



**INVEST**  
NOW FOR A  
**BETTER**  
**TOMORROW**

THE  
WALL  
STREET  
BUSINESS HUB



# NEW HEAVEN PHILOSOPHY

The new heaven is one of the most esteemed and adored name in the arena of real estate. We have beautifully adorned the vivacious city of Surat with some of the most fabulous project of ours. We strongly believe in creating superior infrastructure with finest amenities that elevates your quality of life and gives you the best return on your investments.



## OUR VISION WEALTH GENERATION

Our vision is to create wealth for our customers by offering them long term investment opportunities in real estate.



## OUR MISSION QUALITY INFRASTRUCTURE

To build world-class infrastructure that stands for quality and sustainability, in the emerging areas of Surat.



The New Heaven Blue



The New Heaven Saffron



The New Heaven Green



The New Heaven Chrome



The New Heaven Cherry



The New Heaven Silk



The New Heaven Gold

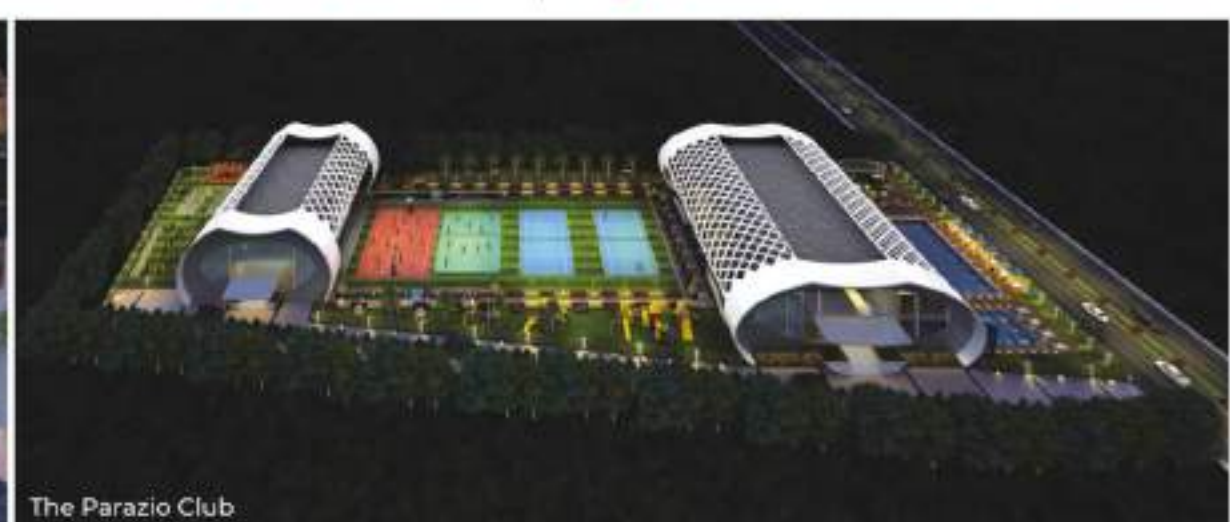
**5000+** HAPPY CUSTOMERS

**9** RESIDENTIAL PROJECTS

**1** BEST CLUB OF SURAT



The New Heaven Ambli Ni Poi



The Parazio Club



# THE UPCOMING LOCATION-DUMAS

When it comes to investing in real estate, location is of utmost important. And Dumas is destined to become the hot spot for new real estate developments in Surat. This emerging location has ample residential units, prestigious school, best club of Surat and close proximity to airport which makes it an ideal place to develop a commercial property.



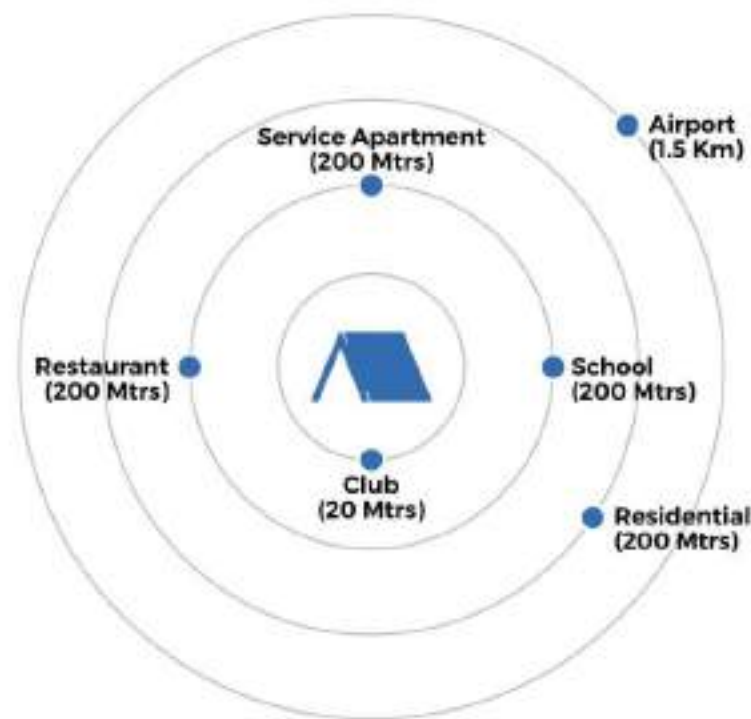
## SURAT - 4TH FASTEST GROWING CITY IN WORLD

Investing in the developing / emerging cities is more profitable than investing in the already developed cities

1<sup>ST</sup>

## FIRST COMMERCIAL LANDMARK OF THIS AREA

The Wall Street will be the first commercial building in this area making it the centre of growth and opportunities.



## REASONS FOR DEVELOPMENT IN NEXT 5 YEARS

- MORE THAN 1200 FLATS WITH READY POSSESSION
- ONE OF THE BEST CLUB OF SURAT - AVADH UTOPIA
- MORE THAN 1000 SERVICE APARTMENT
- INTERNATIONAL AIRPORT EXECUTED TO HAVE 15+ COUNTRIES CONNECT IN NEXT 5 YEARS
- SDB WILL BRING DEVELOPMENT NEED FOR INTERNATIONAL AIRPORT
- DPS SCHOOL 4500+ STUDENTS





# LATEST TRENDS IN REAL ESTATE

"Don't wait to buy real estate, buy real estate and wait."

But investing in real estate is expensive and not economical for middle class. That's why the concept of emerging locations and affordable property is in trend and supported by the Government as well. So, let go of your worries and invest in The Wall Street because, 'now' is always the best time to buy real estate.



INVEST IN AFFORDABLE HOUSING &  
AFFORDABLE COMMERCIAL (SMALL UNITS)  
**EXPECTING HUGE DEMAND IN NEXT 5 YEARS.**



## AFFORDABLE REAL ESTATE PROPERTY

Affordable real estate property is in trend. Next 5 years are the best time to invest in any affordable housing or commercial property.



## INVEST IN SMALL UNITS

Invest in small units rather than big units. It's more affordable and easy to resale.



## DEVELOPED AREA

Pro: Ready to use. Earn rent from the first day  
Con: Get no or in some cases negative return on investment.



## EMERGING AREA

Con: Property can be used after 3 years  
Pro: Very high return on investment since the land prices continuously increase in that tenure.



# WHY THE WALL STREET?

Stunning elevation. Upcoming location. Fine amenities. Quality craftsmanship. Developed by a prestigious group. Brilliant investment decision. These are some of the reasons why The Wall Street is the finest commercial landmark in Dumas.



## INTELLIGENT PLANNING

The Wall Street has been smartly designed taking into consideration the needs of today's entrepreneurs.



## BEST-IN-CLASS AMENITIES

Experience the thoughtful amenities that help you in running your business smoothly here.

THE  
WALL  
STREET  
BUSINESS HUB

These smartly planned spacious offices are adorned with fine business amenities. It has been crafted to make each day more inspired and productive for you. In the world of business, it sure is to give an edge over your competitors. The Wall Street aims at completely transforming the world of business with its premium shops, showrooms and offices. It's a commercial landmark that inspires success and makes your business dreams come true. Invest in your future. Invest in The Wall Street.



SHOPS, SHOWROOMS & OFFICES

## EXPAND YOUR BUSINESS HORIZONS

Here is a business hub designed to take your business to next level. Each and every element of this structure has been carefully planned to create a space that guarantees commercial success.

The Wall Street – Where ambitions are realized and businesses flourish.



**207**

SHOPPING SPACES  
G+2 STOREYS

**564** sq. ft. onwards



**276**

BUSINESS SPACES  
4 STOREYS

**400** sq. ft. onwards







Be it apparels, electronics, jewellery, gift articles or lifestyle items, The Wall Street is the perfect destination for your business. No matter what is the type or size of your business, this is the place for you.

Showrooms | Sufficient Parking Space | Amazing Connectivity to Dumas Road | A Perfect Place for Brands

# SHOPPING SPACE

**207**  
SHOPS & SHOWROOMS  
G+2 STOREYS











MEDICAL STORE



CIFT CATEGORY



DEPARTMENTAL



BOOK SHOP



THE FUTURE OF RETAIL IS HERE



STORE DEPARTMENTAL



RESTAURANT



CABINET







## SHOPPING IS SUCH A DELIGHTFUL EXPERIENCE

Really spacious shops and showrooms, sparkling glass façade for visibility, large walkways dotted with greenery, a lively ambiance and much more. The Wall Street has all the elements that make shopping a very pleasurable experience.







These premium offices have been designed to anticipate and accommodate the diverse needs of businessmen. They also exhibit your status in the corporate world and sure to impress your associates and customers.

Offices | Spacious Lifts & Wide Stairs | Amazing Connectivity to Dumas Road | Distinct Parking Space

# BUSINESS SPACE

276  
PREMIUM OFFICES  
4 STOREYS













2ND, 3RD, 4TH & 5TH FLOOR

## REACH THE NEW PINNACLES OF SUCCESS

Make a smart business move by investing in the most profitable business hub of Dumas. It's a step that will take you one step closer in realizing your business dreams. The Wall Street - A gateway of golden opportunities.







## 2ND & 5TH FLOOR PLAN

FLOOR HEIGHT : 15' FT.



THE WALL STREET BUSINESS HUB







# UPPER, 1ST, 3RD & 4TH FLOOR PLAN

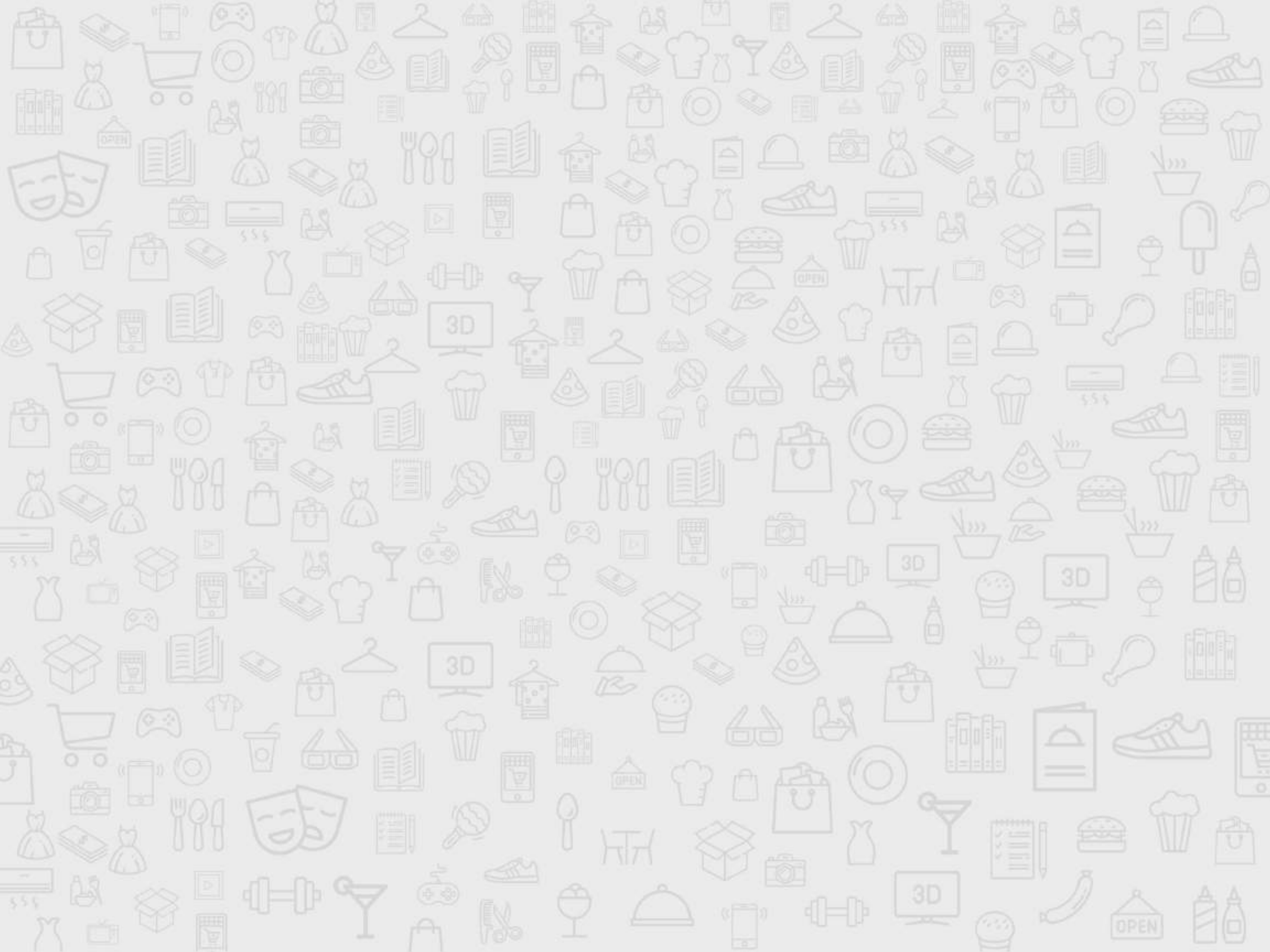
FLOOR HEIGHT : 9' 7" FT.



THE WALL STREET BUSINESS HUB







# GROUND FLOOR PLAN

FLOOR HEIGHT : 11' FT.



THE WALL STREET BUSINESS HUB



ENTRY

EXIT

18.00 MT. WIDE ROAD





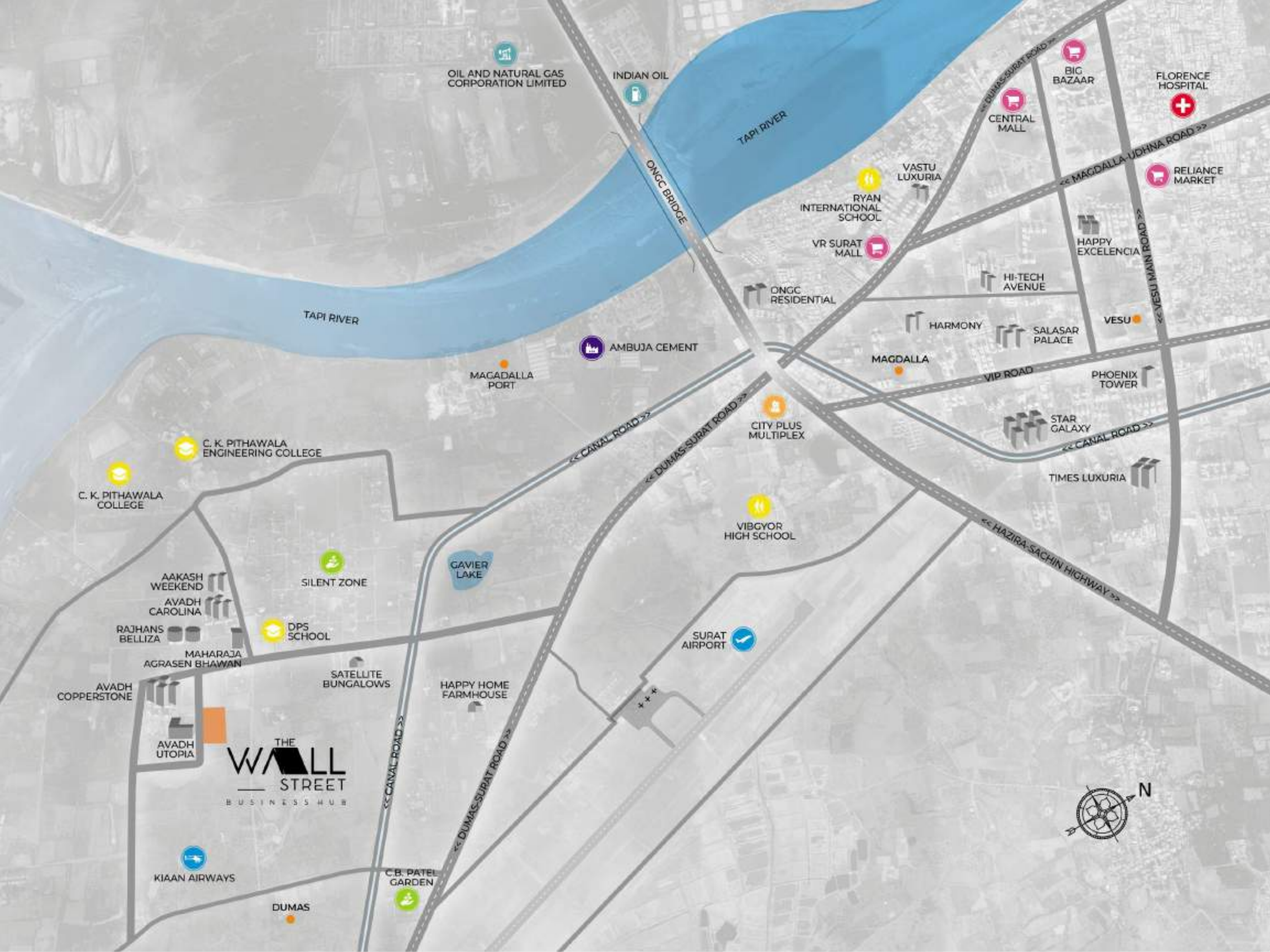
## SPECIFICATIONS

- Power supply: Individual 1/3 phase wiring.
- TV/Telephone/AC/Internet point in all units.
- Decorative main door.
- Anodized sliding window with granite seal.
- Well planned ample parking space in front of the building and double basement area.
- Excellent frontage with magnificent visibility.
- Spacious shops and offices area without columns.
- 10 lifts and 4 stairs for easy access (Kone/Schindler).
- 2' x 2' Granamite flooring in shops and offices.
- Staircase & Passage : Granite floor and granamite tile till 10' ft on passage area wall.
- Good quality of common toilet with ceramic tile flooring and dado upto lintel level, Jaquar or equivalent fitting in toilet, TFA system.
- Earthquake resistant R.C.C frame structure.

## AMENITIES

- Power backup for common area, lift etc. and 2 points in shops and 2 points in office area.
- Round the clock water supply.
- CCTV camera security in passage and common area.
- Adequate common toilet in all floors with TFA system.
- Sign board provision with prefix size in front of each shop.
- Ideal space for A.C. outdoor units.
- Branded premium quality granamite tiles in all units.
- Fire safety.
- Pure Vegetarian Commercial.





Site Address : The Wall Street, Opp. Avadh Utopia Club, Airport Road, Dumas, Surat, Gujarat-394550



Contact : +91 90999 12050 | [www.newheavenrealty.com](http://www.newheavenrealty.com)

Follow Us :



Scan for Location

RERA Reg . No.:

| [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)

Architect : SDO (Span Design Organization)

Structural Designer : Bimal Jariwala

Landscaped : Earthscapes

#### DISCLAIMER

• Stamp duty, Registration charges, Legal charges, DCVCL charges, Society maintenance deposit etc. shall be borne by the purchaser. • VAT, Service Tax, TDS, TCS, GST & or any other taxes levied in future will be borne by the purchaser as applicable. • Any additional charges or duties levied by the Government / Local Authorities during or after completion of the scheme shall be borne by the purchaser. • In the interest of continual developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including & not limited to technical specifications, design, planning, layout & all purchasers shall abide by such changes. • Specifications and amenities mentioned in this brochure and promotional documents are only representational and informative and are subject to modification/compliance required as per the RERA Act. • Changes / alteration of any nature including elevation, exterior color scheme, balcony grill or any other changes affecting the overall design concept & outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme. • Any RCC member (Beam, Column, Slab) must not be damaged during your interior work. • Low-voltage cables such as telephone, TV and internet cables shall be strictly laid as per consultant's service drawings with prior consent of Developer / Builder's office. • No wire/cables/conduits units shall be laid or installed such that they form hanging formation on the building exterior faces. • Common passages / landscaped areas are not allowed to be used for personal purpose. • This brochure is just for an easy presentation of the project and should not be treated as a legal document. The entire dimensions given are approximate and unfinished. Subject to Surat jurisdiction.



