal Trade Center.

20 RETAIL SPACES + 124 OFFICE SPACES





It's truly amazing when everything one can desire in commercial space like thoughtful planning, spectacular elevation and modern amenities come together to give you a remarkable business experience.

A DREAM DESTINATION FOR TODAY'S ENTREPRENEURS

SHOWROOM | OFFICE | RETAIL SHOP

When you have a business address as prime and well connected as Adajan and three side open road access, customer footfalls are bound to follow ensuring countless business opportunities. Your road to success starts from here.

ADDRESS THAT ALIGNS WITH YOUR VISION

SHOWROOM | OFFICE | RETAIL SHOP





CITY'S FINEST
COMMERCIAL
CENTER
AWAITS YOU

Wide open spaces, premium specifications, welcome features and vivacious ambience make up for inspiring offices, impressive showrooms and exclusive shops.

GROUND FLOOR PLAN



10
SHOPPING
SPACES



FLOOR HEIGHT 20'0"

SHOP	DIMENSION
G1	25' 1.5" X 34' 3"
G2	22' 00" X 70' 0"
G3,04	22' 00" X 70' 0"
G5	22' 00" X 70' 0"
G6 TO G9	20' 4.5" X 70' 0"
G10	32' 00" X 80' 0"



FIRST FLOOR PLAN



10
SHOPPING
SPACES



FLOOR HEIGHT 18'3"

SHOP	DIMENSION
101	25' 1.5" X 24' 3"
102	22' 00" X 60' 0"
103,104	22' 00" X 60' 0"
105	22' 00" X 60' 0"
106 TO 109	20' 4.5" X 60' 0"
110	40' 00" X 60' 0"



TYPICAL FLOOR PLAN



31
BUSINESS
SPACES



[2ND, 4TH & 5TH] FLOOR HEIGHT 11'6"

OFFICE	EMERSON	OFFICE	EMERSON	OFFICE	EMERSON
201	29' 1.5" X 31' 0"	213, 214	13' 0" X 31' 0"	219	13' 4.5" X 30' 0"
202 TO 209	11' 0" X 31' 0"	215	13' 4.5" X 31' 0"	220, 221	13' 0" X 30' 0"
210	20' 4.5" X 31' 0"	216	13' 0" X 31' 0"	222	13' 4.5" X 30' 0"
211	13' 0" X 31' 0"	217	40' 0" X 6' 0"	223	13' 0" X 30' 0"
212	13' 4.5" X 31' 0"	218	13' 0" X 30' 0"	224 TO 231	11' 0" X 30' 0"



THIRD FLOOR PLAN



31
BUSINESS
SPACES



FLOOR HEIGHT 11'6"

OFFICE	EMERSON	OFFICE	EMERSON	OFFICE	EMERSON
301	29' 1.5" X 31' 0"	313, 314	13' 0" X 31' 0"	319	13' 4.5" X 30' 0"
302 TO 309	11' 0" X 31' 0"	315	13' 4.5" X 31' 0"	320, 321	13' 0" X 30' 0"
310	13' 0" X 31' 0"	316	13' 0" X 31' 0"	322	13' 4.5" X 30' 0"
311	13' 0" X 31' 0"	317	40' 0" X 6' 0"	323	13' 0" X 30' 0"
312	13' 4.5" X 31' 0"	318	13' 0" X 30' 0"	324 TO 331	11' 0" X 30' 0"





SURAT'S FINEST RETAIL HUB
AT YOUR DOORSTEP

A wonderful mix of retail shops, premium showrooms and state-of-the-art offices offers you a convenience unlike never before. Life can't get any more comfortable.

BASEMENT FLOOR PLAN



OUR ACHIEVEMENTS



PALASH PALLADIA

OUR CORPORATE CLIENTS



AXIS BANK



BAJAJ FINSERV LTD.



TATA AIG GENERAL INSURANCE



IDFC FIRST BANK



RELIGARE FINSERV LTD.



AADHAR HOUSING FINANCE LTD.



HIKVISION



JOCKEY



UNITED COLORS OF BENETTON



HDFC BANK



BYJU'S



LIC HOUSING FINANCE

SPECIFICATION

BUILDING FEATURES

BUILDING STRUCTURE

- Earthquake resistance R.C.C frame structure as per IS code.

FLOOR HEIGHT

- 20' - 0" Height of ground floor showrooms
- 18' - 0" Height of first floor showrooms
- 11' - 6" Height of 2nd to 5th floor offices

ENTRANCE FOYER

- Elegant entrance foyer with good ambience.

PASSAGE

- Well design good quality flooring.

STAIRCASE

- Suitable granite stone | full body granamite tiles with tread and riser at all floors.
- Vitrified tile dado of 4ft. height on stair dado.

ELEVATION

- Energy efficient elevation and aluminum curtain with maintenance free façade.

PARKING

- Ample owner's parking at single basement floors with well design parking layout.
- Exclusive visitor's parking at ground floor level.

EXTERNAL FINISH

PLASTER

- All internal wall finish with fine sand plaster and putty.
- All external wall with double coat sand faced plaster.

TERRACE

- China mosaic finished with proper water proofing treatment.

ELEVATOR

- 1 exclusive lift for ground to first floor only
- 2 high standard automatic lifts with optimum capacity of KONE | SCHINDLER | equivalent make.

GENERATOR BACK UP

- Generate for sufficient point in common passage area and utility.

FIRE SAFETY

- Fire hydrant and fire extinguisher provided as per regulations.

ELECTRIFICATION

- Sufficient point with concealed copper wiring of Finolex IRR | Polycab | Anchor or equivalent.
- ISI standard modular switches of good quality.
- 3 phase electric meter in showroom and single phase electric meter for office.

GENERAL SECURITY

- 24 x 7 gated security
- CCTV surveillance in reception, campus and basement parking.

INTERIOR UNIT FINISH

FLOORING

- Vitrified granamite flooring.

SHUTTER

- Smoothly operated galvanized railing shutter.

WINDOWS

- Anodized aluminum section sliding windows.

TOILET

- Attached toilet in all showrooms and office.
- Common gents and ladies toilet at ground and first floor stair case landing.

WALL FINISH

- Internal wall finished with cement based putty en mala plaster.

WE REQUEST:

- All right reserved by the developers to make changes in plan, elevation, specification and common development.
- All government legal charges, registeration charge, stamp duty, common maintenance charge, GST, SMC charge, O&M charges, form by court order.
- Any additional charges or duties levied by the government/local authorities during or after the completion of scheme like SMC tax, Betterment/C charge (Dugout) will be borne by purchaser.
- Any change in elevation, exterior color, balcony grill, or changes affecting overall concept are strictly not permitted.
- The developer not bound to do any internal/external changes work.
- Dimension and area may vary in the brochure as approximate and indicative.
- If any changes in the planning and design, it should be accepted by all the members.
- This brochure is not a part of legal document.



DEVELOPER



Investor & Real Estate Advisor

Daxesh Chokhawala
+91 9825361095